

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

APPLICANT: Alabama Ave. L.C.

LOCATION: Old and Historic Alexandria District
323 South Washington Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends re-approval of the permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. That the proposed doors comply with Alexandria New and Replacement Window Performance Specifications in the Historic Districts.
2. The applicant work with staff and submit a thorough masonry treatment plan for the rear/west elevation wall prior the issuance of any permit.
3. The applicant follows the recommendations of Alexandria Archaeology.

BOARD ACTION: Approved, with Conditions, 6-0

On a motion by Ms. Irwin and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2020-00528 and BAR #2020-00534, as submitted, recommending paint option A. The motion carried on a vote of 6-0. Mr. Sprinkle recused.

CONDITIONS OF APPROVAL

4. That the proposed doors comply with Alexandria New and Replacement Window Performance Specifications in the Historic Districts.
5. The applicant work with staff and submit a thorough masonry treatment plan for the rear/west elevation wall prior the issuance of any permit.
6. The applicant follows the recommendations of Alexandria Archaeology.

REASON

In general, the Board was pleased with the modifications done to the previous proposed project and found that option A, which proposes a black freestanding staircase, is the best color option.

SPEAKERS

Robert Berriz, representing the applicant GSSI, gave a brief presentation and was available to answer questions

Patricia Delaney Yurgitis, resident at 713 Wolfe Street, stated that she lives across the parking lot

for about forty years and she had concerns about the number of residential units being proposed and parking spaces provided, she also wanted to know what kind of business will occupy the first floor. Mr. Berriz explained that there will be two residential units with assigned parking and that there is no tenant for the first-floor commercial unit yet.

RL Sheedy, representing the Historic Alexandria Foundation, asked the applicant to photograph and document the interior staircase which the applicant agreed to do.

DISCUSSION

The Board found that the modifications to the previous proposal was an improvement and that the black color option A was the best option since it will give a nice contrast with the light color of the wall and for maintenance purposes as well.

Ms. Irwin had concerns about the product to be used in the rear wall treatment, she would like staff to work with the applicant to choose the most appropriate product that allow the old soft brick to breath and therefore avoid further deterioration. There was no further discussion.

STAFF RECOMMENDATION

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

1. That the proposed doors comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
2. The applicant work with staff and submit a thorough masonry treatment plan for the rear/west elevation wall prior the issuance of any permit.
3. The applicant follows the recommendations of Alexandria Archaeology.

BOARD ACTION: Deferred for Restudy

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00528 & BAR #2020-00534. Mr. Sprinkle recused.

REASON

The Board found that the proposed staircase should have a better design since it will be the main access to the upper residential units. The Board also required a treatment plan for the rear wall.

SPEAKERS

Robert Berriz, representing the applicant, was available to answer questions.

DISCUSSION

Mr. Adams found the proposed staircase inappropriate for the building, he stated that there are no similar fire stairs in the historic district that were approved by the Board. He would prefer that the access to the upper stories be done through the building's interior or an enclosed addition to the rear.

In general, the Board did not have issues with the proposed staircase since it is at the building's rear and not visible from Washington Street, but they agreed that the proposed staircase should not

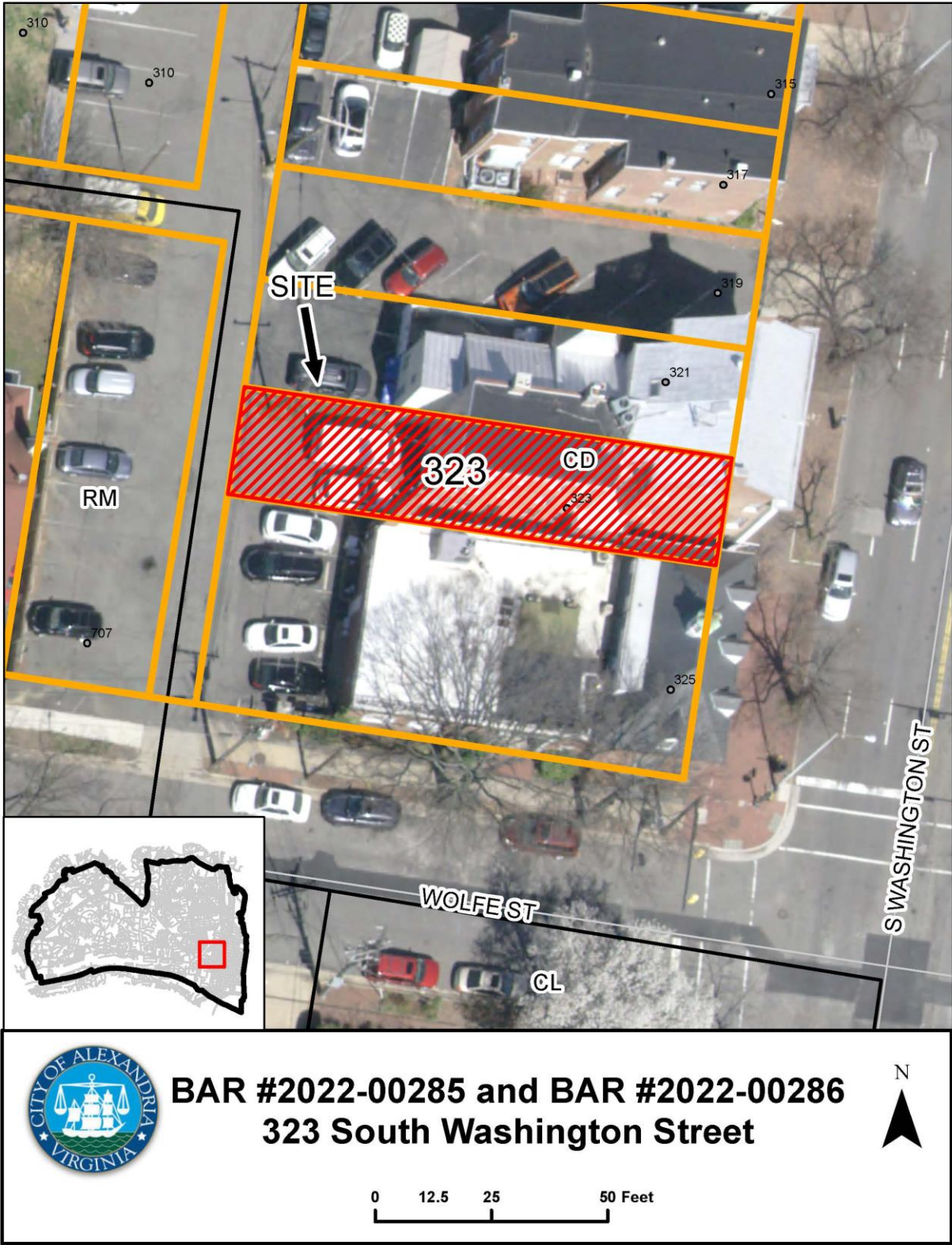
be a utilitarian staircase and should have a better design since it will be the main access to the upper stories residential units. They also found an open staircase less intrusive than an enclosed addition.

Ms. Irwin stated that she would like to see plans for the rear wall treatment as well, as part of the restudy deferral.

There was no further discussion.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00286) and Certificate of Appropriateness (BAR #2022-00285) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

The application was first seen by the Board on 11/13/2020 when it was deferred for restudy, back on 1/6/2021 when it was approved with conditions. The applicant is coming back with the same application approved in 2021 but expired, as required per *Section 10-106(B)* of the City Ordinance.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add an external steel staircase at the rear/west elevation and alterations, at 323 South Washington Street.

Permit to Demolish/Capsulate

The project calls for the demolition of approximately 63 square feet of historic wall fabric to accommodate three new doors on the rear/west elevation.

