

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

APPLICANT: Simpson Development Co., Inc. represented by Louis Barbieri, architect

LOCATION: Old and Historic Alexandria District
100 North Pitt Street

ZONE: KR / King Street Retail Zone

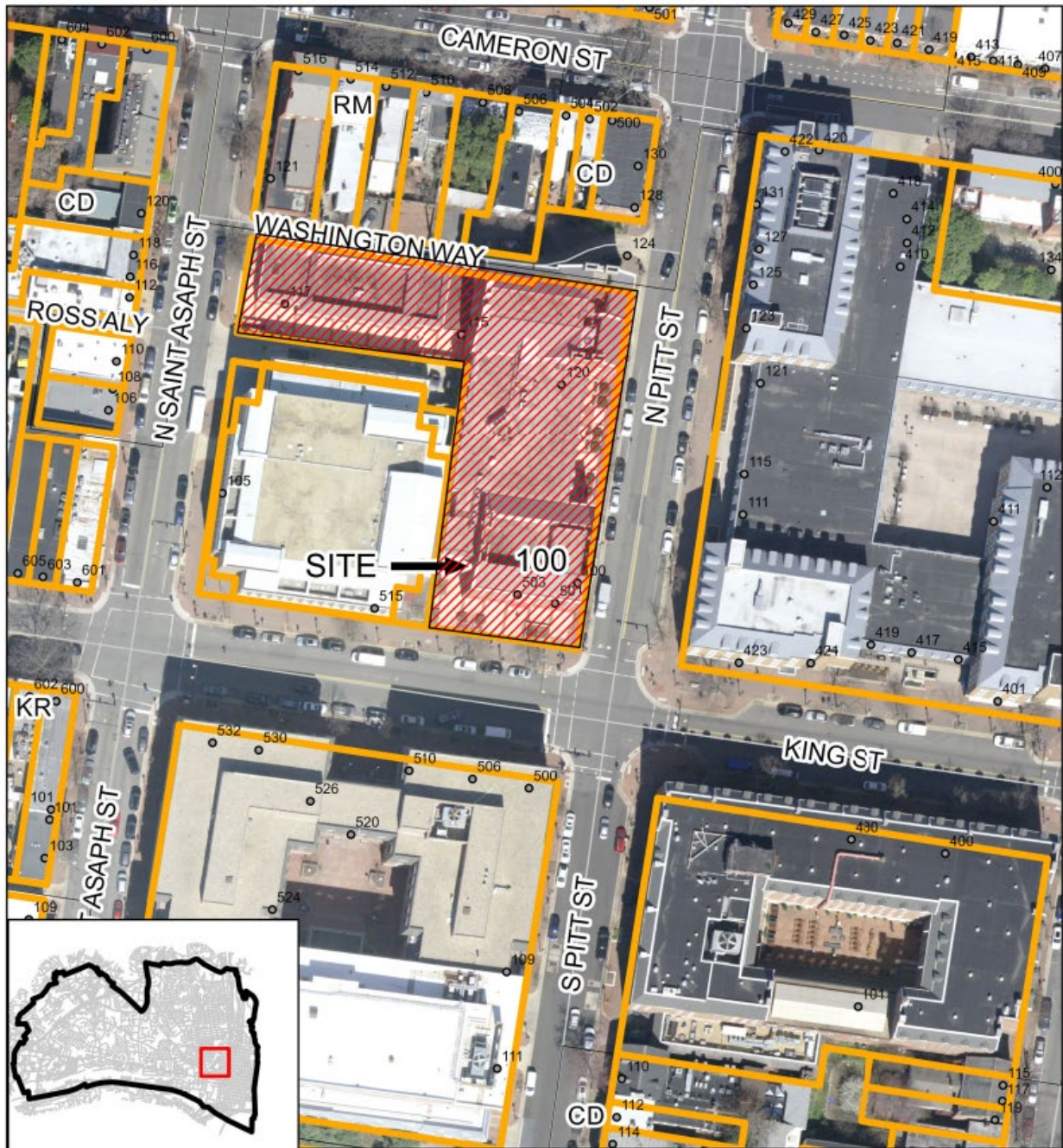
STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions:

- Submit storefront glass specifications with the building permit submission that comply with the *Design Guidelines*.
- Work with staff to find an appropriate brightness level for the back-lit address sign.

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.



BAR2025-00231 & BAR2025-00232
100 North Pitt Street



0 40 80 160 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00231) and Certificate of Appropriateness (BAR #2025-00232) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness and a Permit to Demolish (partial) to:

- Renovate the entry vestibule to 100 North Pitt Street by removing brick planters and existing storefront glass, enclosing existing masonry openings with new storefront glazing, constructing an overhead louvered sunshade canopy, and adding address signage.
- Renovate the rear plaza adjacent to 115 North Saint Asaph Street by removing a metal guard rail and a low brick wall, installing a metal privacy screen, adding a new guard rail and handrails, and adding several planters

Site context

There are two areas of work included in the application: the entry vestibule along North Pitt Street, and the rear plaza, which is adjacent to 115 North Saint Asaph Street. The rear plaza is located along Washington Way, which is a public right-of-way.

II. HISTORY

The subject property is part of the Bankers Square development, an urban renewal project which demolished many historic buildings on the 500 block of King Street and 100 block of North Pitt Street in the late 1960s (Figures 1 and 2). One notable example of buildings lost from this site was the three-story Warfield Drug Store at the corner of King and North Pitt. This pharmacy, run by Confederate veteran Edgar Warfield and his family, operated from 1906 to 1951. The existing Colonial Revival style office building at 100 North Pitt Street was constructed in 1969.



Figure 1. 100 block of North Pitt Street in July 1966 as viewed from Market Square, before most of the buildings were demolished for the Bankers Square project.



Figure 2. The corner of King Street and North Pitt Street in the late 1960s (HABS), before the buildings were demolished for the Bankers Square project.

Previous BAR Approvals

December 16, 1970

April 20, 1977

June 4, 1980

BAR2010-00065

Signage

Addition at Banker's Square

Signage

Replace awnings

III. ANALYSIS

The applicant proposes the following alterations to the entry vestibule along North Pitt Street (Figure 3).

- Remove the existing exterior light fixtures on the east elevation
- Remove some existing brick planter walls on the east elevation
- Add a louvered black aluminum canopy with down lights to the east and north elevations
- Infill existing masonry openings on the east and north elevations with black anodized aluminum storefront glass and a new entry door
- Add 24" LED back-lit address signage in black anodized aluminum

Staff notes that by infilling the masonry openings, part of the existing entry vestibule would become interior rather than exterior.



Figure 3. Photo of existing entry vestibule (top) and rendering of proposed entry vestibule (bottom).

The applicant proposes the following alterations to the rear plaza adjacent to North Saint Asaph Street (Figure 4).

