

ADDRESS OF PROJECT: 101 N UNION STREETTAX MAP AND PARCEL: 075.01-04-03ZONING: KRAPPLICATION 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: ARP Waterfront, LLC.Address: PO Box 2937City: Duluth State: GA Zip: 30096Phone: 703-837-9117 E-mail: dave@chaorestaurants.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: PAUL BECKMANNPhone: 571-327-1723E-mail: PBECKMANN@BECK-ARCH.COM

## Legal Property Owner:

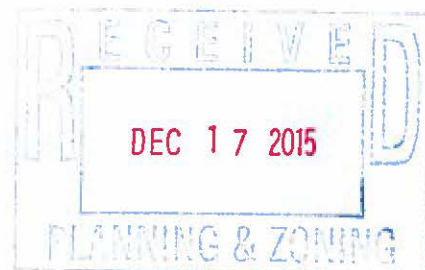
Name: ALEXANDRIA WATERFRONT ASSOCIATES, LPAddress: 501 CARLISLE DRCity: ALEXANDRIA State: VA Zip: 22301

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.

FILE COPY



**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).*

REPLACEMENT OF EXISTING SPANDREL GLASS LITE WITH AIR INTAKE LOUVER  
 FOR NEW MECHANICAL EQUIPMENT REQUIRED FOR NEW TENANT FIT OUT.  
 NET AREA OF NEW LOUVER IS 16.4 SF

**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.

- ☐ <sup>N/A</sup> ☐ 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.

- ☐ <sup>N/A</sup> ☐ 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.

- ☒ <sup>N/A</sup> ☐ 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.

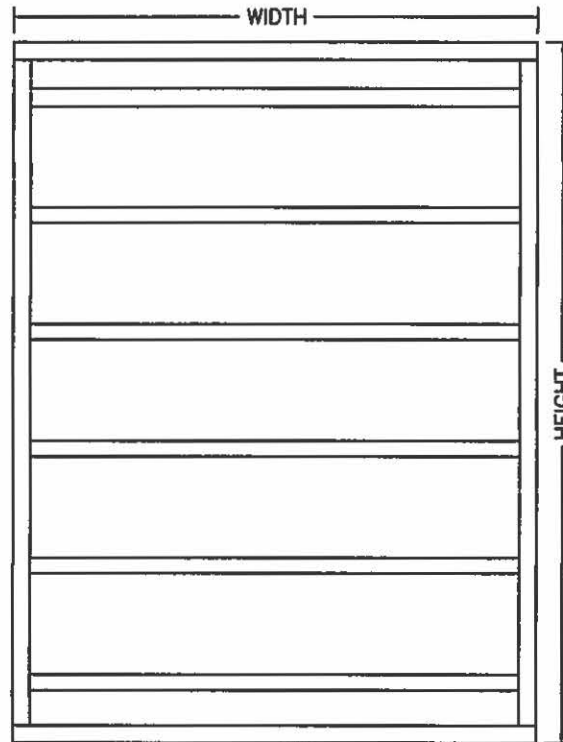
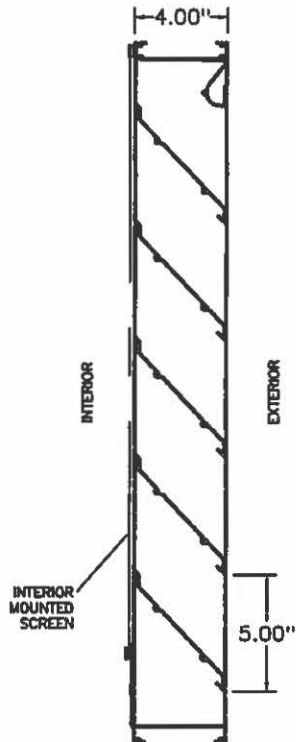
**APPLICANT OR AUTHORIZED AGENT:**

