

**ISSUE:** Certificate of Appropriateness for alterations and sign.

**APPLICANT:** 215 NP SPE LLC

**LOCATION:** Parker-Gray District  
215 North Payne Street

**ZONE:** CRMU/M/ Commercial Residential Mixed Use (Medium)

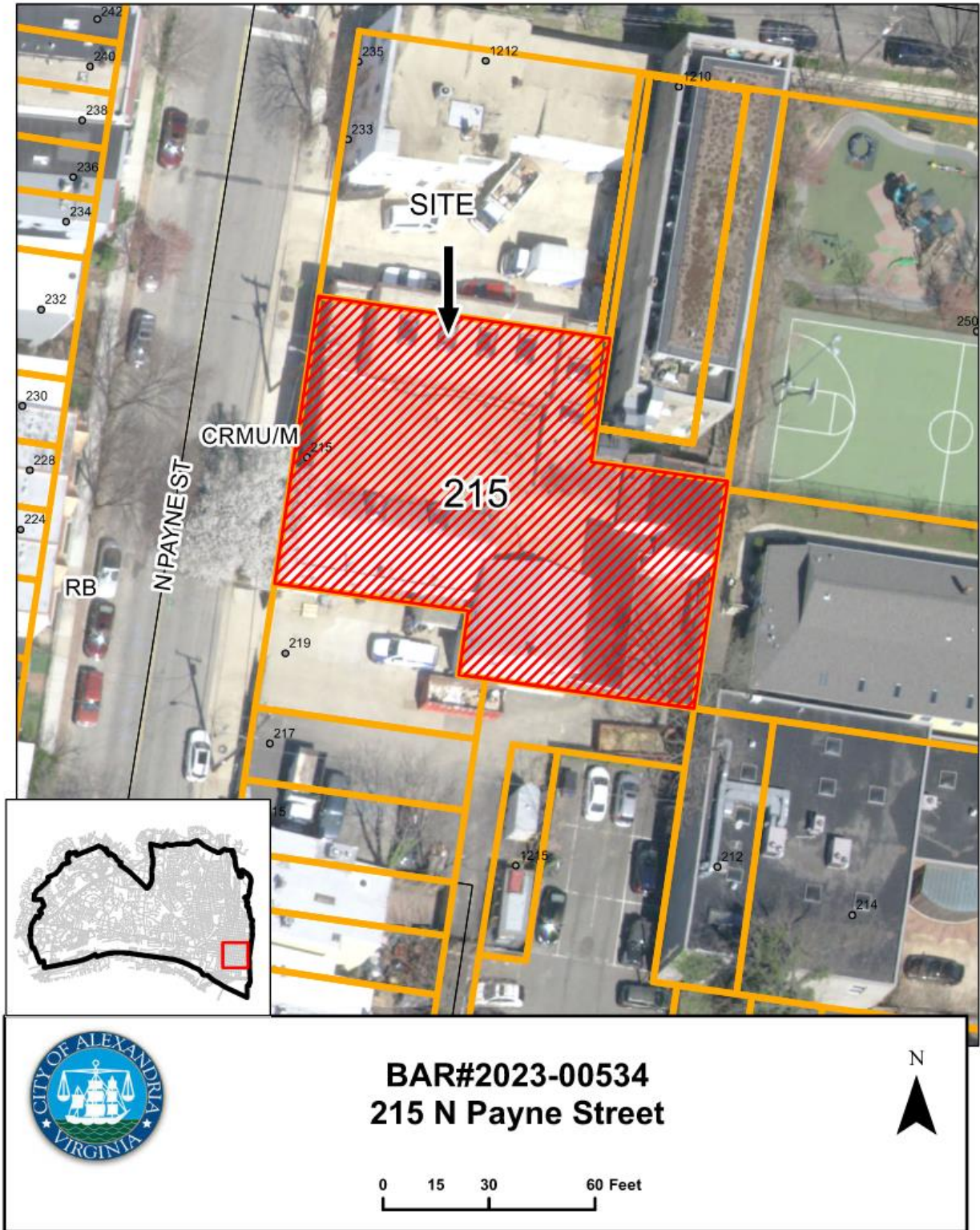
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations and sign with the condition that the awning brackets be installed through the mortar joints.

