

ADDRESS OF PROJECT: 211 NORTH WEST STREET ALEX. VA.
 TAX MAP AND PARCEL: 064.03-02-28 ZONING: RB

APPLICATION FOR: (Please check all that apply)

- ☒ CERTIFICATE OF APPROPRIATENESS
- ☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
 (Required if more than 25 square feet of a structure is to be demolished/impacted)
- ☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
 CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- ☒ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT DECK AREA.
 (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business (Please provide business name & contact person)

Name: 211 WEST LLC. JUBE SHILVER PRIN.
 Address: 7959 RICHMOND HIGHWAY.
 City: ALEX. State: VA Zip: 22304.
 Phone: 703 836 5209 E-mail: GN ARCHITEL @ AOL.COM

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: DAVER NICHOLS ARCHITECT Phone: 703 836-5209
 E-mail: GNARCHITEL @ AOL.COM

Legal Property Owner:

Name: 211 WEST LLC.
 Address: 7959 RICHMOND HIGHWAY
 City: ALEX. State: VA. Zip: 22304
 Phone: Same E-mail: Same

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that apply

☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: Please check all that apply.

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☒ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

* ADDITION & RENOVATION TO EXISTING APARTMENT STRUCTURE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

THE PROJECT AND DESIGN INVOLVES THE RENOVATION WITH ADDITIONS TO AN EXISTING BRICK APARTMENT STRUCTURE. DESIGN GOALS ARE TO CREATE A MORE MODERN FORM AND PROVIDE USABLE FEATURES INCLUDING DECKS, ROOFTOP TERRACES AND A NEW OWNER'S UNIT.

THE BUILDING ALSO IS SITED ON A TIGHT LOT AND HAS REQUIREMENTS FROM BOTH A ZONING SETBACK PERSPECTIVE AND BUILDING CODE PERSPECTIVE.

OUR DESIGN ORIGINATES AS A RESPONSE TO THE NEWLY CONSTRUCTED SCHOOL ACROSS WEST STREET FROM OUR PROPERTY.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
 - ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - ☒ ☐ Description of the reason for demolition/encapsulation.
 - ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

ADDITION OF PARTIAL 3RD FLOOR ABOVE CANOE

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☐ FAR & Open Space calculation form.
 - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☐ Existing elevations must be scaled and include dimensions.
 - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ★ ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required. **WE SEEK BAR BOARD INPUT.**
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ↑ N/A ↓
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - ☐ ☐ Square feet of existing signs to remain: _____
 - ☐ ☐ Photograph of building showing existing conditions.
 - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ↑ SEE ADDITIONS ↓
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: *SAVER NICHOLS ARCHITECT*Printed Name: SAVER NICHOLS, ARCHITECTDate: 5/19/15

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------|--|----------------------|
| 1. <u>JOBE SHIVER</u> | <u>7959 RICHMOND HIGHWAY</u> <u>ALEX. VA. 22306</u> | <u>100%</u> |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 211 NORTH WEST STREET ALEX. VA. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|------------------------|--|----------------------|
| 1. <u>211 WEST LLC</u> | <u>7959 RICHMOND HIGHWAY</u> <u>ALEX. VA. 22306</u> | <u>100%</u> |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. <u>N/A</u> | | |
| 2. <u>N/A</u> | | |
| 3. <u>N/A</u> | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/19/15

