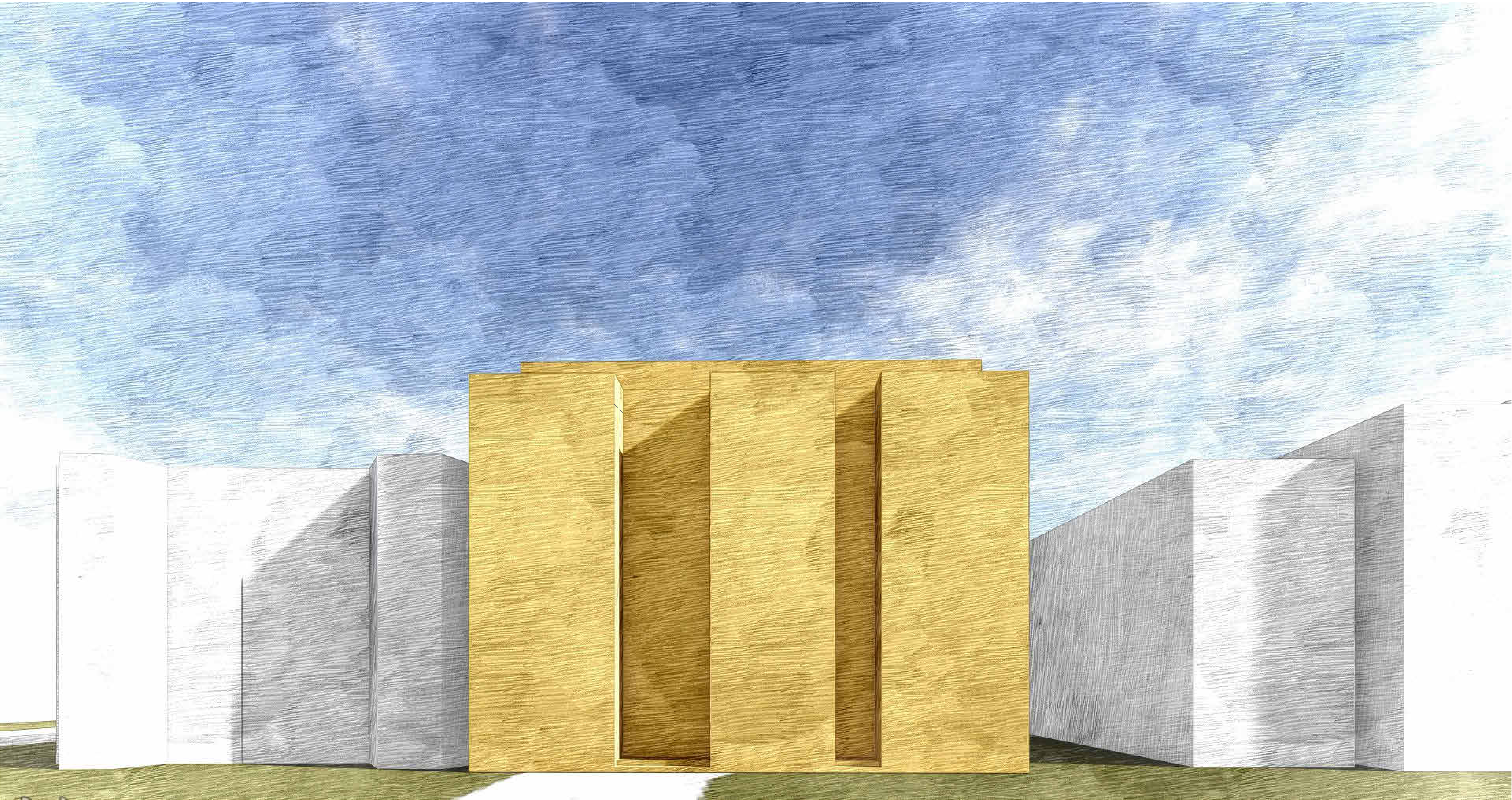




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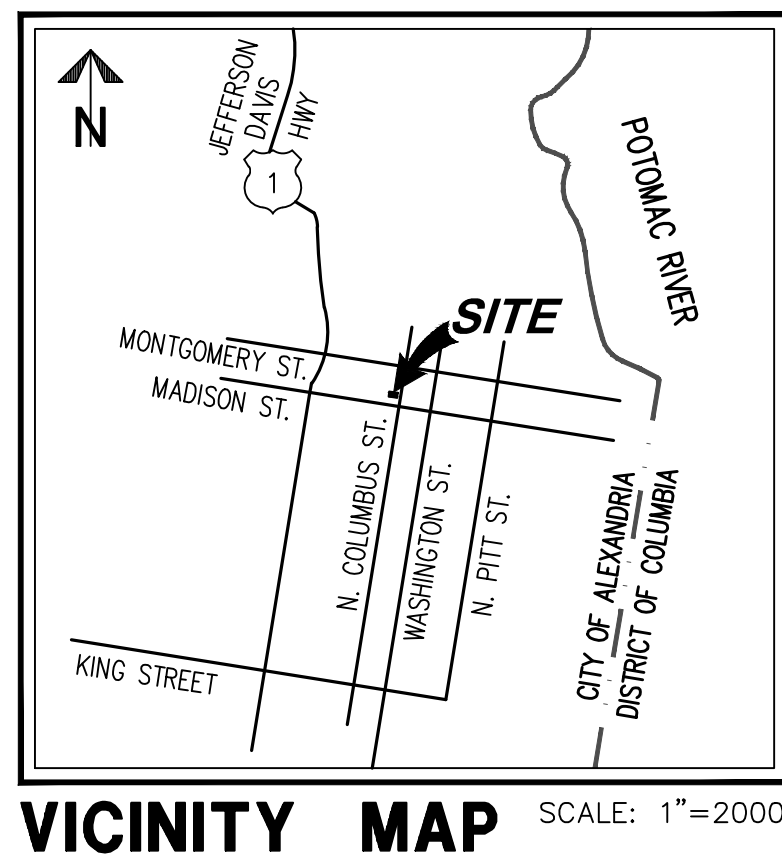
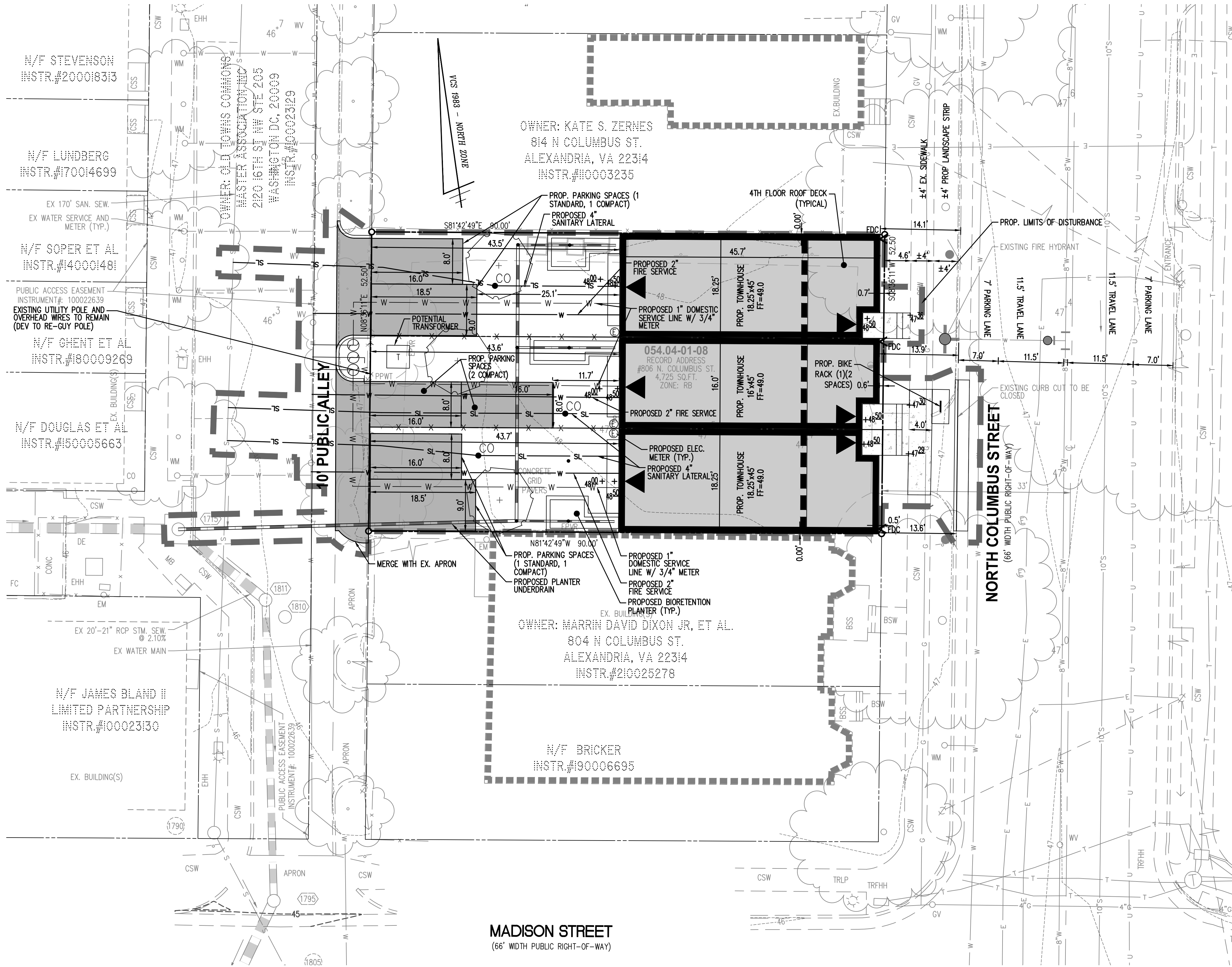
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09/08/2025

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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

NOTES

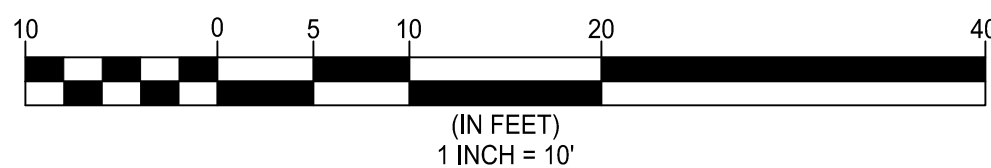
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
- THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
- NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
- THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
- THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
- SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.

