

ISSUE: Certificate of Appropriateness for alterations and Permit to Demolish/Capsulate (partial)

APPLICANT: ARP Royal OPCO, LLC

LOCATION: Old and Historic Alexandria District
724, 728, 730, & 734 North St. Asaph Street

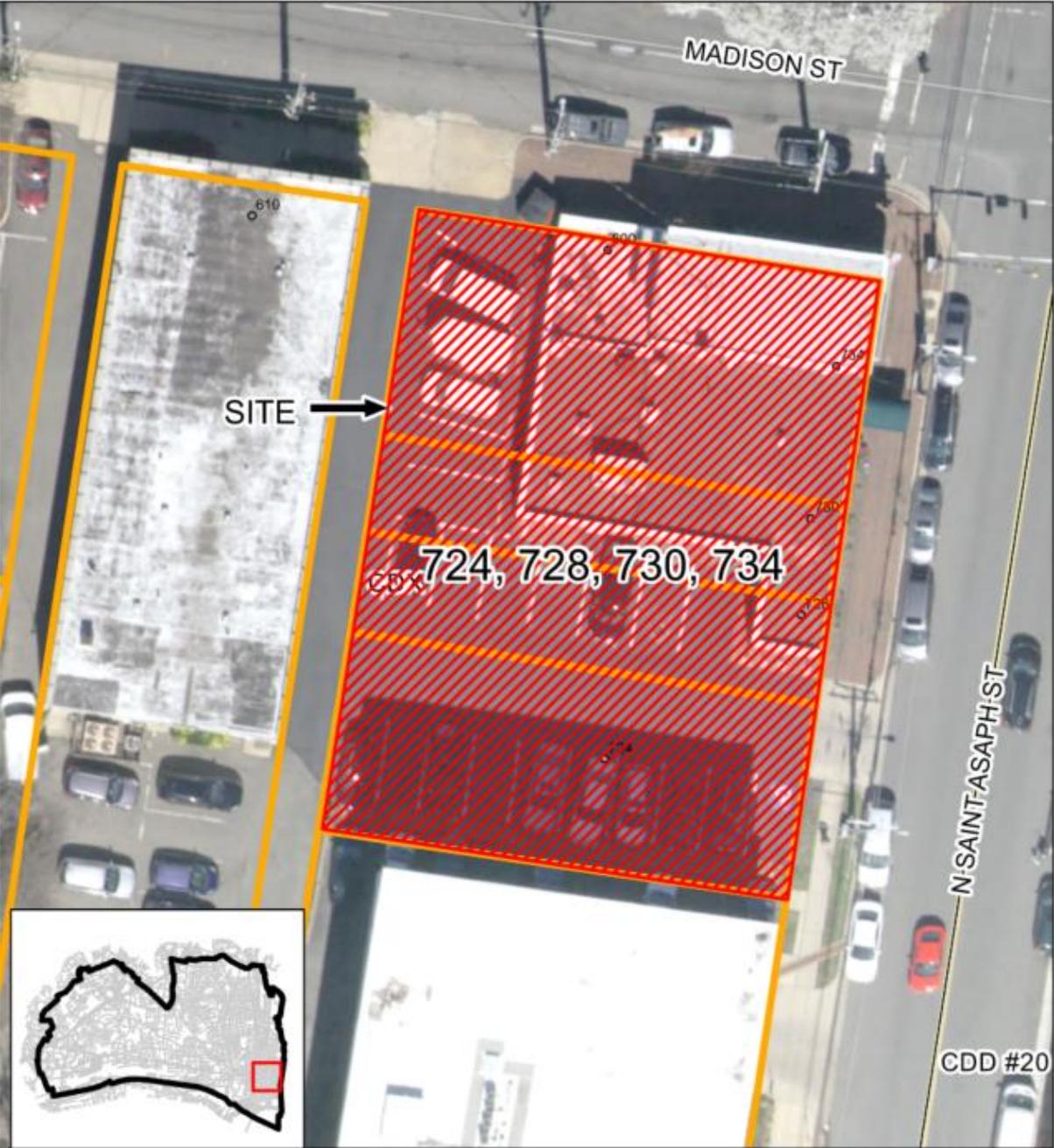
ZONE: CDX/Commercial Downtown Zone (Old Town North)

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish (partial), Certificate of Appropriateness for the proposed alterations, and a Waiver of Rooftop HVAC Screening.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish **PRIOR** to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2023-00427 & BAR#2023-00428
724, 728, 730, 734 N Saint Asaph Street



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish (partial) and Certificate of Appropriateness to construct a covered outdoor eating area and various improvements to the existing restaurant.

Permit to Demolish/Capsulate

The proposed demolition is limited to a door, window and 49.8 square feet of exterior wall on the south elevation and an existing door on the west elevation.

Certificate of Appropriateness

The applicant proposes to install outdoor seating at the south side of the existing building in the area of the existing parking lot. An area approximately 17' x 48' will be covered by a fixed fabric roof and an area approximately 17' x 27'-4" will be without a roof enclosure. An existing door will be removed, and the wall infilled to match the adjacent wall. A new door will be installed in the area of an existing door and window. The existing fabric entry canopy will be replaced in kind. A new painted metal sign with individual letters will be mounted to the existing metal canopy on the northeast corner of the building. A new wood trash enclosure will be constructed at the northwest corner of the site. A new HVAC unit will be mounted to the roof but will not be visible from the adjacent public right of way.

Waiver of Rooftop HVAC Screening Requirement

The applicant is requesting a waiver for the screening of rooftop equipment based on the visibility of the proposed equipment.

Site context

The existing structure is located at the southwest corner of the intersection of Madison Street and North Saint Asaph Street. A surface parking lot to the south of the site and a drive aisle on the west side of the site allow for visibility of the area of the proposed scope of work (Figure 1).



Figure 1: Area of proposed outdoor seating

II. HISTORY

The Royal Restaurant was first founded in 1904, located in its original location at 109 North Royal Street. In this location it became a popular lunchtime restaurant, often frequented by local politicians and community leaders. This structure was demolished in 1964 as part of the urban renewal process that transformed much of the immediate area. The property where this restaurant stood is now a part of Market Square. In 1965 the Royal Restaurant re-opened in its current location at 730 North St. Asaph Street.

The two-story section of the building at 730 North St. Asaph Street first appears in City records in 1959 where the structure is labeled as a brick faced restaurant. Staff has not been able to locate records regarding the approval of the one-story section on the south side of the site but it appears that this portion was built sometime after 1968.

III. ANALYSIS

Demolition/Capsulation

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history,	No

	stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The proposed demolition is minimal in nature and does not remove significant historic material. The material being removed is modern in nature and could easily be reversed in the future.

Certificate of Appropriateness

The *Design Guidelines* state that “accessory structures should complement, not compete with, the architecture of the main building” and that “Exterior finishes for accessory structures should be selected to complement the main building.” While the proposed outdoor eating area will be attached to the main structure, it should be considered an accessory to the main building.

The proposed outdoor eating area is being located at the south end of the site, wrapped around the later one-story section of the building. The new construction will be divided into two sections. The portion at the south side of the building will infill an “L” shape in the building footprint and will include a fixed fabric roof, a railing made from painted PVC slats, clear corrugated transom panels and a synthetic flooring system. To the west of this area will be an open air eating area that will be enclosed by a similar railing but will not include any additional structure (Figure 2).



Figure 2: Proposed outdoor seating areas

Staff finds that the design for the two outdoor eating areas is compatible with the design of the existing building. The location of the taller structure adjacent to the newer one-story section and tucked in behind the notch in the building marks it as a secondary element to the existing building. Where the adjacent section of the building is a previously painted masonry construction, the proposed enclosure will be painted wood and other similar light materials including a fabric roof. This composition reinforces the accessory use of the proposed enclosure and indicates that it could easily be removed in the future to restore the building to its previous condition. The neighboring existing buildings in this area include office buildings, a large mixed-use project, and other industrial style structures. Staff finds that the proposed work will improve the overall pedestrian experience by reducing the overall scale of the built environment and supports the proposed construction.

The applicant is proposing to replace the existing fabric at the entry canopy and install new aluminum dimensional letters to the existing wraparound awning. The applicant is also proposing to install a new six foot tall painted wood trash enclosure at the north west corner of the site (Figure 3).



Figure 3: View of proposed signage and trash enclosure

In addition to the new proposed signage at the awning, the applicant is proposing to remove signage around the building. The end result of this work will be to organize the signage into a consistent overall building composition. The new dimensional letters proposed for the corner of the building are stylistically appropriate for the design of the building. The new trash enclosure will have minimal impact on the overall building appearance but will help to screen the necessary trash function and is an overall improvement to the existing site.

The applicant is proposing to install new HVAC equipment on the existing roof. As shown in the provided documents, this new equipment will not be visible from the street and will be located further from the building edge than existing equipment. Staff therefore supports the requested waiver of rooftop screening requirements

Staff finds that the proposed building modifications will be an overall improvement to the property and recommends approval of the Permit to Demolish (partial), Certificate of Appropriateness for the proposed alterations, and a Waiver of Rooftop HVAC Screening.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

- C-1 Proposed outdoor dining expansion and new signage will comply with zoning.
- C-2 Proposed outdoor dining expansion must comply with the conditions imposed by SUP 2023-00079
- C-3 Minor site plan amendment is required for project to update SIT85-00040

Code Administration

- C-1 Building permit is required

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- C-1 No archaeological oversight is required for this project

V. ATTACHMENTS

- 1 – Supplemental Materials
- 2 – Application for BAR 2023-000427 & 2023-00428 724, 728, 730, and 734 N St Asaph Street

ADDRESS OF PROJECT: 724, 728, 730, and 734 N. St. Asaph Street

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 054.04-09-06, 05, 04, and 03 ZONING: CDX

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
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: ARP Royal OPCO, LLC

Address: P.O. Box 2937

City: Duluth State: GA Zip: 30096

Phone: 703-362-2901 E-mail: sshaw@alexrestpart.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: M. Catharine Puskar Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: ARP Royal Landco, LLC

Address: 1900 Gallows Road, Suite 700

City: Vienna State: VA Zip: 22182

Phone: _____ E-mail: _____

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 724, 728, 730, and 734 N. St. Asaph Street

DISTRICT: **Old & Historic Alexandria** **Parker – Gray** **100 Year Old Building**

TAX MAP AND PARCEL: 054.04-09-06, 05, 04, and 03 **ZONING:** CDX

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)*

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(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: ARP Royal OPCO, LLC

Address: P.O. Box 2937

City: Duluth State: GA Zip: 30096

Phone: 703-362-2901 E-mail: sshaw@alexrestpart.com

Authorized Agent *(if applicable):* Attorney Architect _____

Name: M. Catharine Puskar

Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: ARP Royal Landco, LLC

Address: 1900 Gallows Road, Suite 700

City: Vienna State: VA Zip: 22182

Phone: _____ E-mail: _____

ARP Royal Landco, LLC
1900 Gallows Road, Suite 700
Vienna, Virginia 22182

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Special Use Permit, Certificate of
Appropriateness, and Related Requests
724, 728, 730, and 734 N. St. Asaph Street, Tax Map No. 054.04-09-06, 05, 04,
and 03 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, ARP Royal Landco, LLC hereby consents to the filing of a Special Use Permit application, a Certificate of Appropriateness application, and any other related applications to facilitate the construction of outdoor dining and associated improvements on the Property by ARP Royal OPCO, LLC.

Very truly yours,

ARP ROYAL LANDCO, LLC

By: *Nazia Millwala*

Name: Nazia Millwala

Title: VP Finance

Date: 23 October 2023



ARP Royal OPCO, LLC
P.O. Box 2937
Duluth, GA 30096

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Special Use Permit, Certificate of Appropriateness, and Related Requests
724, 728, 730, and 734 N. St. Asaph Street, Tax Map No. 054.04-09-06, 05, 04, and 03 (the "Property")

Dear Mr. Moritz:

ARP Royal OPCO, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application, Certificate of Appropriateness application, and any other related applications to facilitate the construction of outdoor dining and associated improvements on the Property.

Very truly yours,

ARP ROYAL OPCO, LLC

By: 

Name: Scott Schaw

Title: partner, member

Date: 10/5/23

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 three 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. See attached		
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 724, 728, 730, and 734 N. Saint Asaph Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. See attached		
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. None		
2.		
3.		

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.