Date

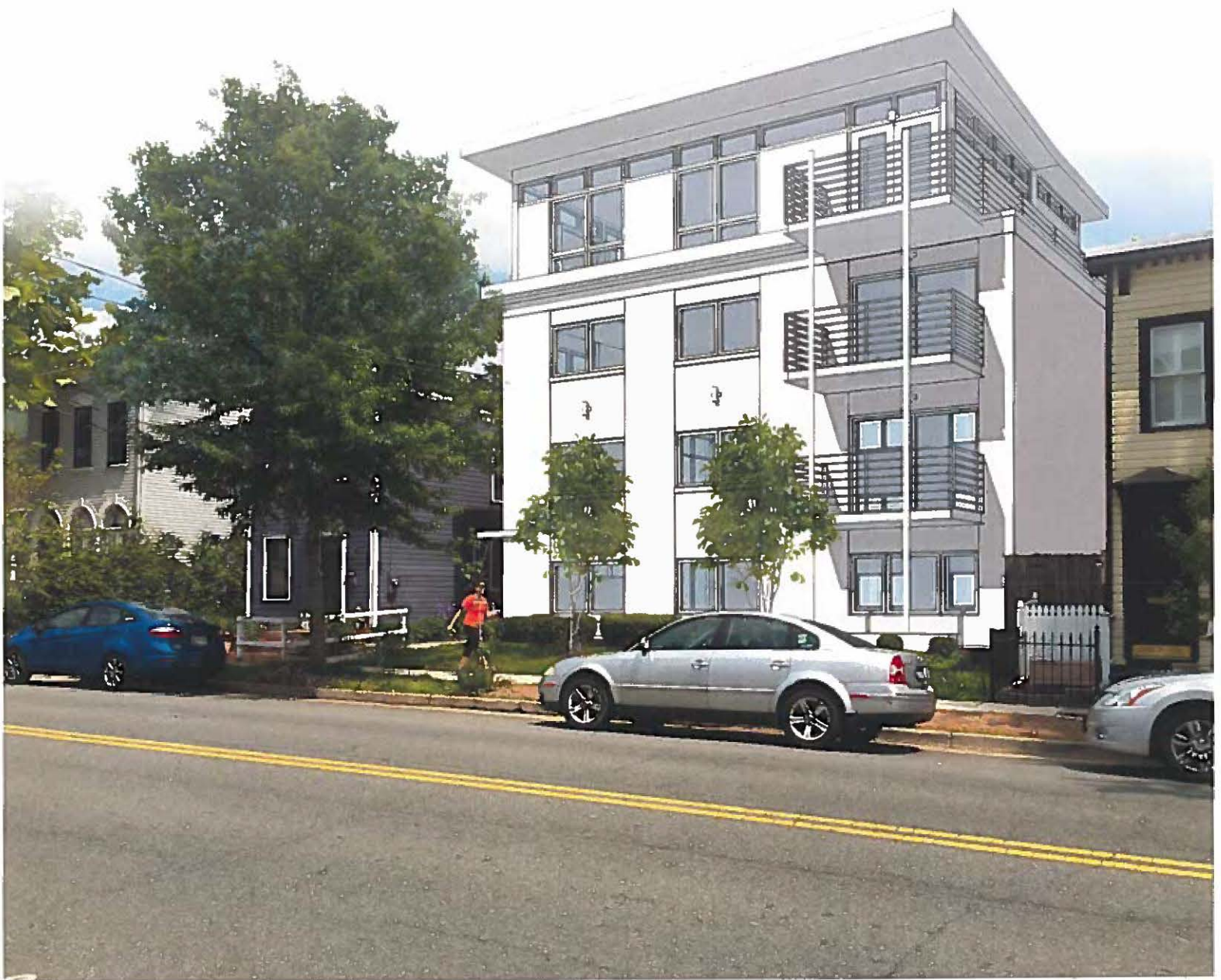
SAVER NICHOLS ARCHITECT


Printed Name

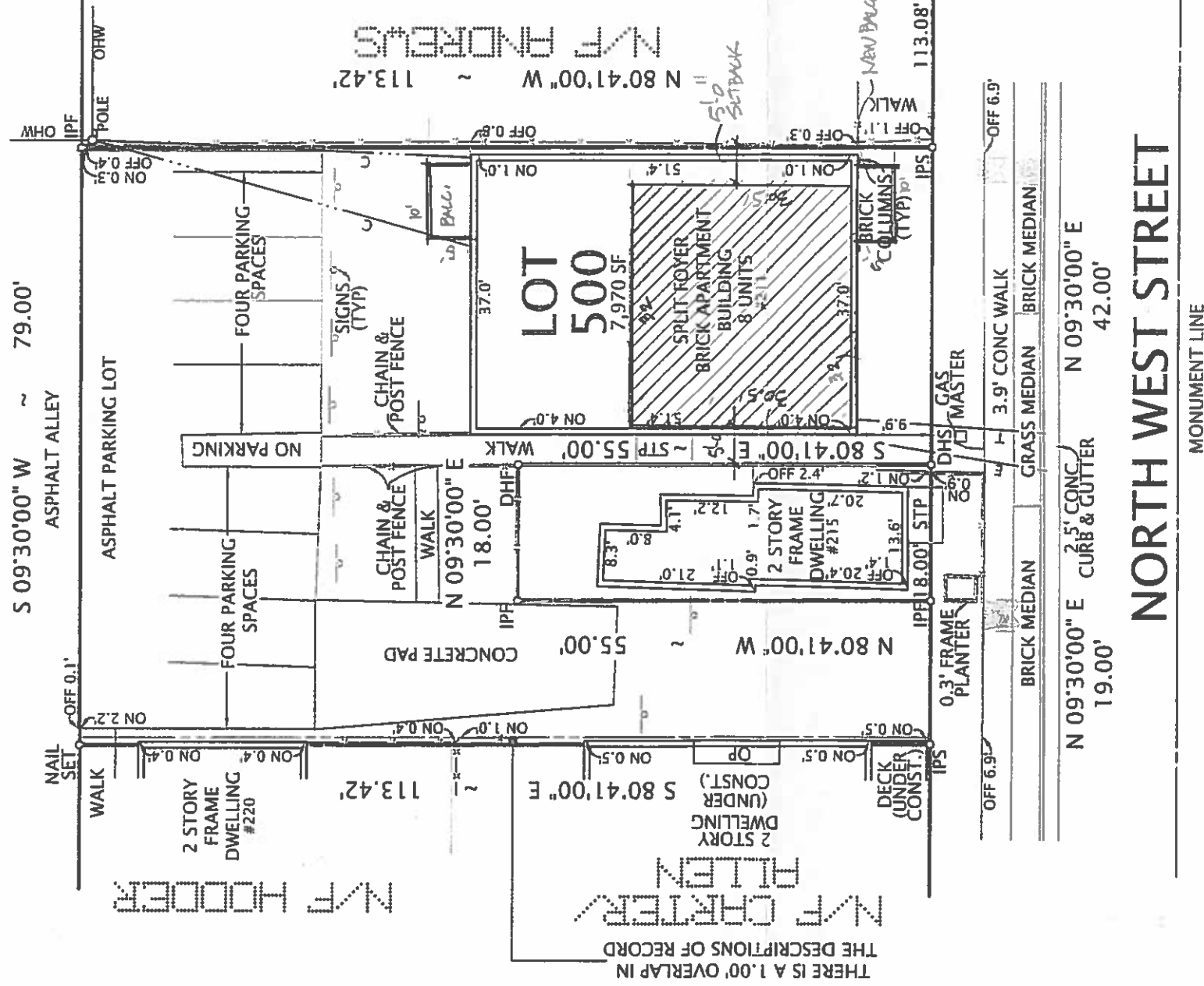
Saver Nichols Architect

Signature





| KEY | WOLF-BEAR MOUNTAIN |
|-----|---|
| |  |



JUBE B. SHIVER

(DEED BOOK 612, PAGE 276)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' SEPTEMBER 20, 2012

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAY IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.

09/20/2012
 GEORGE M. O'QUINN
 LICENSE NO.
 2069
 LAND SURVEYOR
 COMMONWEALTH OF VIRGINIA
George M. O'Quinn

ORDERED BY:

211 WEST, LLLP
SPRING GARDEN APARTMENTS

DOMINION
Surveyors
Inc. •

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: 211 WEST, LLLP

#120913010

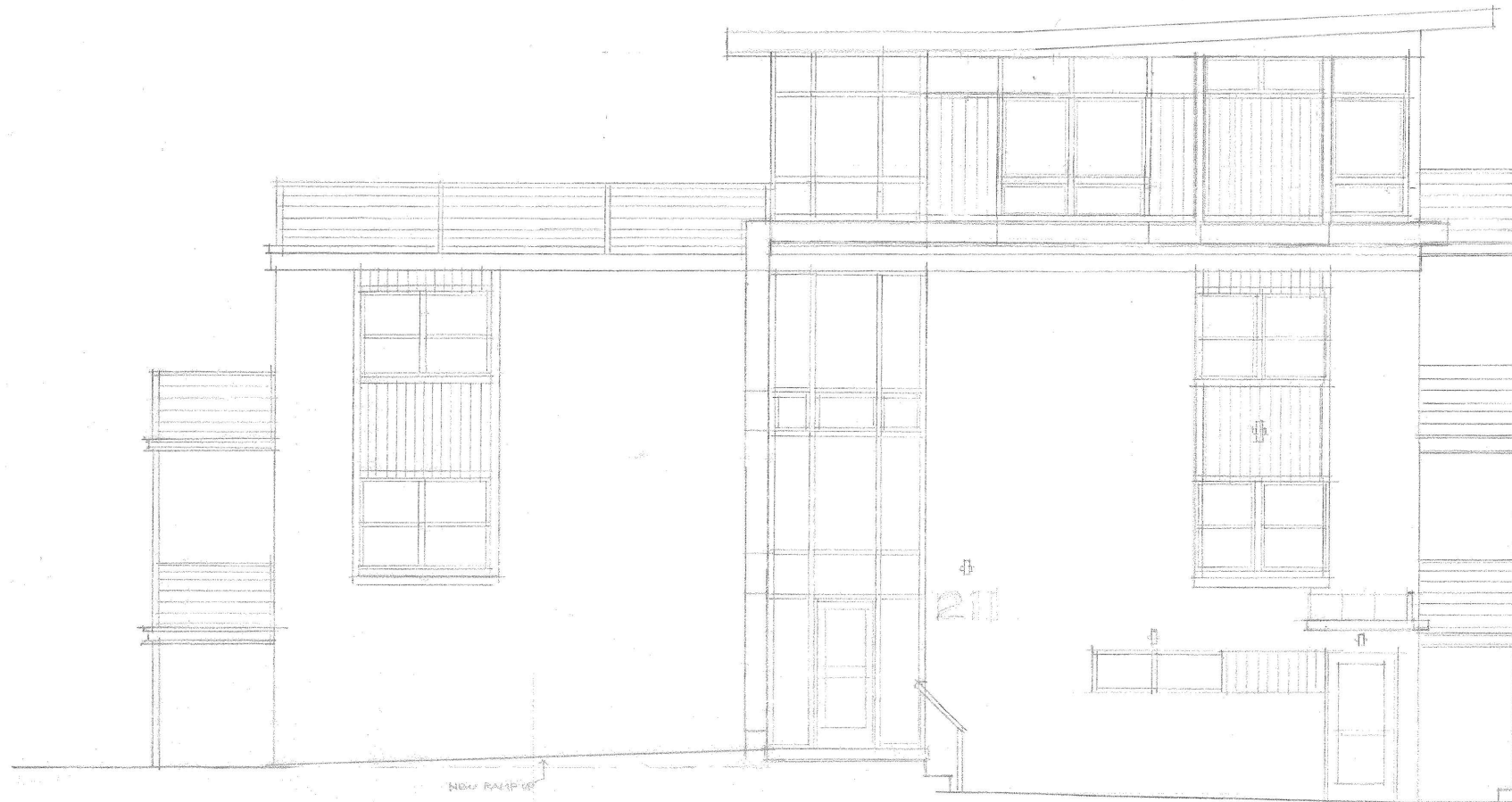


VIEW FROM ALLEY/ PARKING LOT



VIEW FROM NORTH WEST STREET

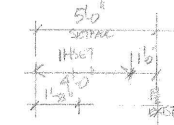
PROJECT DESCRIPTION
The design involves the renovation with additions
To an existing brick apartment structure.
Design goals are to create a more modern form
And provide usable features including decks,
rooftop terraces and a new owners unit.



NORTH ELEVATION
4/1/10



WEST ELEVATION
4/1/10



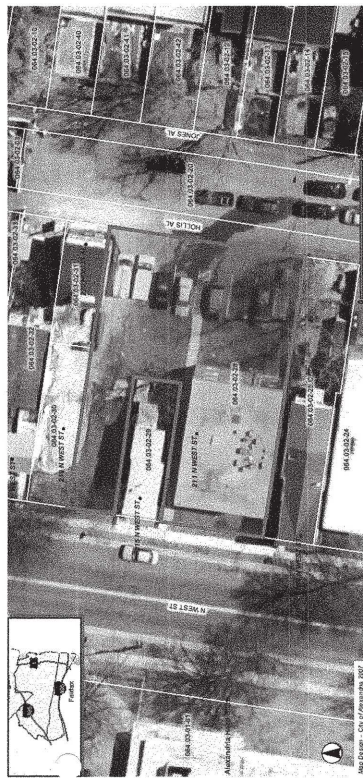
211 North West Street
Alexandria, Virginia

SCHEMATIC # 2

NORTH & WEST
ELEVATIONS
4/1/10

GAVIN
NICHOLS
ARCHITECT
AN ARCHITECTURAL FIRM

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AERIAL VIEW
FROM CITY WEBSITE

SITE DATA

ZONING DATA

INDEX TO DRAWINGS

ZONING CLASSIFICATION: RB ZONE
F.A.R. \times LOT SIZE = 75
 $.75 \times 7970 = 5977$ ϕ ALLOWED

LOT SIZE: 7970 ϕ
OPEN SPACE REQUIRED: 800 ϕ /UNIT REQ. $\times 6 = 4800$ ϕ
OPEN SPACE PROPOSED: 6170 ϕ + NEW ROOFTOP 795 ϕ = 6965 ϕ
FRONT YARD SETBACK: SAME AS BLOCKING IN PARKER GRAY ZONE - AVE. SETBACK
REAR YARD SETBACK: 11 MIN. ϕ REQ. 52.12' EXISTING
SIDE YARD SETBACK: * RESIDENTIAL LOT \times 25' REAR, TWO 5' ϕ SIDE YARDS
WITH HISTORIC DISTRICT. WE ARE MULTIPLYING $1/4 \times 120$ YARDS.
ZONING VARIANCE OR SPECIAL EXEMPTION REQ'D.
HEIGHT: 45' MAX. PERMITTED. EXIST. 20' ϕ PROPOSE 37'

PARKING: OFF STREET PROVIDED
MIN 8 SPACES PROVIDED

ZONING VARIANCE DATA: * SPECIAL EXEMPTION REQ. FOR SIDE YARDS
N/A (ADDITIONS SET BACK FOR CODE)
B.A.R. DATA: * REVIEW BY PARKER GRAY HISTORIC B.A.R.
REQUIRED

OWNER: 211 WEST LLP
7459 RICHMOND HWY
SUITE 11
ALEXANDRIA, VIRGINIA
22306

NORTH & WEST ELEVATIONS A1
SOUTH & EAST ELEVATIONS A2
INDEX TO DRAWINGS, ZONING & CODE DATA A3
FIRST & SECOND FLOOR PLANS A4
THIRD FLOOR PLAN A5
FOURTH FLOOR PLAN A6
ENLARGED KITCHEN PLAN A7
ENLARGED KITCHEN PLAN A8

EXISTING CONDITIONS - ELEVATIONS EC1
EXISTING CONDITIONS - FIRST & SECOND FLOOR PLANS EC2
EXISTING CONDITIONS - THIRD FLOOR PLAN EC3
EXISTING CONDITIONS - PHOTOGRAPHS EC4

A3

INDEX TO DRAWINGS
ZONING & CODE DATA

GAVIN
NICHOLS
ARCHITECT

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CHESAPEAKE BAY PRESERVATION ACT

CODE DATA

MODEL ENERGY CODE

BUILDING CODE: FAIRFAX COUNTY, VIRGINIA
JURISDICTION (CITY, COUNTY): FAIRFAX COUNTY, VIRGINIA
APPLICABLE CODE: IRC 2009
OCCUPANCY CLASSIFICATION: MULT-FAMILY
CONSTRUCTION TYPE: 5B

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR

A. Property Information 211 NORTH WEST STREET Zone RB
A1. Street Address
A2. 7970 ϕ \times $.75$ = 5977 ϕ
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

| B. Existing Gross Floor Area | |
|------------------------------|-------------------------|
| Existing Gross Area | Allowable Exclusions ** |
| Basement | Basement |
| First Floor | Stairways |
| Second Floor | Mechanical |
| Third Floor | Porch/ Garage |
| Porches/ Other | Attic less than 5' |
| Total Gross * | Total Exclusions |

B1. Existing Gross Floor Area *
5700 Sq. Ft.
B2. Allowable Floor Exclusions
480 Sq. Ft.
B3. Existing Floor Area minus Exclusions
5220 Sq. Ft.
(subtract B2 from B1)

| C. New Gross Floor Area | |
|-------------------------|-------------------------|
| Proposed Gross Area* | Allowable Exclusions ** |
| Basement | Basement |
| First Floor | Stairways |
| Second Floor | Mechanical |
| Third Floor | Porch/ Garage |
| Porches/ Other | Attic less than 5' |
| Total Gross * | Total Exclusions |

C1. New Gross Floor Area *
5552 + 188
5740 Sq. Ft.
C2. Allowable Floor Exclusions
170 Sq. Ft.
C3. New Floor Area minus Exclusions
5570 Sq. Ft.
(subtract C2 from C1)

D. Existing + New Floor Area
D1. Total Floor Area (add B3 and C3)
D2. Total Floor Area Allowed by Zone (A2)
5878 Sq. Ft.
5977 Sq. Ft.