ARCHAEOLOGY NOTES

- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

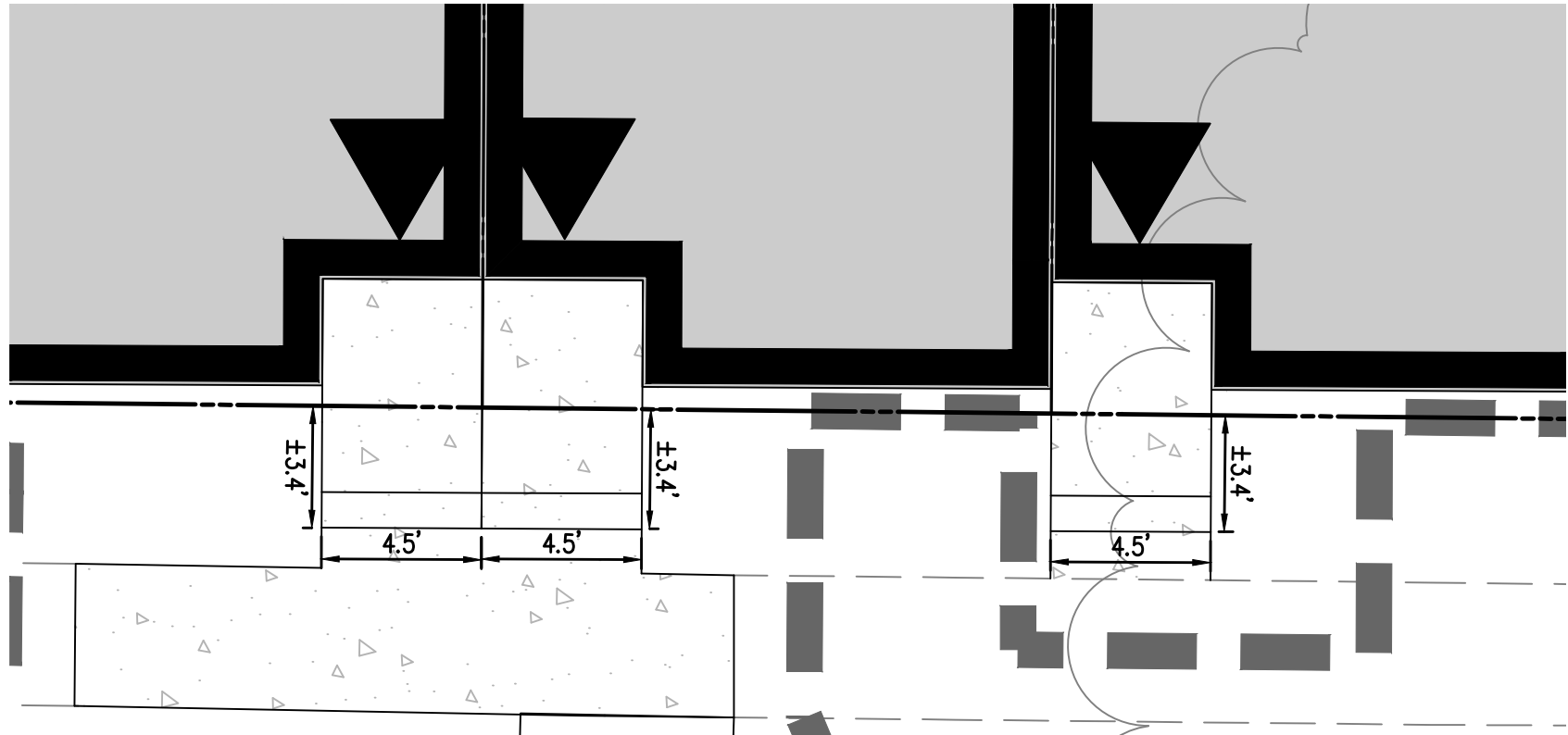
TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED THE REAR YARD AND ROLLED TO THE ALLEY FOR COLLECTION ON COLLECTION DAYS.



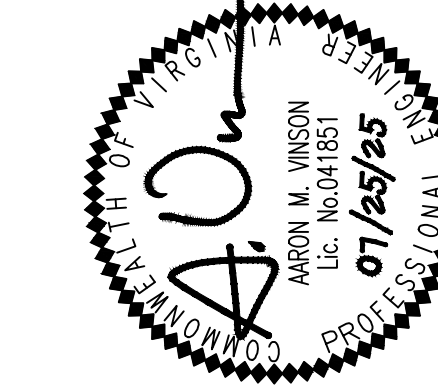
ENCROACHMENT DETAIL

SCALE: 1" = 5'



PER 5-2-29(B)(2)A THE PROJECTION OF STEPS/STOOPS/RAMPS MAY BE UP TO 4 FT ON STREETS WITH A RIGHT-OF-WAY WIDTH BETWEEN 66 AND 100 FT.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com



REVISION APPROVED BY		DATE	
NO.	DESCRIPTION	DATE	APPROVED

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET

806 NORTH COLUMBUS STREET

STAGE 1/2 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL LAYOUT PLAN

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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NO.	DATE