10/27/2023

M. Catharine Puskar, Attorney/Agent



Date

Printed Name

Signature

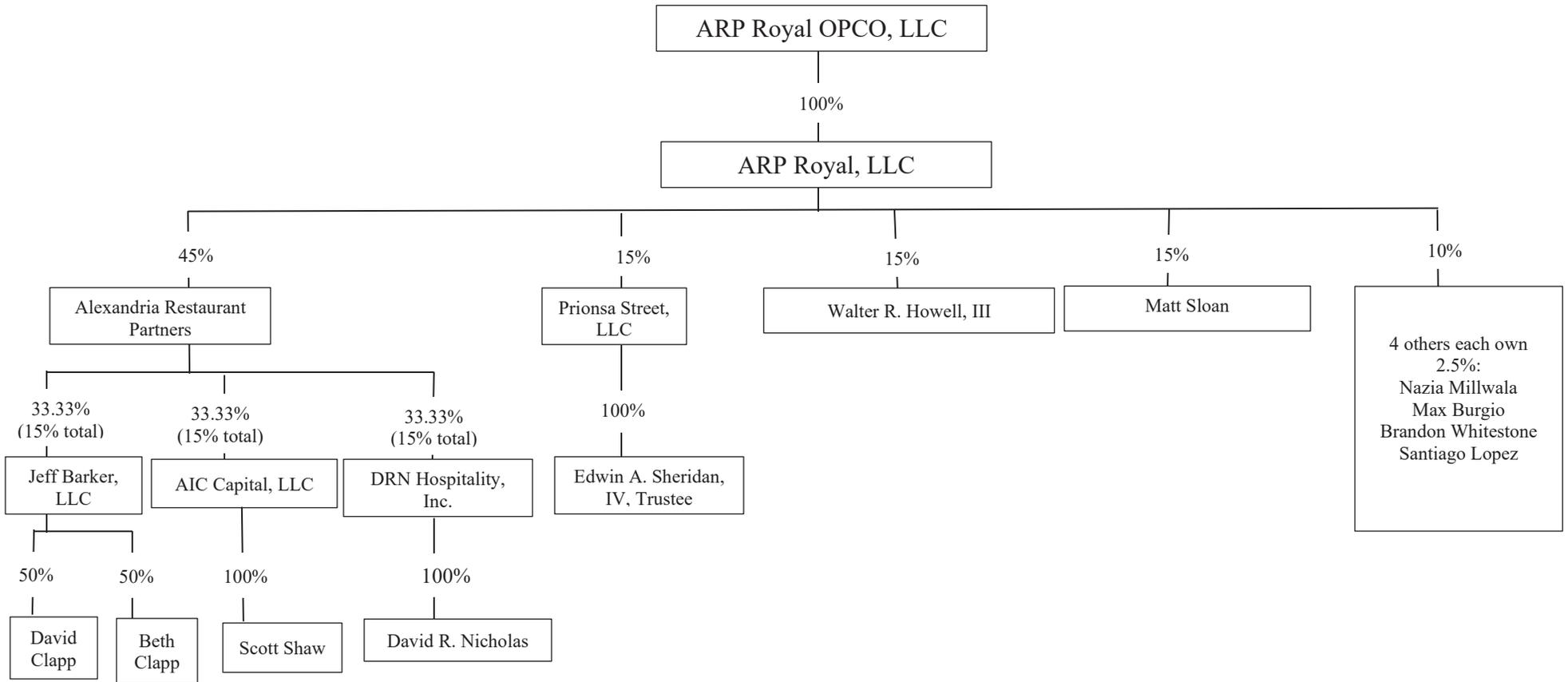


EXHIBIT B

MEMBERS, BEGINNING CAPITAL AND INTERESTS

Members	Beginning Capital	Units	Percentage
Non-Management Members			
Alexandria Restaurant Partners, LLC 5885 Glenridge Drive, Suite 150 Atlanta, Georgia 30328 Attn: David E. Clapp Email: dclapp@alexrestpart.com	\$459,396.00	450	45.00%
Prionsa Street, LLC c/o Pathstone 12505 Park Potomac Ave, Suite 400 Potomac, MD 20854 Attn: James Whalen Email: JWhalen@pathstone.com	\$153,132.00	150	15.00%
Walter R. Howell, III 420 N. Lee Street Alexandria, VA 22314 Email: triphowell2.0@gmail.com	\$153,132.00	150	15.00%
Matt Sloan	\$153,132.00	150	15.00%
Management Members			
Nazia Millwala	\$25,522.00	25	2.50%
Max Burgio	\$25,522.00	25	2.50%
Brandon Whitestone	\$25,522.00	25	2.50%
Santiago Lopez	\$25,522.00	25	2.50%
TOTAL	\$1,020,880.00	1,000	100.00%

724, 728, 730, and 734 N. Saint Asaph Street
Board of Architectural Review – Certificate of Appropriateness
October 2, 2023

Project Narrative

ARP Royal OPCO, LLC (The “Applicant”) proposes to add outdoor dining at 724, 728, 730, and 734 N. Saint Asaph Street (the “Property”), which is currently improved with the Royal Restaurant and associated surface parking. The existing building was constructed in 1950 according to City real estate records. The Property is located in the Old Town North neighborhood and the Old and Historic Alexandria District (the “OHAD”).

In conjunction with a Special Use Permit to permit 90 outdoor dining seats, the Applicant is applying for a Certificate of Appropriateness to construct improvements associated with the restaurant and new outdoor dining area, which will be located along the south side of the building within a portion of the parking lot. The outdoor dining will consist of two areas, the first area of approximately 17' x 48' will have a fixed fabric roof structure and removable clear vinyl panels for use in inclement weather, and the second area of approximately 17' x 27'-4" will be open to the sky. The outdoor dining areas will be framed with a composite decking (Trex or equal) and elevated slightly to accommodate changes in grade. The roof structure will be painted metal with fire-retardant fabric roof and corrugated clear polycarbonate transoms. There is an existing non-historic steel service entrance door and small window on the south elevation which will need to be demolished in order to accommodate a new Code compliant door. A separate BAR application for demolition has been filed concurrently. The door will need to be set at the elevation of the outdoor dining which is approximately 10" above the interior floor level and will need to be recessed so that the door swing does not impinge upon the egress aisle. Another non-historic steel service door will be removed from the west elevation facing the new outdoor seating area and infilled with painted masonry to match the adjacent wall surfaces. The covered portion of the outdoor seating area will be outfitted with ceiling fans and outdoor heaters which will be mounted to the roofing structure.

New sconce lights will replace aging wall pack lights on the various elevations of the building. The arched fabric canopy at the entrance to the restaurant on N St. Asaph Street is proposed to be re-skinned with striped blue and white fabric, including signage on the front face. Additional signage proposed includes new painted aluminum dimensional letters to be mounted to the face and on top of the existing metal awning that wraps the northeast corner of the building, as well as two replacement rectangular PVC signs for parking wayfinding. A number of existing signs, totaling 140 square feet of sign area, will be removed. Existing signage to remain unaltered includes neon signs in the windows, the rooftop billboard sign, and the blade sign, which are defining features of the Royal Restaurant, which has been in this location for decades.

A six-foot painted board-on-board fenced enclosure is proposed at the northwest corner of the building to screen dumpsters. Proposed rooftop equipment to be added includes two heat pumps, one measuring 24.3” long by 17.4” wide by 61” tall and the other measuring approximately 38” long by 13” wide by 35” tall, as well as one mechanical unit measuring approximately 75” long

by 47” wide by 33.5” tall. The Applicant is requesting a screening waiver for the rooftop equipment proposed as it will not be visible at street level given the existing parapet.

The Applicant is proposing to paint the portions of the building currently painted red a dark blue color. Unpainted portions of the building will remain unpainted.

The proposed exterior alterations will not negatively affect or conceal any of the historic or character defining features of this existing restaurant destination in Alexandria. New signage, refacing of an existing canopy, and new decorative sconce lighting will enhance the look of the building. The materials to be used for the outdoor dining area are high-quality and durable, and will provide a stylish and comfortable outdoor seating option for visitors to the Old and Historic District. Proposed screening of the existing unscreened dumpsters will further enhance the look of the Property.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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.
- 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: 76.4 Secondary front (if corner lot): 61.0.
- Square feet of existing signs to remain: 140.
- 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.

- ^{N/A} 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 revised materials.

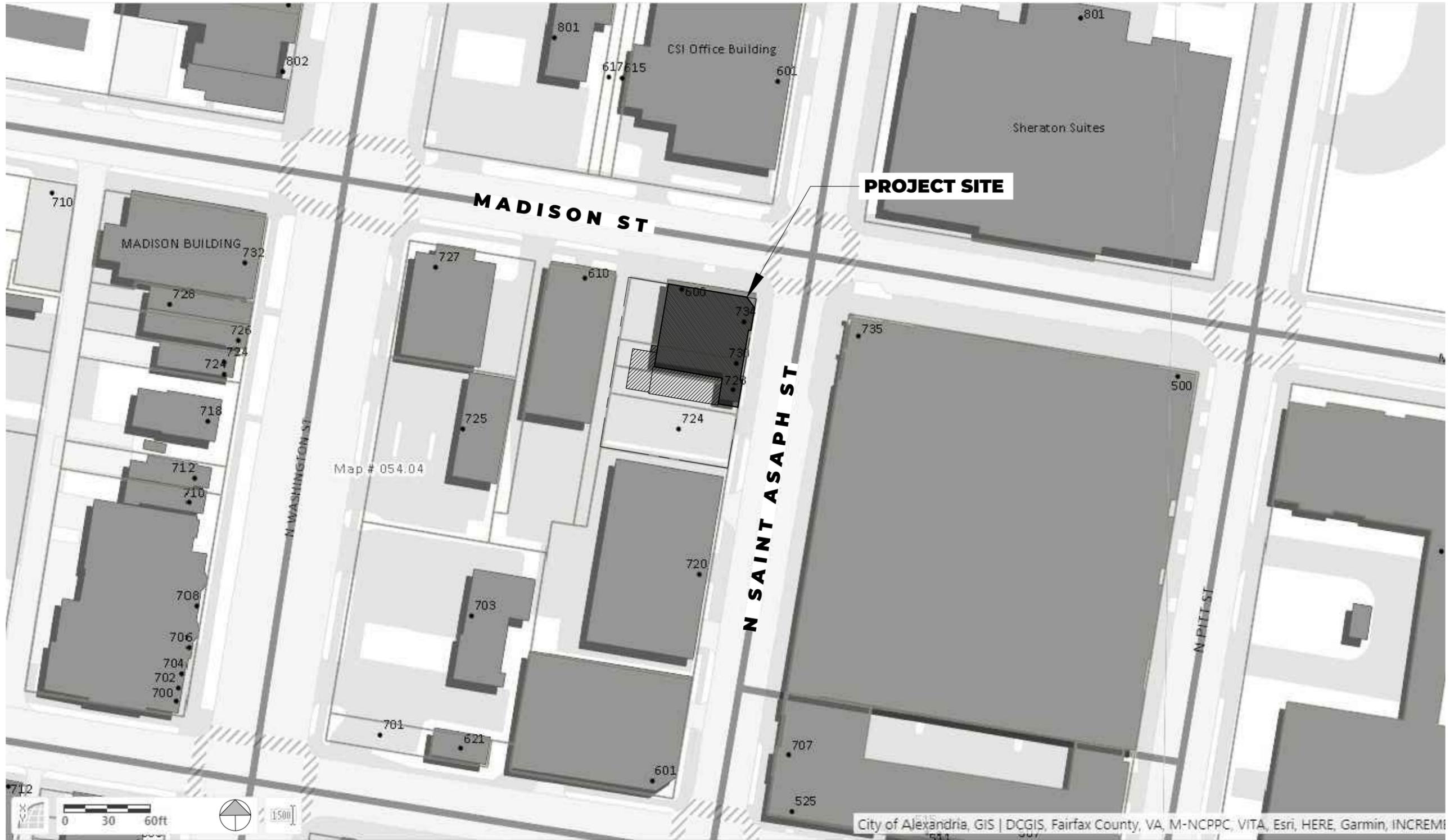
The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found 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: 

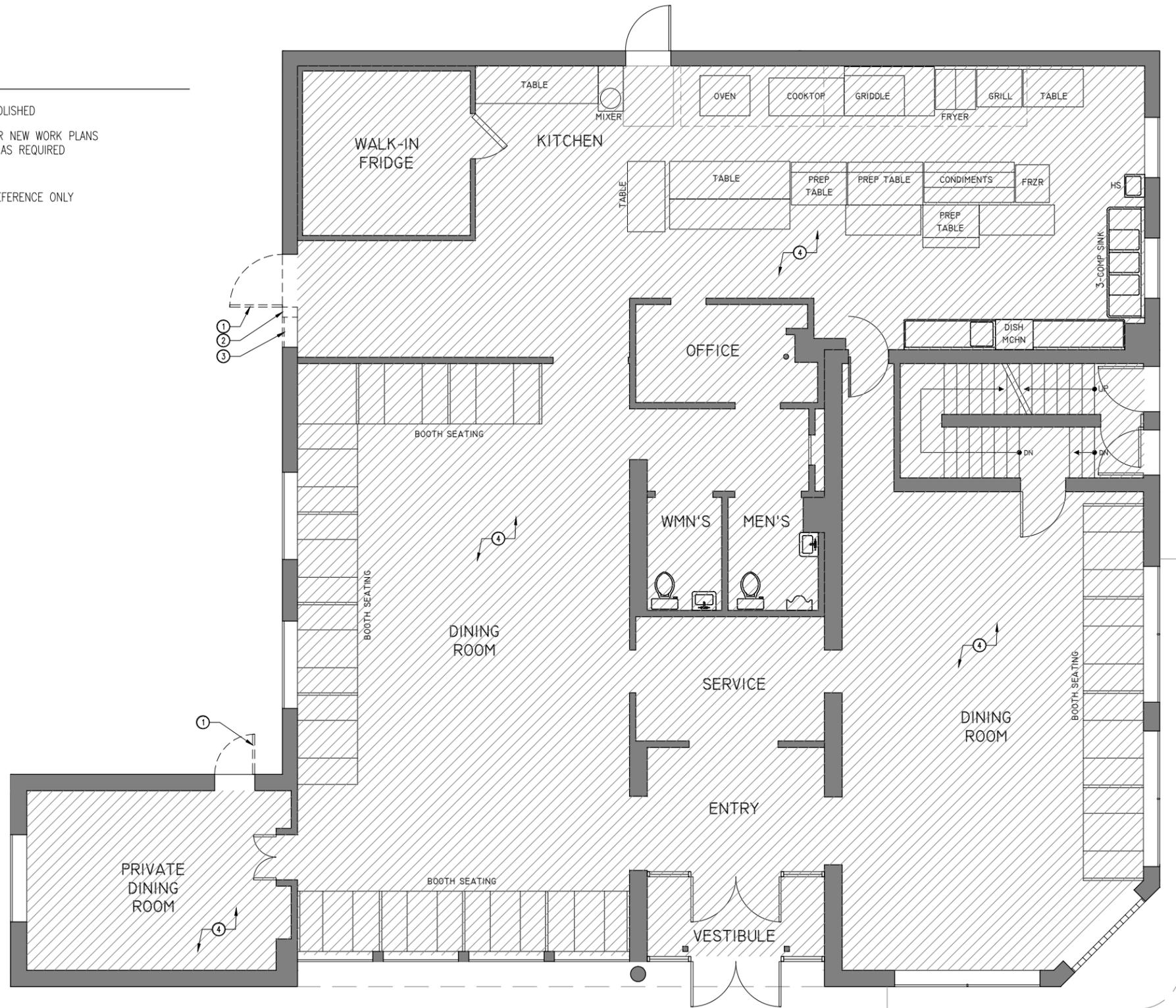
Printed Name: ARP Royal OPCO, LLC by M. Catharine Puskar, attorney/agent