- Remove the existing handrail and brick wall around the below-grade steps at the southwest side of the plaza, replace with a new handrail and guardrail, and add a 6-foot-tall, perforated metal privacy screen
- Remove the existing guardrail along the south side of the plaza and replace with planter boxes
- Remove the existing brick wall at the southeast side of the plaza and add an 8-foot-tall, perforated metal privacy screen

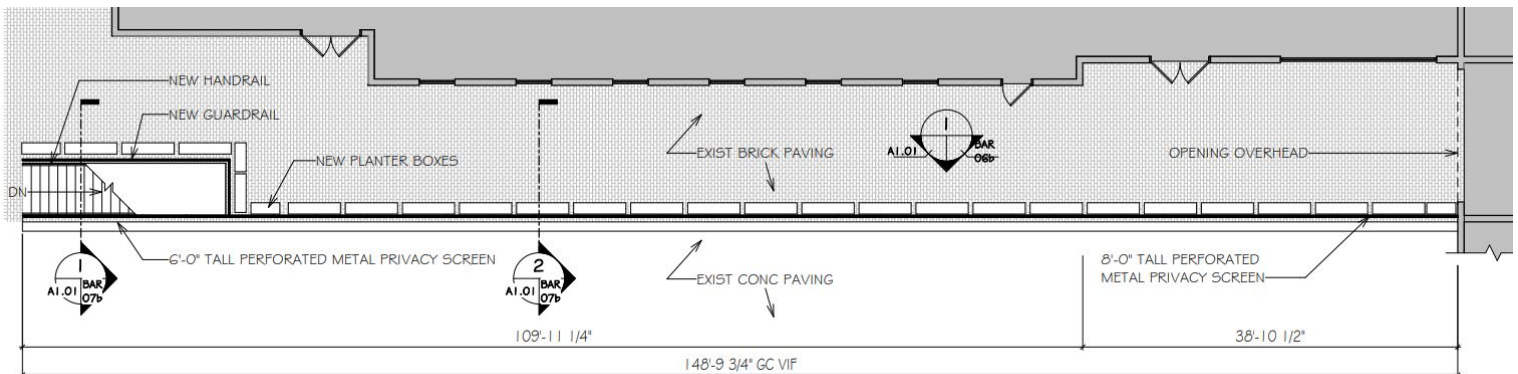


Figure 4. Photo of existing rear plaza (top) and plan of proposed rear plaza (bottom).

Permit to Demolish/Capsulate

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 an 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, 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?	No
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	N/A

In the opinion of staff, none of the criteria for demolition and capsulation are met. The capsulation/demolition does not remove any portion of the building containing character-defining features of uncommon design or historic merit and does not compromise the integrity of this 1960s-era building. Staff therefore has no objection to the demolition/capsulation and recommends **approval** of the Permit to Demolish/Capsulate.

Certificate of Appropriateness

The Certificate of Appropriateness portion of this application focuses on the new storefront design, canopy, signage, and rear plaza elements. Staff is supportive of the proposed renovations as they introduce an updated design without compromising the visual composition of the building or detracting from its architectural style or any historic character.

According to the *Design Guidelines*, awnings and canopies should not obscure the architectural or decorative features of a building; staff finds the proposed canopy appropriate because it uses a simple style that is sympathetic to the existing building. Staff also finds the proposed back-lit sign appropriate, as it is located on a non-street-facing elevation and is not adjacent to any residential properties. However, staff is cognizant of concerns about sign brightness in the historic districts, and recommends that the applicant work with staff to find an appropriate brightness level.

Lastly, staff supports the use of the metal privacy screens and Veradeck block planters in the rear plaza, as their modern design is appropriate for this 1960s-era building complex. The *Design Guidelines* encourages this type of planter over permanent brick and masonry planters.

Staff therefore recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions:

- Submit storefront glass specifications with the building permit submission that comply with the *Design Guidelines*.
- Work with staff to find an appropriate brightness level for the back-lit address sign.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed vestibule renovations and new plaza improvements will comply with Zoning.

Code Administration

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 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 adjacent to 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

No formal archaeology comments.

National Park Service

No comments received.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment
- Any other supporting documentation

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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

This project consists of renovating the entry vestibule to 100 N Pitt street & renovating the rear plaza adjacent to 115 N ST Asaph St. Entrance Vestibule demolition includes the removal of existing built-in brick planters and existing storefront glass. Plaza demolition includes the removal of an existing metal guard rail and a low brick wall. Entrance Vestibule renovations include an interior elevator lobby remodel, enclosure of the existing masonry openings with new storefront glazing, addition of an overhead louvered sunshade canopy, and addition of 24" Arial back-lit address signage in black anodized aluminum. Plaza renovations include installation of a metal privacy screen, new guard rail and handrails at exiting steps and provision of outdoor planters.

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.*

- 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.

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: _____ 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.

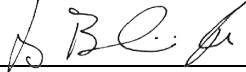
- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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: _____

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. <u>BANKERS SQUARE ASSOCIATES LLC</u>	[REDACTED]	<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 100 N. PETT ST. (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. <u>BANKERS SQUARE ASSOCIATES LLC</u>	[REDACTED]	<u>100 %</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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.

6/16/25
Date

MAX SIMPSON
Printed Name

[Signature]
Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. x =
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

B3. Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

B2. **Total Exclusions**

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

C3. Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

C2. **Total Exclusions**

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

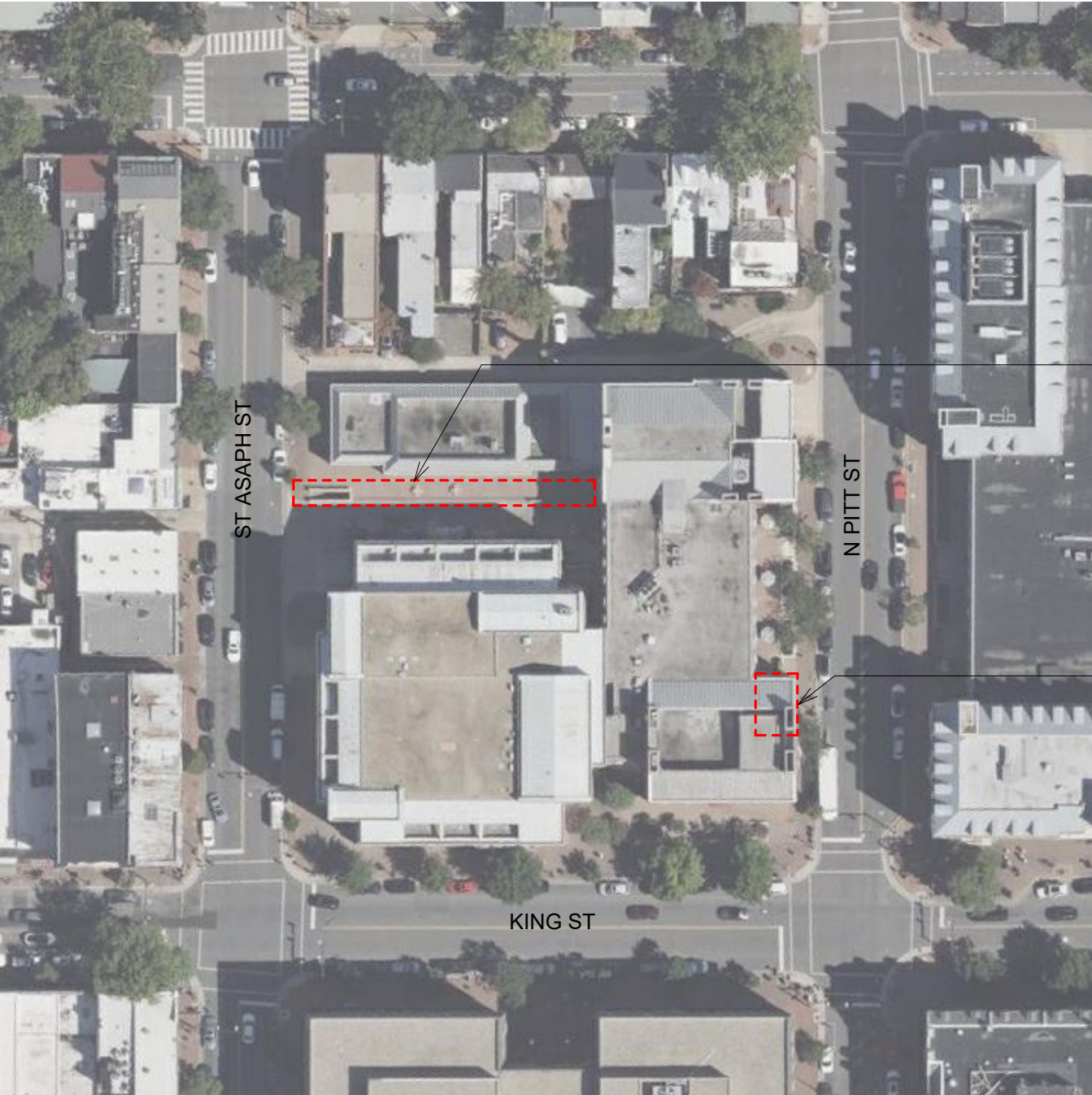
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