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SHEET NAME

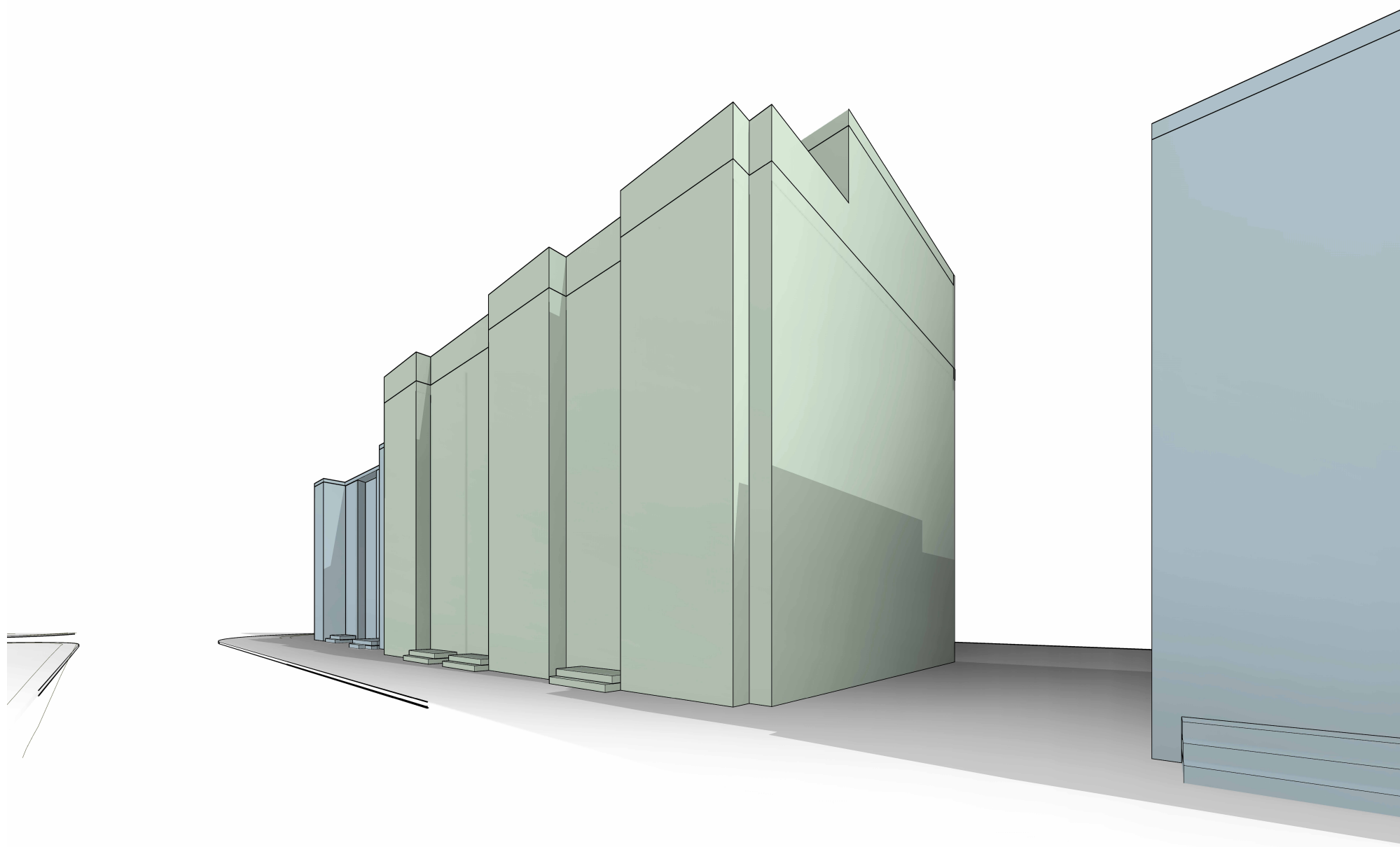
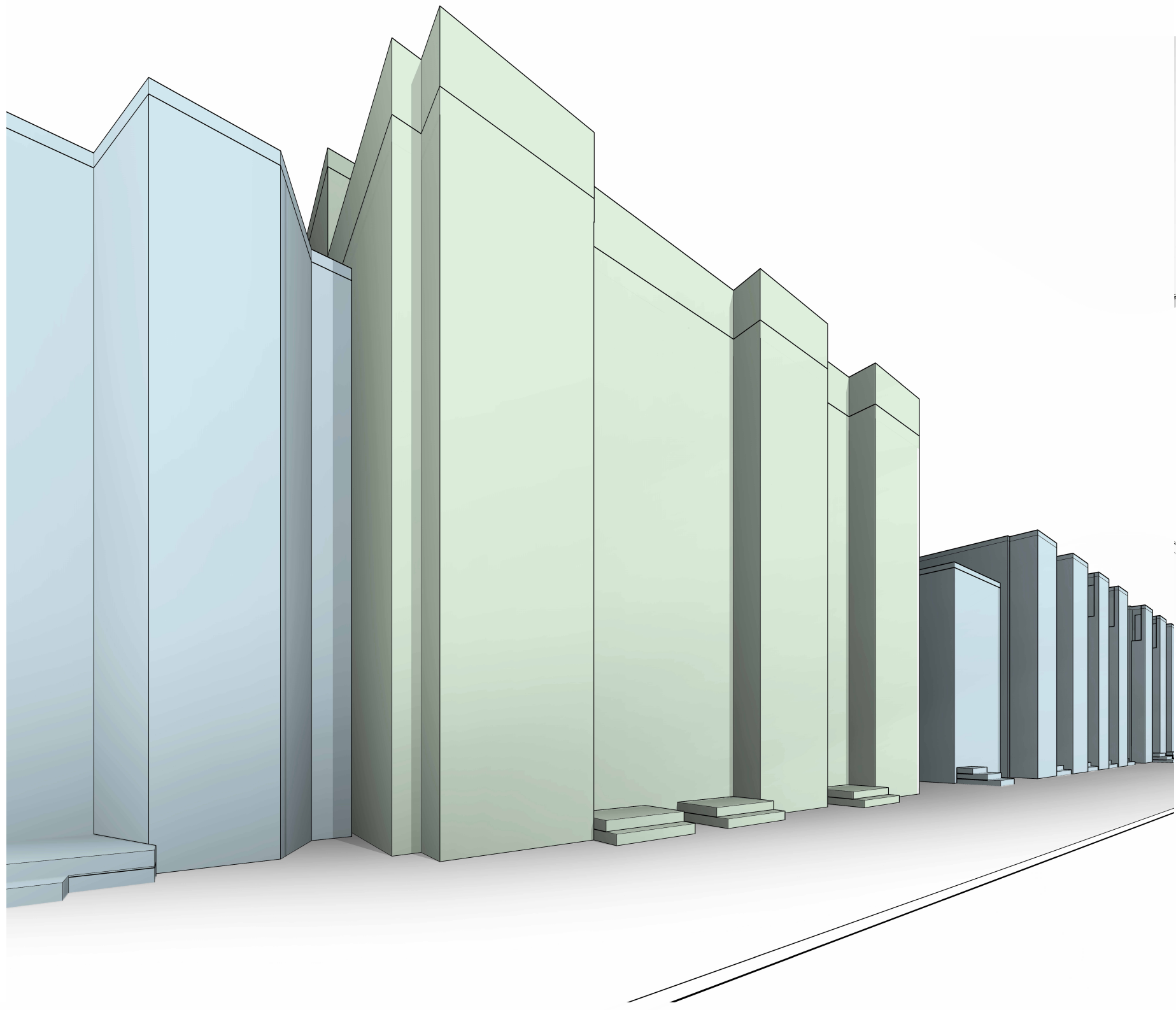
MASSING STUDY

SCALE

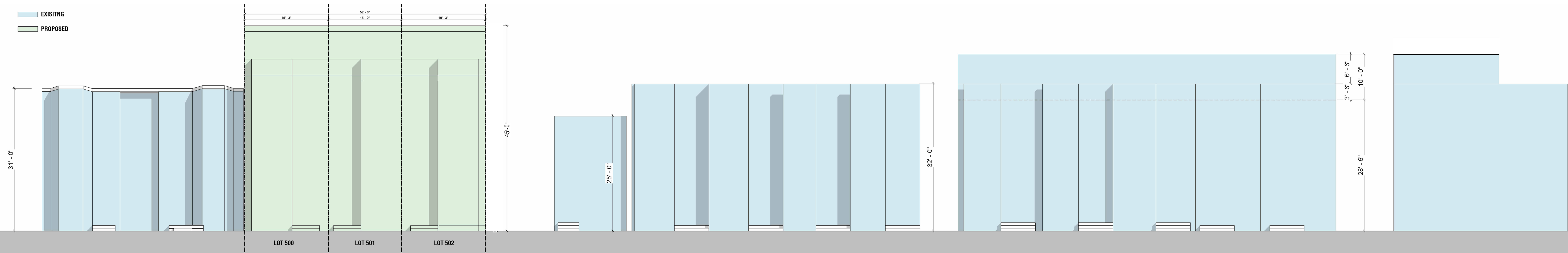
1/8" = 1'-0"

SHEET NO.

BAR 2



EXISTING
PROPOSED



MASSING CONCEPT IMAGES



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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SHEET NAME

MASSING CONCEPT

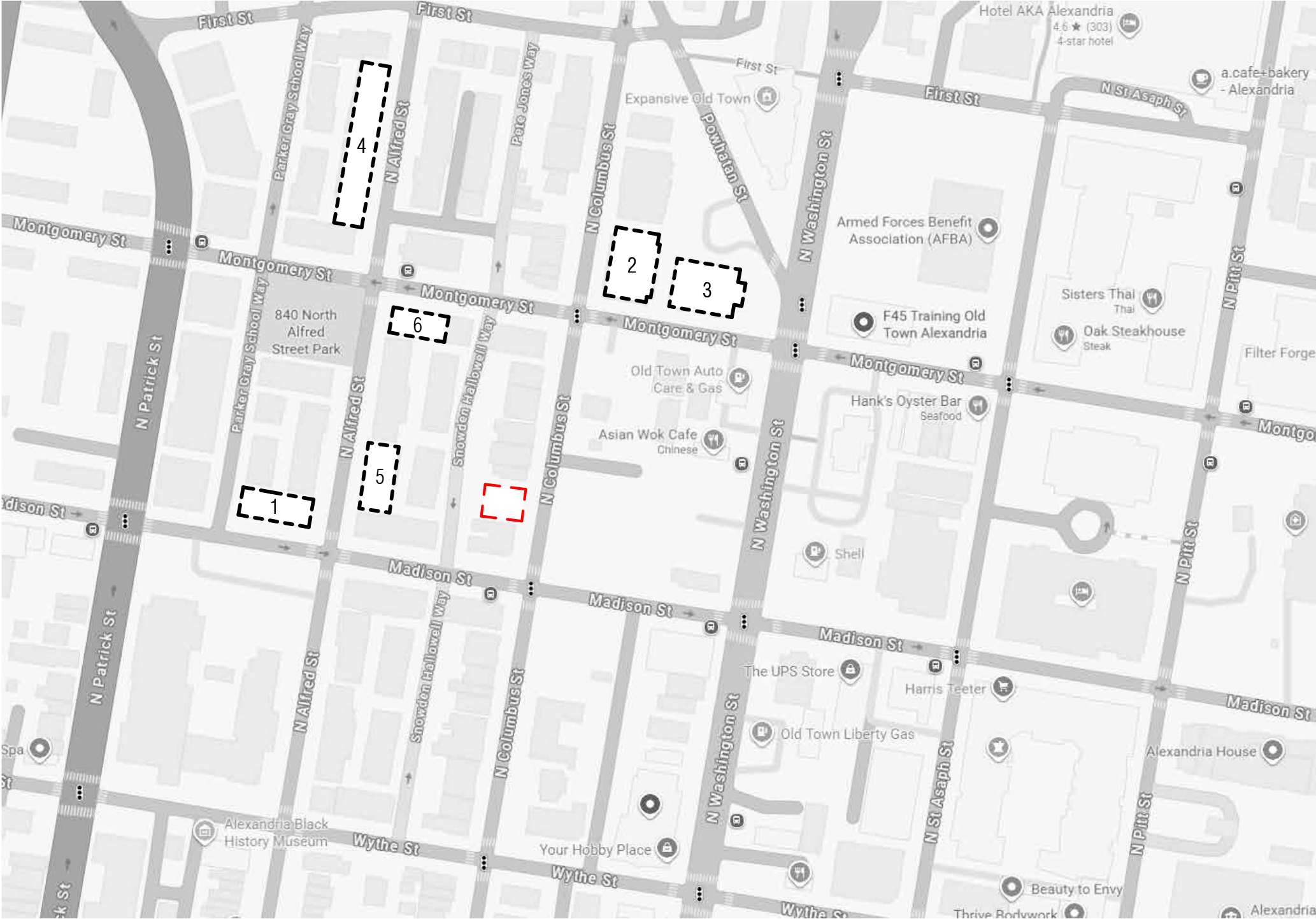
SCALE

SHEET NO.