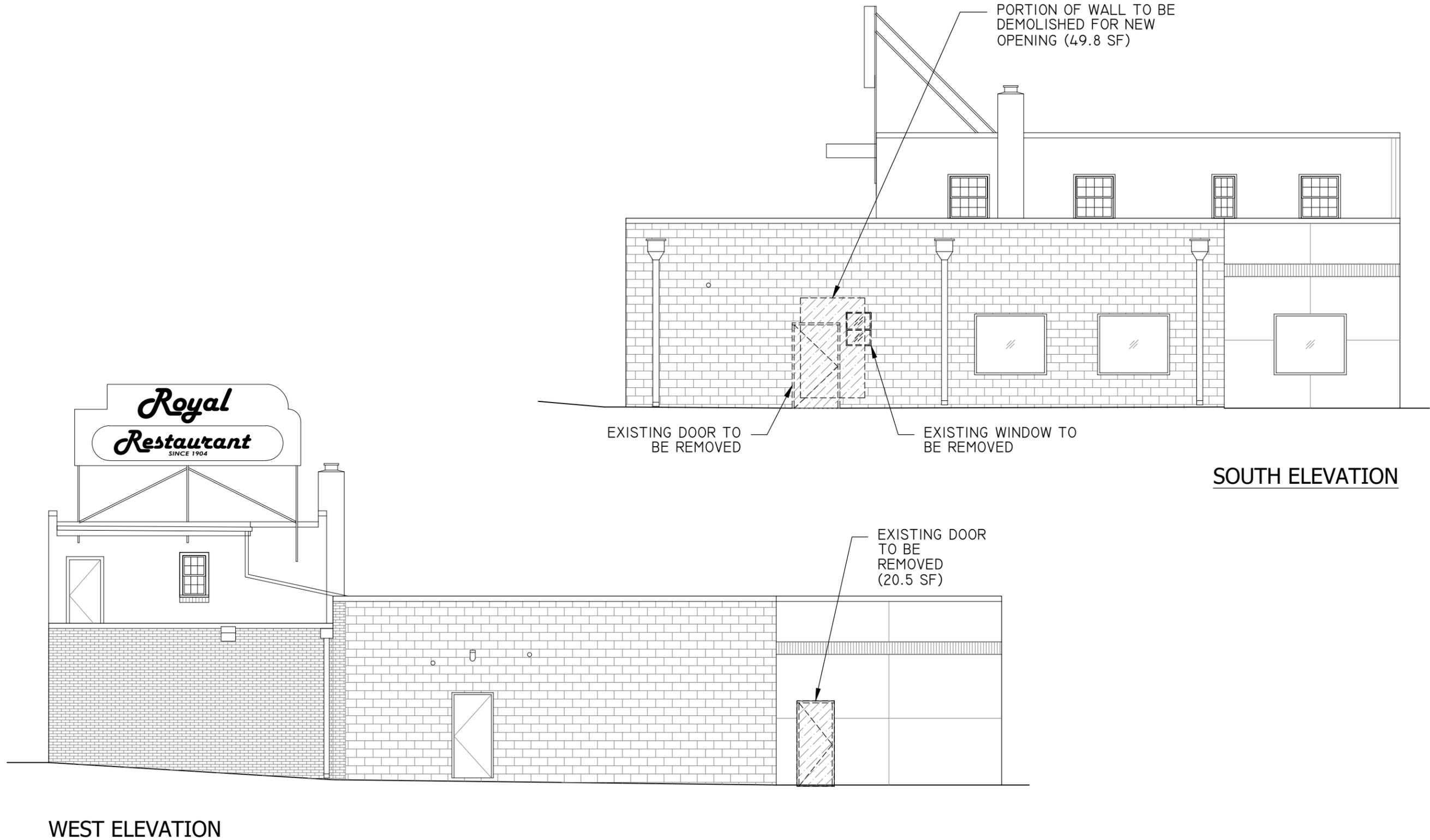
Date: 10/27/2023

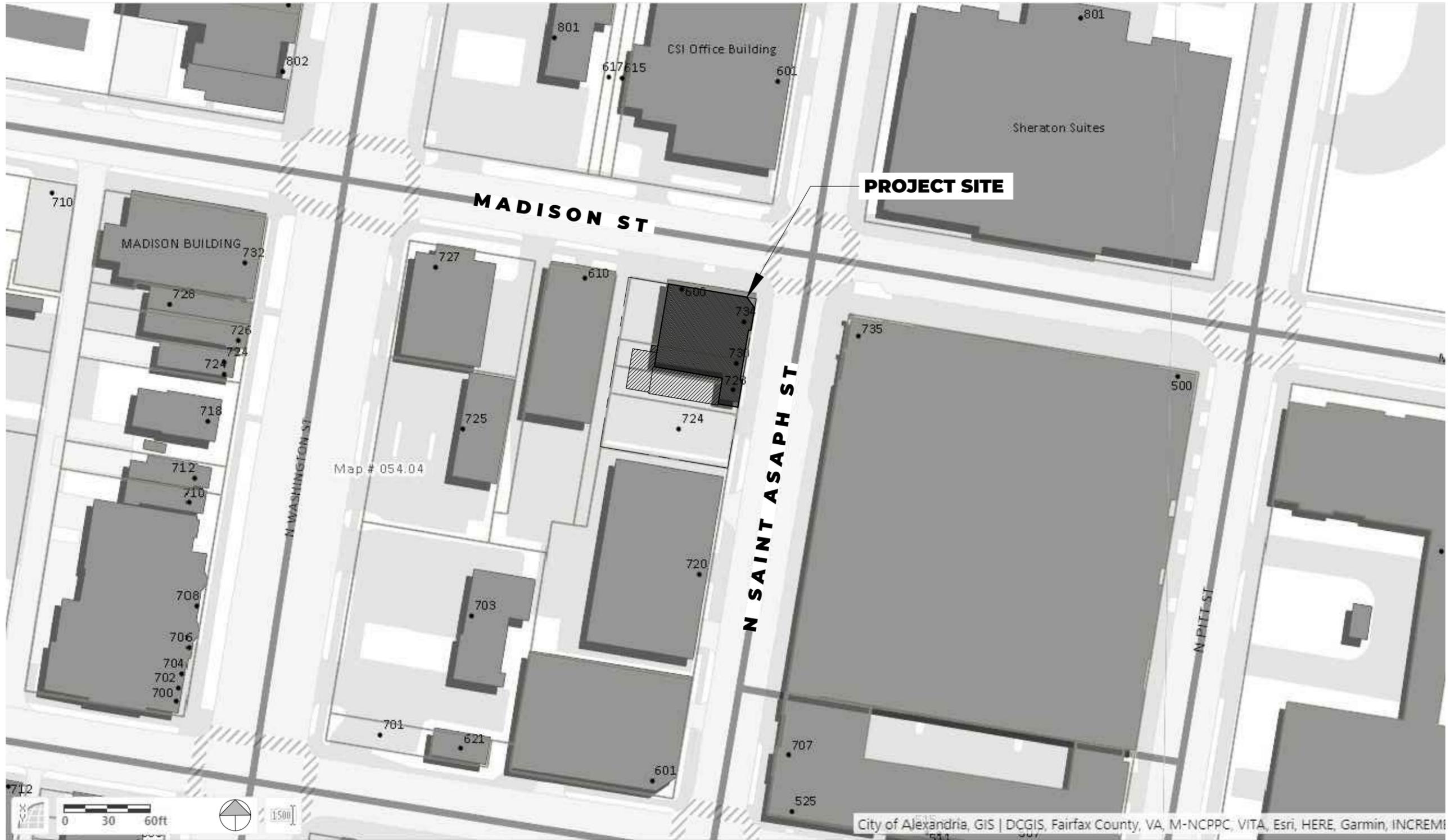


KEYED NOTES

- ① DOOR AND FRAME TO BE DEMOLISHED
- ② OPENING TO BE ENLARGED PER NEW WORK PLANS PROVIDE TEMPORARY SHORING AS REQUIRED
- ③ WINDOW TO BE DEMOLISHED
- ④ INTERIOR PLAN SHOWN FOR REFERENCE ONLY









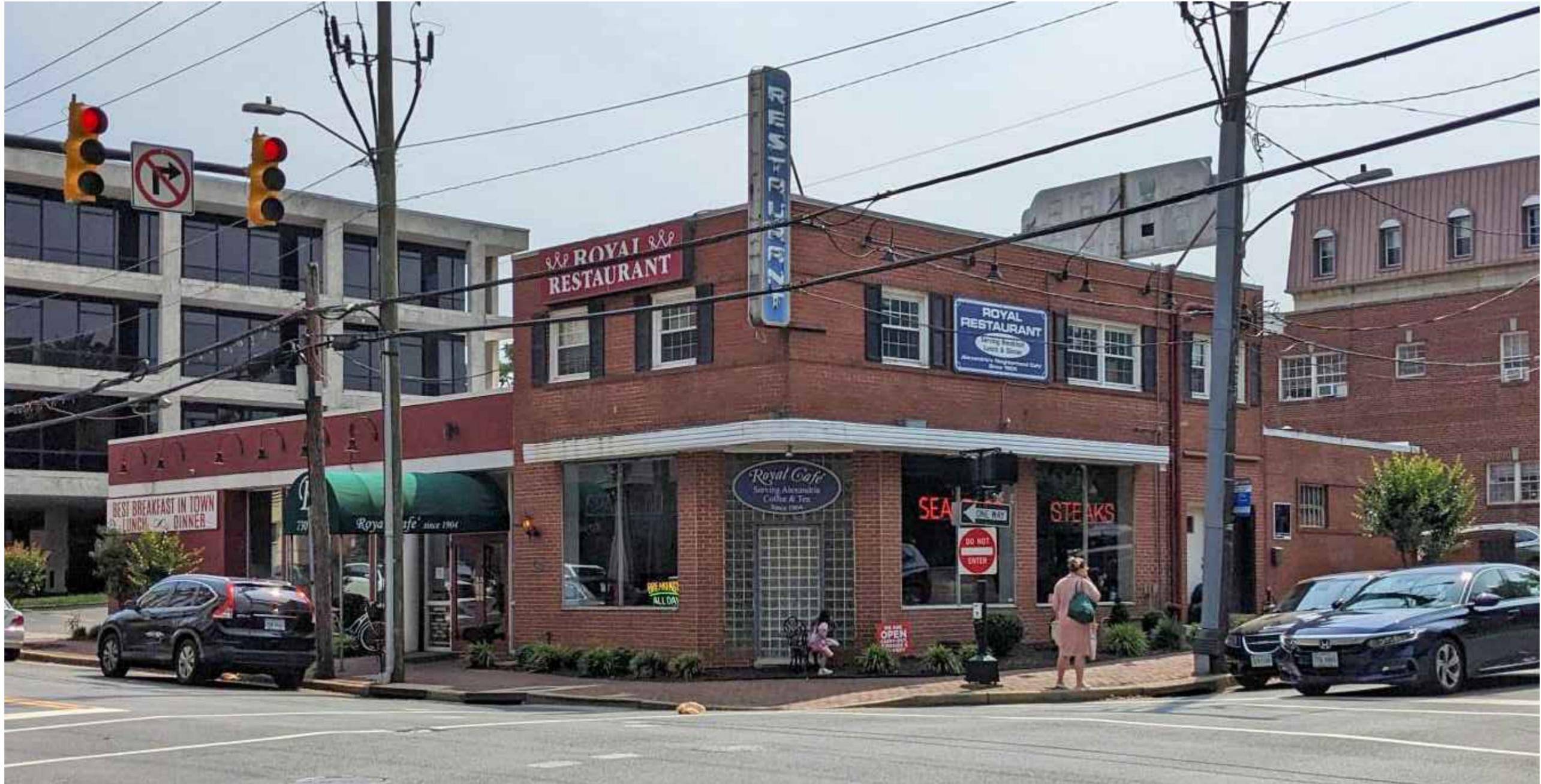
Royal Restaurant

EXISTING PHOTO - EAST ELEVATION ALONG N SAINT ASAPH ST.

sanchez palmer **architects**

730 N Saint Asaph St, Alexandria, VA 22314

SEPTEMBER 29, 2023 215 N Payne St, Ste 301
Alexandria, VA 22314
Ph: 703.549.4033



Royal Restaurant

EXISTING PHOTO - NORTH EAST CORNER AT N ST ASAPH & MADISON ST

sanchez palmer **architects**

730 N Saint Asaph St, Alexandria, VA 22314

SEPTEMBER 29, 2023 215 N Payne St, Ste 301
Alexandria, VA 22314
Ph: 703.549.4033



Royal Restaurant

EXISTING PHOTO - NORTH ELEVATION ALONG MADISON ST.