15

Date: _____

100 N PITT ST EXTERIOR RENOVATION



REAR PLAZA
SEE SHEETS: BAR 3B-7B

ENTRANCE VESTIBULE
SEE SHEETS: BAR 3A-7A

SHEET INDEX

BAR 01	Cover Sheet
BAR 02	Original Architectural Site Plan
BAR 03a	Existing Photos - Entrance Vestibule
BAR 04a	Demolition Floor Plan - Entrance Vestibule
BAR 05a	Proposed Floor Plan - Entrance Vestibule
BAR 06a	Proposed Elevations - Entrance Vestibule
BAR 07a	3D View & Detail - Entrance Vestibule
BAR 08a	Materials and Specifications
BAR 03b	Existing Photos - Rear Plaza
BAR 04b	Demolition Floor Plan - Rear Plaza
BAR 05b	Proposed Floor Plan - Rear Plaza
BAR 06b	Proposed North Elevation - Rear Plaza
BAR 07b	Proposed Details - Rear Plaza
BAR 08b	Materials and Specifications

DESCRIPTION OF WORK

THIS PROJECT CONSISTS OF RENOVATING THE ENTRY VESTIBULE TO 100 N PITT STREET & RENOVATING THE REAR PLAZA ADJACENT TO 115 N ST ASAPH ST

Cole&DennyArchitects

277 South Washington Street
Alexandria, VA 22314

703.684.5994
coleanddenny.com

Cover Sheet

100 N PITT ST EXTERIOR RENOVATION

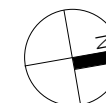
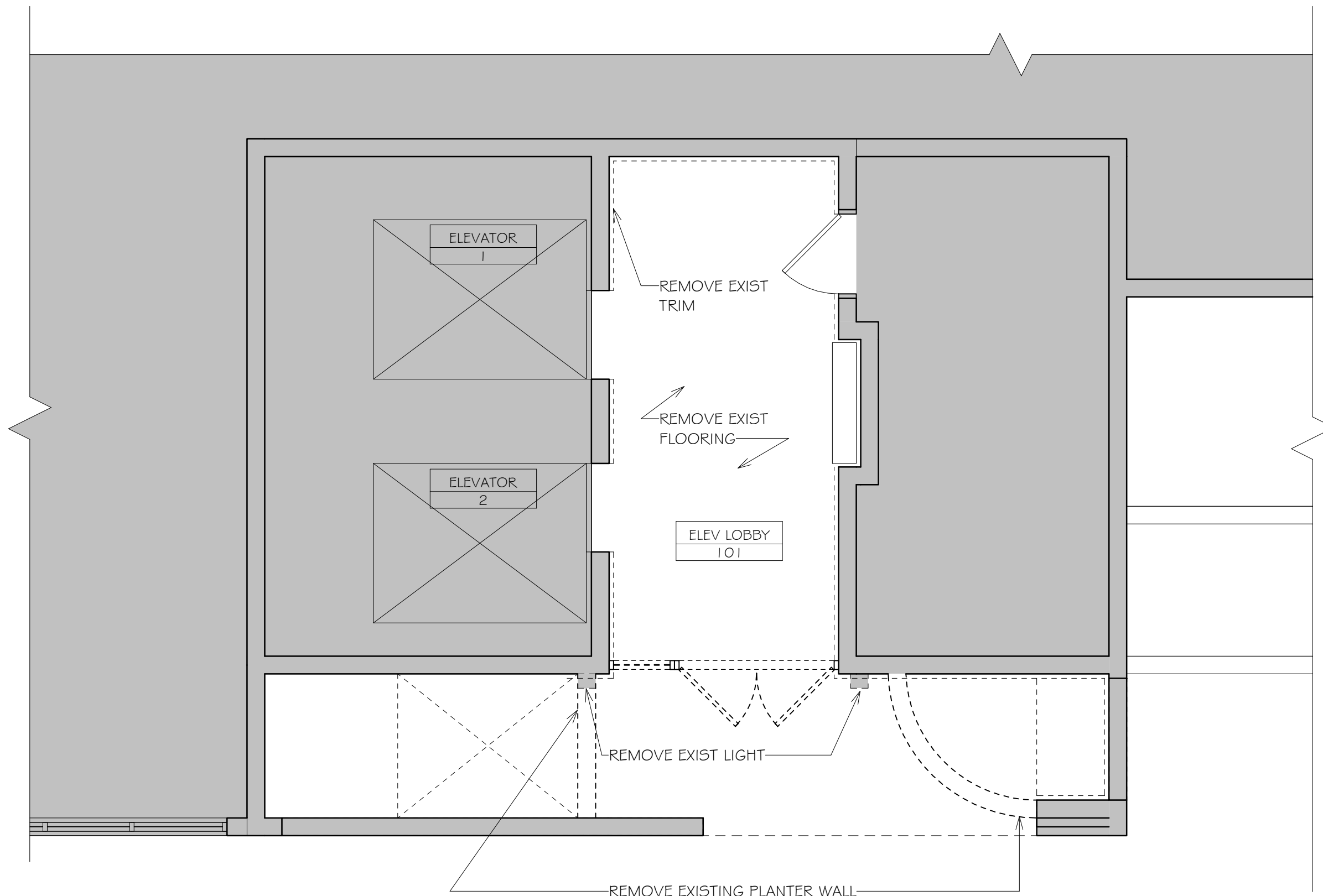