Certificate of Appropriateness

Alterations

The applicant is proposing to install a freestanding steel staircase at the property's rear/west elevation to give exterior access to the building's second and third stories. The staircase's overall dimensions will be approximately 8'-6" wide by 17'-0" long and 29'-0" high. The proposed new rear Jeld-Wen multi-light doors on the second and third stories will each have an electrical light fixture on the side; the doors and staircase will be visible from Wolfe Street. The third, basement, door will be below grade therefore not visible from a public way.

There will be no changes to the east and south elevations.

Site context

The subject property is the second building in on the northwest corner of the South Washington and Wolfe streets intersection. The building's rear/west elevation is visible from Wolfe Street (Figure 1).



Figure 1- West/rear elevation visible from Wolfe Street

II. HISTORY

According to Ethelyn Cox in her book Historic Alexandria Virginia Street by Street, the buildings at 321 and 323 South Washington Street were built by Robert H. Miller on land bought in 1853. A deed of 1859 conveying 323 to Miller's son Elisha described it as "one of the two brick tenements recently erected by the said Robert H. Miller." Miller owned a large store on King specializing in china and glassware. A man of considerable culture, he served as a Trustee of the Female Orphan Asylum, as president of the Alexandria Water Company, and as the first president of the Citizen's National Bank when it was organized in 1870. In November 1865, Edward S. Hough purchased 321 for \$4,500. Photograph 1960, first floor was later altered. (Figure 2)

The three bay, three-story, brick, side gabled roof building with Italianate features was built **ca. 1855**. The building features a dentiled cornice with brackets, two-over-two light configuration windows on the main block, and six-over-six window on the building's ell.

The building has been altered: a bay window was installed, and the main entrance door removed from the building's first floor façade. The entrance is now located on the south elevation.



Figure 2- 321 and 323 South Washington Street, 1960

Previous BAR Approvals

BAR approval for signage on October 4, 1978, and BAR2004-00136 also for signage on June 22, 2004.

More recently, on January 6, 2021, the BAR approved with conditions the same plans as seen today, BAR2020-00528 & Bar2020-00534.

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 (demo areas not visible from Parkway) |
| (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 |

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The Board routinely approves changes to historic properties rear as property owners seek to create interior modern living spaces. In addition, the existing rear elevation does not exhibit a high level of design or architectural detail and the proposed changes could be reversed easily in the future.

Certificate of Appropriateness

The applicant worked with staff to address the Board's concern that the staircase's utilitarian design of the previous proposal was not appropriate since the structure will be the primary access to the upper stories' residential units. The Board recommended that the applicant restudy the structure's design to reflect its primary entrance rank. Since then, the applicant has refined the design of the staircase by making it freestanding, slender with ½" spindles, and by adding a steel portico roof above the top floor entrance landing (Figure 3). The applicant is also proposing two finishing options for the structure: Option A (Figure 4), the structure will be painted black to match other existing railings on the building, and Option B (Figure 5), the structure will be painted to match the rear/west elevation wall which will make the structure less evident.



Figure 3 - proposed freestanding staircase



Figure 4 - Option A



Figure 5 - Option B

The Board also had concerns about the building's rear /west elevation wall treatment which was not addressed in the previous proposal. Previously, the applicant proposed that the structure be attached to the rear/west elevation wall. Now, the applicant has modified the plans to incorporate staff's recommendation to make the staircase freestanding, leaving breathing room between the structure and the wall (1'-6"), which will require fewer anchoring points and will not obstruct the existing windows as the Board recommended. However, the applicant failed to include a masonry treatment report as requested, therefore, staff recommends the applicant to work with staff and submit a thorough masonry treatment plan prior the issuance of any permit.

The *Design Guidelines* state that the goal of the Board is to balance accessibility with historic preservation and that accessibility structures should not hide, obscure, or cause the removal of the historic architectural details. The proposed freestanding steel staircase will be placed at the rear of the building, therefore not visible from Washington Street, and it is distinguishable from the existing building. Staff believes that the proposed freestanding steel staircase will have no significant impact on the integrity of the main historic building as it can be easily removed in the future.

The proposed alterations are intended to allow for exterior access to the second and third stories, as the first level is going to be a restaurant (SUP2020-00019) and the upper floors, residential. Even though the applicant has included the Jeld-Wen doors' installation specifications, staff could not verify the proposed doors material and glazing specifications, therefore staff recommends conditioning the approval on compliance with the *Alexandria New and Replacement Window Performance Specifications* for the two doors on the west elevation which will be visible from the public way.

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, 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 This proposal was previously approved in January 2021 under BAR2020-00528/ 00534. The approval expired before the proposal was constructed and the applicant is coming before the BAR to receive approval of the previously approved plans.

F-2 Proposed rear stairs and alterations comply with zoning.

- C-1 The property currently is commercial on the main floor with two accessory apartments located above. Per section 4-508, the apartments are “categorized as nonresidential for the purpose of applying the area and bulk regulations”.
- C-2 The proposed stairs are excluded from FAR.

Code Administration (comments below uploaded on 1/6/2021)

- R-1 This is a mixed-use structure. It is recommended that you acquire a Code consultation as soon as possible to determine feasibility.
- C-1 A building permit and plan review are required prior to the start of construction.

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 [BAR2020-00528; 534] (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-3 If the alley located at the rear and side 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 owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Robert H. Miller had the house standing on this property built for him in the 1850s, both 321 and 323 S. Washington St. The Union Army seized the property at the beginning of the Civil War and used the building to house soldiers and Freedmen and Freedwomen. For several months in 1863 and 1864 the unit at 321 S. Washington St. was used as a hospital, and then reverted into housing for free Blacks. For several years until the end of the war, officials working for the Freedmen's Bureau used the unit at 323 S. Washington St. as office space. After the war Miller regained ownership of his house, and immediately sold the north unit to Edward S. Hough in 1865. This property has the potential to yield significant information pertaining to mid-century Alexandria, the Union occupation of the City, and the lives of free Black citizens during the war.
- R-1 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 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-3 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)

V. ATTACHMENTS

1 – Application Materials
2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 323 S. Washington Street

TAX MAP AND PARCEL: 074.04-02-13

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: Alabama Ave. L.C.

Address: 618 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail:

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

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Delicious Deli LLC, , contract purchaser - Alabama Ave. L.C. on 6/17/22

Address: 618 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail:

☐ 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

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

***Reapproval of plans previously approved, yet not used before approval expiration date.
Seeking approval with January 6th 2021 hearing conditions.***

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 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 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.

BAR Case # _____

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:

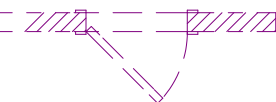
Signature: Stephen Kulinski


Printed Name: STEPHEN W. KULINSKI, AIA

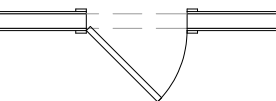
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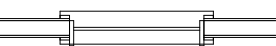
CONSTRUCTION LEGEND


 DEMO WALL


 DEMO DOOR
(DASHED)

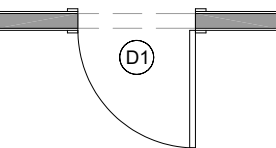
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(DASHED)