**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](mailto: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.



## I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to add an awning as well as a new sign, at 215 North Payne Street.

### Certificate of Appropriateness

The project consists of adding a 7'-8" long by 8" tall aluminum awning to be mounted with hanging rods. The awning will cover the building's main entrance.

### Sign

The applicant is proposing to install a new backlit aluminum face sign on top of the proposed awning. The sign will be 4'-10" long and 10" high.

### Site context

The subject property sits on the east side of the 200 Block of North Payne Street. There is a private alley running adjacent to the eastern half of the building's south elevation.

## II. HISTORY

According to the Uptown/Parker Gray Historic District National Register of Historic Places registration form written by Terry Necciai with John Milner Associates, 215 North Payne is a commercial brick building, built **circa 1940** in the commercial style, and is a contributing structure to the historic district. It is a large commercial building created by connecting several different buildings built at different times of differing materials into one large complex. A 1937 photograph indicates that at least one of the buildings existed at some point prior to 1937. Sanborn research and site visits by BAR staff have confirmed a late 19th or early 20th century construction date for the building at the south end, with two additions towards the north. Early in the 20th century, the site held coal yards. Aerial photographs indicate that the footprint is virtually unchanged since at least 1957. Building permit number 39764 dated April 10, 1984, approved the addition of aluminum siding with vinyl trim.

### *Previous BAR Approvals*

BAR2010-00351 administrative approval to reconstruct the façade after storm damage. Applicant removed stucco and vinyl siding from the building, returning it to its original brick exterior.

BAR2012-00048 approval to add metal/fabric awning over façade entry door.

BAR2019-00278 & BAR2019-00262 approval for façade renovation, after-the-fact demolition, and waiver of fence height.

## III. ANALYSIS

The *Design Guidelines* state that "On retail and commercial buildings awnings are most commonly used as a visual identifying element over the main entrance to a business. Like signs, awnings can

have a powerful visual effect on the overall appearance of a building and like signs, awnings should play a secondary role and augment, not compete with the architecture of a historic building. Furthermore, “For historic buildings, appropriate shed awnings (both retractable and non-retractable) are preferred in the historic districts, especially for mid-19<sup>th</sup> to mid-20<sup>th</sup> century buildings. However, other awning configurations on rigid or fixed frames may be considered for late-20<sup>th</sup> century buildings.”

Staff has no objection to the proposed awning installation as it is proportionally small in comparison to the length of the building’s façade on which the awning is being installed (Figure 1). In addition, the subject vernacular commercial building is a LATE building within the Parker-Gray district and the fixed rigid awning is stylistically appropriate. However, staff recommends that the awning be installed through the building’s mortar joints to prevent damaging the brick wall.

Proposed awning and sign location



The *Guidelines* state that “Signs should blend with and not detract from the historic architecture of the districts. When signs distract, shout out to the pedestrian, are not sensitively placed on the architecture or obscure it, a negative image of the historic commercial streetscape is created. High quality signs that complement the historic building help maintain the quality of the historic districts, attracting tourists and businesses.” The proposed sign complies with the *Guidelines* and zoning requirements.

With the conditions above, staff recommends approval of the project.

### **STAFF**

Marina Novaes, Historic Preservation Planner, 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 awning and wall sign will comply with zoning.

F-1 The awning goes over an existing front stoop and therefore not further encroaching into the public right away.

#### **Code Administration**

C-1 A 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 Previously reviewed under [BAR2012-00048.....] (T&ES)

F-2 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)

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)
- C-7 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)
- C-8 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

**Alexandria Archaeology**

- F-1 No archaeological oversight is required for this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

**BAR CASE#** \_\_\_\_\_  
(OFFICE USE ONLY)

**ADDRESS OF PROJECT:** \_\_\_\_\_

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

**TAX MAP AND PARCEL:** \_\_\_\_\_ **ZONING:** \_\_\_\_\_

**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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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

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

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

**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.*

- 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.



**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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

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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: \_\_\_\_\_

Date: \_\_\_\_\_

# 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.		
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 \_\_\_\_\_ (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.		
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.		
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.