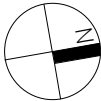
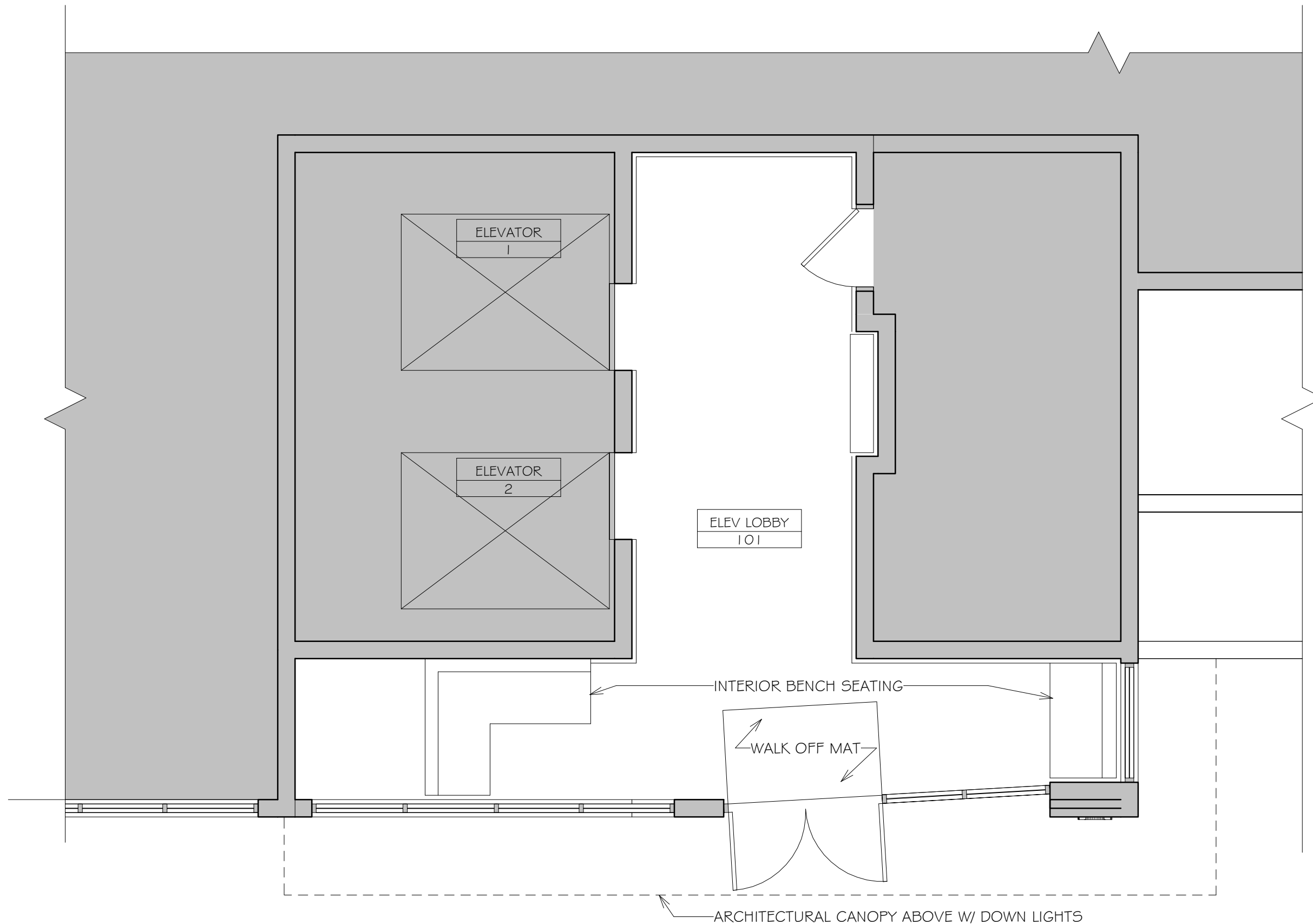
BAR 01