Signature:  \_\_\_\_\_

Printed Name: PAUL BECKMANN, AIA

Date: 12-17-2015

# E4JS - 4" DEEP 45 DEGREE STANDARD J BLADE EXTRUDED ALUMINUM STATIONARY LOUVER



BLADE - 0.081" THICKNESS TYPE  
6063-T5 EXTRUDED ALUMINUM  
FRAME - 0.081" THICKNESS TYPE  
6063-T5 EXTRUDED ALUMINUM  
DESIGNED FOR 100 MPH WIND LOAD  
SIZES 12" WIDE X 12" HIGH UP TO  
UNLIMITED SIZE AVAILABLE

OPTIONS:  
MOUNTING FOR VARIOUS OPENING  
TYPES (SEE FRAME STYLES BELOW)  
ARCHITECTURAL SHAPES (SEE SPECIAL  
SHAPES TECH SHEET)  
HIGHER WIND LOAD RATINGS  
ARCHITECTURAL FINISHES  
VARIOUS SCREENS

\* SEE MOUNTING OPTIONS TECHNICAL  
SHEET FOR MORE FRAME STYLES:

1. J-CHANNEL FOR SIDING OR  
STUCCO
2. G-CHANNEL FOR GLAZING INTO  
STOREFRONT OR CURTAINWALL

CONSTRUCTION	FRAME STYLE *	STIFFENER	VERTICAL MULLION (MULTIPLE PANELS WIDE)	HORIZONTAL MULLION (MULTIPLE PANELS HIGH)
STANDARD	<p>EXTERIOR</p> <p>CHANNEL "C" FRAME</p>	<p>EXTERIOR</p> <p>BLADE STIFFENER</p>	<p>EXTERIOR</p> <p>EXPOSED</p>	<p>EXTERIOR</p> <p>EXPOSED</p>
OPTIONAL	<p>EXTERIOR</p> <p>FLANGE "F" FRAME</p>	<p>EXTERIOR</p> <p>BLADE STIFFENER</p>	<p>EXTERIOR</p> <p>HIDDEN</p>	<p>EXTERIOR</p> <p>HIDDEN</p>

**ARCHITECTURAL  
L·O·U·V·E·R·S**

266 W Mitchell Ave - Cincinnati, OH 45232  
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

DRAWN BY:  
JRR

DATE:  
08/2007

APPLICATION MATERIALS

BAR2015-00394

101 N Union St

12/17/2015



NORTH UNION STREET

KING STREET

LOCATION OF NEW  
AIR INTAKE LOUVER

MECHANICAL ROOM

RETAIL

BREEZEWAY

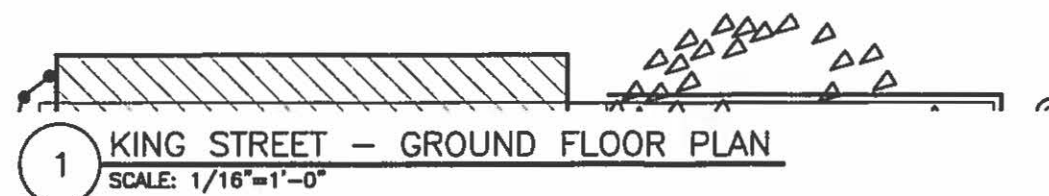
PROPOSED TENANT  
RESTAURANT SPACE

RETAIL

TORPEDO FACTORY  
ART CENTER

WALKWAY

APPLICATION MATERIALS  
BAR2015-00394  
101 N Union St  
12/17/2015



FILE COPY

**BA**  
BECKMANN ARCHITECTS

**ALEXANDRIA OFFICE**

911 King Street  
Alexandria, Virginia 22314  
ph: 571-327-1723  
fx: 703-548-4305

**PROJECT TITLE**

**WATERFRONT  
MARKET**

101 N UNION STREET  
ALEXANDRIA, VA 22314

**SEAL**

**REVISIONS**

NUMBER DATE DESCRIPTION

**DATE**

12-17-2015

**SHEET TITLE**

SITE PLAN

**SHEET NUMBER**

**BAR - 1**



**ALEXANDRIA OFFICE**

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Alexandria, Virginia 22314  
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fx: 703-548-4305