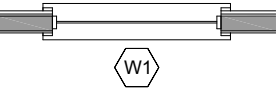
 EXISTING DOOR
TO REMAIN

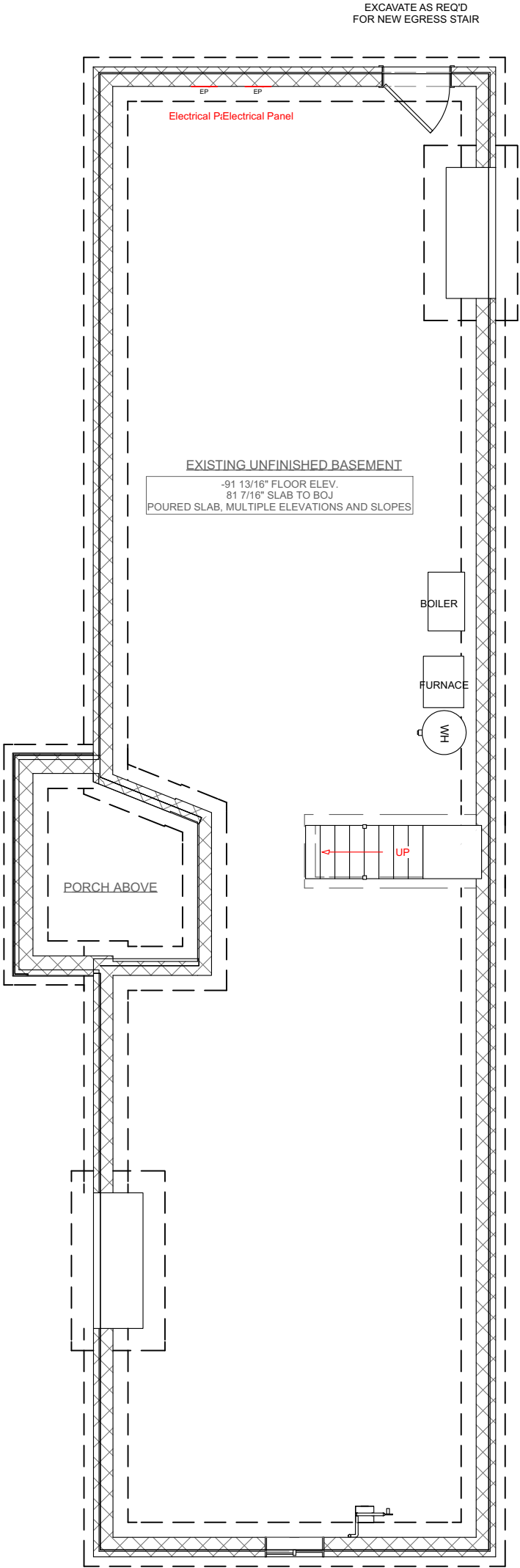
 EXISTING WINDOW
TO REMAIN

 EXISTING WALL
TO REMAIN


 NEW WALL
(GREY FILL)

 NEW DOOR
(D1)


 NEW WINDOW
(W1)

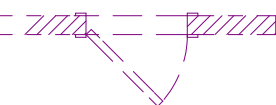



BASEMENT: AS BUILT + DEMO PLAN
SCALE: 5/32" = 1'-0"

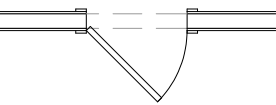
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|--|--|--|--|---|
| <div><p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p><p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p></div> | | <div>DRAWING: BASEMENT: AS BUILT + DEMO PLAN</div> | <div>SUBMISSION: PRELIM BAR SUBMITTAL</div> | <div>PAGE 1</div> <div>DATE 12/10/2020</div> |
| | | <div>Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315</div> | <div>Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form.</div> | |

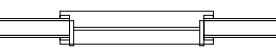
CONSTRUCTION LEGEND


 DEMO WALL


 DEMO DOOR
(DASHED)

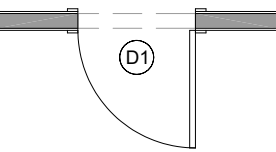
 DEMO WINDOW
(DASHED)

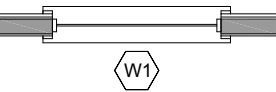
 EXISTING DOOR
TO REMAIN

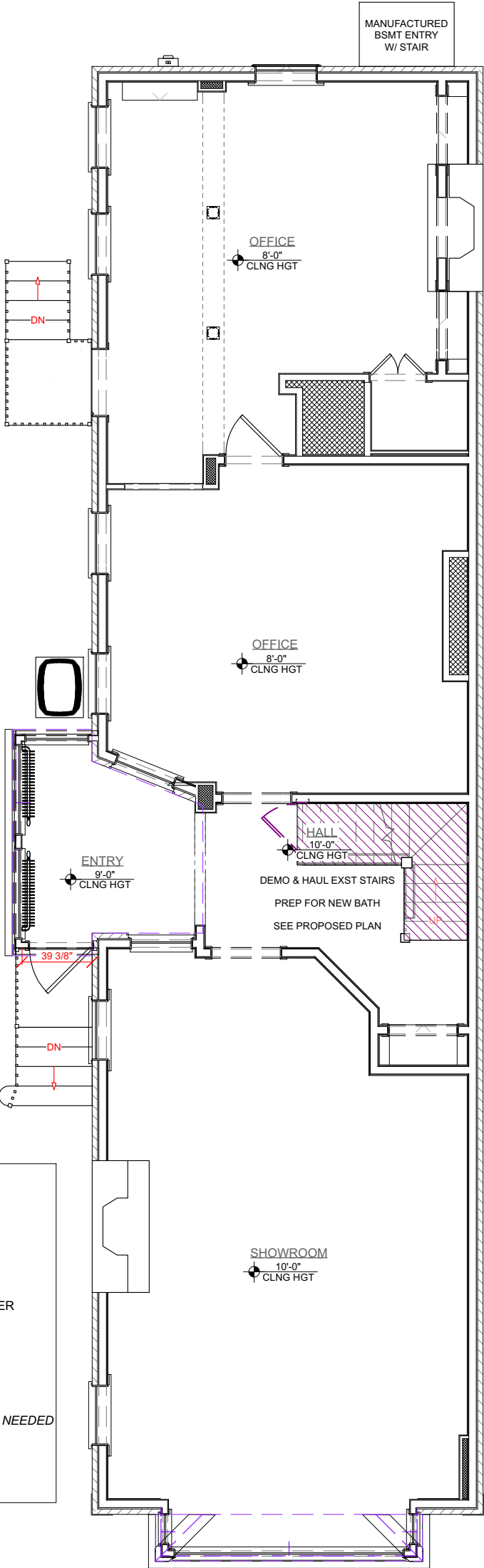
 EXISTING WINDOW
TO REMAIN

 EXISTING WALL
TO REMAIN

 NEW WALL
(GREY FILL)

 NEW DOOR
(D1)

 NEW WINDOW
(W1)




STRUCTURE NOTES:
FLOOR JOISTS - VERIFY AS NEEDED
2x10 @ 16" O.C IN BASEMENT.
VERIFY UPPER FLOORS

WALLS:
INTERIOR:
2x FRAME WALLS WITH PLASTER AND LATHE
EXTERIOR:
ASSUMED 2x FRAME *(verify as necessary)* WITH BRICK VENEER


ROOF:
MAIN STRUCTURE 2x6 RAFTERS @ ±24" O.C.
2x6 RIDGE
2x6 CEILING JOISTS
PLANK ROOF DECK
COMPOSITE AND MEMBRANE ROOF
FLAT/SHALLOW ROOF PITCH STRUCTURE, MUST VERIFY IF NEEDED

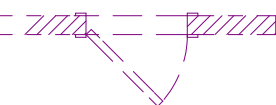
FOUNDATION:
CMU & MASONRY WALLS
POURED SLAB, MULTIPLE ELEVATIONS THROUGHOUT
NO STRUCTURAL BEAMS FOUND


FIRST FLOOR: AS BUILT + DEMO PLAN
SCALE: 5/32" = 1'-0"

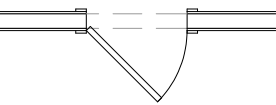
| | | | | |
|--|--|---|---|--|
| <div><p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p><p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p></div> | | DRAWING: FIRST FLOOR: AS BUILT + DEMO PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 2 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |

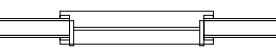
CONSTRUCTION LEGEND


 DEMO WALL


 DEMO DOOR
(DASHED)