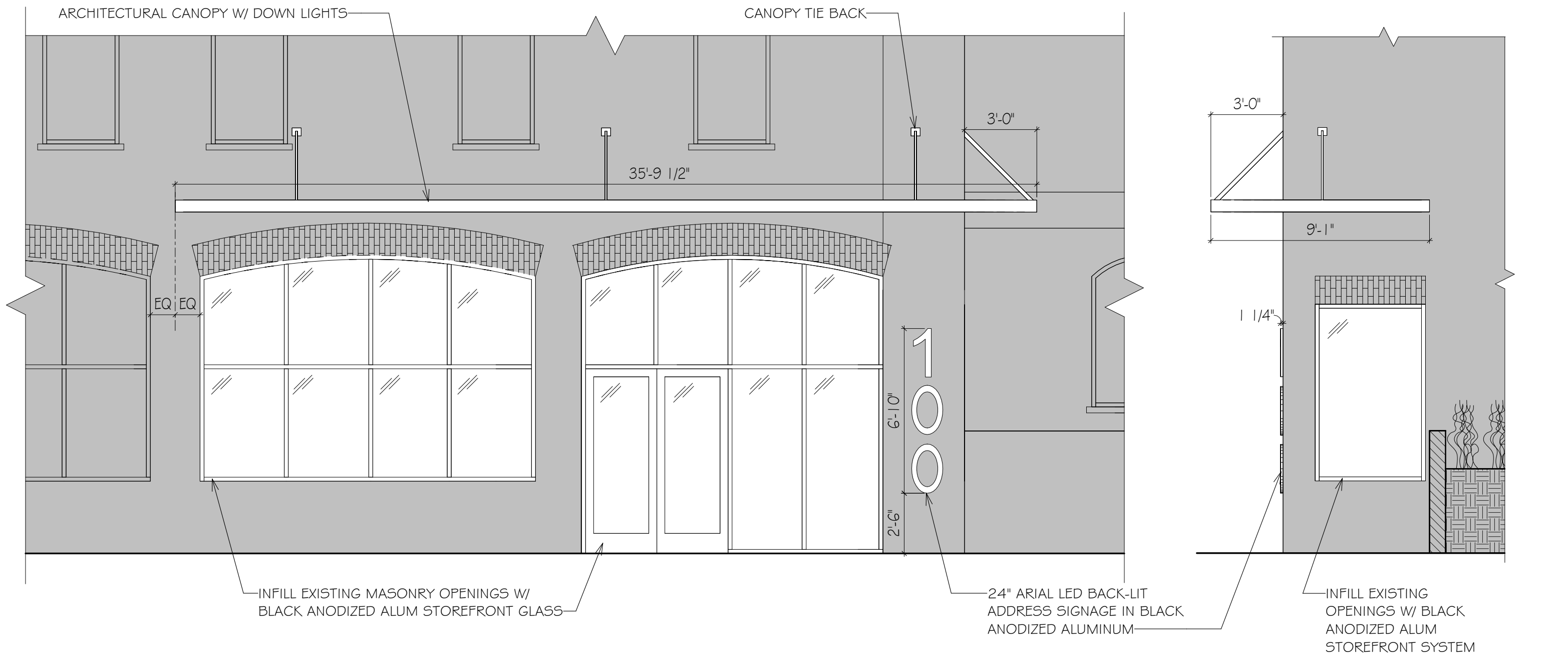
24005

DATE: 06/18/2025









1 EAST ELEVATION
A1.02 BAR 06a 1/4" = 1'-0"

2 NORTH ELEVATION
A1.02 BAR 06a 1/4" = 1'-0"

Cole&DennyArchitects

277 South Washington Street
Alexandria, VA 22314

703.684.5994
coleanddenny.com

Proposed Elevations - Entrance Vestibule

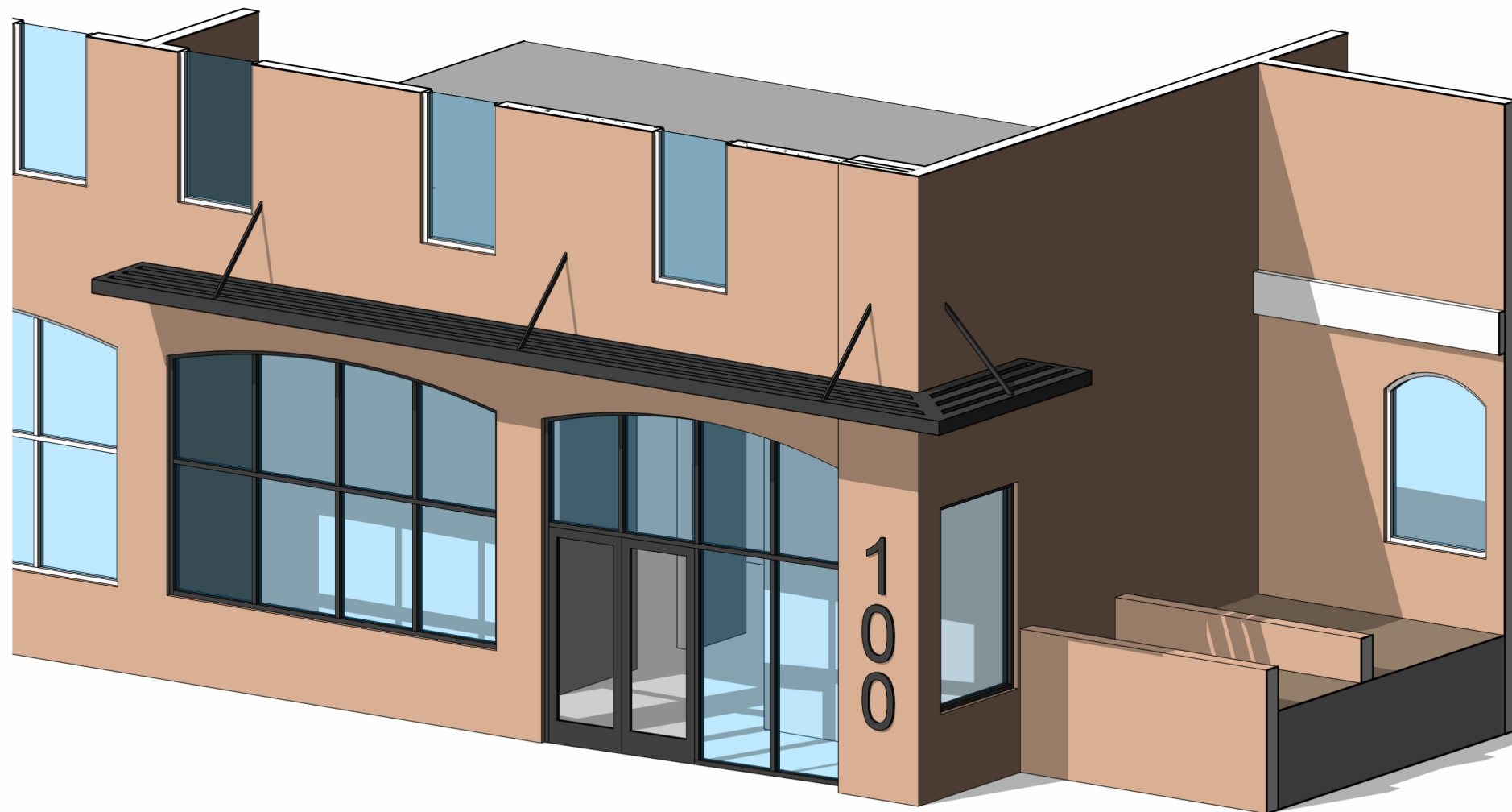
100 N PITT ST EXTERIOR RENOVATION

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

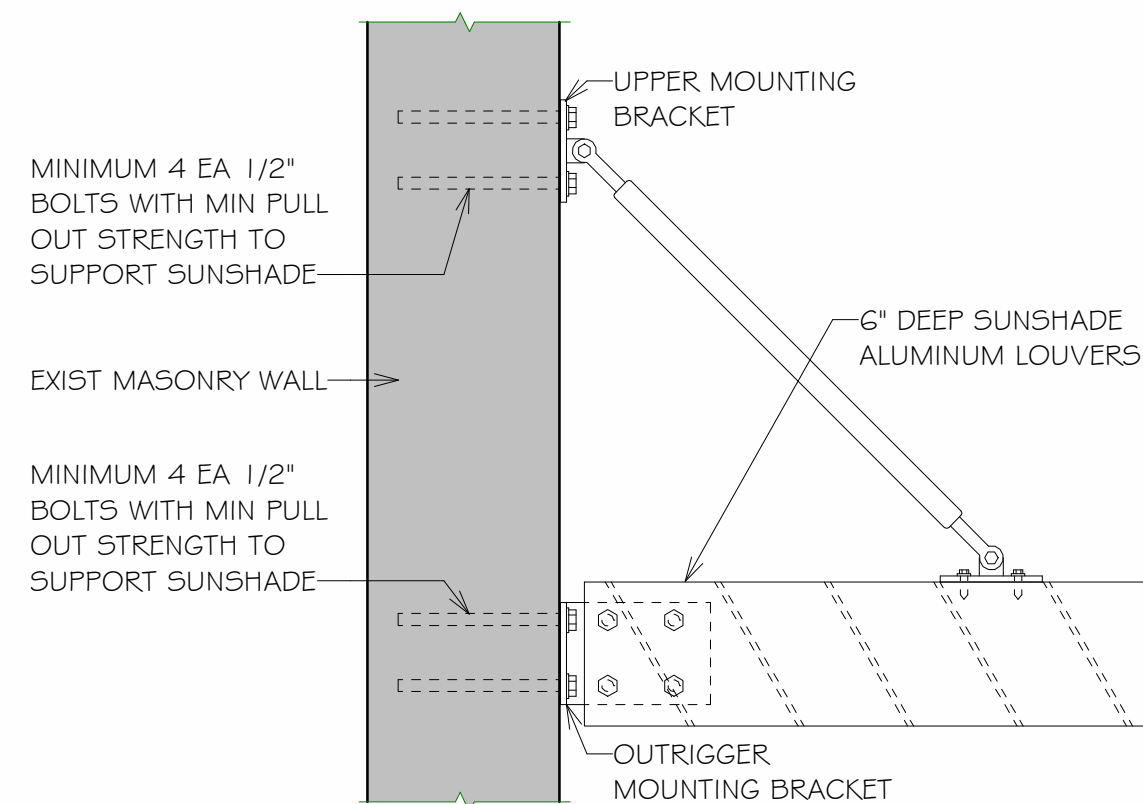
BAR 06a

24005

DATE: 06/18/2025



1 3D VIEW
BAR 07a



2 CANOPY DETAIL
BAR 07a 1 1/2" = 1'-0"

ALUMINUM STOREFRONT:
KAWNEER TRIFAB 45 I LIGHT BROWN TO
MATCH EXISTING ADJACENT CONSTRUCTION.

GLAZING: INSULATED SAFETY GLAZING TO
MATCH EXISTING ADJACENT CONSTRUCTION



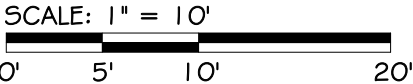
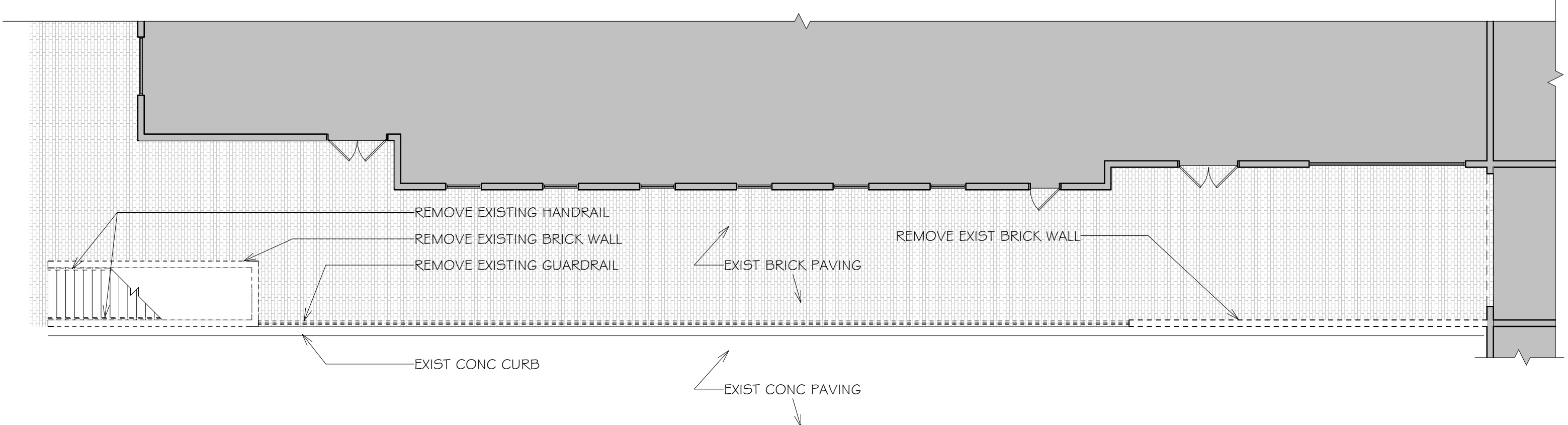
ALUMINIUM STOREFRONT BY KAWNEER