BAR 3

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



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JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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SHEET NAME

PRECEDENT PHOTOS

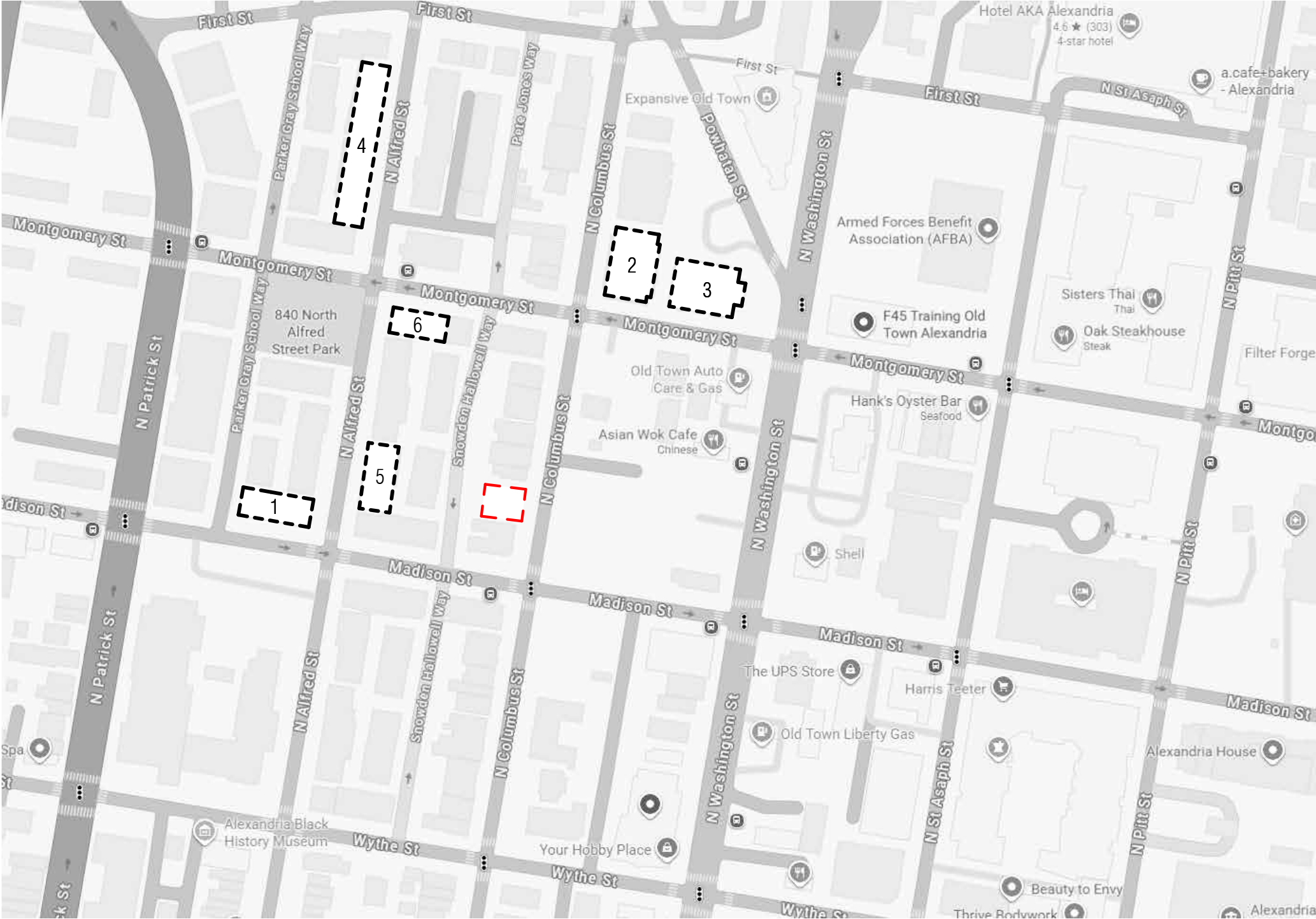
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 5

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



5. 814 N ALFRED ST



6. 826 N MONTGOMERY ST

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JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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SHEET NAME

PRECEDENT PHOTOS

SCALE

1/4" = 1'-0"

SHEET NO.

BAR 6



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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T: 202.494.5061
NATHAN@KUHNARCHITECT.COM
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D. DATE

BAR 8



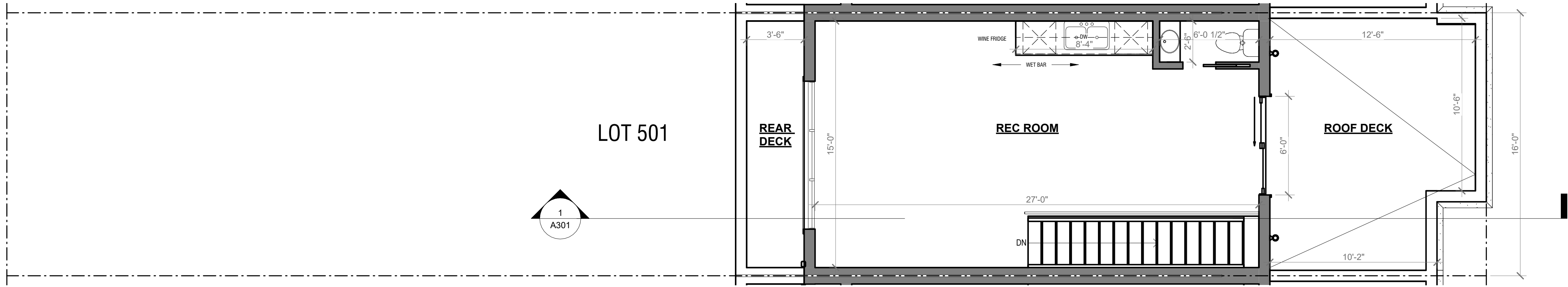
108 KENNEDY STREET NW, #313
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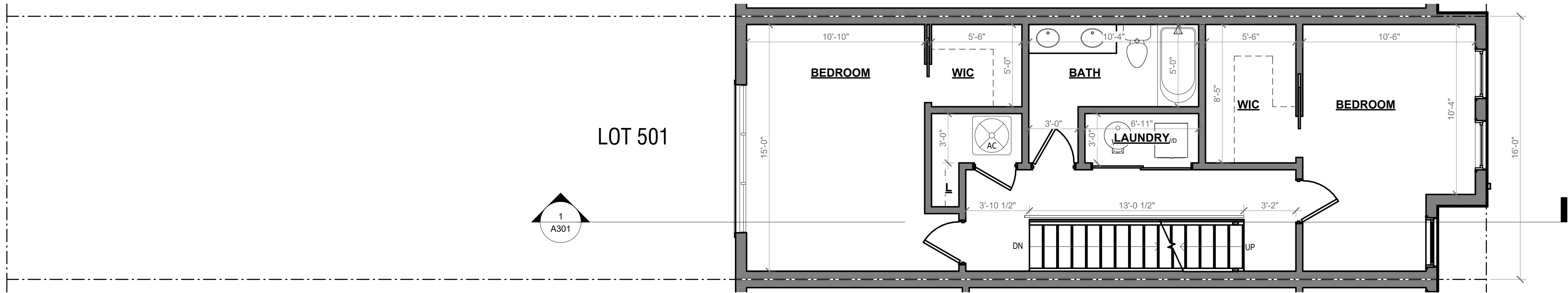
[illegible]

