

ADDRESS OF PROJECT: 211 NORTH WEST STREET ALEX. VA.

TAX MAP AND PARCEL: 064.03-02-28 ZONING: RB

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT DECK AREA.  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: 211 WEST LLC. JUBE SHILVER PRIN.

Address: 7959 RICHMOND HIGHWAY.

City: ALEX. State: VA Zip: 22304.

Phone: 703 836 5209 E-mail: GN ARCHITEL @ AOL.COM

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

Name: SAVER NICHOLS ARCHITECT Phone: 703 836-5209

E-mail: GNARCHITEL @ AOL.COM

Legal Property Owner:

Name: 211 WEST LLC.

Address: 7959 RICHMOND HIGHWAY

City: ALEX. State: VA Zip: 22304

Phone: SAME E-mail: SAME

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

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

**NATURE OF PROPOSED WORK:** Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
  - awning
  - fence, gate or garden wall
  - HVAC equipment
  - shutters
  - doors
  - windows
  - siding
  - shed
  - lighting
  - pergola/trellis
  - painting unpainted masonry
  - other
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

\* ADDITION & RENOVATION TO EXISTING APARTMENT STRUCTURE

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

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

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

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

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

- 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. ADDITION OF PARTIAL 3<sup>RD</sup> FLOOR ABOVE CANOE
- 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. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: *Gaver Nichols Architect*  
Printed Name: GAVER NICHOLS, ARCHITECT  
Date: 5/19/15

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

	Name	Address	Percent of Ownership
1.	JUDE SHIVER	7959 RICHMOND HIGHWAY ALEX. VA. 22306	100%
2.			
3.			

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

	Name	Address	Percent of Ownership
1.	211 WEST LLC	7959 RICHMOND HIGHWAY ALEX. VA. 22306	100%
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 require 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 indicated 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.	N/A		
2.	N/A		
3.	N/A		

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

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

5/19/15  
Date
BAUER NICHOLS ARCHITECT  
Printed Name
  
Signature



SITE OVERLAY

APPLICATION MATERIALS  
 BAR2015-00164-00165  
 211 N West St.  
 10/13/2015



1150 RIPLEY STREET, SUITE 1402  
 SILVER SPRING, MD 20910  
 +1 202.417.8061  
 brian@shophousedc.com



REETSIDE VIEW B

APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015



1150 RIPLEY STREET, SUITE 1402  
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REETSIDE VIEW A

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REETSIDE VIEW C

APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015



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WARSIDE VIEW A

APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015



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WARSIDE VIEW B

APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015



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WARSIDE VIEW C

APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015



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# > YES 45 TU

Thermally Broken Storefront System

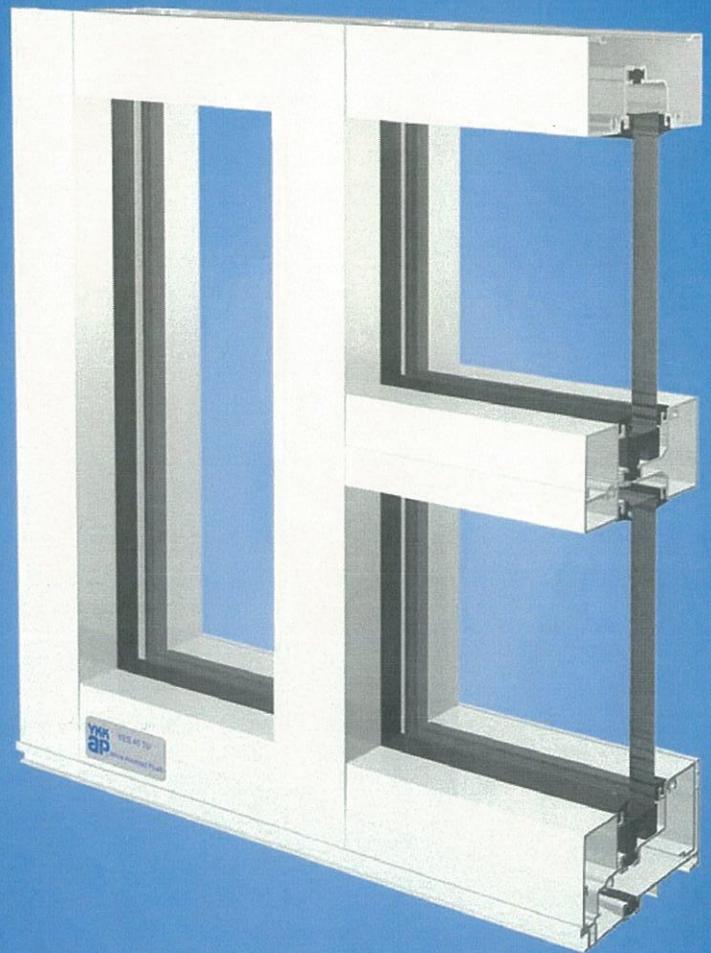


## SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

## OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- Enhanced Water Infiltration Resistance
- Screw Spline or Shear Block Assembly
- ThermaBond Plus® Thermal Break
- Model 20D/35D/50D Single Doors up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs up to 8'-0" x 8'-0"



APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015

Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors



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# > YES 45 TU

## Thermally Broken Storefront System Specifications

APPLICATION  
MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015

### 1.01 SUMMARY

- A. Section Includes: Aluminum Storefront Systems.
  - 1. YKK AP Series YES 45 TU Aluminum Storefront System.
- B. Related Sections:
  - 1. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

### 1.02 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturer's assemblies in accordance with test method indicated.
  - 1. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
    - a. Exterior Walls:
      - 1) Positive Pressure:
      - 2) Negative Pressure:
    - b. Interior Walls (Pressure Acting in Either Direction):
  - 2. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AA Specifications for Aluminum Structures L/175 or 3/4" (19.1mm).
  - 3. Thermal Movement: Provide for thermal movement caused by 180 degrees F (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
  - 4. Air Infiltration: Completed storefront systems shall have 0.06 CFM/FT<sup>2</sup> (1.10 m<sup>3</sup>/h-m<sup>2</sup>) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
  - 5. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 at test pressure differential of: 10 PSF (479 Pa), (or when required, field tested in accordance with AAMA 503). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
  - 6. Thermal Performance: When tested in accordance with AAMA 507:
    - a. Condensation Resistance Factor (CRF): A minimum of 60.
    - b. Thermal Transmittance U Value: 0.43 BTU/HR/FT<sup>2</sup>/°F or less.Note: Thermal Performance for the glazed system as a whole will be affected by the characteristics of the glass specified.

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America, Inc.
  - 1. Storefront System: YKK AP YES 45 TU Storefront System.
- B. Storefront Framing System:
  - 1. Description: Center set, exterior flush glazed; jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery or shear block attachment.
  - 2. Components: Manufacturer's standard extruded aluminum mullions, 90 degree corner posts, entrance door framing, and indicated shapes.
  - 3. Thermal Barrier: Provide continuous thermal barrier by means of a poured and debridged pocket consisting of a two-part, chemically cured high density polyurethane which is bonded to the aluminum by YKK AP ThermaBond Plus<sup>®</sup>. Systems employing non structural thermal barriers are not acceptable.

### 2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

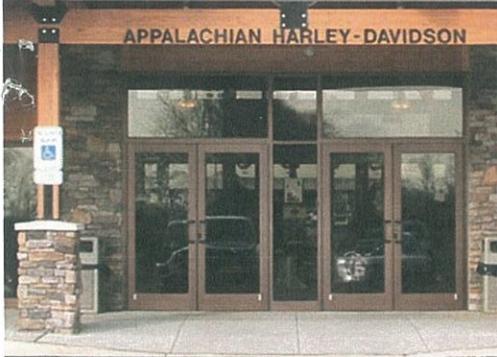
### 2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
  - 1. Fasteners: Zinc plated steel concealed fasteners: Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
  - 2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.
  - 3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

### 2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).



## > Model 20D/35D/50D Standard Entrances

### Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the **Smart Series** Push/Pull and Dor-O-Matic® touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

#### **20D/35D/50D Entrance Doors:**

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.



APPLICATION MATERIALS  
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211 N West St.  
10/13/2015

Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

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# > Model 20D/35D/50D

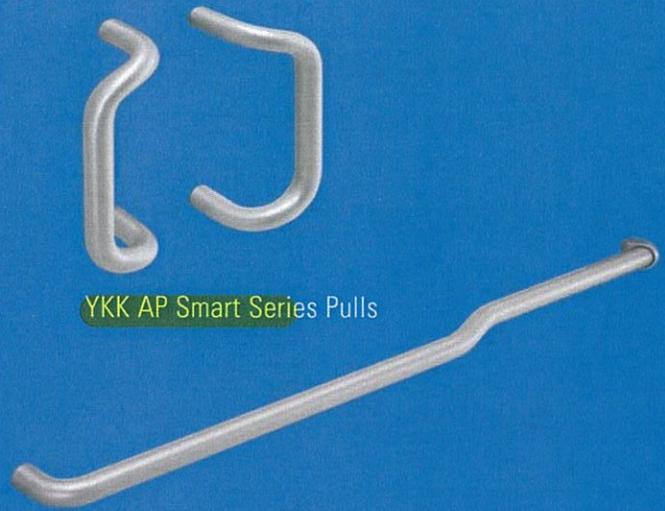
## Standard Entrances

### Smart Series Push/Pull

YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

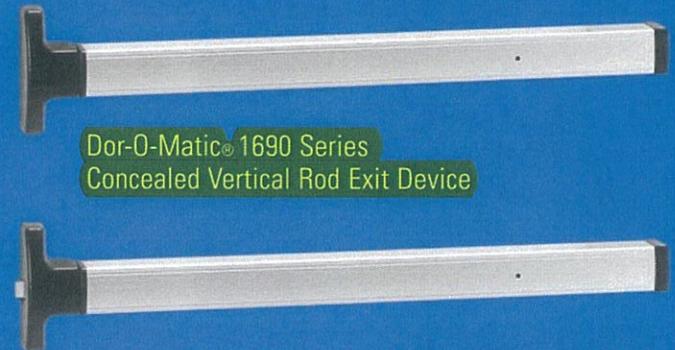
### Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



YKK AP Smart Series Pulls

YKK AP Smart Series Push Bar



Dor-O-Matic® 1690 Series  
Concealed Vertical Rod Exit Device

Dor-O-Matic® 1790 Series Rim Exit Device



Contact YKK AP for a copy of the warranty and its limitations

### Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

### Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

#### APPLICATION MATERIALS

BAR2015-00164-00165  
211 N West St.