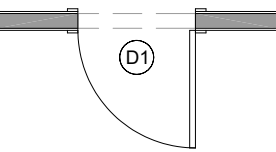
 DEMO WINDOW
(DASHED)

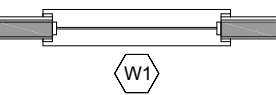
 EXISTING DOOR
TO REMAIN

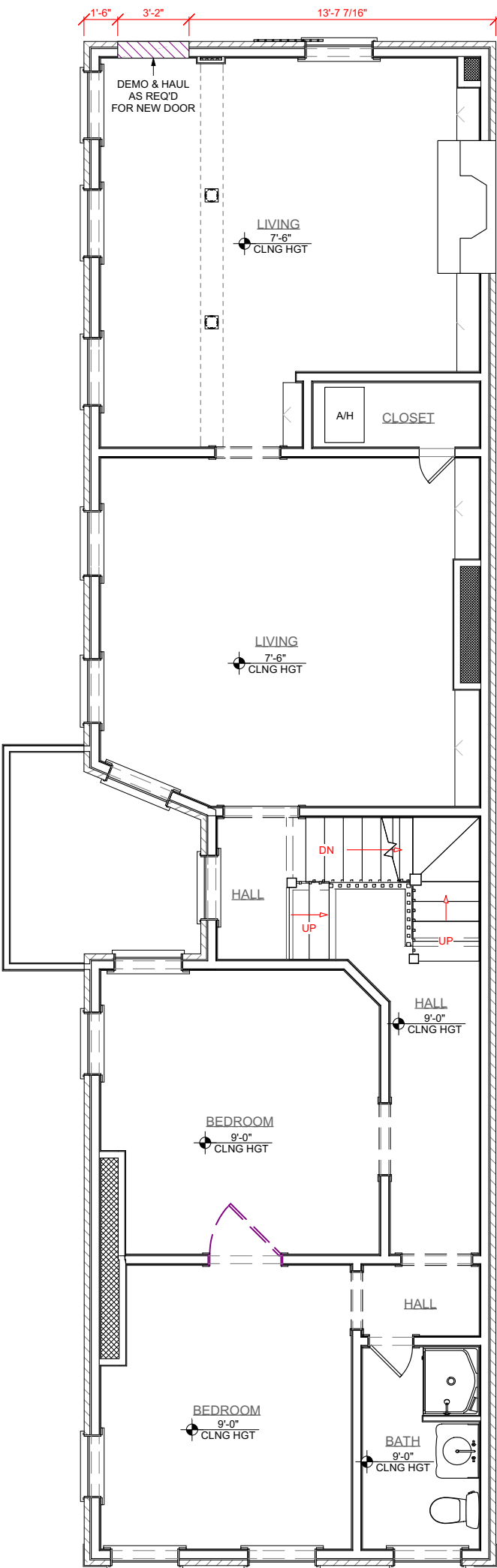
 EXISTING WINDOW
TO REMAIN

 EXISTING WALL
TO REMAIN


 NEW WALL
(GREY FILL)

 NEW DOOR
(D1)


 NEW WINDOW
(W1)



SECOND FLOOR: AS BUILT + DEMO PLAN
SCALE: 5/32" = 1'-0"

| | | | | |
|---|--|---|---|--|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: SECOND FLOOR: AS BUILT + DEMO PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 3 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |

CONSTRUCTION LEGEND



DEMO WALL

DEMO DOOR
(DASHED)

DEMO WINDOW
(DASHED)

EXISTING DOOR
TO REMAIN

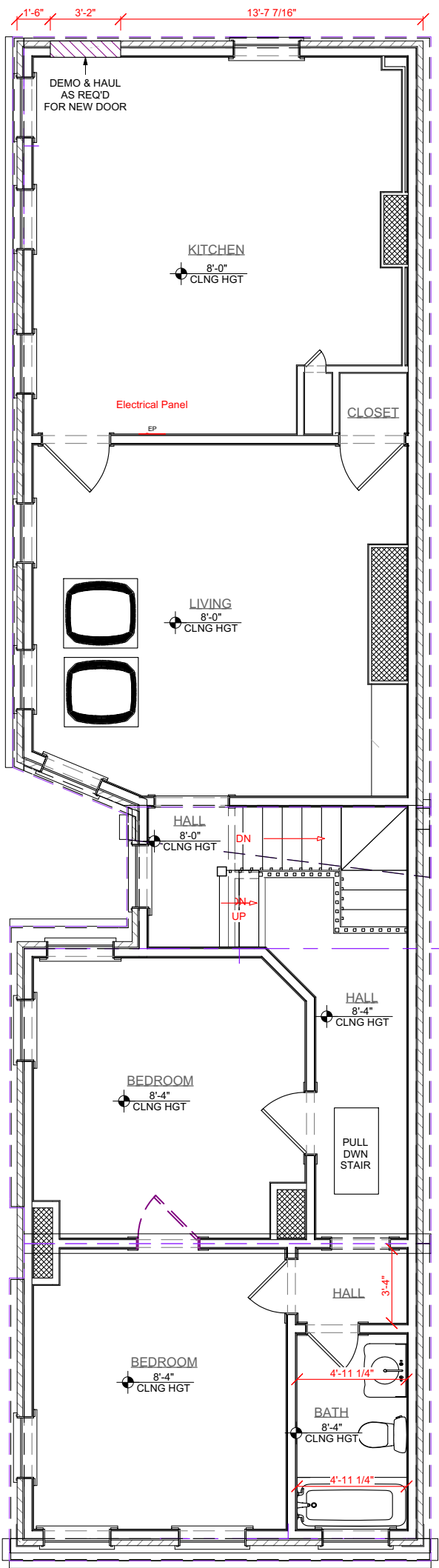
EXISTING WINDOW
TO REMAIN

EXISTING WALL
TO REMAIN

NEW WALL
(GREY FILL)


NEW DOOR

NEW WINDOW



ROOF:-
2x6 RAFTERS @ ±24" O.C.
2x6 RIDGE
2x6 CEILING JOISTS
PLANK ROOF DECK
COMPOSITE AND MEMBRANE ROOF


THIRD FLOOR: AS BUILT + DEMO PLAN
SCALE: 5/32" = 1'-0"

| | | | | |
|--|--|---|---|--|
|  <div>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></div> <div>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</div> | | DRAWING: THIRD FLOOR: AS BUILT + DEMO PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 4 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |




NO MODIFICATION TO FRONT FACADE

FRONT EXTERIOR ELEVATION: AS BUILT
SCALE: 5/32" = 1'-0"

| | | | | |
|---|--|---|---|--|
|  <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: FRONT EXTERIOR ELEVATION: AS BUILT | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 5 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |




LEFT EXTERIOR ELEVATION: AS BUILT
SCALE: 5/32" = 1'-0"


| | | | | |
|--|--|--|---|--|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: LEFT EXTERIOR ELEVATION: AS BUILT | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 6 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |

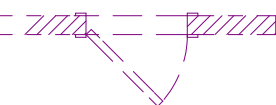



REAR EXTERIOR ELEVATION: AS BUILT
SCALE: 1/4" = 1'-0"

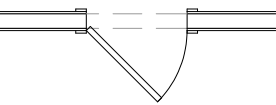
| | | | | |
|--|--|--|---|--|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: REAR EXTERIOR ELEVATION: AS BUILT | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 7 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |

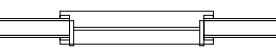
CONSTRUCTION LEGEND


 DEMO WALL


 DEMO DOOR
(DASHED)

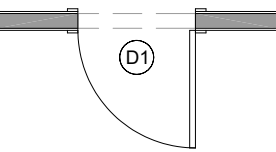
 DEMO WINDOW
(DASHED)