sanchez palmer **architects**

730 N Saint Asaph St, Alexandria, VA 22314

SEPTEMBER 29, 2023 215 N Payne St, Ste 301
Alexandria, VA 22314
Ph: 703.549.4033



Royal Restaurant

EXISTING PHOTO - NORTHWEST CORNER ALONG 10' ALLEY

sanchez palmer **architects**

730 N Saint Asaph St, Alexandria, VA 22314

SEPTEMBER 29, 2023 215 N Payne St, Ste 301
Alexandria, VA 22314
Ph: 703.549.4033



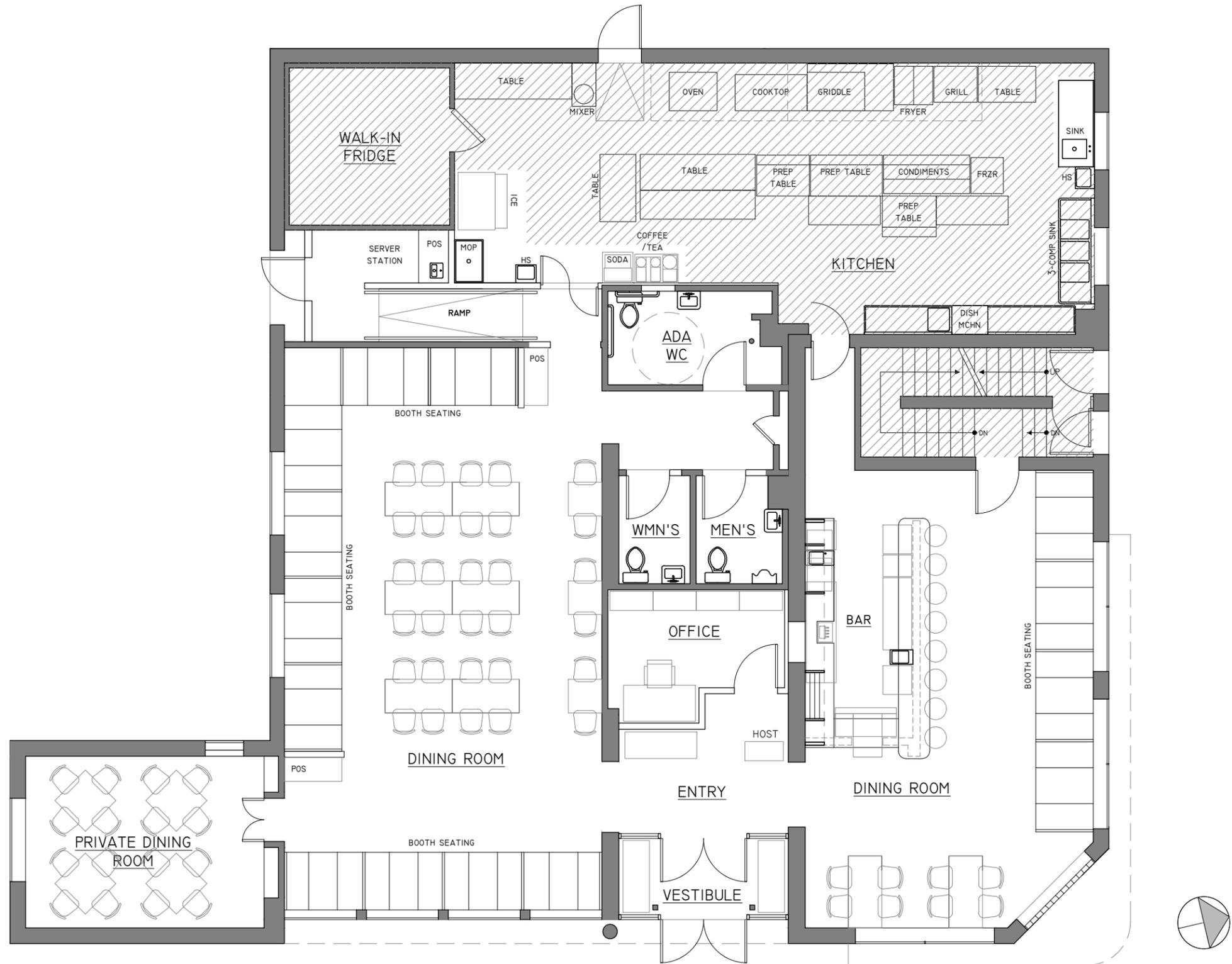
Royal Restaurant

EXISTING PHOTO - SOUTH ELEVATION AT PARKING AREA

sanchez palmer **architects**

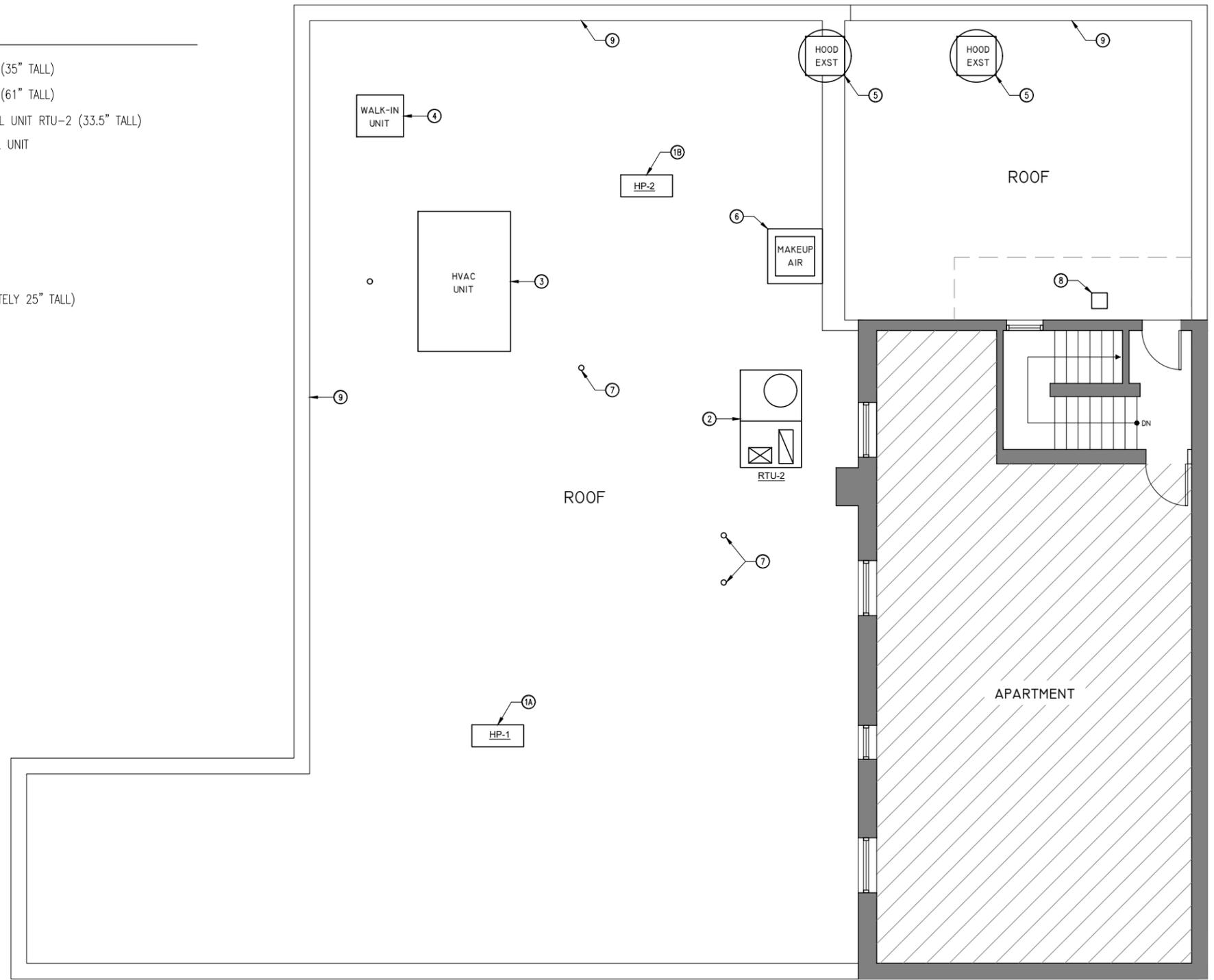
730 N Saint Asaph St, Alexandria, VA 22314

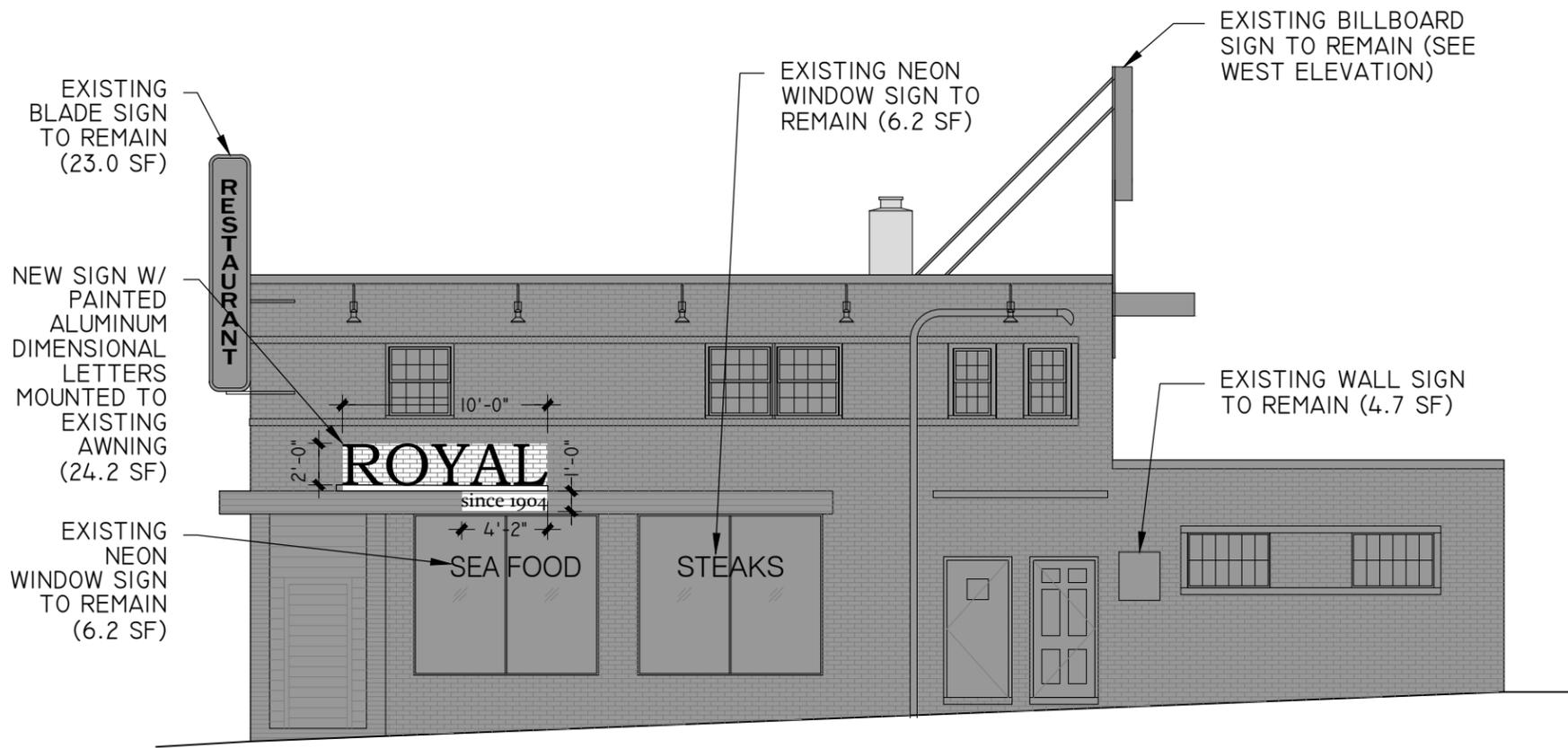
SEPTEMBER 29, 2023 215 N Payne St, Ste 301
Alexandria, VA 22314
Ph: 703.549.4033



KEYED NOTES

- ①A PROPOSED HEAT-PUMP HP-1 (35" TALL)
- ①B PROPOSED HEAT-PUMP HP-2 (61" TALL)
- ② PROPOSED ROOFTOP MECANICAL UNIT RTU-2 (33.5" TALL)
- ③ EXISTING ROOFTOP MECHANICAL UNIT
- ④ EXISTING CONDENSER UNIT
- ⑤ EXISTING HOOD EXHAUST FAN
- ⑥ EXISTING MAKE-UP AIR INTAKE
- ⑦ EXISTING VENT STACK
- ⑧ EXISTING COWLING
- ⑨ EXISTING PARAPET (APPROXIMATELY 25" TALL)