**PROJECT TITLE**

**WATERFRONT  
MARKET**

101 N UNION STREET  
ALEXANDRIA, VA 22314

**SEAL**

**REVISIONS**

NUMBER	DATE	DESCRIPTION

**DATE**

12-17-2015

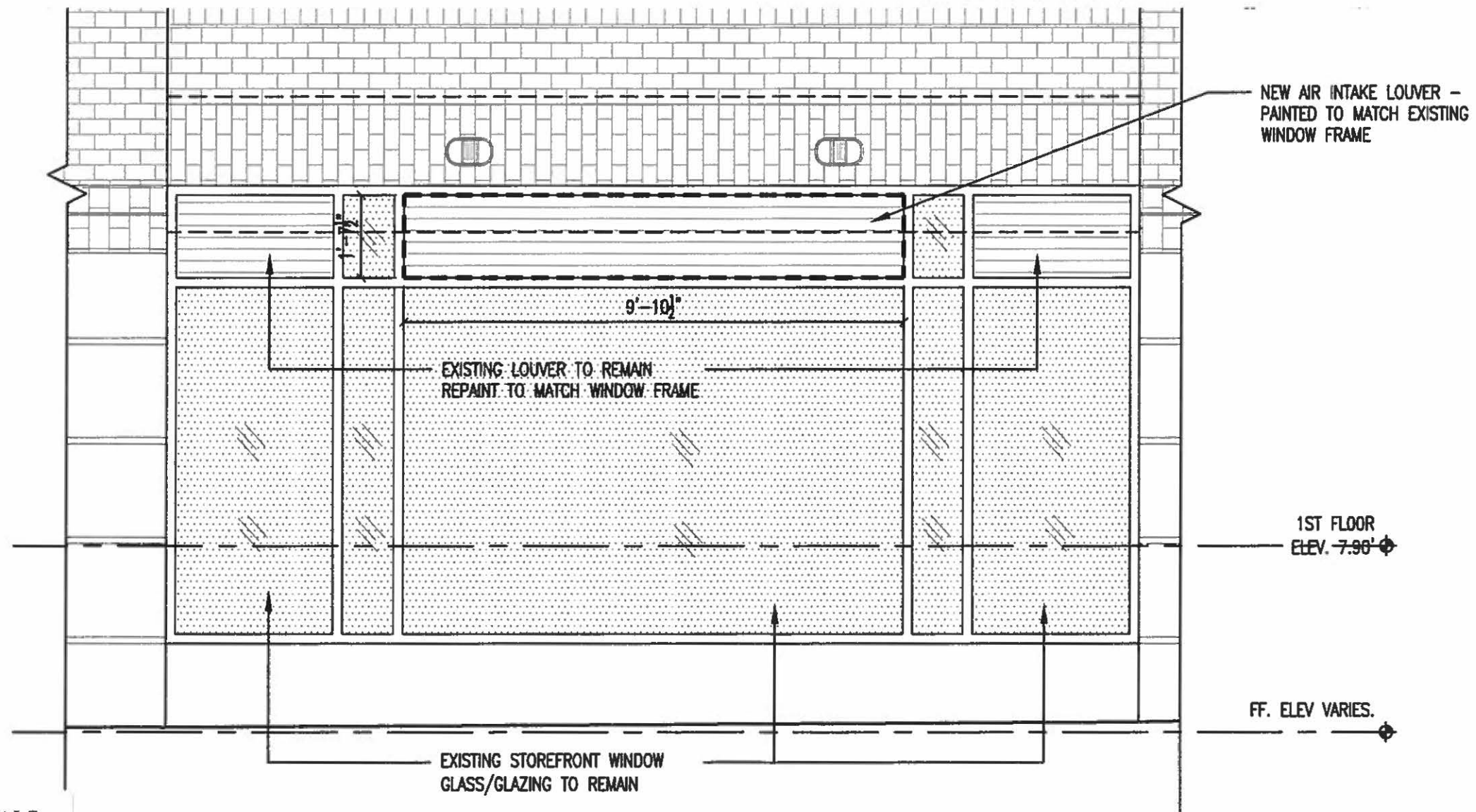
**SHEET TITLE**

ELEVATIONS

**SHEET NUMBER**

**BAR - 2**

**1 KING STREET - GROUND FLOOR ELEV.**  
SCALE: NTS



**2 KING STREET - PARTIAL ELEVATION**  
SCALE: 3/8"=1'-0"

APPLICATION MATERIALS  
BAR2015-00394  
101 N Union St  
12/17/2015

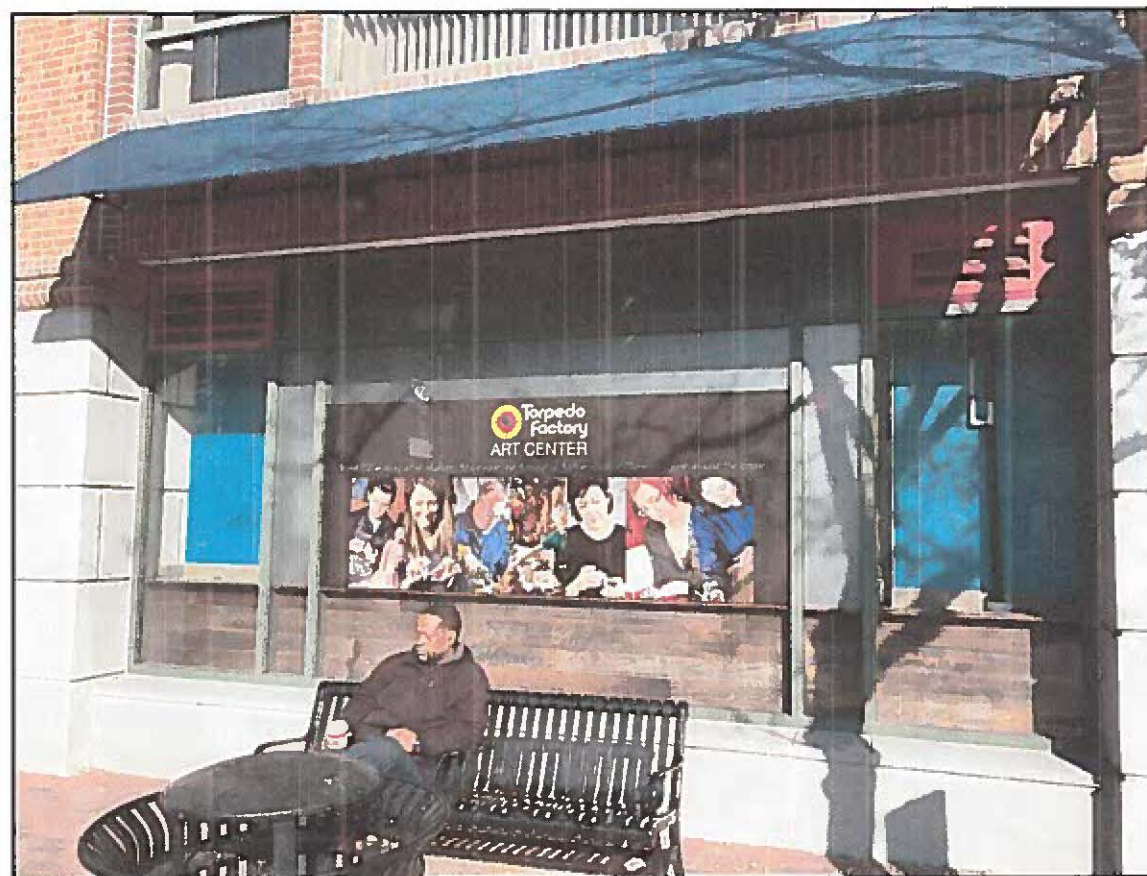




KING STREET FACADE - EXISTING



KING STREET FACADE - PROPOSED



KING STREET FACADE - EXISTING



KING STREET FACADE - PROPOSED

**BA**  
BECKMANN ARCHITECTS

**ALEXANDRIA OFFICE**

911 King Street  
Alexandria, Virginia 22314  
ph: 571-327-1723  
fx: 703-548-4305

**PROJECT TITLE**

**WATERFRONT  
MARKET**

101 N UNION STREET  
ALEXANDRIA, VA 22314

**SEAL**

**APPLICATION MATERIALS**

BAR2015-00394

101 N Union St

12/17/2015

**REVISIONS**

NUMBER	DATE	DESCRIPTION
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**DATE**