BAR 9

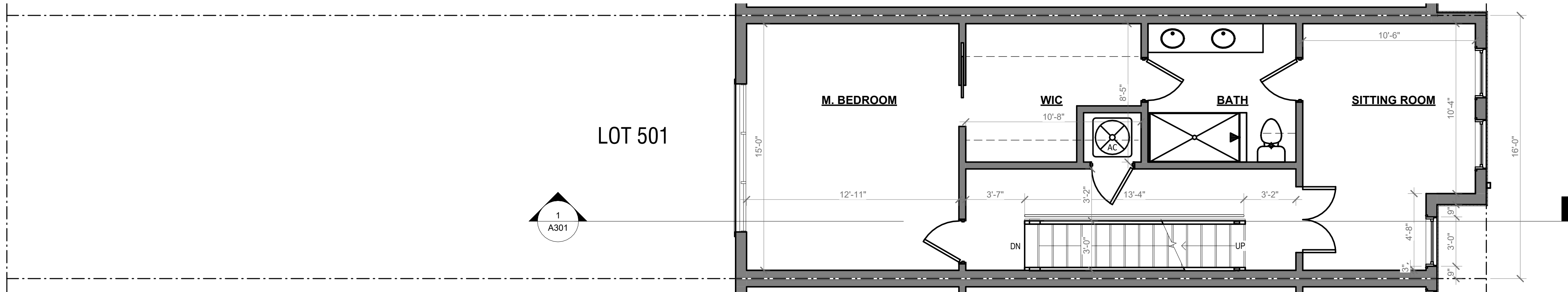




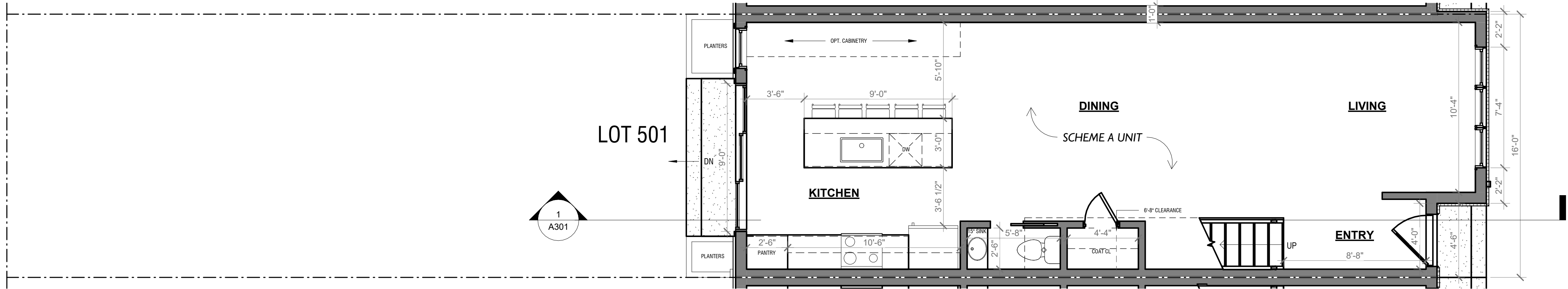
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



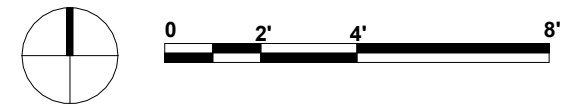
3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



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



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



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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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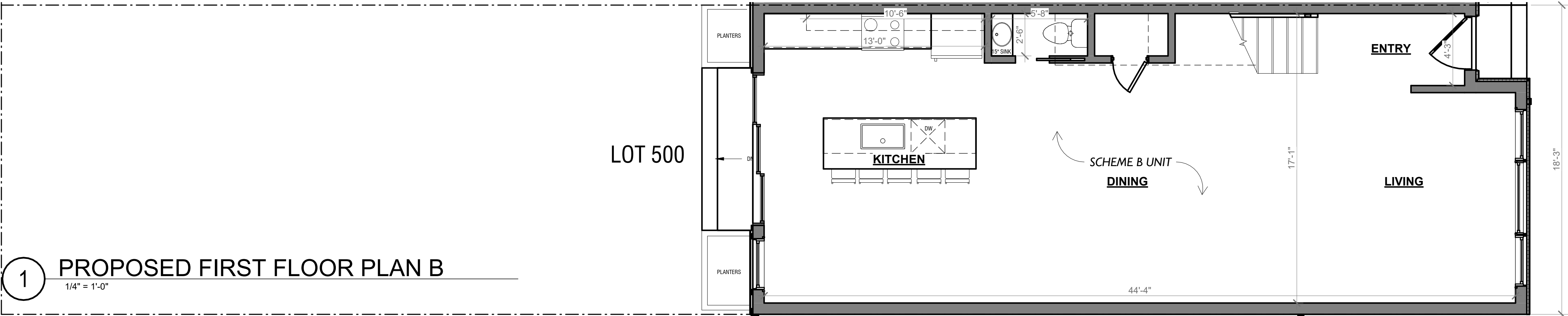
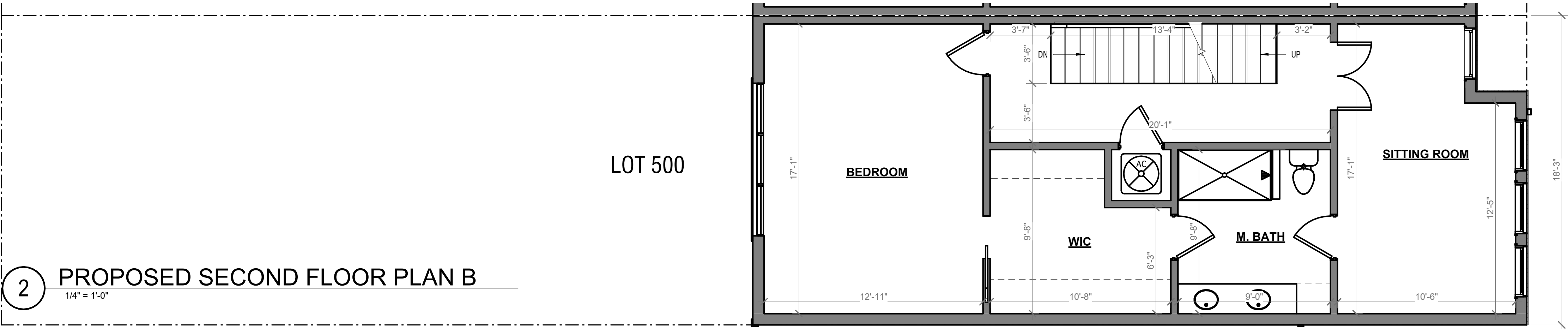
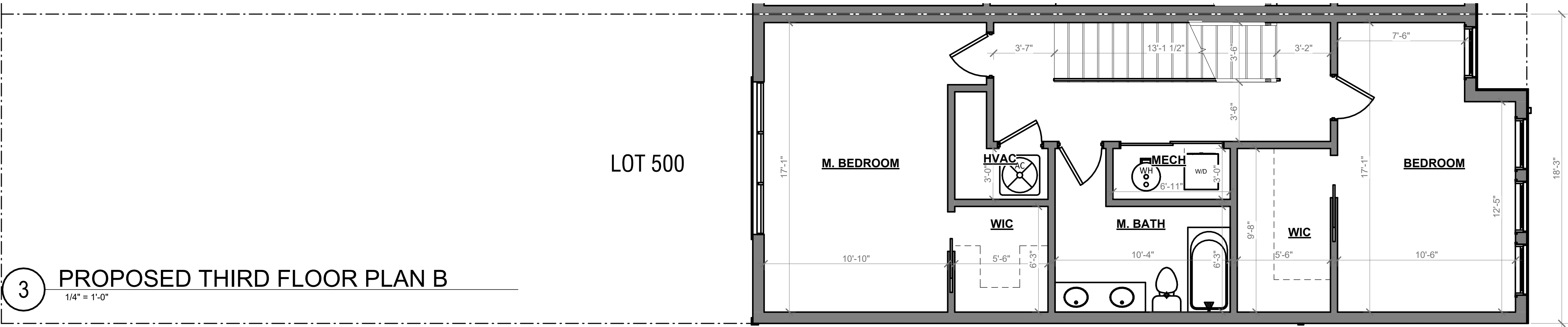
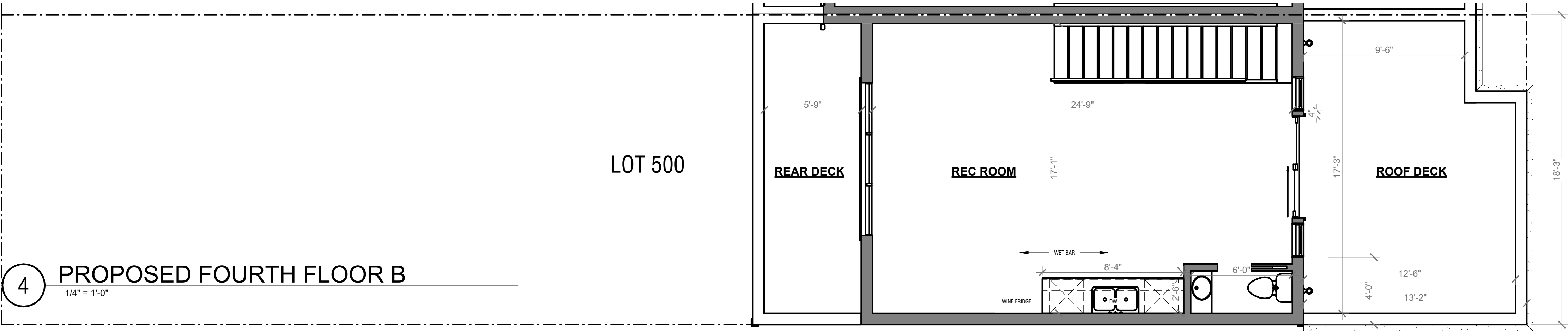
SEAL