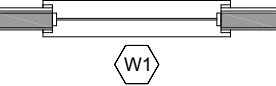
 EXISTING DOOR
TO REMAIN

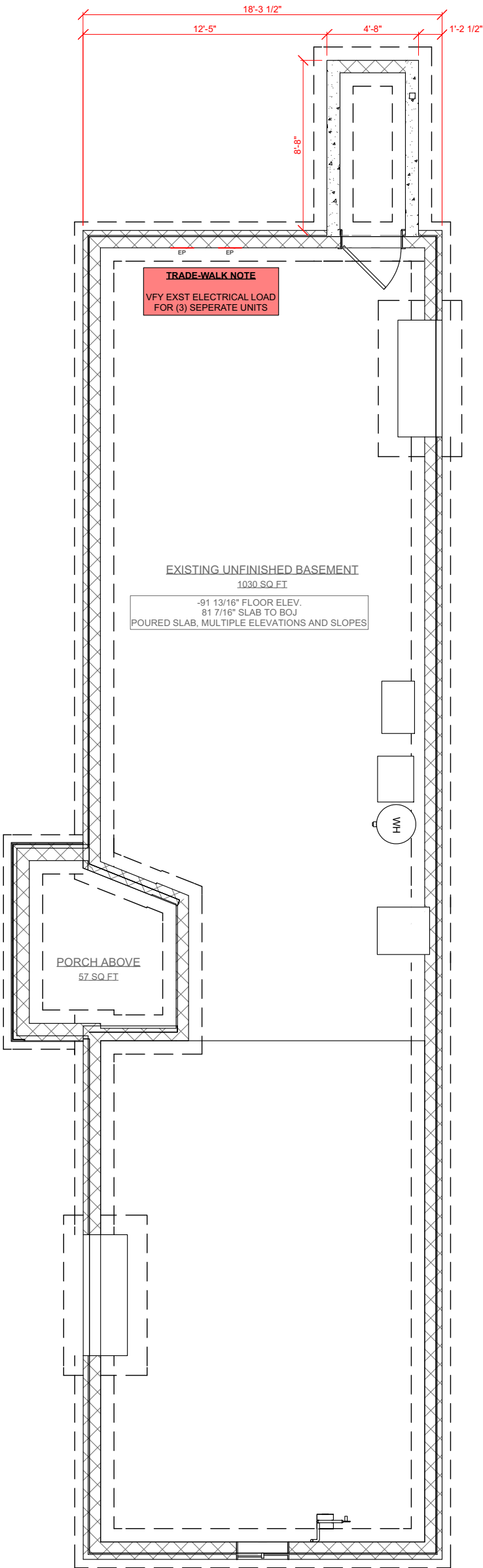
 EXISTING WINDOW
TO REMAIN

 EXISTING WALL
TO REMAIN


 NEW WALL
(GREY FILL)

 NEW DOOR
(D1)


 NEW WINDOW
(W1)



BASEMENT: PROPOSED PLAN
SCALE: 5/32" = 1'-0"

| | | | | |
|---|--|---|---|--|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: BASEMENT: PROPOSED PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 8 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property o fGSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |

CONSTRUCTION LEGEND



DEMO WALL

DEMO DOOR
(DASHED)

DEMO WINDOW
(DASHED)

EXISTING DOOR
TO REMAIN

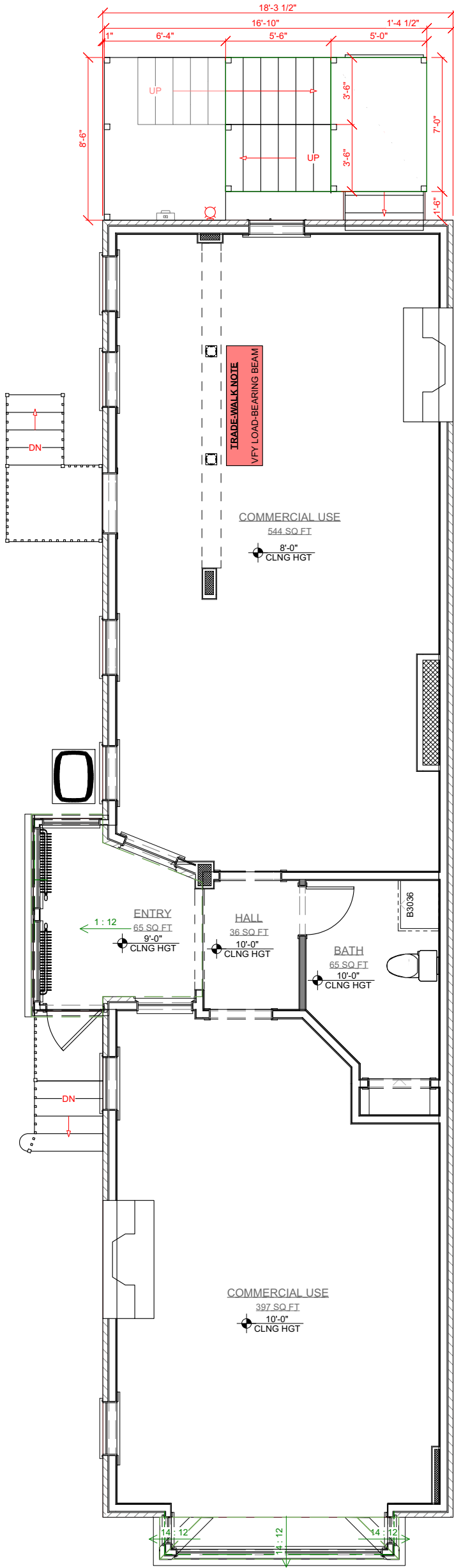
EXISTING WINDOW
TO REMAIN

EXISTING WALL
TO REMAIN


NEW WALL
(GREY FILL)

NEW DOOR


NEW WINDOW



FIRST FLOOR: PROPOSED PLAN
SCALE: 5/32" = 1'-0"

| | | | | |
|--|--|---|--|--|
| <div><p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p><p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p></div> | | <div>DRAWING: FIRST FLOOR: PROPOSED PLAN</div> <div>Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315</div> | <div>SUBMISSION: PRELIM BAR SUBMITTAL</div> <div>Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form.</div> | <div>PAGE 9</div> <div>DATE 12/10/2020</div> |
|--|--|---|--|--|

CONSTRUCTION LEGEND



DEMO WALL

DEMO DOOR
(DASHED)

DEMO WINDOW
(DASHED)

EXISTING DOOR
TO REMAIN

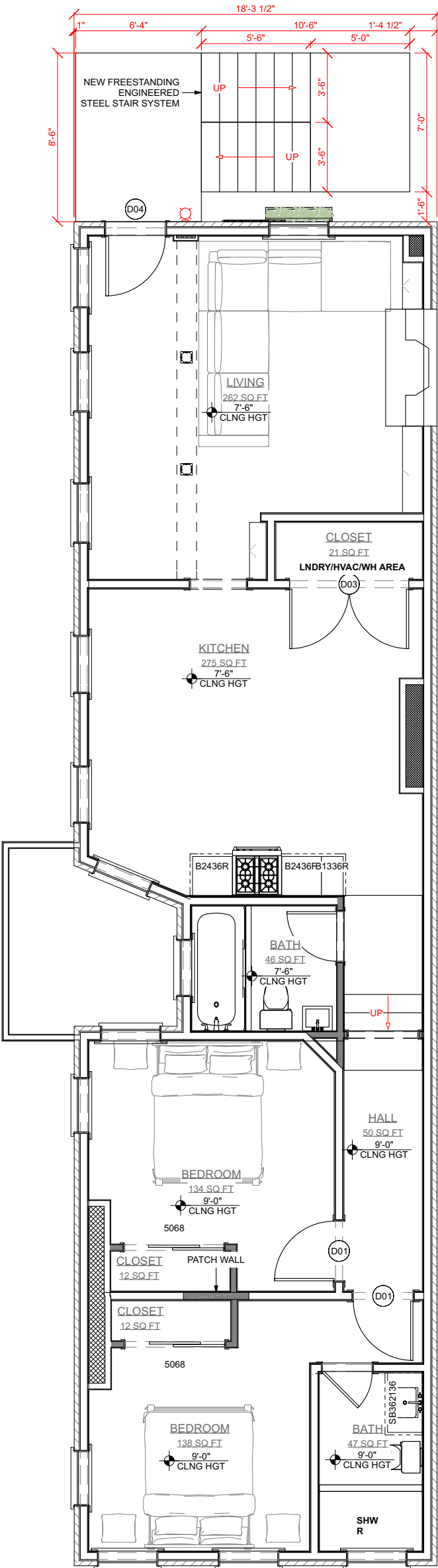
EXISTING WINDOW
TO REMAIN

EXISTING WALL
TO REMAIN


NEW WALL
(GREY FILL)

