

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: Galena Capital Partners

LOCATION: Old and Historic Alexandria District
116 South Henry Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the selection of Option 4 for the expansion joints and, if desired by the Board, the applicant work with staff to identify a replacement material for the EIFS. Staff also notes the comments of Alexandria Archaeology, which were conditioned in the April 6, 2022 staff report.

BOARD ACTION April 6, 2022: Partially Approved, Partially Deferred

On a motion by Ms. Irwin, and seconded by Dr. Ossman, the Board of Architectural Review voted to partially approve and partially defer BAR #2022-00104, as amended. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

Approve with staff recommendations regarding the canopies and wall penetration and return to the BAR with an updated design for the north elevation of the parking garage, incorporating materiality and/or articulation and/or lighting.

REASON

The Board agreed with staff recommendations regarding the canopies and wall penetrations, and was concerned that the garage wall may appear too monolithic and stark, and could potentially degrade over time.

SPEAKERS

Leejung Hong with Winstanley Architects & Planners represented the applicant, gave a presentation, and was available to answer questions.

Gail Rothrock, 209 Duke, representing HAF, spoke in opposition.

Don Mikovch, owner of 1020 and 1022 King Street, spoke in opposition to the parking garage sign.

DISCUSSION

Ms. Sennott felt that the large blank wall of the garage should be softened with more detail. She also did not like the metal balcony/canopy on the top level of the South Patrick Street building but she appreciated the detailing on the buildings. Ms. Hong explained that the canopy will provide shade and reduce the perception of height.

Dr. Ossman expressed concern about the garage EIFS wall but felt that the applicant could work with staff on various materials and textures to provide interest.

Ms. Irwin agreed with Dr. Ossman, suggesting an art wall, shadow lines, and/or a more durable material.

Mr. Spencer liked the simplicity of the garage wall, agreeing that it is large but noting that it is calming and background. He expressed concern about the EIFS and appreciated Ms. Irwin's ideas. Overall, he felt this is a beautiful project.

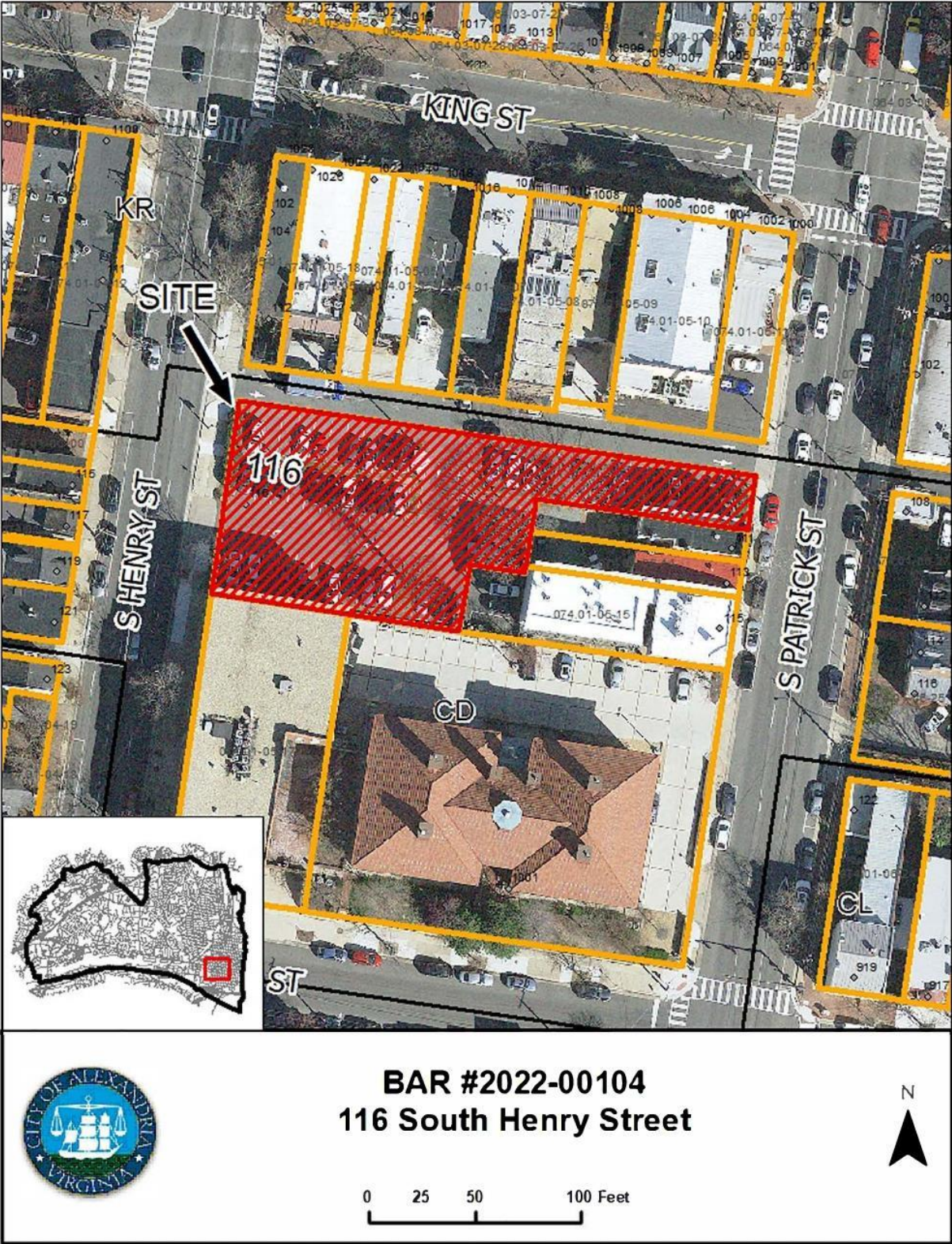
Ms. Sennott felt that the garage would be stained and dirty looking in 20-30 years.

