

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

APPLICANT: Douglas Development

LOCATION: Old and Historic Alexandria District
115 South Washington Street

ZONE: CD/Commercial Downtown

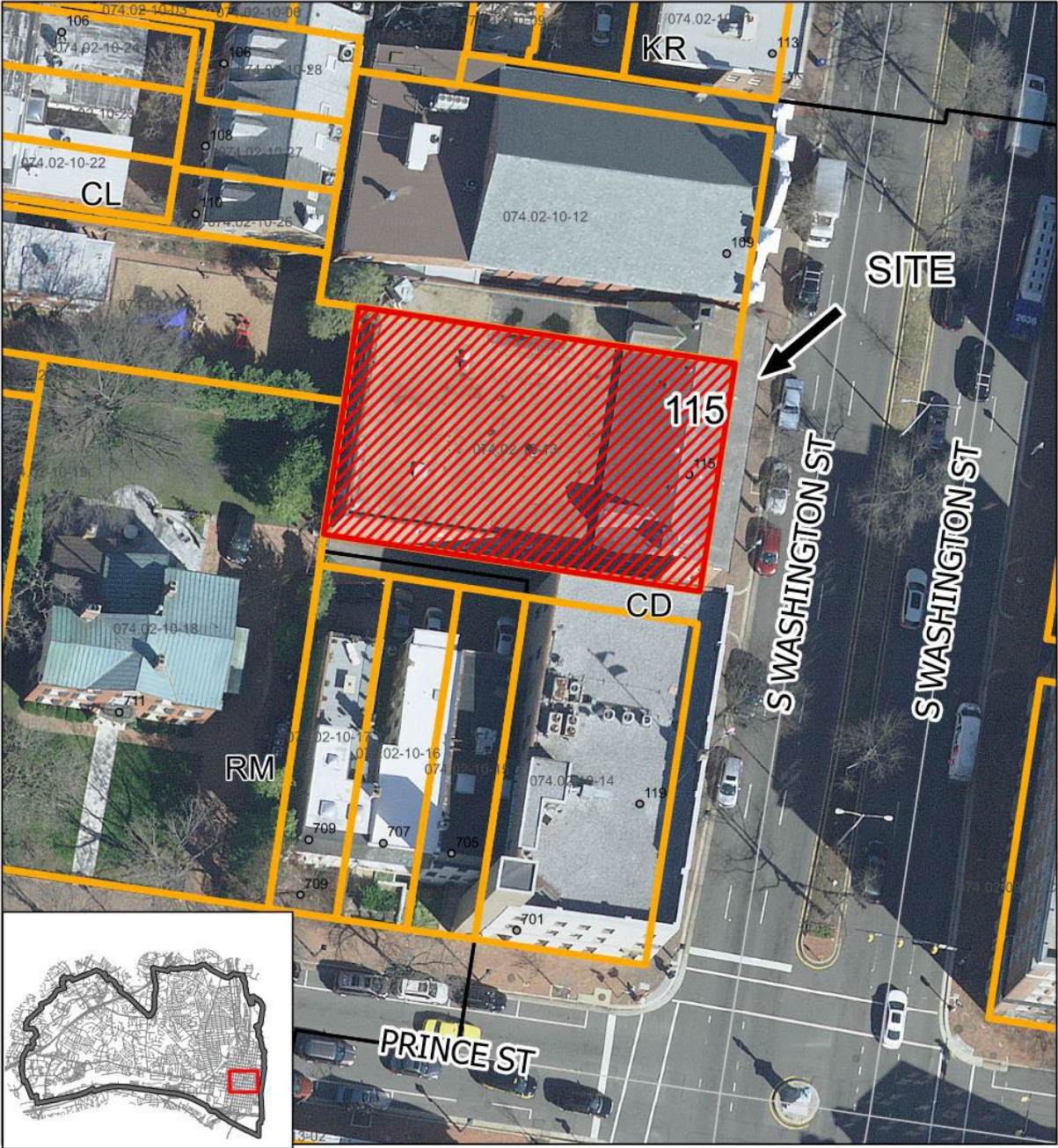
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness with the following conditions:

1. The applicant must submit updated window specifications that comply with the *Alexandria New and Replacement Window Performance Specifications* with the building permit application; and,
2. The mortar used for the infill area must match the mortar color and texture, as well as the joint profile of the existing elevation.

GENERAL NOTES TO THE APPLICANT

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



BAR #2022-00136 and BAR #2022-00137
115 South Washington Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2022-00136) and Certificate of Appropriateness (BAR2022-00137) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to create a new 15'x15' opening for a rolling door on the south elevation and replace all windows on the first and second stories, as well as alterations, at **115 South Washington Street**. On the west (rear) elevation, white metal louver will replace existing windows on the first-story and an existing door will be infilled in the west (rear) elevation.

II. HISTORY

The two-story with a raised basement, Colonial Revival style building at 115 South Washington Street was approved by the Board of Architectural Review on August 14, **1952**, only six years after the OHAD BAR was created. The congregation of Washington Street Methodist Church raised \$29,592.39 to construct the educational building designed by architect Robert Willgoos. The cornerstone was laid on September 12, 1953 by the Alexandria-Washington Lodge, No. 22, A.F and A.M. The educational building opened to the public on May 9, 1954.



Figure 1 – Opening of the Educational Building on May 9, 1954.

The two-and-one-half story, side gable, six-course common bond brick building has a three bay masonry wall framing a two-story glass storefront. Brick quoins frame the masonry walls on each side of the entry bay and brick chimneys are located at the ridge on the north and south gable ends. The front (east) elevation, which faces Washington Street has a portico *in antis* with two Doric columns. The entrance features a pair of doors with an architrave featuring an oversized broken-scroll Georgian pediment floating within the multi-light two-story glass wall. The first-story windows on the front elevation feature keystones in the masonry lintels and decorative iron Juliette balconies affixed to the brick wall below the windowsill.

According to Sanborn Fire Insurance Maps a variety of secondary buildings supporting functions of the church existed on the site between 1896 and 1941 including an office, young people's building, and parsonage. Staff was unable to locate any records regarding the demolition of those earlier buildings.

Previous Approvals

- The Board approved a new passageway between the building and church. (8/11/1965)
- The Board approved two new hanging signs. (6/18/2008)
- The Board approved a new access ramp and glass canopy over the walkway between 109 and 115 South Washington Street. (3/20/2013)
- The Board approved Permit to Demolish and a Certificate of Appropriateness for alterations and signage. (2/21/2018)

III. ANALYSIS

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 a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, 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
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The analysis of the standards indicated above relates only to the proposed partial demolition/capsulation of the south and west elevations.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The proposed amount of demolition is limited to approximately 237 square feet of wall area. The elevations are minimally visible, and not of unusual or uncommon design. Staff supports the proposed Permit to Demolish with the condition that the mortar used for the infill area matches the mortar color and texture, as well as the joint profile of the existing elevation.

Certificate of Appropriateness

The *Design Guidelines* state that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” Staff supports the replacement of all existing windows with aluminum-clad windows. The existing openings will not be altered, and the design and style of the proposed windows will match the existing. On the west elevation, white metal louvers will replace three of the windows on the first-story. Staff has no objection to the louvers because the west elevation is not visible from the public right-of-way and the alteration is easily reversible. The applicant must submit updated window specifications that comply with the *Alexandria New and Replacement Window Performance Specifications* with the building permit application.