F. Open Space Calculations Required in RA & RB zones
Existing Open Space 5813 ϕ
Required Open Space 4800 ϕ = 800 ϕ \times 6
Proposed Open Space 6527 ϕ
W ROOFTOP (714)

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.
**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.
If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: _____ Date: _____

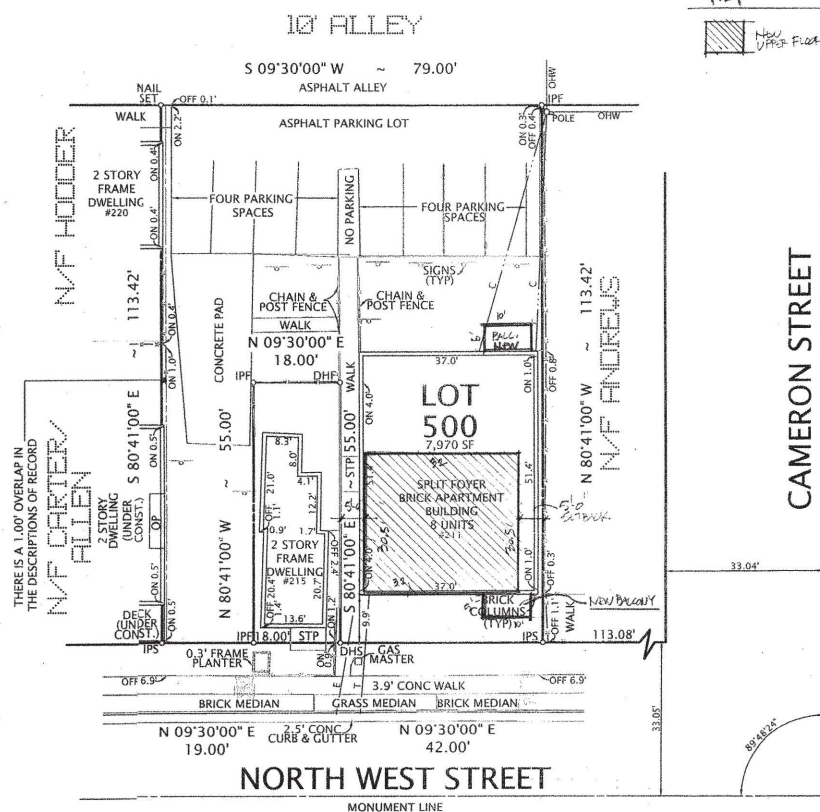
Virginia Energy Code

TRADE-OFF WORKSHEET Compliance by Whole House Performance Approach

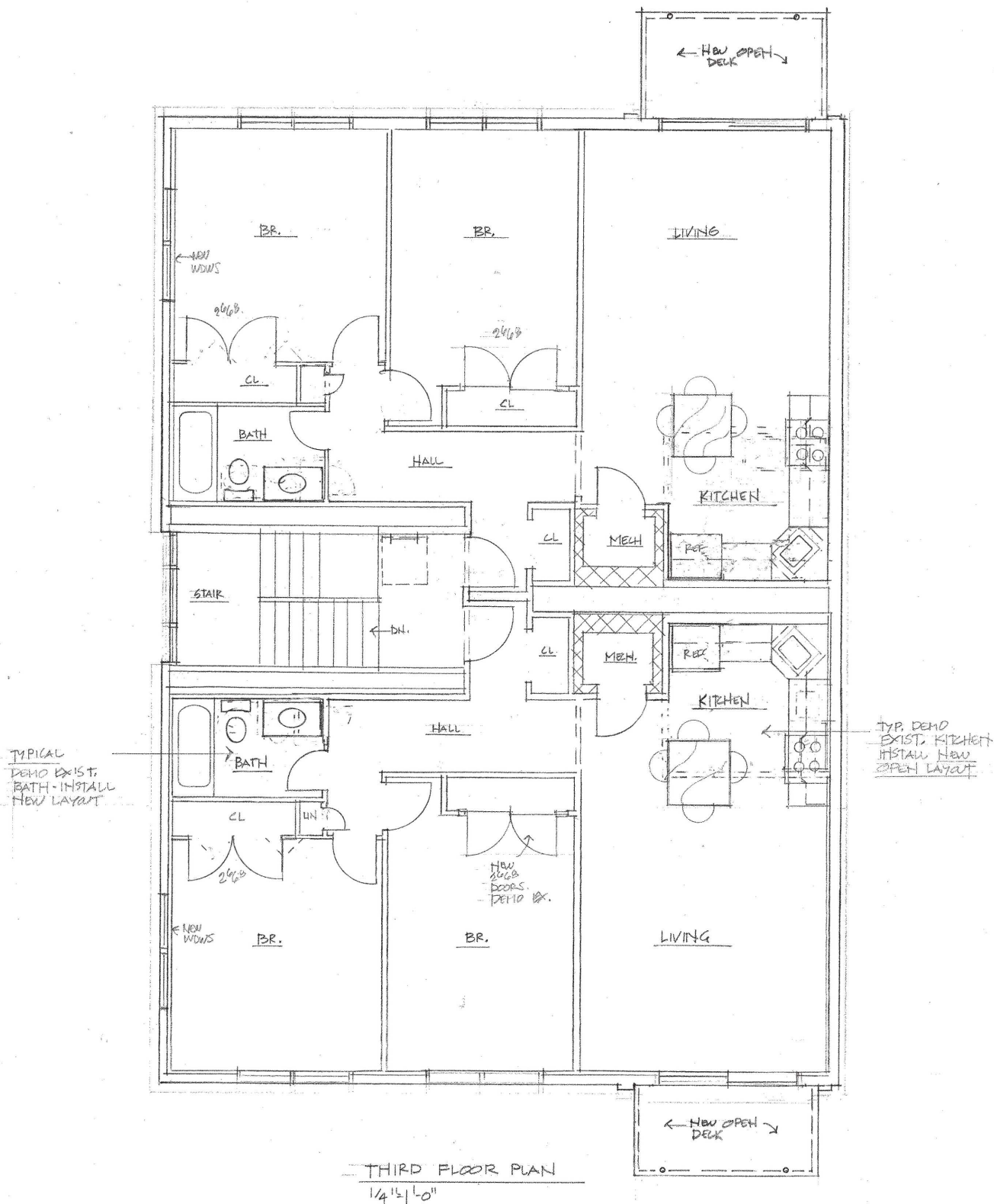
Builder Name: _____ Date: _____
Address: _____
Submitted By: _____ Phone No: _____
Building Address: _____
Legal Description: Lot _____ Section: _____ County: _____
General Building Description: _____

| YOUR HOUSE | | | | CODE HOUSE (Chapter 9 Standard) | |
|--|-----------------------|----------------|---------------------------------|-------------------------------------|----|
| | Insulation R-Value | A Area | System R _s -Value | Req. U _a /U _e | UA |
| ROOF/CEILING (Description) | | | | HDD | UA |
| 1. Flat Ceiling (attic) | A | R _o | = | | |
| 2. Cathedral Ceiling | A | R _o | = | | |
| 3. Skylights | A | R _o | = | | |
| 4. Floor Ceiling over | A | R _o | = | | |
| Subtotal: | | | | [5] | |
| GROSS WALL (Include basement wall area (avg) less than 10% below grade and all basement windows and doors) | | | | | |
| 6. Opaque Wall | A | R _w | = | | |
| 7. Opaque Wall | A | R _w | = | | |
| 8. Opaque Wall | A | R _w | = | | |
| 9. Floor Basins | A | R _w | = | | |
| 10. Door | A | R _w | = | | |
| 11. Door | A | R _w | = | | |
| 12. Door | A | R _w | = | | |
| 13. Window | A | R _w | = | | |
| 14. Window | A | R _w | = | | |
| 15. Basement Window | A | R _w | = | | |
| 16. Other | A | R _w | = | | |
| Subtotal (Gross Wall) | | | | [17] | |
| FOUNDATION/FLOOR | | | | | |
| 18. Slab Insulation | (P-d) | R | [18] | | |
| 19. Perimeter (F) | (feet) | | | | |
| 20. Floor over Unheated Space | A | R _o | [21] | | |
| 21. Crawl Space Wall | A | R _w | [23] | | |
| 22. Basement Wall | A | R _w | [24] | | |
| TOTAL UA | | | | | |
| UA FROM INSULATION TO BE INSTALLED: | | | | | |
| Line [5] + [17] + [18] + [21] + [23] + [24] | | | | [Line 26] | |
| Line 26 (Your House Total) must be less than or equal to Line M (Code House Total). | | | | | |