Date
Printed Name
Signature

**SURVEYOR'S CERTIFICATE**

I, RUSSELL L. MILES, A DUY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO BLUEYES ENTERPRISES, L.L.C., BLUEYES ENTERPRISES, LLC, AND BLUE EYES & SUNSHINE, LLC, (PROPERTY OWNER); STEWART TITLE GUARANTY COMPANY (TITLE COMPANY), ALXP-213, LLC, ALXP-215, LLC, AND ALXP-235, LLC (PROPOSED INSURED) AND THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, 19, & 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 24, 2017.

*R. Miles*  
 RUSSELL L. MILES  
 L.S. #2770  
 11/08/2017  
 DATE

**TITLE COMMITMENT  
 SCHEDULE B - SECTION 2  
 T.M. #64-03-03-17**

THIS SURVEY HAS BEEN COMPLETED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT AND SCHEDULE B - SECTION 2 ITEMS ARE OUTLINED AND ADDRESSED AS FOLLOWS:

A. TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A COMMITMENT NO. OF 17-41711 AND AN EFFECTIVE DATE OF OCTOBER 1, 2017.

- ITEMS #1-7: APPEARS TO PERTAIN TO THE SUBJECT PROPERTIES BUT ARE NOT SURVEY RELATED.
- ITEM #8: PERTAINS TO THE SUBJECT PROPERTY AS SHOWN

OTHER EASEMENTS OF RECORD, OTHER ENCUMBRANCES AND VARIOUS RIGHTS-OF-WAY MAY EXIST.

**TITLE COMMITMENT  
 SCHEDULE B - SECTION 2**

T.M. #64-03-03-38, T.M. #64-03-03-39  
 T.M. #64-03-03-40, T.M. #64-03-03-41 &  
 T.M. #64-03-03-30

THIS SURVEY HAS BEEN COMPLETED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT AND SCHEDULE B - SECTION 2 ITEMS ARE OUTLINED AND ADDRESSED AS FOLLOWS:

A. TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A COMMITMENT NO. OF 17-41611 AND AN EFFECTIVE DATE OF OCTOBER 1, 2017.

- ITEMS #1-7: APPEARS TO PERTAIN TO THE SUBJECT PROPERTIES BUT ARE NOT SURVEY RELATED.
- ITEM #8: PERTAINS TO THE SUBJECT PROPERTY AS SHOWN

OTHER EASEMENTS OF RECORD, OTHER ENCUMBRANCES AND VARIOUS RIGHTS-OF-WAY MAY EXIST.

**TITLE COMMITMENT  
 SCHEDULE B - SECTION 2  
 T.M. #64-03-03-37**

THIS SURVEY HAS BEEN COMPLETED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT AND SCHEDULE B - SECTION 2 ITEMS ARE OUTLINED AND ADDRESSED AS FOLLOWS:

A. TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, HAVING A COMMITMENT NO. OF 17-41811 AND AN EFFECTIVE DATE OF OCTOBER 1, 2017.

- ITEMS #1-8: APPEARS TO PERTAIN TO THE SUBJECT PROPERTY BUT ARE NOT SURVEY RELATED.

OTHER EASEMENTS OF RECORD, OTHER ENCUMBRANCES AND VARIOUS RIGHTS-OF-WAY MAY EXIST.

**NOTES:**

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE CITY OF ALEXANDRIA, VIRGINIA TAX ASSESSMENT MAP AS:

TAX MAP NO. 064-03-03-17 (#235)	ZONED: CRMU/M
TAX MAP NO. 064-03-03-41 (#215)	ZONED: CRMU/M
TAX MAP NO. 064-03-03-40 (#219)	ZONED: CRMU/M
TAX MAP NO. 064-03-03-39 (#217)	ZONED: CRMU/M
TAX MAP NO. 064-03-03-38 (#215A)	ZONED: CRMU/M
TAX MAP NO. 064-03-03-37 (#213)	ZONED: CRMU/M
TAX MAP NO. 064-03-03-30 (#215A)	ZONED: RB