Staff also supports the construction of the rolling loading dock door. The 15’ wide door will be located in the south (alley) elevation and minimally visible from the South Washington Street. Additionally, this door type is typical for retail uses and will be installed on an appropriate secondary elevation. It will not detract from the architectural character of the building.

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

STAFF

Amirah Lane, 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

- F-1 Proposed replacement doors, new windows, and new roll-up door comply with zoning.

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Lei Fei, Plan Reviewer at Lei.Fei@alexandriava.gov or 703-746-4200
- F-2 The following comments are for BAR case review only and are not intended to grant approval for demolition.
- F-3 At a minimum the plans shall be sealed by Virginia Registered design professional Architect and Engineers included:
- Domo any fire rated or load bearing walls
 - Structural load paths change
 - New openings, enlarge openings, replace windows, especially near property lines.
- C-1 A building permit will be required to be issued prior to the start of this work.
- C-2 BAR approval and construction plans are required to be submitted for review prior to the issuance of the permit.
- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (2018 USBC).

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under [BAR2008-00082, BAR2009-00179, BAR2018-00016 & 0017] (T&ES)
- F-2 After a 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-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from the owner of the alley granting permission of use. (T&ES)
- F-4 Permitted encroachment per 5-2-29 of City Code. (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 archaeology oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application Materials.

ADDRESS OF PROJECT: 115 S Washington St., Alexandria, VADISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.02-10-13 ZONING: COMMERCIAL DOWNTOWNAPPLICATION 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: Kade SheridanAddress: 7735 Old Georgetown RoadCity: Bethesda State: MD Zip: 20814Phone: 240-333-2067 E-mail: ksheridan@gtmarchitects.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Kade Sheridan Phone: 240-333-2018E-mail: ksheridan@gtmarchitects.com**Legal Property Owner:**Name: Douglas DevelopmentAddress: 702 H Street, NW, Ste 400City: WASHINGTON D.C. State: N/A Zip: 20001Phone: 202-638-6300 E-mail: dmccarthy@douglasdev.com

- ☐ 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <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 checked="" 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).*

Replacing all existing first and second floor windows and a new opening for a 15' x 15' rolling door to be installed on the rear/alley side of the building. The rear of the building (first floor, three windows to the furthest right) will have louvers added in existing masonry openings.

Scope of demolition work consists of new opening at alley side of building to accommodate equipment. Replacement of existing windows with no change to existing openings.

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.*

- 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. All plans must be folded and collated into 3 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.
- ☐ ☒ 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 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 3 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: 

Printed Name: Kade Sheridan, GTM Architects

Date: March 21, 2022

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. Kade Sheridan GTM Architects	7735 Old Georgetown Rd, #700 Bethesda, MD 20814	0%
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 115 S. Washington St. Alexandria, 22314 (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. Douglas Development	702 H Street, NW, Ste 400 Washington, DC 20001	100%
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. N/A	N/A	N/A
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.

March 21, 2022
Date

Kade Sheridan, GTM Architects
Printed Name



Signature

115 SOUTH WASHINGTON STREET
ALEXANDRIA VIRGINIA

BOARD OF ARCHITECTURAL REVIEW SUBMITTAL
MARCH 21TH 2022

BAR HEARING DATE
APRIL 20, 2022

EXHIBIT A-CS



G T M A R C H I T E C T S



VIEW FROM WASHINGTON STREET - FACING WEST



VIEW FACING NORTH FROM
PUBLIC ALLEY TO ADJOINING REAR
RESIDENTIAL PROPERTY



VIEW FACING NORTH-OPPOSITE SIDE OF
ALLEY-FACING TOWARD S. WASHINGTON
STREET



VIEW FACING EAST FROM REAR OF BUILDING -
ENCLOSED PLAYGROUND/RESIDENTIAL YARD OF WASHINGTON STREET UMC AND
FENCED PRIVATE RESIDENTIAL YARD



VIEW FACING SOUTH FROM ADJOINING WALKWAY/ BETWEEN PROPERTY AND WASHINGTON STREET UMC.
ACCESS FROM SOUTH WASHINGTON STREET



EXHIBIT A-1



G T M A R C H I T E C T S



EXISTING TYP. WINDOW & JULIETTE BALCONY
FACING S. WASHINGTON ST.



TYPICAL REAR WINDOW



DETAIL- 2ND FLOOR WINDOW AT FRONT FACADE



TYPICAL SIDE WINDOW



DETAIL-FACE BRICK



DETAIL-PAVER BRICK



FRONT WINDOW WALL, ENTRY, SURROUND AND COLUMNS
FACING WEST AND SOUTH WASHINGTON STREET



DETAIL-ARCHITRAVE /PEDIMENT



DETAIL UPPER TRIM AND
COLUMN



COLUMN, STEP & BRICK
SIDEWALK



WATER TABLE & CORNER
MARKER



DETAIL-QUOINING AND
UPPER TRIM



DETAIL-RAMSHEAD PEDIMENT AND
CROSS FINIAL



DETAIL-WINDOW WALL AND PORCH
CEILING



DETAIL-TYPICAL LOWER SIDE WINDOW
OPEN



DETAIL-TYPICAL LOWER SIDE
WINDOW -BRICKED

EXHIBIT A-2





ROSS DRESS FOR LESS
112 NORTH WASHINGTON STREET
RETAIL PRECEDENT



H & M
614 KING STREET
RETAIL PRECEDENT



ANTHROPOLOGIE
610 KING STREET
RETAIL PRECEDENT



VIEWS FACING SOUTH ADJACENT BUILDINGS



VIEWS FACING NORTH ON SOUTH WASHINGTON STREET-
WASHINGTON STREET UMC AND BEYOND



OPPOSITE SOUTH WASHINGTON STREET

EXHIBIT A-3






G T M A R C H I T E C T S

DEMO ELEVATION NOTES

- D1 EXISTING ROOF AND TRIM TO REMAIN
- D2 EXISTING ENTRANCE TRIM, AND COLUMNS A AND TRIM TO REMAIN
- D3 CORNER STONE TO REMAIN
- D4 PORTION OF DEMO PREVIOUSLY APPROVED UNDER BAR CASE #2018-0016 AND # 2018-0017
- D5 DEMO AND RESERVE EXISTING WINDOW
- D6 DEMO EXISTING BRICK AT INDICATED AREA.