211 North West Street
Alexandria, Virginia



PLAT
SHOWING BUILDING LOCATION ON
LOT 500
OF A RESUBDIVISION
OF PROPERTY OF
JUBE B. SHIVER

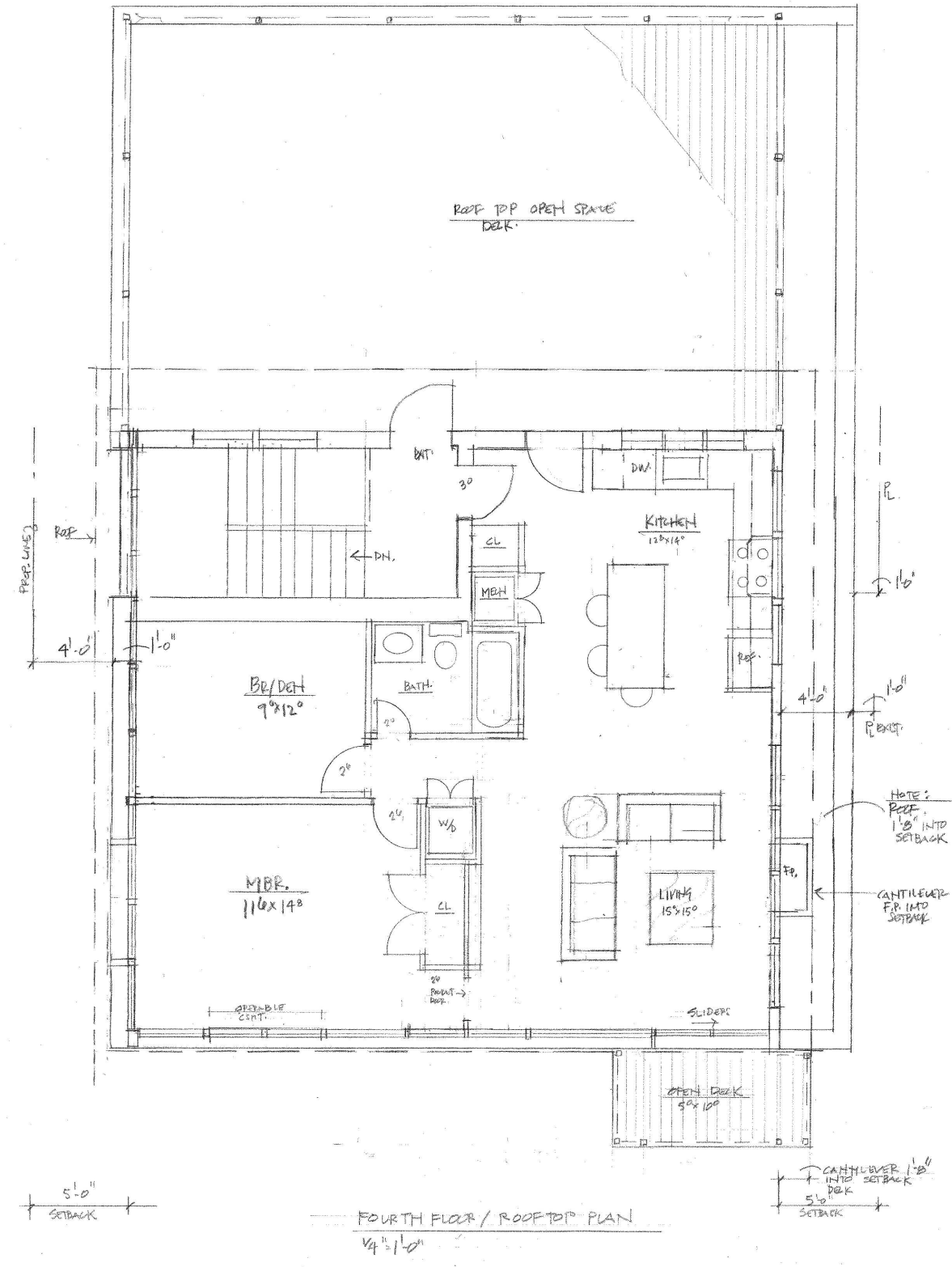


211 North West Street
Alexandria, Virginia

GAVIN
NICHOLS
ARCHITECT
ARCHITECTS

THIRD FLOOR
1/4" = 1'-0"
4/15/15

A5