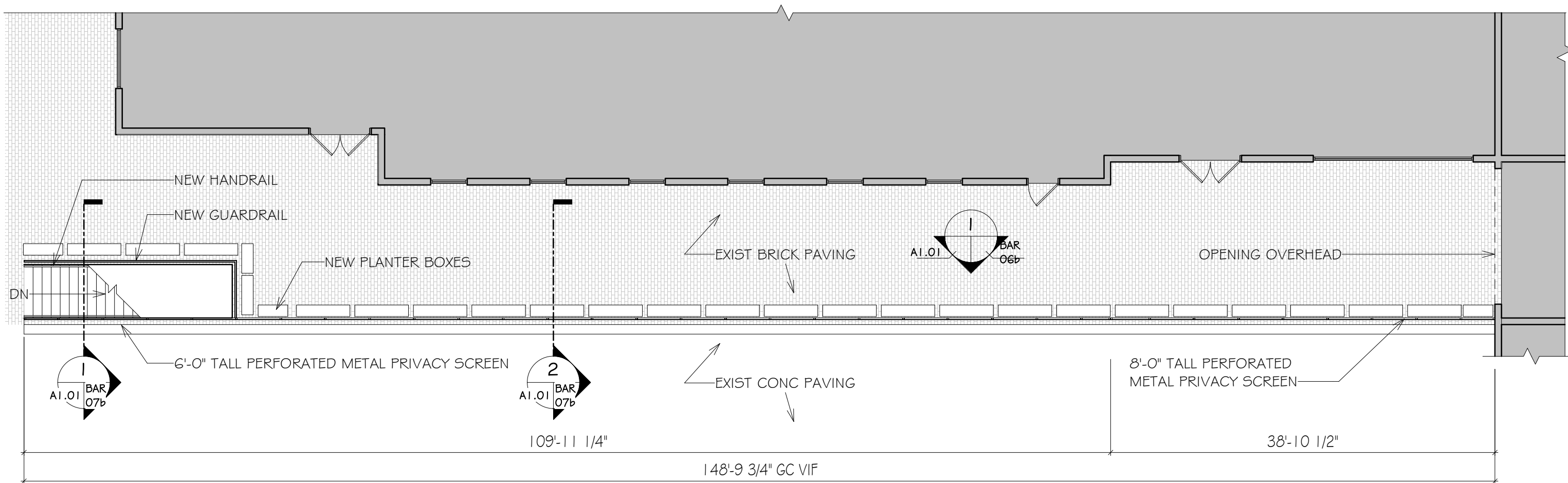
ARCHITECTURAL LOUVERED ALUMINUM CANOPY:
BASIS OF DESIGN: ARCHITECTURAL LOUVERS,
HGA
COLOR: BLACK



BACKLIT ADDRESS SIGNAGE
BASIS OF DESIGN: HELLONESIGN
COLOR: BLACK







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Proposed Floor Plan - Rear Plaza

100 N PITT ST EXTERIOR RENOVATION

SCALE: 1" = 10'

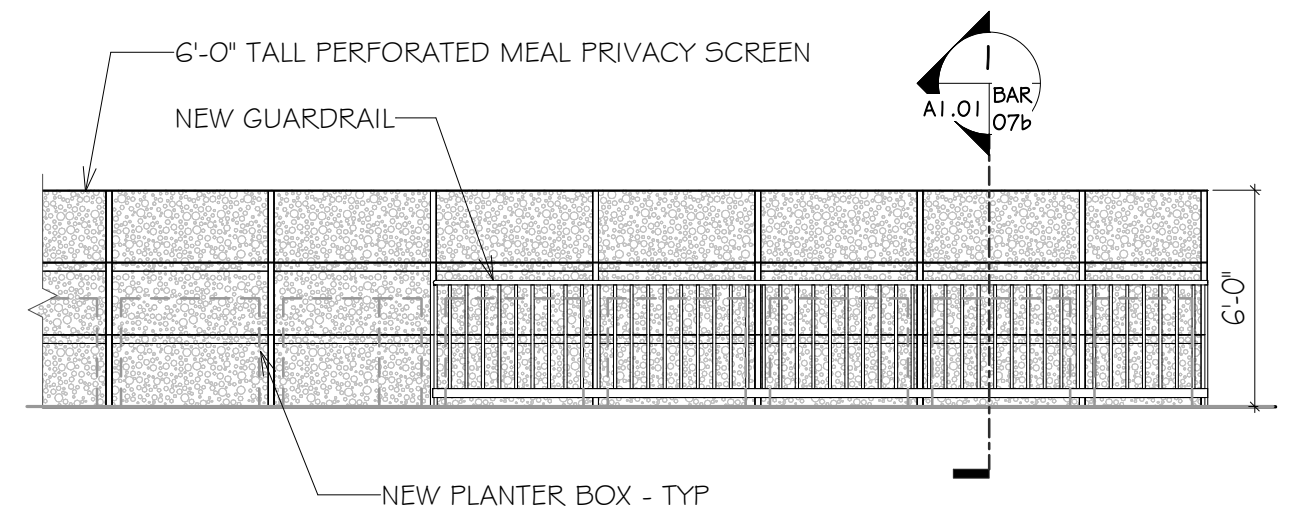
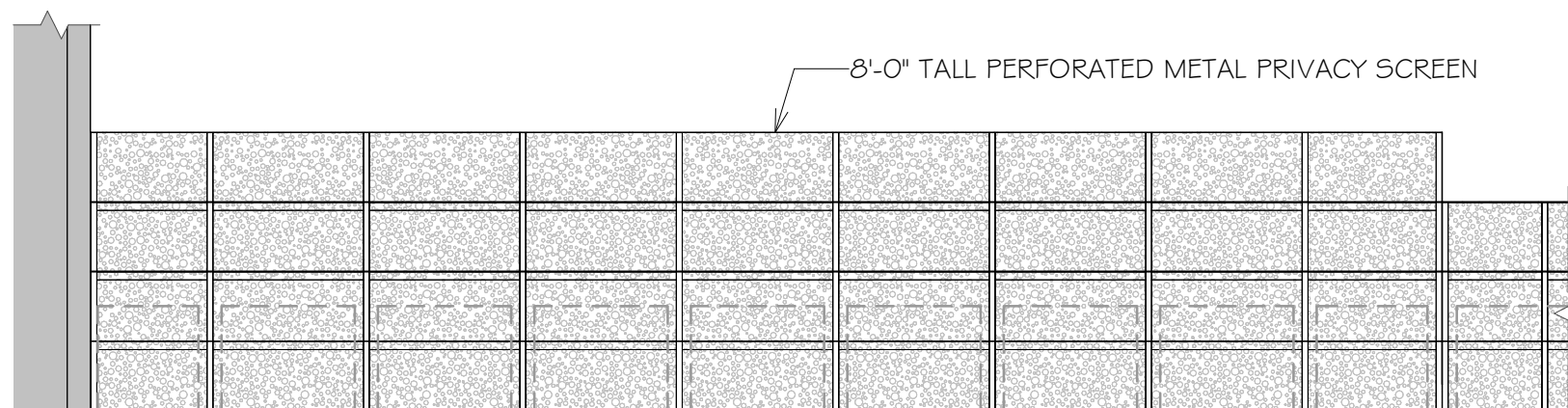
0' 5' 10' 20'