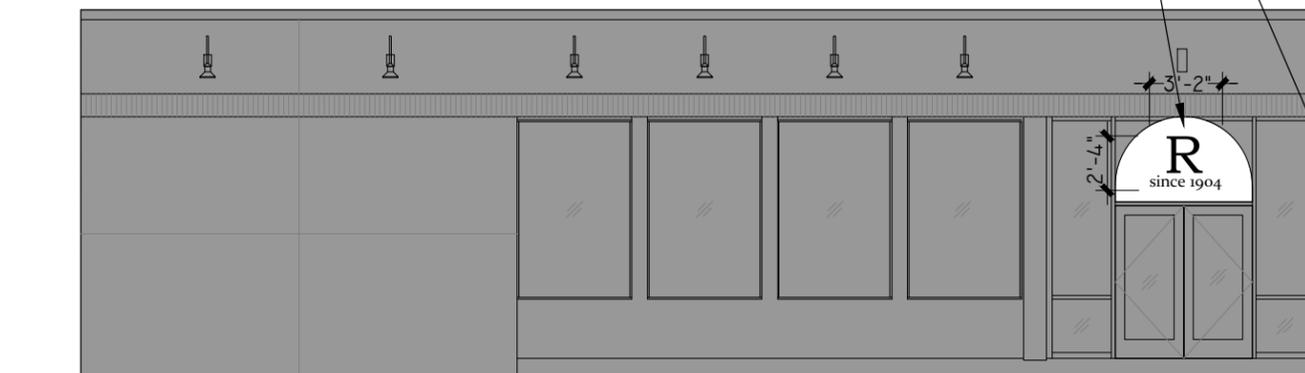




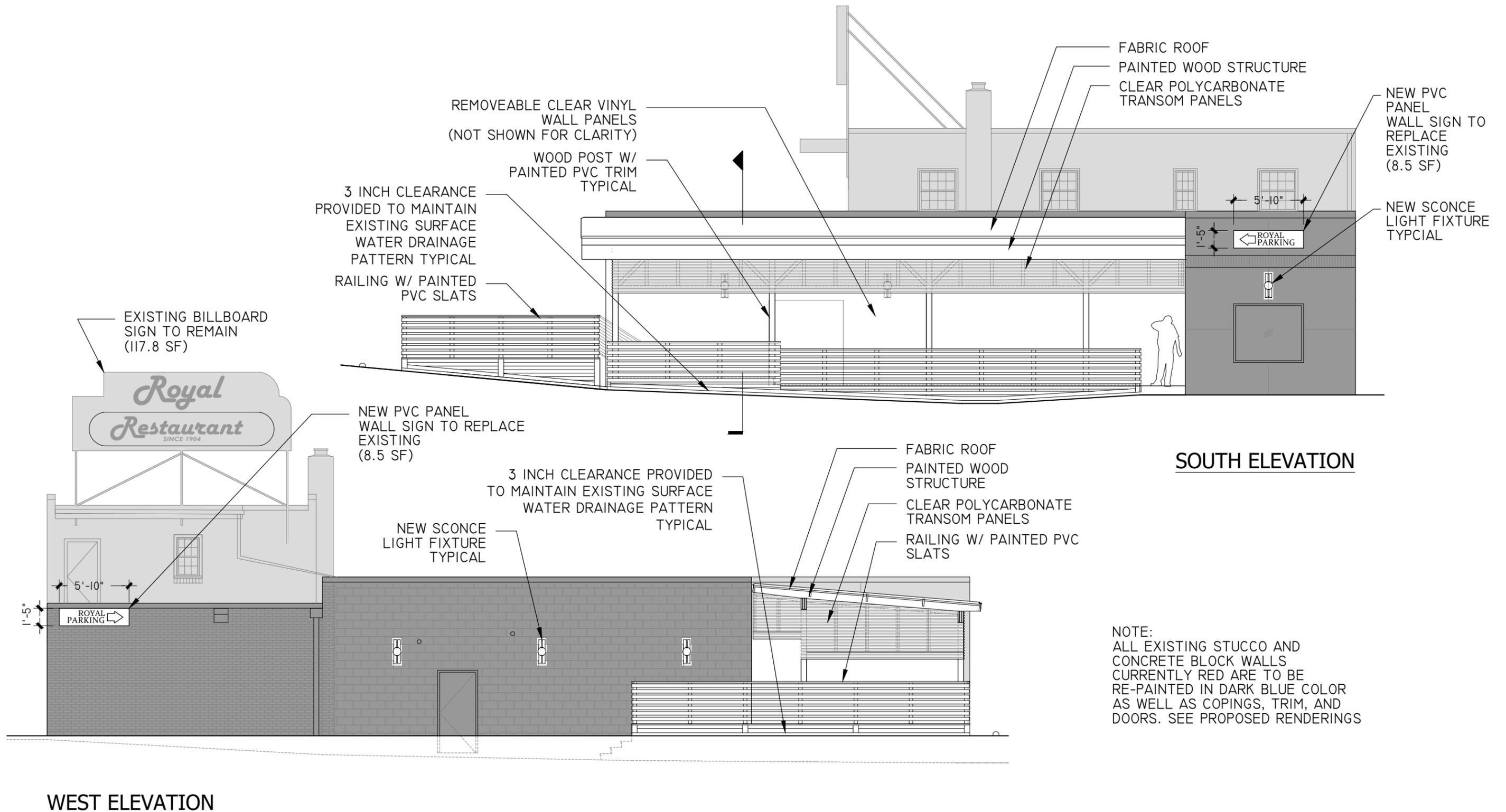
NORTH ELEVATION

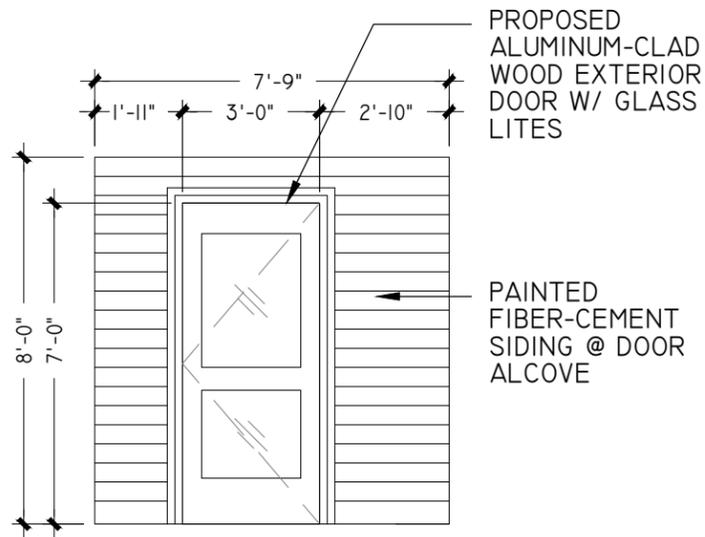
NOTE:
ALL EXISTING STUCCO AND
CONCRETE BLOCK WALLS
CURRENTLY RED ARE TO BE
RE-PAINTED IN DARK BLUE COLOR
AS WELL AS COPINGS, TRIM, AND
DOORS. SEE PROPOSED RENDERINGS

NEW SCENCE LIGHT FIXTURE
FABRIC TO BE REPLACED ON
EXISTING ENTRY CANOPY
NEW AWNING SIGN (7.4 SF)

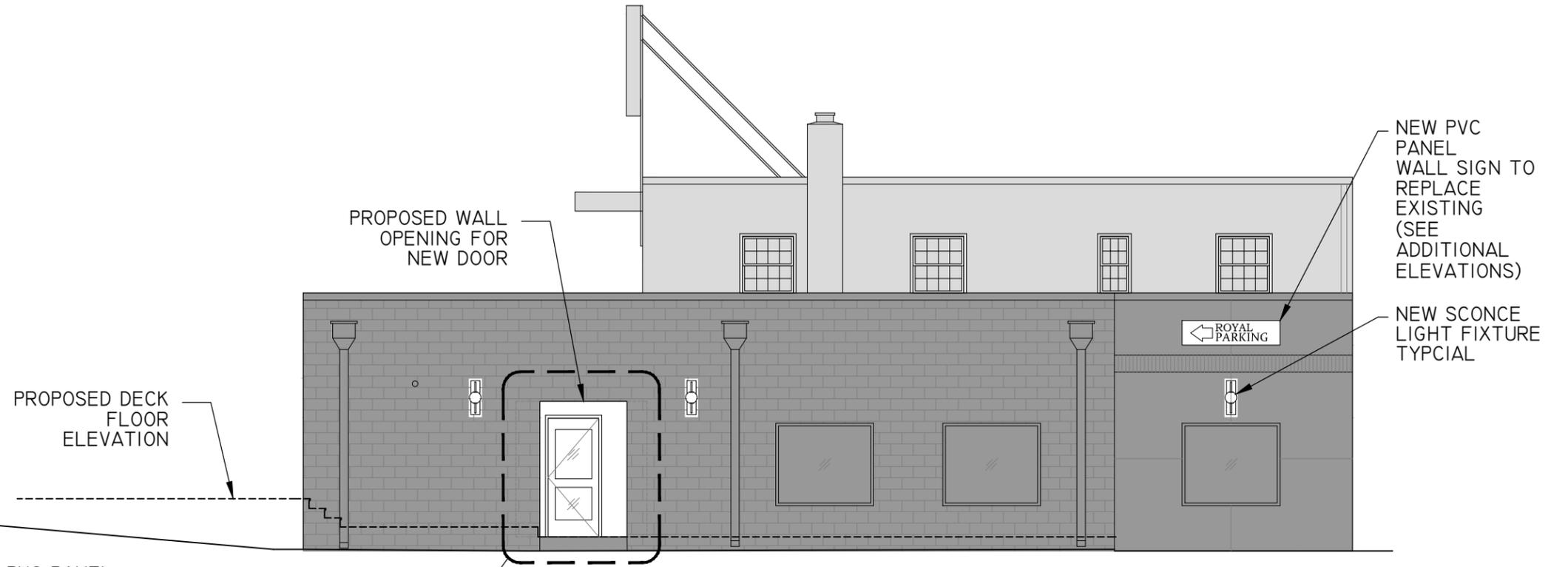


EAST ELEVATION

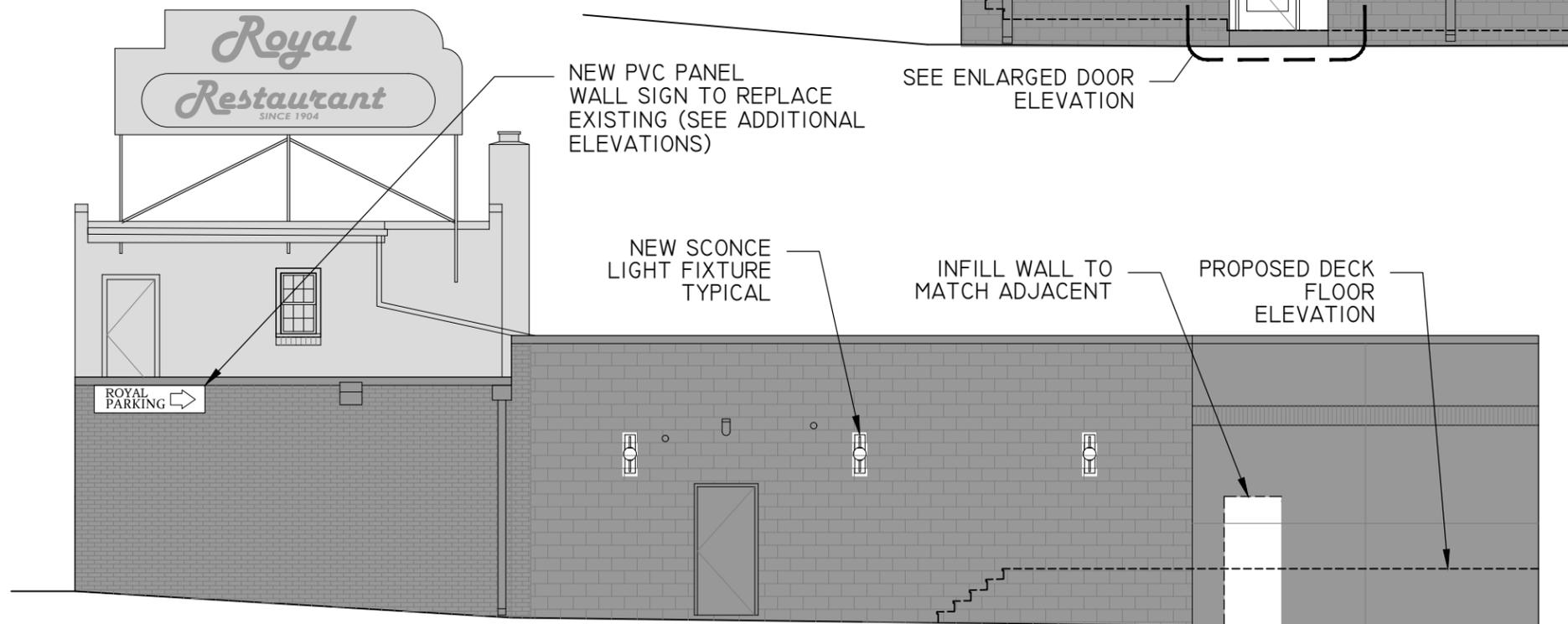




ENLARGED DOOR ELEVATION
SCALE: 1/4" = 1'-0"