NEW DOOR


NEW WINDOW

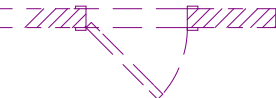



SECOND FLOOR: PROPOSED PLAN
SCALE: 5/32" = 1'-0"

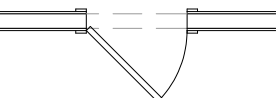
| | | | | |
|--|--|---|---|---|
| <div><p>Green Services Solutions, Inc. "Remodeling with your expectations"</p><p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p></div> | | DRAWING: SECOND FLOOR: PROPOSED PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | <div>PAGE 10</div> <div>DATE 12/10/2020</div> |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |

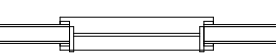
CONSTRUCTION LEGEND


 DEMO WALL


 DEMO DOOR
(DASHED)

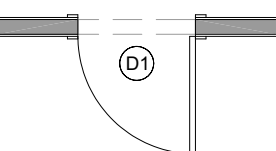
 DEMO WINDOW
(DASHED)

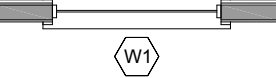
 EXISTING DOOR
TO REMAIN

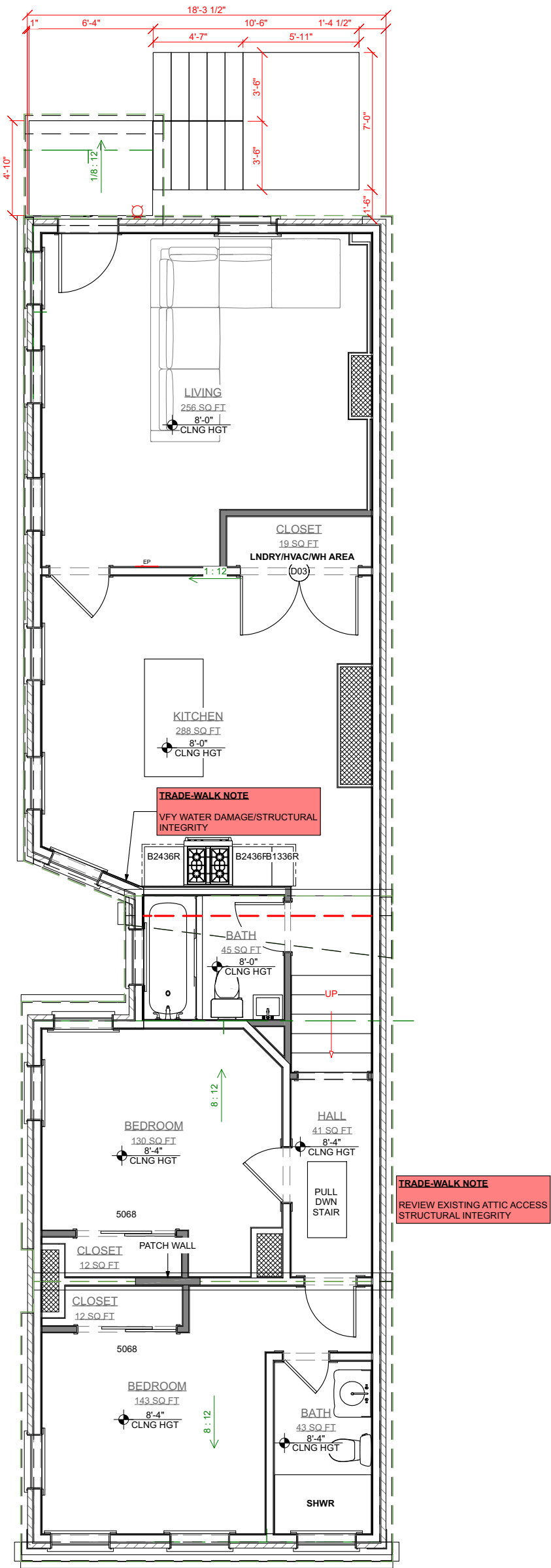
 EXISTING WINDOW
TO REMAIN

 EXISTING WALL
TO REMAIN


 NEW WALL
(GREY FILL)

 NEW DOOR
(D1)

 NEW WINDOW
(W1)




THIRD FLOOR: PROPOSED PLAN
SCALE: 5/32" = 1'-0"

| | | | | |
|---|--|---|---|---|
|  <p>Green Services Solutions, Inc. "Remodeling with your expectations"</p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: THIRD FLOOR: PROPOSED PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 11 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |




NO MODIFICATION TO FRONT FACADE

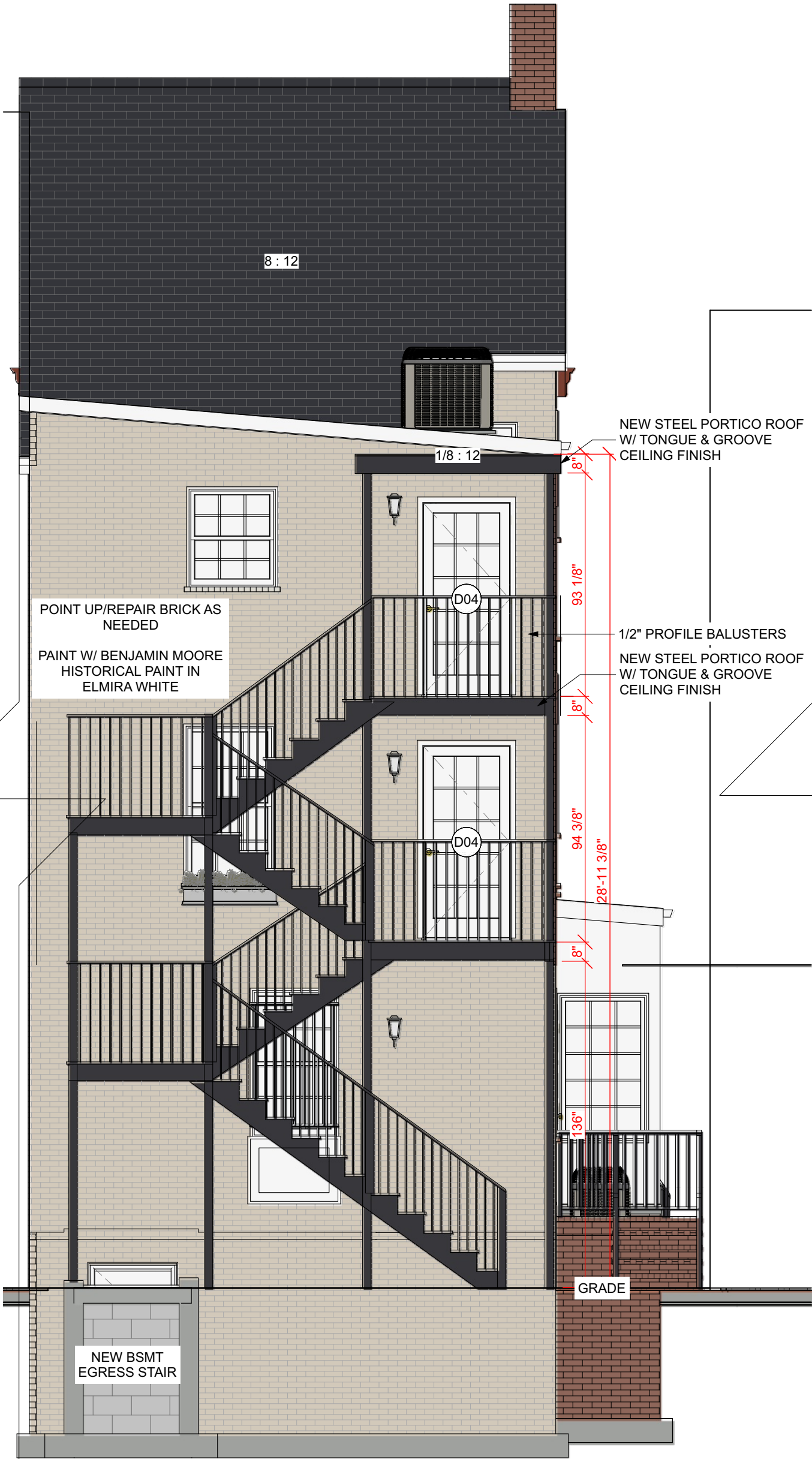
FRONT ELEVATION: PROPOSED PLAN
SCALE: 1/4" = 1'-0"