10/13/2015

For more information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).

#### Door Handle Styles



Katy



Rafaella

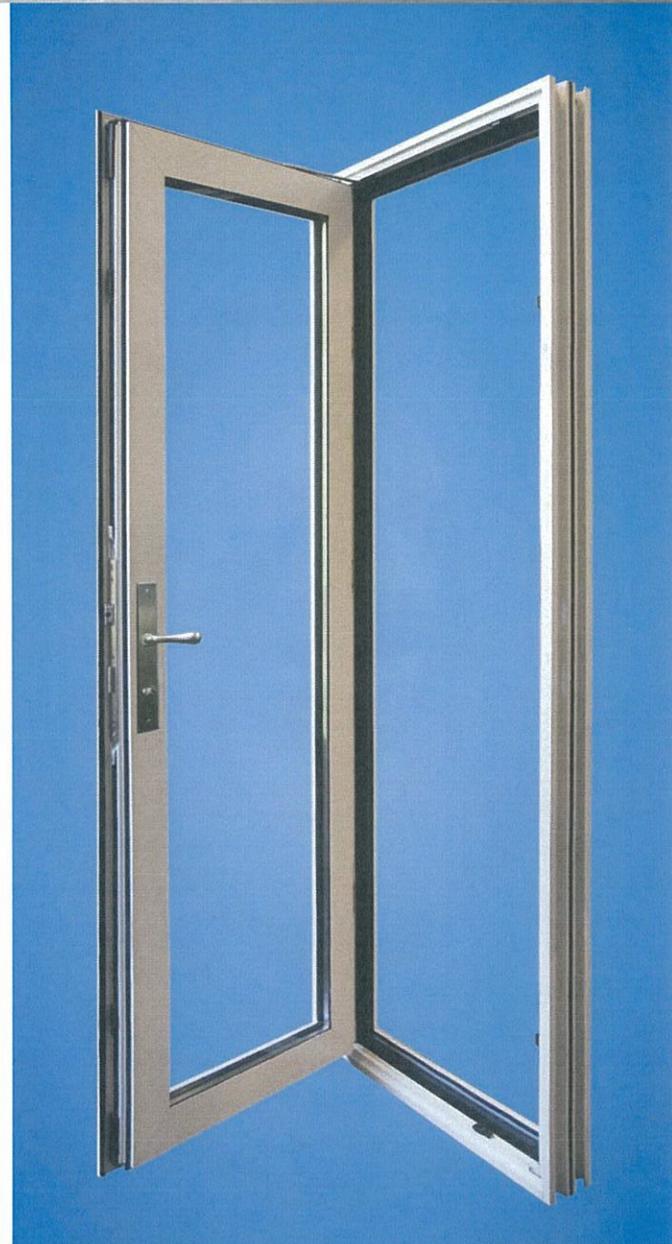
# > YTD 350 T

## Thermally Broken Architectural Terrace Door



### A Sound Energy Performance Choice

- 3-1/2" or 4-1/2" deep high performance terrace door
  - ◆ Outswing and Inswing configurations
- Doors shipped completely fabricated and mounted in frame to expedite installation
  - ◆ Single Doors up to 4'-0" x 8'-0" – frame size
  - ◆ Pairs up to 8'-0" x 8'-0" – frame size
- Thermally broken with YKK AP's MegaTherm® technology for improved energy efficiency and occupant comfort
- MegaTherm allows specification of a dual exterior and interior finish for the system, providing complete design flexibility to integrate it with adjacent building materials
- Tested in accordance with AAMA/WDMA/CSA/101/I.S.2/A440-05
  - ◆ Outswing
    - ATD AW-80 for Single Doors
    - ATD AW-65 for Pair Doors
    - Allowable Air Infiltration: 0.10 cfm/ft<sup>2</sup>
    - Water Performance: 15 psf
  - ◆ Inswing
    - ATD AW-40 for Single and Pair Doors
    - Allowable Air Infiltration: 0.10 cfm/ft<sup>2</sup>
    - Water Performance: 8 psf
- Can be provided factory glazed by YKK AP, or unglazed
- Variety of lever handles and finishes
- Fully adjustable hinges are standard for proper alignment and weathertight seal
  - ◆ Vertical adjustment to raise or lower door
  - ◆ Lateral adjustment to move door left or right in frame
- Multi-point locking system engages top and bottom rails in addition to the locking stile for added security
- AAMA 612 anodized finish
- AAMA 2605 painted finish



APPLICATION MATERIALS  
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Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

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# > YTD 350 T

## Thermally Broken Architectural Terrace Door Specifications

### 1.01 SUMMARY

- A. Section includes: Aluminum Doors and Frames, including:
  - 1. YKK AP Series YTD 350 T Architectural Terrace Doors.
  - 2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

### 1.02 TEST AND PERFORMANCE REQUIREMENTS

- A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA/WDMA/CSA/101 I.S.2/A440-05.
- B. Performance Requirements: Architectural terrace doors shall conform to all AAMA/WDMA/CSA/101 I.S.2/A440-05 requirements for the door type and comply with the following specific performance requirements indicated.
  - 1. Operating Force: Architectural Terrace Doors shall conform to AAMA 101 (5.3.1.2) for both Latch and Deadbolt "Force to Latch" requirements.
  - 2. Air Infiltration: Architectural terrace doors shall have 0.10 CFM/FT<sup>2</sup> maximum allowable infiltration when tested in accordance with ASTM E 283 and AAMA 101 (5.3.2) at a differential static pressure of 6.24 psf (300 Pa).
  - 3. Water Infiltration: There shall be no uncontrolled water leakage when tested in accordance with ASTM E 331, ASTM E 547 and AAMA 101 (5.3.3) at a static pressure of 15 psf (720 Pa) for out-swing, 8 psf (383 Pa) for in-swing.
  - 4. Uniform Load Deflection: There shall be no deflection of any framing member in excess of L/175 of the span when tested in accordance with ASTM E 330 and AAMA 101 (5.3.4.2) at a differential static pressure of 80.0 psf (3830 Pa) for outswing single door, 65.0 psf (3112 Pa) for outswing pair doors, 40.0 psf (1915 Pa) for inswing single and pair doors, positive and negative.
  - 5. Uniform Load Structural: When tested in accordance with ASTM E 330 and AAMA 101(5.3.4.3) there shall be no permanent deformation of any mainframe, sash, sash member, leaf, or sill in excess of 0.2% of its span at a differential static pressure of 120 psf (5745 Pa) for out-swing single door, 75.0 psf (3588 Pa) for out-swing pair doors, 120 psf (5745 Pa) for inswing single door, 60.0 psf (2872 Pa) for inswing pair doors, positive and negative. In addition, there shall be no permanent damage to fasteners, hardware parts, accessories, or any other damage, which causes the specimen to be inoperable.
  - 6. Forced Entry Resistance: Architectural terrace doors shall be tested in accordance with AAMA 1304.
  - 7a. Thermal Transmittance (U-factor) using NFRC 100: When tested in accordance with NFRC 100, the conductive thermal transmittance (U-factor) of the overall system shall be not more than 0.42 BTU/hr/SF/°F.
  - 7b. Thermal Transmittance (U-factor) using AAMA 1503: When tested in accordance with AAMA 1503, the conductive thermal transmittance (U-factor) of the overall system shall be not more than 0.45 BTU/hr/SF/°F.
  - 8a. Condensation Resistance Factor (CRF<sub>f</sub>): When tested in accordance with AAMA 1503, the CRF<sub>f</sub> shall not be less than 53 for the frame.
  - 8b. Condensation Resistance rating (CR): When calculated in accordance with NFRC 500, the CR shall not be less than 44.
  - 9. Solar Heat Gain Coefficient (SHGC) using NFRC 200: When tested in accordance with NFRC 200, the SHGC of the overall system shall not be more than 0.34.
  - 10. AAMA 507 Certificate of Compliance shall be submitted to show compliance with NFRC thermal transmittance performance and the solar heat gain coefficient for this product in accordance with Section 1.03.F.1 Submittals.
  - 11. Life Cycle Testing: When tested in accordance with AAMA 910, there shall be no damage to fasteners, hardware parts, or any other damage that would cause the specimen to be inoperable. Resistance to air leakage and water penetration resistance test results shall not exceed the gateway performance.

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
- B. Aluminum Architectural Terrace Doors and Frames
  - 1. AAMA Designation:
    - Outswing - ATD AW-80 for single doors, and ATD AW-65 for pair doors.
    - Inswing - ATD AW-40 for single and pair doors.
  - 2. Description: YKK AP Series YTD 350T Thermally Broken Architectural Terrace Doors shall be extruded aluminum with an overall frame depth of 3-1/2" (88.9mm); Door Frame members shall be square cut, and notched, factory sealed and assembled, Door Panel members to be mitered cut, factory sealed, and assembled.
  - 3. Configuration: The YTD 350 T to be outswing single or pair, or inswing single or pair.
  - 4. Thermal Barrier: Provide continuous thermal barrier by means of 6/6 nylon polyamide glass fiber reinforced pressure extruded bars. Systems employing non-structural thermal barriers are not accepted.