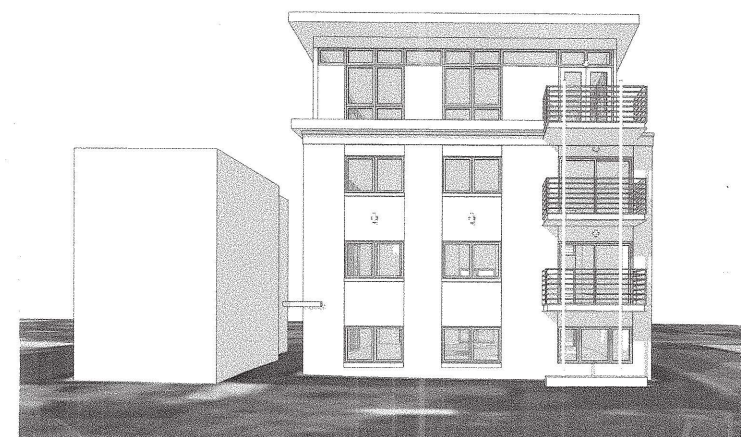
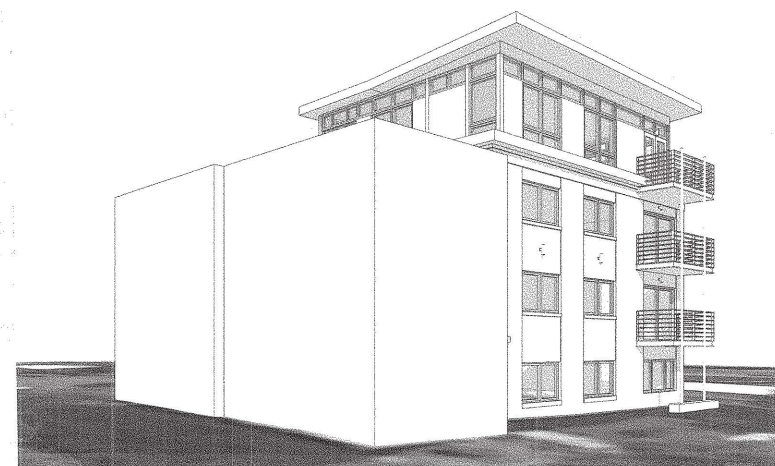
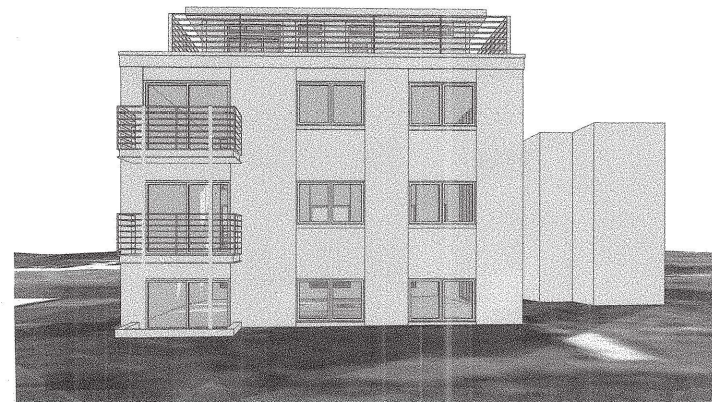
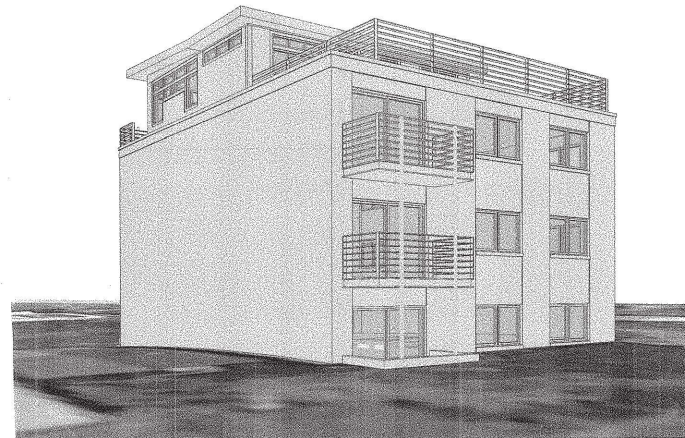


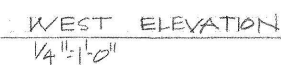
211 North West Street
Alexandria, Virginia

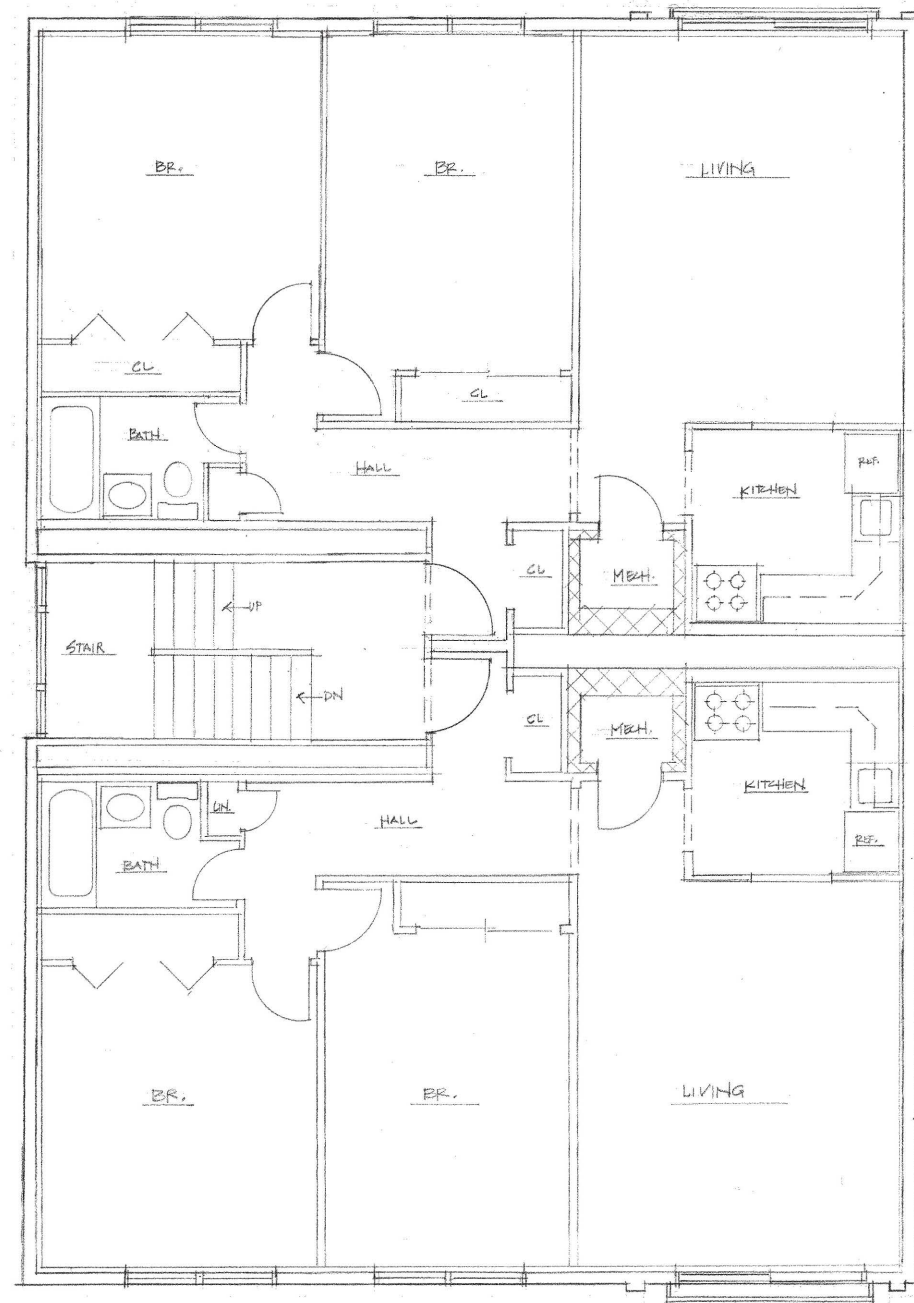
SCHEMATIC
4TH FLOOR PLAN
1/4" = 1'-0"
4/15/15