LEGEND

-  EXISTING BRICK
-  EXISTING WATER TABLE
-  AREA OF DEMOLITION

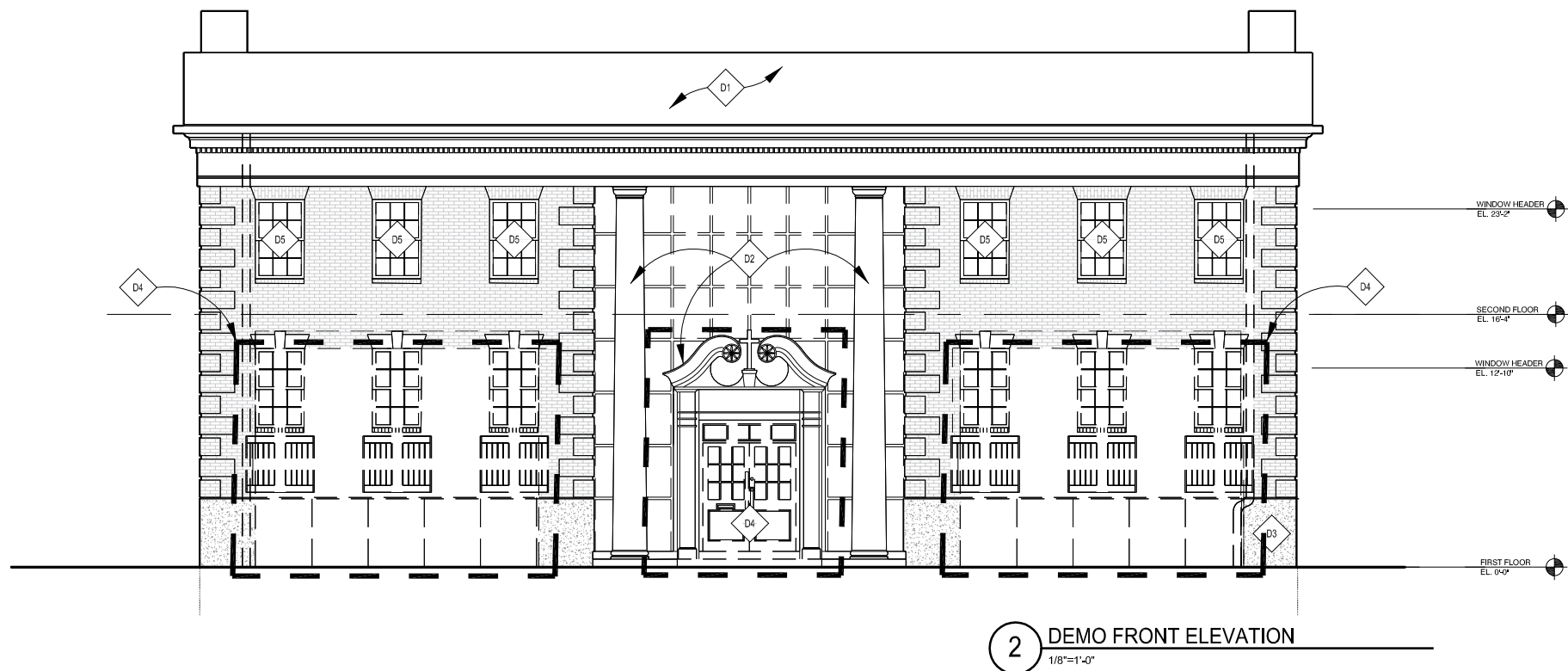


EXHIBIT A-4



GTM ARCHITECTS

DEMO ELEVATION NOTES

D1

EXISTING ROOF AND TRIM TO REMAIN

D2

EXISTING LOUVER TO REMAIN

D3

EXISTING DOOR TO REMAIN

D4

DEMO EXISTING BRICK AT INDICATED AREA.

D5

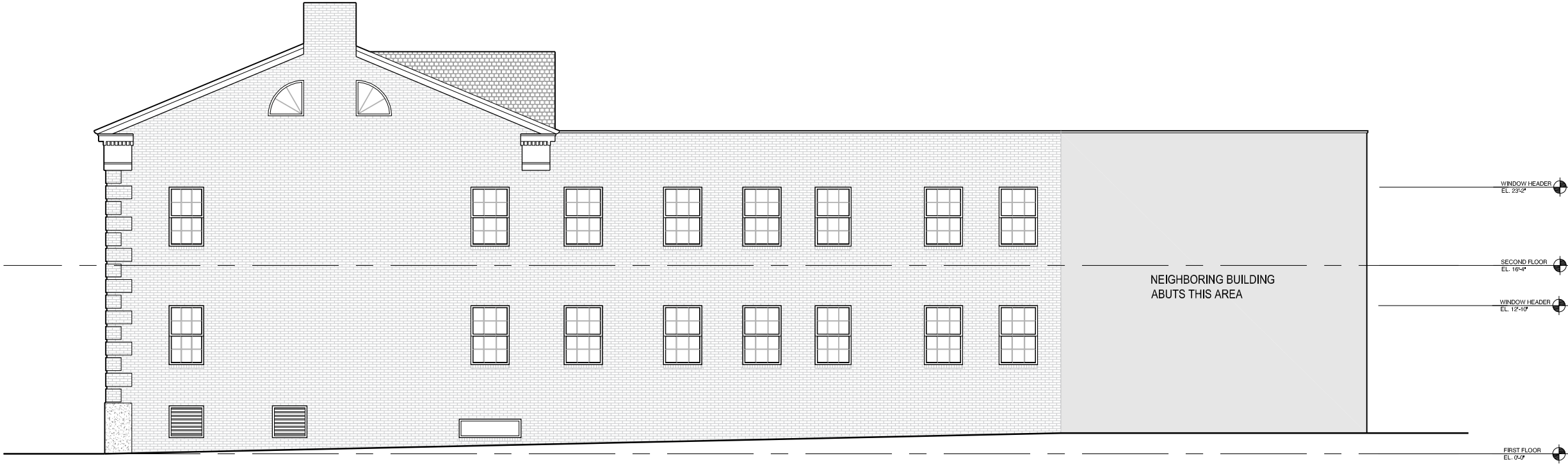
DEMO AND RESERVE EXISTING WINDOW

LEGEND

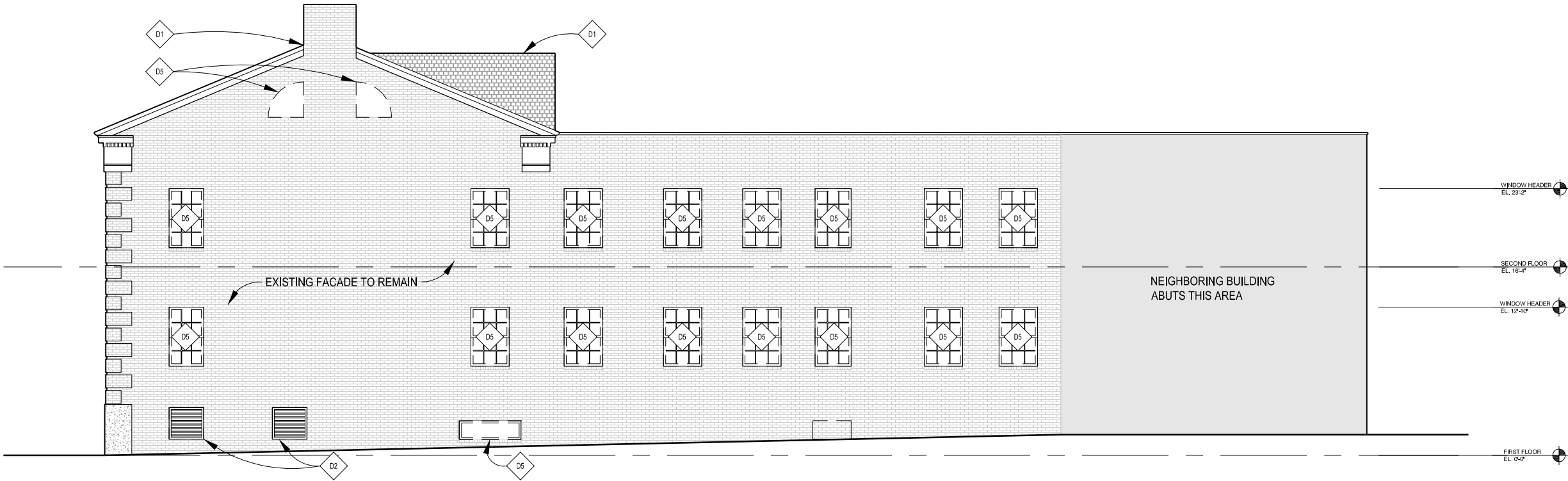
EXISTING BRICK

EXISTING WATER TABLE

AREA OF DEMOLITION






1 EXISTING ALLEY SIDE ELEVATION
1/8"=1'-0"



2 DEMO ALLEY SIDE ELEVATION
1/8"=1'-0"

EXHIBIT A-5



DEMO ELEVATION NOTES	
D1	EXISTING ROOF AND TRIM TO REMAIN
D2	EXISTING LOUVER TO REMAIN
D3	EXISTING DOOR TO REMAIN
D4	DEMO EXISTING BRICK AT INDICATED AREA.
D5	DEMO AND RESERVE EXISTING WINDOW
LEGEND	
	EXISTING BRICK
	EXISTING WATER TABLE
	AREA OF DEMOLITION