### 2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5, 6063-T6 Aluminum Alloy.

### 2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
  - 1. Standard Entrance Hardware: Provide heavy-duty hardware units indicated in sizes, number and type recommended by manufacturer for doors indicated. Finish exposed parts to match door finish, unless otherwise indicated.
  - 2. Hinges: Provide manufacturer's standard fully adjustable hinges as specified in approved shop drawings.
  - 2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling which are to be AISI 400 series) stainless steel.
  - 3. Sealant: Non-skinning type, AAMA 803.3.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).



# > YES SSG Vent

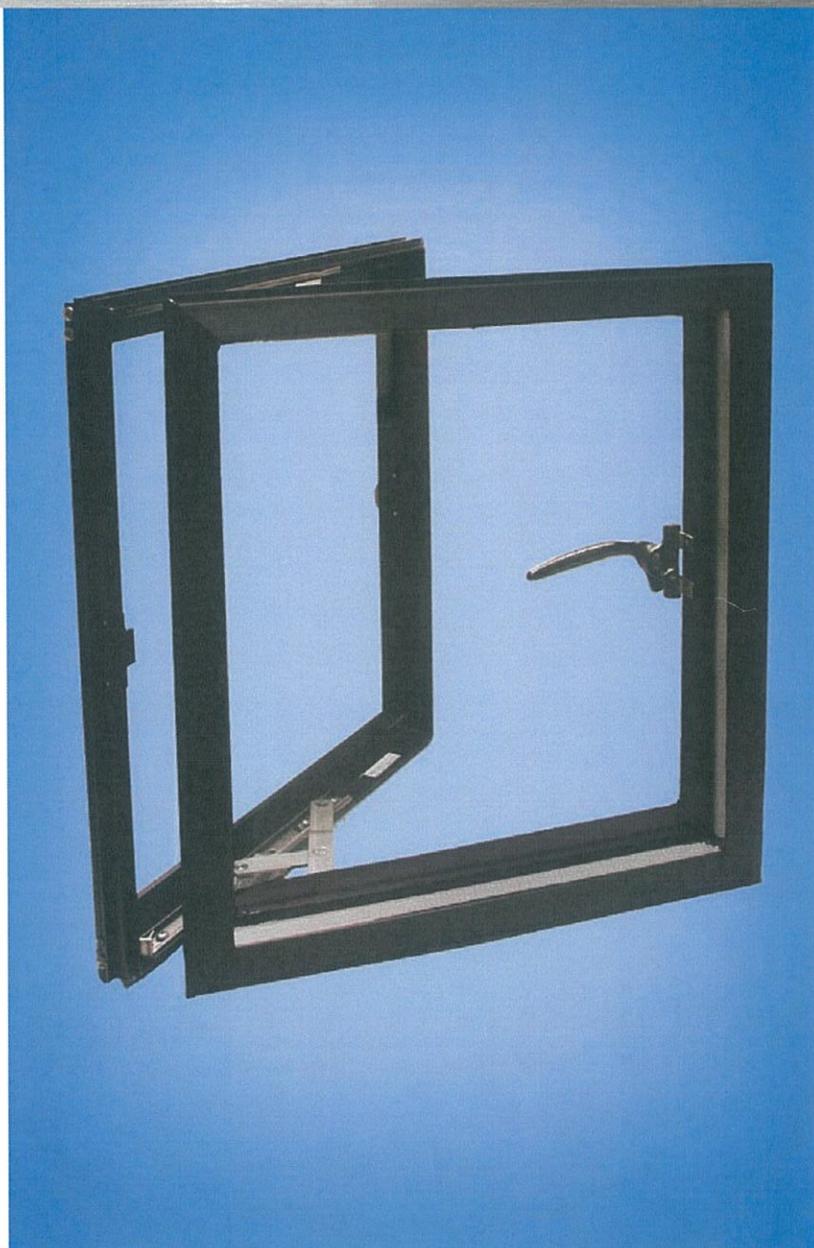
Vent Window for Storefront  
and Window Wall

## Bring the Outside In

The YES SSG Vent window is designed to provide ventilation for storefront applications without adding the obtrusive sight line of a traditional window. This window can be installed in any YKK AP storefront and window wall system.

## Product Benefits

- Available configurations; Casement Outswing or **Project Out**
- AAMA/WDMA/I.S.2-97
  - ◆ HC-60 rated
- Accepts **1" insulating glass**
- Standard heavy-duty hardware
- ~~Screens available~~



APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015

Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

**YKK**  
**ap**

Quality  
inspires®

# > YES SSG Vent

## Vent Window for Storefront and Window Wall Specifications

### 1.01 SUMMARY

- A. Section Includes: Operable Aluminum Window Systems
  - 1. YKK AP Series YES SSG Vent Operable Aluminum Window System.
- B. Related Sections:
  - 1. Sealants: Refer to Division 7 Joint Treatment Section for sealant requirements.
  - 2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

### 1.02 TEST AND PERFORMANCE REQUIREMENTS

- A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA/WDMA/LSI-97, with a performance class of HC, performance grade 60. Windows shall also comply with the following specific performance requirements indicated.
  - 1. Air Infiltration: Completed window systems shall have 0.10 CFM/FT<sup>2</sup> (1.83 m<sup>3</sup>/h·m<sup>2</sup>) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
  - 2. Water Infiltration: No uncontrolled water on indoor face of any component when tested in accordance with ASTM E 331 at a static pressure of 12 PSF (574 Pa).
  - 3. Uniform Load Structural Test: Provide aluminum window systems that comply with ANSI/WDMA 101/LSI-97, voluntary specifications for aluminum and polyvinylchloride (PVC) prime windows and glass doors, guidelines for specified HC rated product.
  - 4. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
  - 5. Thermal Performance: When tested in accordance with AAMA 1503.1-88:
    - a. Condensation Resistance Factor (CRF): A minimum of 59.
    - b. Thermal Transmittance U Value: 0.43 BTU/HR/FT<sup>2</sup>/°F or less.
  - 10. Acoustical Performance: When tested in accordance with ASTM E 90 and ASTM E 1332, the Sound Transmission Class (STC), and Outdoor-Indoor Transmission Class (OITC) shall not be less than 35 STC and 29 OITC.

Note: Performance based on lab testing and will vary by configuration and glass type; contact YKK AP engineering for job specific analysis at higher performance levels.

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
  - 1. Operable Window System: YKK AP YES SSG Vent Operable Aluminum Window System.
- B. Window System:
  - 1. AAMA Designation: HC-60.
  - 2. Description: The windows shall be extruded aluminum; 2-1/2" frame depth for monolithic glazing or 2-7/8" frame depth for insulating units; Vents shall be flush with frame and have mitered corner construction; Factory-assembled.
  - 3. Configuration: The windows shall be Casement Outswing, or Project Out Ventilator.
  - 4. Glazing: Polypropylene/TPE exterior trim; 1/4" monolithic or 1" insulating units; Interior polyurethane foam spacer and structural silicone sealant; Factory or bench glazed.

### 2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

### 2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
  - 1. Hardware: Standard concealed stainless steel 4 bar hinges for casement outswing and projected vents, white bronze cam handles and strikes, black nylon snubbers.
  - 2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling, which are to be AISI 400 series) stainless steel.
  - 3. Sealant: Non-skinning type, AAMA 803.3
  - 4. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.

### 2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
  - 1. Fluoropolymer Type: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

# VintageWood and EmpireBlock are leading a brand new industrial revolution

## A fresh new take on vintage thinking

When your project calls for something more than the ordinary, consider VintageWood™ and EmpireBlock™. Both offer singularly unique looks and the performance of fiber cement. EmpireBlock lets you infuse a touch of industrial chic to interiors and exteriors alike. VintageWood's warm colors can be interpreted as modern or vintage, depending on how you decide to use them. Both products install vertically or horizontally, giving you even more design flexibility.



### VINTAGEWOOD™



BARK



CEDAR

### EMPIREBLOCK™



### INDUSTRIALBLOCK™



### VINTAGEWOOD™\*

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.32
WEIGHT (LBS. PER SQ. FT.)	3.82
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]

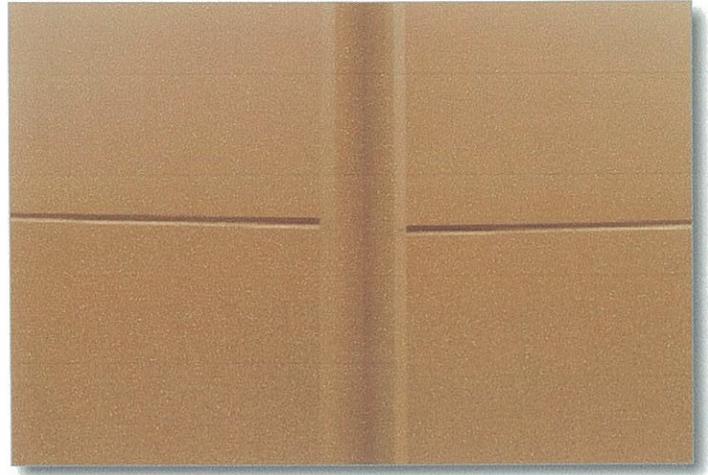
\*Can be installed horizontal or vertical

### EMPIREBLOCK™ AND INDUSTRIALBLOCK™\*

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.32
WEIGHT (LBS. PER SQ. FT.)	3.82
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]

\*Can be installed horizontal or vertical

# Completing the system just became easier...

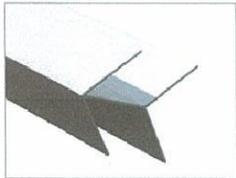


Like the perfect accessory, Nichiha's customized Tamlyn trim can add the finishing touches to any project. It's not only simple and sleek; it's a cost-effective and time-efficient solution to finishing corners, windows and door trims. Choose from 6 trim profiles specifically designed for Nichiha's Architectural Wall Panels to create a durable yet handsome appearance.