GAVEN
NICHOLS
ARCHITECT
1400 5TH STREET, ALEXANDRIA, VA 22304

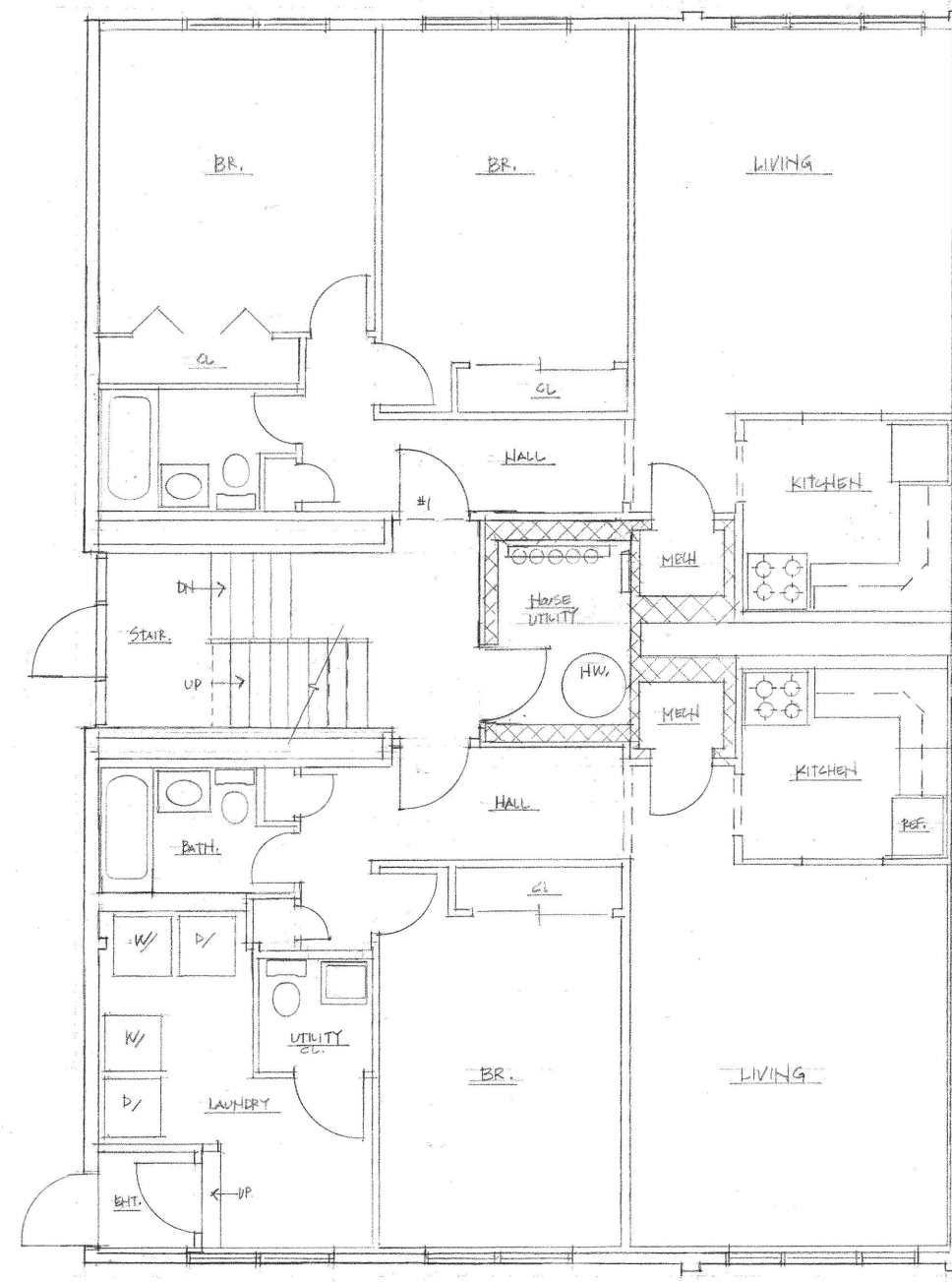
THIS DOCUMENT IS THE PROPERTY OF GAVEN NICHOLS ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GAVEN NICHOLS ARCHITECT.







SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

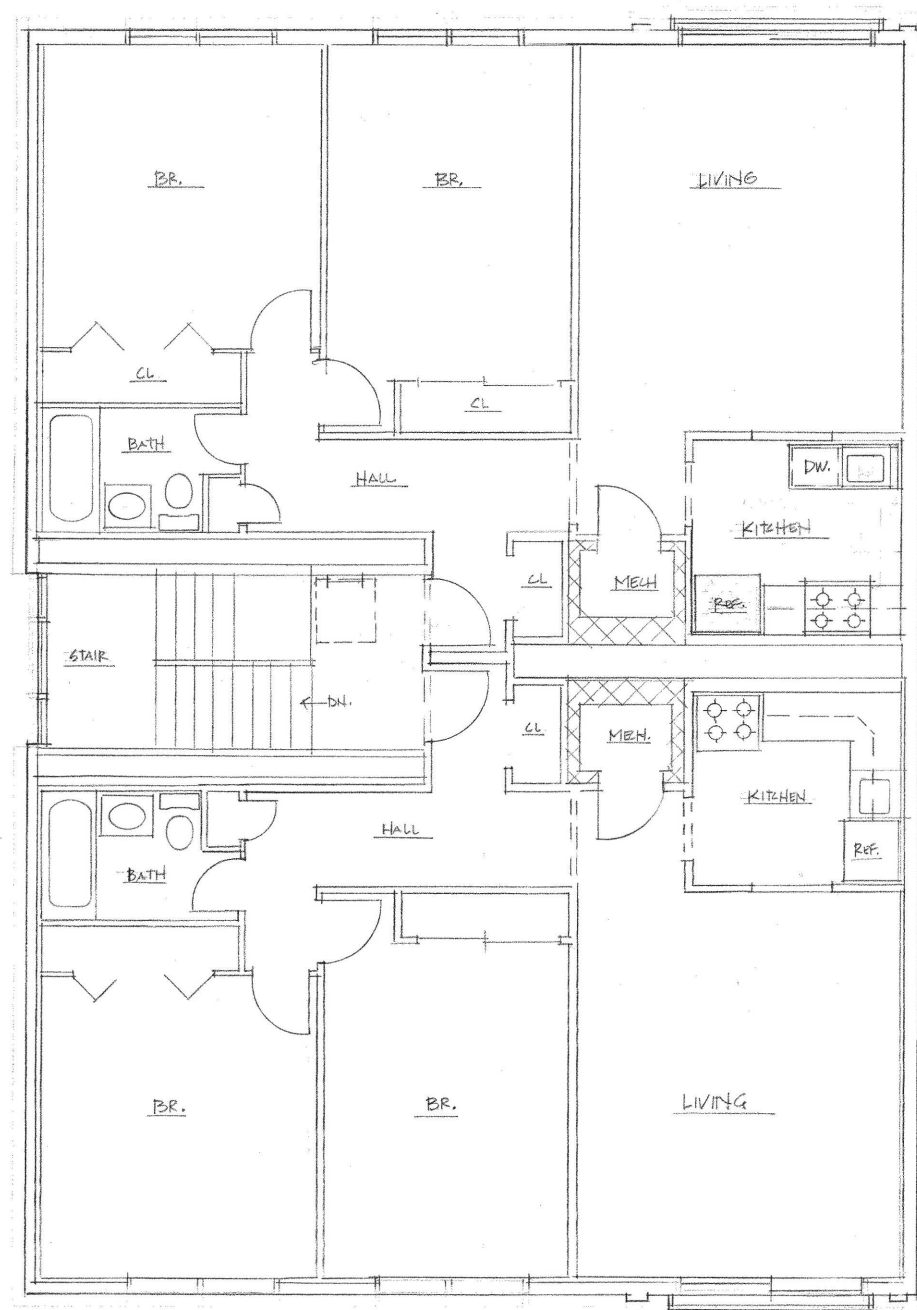
211 North West Street
Alexandria, Virginia