| | | | | |
|---|--|---|---|---|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: FRONT ELEVATION: PROPOSED PLAN | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 12 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |




LEFT ELEVATION: PROPOSED PLAN
SCALE: 1/8" = 1'-0"

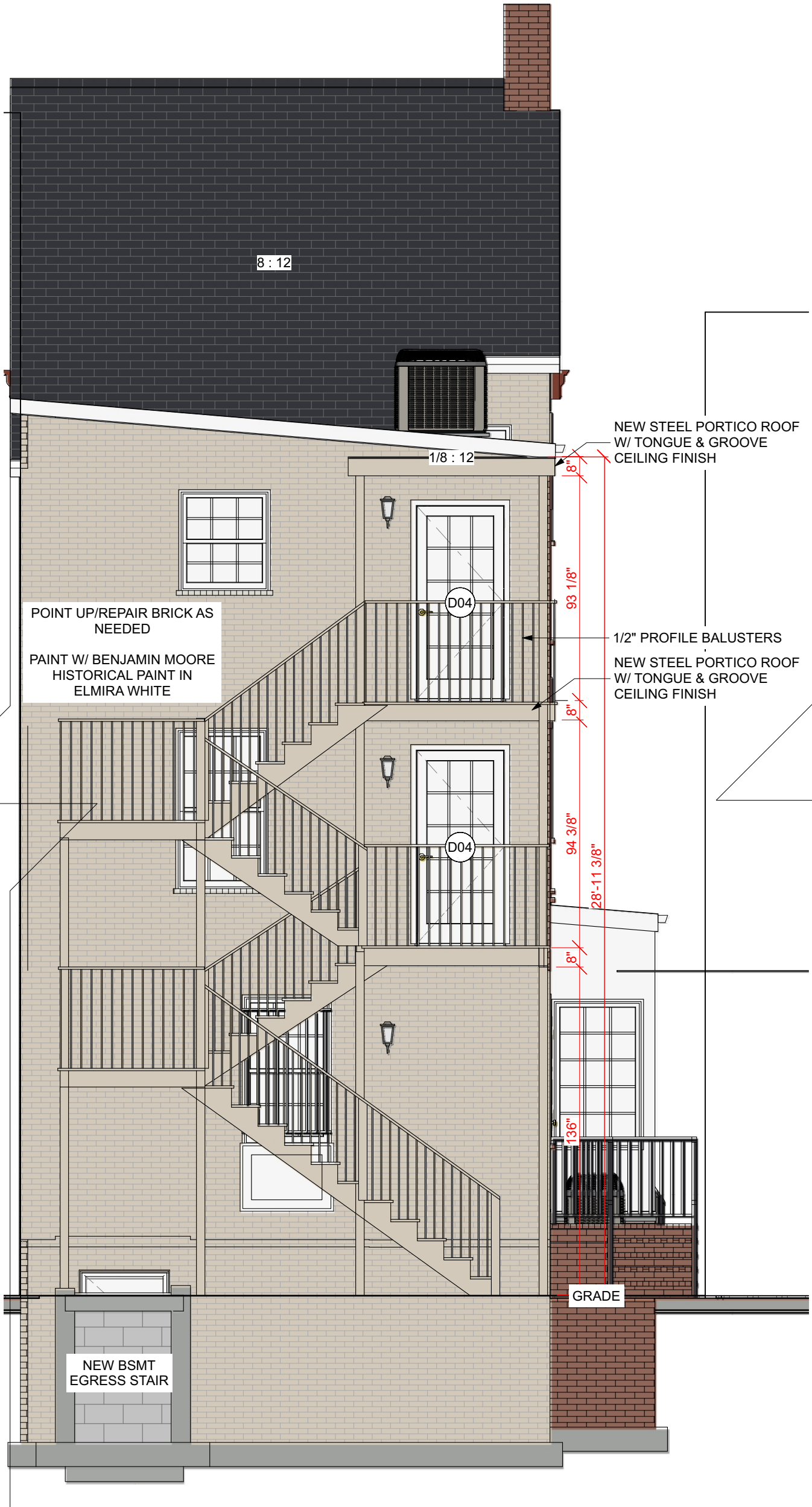
| | | | | |
|---|--|--|--|--|
| <div><p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p><p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p></div> | | <div>DRAWING: LEFT ELEVATION: PROPOSED PLAN</div> | <div>SUBMISSION: PRELIM BAR SUBMITTAL</div> | <div>PAGE 13</div> <div>DATE 12/10/2020</div> |
| | | <div>Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315</div> | <div>Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form.</div> | |




SEE ATTACHED DOOR SUPPLEMENT

**REAR ELEVATION: PROPOSED PLAN
OPTION A: BLACK**
SCALE: 1/4" = 1'-0"

| | | | | |
|---|--|---|---|---|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: REAR ELEVATION: PROPOSED PLAN OPTION A | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 14 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |