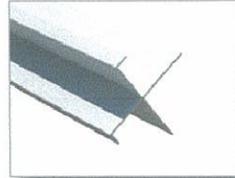
Enhancing your project style doesn't mean you have to compromise on performance. Tamlyn's trim for Nichiha provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Whether you prefer the crisp look of a clear anodized finish or color matching your trim with nearly any color when you design with the Illumination Series — you're sure to make a statement. For our other popular panels we took it a step further by color matching all of our trim profiles for fast delivery. As you can see, we make it a breeze to achieve the exact look you're after. Completing the system with Nichiha keeps getting easier.



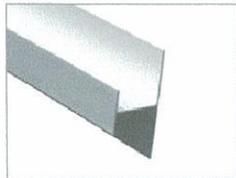
### CORNER KEY

DIMENSIONS	3" x 10'
(NOM. FT. ~ ACTUAL MM)	(76.2MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	3.89
PACKAGING (LN. FT. PER PACK)	50



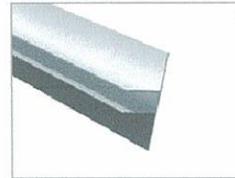
### OPEN OUTSIDE CORNER

DIMENSIONS	2.96" x 10'
(NOM. FT. ~ ACTUAL MM)	(75MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	2.98
PACKAGING (LN. FT. PER PACK)	50



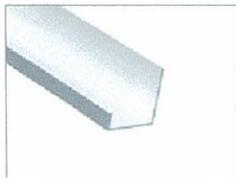
### H-MOLD

DIMENSIONS	2" x 10'
(NOM. FT. ~ ACTUAL MM)	(50.8MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	2.42
PACKAGING (LN. FT. PER PACK)	50



### BEAD REVEAL

DIMENSIONS	.5" x 10'
(NOM. FT. ~ ACTUAL MM)	(12.7MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	2.46
PACKAGING (LN. FT. PER PACK)	50



### J-MOLD

DIMENSIONS	.375" x 10'
(NOM. FT. ~ ACTUAL MM)	(9.5MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	1.4
PACKAGING (LN. FT. PER PACK)	50

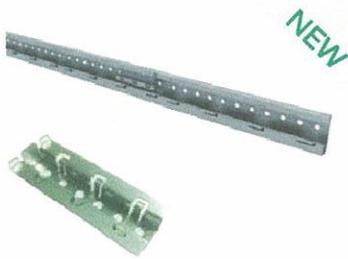


### L-TRIM

DIMENSIONS	1" x 10'
(NOM. FT. ~ ACTUAL MM)	(25.4MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	1.2
PACKAGING (LN. FT. PER PACK)	50

# Don't sweat the small stuff...we already have

Nichiha's unique installation hardware and accessories ensure that taking your vision from the drawing board to reality is a cinch.



NEW

ULTIMATE CLIP w/ JOINT TAB ATTACHMENT

10MM JEL 777  
Compatible with 16mm (5/8") panels

10MM JEL 787  
Compatible with 18 & 21mm (3/4" & 7/8") panels



NEW

ULTIMATE STARTER TRACK (10')

10MM FA 700



VERTICAL STARTER TRACK (6.6')

5MM FA 300 T



SINGLE FLANGE SEALANT BACKER (6.5')

5MM FHK 1110 R

10MM FHK 1017 R



DOUBLE FLANGE SEALANT BACKER (10')

5MM FH 1010 R

10MM FH 1020 R



CORRUGATED SHIM (4')

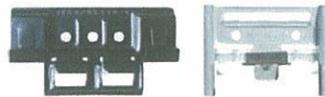
5MM FS 1005

10MM FS 1010



CORNERS

18" [H] X 3-1/2" [FACE] RETURNS



KURASTONE™ CLIP

5MM JE 602

10MM JE 720CA



FINISH CLIP

10MM JE 310



STREETSIDE VIEW B

**PROJECT DESCRIPTION**

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

\* REDESIGN PUSHES NEW TOP FLOOR ADDITION TO THE REAR OF THE BUILDING TO MINIMIZE VISUAL IMPACT TO EXIST. STRUCTURES ON WEST STREET.



SITE OVERLAY



NORTH ELEVATION  
4/11/15

WEST ELEVATION  
4/11/15

A1.J

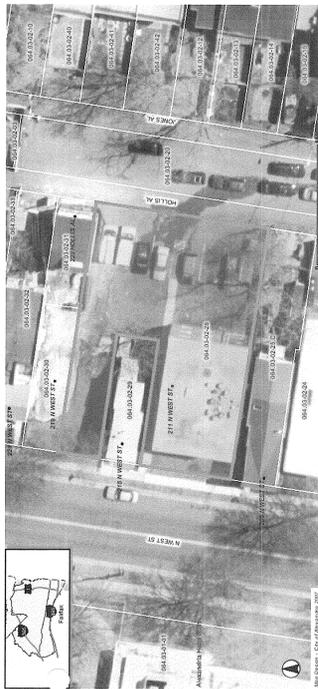
SCHEMATIC # 3  
NORTH & WEST ELEVATIONS  
4/11/15  
10/9/15

GAVIN NICHOLS ARCHITECT  
ARCHITECT  
100 WEST MAIN ST. SUITE 200  
ALEXANDRIA, VA 22304

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211 North West Street  
Alexandria, Virginia





AERIAL VIEW  
FROM CITY WEBSITE

## SITE DATA

## ZONING DATA

## INDEX TO DRAWINGS

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

**LOT SIZE:** 7970  $\phi$   
**OPEN SPACE REQUIRED:** 200  $\phi$ /UNIT REQ.  $\times$  6 = 4800  $\phi$   
**OPEN SPACE PROPOSED:** 1717  $\phi$  + NEW ROOFTOP 795  $\phi$  = 2512  $\phi$   
**FRONT YARD SETBACK:** SAME AS EXISTING IN BLOCK. GRAM 2016. AVG. SETBACK  
**REAR YARD SETBACK:** 11' MIN  $\phi$  REAR. 52.12' EXISTING. 52'  $\phi$  PROPOSED  
**SIDE YARD SETBACK:** RESIDENTIAL LOT  $\times$  25' REAR. 110' SIDE YARDS. 40'  $\phi$  BALC. USE AS PENALTY. W/ 4'  $\phi$  12' YARDS. ZONING VARIANCE OR SPECIAL EXEMPTION REQ'D.  
**HEIGHT:** 45' MAX. PERMITTED. EXIST. 20'10" PROPOSE 38'

**PARKING:** OFF STREET PROVIDED  
 MIN 8 SPACES PROVIDED

**ZONING VARIANCE DATA:** \* SPECIAL EXEMPTION REQ. FOR SIDE YARDS  
 N/A (ADDITIONS SET BACK FOR CODE)

**BAR DATA:** \* REVIEW BY PARKER GRAY HISTORIC BAR. REQUIRED

**OWNER:** 211 WEST LLP  
 7950 RICHMOND HWY  
 SUITE 11  
 ALEXANDRIA, VIRGINIA  
 22306

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

- EXISTING CONDITIONS - ELEVATIONS EC1
- EXISTING CONDITIONS - FIRST & SECOND FLOOR PLANS EC2
- EXISTING CONDITIONS - THIRD FLOOR & ROOF PLAN EC4
- EXISTING CONDITIONS - PHOTOGRAPHS EC5

A3

INDEX TO DRAWINGS  
ZONING & CODE DATA

GAVIER  
NICHOLS  
ARCHITECT  
A 2017 INCORPORATED

10/19/15

## CHESAPEAKE BAY PRESERVATION ACT

## CODE DATA

## MODEL ENERGY CODE

**BUILDING CODE JURISDICTION (CITY, COUNTY):** ALEXANDRIA, VIRGINIA  
**APPLICABLE CODE:** IRC 2012  
**OCCUPANCY CLASSIFICATION:** MULT-FAMILY  
**CONSTRUCTION TYPE:** 5B