2. THE PROPERTIES SHOWN HEREON ARE NOW OR FORMERLY IN THE NAME OF THE FOLLOWING:

#235 BLUEYES ENTERPRISES, L.L.C.,	INSTRUMENT #150019844
#215 BLUEYES ENTERPRISES, LLC,	INSTRUMENT #150021500
#219 BLUEYES ENTERPRISES, L.L.C.,	INSTRUMENT #150019843
#217 BLUEYES ENTERPRISES, L.L.C.,	INSTRUMENT #150019843
#215A BLUEYES ENTERPRISES, L.L.C.,	INSTRUMENT #150019843
#213 BLUE EYES & SUNSHINE, LLC,	INSTRUMENT #170007820
#215A BLUEYES ENTERPRISES, L.L.C.,	INSTRUMENT #150019843

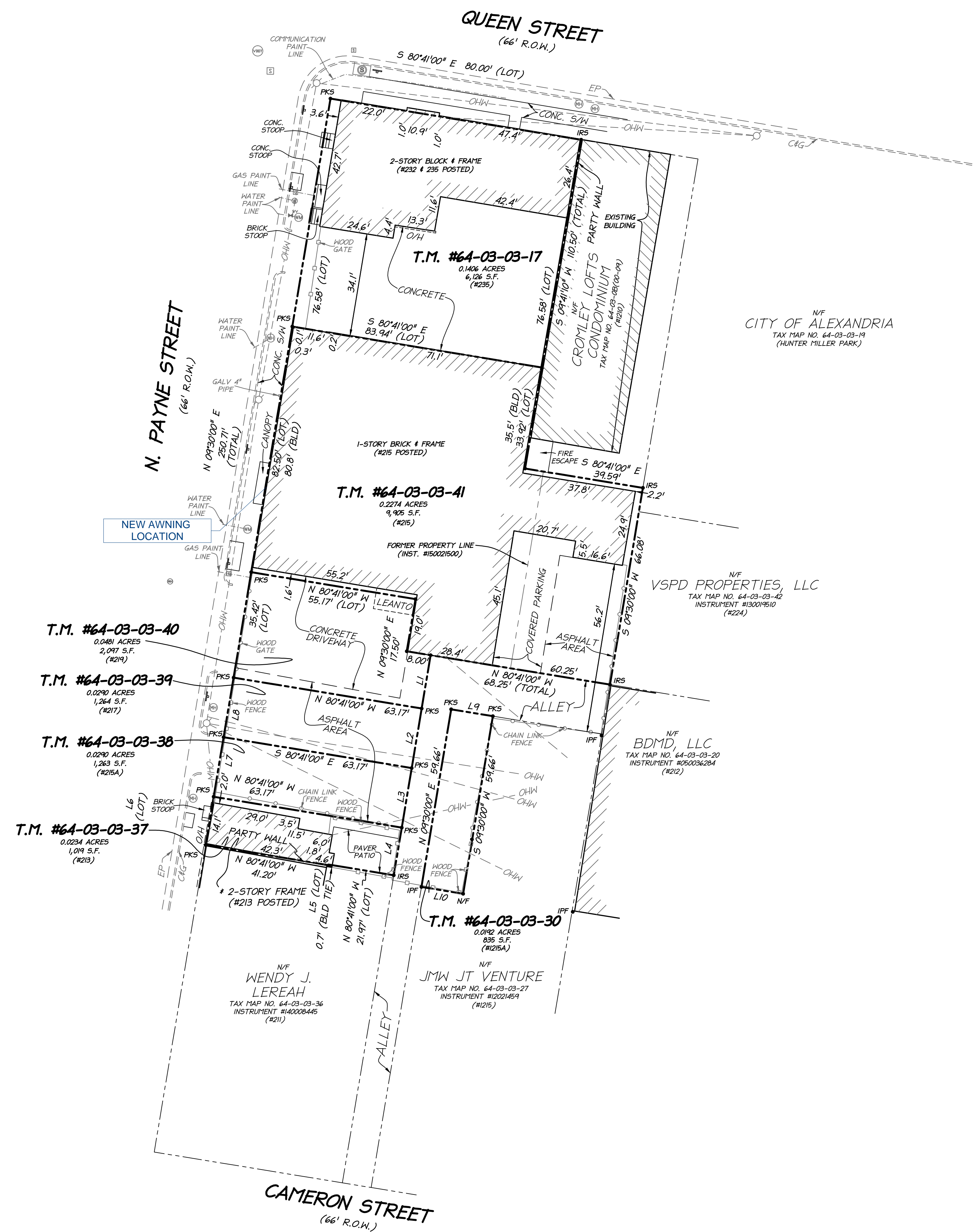
ALL RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