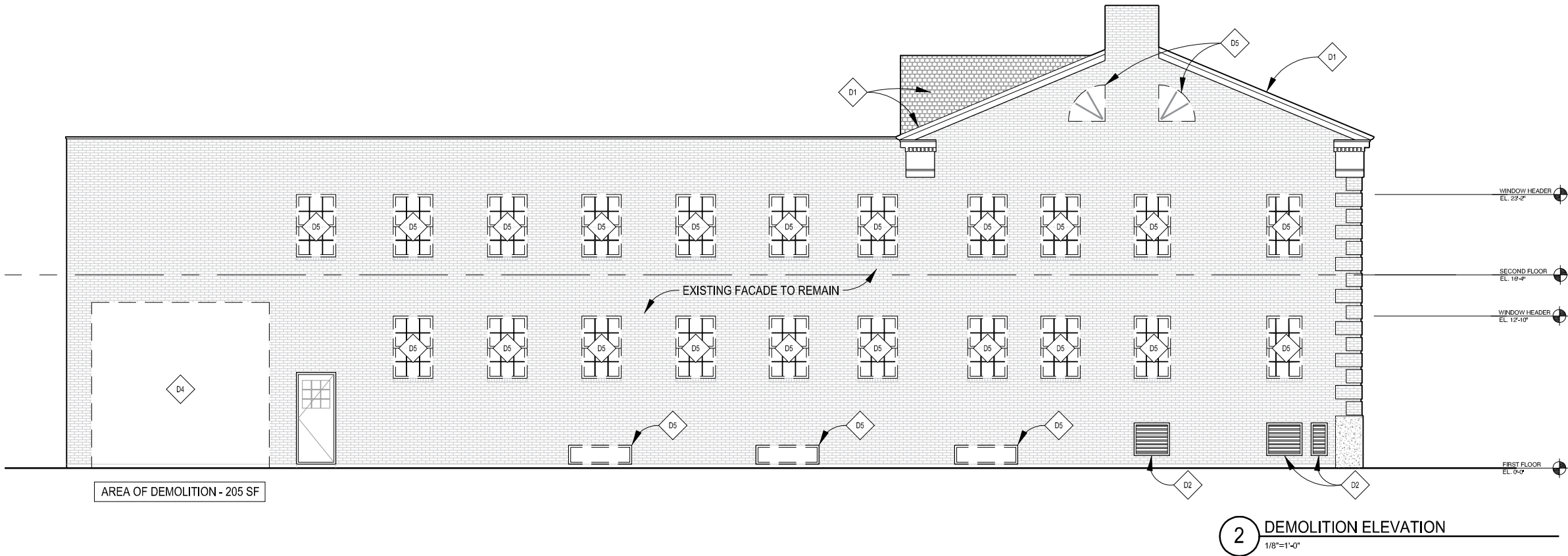
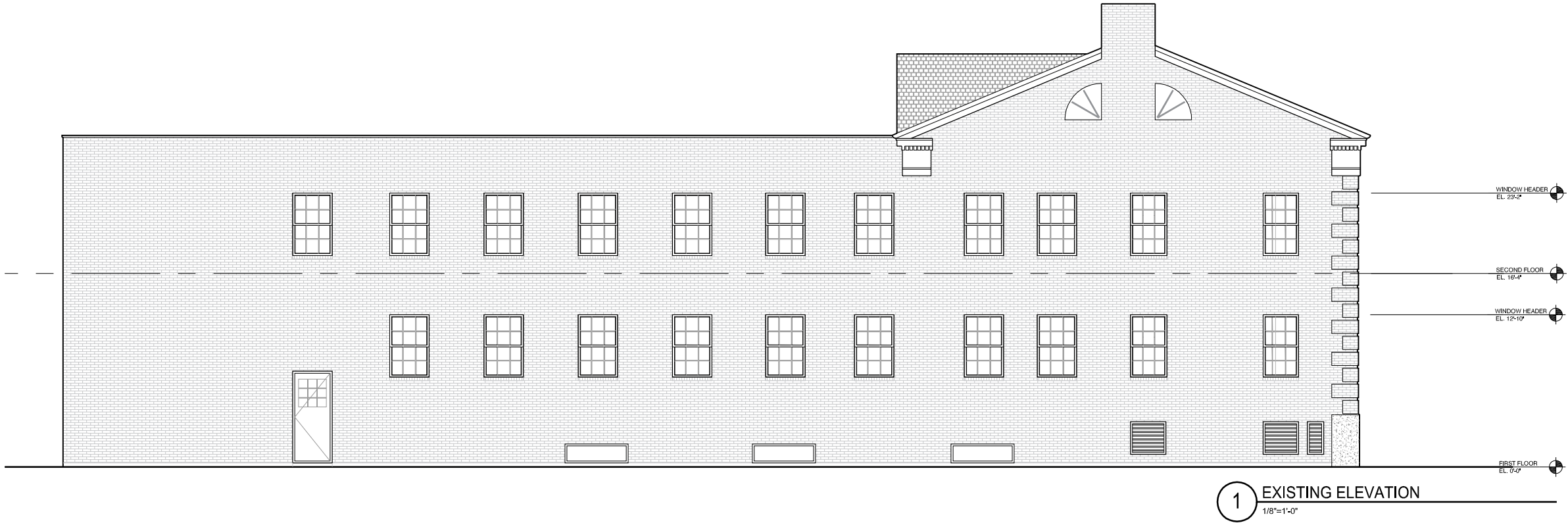