SHEET NAME
PROPOSED FLOOR
PLANS - SCHEME A

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 10



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JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
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SHEET NAME

PROPOSED FLOOR
PLANS - SCHEME B

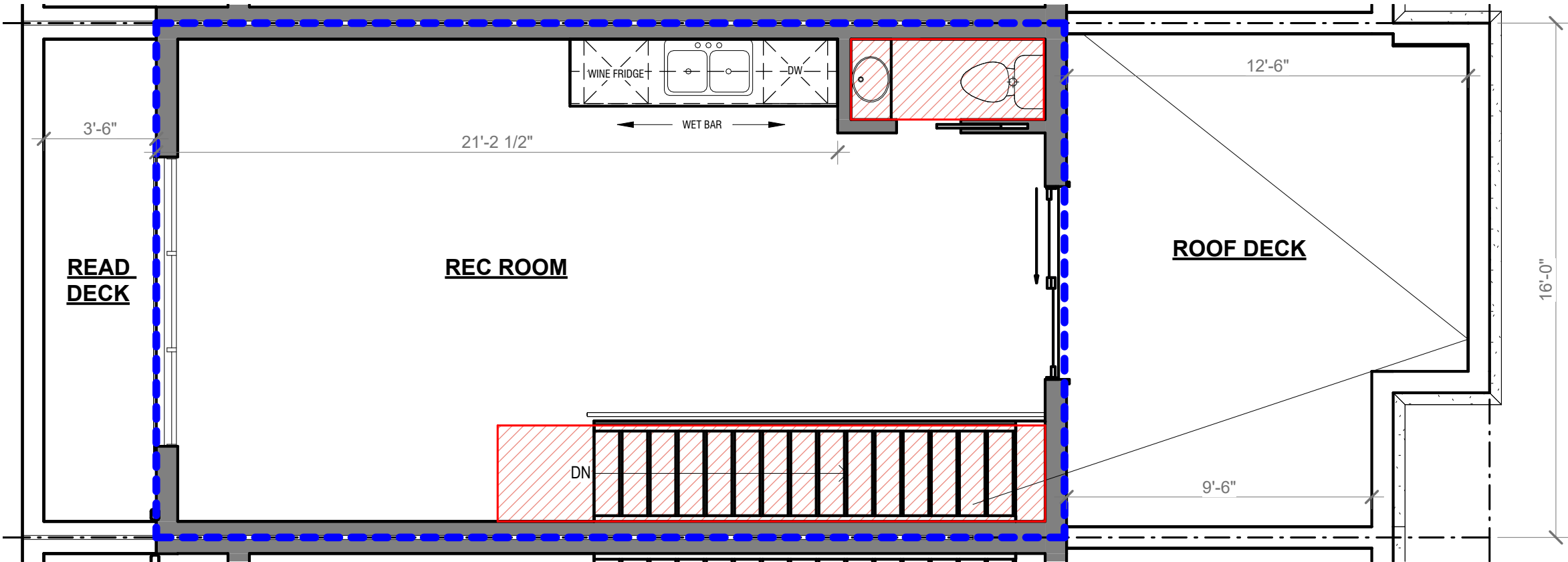
SCALE

1/4" = 1'-0"

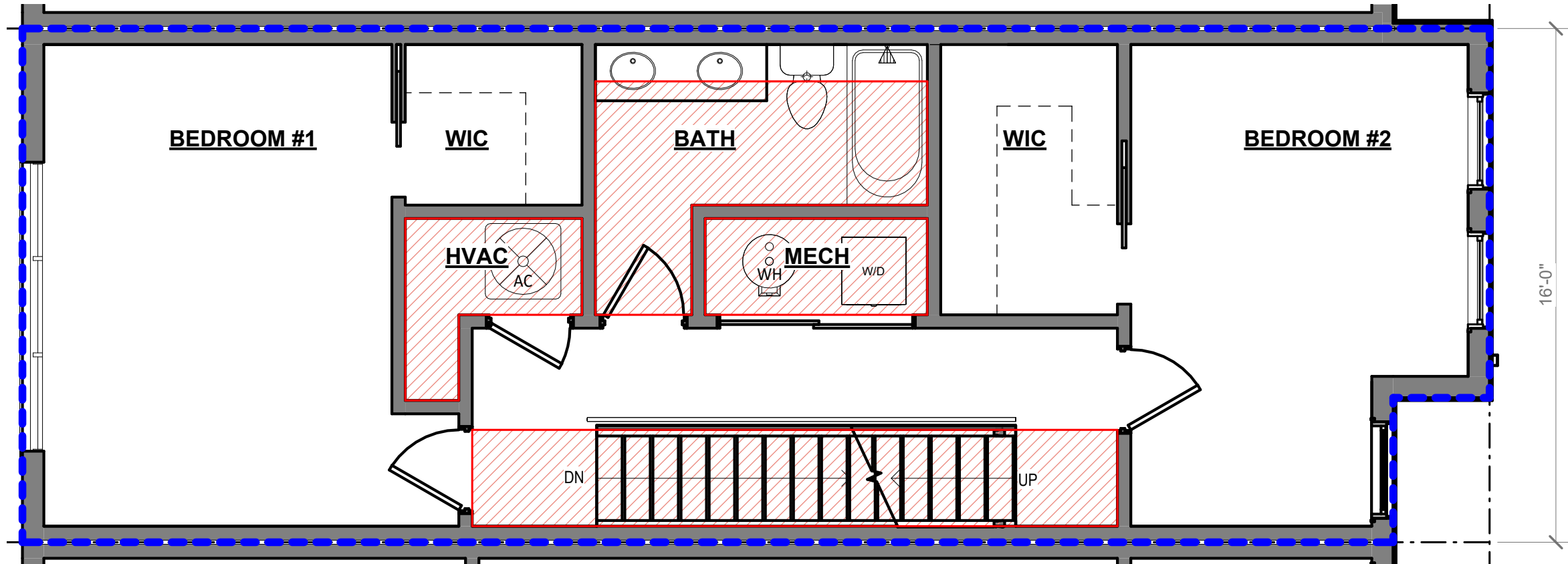
SHEET NO.