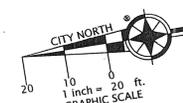
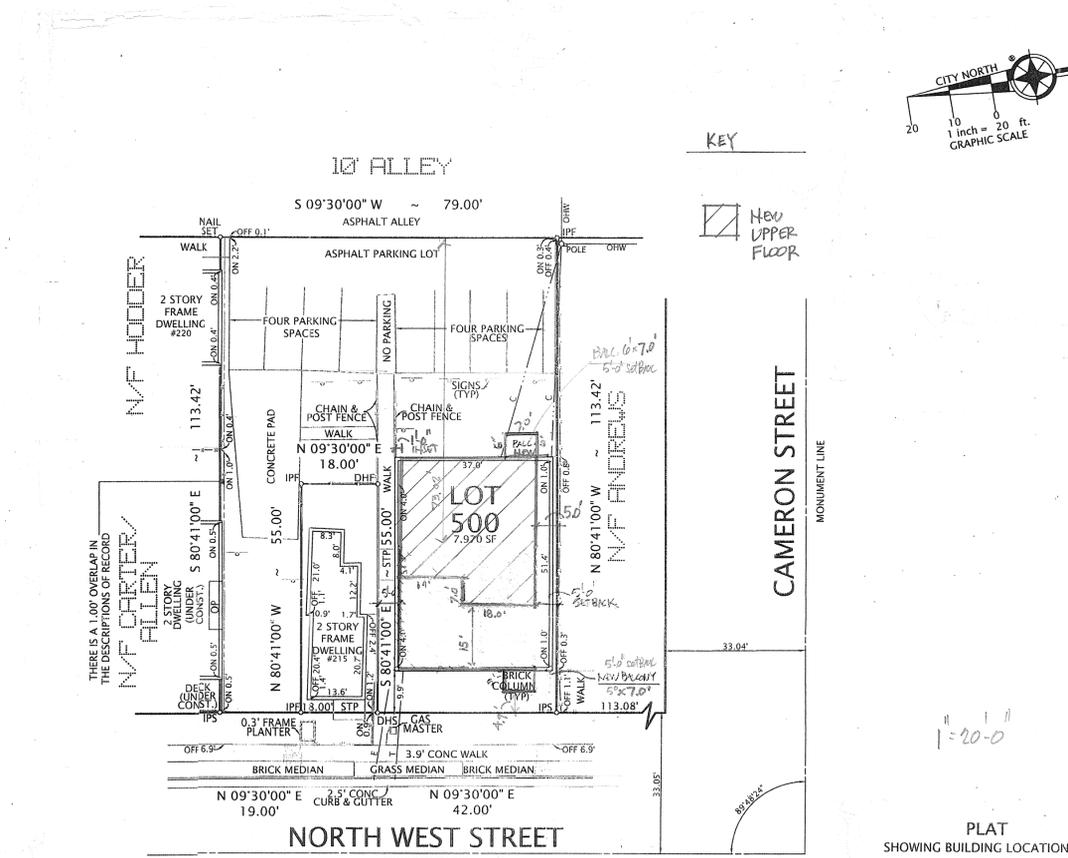
Virginia Energy Code

### TRADE-OFF WORKSHEET

Compliance by Whole House Performance Approach

Builder Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Submitted By: \_\_\_\_\_ Phone No: \_\_\_\_\_  
 Building Address: \_\_\_\_\_  
 Legal Description: Lot \_\_\_\_\_ Section: \_\_\_\_\_ County: \_\_\_\_\_

YOUR HOUSE				CODE HOUSE	
Insulation R-Value	A Area	System R <sub>g</sub> Value	Req. Min UA	HDD	UA
<b>ROOF/CEILING</b>					
1. Flat Ceiling (attic)					
2. Cathedral Ceiling					
3. Skylights					
4. Floor Crawl/over					
Subtotal:					
<b>GROSS WALL</b>					
6. Opaque Wall					
7. Opaque Wall					
8. Opaque Wall					
9. Floor Bands					
10. Door					
11. Door					
12. Door					
13. Window					
14. Window					
15. Basement Window					
16. Other					
Subtotal (Gross Wall)					
<b>FOUNDATION/FLOOR</b>					
18. Slab Insulation					
19. Perim (P)					
20. Floor over Unheated Space					
21. Crawl Space Wall					
22. Basement Wall					
<b>TOTAL UA</b>					
UA FROM INSULATION TO BE INSTALLED:					
Lines [5] + [17] + [18] + [21] + [22] + [25]					
Line 26 (Your House Total) must be less than or equal to Line M (Code House Total).					



APPLICATION MATERIALS  
 BAR2015-00164-00165  
 211 N West St.  
 10/13/2015

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

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

**A. Property Information**  
 A1. Street Address: 211 NORTH WEST STREET Zone: RB  
 A2. Total Lot Area: 7970  $\phi$   $\times$  .75 = 5977  $\phi$  Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*	Allowable Exclusions
Basement: 0	Basement** 0
First Floor: 1902	Stairways** 480
Second Floor: 1902	Mechanical**
Third Floor: 1902	Other**
Porches/ Other: 5706	Total Exclusions: 480
<b>Total Gross*</b>	<b>5706</b>

**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*	Allowable Exclusions
First Floor: 250	Stairways** 592
Second Floor: 0	Mechanical** 130
Third Floor: 1120	Other** 167
Porches/ Other: 1554	Total Exclusions: 889
<b>Total Gross*</b>	<b>1554</b>

**D. Existing + Proposed Floor Area**  
 D1. Total Floor Area (add B3 and C3) 5891 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 5977 Sq. Ft.

**F. Open Space Calculations**

Existing Open Space	5813 $\phi$
Required Open Space	4800 $\phi$
Proposed Open Space	6400 $\phi$

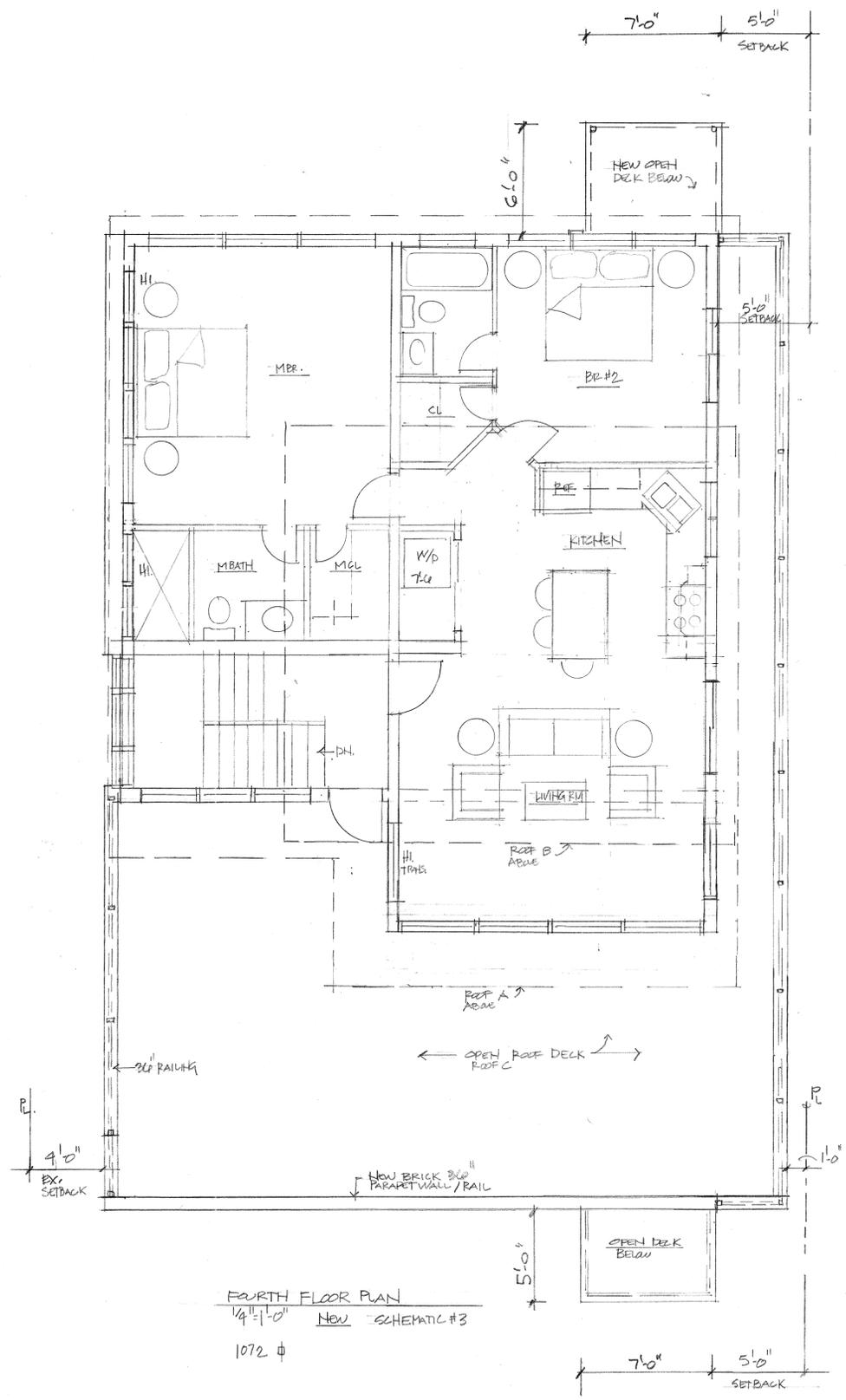
652  $\phi$  PROPER NEW OPEN SPACE  
 5813  
 6400 TOTAL

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
 Signature: *Gavriel Nichols* ARCHITECT Date: 10/19/15