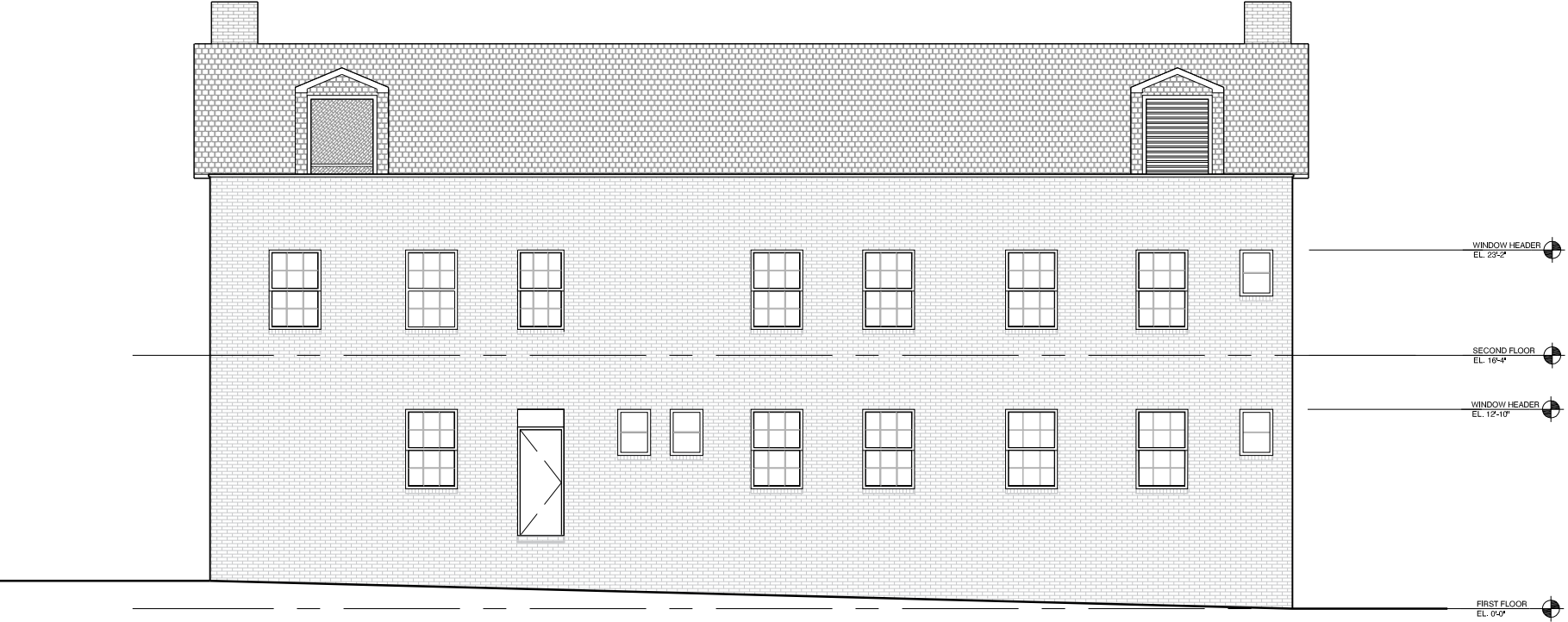


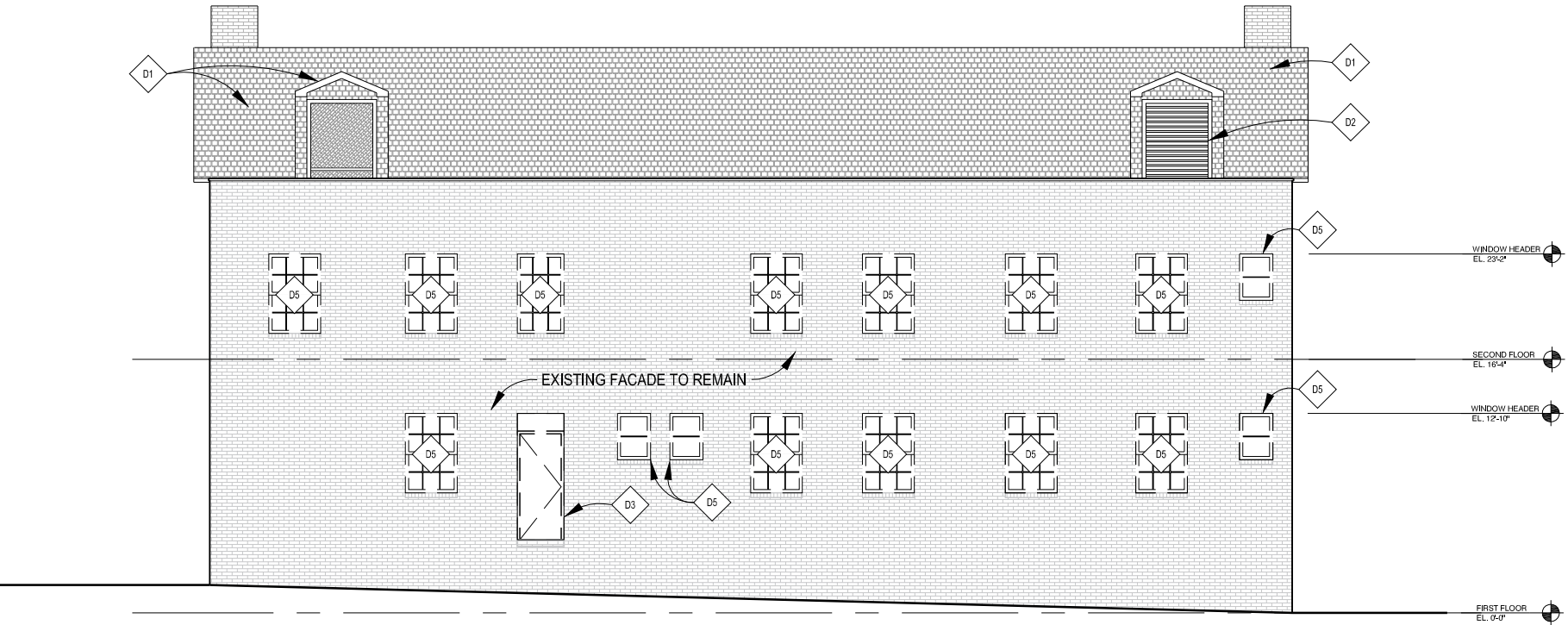
EXHIBIT A-6



DEMO ELEVATION NOTES	
D1	EXISTING ROOF AND TRIM TO REMAIN
D2	EXISTING LOUVER TO REMAIN
D3	EXISTING DOOR TO BE REMOVED
D4	DEMO EXISTING BRICK AT INDICATED AREA.
D5	DEMO AND RESERVE EXISTING WINDOW
LEGEND	
	EXISTING BRICK
	EXISTING WATER TABLE
	AREA OF DEMOLITION



1 EXISTING REAR ELEVATION
1/8"=1'-0"



2 DEMO REAR ELEVATION
1/8"=1'-0"

EXHIBIT A-7



ELEVATION CODED NOTES

- E1 FUTURE TENANT SIGN TBD
- E2 PORTION OF FACADE PREVIOUSLY APPROVED UNDER BAR CASE #2018-0016 AND # 2018-0017
- E3 ALUMINUM STOREFRONT WINDOW IN EXISTING OPENING - YKK YES 45TU, WITH APPLIED MUNTINS SEE IMAGE 3/A-6, ANODIZED WHITE.
- E3 EXISTING BRICK HEADER TO REMAIN, TYP.