Dr. Ossman suggested using lighting as a decorative element to add dimensionality.

Ms. Irwin asked Ms. Hong if this type of EIFS is easy to clean. Ms. Hong said yes and went into some detail explaining the properties of this type of EIFS.

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.



UPDATE

As noted in the minutes above, the Board approved the application for the development of this site with the exception of the north elevation of the proposed parking garage, which was deferred. For this hearing, the applicant has provided an updated proposal for that garage elevation, incorporating articulation and lighting. The applicant also provided material samples for review prior to the hearing.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for a new design for the north elevation of the proposed 50' tall, automated parking garage at 116 South Henry Street, which will face Downham Way to the north. See Figure 1 for previously proposed elevation.



Figure 1: Elevation proposed at the April 6, 2022 hearing

The lower levels of the garage will be clad in black brick and the levels above will be clad in EIFS/Dryvit synthetic stucco. Entries on the first level will consist of two overhead rolling garage doors, an aluminum and glass storefront door system, and two pedestrian doors. Large backlit letters spelling “PARKING” will be at the west end of the north elevation, above the entrances.

Site context

The project site consists of a single parcel of land currently owned by the City and used as a surface public parking lot. It fronts South Henry and South Patrick streets, and the public Downham Way to the north. Across the Downham Way to the north are the rear elevations of commercial buildings in the 1000 block of King Street. At the southern boundary of the parcel lie the two buildings associated with the Virginia Tech Washington Alexandria Architecture Center. The southeast corner of the block adjacent to the site along South Patrick Street consists of three attached historic townhouses of various styles. The subject parcel encompasses 15,322 square feet and is presently improved with 48 paved parking spaces, a parking attendant hut, and a multi-space parking meter.

II. HISTORY

Frame dwellings stood on this parcel along South Henry and South Patrick streets beginning around 1890. By 1931, the buildings had two parking areas behind them, each holding four cars in the center of the site. These buildings served residential purposes until the 1950s, when the two included commercial uses. By the mid-1970s buildings on the site were in poor condition.

The City purchased several properties on South Henry and South Patrick streets in 1974 to create a Central Business District parking lot for 44 vehicles (SIT74-00027). In October of 2007, the Mayor's Economic Sustainability Work Group made several recommendations regarding the City's economic vision and future. The Work Group recommended that the City sell, lease, or otherwise dispose of properties that it determines are not needed, based on the highest and best economic use for the City. In 2008, City Council approved four parcels for immediate disposition, including 116 South Henry Street. On April 3, 2017, the City issued a Request for Proposals (RFP) for the disposition, sale, and redevelopment of the City-owned surplus property at 912, 916, 920 King Street, and 116 S. Henry Street. The RFP closed on July 24, 2017. The City ranked the Galena Capital Partners' proposal as the highest and best offer.

Previous BAR Approvals

BAR2022-00104 4/6/22 Approved construction of three buildings: a four-story residential building facing South Patrick Street, a parking structure on Downham Way, and a four-story mixed-use building facing South Henry Street. The Board deferred the north elevation of the parking structure on Downham Way.