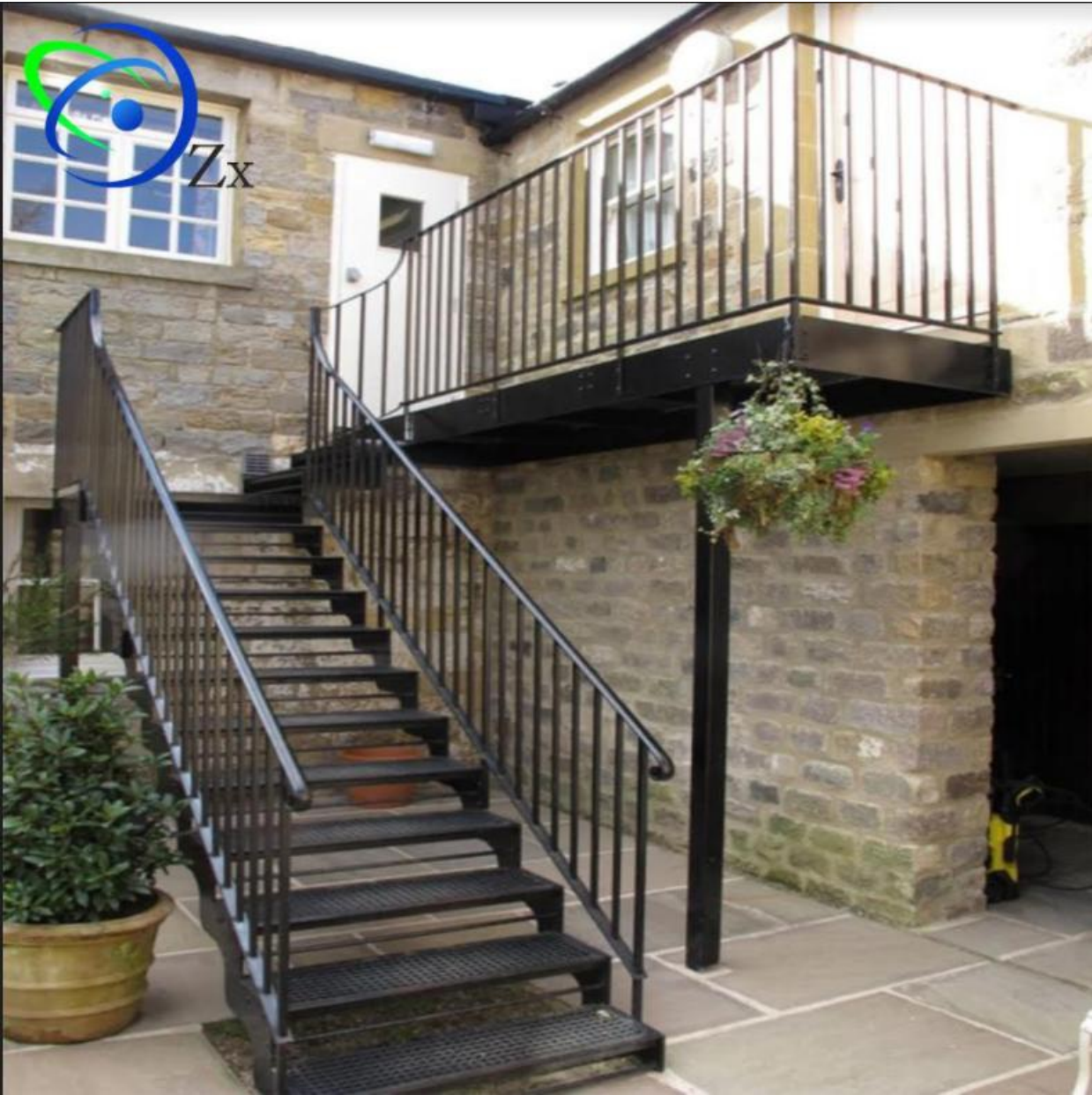
REAR ELEVATION: PROPOSED PLAN
OPTION B: ELMIRA WHITE
SCALE: 1/4" = 1'-0"

| | | | | |
|---|--|---|---|---|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: REAR ELEVATION: PROPOSED PLAN OPTION B | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 15 DATE 12/10/2020 |
| | | Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315 | Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form. | |



VICINITY IMPACT RENDERING
SCALE: NTS

| | | | | |
|--|--|--|--|---|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: VICINITY IMPACT RENDERING | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 16 DATE 12/10/2020 |
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EXAMPLE A
SCALE: NTS



EXAMPLE B
SCALE: NTS

SIMILAR HISTORIC STAIRS IN ALEXANDRIA
SCALE: NTS

| | | | | |
|--|--|---|--|---|
|  <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: | SUBMISSION: PRELIM BAR SUBMITTAL | <p>PAGE 18</p> <p>DATE 12/10/2020</p> |
| | | <p>Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315</p> | <p>Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form.</p> | |

SAFETY-GRIP®

STAIR TREADS

13 GA. X 1 1/2" HIGH

GALVANIZED CHANNEL



Treads are stock in 24" (610mm), 30" (762mm) and 36" (914mm) lengths but any length tread can be manufactured upon request.

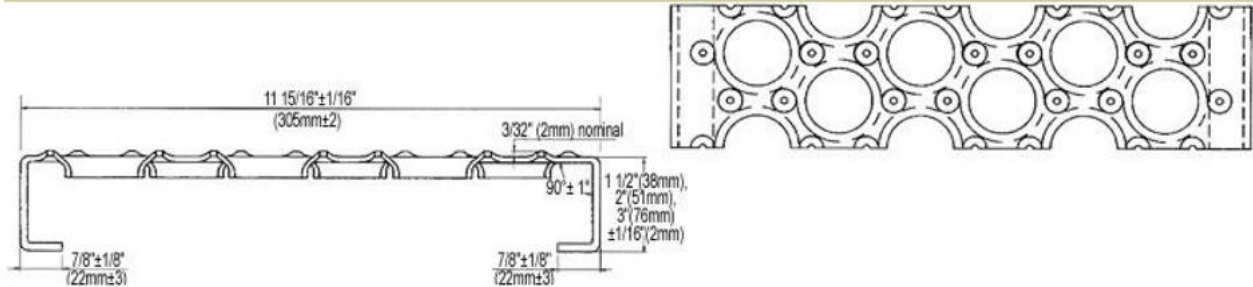
Safety Grip's unique surface of large debossed holes and perforated buttons provides maximum slip protection and performance under practically all conditions and in every direction.

SAFE SURFACE


Grips soles securely - in all directions. Non-slip Safety Grip Grating surfaces are ideal for inside or outside locations where mud, ice, snow, oil and detergents can create hazardous walking conditions.

The circular openings (38% of surface area depending on product size) are small enough to catch most falling tools and other dangerous objects. But the self-cleaning open design permits quick drainage of fluids, chips, grease and mud while permitting ventilation and lighting flow. Ice accumulation shears easily under normal foot pressure. Open design allow convenient access for cleaning. Safety Grip is easily cleaned with a brush, liquid or air spray if desired.

12" WIDTH



STAIR TREAD SPECIFICATION
SCALE: NTS

| | | | | |
|--|--|---|---|--|
| <div><p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p><p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p></div> | | DRAWING: | SUBMISSION: | <div>PAGE 19 DATE 12/10/2020</div> |
| | | <p>Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315</p> | <p>PRELIM BAR SUBMITTAL</p> <p>Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form.</p> | |



1819BK
Manor House
cast aluminum in Black finish with clear
beveled glass panels

Width: 7"
Height: 12"
Weight: 5 lbs.
Material: Cast Aluminum
Glass: Clear Beveled Glass
Bulb: One 60w Medium Base
Voltage: 120v
TTO: 8"
Extension: 12"
Back Plate Height: 5.75"
Back Plate Width: 4.5"
UPC: 640665181913




Notes

Hinkley Lighting, Inc. | 33000 Pin Oak Parkway | Avon Lake, OH 44012 | 216.671.3300 | 216.671.4537 fax
www.hinkleylighting.com | www.hinkleylandscapelighting.com | www.fredrickramond.com
www.facebook.com/hinkleylighting | www.youtube.com/hinkleylightinginc




REAR LIGHTING: PROPOSED PLAN
SCALE: NTS

| | | | | |
|---|--|---|---|---|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: | SUBMISSION: PRELIM BAR SUBMITTAL | PAGE 20 DATE 12/10/2020 |
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EXISTING PHOTOGRAPHS
SCALE: NTS

| | | | | |
|--|--|---|--|---|
|  <p>Green Services Solutions, Inc. <i>"Remodeling with your expectations"</i></p> <p>6920 Braddock Rd #B655 Annandale, VA 22003 703.203.5557</p> | | DRAWING: | SUBMISSION: PRELIM BAR SUBMITTAL | <p>PAGE 21</p> <p>DATE 12/10/2020</p> |
| | | <p>Jung 1 Mixed Use 323 S Washington Street Alexandria, VA 22315</p> | <p>Standards of Construction drawings are and shall remain the sole property of GSSI and use other than GSSI projects shall not be permitted without express written consent from GSSI. These documents are not to be changed or reproduced in any form.</p> | |




EXISTING PHOTOGRAPHS
SCALE: NTS

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