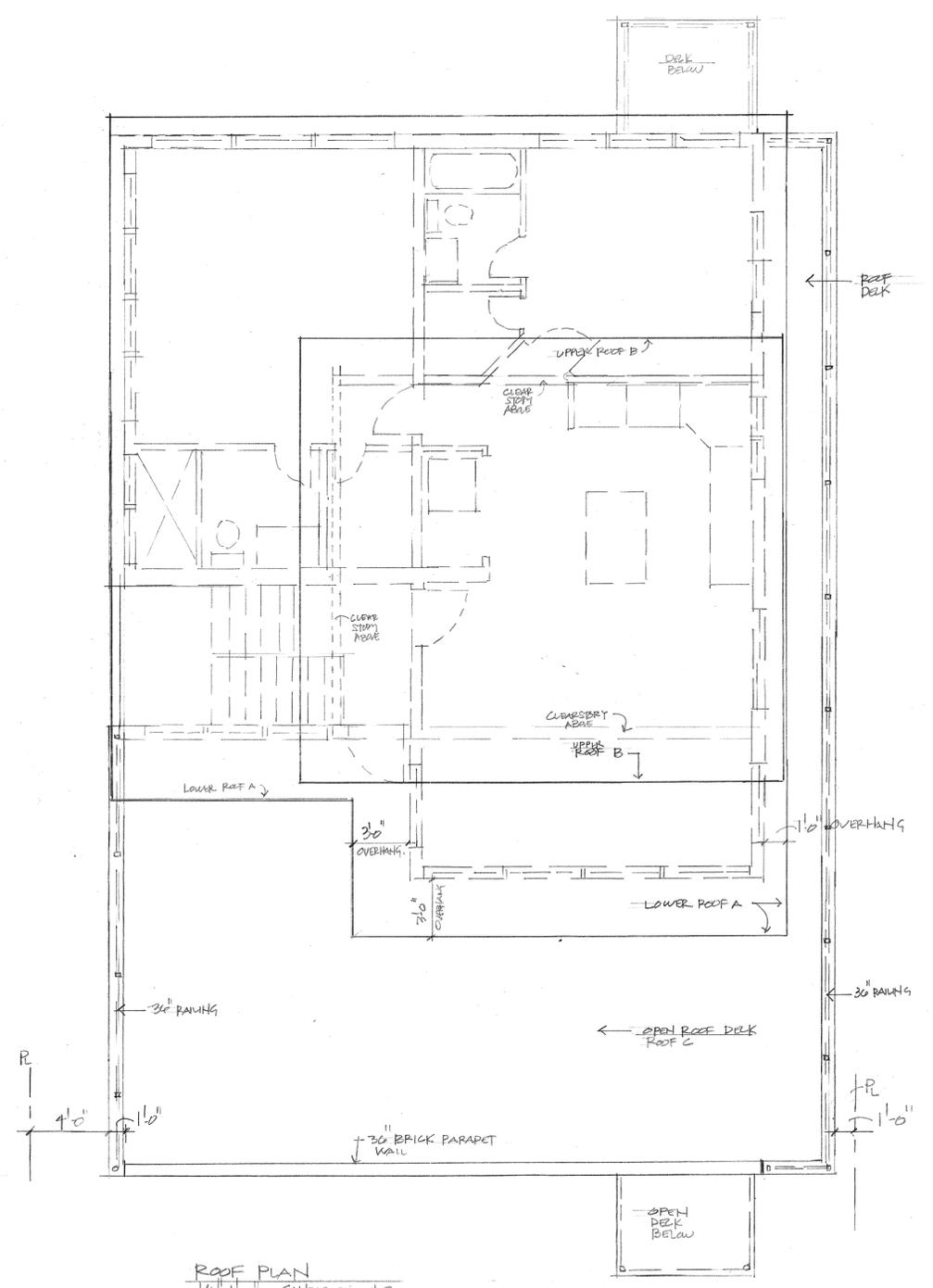
211 North West Street  
 Alexandria, Virginia







FOURTH FLOOR PLAN  
 1/4" = 1'-0" New SCHEMATIC #3  
 1072 φ



ROOF PLAN  
 1/4" = 1'-0" SCHEMATIC #3

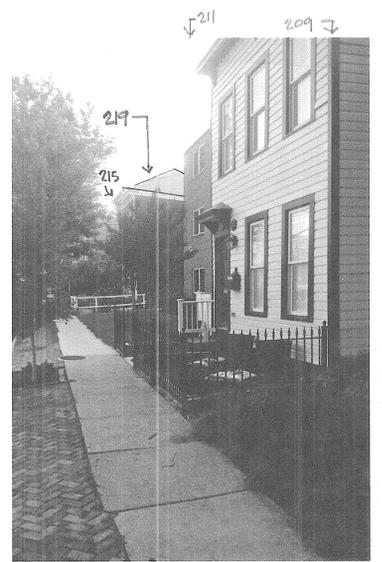
APPLICATION MATERIALS  
 BAR2015-00164-00165  
 211 N West St.  
 10/13/2015

A6  
 FOURTH FLOOR  
 & ROOF PLAN  
 1/4" = 1'-0"  
 10/19/15

GAVEN  
 NICHOLS  
 ARCHITECT  
 ARCHITECTS  
 400 WEST 10TH AVENUE, SUITE 200  
 DENVER, COLORADO 80202

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211 North West Street  
 Alexandria, Virginia



STREET VIEW  
NOTE: 219 IS TALLEST  
\* 211 IS SETBACK FROM STREET

AVERAGE FRONT YARD SETBACK CALC.

ADDRESS	SETBACK FROM CURB ON N. WEST ST.
237	17.8'
235	19.7'
233	19.7'
231	19.7'
229	19.7'
227	19.7'
225	19.3'
223	15.5'
221	28'
219	23.2'
215	19.2'
* 211	25' (ROOF TOP ADDITION 40' SETBACK & 47' SETBACK 25' AT NEW BACK WALL PROJECTIONS)
209	15'
205	24.9'
CORNER	14.9'
TOTAL	290.4' ÷ 15 = 19.76' AVG SET BACK

PROPOSED TOP FLOOR IS AT 40' & 47' SETBACK \* REVISED DESIGN  
 PROPOSED FRONT BALCONY IS 20' SETBACK  
 PROPOSED TOP ROOF OVERHANG IS 3'-0" = 37'-0"  
 OUR ADDITIONS MEET AVERAGE SETBACK

\* REVISED DESIGN

\* OUR DESIGN IS GREATER THAN AVERAGE SETBACK.

\* REVISED DESIGN

- REVISED SKETCH
1. UPPER ROOF 1'-0" OVERHANG - ON NORTH & SOUTH END
  2. FRONT BALCONY MEET 5'-0" SIDE YARD SETBACK
  3. SOUTH WALL ADDITION MEETS 5'-0" SETBACK
  4. NORTH WALL ADDITION MEETS 5'-0" SETBACK
  5. FRONT NUMBERS - MOUNTED TO WEST WALL PROJECTION - GREEN WALL