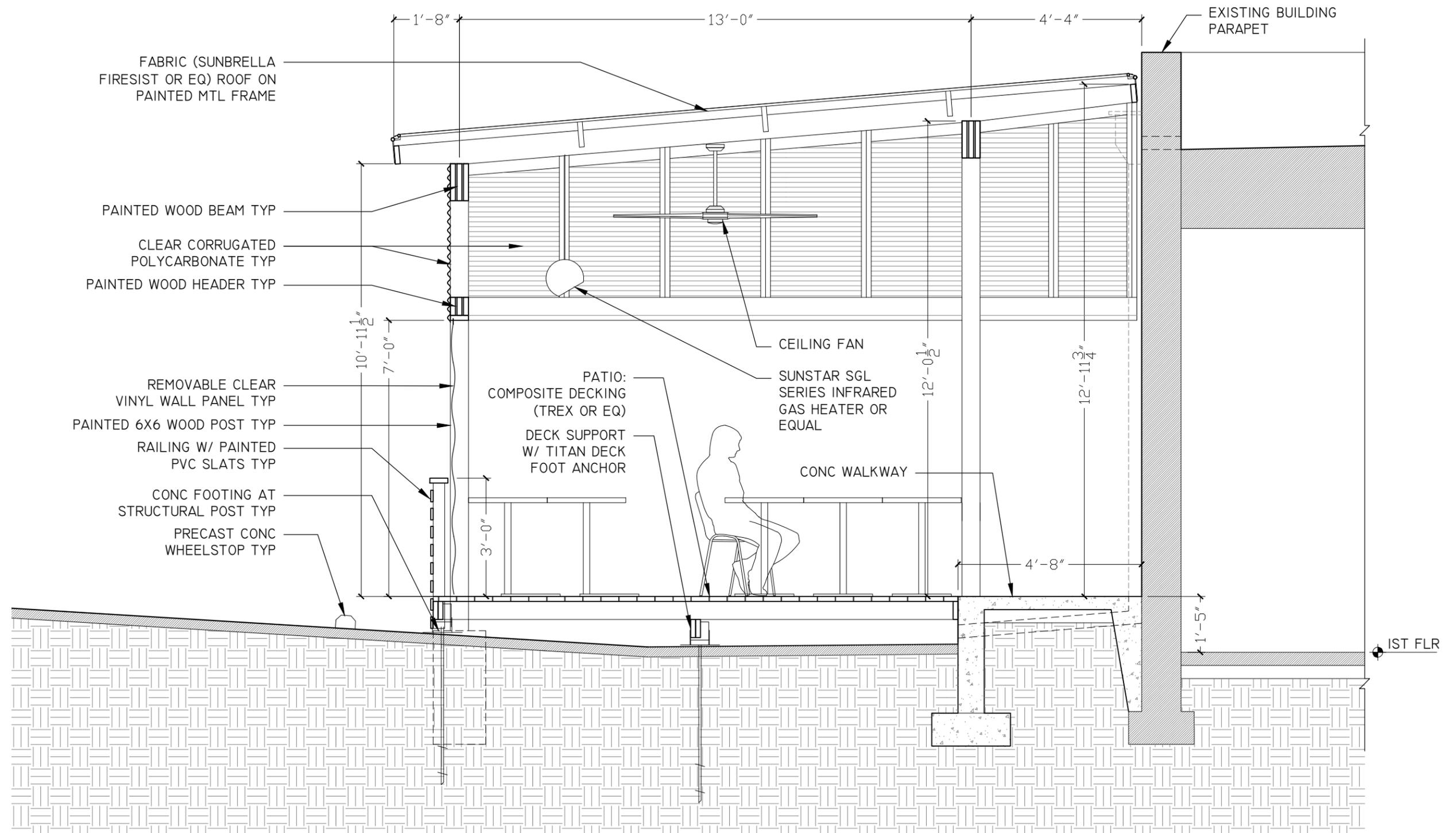


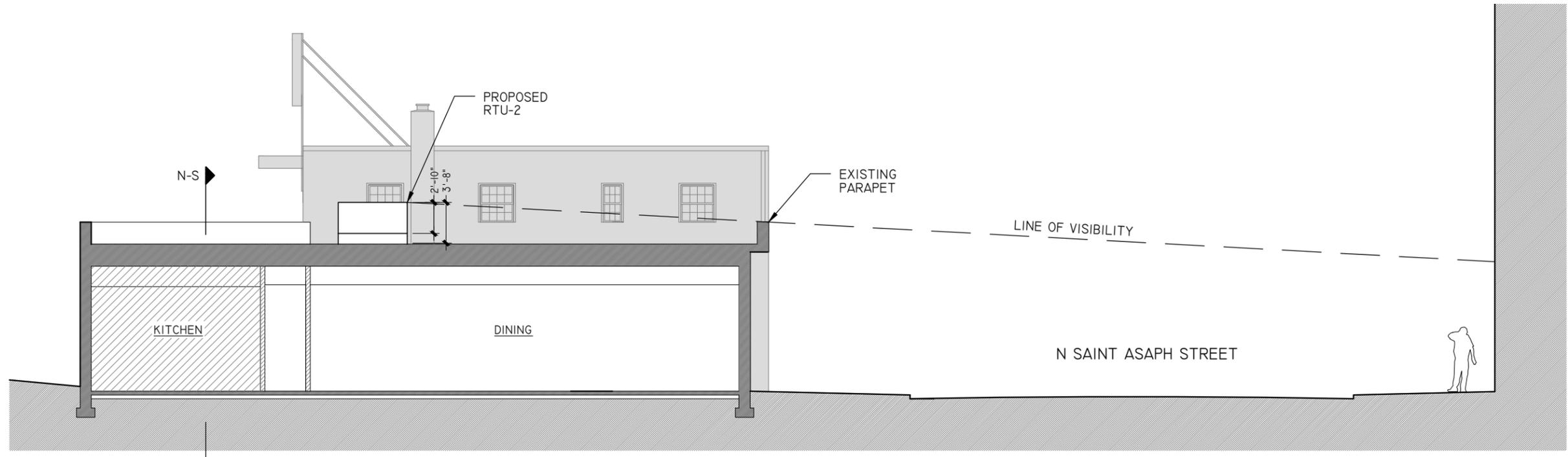
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



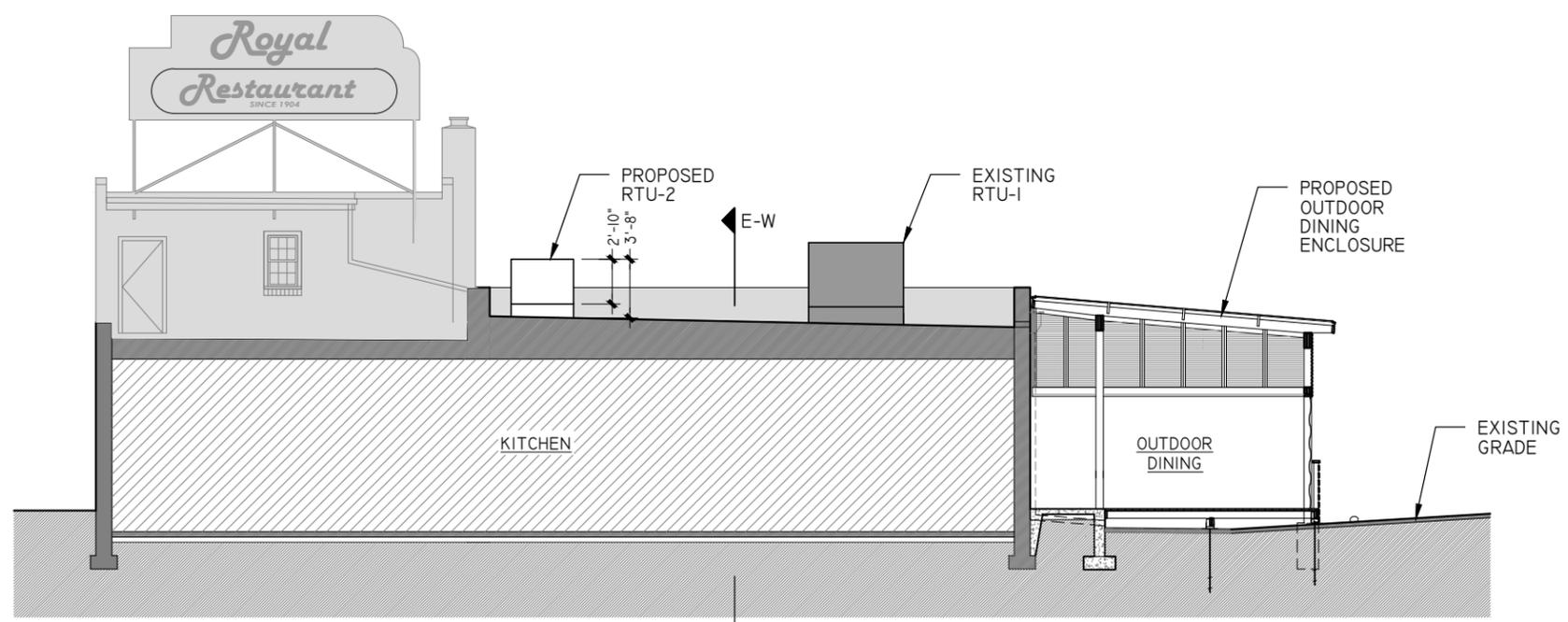
WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
PROPOSED PATIO NOT SHOWN HERE
FOR CLARITY. SEE ADDITIONAL
ELEVATIONS AND RENDERINGS.





EAST-WEST SECTION

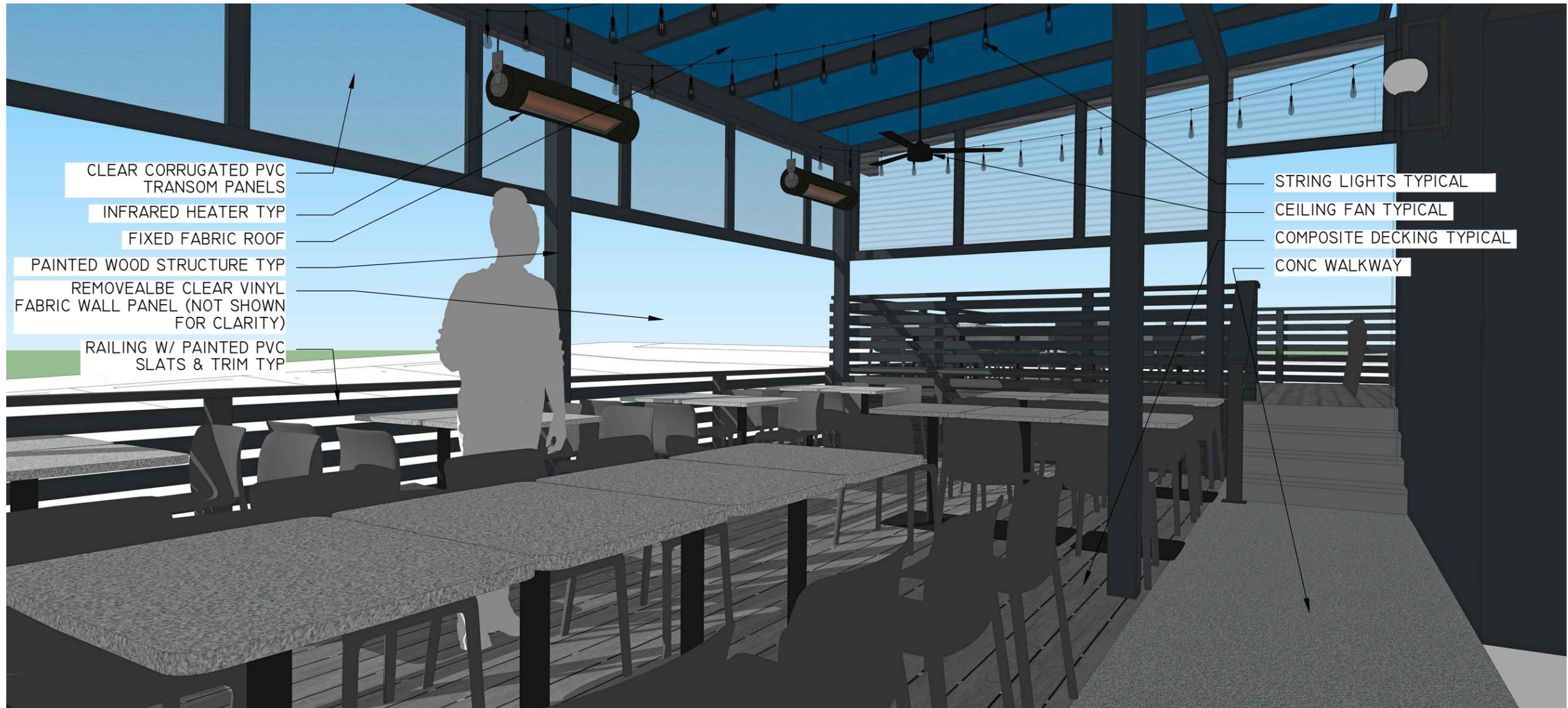


NORTH-SOUTH SECTION













Royal Restaurant

RENDERING - PROPOSED AT ENTRY ON ST ASAPH ST

sanchez palmer **architects**

730 N Saint Asaph St, Alexandria, VA 22314

SEPTEMBER 29, 2023 215 N Payne St, Ste 301
Alexandria, VA 22314
Ph: 703.549.4033

SIGNAGE CALCULATION						
BUILDING ELEVATION	FRONTAGE	SIGNS	SIGN AREA (SF)	SIGN TYPE	EXISTING/NEW	SIGN TEXT
EAST	76.4'	FABRIC AWNING	7.4	AWNING FACE	REPLACED IN KIND	'R' SINCE 1904
		DIMENSIONAL LETTER SIGN	24.2	INDIVIDUAL LETTERS	NEW	ROYAL SINCE 1904
		CORNER BLADE SIGN	23.0	BLADE SIGN	EXISTING TO REMAIN	RESTAURANT
		WINDOW SIGN	6.8	WINDOW SIGN	EXISTING TO REMAIN	SPAGHETTI
		EAST SUBTOTAL	61.4			
NORTH	61.0'	DIMENSIONAL LETTER SIGN	24.2	INDIVIDUAL LETTERS	NEW	ROYAL SINCE 1904
		2ND FLR TENANT SIGN	4.7	WALL SIGN	EXISTING TO REMAIN	MATT MENDELSON PHOTOGRAPHY
		WINDOW SIGN	6.2	WINDOW SIGN	EXISTING TO REMAIN	SEA FOOD
		WINDOW SIGN	5.1	WINDOW SIGN	EXISTING TO REMAIN	STEAKS
		NORTH SUBTOTAL	40.2			
WEST	76.4'	PARKING SIGN	8.5	WALL SIGN	REPLACED IN KIND	ROYAL PARKING
		ROOF SIGN	117.8	BILLBOARD	EXISTING TO REMAIN	ROYAL RESTAURANT SINCE 1904
		WEST SUBTOTAL	126.3			
SOUTH	61.0'	PARKING SIGN	8.5	WALL SIGN	REPLACED IN KIND	ROYAL PARKING
		SOUTH SUBTOTAL	8.5			
TOTAL	274.8'		236.4			

NOTE:
4 EXISTING SIGNS
TOTALING 140 SF ARE
BEING REMOVED.