BAR2012-00282 8/17/12 Administrative approval for wayfinding parking signage

III. ANALYSIS

The location of this automated garage in the middle of the block between South Patrick and South Henry streets minimizes its visibility from the streets and the more historic buildings nearby. While tangentially visible from the two major arteries, the building's modern design does not disrupt a historic blockface. The simplicity of the north elevation creates a calming and background effect. The large "PARKING" sign will be visible from South Henry Street, so drivers can easily locate the garage without disrupting traffic. The plain and simple design is appropriate for this commercial building and clearly signifies its use.

As discussed in the Concept Review and the Certificate of Appropriateness hearing, the Board expressed concern about the monolithic appearance of the garage and the potential for the EIFS to degrade over time. They suggested that the applicant consider a higher quality material than EIFS and/or use lighting and/or scoring to add dimensionality and interest. The current proposal retains the EIFS while providing several options for lighting and scoring the EIFS. Figure 2 show four options for north elevation articulation. Figure 3 shows four uplighting options.



OPTION 1 MINIMUM EXPANSION JOINTS (PREFERRED OPTION)



OPTION 2 'GRID PAPER'



OPTION 3



OPTION 4

Figure 2: 4 proposed options for north elevation articulation



Figure 3: Four uplight color options

The New Construction Commercial chapter of the *Design Guidelines* state that “...the Boards (sic) favor contextual background buildings which allow historic structures to maintain the primary visual importance.” Staff finds that due to the size of this building, it is difficult to make it a background building. The applicant has therefore selected a design and material that clearly differentiates this building from nearby historic structures, with no attempt to “colonialize” a modern building. While staff understands that the applicant prefers Option 1, which is the most understated and background option, staff finds that this option contradicts the Board’s request. The Board specifically requested more articulation and detailing, not less. The proposed lighting adds dimensionality and interest, but isn’t enough to break up the mass, especially during the daytime. Staff finds Option 4 to align most closely to the Board’s recommendation.

At the prior hearing, the Board expressed concern regarding the long-term appearance and durability of EIFS, suggesting that the applicant consider a different material. The applicant chose to retain the EIFS and provide samples for the Board members to examine prior to and during the hearing. According to the applicant, the EIFS will not degrade over time and is the most suitable cladding for this building. While staff supports the use of EIFS in this location because of the simple form of the building and the remoteness of the material from the public, if the Board remains concerned about the use of this material, staff recommends that the applicant work with staff to identify a replacement material that addresses these concerns.

Staff therefore recommends approval of the project with the selection of Option 4 for the expansion joints and, if the Board desire, the applicant work with staff to identify a replacement material for the EIFS.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Consistent with DSUP2019-00033

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

F-1 Previously reviewed under BAR2019-00557 (T&ES)

C-1 Comply with all requirements of DSP2019-00033 (T&ES)

C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 This section of upper King St. experienced development in the early nineteenth century. For example, as detailed in the 1810 tax assessor's list there were eight standing houses on the street face. Moreover, Levin Moreland and James Nutt lived on the street face in the vicinity of 116 S. Henry St. in 1810. Both lots likely contain significant archaeological evidence of the development of late eighteenth- and nineteenth-century Alexandria, especially considering that most of the two lots are paved which suggests modern impacts to the archaeological resources could be minimal.

F-2 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

F-3 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

- R-1 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
- R-2 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
- R-3 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 language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-4 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 delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 116 S. Henry Street

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

TAX MAP AND PARCEL: 074.01-5-12 ZONING: CD

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Galena Capital Partners

Address: 1010 Pendleton St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 898-9236 E-mail: oab@galenacap.com

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Winstanley Architects & Planners

Phone: (703) 519-8081

E-mail: ljh@winstanleyarchitects.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 746-3834 E-mail: catherine.miliaras@alexandriava.gov

- ☐ 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 type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

This site front two streets - S. Henry & S. Patrick with the majority of the development elevation facing a public alley. The development consists of three separate buildings: a townhouse condo with 2 units facing S. Patrick, an automated parking structure that will provide spaces for the new developments on this site, across the street on 912-920 King in addition to the public, and lastly a mix used 4 story building on S. Henry with retail at the street level and residential above. The S. Henry building includes flexible live/work spaces (x2) at the ground floor. To address the length of the site, the massing is broken down further with vertical expressions on the exterior and strategic setback at the upper floors of the S. Henry & S. Patrick street frontage.

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.