12-17-2015

**SHEET TITLE**

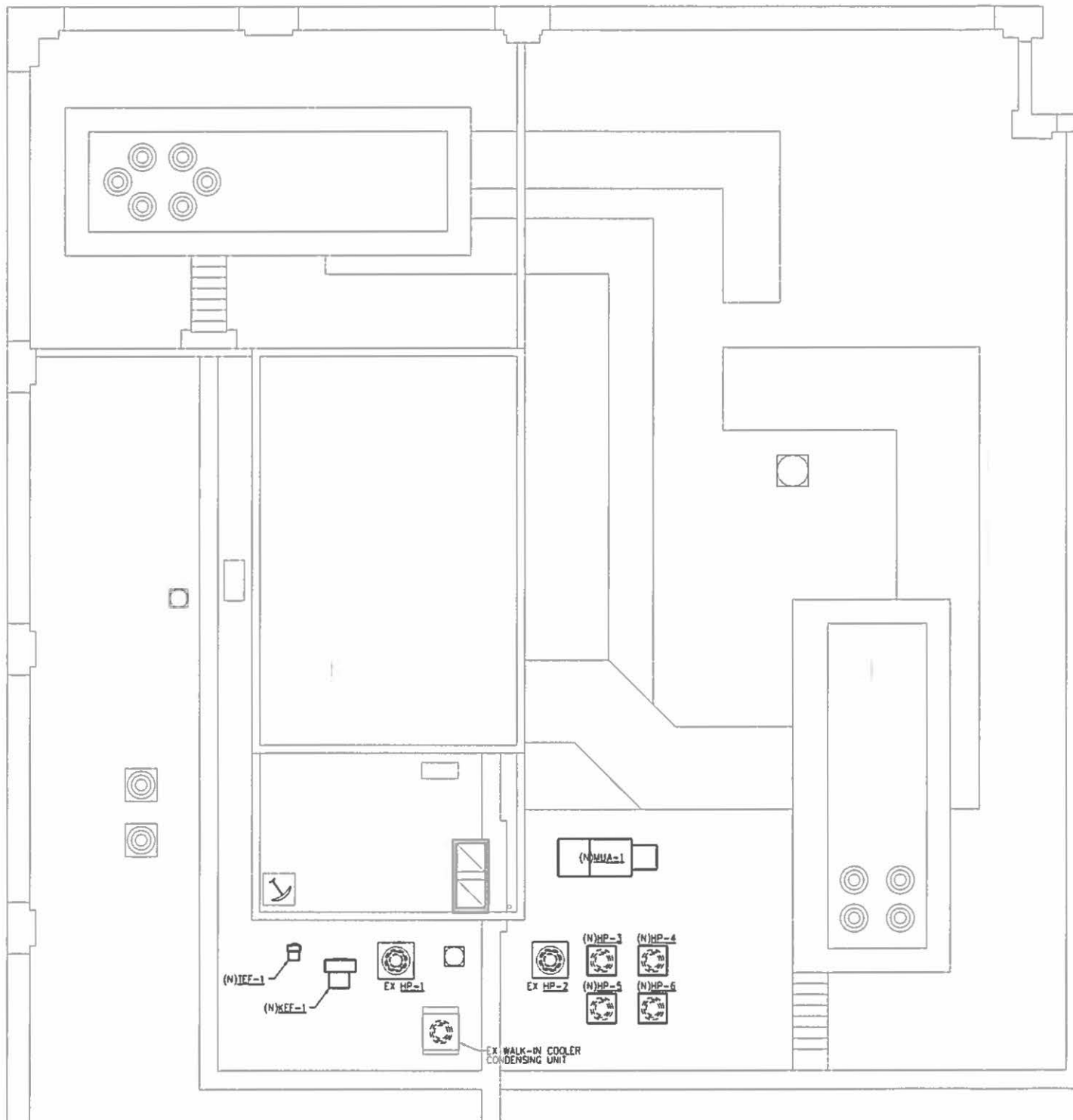
PHOTO-RENDERINGS

**SHEET NUMBER**

**BAR - 3**







1 ROOF PLAN - ELECTRICAL  
3/18/15 - 0

# ROOF PLAN NOTES:

1. FOR SYMBOLS AND ABBREVIATIONS SEE SHEETS E-1.
2. CIRCUIT NUMBERS INDICATED FOR BRANCH CIRCUIT HOMERUNS ARE FOR INFORMATION ONLY. ACTUAL FIELD CONDITIONS WILL VARY.
3. ALL BRANCH CIRCUIT WIRING SHALL BE 2#12-#12G IN 3/4" CONDUIT, UNLESS OTHERWISE NOTED.
4. EXISTING DEVICES BRANCH CIRCUIT WIRING IS EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.
5. MECHANICAL EQUIPMENT IS SHOWN IN APPROXIMATE LOCATIONS. FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT SEE MECHANICAL DRAWINGS.
6. SEAL PENETRATIONS THRU FLOORS AND WALLS TO MAINTAIN THE FIRE AND ACOUSTIC INTEGRITY OF WALLS AND FLOORS. PENETRATIONS SHALL BE FIRESTOPPED WITH UL FIRE RETARDANT MATERIAL.