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

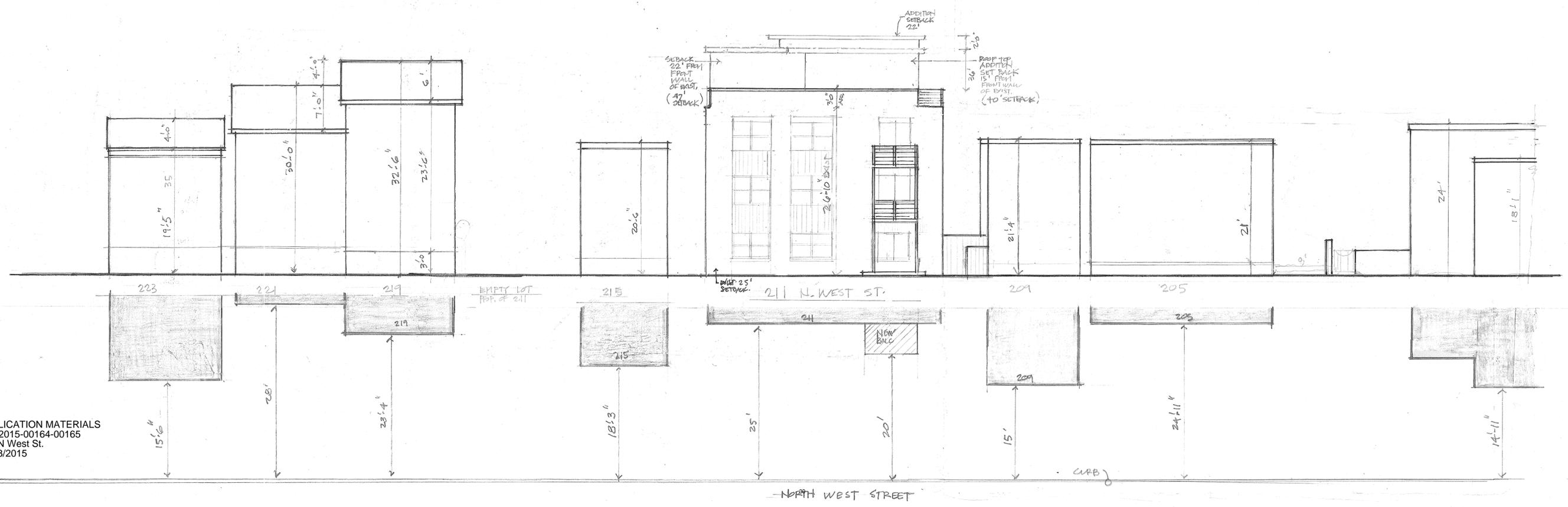


SITE OVERLAY

VIEW FROM NORTH WEST STREET

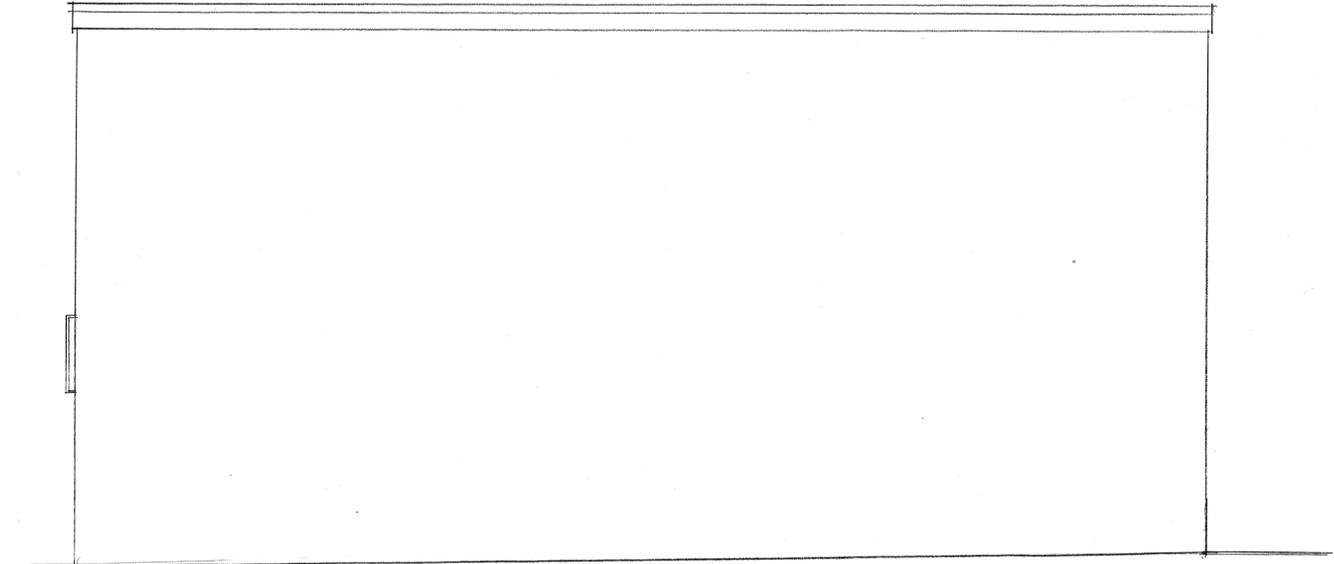
STREET HEIGHT & SETBACK SKETCH  
 1/8" = 1'-0"

45' HEIGHT ALLOWED

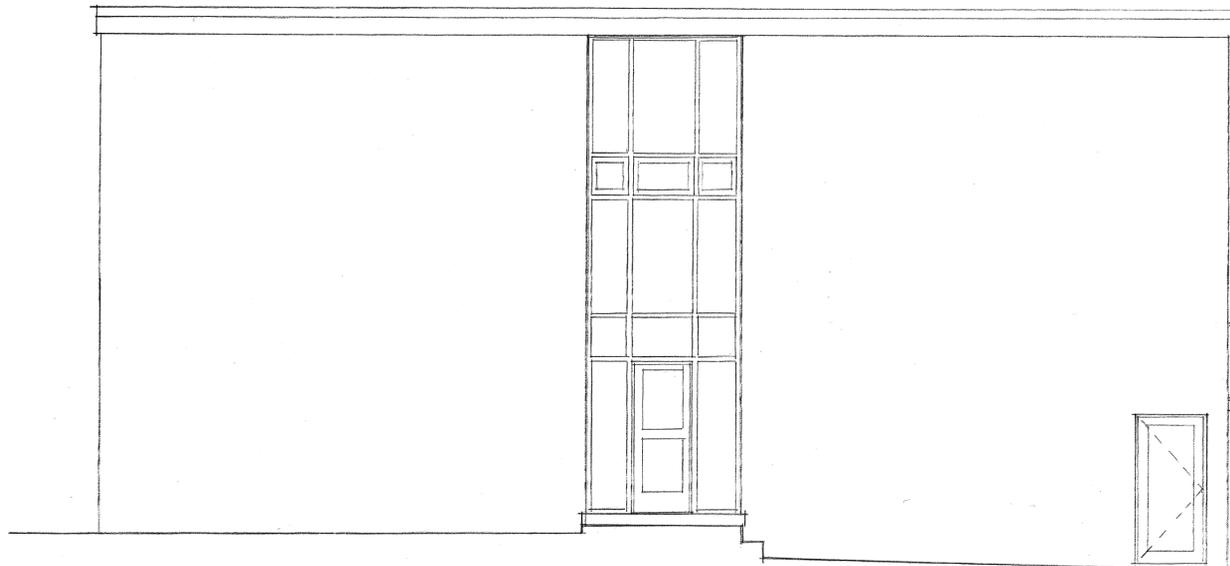




EAST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"

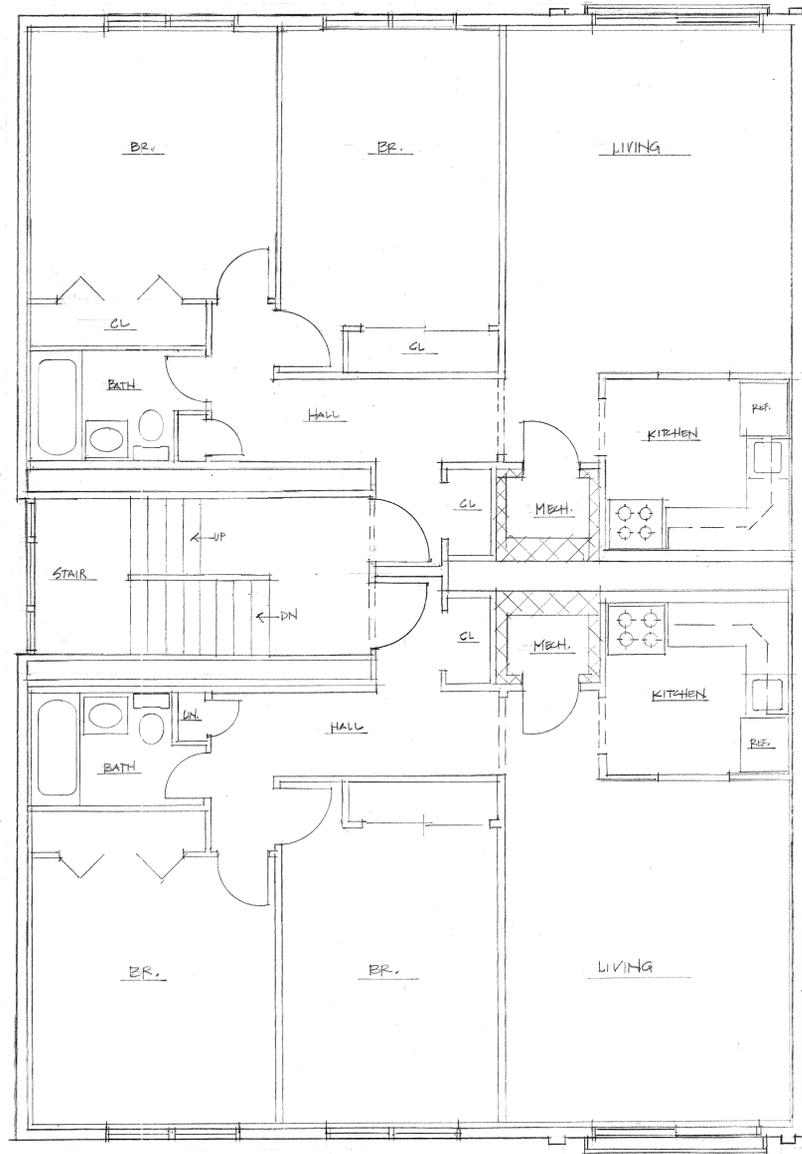
APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015

Ec1

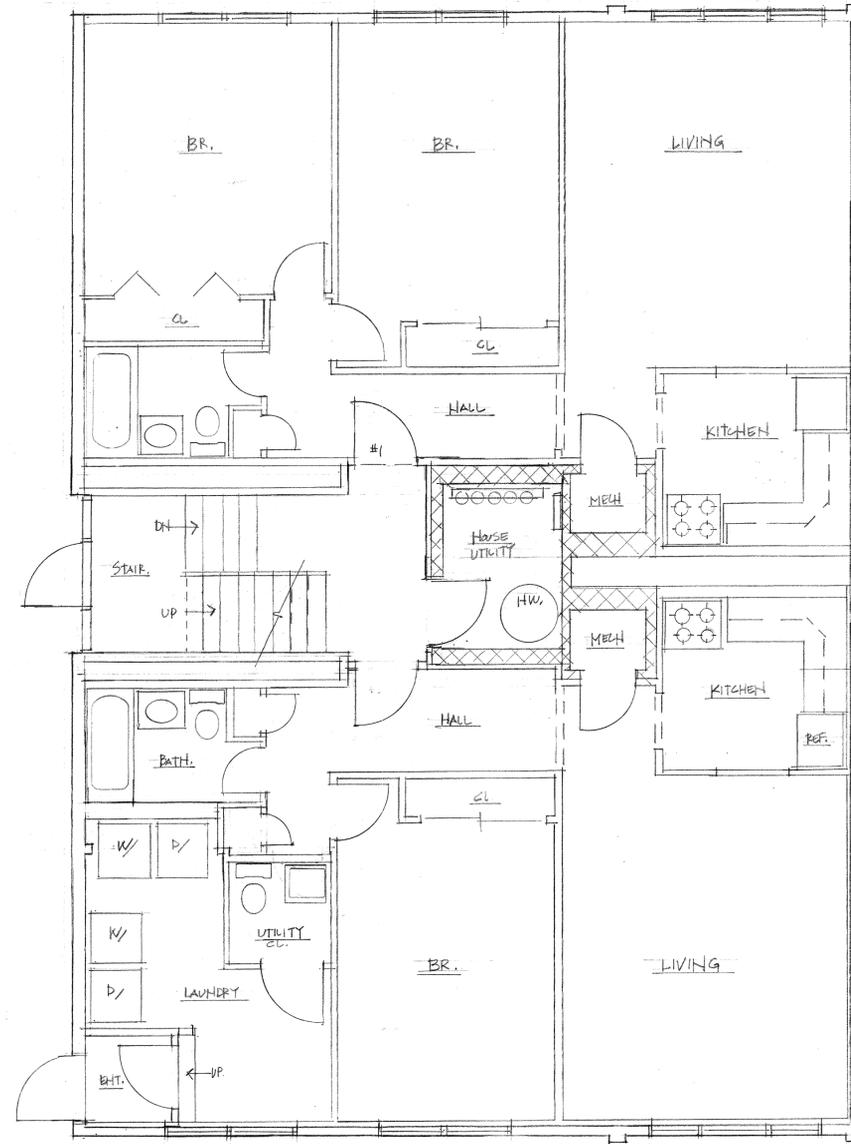
EXISTING CONDITIONS  
ELEVATIONS  
1/4" = 1'-0"  
10/19/15