3. THE CURRENT ADDRESSES FOR THESE PROPERTIES ARE 235, 215, 219, 217, 215A, 213 NORTH PAYNE STREET, ALEXANDRIA, VIRGINIA 22314 AND 1215A CAMERON STREET, ALEXANDRIA, VIRGINIA 22314.

4. THE PROPERTIES SHOWN HEREON APPEAR TO BE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA F.I.R.M. MAP NO. 5155190041E, DATED JUNE 16, 2011.

5. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OF GOVERNMENTAL RECORDS REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN THE PERFORMANCE OF THIS ALTA/ACSM SURVEY.

6. UTILITY MARKINGS SHOWN HEREON PER MISS UTILITY TICKETS A728302845, A728302811, A728302820, A728302828, & A728302838.



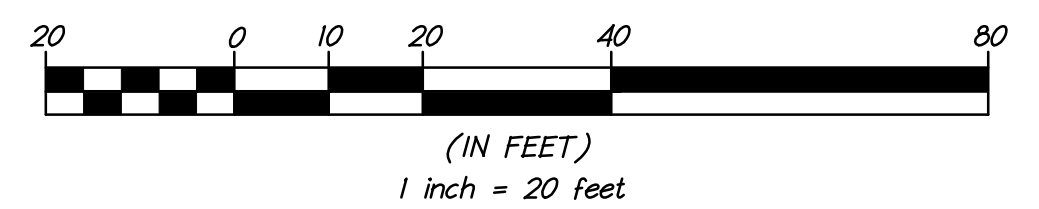
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L2	S 09°30'00" W	20.01'
L3	S 09°30'00" W	20.00'
L4	S 09°30'00" W	16.00'
L5	S 09°30'00" W	0.20'
L6	N 09°30'00" E	16.20'
L7	N 09°30'00" E	20.00'
L8	N 09°30'00" E	20.00'
L9	S 80°41'00" E	14.00'
L10	N 80°41'00" W	14.00'

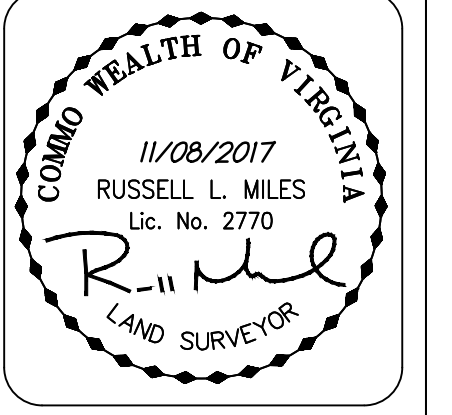
**LEGEND**

- ⊙ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⬇ SIGN
- ⊕ WATER METER
- ⊙ MANHOLE
- ⊕ WATER VALVE
- ▭ INSIDE OF BUILDING
- ⊙ WATER MANHOLE
- ⊕ GAS VALVE
- ⊕ POWER POLE
- ⊕ CURB & GUTTER
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- OHW OVER HEAD WIRE
- OH OVER HANG
- PKS PK NAIL SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- N/F NAIL FOUND
- IRS IRON ROD SET

**GRAPHIC SCALE**



**MILES & COMPANY, INC.**  
 Professional Land Surveying  
 & Land Planning Services  
 Suite #300  
 Frederickburg, Virginia 22407  
 Phone: 540-745-4404  
 Fax: 540-548-4447  
 Email: info@miles-company.com



REVISION:


ALTA/ACSM SURVEY  
 FOR THE BENEFIT OF  
**ALXP-213, LLC, ALXP-215, LLC, & ALXP-235, LLC**  
 T.M. #64-03-03-17, T.M. #64-03-03-41, T.M. #64-03-03-40, T.M. #64-03-03-39,  
 T.M. #64-03-03-38, T.M. #64-03-03-37, & T.M. #64-03-03-30  
 CITY OF ALEXANDRIA, VIRGINIA

DATE: 11/08/2017

SCALE: 1" = 20'

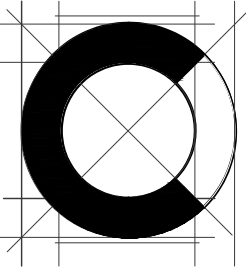
SHEET: 1 OF 1



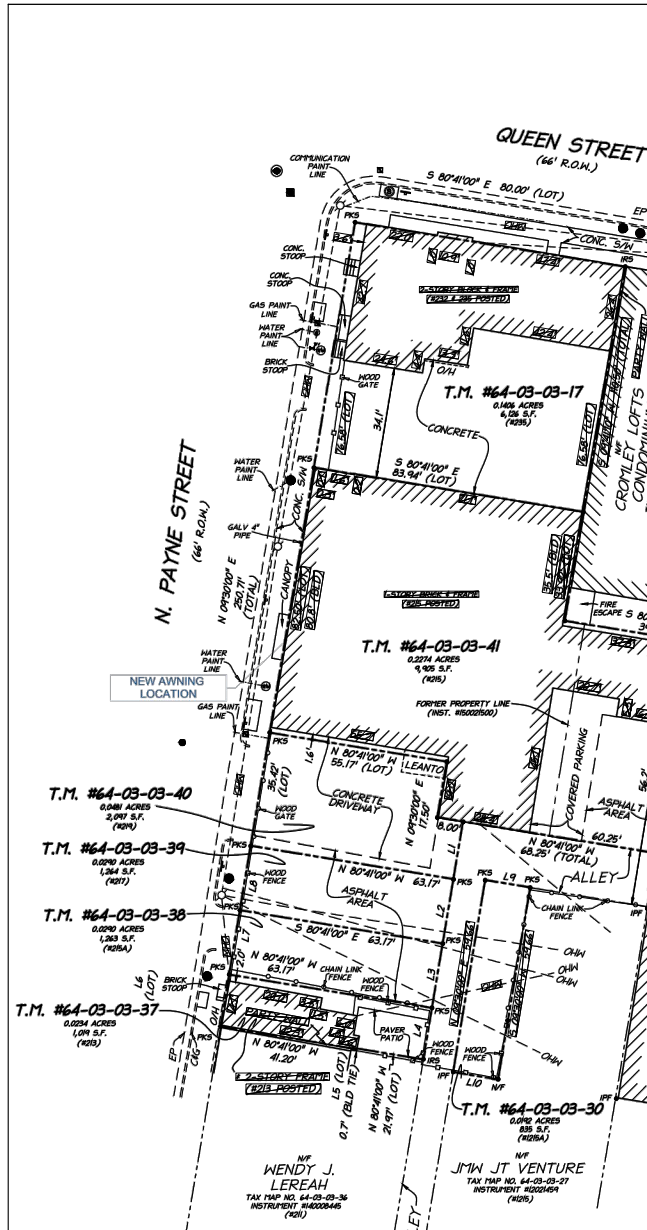
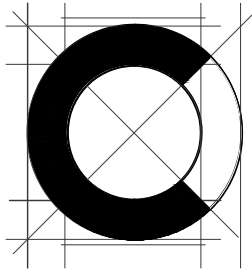
**NOW OPEN**  
OFFICES MEETING ROOMS GYM