2/3/2020 | troylighting

Darwin
Product ID B7322

TROY LIGHTING
EST. 1963



DIMENSIONAL INFORMATION		SHADE INFORMATION		SHIPPING INFORMATION	
Height	24.00"	Shade Top	8.00"	Carton 1	12.80" x 10.63" x 26.38"
ADA Compliant	No	Shade Height	7.63"	Shipping Method	UPS
Hanging Type	-	Shade Material	Glass		
Canopy/Backplate	6.50" W X 24.00" H	Shade Color	Opal White		
Width	8.00"				
Shade 1 Top W/Dia	8.00"				
Extension	10.50"				
Top To Center	9.25"				

LAMPING INFORMATION		AVAILABLE FINISHES	
Bulb 1		TEXTURED BLACK (TEXTURED BLACK)	
(1) 60 Watt Max 120			
Bulb Included	No		
Socket Type	E26 Medium Base		
UL Rating	WET		
Plug In	No		

JOB/LOCATION	QUANTITY

NOTES

Troy Lighting | 14508 Nelson Ave E, City of Industry, CA 91744 | troylighting.hvigroup.com

<https://troylighting.hvigroup.com/Products/Specs/B7322>

1/1

Exterior Sconce Lights

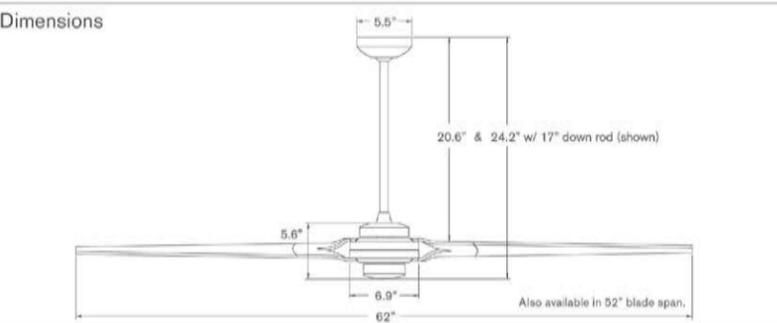
Torsion 62



Torsion 62 > Configure item number from attributes below.

Finish	Blade Span	Blade Color	Light Option	Control Option
#TOR - DB	- 62	- BK	- NL	-
▲ GW Gloss White	▲ 62 62" Span	▲ WH White	▲ NL No Light	▲ 001 Fan Speed Only
▲ BN Bright Nickel		▲ NK Nickel	▲ 271 17W LED	▲ 002 Fan & Light - 3 Wire
▲ DB Dark Bronze		▲ BK Black	▲ 272 20W LED	▲ 003 Handheld Remote
		▲ GY Graywash		▲ 004 Fan & Light - 2 Wire
		▲ MP Maple		▲ 005 Wall/Remote Combo
		▲ MG Mahogany		
		▲ WW Whitewash		

Dimensions



Specifications

- 172mm x 20mm AC motor with reverse switch on fan body
- Die cast aluminum and stamped steel construction
- 62" span, plywood blades
- Includes a 17" down rod* (longer options also available)
- Optional LED light (#271): 17W, 90 CRI, 3000K, 1530 lumens (dimmiabie) behind an opal glass diffuser; adds 1.0" to length of fan; CA Title 24, JAB 2019 compliant
- Optional LED light (#272): 20W, 90 CRI, 3000K, 1800 lumens (dimmiabie) behind opal glass diffuser; adds 1" to length of fan; CA Title 24, JAB 2019 compliant
- Slope compatible up to 33°; adapter available for slopes up to 45°
- Designed by Dave Ellis
- ETL listed for dry and damp locations
- Weight: 15 lbs (6.8 kgs)
- * For ceilings 9-feet or higher (use Torsion 52* for lower ceilings)

Performance Data

LOWEST SPEED
RPM: 50
CFM: 1,685
Watts: 10.67
CFM/W: 158

HIGHEST SPEED
RPM: 150
CFM: 6,263
Watts: 71.11
CFM/W: 87

Energy Guide Data

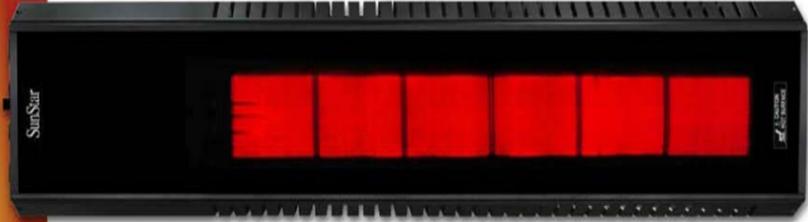
Average Energy Use	44 Watts
Average Airflow	4,116 CFM
Yearly Energy Cost	\$12
Average Efficiency	94 CFM/Watt

The Modern Fan Co. tel 541-482-8545 toll free 888-588-3267 email info@modernfan.com website modernfan.com

Exterior Ceiling Fans at Outdoor Dining Enclosure

SunStar
INFRARED GAS HEATERS

INDOOR & OUTDOOR
Radiant Patio Heaters
SGL SERIES



SunStar GLASS™ Series
Unmatched Versatility. Efficient. Wind & Rain Resistant.
NOW AVAILABLE UP TO 50,000 BTU/hr



- Outdoor rated.
- Wind Resistant up to 40mph
- Can be mounted from horizontal position to 60°
- Two-stage (high/low) models.
- Optional remote control.
- Available for natural gas and LPG.
- Chain suspension or mounted with brackets on wall or ceiling.
- Aesthetically designed with glass front to blend with nearly any decor.
- CSA Design Certified -Z83.19 & Z83.26
- 3 year limited warranty on burner assembly and 1 year limited warranty on controls.

QUICK SPECS

Designed For Outdoor Hospitality Environments

HEATING CAPACITY
24,000 To 50,000 BTU/hr

MODELS
Single Or 2-Stage Operation

MOUNTING
Chain Suspension Or Wall/Ceiling Brackets (HORIZONTAL OR UP TO 60°)

FUEL
Natural Gas Or Propane

ELECTRICAL
120VAC, 60Hz

IGNITION
Direct Spark

When tied directly into the gas line, the time and cost spent replacing propane bottles can be eliminated.

The GLASS™ radiant patio heater is SunStar's newest line of heaters designed for restaurants and other hospitality service industries.

For commercial applications, radiant infrared heating is easy to install and energy efficient. The GLASS™ radiant patio heater is ideal for outdoor or partially covered dining areas, bars, patios, verandas, smoking areas, vestibules and other outdoor covered areas.

Like the radiant warmth from the sun, radiant heat warms people and objects directly at floor level without first heating the surrounding air. Customers can dine and relax under the radiant warmth of the GLASS™ and help you to maximize the use of your seating areas during those colder winter months.

Ask your SunStar distributor about all the great features and benefits of SunStar's new GLASS™ radiant patio heater and how it can help to maximize your profits.



An optional Heat Shield can be installed to reduce the clearances above the heater

Exterior Infrared Heaters at Outdoor Dining Enclosure

Admiral Navy
 Product
 SKU: R010-0000

Available in these colors: [Color swatches]

Technical Information

APPLICATION Shade Structures	FABRIC CONTENT 100% Solution Dyed Polyester	CONSTRUCTION Woven
FINISH Water Repellent, Soil/Stain Release	BACKCOATING Urethane/Acrylic	WIDTH 60 in. (152.4 cm)
WEATHER PROTECTION Water Repellent	WEIGHT (GSM) 8.75	ROLL SIZE (YD) 60
SEWERAGE Left / Right	COLLECTION Essentials	CA PROP 65 No CA Prop 65 label is required.

Warranty
5

Environmental
[Icons]

Compliance
CPAI-84; Test walls and roof, California State Fire Marshal Title 19, FAA 25.103 (Aircraft), FMVSS 302, NFPA 701-P9, test method 1; UFAC Interior Fabrics Test Method-1190 - Meets Class I Requirements; ULCS-129.

Outdoor Dining Enclosure Roof Fabric

SUNTUF®
 Corrugated Polycarbonate Sheet

SUNTUF® Product Range

Product	Description
SUNTUF®	Co-extruded UV protection on one side
DynaGlas™	Co-extruded UV protection on upper side and anti-condensation treatment applied to bottom side
SUNTUF® UV2™	Co-extruded UV protection on both sides
SUNTUF® Solar Control™	Integrated solar control, that won't peel off, excludes undesired component of energy spectrum (heat) with 20% light transmission.

Regulatory Code Compliance Certification

Organization	Standard	Classification
NRC-CNRC	National Building Code (NBC) (Canopy Covering)	CCMC Evaluation Report 13450-R
Miami Dade County	Florida Building Code (FBC)	Approved
ICC (International Code Council)	International Building Code (IBC)	ESR-1893
City of Los Angeles	Los Angeles Building Code (LABC)	RR 25298

Resistance to UV Radiation
 SUNTUF withstands the detrimental effects of UV radiation. SUNTUF is resistant to yellowing and retains its clarity for years.

Blocks Out Harmful UV Radiation
 SUNTUF sheets transmit radiation selectively. They completely shield against harmful ultraviolet rays.

Physical Properties
 For detailed information on SUNTUF® physical properties please visit: www.palram.com/us/suntuf

Available Colors and Light Transmission

Transparent Colors	Light Trans.	Translucent Colors	Light Trans.	Opaque Colors	Light Trans.
Clear	90%	White Opal	45%	Hunter Green	<2%
Solar Gray	35%	Solar Metallic	20%	Red Brick	<2%
Bronze*	35%	Misty Green	20%	Blue*	<2%
Sky Blue*	55%	Smooth Cream	30%	White*	<2%
Sea Green*	80%	Solar Ice*	20%		
		Diffuser*	85%		

Palram Americas
 9735 Commerce Circle
 Kutztown, PA, 19530 USA
 800.999.9459
 Contact:US.A@palram.com
 palram.com/us/suntuf

Outdoor Dining Enclosure Transom Panels

Captain Navy/Natural Classic
 Product Name
 SKU: R02-0000
 \$4.00 sample
 In Stock

Available in these colors: [Color swatches]

WHERE TO BUY FABRIC
 [Map showing locations]

Coordinating Upholstery Fabrics
 Canvas Natural (SKU: R02-0000) | Canvas Navy (SKU: R02-0000)

Coordinating Shade Fabrics
 Navy (SKU: R02-0000) | Light (SKU: R02-0000)

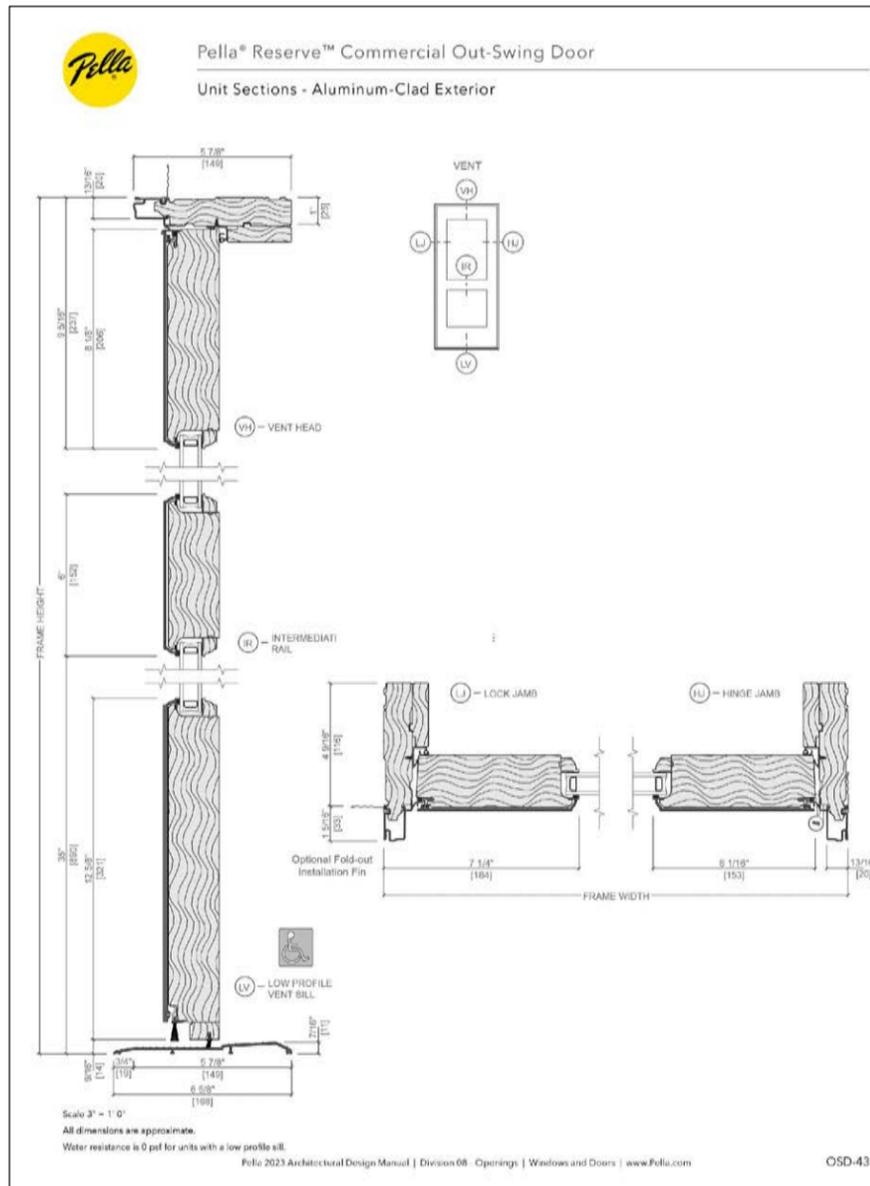
Technical Information

APPLICATION Awnings / Pergolas	FABRIC CONTENT 100% Solution Dyed Polyester	CONSTRUCTION Woven
FINISH Water Repellent	BACKCOATING Urethane/Acrylic	WEATHER PROTECTION Water Repellent
WEIGHT (GSM) 11.00	WIDTH 60 in. (152.4 cm)	ROLL SIZE (YD) 60
SEWERAGE Left / Right	COLLECTION Essentials	CA PROP 65 No CA Prop 65 label is required.

Warranty
5

Environmental
[Icons]

Entry Canopy Fabric (along N Saint Asaph St)



Exterior Door to Outdoor Dining

Trex Enhance®

LOW-COST, HIGH-PERFORMANCE DECKING & FASCIA

Trex Enhance® decking and Trex® Fascia are wood thermoplastic composite lumber (WTL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Enhance Decking and Fascia are ICC-ES ESR-3105 certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.