BAR II

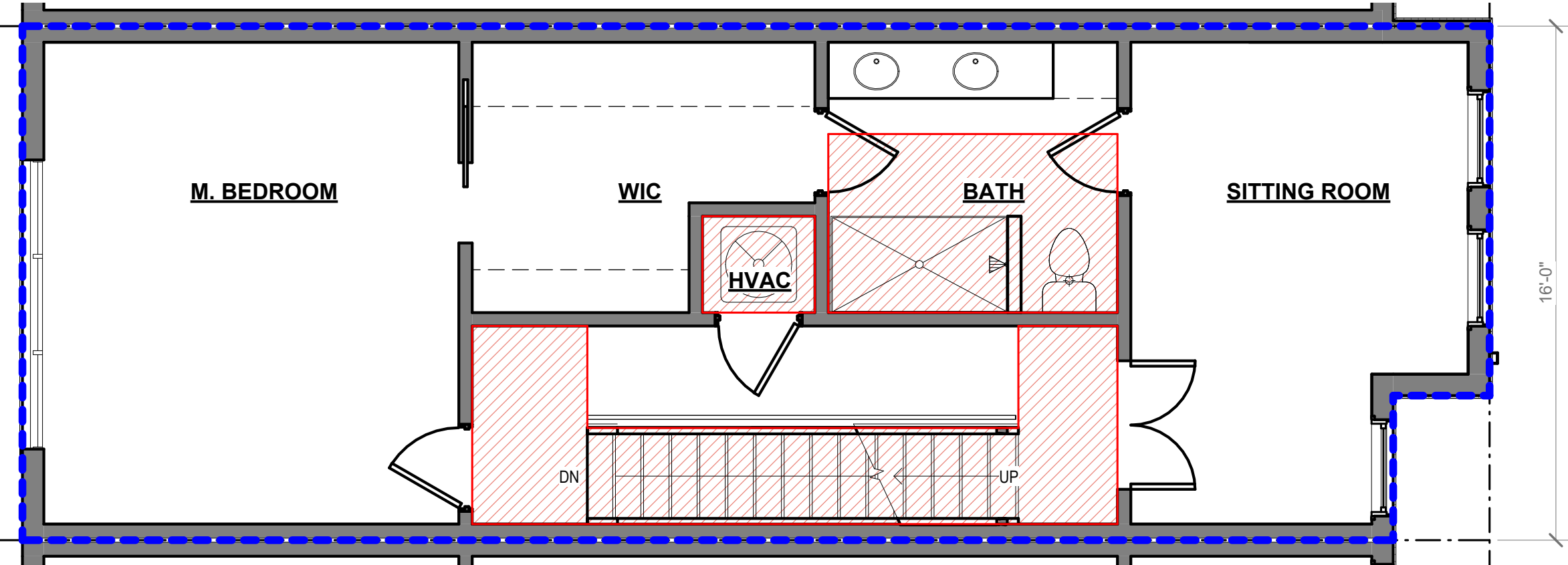
LOT 501 - 16 FT WIDE UNIT - SCHEME A



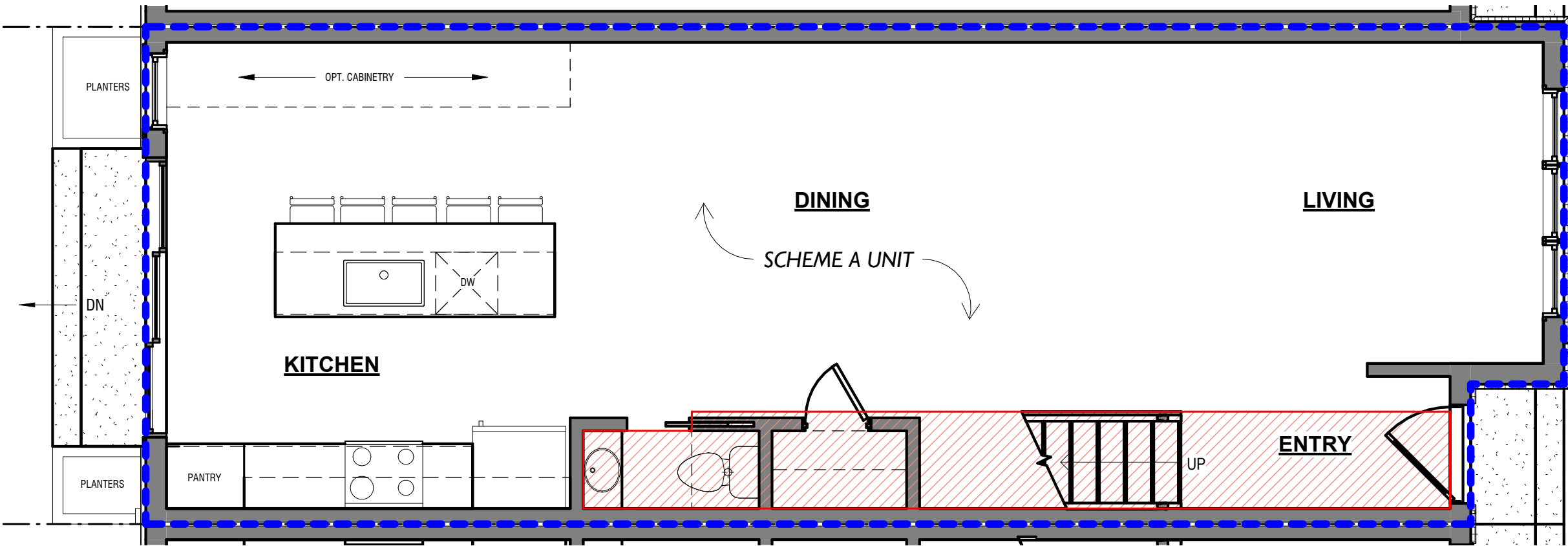
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM

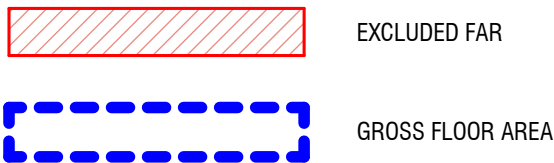


SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 501 - 16 FT WIDE UNIT - SCHEME A



EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

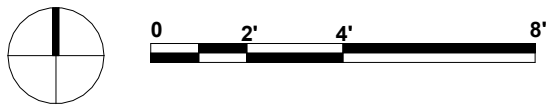
FIRST FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 84.88 SF
TOTAL SQFT: 632.29 SF

SECOND FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 141.80 SF
TOTAL SQFT: 575.37 SF

THIRD FLOOR:
GROSS FLOOR AREA: 717.17 SF
EXCLUDED FAR: 152.02 SF
TOTAL SQFT: 565.15 SF

FOURTH FLOOR:
GROSS FLOOR AREA: 452.31 SF
EXCLUDED FAR: 65.85 SF
TOTAL SQFT: 386.46 SF

SITE AREA: 1,440 SF
TOTAL GROSS FLOOR AREA: 2,603.82 SF
TOTAL DEDUCTIONS: 444.55 SF
TOTAL FLOOR AREA: 2,159.27 SF
TOTAL FAR: 1.50



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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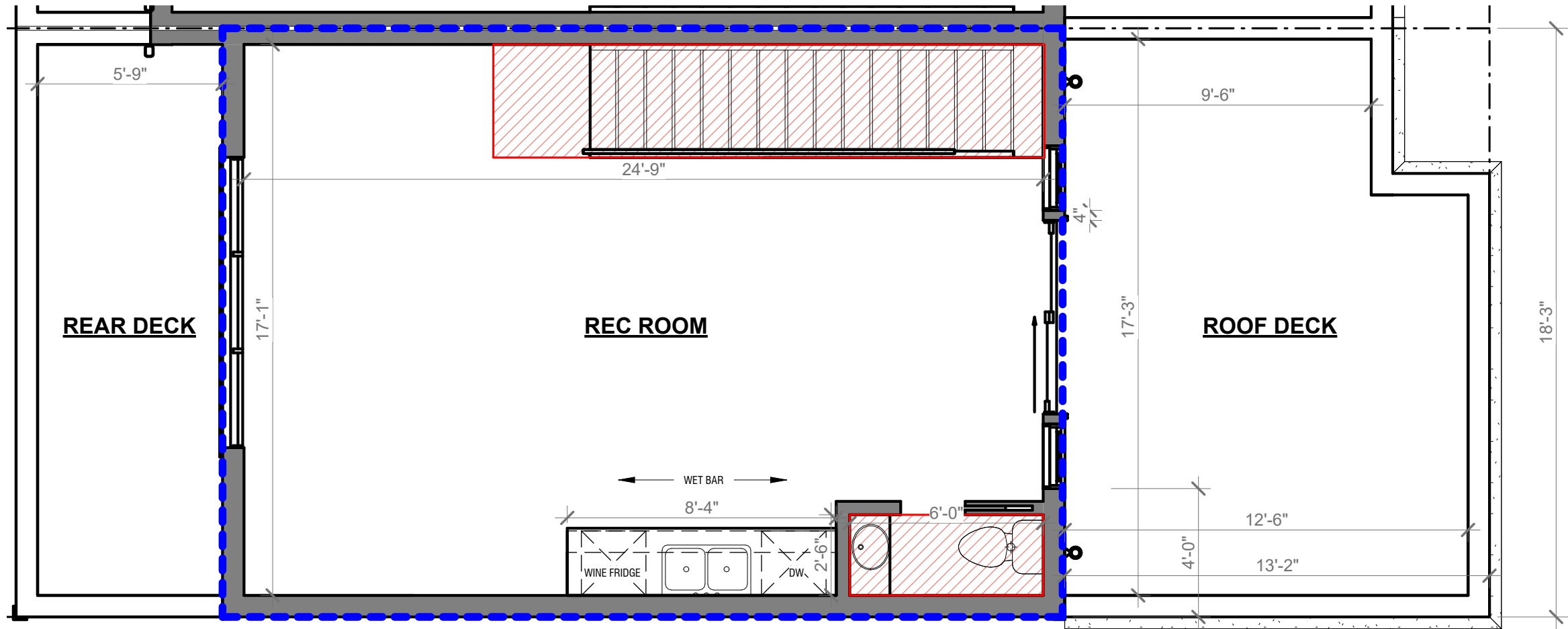
SHEET NAME
FAR DIAGRAMS -
SCHEME A

SCALE
1/4" = 1'-0"

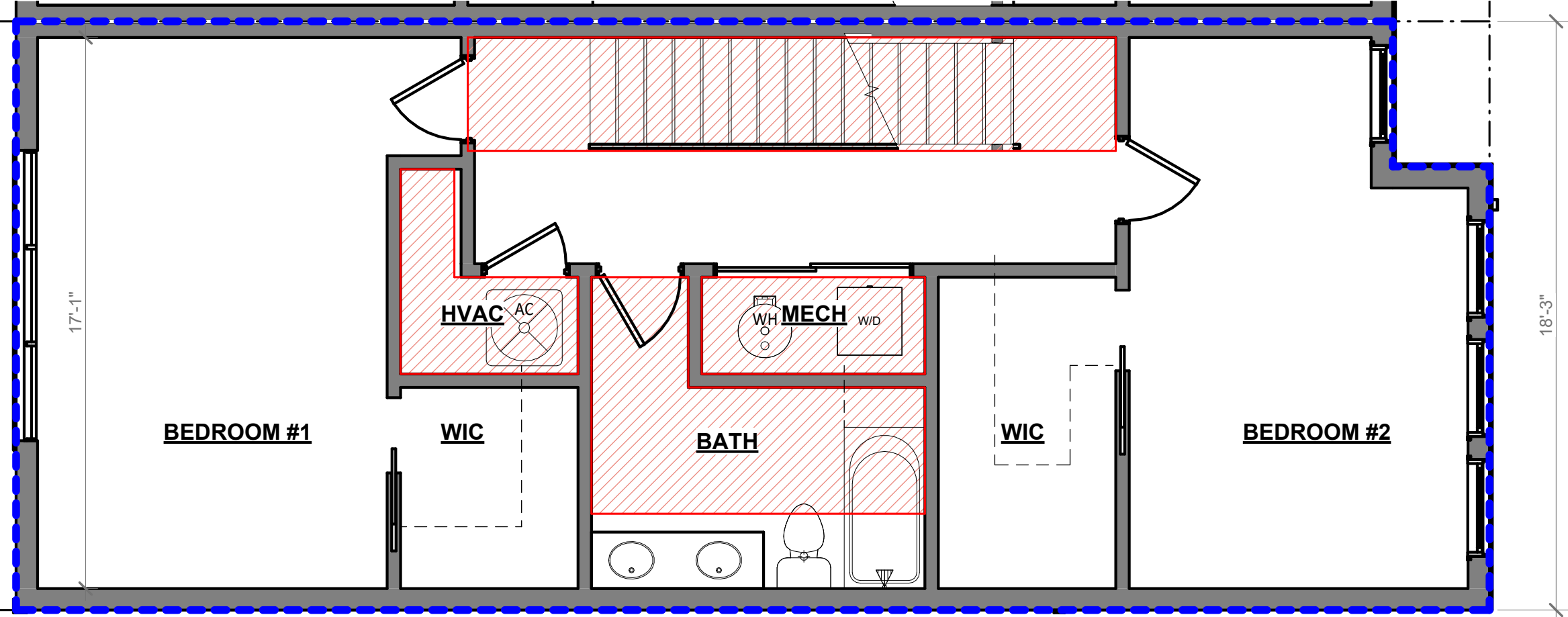
SHEET NO.