215 N. PAYNE

215  
LOOP

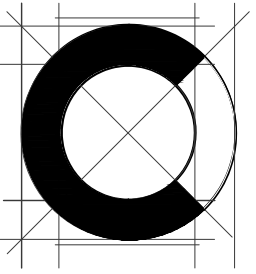


**215 N PAYNE ST  
NEW AWNING  
"THE LINK"**



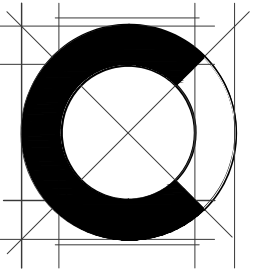
SITE PLAT

SITE PHOTO

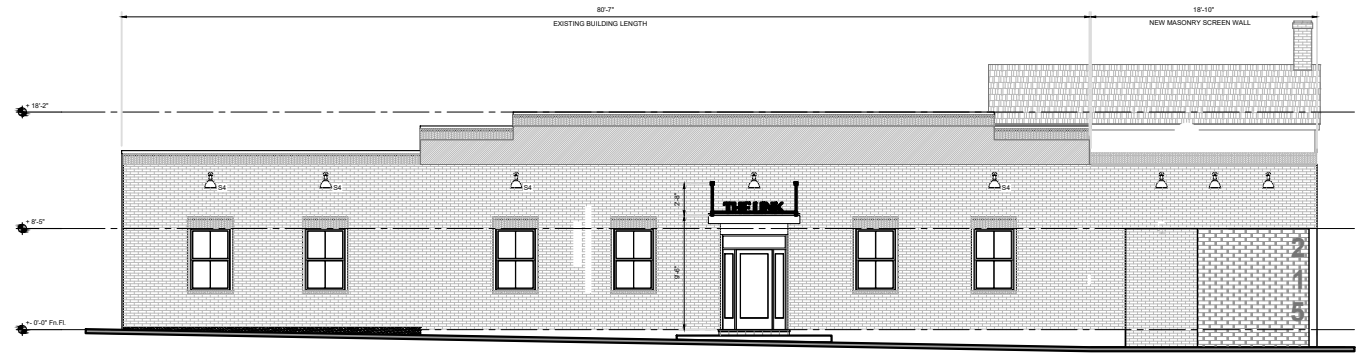


DAYTIME ENTRANCE VIEW RENDERING





NIGHT ENTRANCE VIEW RENDERING



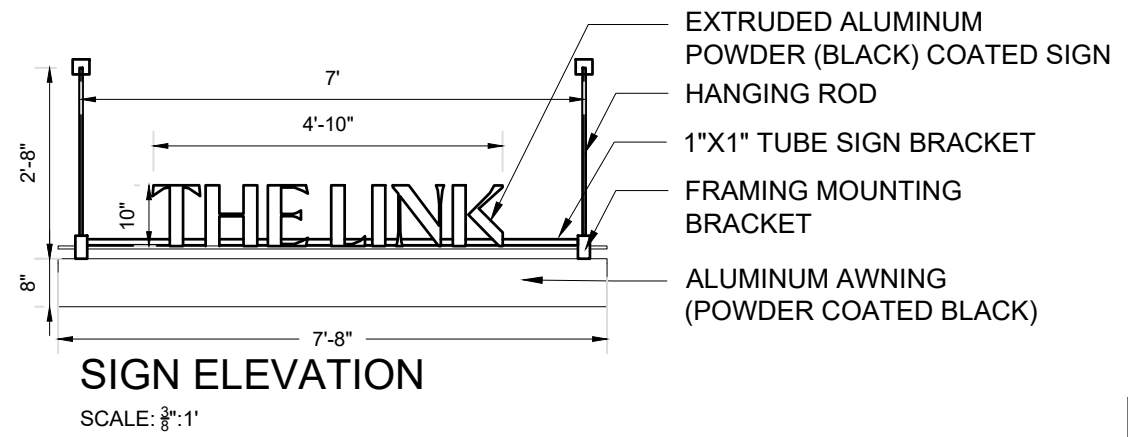
# 215 PAYNE ST. ELEVATION

SCALE: 1/4" = 1'



# THE LINK ENTRY ELEVATION

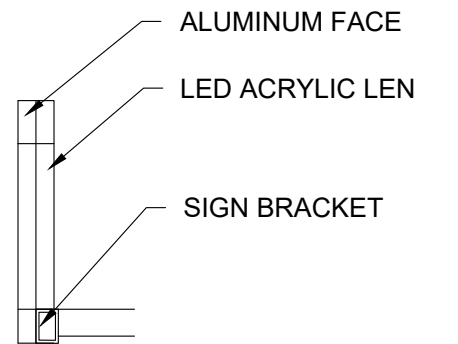
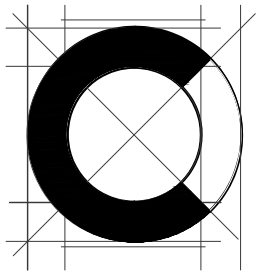
SCALE: 1/4" = 1'