GAYER  
NICHOLS  
ARCHITECT  
ARCHITECTS INC. (VA) 0000000000

211 North West Street  
Alexandria, Virginia



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



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

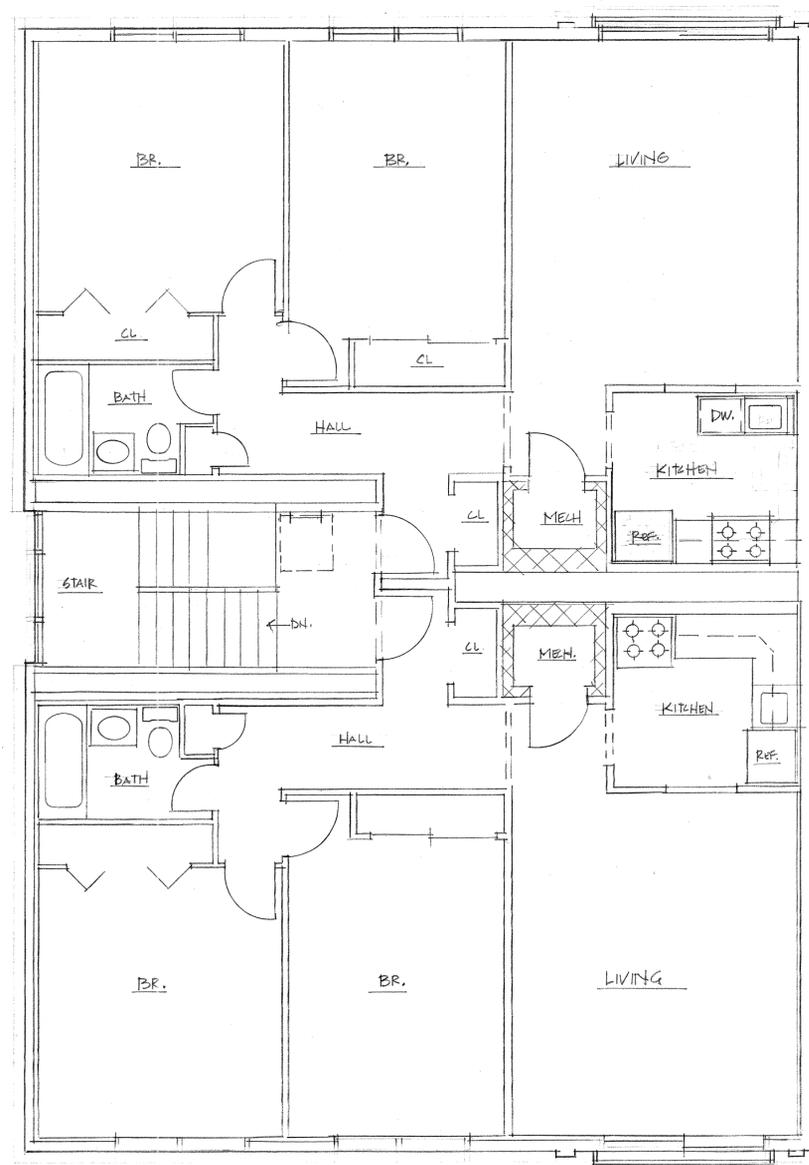
APPLICATION MATERIALS  
BAR2015-00164-00165  
211 N West St.  
10/13/2015

EC3

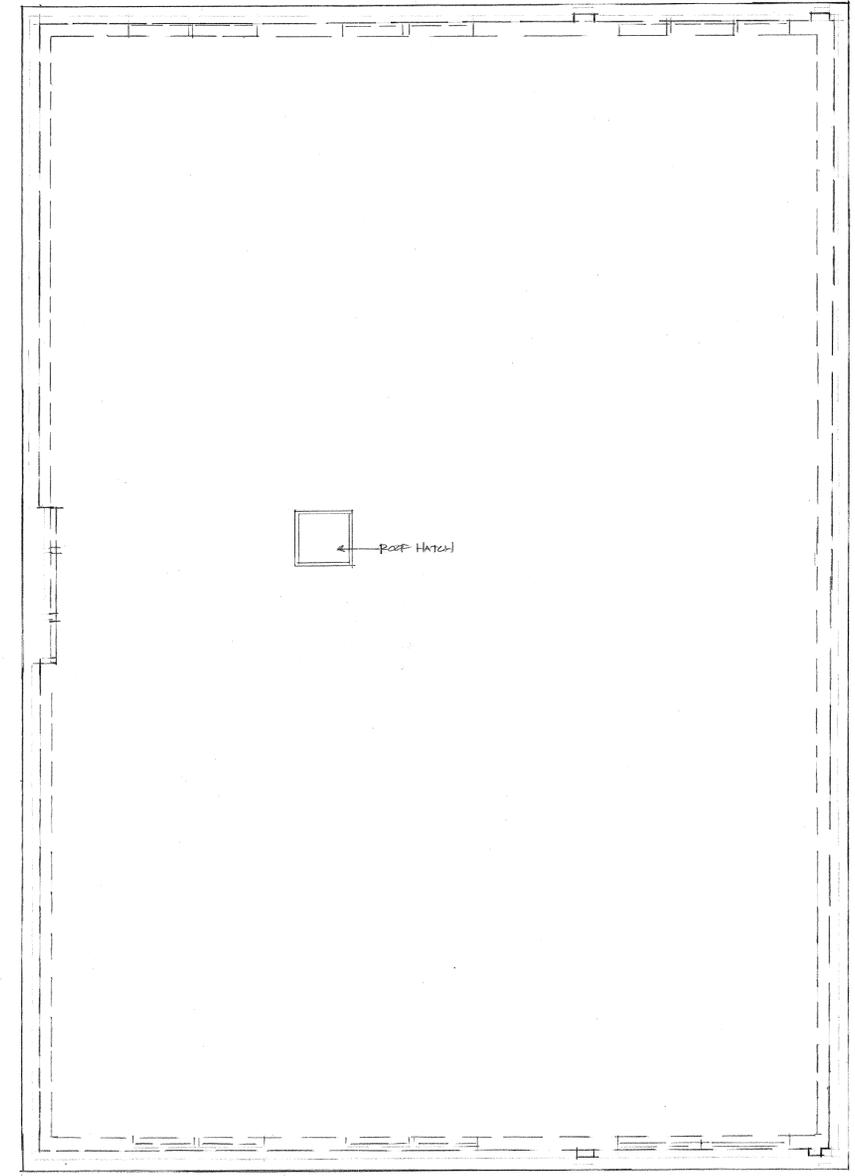
EXISTING CONDITIONS  
FIRST & SECOND FLOOR  
14-1-15  
10/14/15

GAVEN  
NICHOLS  
ARCHITECT  
ARCHITECTS

211 North West Street  
Alexandria, Virginia



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



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

211 North West Street  
Alexandria, Virginia

GAVEN  
NICHOLS  
ARCHITECT  
ARCHITECTS  
1000 PENTAGON AVENUE, SUITE 2000  
ALEXANDRIA, VA 22304

EXISTING CONDITIONS  
THIRD FLOOR - # ROOF  
1/4" = 1'-0"  
10/9/15

EC4



Corner Entry



West Elevation Detail



West Elevation Detail



Street View @ South Elevation



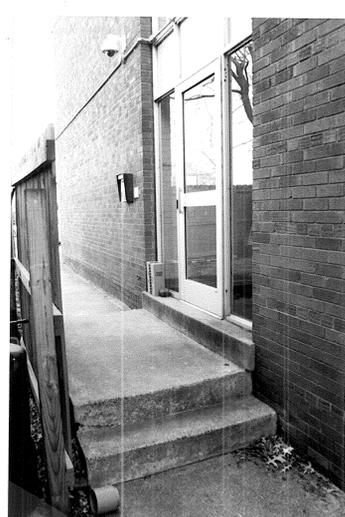
West Elevation



Apartment Entrance North



Entry Condition North Elevation



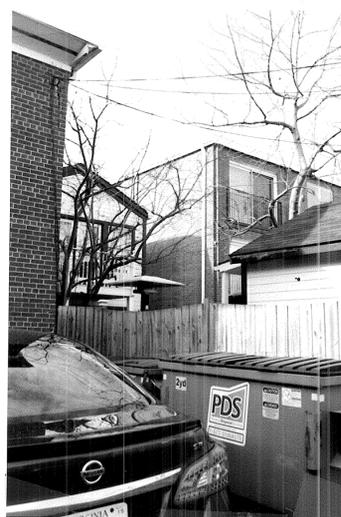
Steps @ North Elevation



Office Entry @ North elevation



Southwest Elevation



Southeast Corner Elevation



East elevation Detail ..Gas



East elevation



East and North elevation

Ec5

Existing Conditions  
PHOTOGRAPHS

10/19/15

GAVIER  
NICHOLS  
ARCHITECT  
PHOTOGRAPHY

211 North West Street  
Alexandria, Virginia

APPLICATION MATERIALS  
BAR2015-00164-00165  
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