BAR 12

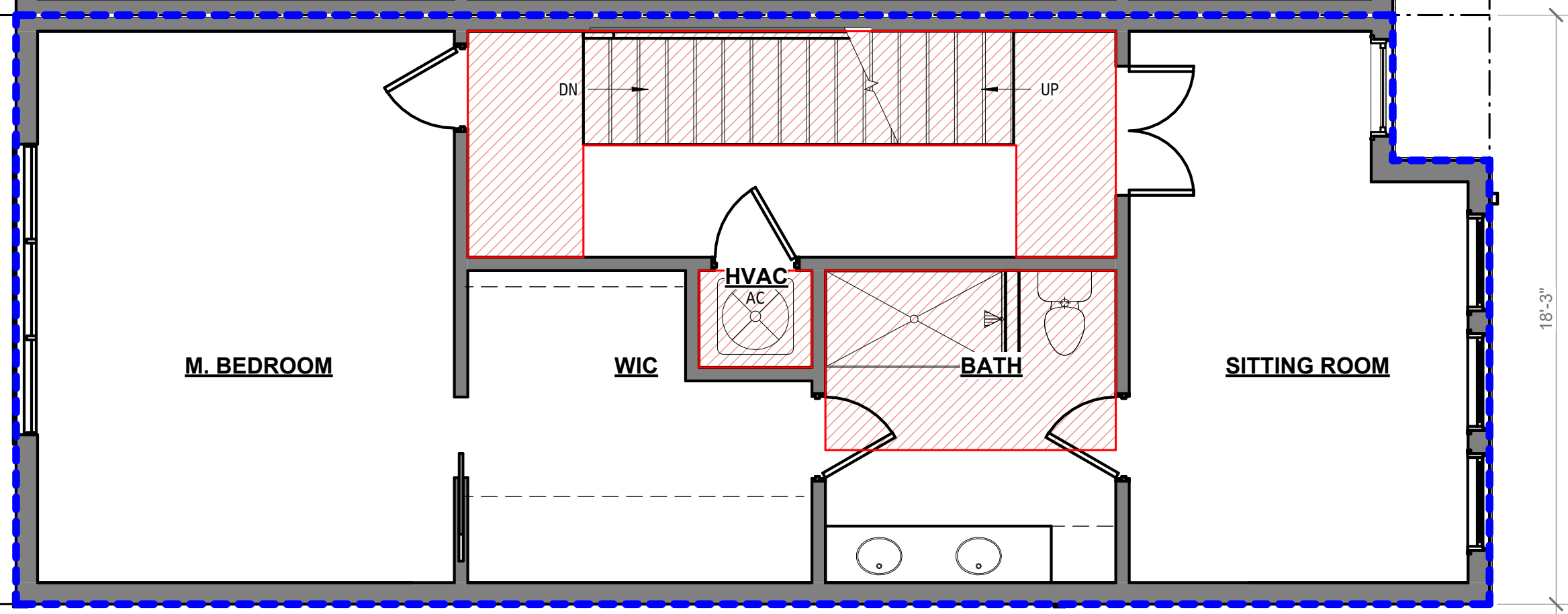
LOT 501 - 16 FT WIDE UNIT - SCHEME A



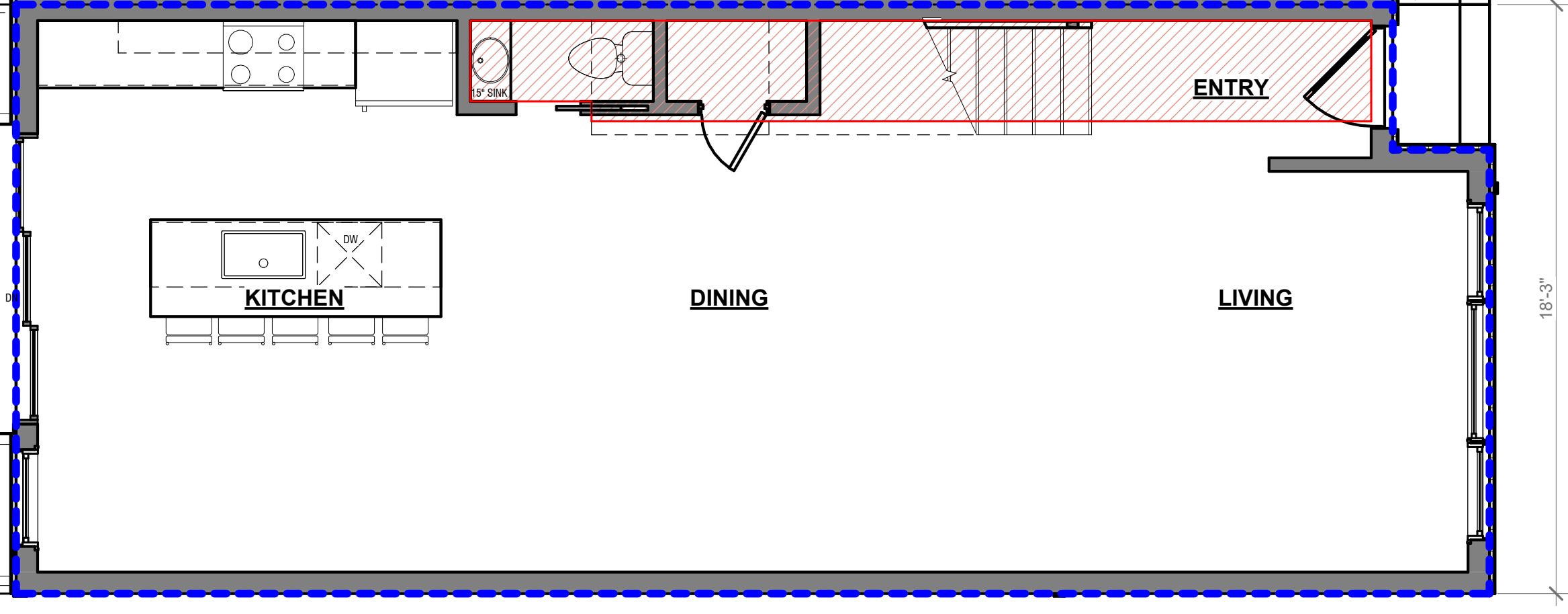
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM

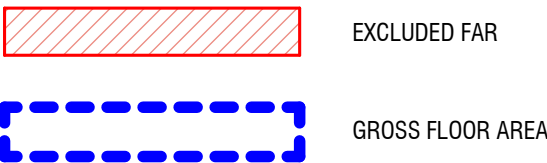


SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 500 - 18.25 FT WIDE UNIT - SCHEME B



EXCLUDED FAR:
BATHROOMS
MECHANICAL ROOMS
STAIRS + LANDING AREA

FIRST FLOOR:

GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 84.88 SF

TOTAL SQFT: 735.04 SF

SECOND FLOOR:

GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 154.82 SF

TOTAL SQFT: 676.42 SF

THIRD FLOOR:

GROSS FLOOR AREA: 819.92 SF
EXCLUDED FAR: 162.34 SF

TOTAL SQFT: 655.8 SF

FOURTH FLOOR:

GROSS FLOOR AREA: 475.20 SF
EXCLUDED FAR: 74.93 SF

TOTAL SQFT: 400.27 SF

SITE AREA: 1,642.50 SF
TOTAL GROSS FLOOR AREA: 2,934.96 SF
TOTAL DEDUCTIONS: 475.56 SF

TOTAL FLOOR AREA: 2,460.52 SF

TOTAL FAR: 1.5

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JONATHAN KUHN ARCHITECT

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WASHINGTON DC 20011
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SHEET NAME

FAR DIAGRAMS-
SCHEME B

SCALE

1/4" = 1'-0"

SHEET NO.

BAR 13