GAYER
NICHOLS
ARCHITECT

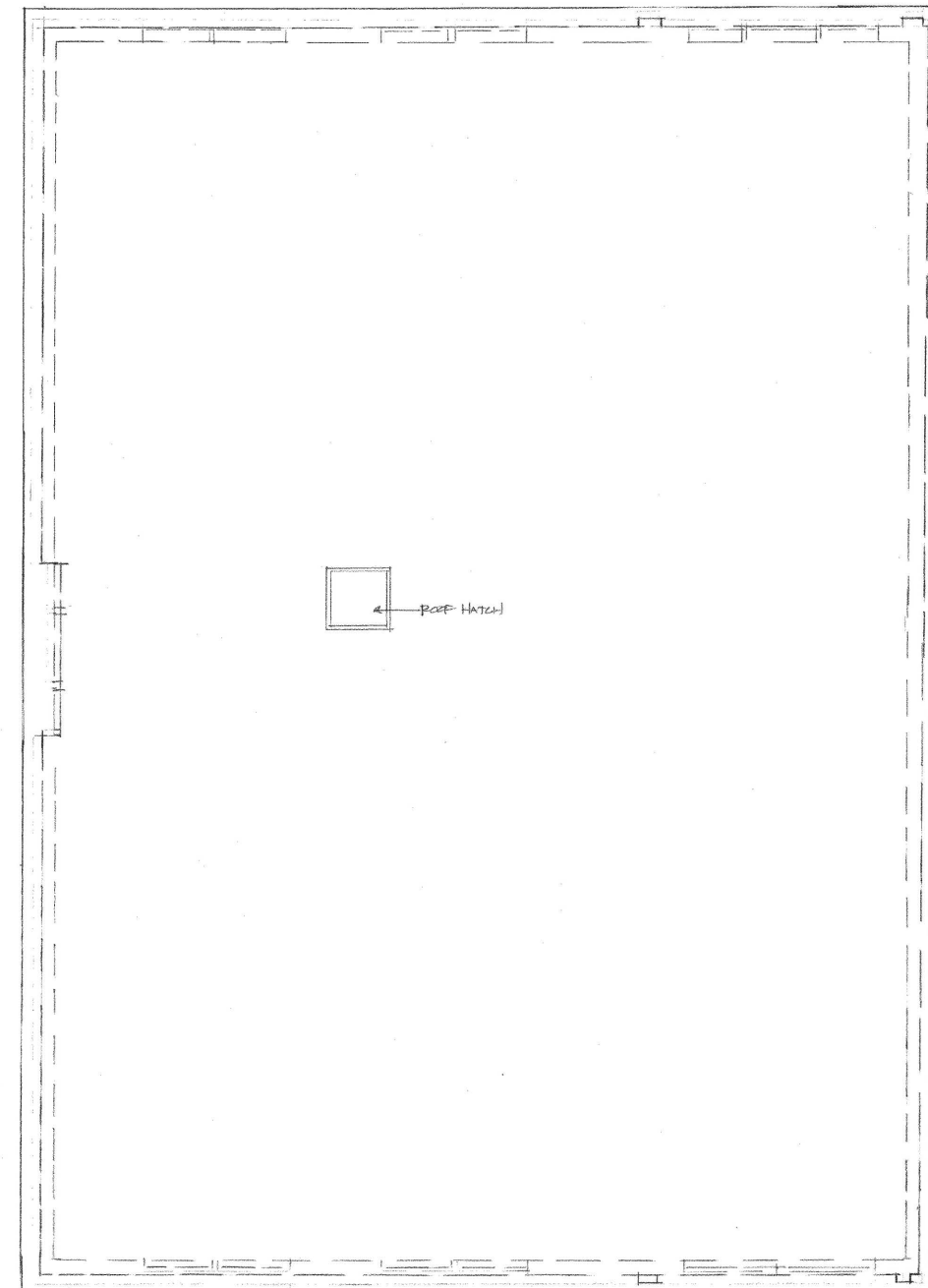
EXISTING CONDITIONS
FIRST & SECOND FLOOR
1/4" = 1'-0"

EC3

4/12/14



THIRD FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

211 North West Street
Alexandria, Virginia

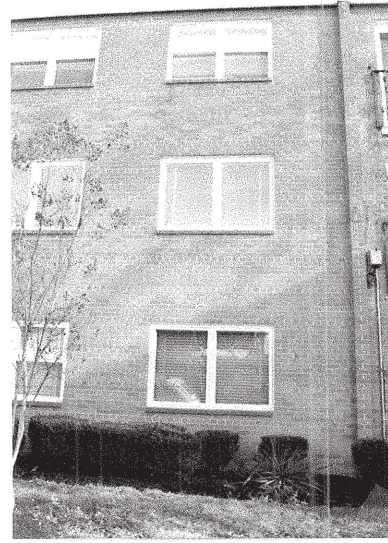
GAVIN
NICHOLS
ARCHITECT
ARCHITECTS
1000 11th Street, N.W.
Washington, D.C. 20004

EXISTING CONDITIONS
THIRD FLOOR & ROOF
1/4" = 1'-0"
4/15/14

Ec4



Corner Entry



West Elevation Detail



West Elevation Detail



Street View @ South Elevation



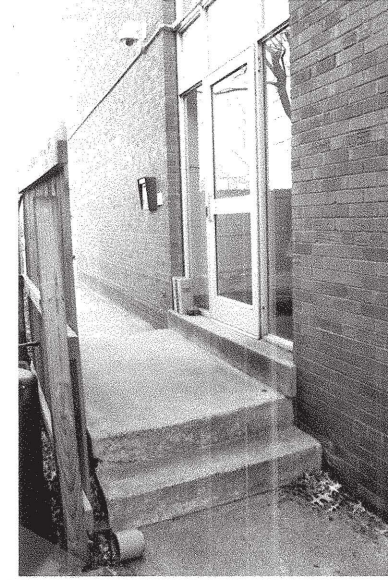
West Elevation



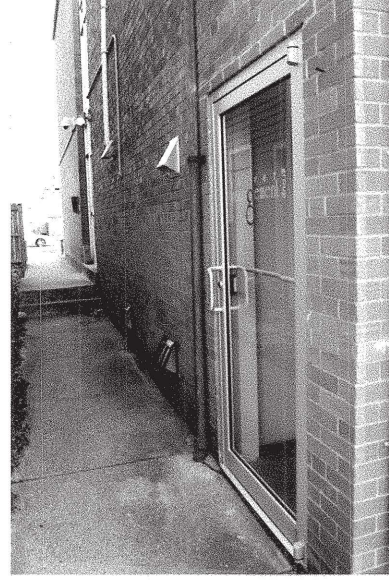
Apartment Entrance North



Entry Condition North Elevation



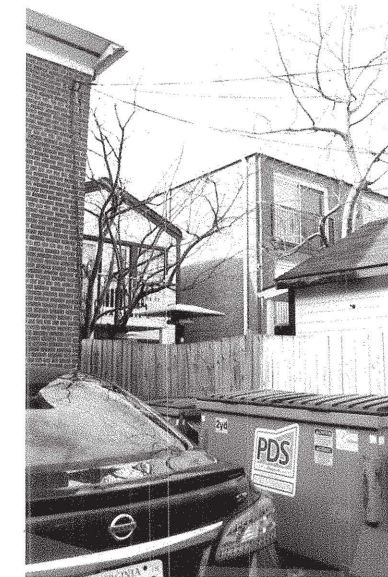
Steps @ North Elevation



Office Entry @ North elevation



Southwest Elevation



Southeast Corner Elevation



East elevation Detail „Gas



East elevation



East and North elevation

Ec5

Existing Conditions
PHOTOGRAPHS

4/6/14

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