## SIGN ELEVATION

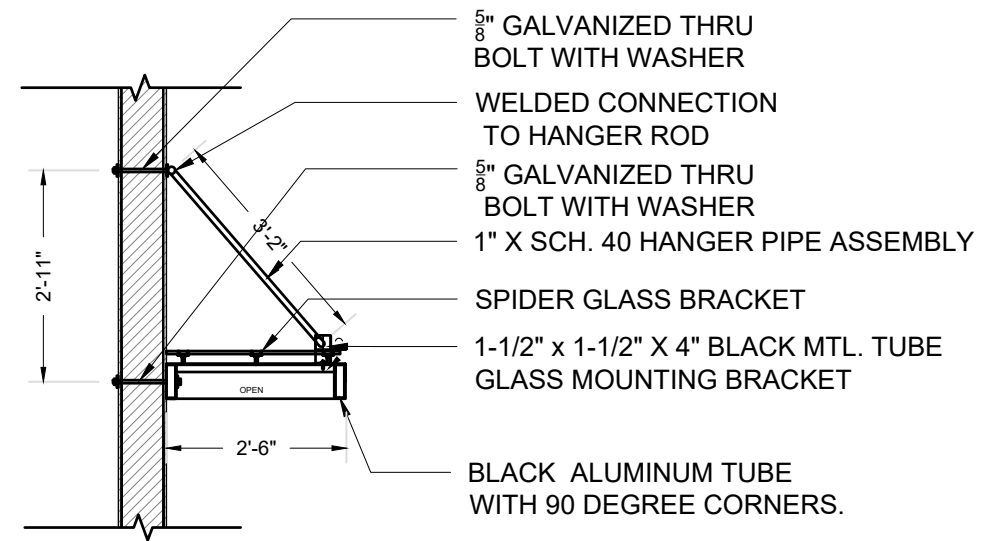
SCALE: 3/8" = 1'

- EXTRUDED ALUMINUM POWDER (BLACK) COATED SIGN
- HANGING ROD
- 1"X1" TUBE SIGN BRACKET
- FRAMING MOUNTING BRACKET
- ALUMINUM AWNING (POWDER COATED BLACK)



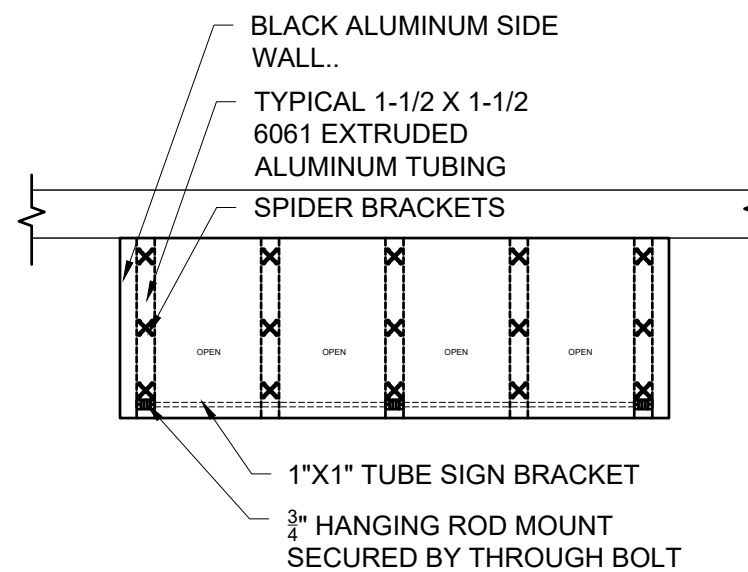
## SIGN LETTER DETAIL

SCALE: 1-1/2" = 1'



## SIGN SECTION DETAIL

SCALE: 3/8" = 1'



## SIGN OVERHEAD PLAN

SCALE: 3/8" = 1'