BAR 05b

24005

DATE: 06/18/2025



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Proposed North Elevation - Rear Plaza

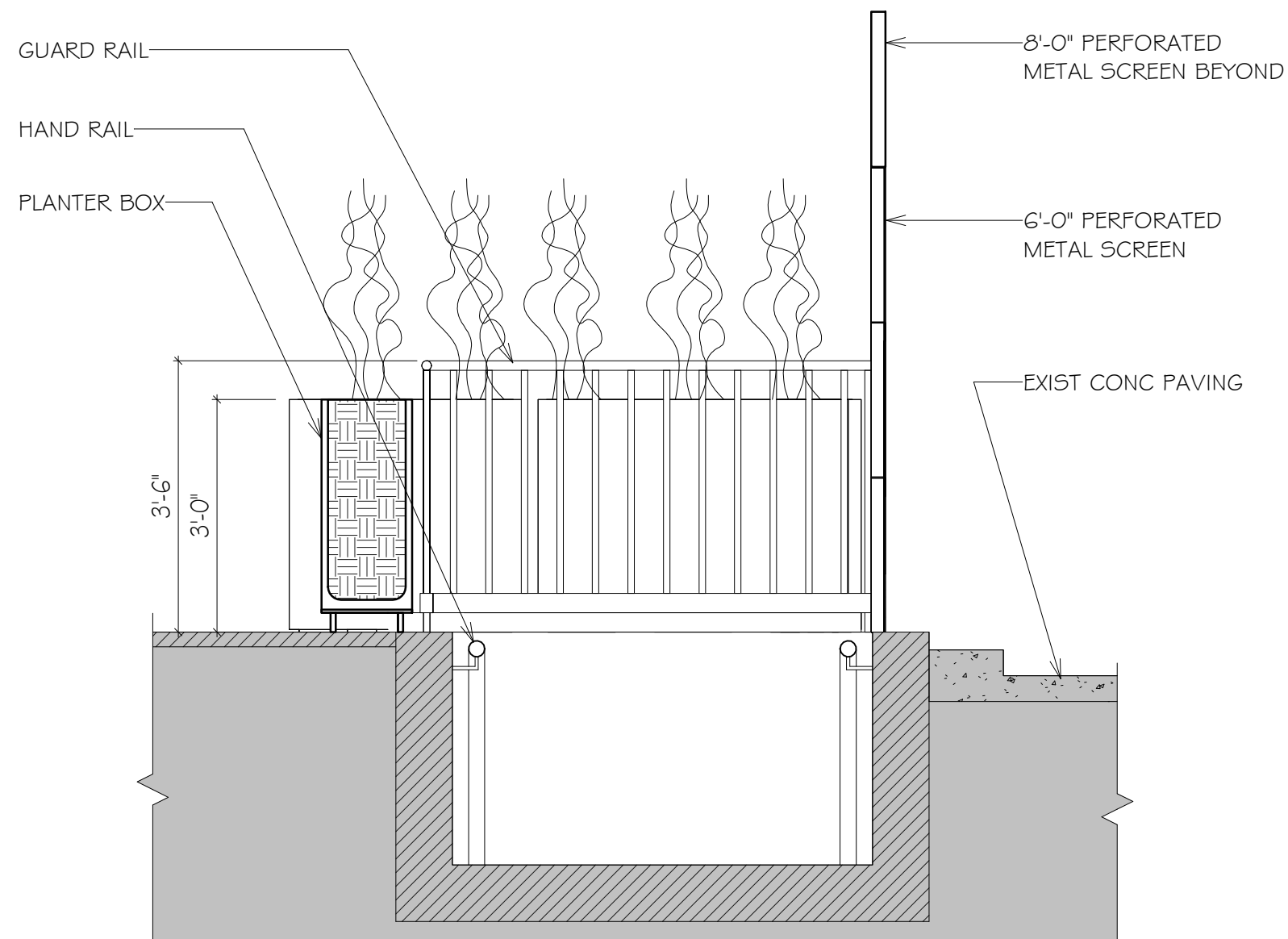
100 N PITT ST EXTERIOR RENOVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