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

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☒ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

- ☒ ☐ N/A Linear feet of building: Front: 21' Secondary front (if corner lot): 36.5' (alley side).
- ☐ ☒ 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 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: LEEJUNG HONGPrinted Name: LEEJUNG HONGDate: 03/07/2022

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. Omar Abdul-Baki	1010 Pendelton Street Alexandria VA 22314	xxx%
2. Ahmad Abdul-Baki	1010 Pendelton Street Alexandria VA 22314	xxx%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 S.Patrick St. & 116 S.Henry St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street Alexandria VA 22314	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. Omar Abdul-Baki	None	None
2. Ahmad Abdul-Baki	None	None
3. City of Alexandria		

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

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

_____ Date	LEEJUNG HONG _____ Printed Name	LEEJUNG HONG _____ Signature
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Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 116 S. Henry Street and 109 S. Patrick Street CD
 Street Address ~~R-20~~
 Zone

A2. 15,332.00 x 2.50 = 38,330.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. 0.00 Sq. Ft.
First Floor		Stairways**		Existing Gross Floor Area*
Second Floor		Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. <u>Total Gross</u>		B2. <u>Total Exclusions</u>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,328.00	Basement**	1,328.00	C1. 67,849.00 Sq. Ft.
First Floor	13,591.00	Stairways**	14,773.00	Proposed Gross Floor Area*
Second Floor	13,269.00	Mechanical**	654.00	C2. 43,871.00 Sq. Ft.
Third Floor	13,269.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	12,311.00	Porches**		C3. 23,978.00 Sq. Ft.
Porches	6,771.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck	6,771.00	Lavatory***	1,516.00	(subtract C2 from C1)
Lavatory***		Other**	25,241.00	
Other**	539.00	Other**	359.00	
C1. <u>Total Gross</u>	67,849.00	C2. <u>Total Exclusions</u>	43,871.00	

D. Total Floor Area

D1. 23,978.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 38,330.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space

E2. 6,132.00 Sq. Ft.
 Required Open Space

E3. 3,103.00 Sq. Ft.
 Proposed Open Space

Notes

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

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

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

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

Signature: _____

[Handwritten Signature]

PATRICK - HENRY PARKING STRUCTURE

ALEXANDRIA, VA

WINSTANLEY
ARCHITECTS & PLANNERS

APRIL 18, 2022 BAR COA - PARTIALLY
DEFERRED GARAGE NORTH ELEVATION



GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY
Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

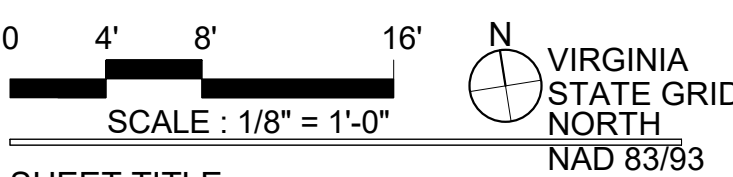
Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
0401012577, expiration date 08/31/2022



REGISTRATION:

[illegible]

A/E PROJECT NO: 19 - 24



SHEET TITLE:
**GARAGE - NORTH
ELEVATION
ARTICULATION STUDIES**

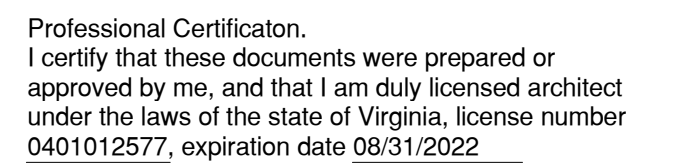
SHEET NUMBER:

A-200.1

APPROVED	
SPECIAL USE PERMIT NO.	2019-0033
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.
DATE	

ESI
PEER REVIEW

original drawing is 24" x 36". Scale
titles accordingly if reduced.

[illegible]

0 4' 8' 16'

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

N

VIRGINIA
STATE GRID
NORTH
NAD 83/93

SHEET NUMBER:
A-200.3

APPROVED	
SPECIAL USE PERMIT NO.	<u>2019-0033</u>
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECEIVED _____	
INSTRUMENT NO.	DEED BOOK NO.
_____	_____
DATE _____	

Original drawing is 24" x 36". Scale
fits accordingly if reduced.

ESI
PEER REVIEW

COMMONWEALTH OF VIRGINIA
MICHAEL R. ROBERTSON
WINSTANLEY
No. 012577
08/31/2022
ARCHITECT

[illegible]

0 4' 8' 16'

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

N

VIRGINIA
STATE GRID
NORTH
NAD 83/93

A-202.1

DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECEIVED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

Original drawing is 24" x 36". Scale titles accordingly if reduced.

ESI
PEER REVIEW