DECKING

FASCIA

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	125
Thermal Expansion	ASTM D 1037	1.9 x 10 ⁻⁴ in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lb/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS

Naturals (multi-tonal): Foggy Wharf, Rocky Harbor, Toasted Sand, Coastal Bluff

Basics (monochromatic): Clam Shell, Beach Dune, Saddle

FASTENERS

Trex Hideaway® Hidden Fastening System
Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

Other Approved Fasteners

- Color-matched composite deck screw
- Color-coordinated fascia screw
- Uncoated stainless steel fascia screw

For a full list of approved fasteners, download our Installation Guide at trex.com/literature

Outdoor Dining Decking

AZEK EXTERIORS

AZEK TRIM

6/4" X THICKNESS		
NOMINAL	ACTUAL	18'
6/4" x 4	1 3/8" x 3 3/8"	S
6/4" x 6	1 3/8" x 5 3/8"	S
6/4" x 8	1 3/8" x 7 3/8"	S
6/4" x 10	1 3/8" x 9 3/8"	S
6/4" x 12	1 3/8" x 11 3/8"	S

4/4" X THICKNESS		
NOMINAL	ACTUAL	20'
4/4" x 4	1 3/8" x 3 3/8"	W
4/4" x 6	1 3/8" x 5 3/8"	W
4/4" x 8	1 3/8" x 7 3/8"	W
4/4" x 10	1 3/8" x 9 3/8"	W
4/4" x 12	1 3/8" x 11 3/8"	W

3/4" X THICKNESS					
NOMINAL	ACTUAL	12'	16'	18'	20'
3/4" x 4	1" x 3 1/2"	SW	P	SW	SW
3/4" x 5	1" x 4 1/2"	SW		SW	SW
3/4" x 6	1" x 5 1/2"	SW	P	SW	SW
3/4" x 8	1" x 7 1/2"	SW	P	SW	SW
3/4" x 10	1" x 9 1/2"	SW	P	SW	SW
3/4" x 12	1" x 11 1/2"	SW	P	SW	SW
3/4" x 16	1" x 15 1/2"	SW	P	SW	SW

4/4" X THICKNESS				
NOMINAL	ACTUAL	12'	16'	18'
1 x 2	3/4" x 1 3/8"		P	SW
1 x 3	3/4" x 2 3/8"		P	
1 x 4	3/4" x 3 3/8"	SW	P	SW
1 x 5	3/4" x 4 3/8"	SW		SW
1 x 6	3/4" x 5 3/8"	SW	P	SW
1 x 8	3/4" x 7 3/8"	SW	P	SW
1 x 10	3/4" x 9 3/8"	SW	P	SW
1 x 12	3/4" x 11 3/8"	SW	P	SW
1 x 16	3/4" x 15 3/8"	SW	P	SW

3/8" X THICKNESS				
ACTUAL	12'	18'		
1 1/2" x 3 1/2"	SW	SW		
1 1/2" x 5 1/2"	SW	SW		
1 1/2" x 7 1/2"	SW	SW		
1 1/2" x 9 1/2"	SW	SW		
1 1/2" x 11 1/2"	SW	SW		
1 1/2" x 48" Sheet	S			
1 1/2" x 48" Sheet	S	S	S	S

AZEK SHEET

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

SHEET					
ACTUAL	8'	10'	12'	18'	20'
1/2" x 4'	SW	SW	S	S	
3/4" x 4'	SWP	SWP	SP	S	
1/2" x 4'	S	S	S	S	
3/4" x 4'	SWP	SWP	S	S	
1" x 4'	S	S	S	S	S

AZEK-TO-MILL (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.

AZEK TO MILL					
ACTUAL	8'	10'	12'	18'	20'
1 1/2" x 9 1/2"				S	
1 1/2" x 3 1/2"				S	
1 1/2" x 5 1/2"				S	
1 1/2" x 7 1/2"				S	
1 1/2" x 9 1/2"				S	
1 1/2" x 11 1/2"				S	
1 1/2" x 48" Sheet	S				
1 1/2" x 48" Sheet	S	S	S		S

Smooth Finish (S) Woodgrain Finish (W) PaintPro Technology (P)

AZLEXteriors.com | 31

Railing Slats and Exterior Trim

AQLIGHTING

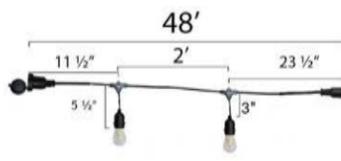
120V Commercial Ready Dimmable Outdoor LED Patio String Light

DESCRIPTION

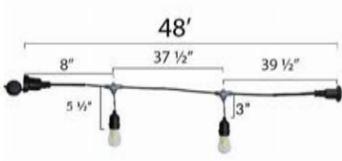
Brand: AQLIGHTING
 Voltage: 120V (12V Available Upon Request)
 Number of Lights: 12 / 15 / 24
 Power Draw: 18w / 22.5w / 36w Per String
 Bulb Spacing: 24" / 37" / 24"
 Max Run: 5 sets (48' Long) / 10 sets (24' Long)
 Bulb Socket: E26 Medium Base
 Bulb Type: S14 Edison Style Filament
 Bulb Wattage: 1.5w Per Bulb
 Lumens Per Bulb: 150 Lumens
 Total Lumen Count: 1,800 Lumens (24" spacing, 24' Length) / 2,250 Lumens (39" spacing, 48' Length) / 3,600 Lumens (24" spacing, 48' Length)
 Color Temperature: Warm White 2700K
 Socket Drop Off: 3" off Cord
 Dimmable: Full Range w/ CFL / LED Dimmer
 UL Certifications: E308842 (Cord) / E323736 (Socket) / E476246 (Bulb)



12 & 24 LIGHT STRING DIMENSIONS (available in 24' and 48' lengths)



15 LIGHT STRING DIMENSIONS



ORDERING INFORMATION

SL-ZY-LED	QUANTITY OF BULBS	LENGTH
	12 2" SPACING (ONLY AVAIL IN 24')	24'
	15 3" SPACING (ONLY AVAIL IN 48')	48'
	24 2" SPACING (ONLY AVAIL IN 48')	48'

SL-ZY-LED - _____ - _____

Fixture Type: _____
 Job Name: _____
 Notes: _____

www.aqlightinggroup.com 800.865.7221

String Lights at Outdoor Dining Enclosure

SHERWIN-WILLIAMS

Color > Blue Paint Colors > SW 9179 Anchors Aweigh



SW 9179 Anchors Aweigh

Set a course for adventurous color with this dark, daring blue. Cool and deeply saturated, it's a refreshing choice for trim and exteriors.

Get this color in a:

- Color Sample
- Paint Sample
- Interior Paint
- Exterior Paint

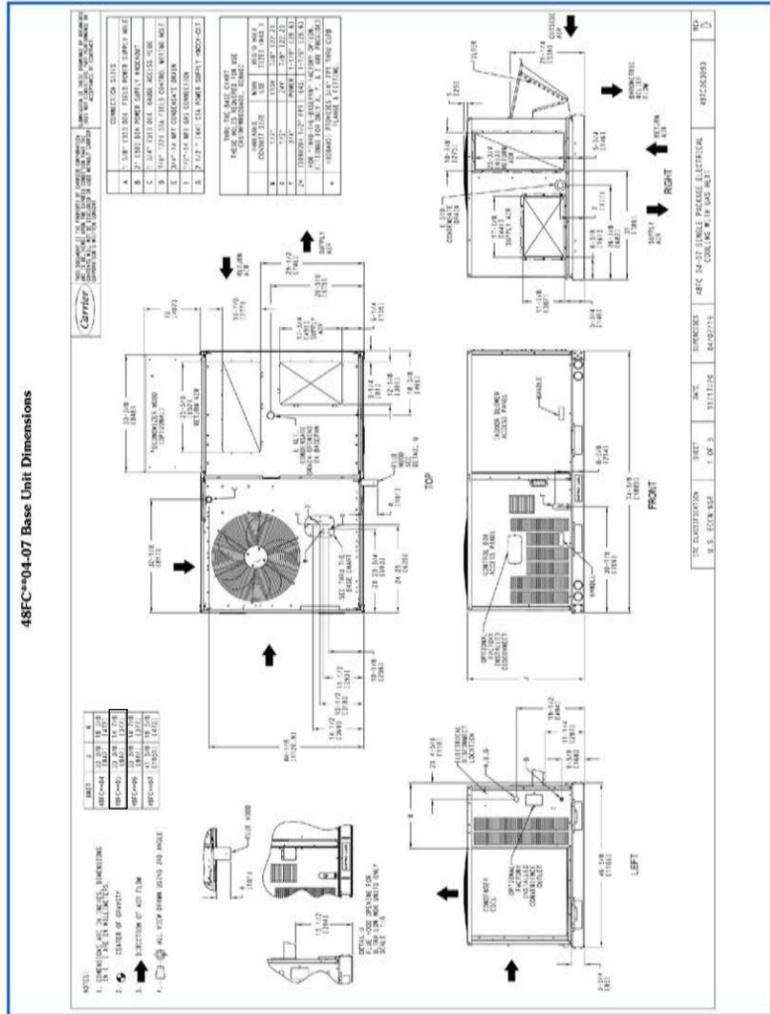
Coordinating Colors: Pure White (SW 7005), Creamy (SW 7012), Quilted (SW 1212)



LIVING ROOM | KITCHEN | BEDROOM | BATHROOM | EXTERIOR

Exterior Paint Color

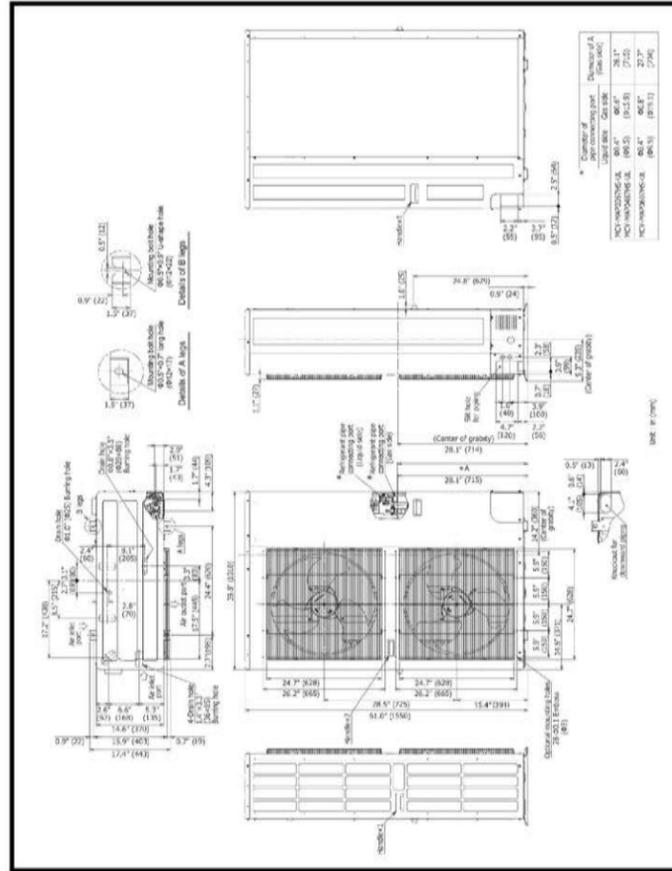
Base unit dimensions



24

RTU-2

OUTDOOR UNIT HEAT PUMP MCY-MAP0607HS-UL
 DIMENSIONAL DRAWING



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 Manufacturer reserves the right to discontinue, or change at any time, specifications or designs without notice and without incurring obligations.
 Printed in U.S.A. Form MCY-MAP0607HS-UL_01 Pg 2 1-17 Replaces: NEW

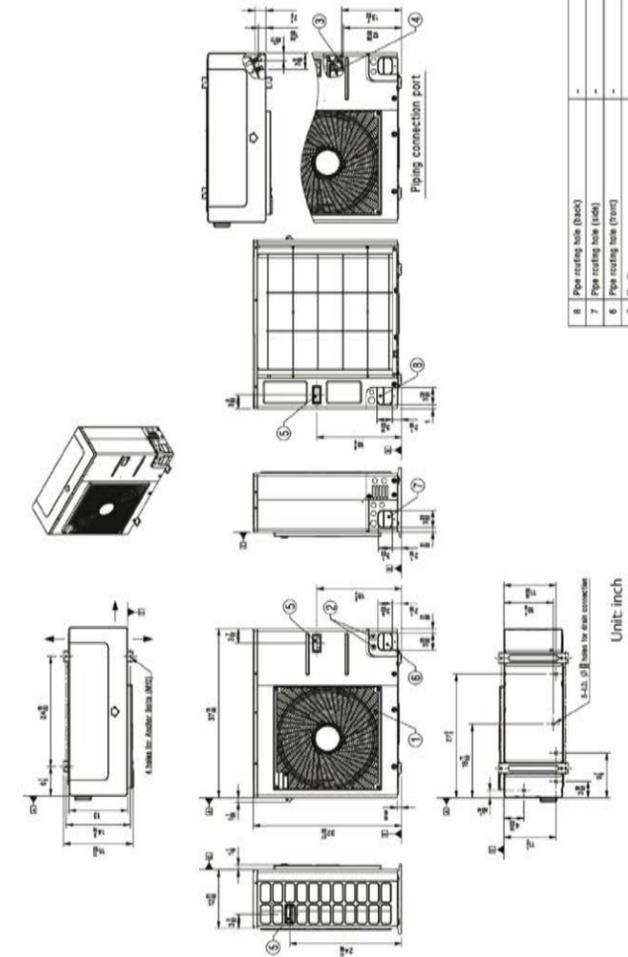
HP-2

Job Name/Location:

LS363HLV3
 Single Zone Extended Piping Wall Mount
 Outdoor Unit (ODU) - LSU363HLV3, Indoor Unit (IDU) - LSN363HLV3



Tag No.: _____
 Date: _____
 PO No.: _____



No.	Part Name	Description
8	Pipe resting hole (base)	
7	Pipe resting hole (top)	
6	Head	
5	Head	
4	Unit Pipe Connection	Flare joint
3	Unit Pipe Connection	Flare joint
2	Power and communication cable hole	
1	Air Outlet	



For continual product development, LG reserves the right to change specifications without notice.
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