7. CONNECT TO NEAREST AVAILABLE 120V, 20A, 1-POLE RECEPTACLE BRANCH CIRCUIT SERVING THIS AREA WITH 2#12-#12G IN 3/4" CONDUIT. CONTRACTOR SHALL VERIFY LOADS ON BRANCH CIRCUIT DOES NOT EXCEED OVERCURRENT PROTECTION REQUIREMENTS OF 16 AMPERES. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION AND NEW WORK.
8. PROVIDE 3#10-#10G IN 3/4" CONDUIT FOR CONNECTION OF KEF-1.

BA  
BUILDING ADVISORS

ALEXANDRIA OFFICE  
911 King Street  
Alexandria, Virginia 22314  
ph: 571-327-1723  
fx: 703-548-4305

PROJECT TITLE  
WATERFRONT MARKET  
RENOVATION

7 King St.  
Alexandria, VA 22314

CONSULTANTS  
Capitol Engineering  
Group, LLC  
1825 K St. NW, Suite 370  
Washington, DC 20006

Project No: 15149

SEAL

REVISIONS  
NUMBER DATE DESCRIPTION  
1 12/17/15 REVIEW

PROJECT NUMBER  
14\_012

DATE

SHEET TITLE  
ELECTRICAL  
ROOF PLAN

SHEET NUMBER

E.5

APPLICATION MATERIALS  
BAR2015-00394  
101 N Union St  
12/17/2015