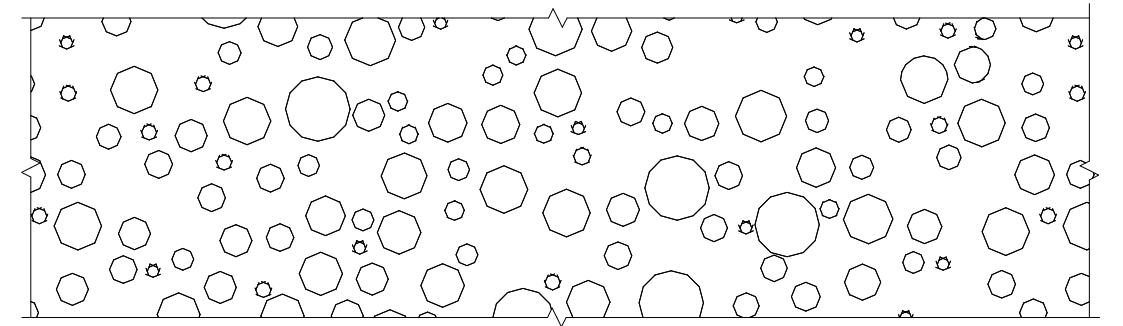
BAR 06b

24005

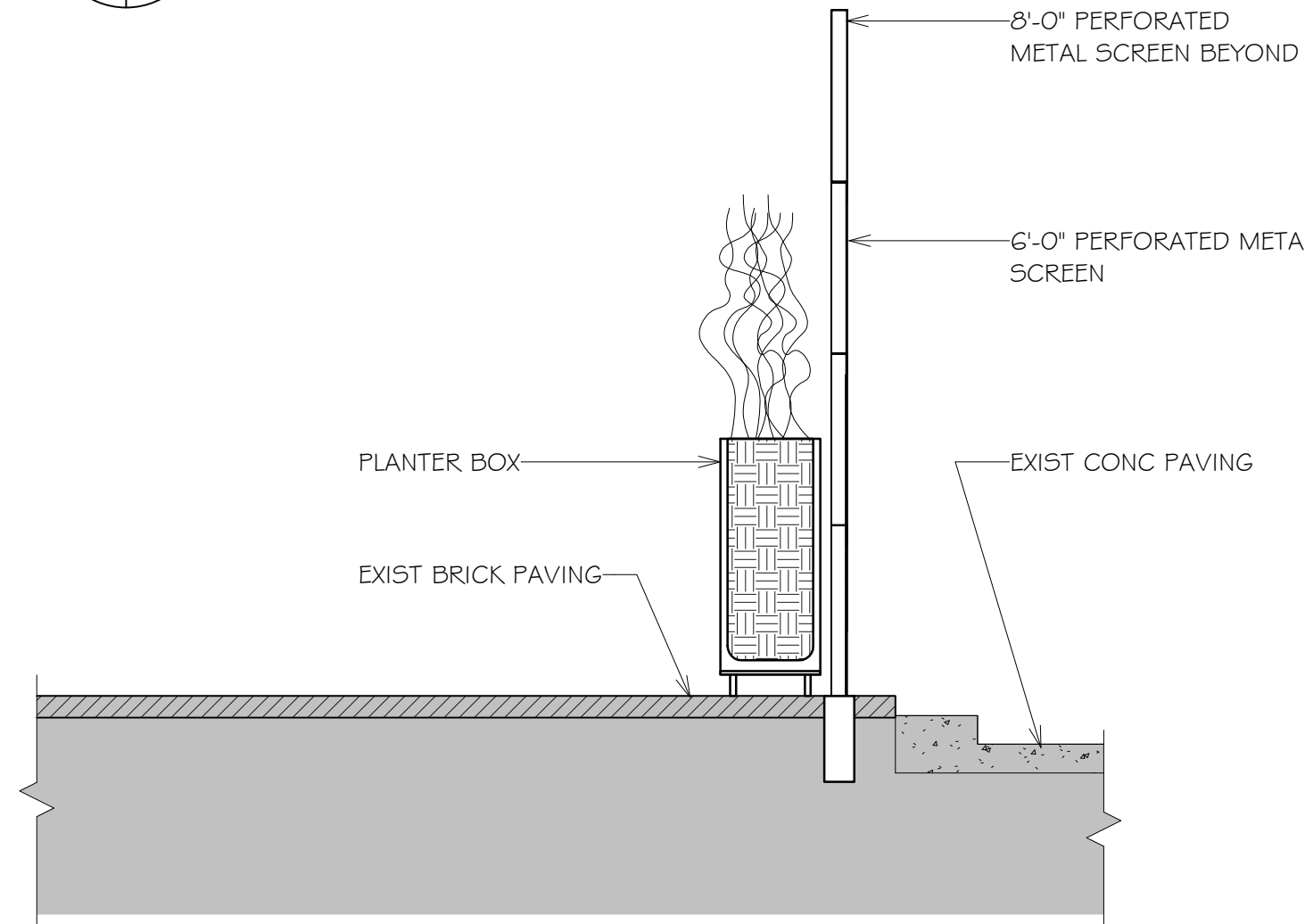
DATE: 06/18/2025



1 STAIR SECTION
A1.01 BAR 07b 1/2" = 1'-0"

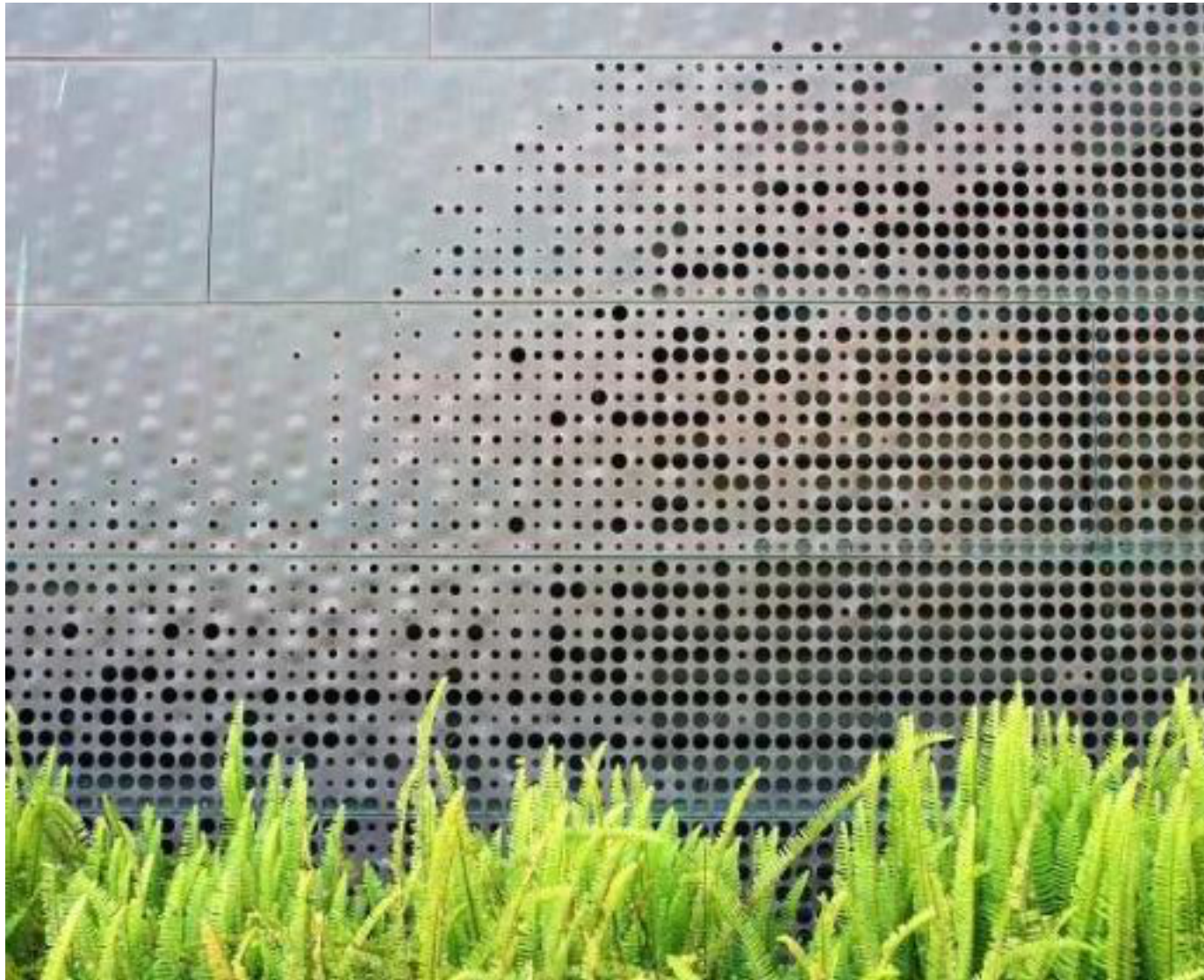


3 ENLARGED METAL MESH PATTERN
A1.01 BAR 07b 1 1/2" = 1'-0"

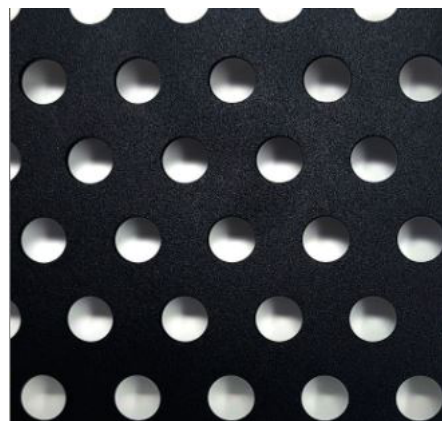


2 METAL SCREEN SECTION
A1.01 BAR 07b 1/2" = 1'-0"





PERFORATED METAL PRIVACY SCREEN:
BASIS OF DESIGN: HENDRICK
ARCHITECTURAL
PATTERN: BUBBLES
COLOR: BLACK



PLANTERS:
BASIS OF DESIGN: VERADECK BLOCK SERIES
SPAN PLANTER
COLOR: BLACK