LEGEND

- BRICK ETR
- WATER TABLE ETR

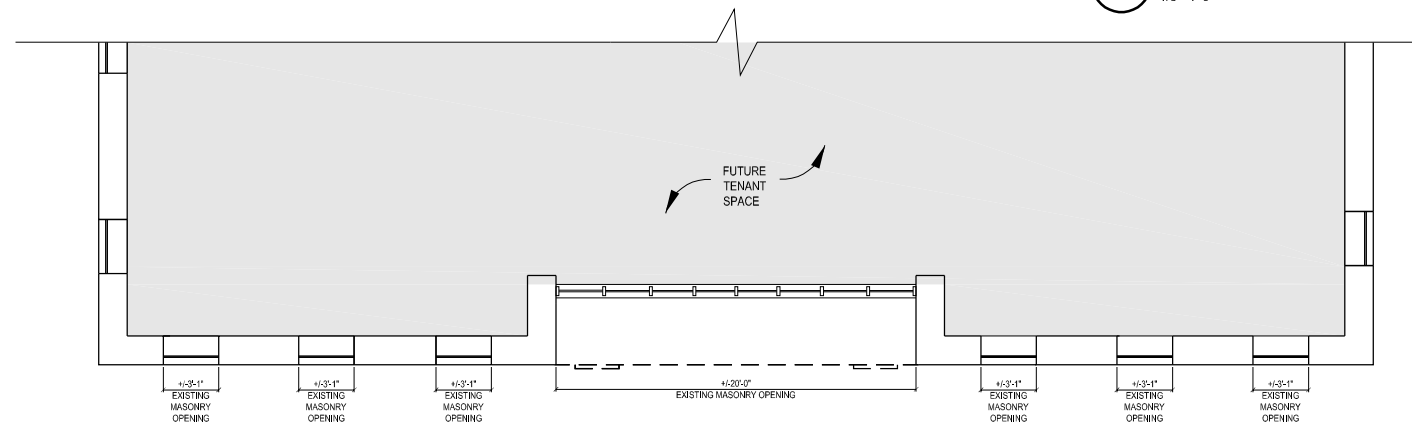
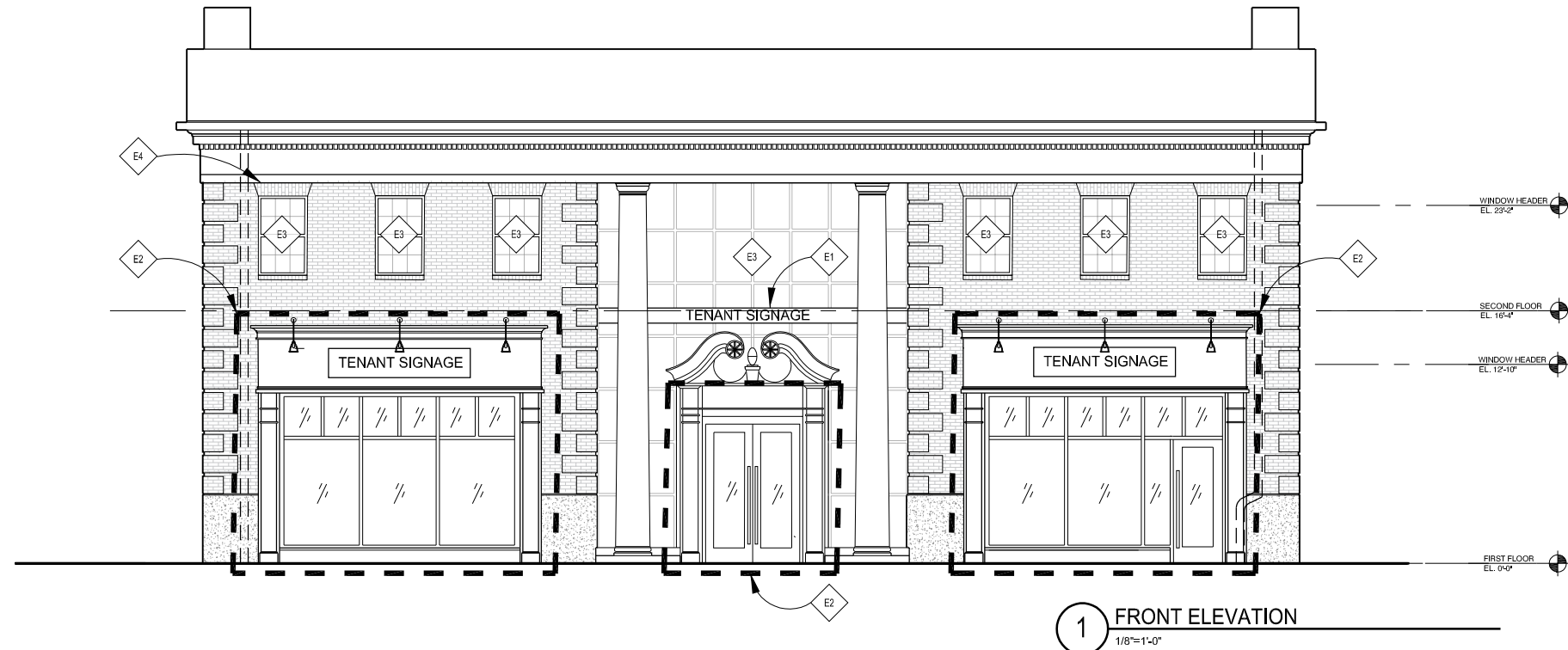


EXHIBIT A-8

GTM

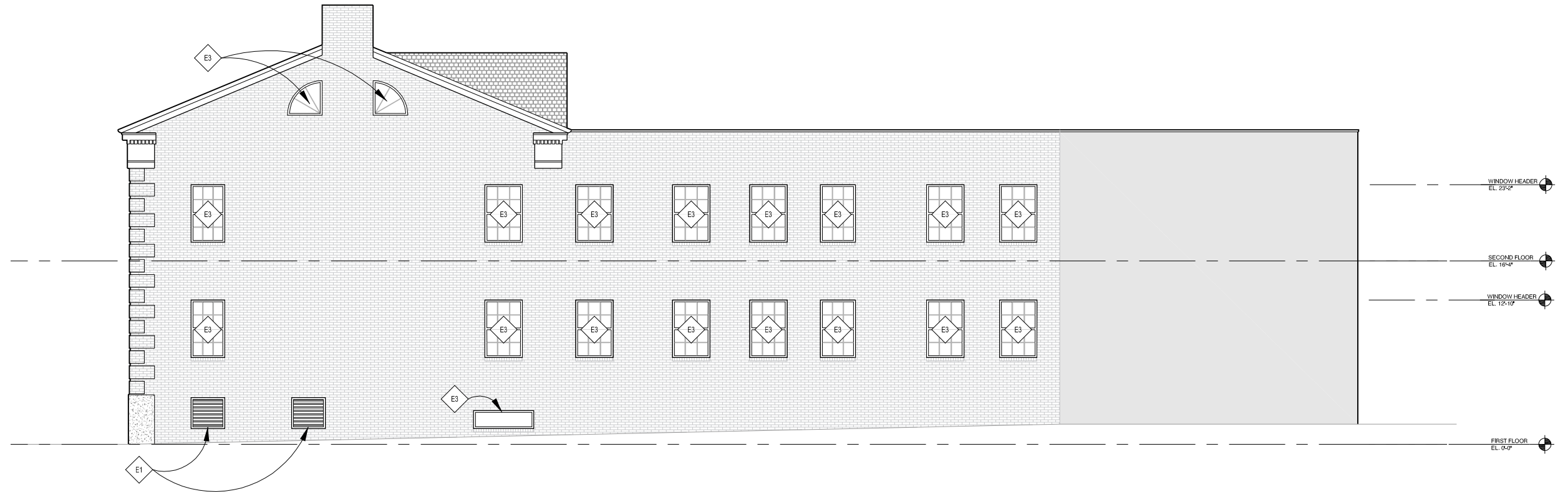
GTM ARCHITECTS

ELEVATION CODED NOTES

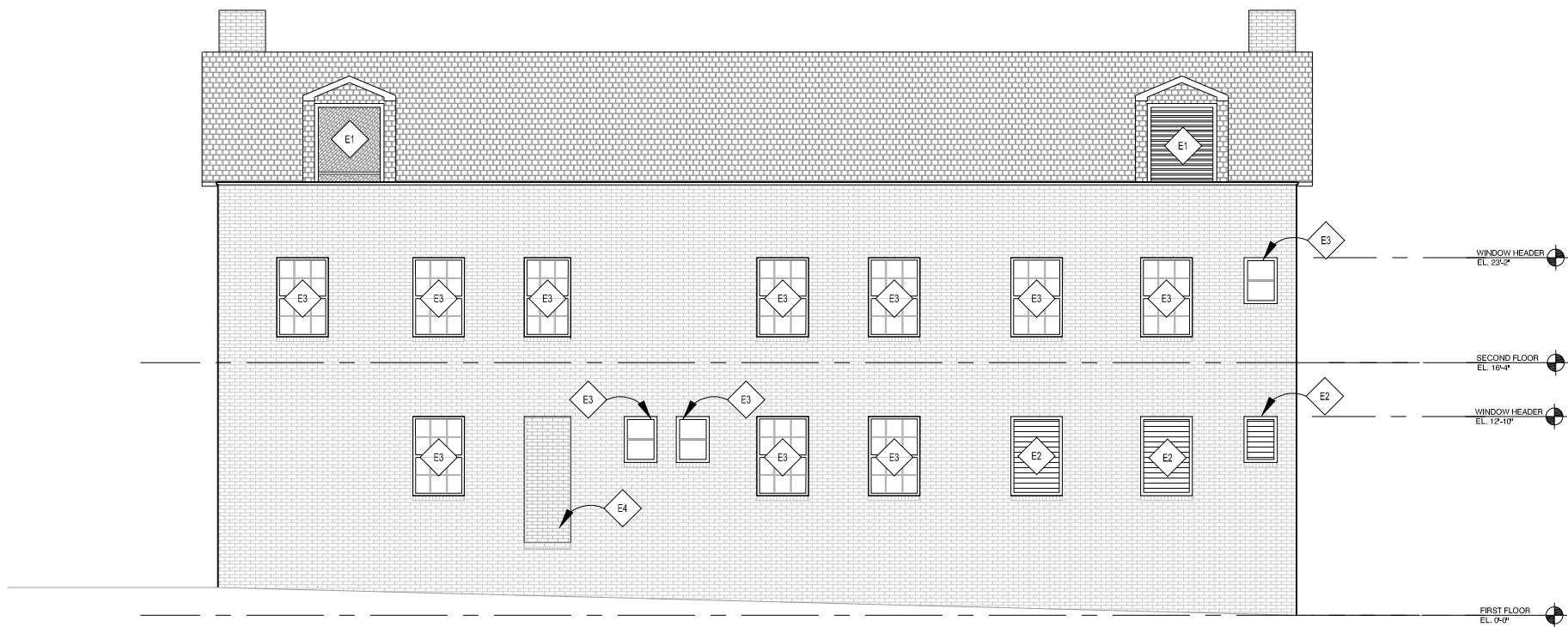
- E1 EXISTING LOUVER TO REMAIN
- E2 WHITE METAL LOUVER IN EXISTING WINDOW MASONRY OPENING.
- E3 ALUMINUM STOREFRONT WINDOW IN EXISTING OPENING - YKK YES 45TJL WITH APPLIED MUNTINS SEE IMAGE 3/A-8. ANODIZED WHITE.
- E4 EXISTING DOOR OPENING TO BE INFILLED W/ BRICK.

LEGEND

- BRICK ETR
- WATER TABLE ETR



1 ALLEY ELEVATION
1/8"=1'-0"



2 REAR ELEVATION
1/8"=1'-0"

EXHIBIT A-9

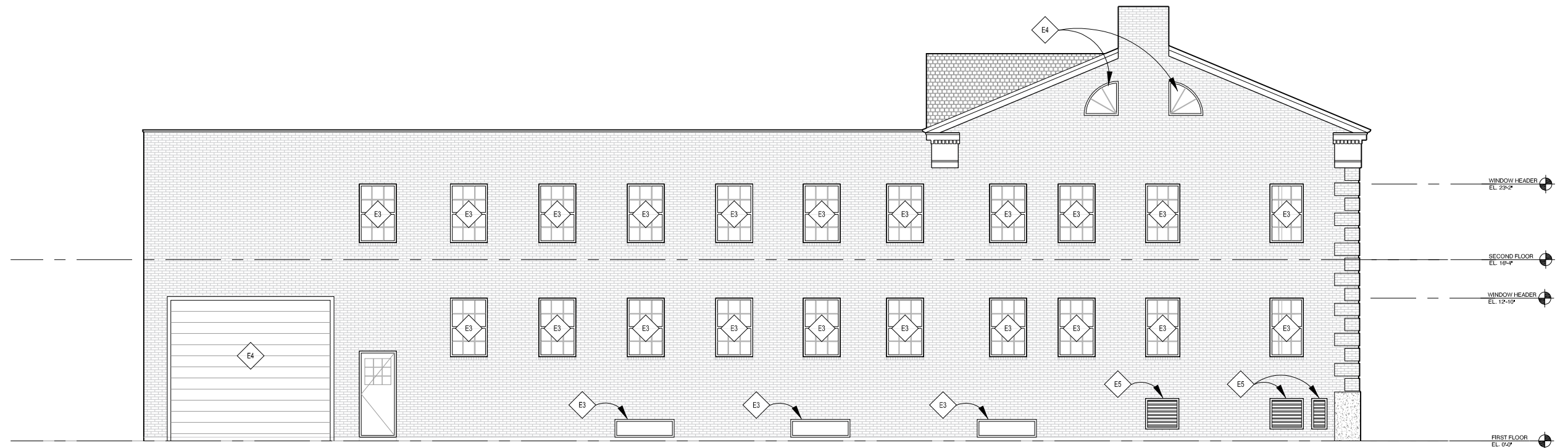


GTM ARCHITECTS

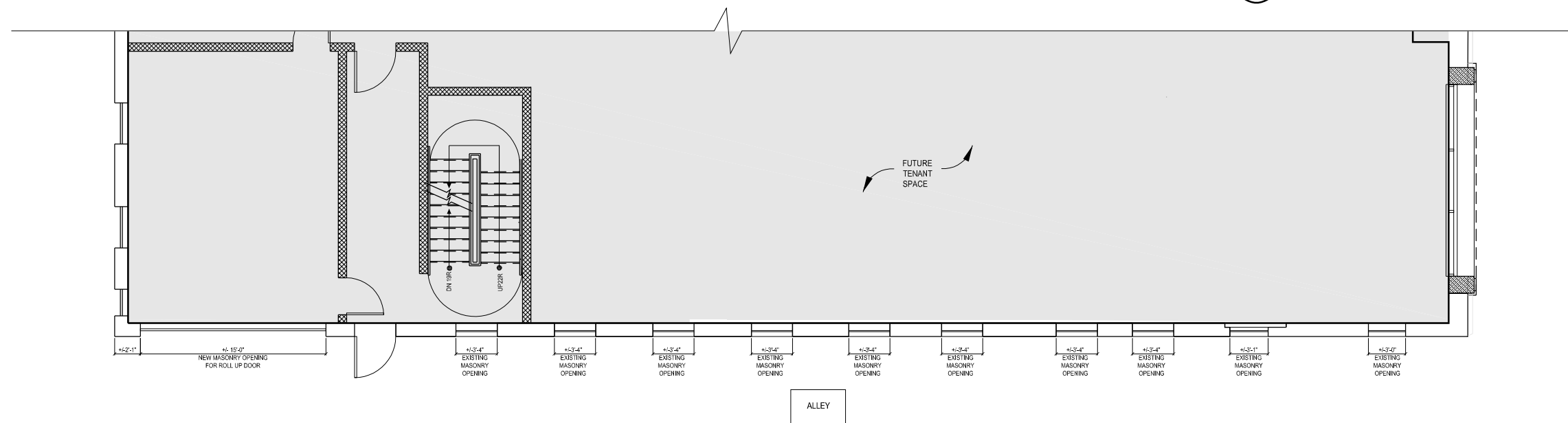
E1	FUTURE TENANT SIGN TBD
E2	PORTION OF FACADE PREVIOUSLY APPROVED UNDER BAR CASE #2018-0116 AND # 2018-0017
E3	ALUMINUM STOREFRONT WINDOW IN EXISTING OPENING - YKK YES 45TU, WITH APPLIED MUNTINS SEE IMAGE 3/A-6, ANODIZED WHITE.
E4	NEW ROLL UP DOOR FOR EQUIPMENT INSTALLATION / ACCESS.
E5	EXISTING LOUVER TO REMAIN.

BRICK ETR

WATER TABLE ETR



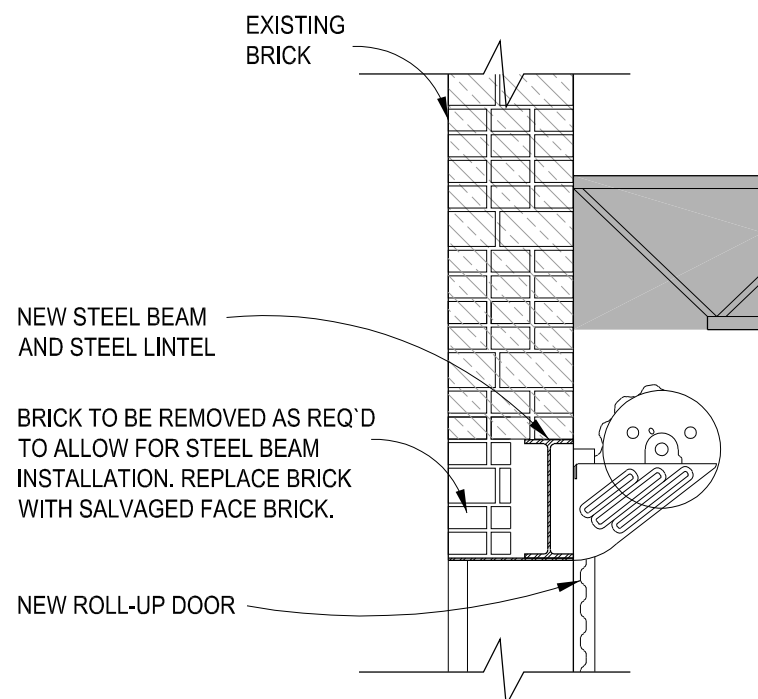
1 ALLEY SIDE ELEVATION
1/8"=1'-0"



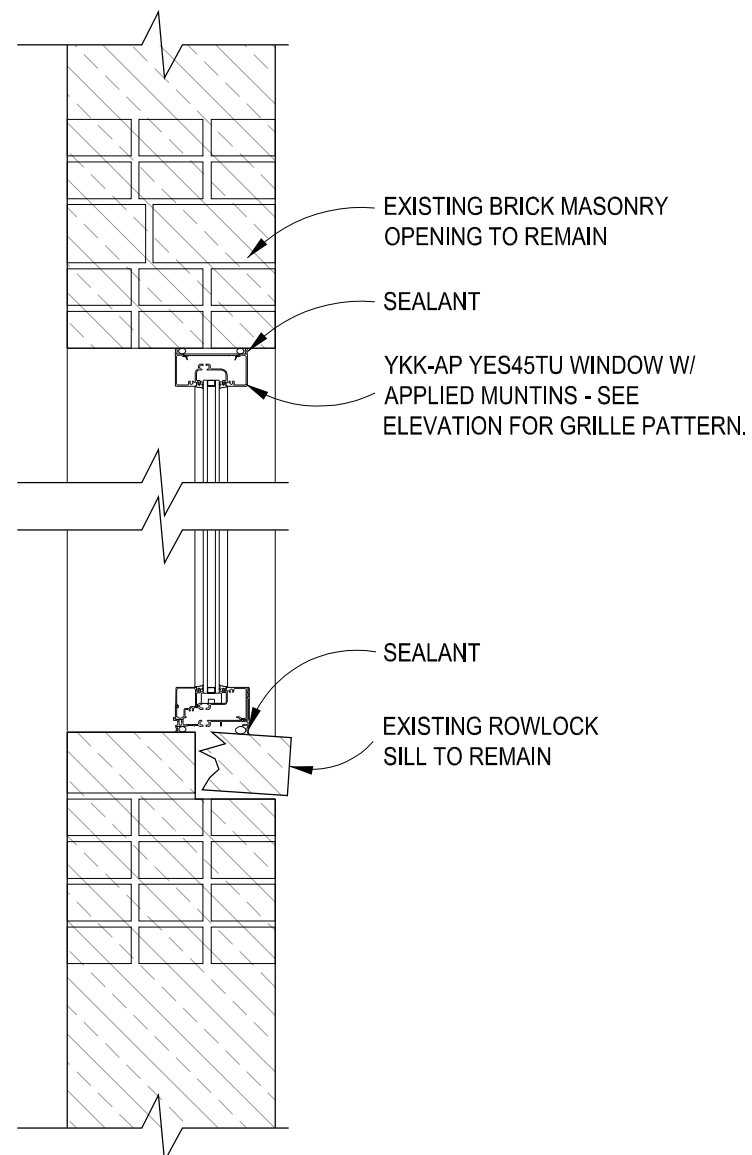
2 FIRST FLOOR PLAN
1/8"=1'-0"



GTM ARCHITECTS



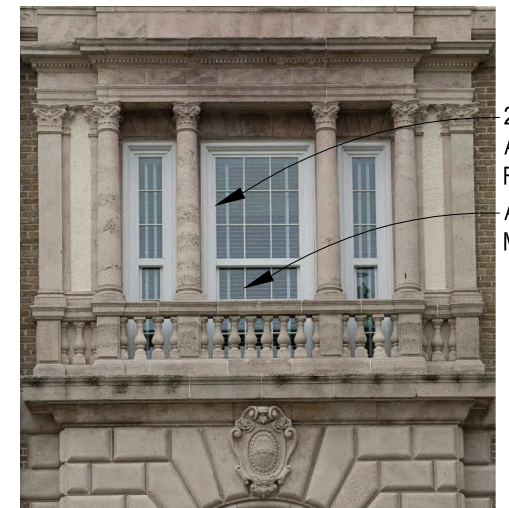
5 DETAIL AT LOADING DOCK DOOR
1" = 1'-0"



4 DETAIL AT TYPICAL WINDOW
1" = 1'-0"



3 LOADING DOCK DOOR
NTS



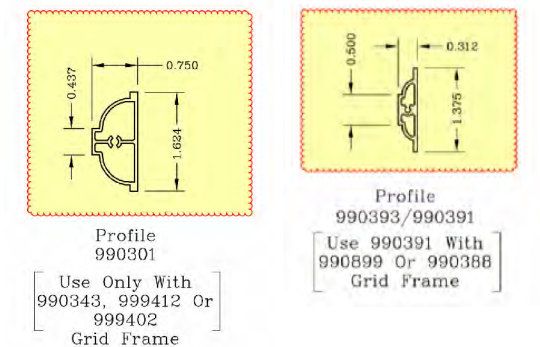
2" ALUMINUM FRAME
APPLIED MUNTINS

2 ALUMINUM WINDOW SIM.
NTS



YKK-AP YES45TU-ANODIZED WHITE

1 ALUMINUM STOREFRONT
NTS



GRAHAM MULLION GRIDS

EXHIBIT A-11

