

Docket Item # 1
BAR CASE # 2015-0394

BAR Meeting
January 20, 2016

ISSUE: Alterations

APPLICANT: ARP Waterfront, LLC

LOCATION: 101 North Union Street

ZONE: KR / King Street Retail

STAFF RECOMMENDATION

Staff recommends approval, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2015-00394



I. ISSUE

The applicant is requesting replacement of an existing spandrel glass transom over a storefront window with a metal louvered supply air vent in the transom of the existing storefront window system on the King Street elevation, necessitated by an expansion of the Waterfront Market restaurant. The proposed vent area measures approximately 16 square feet. The vent will be painted to match the existing window frame.

II. HISTORY

The subject building known as the Torpedo Factory is one of the most recognizable buildings along the waterfront and was constructed in 1919. The building was renovated in 1983 as the Torpedo Factory Art Center and has become a symbol of historic preservation and adaptive reuse in the City. The red brick section of the building where the restaurant is located was constructed south of the historic Torpedo Factory building in **1986**, according to the Alexandria Real Estate Department's records.

The subject building, 101 North Union Street, is located on the northeast corner of the intersection of North Union and King streets and serves as a visual landmark along the waterfront. Its east façade borders 107 N. Union Street, also known as the City Marina and City Marina Plaza, which is owned and operated by the City and serves as a public open/recreational space. The north side of the building connects to the City-owned Torpedo Factory Arts Center building, while the south and west façades face King and North Union streets, respectively. A pedestrian walkway on the east side connects King Street to the City Marina and a pedestrian arcade on the ground floor connects Union Street to the City Marina.

Throughout the decades the Board has reviewed and approved alterations to the Torpedo Factory itself as well as the City Marina, including signage and lighting, as well as other changes to the waterfront—ticket booths, decking changes, and new construction. This application continues the Board's involvement for approvals through a Permit to Demolish and Certificate of Appropriateness for alterations in the Waterfront/Marina area. In 2013, the BAR approved a number of alterations including signage, a stoop, lighting, awnings and outdoor dining (BAR 2013-0125/126, May 15, 2013).

III. ANALYSIS

The *Design Guidelines* note that “exhaust and supply fans are an important functional element of many commercial properties and are particularly important for restaurants.” Because the BAR is concerned about incompatibility of vents and fans with historic buildings, the *Guidelines* advise “locating supply and exhaust fans in visually inconspicuous areas of a building and by painting them a color that masks their visual intrusion to the greatest extent possible.”

All three sides of the expanded restaurant lease space are almost entirely storefront glass. It, therefore, has no rear or utility area where supply air intake vents would be located. Unlike kitchen exhaust vents, a fresh air intake is normally quiet and does not blow smoke or odors into the public space. In addition, the roof on this building is three stories above and the ductwork cannot extend through those lease spaces. The proposed storefront window already contains two

air vents and is most conveniently located near the mechanical room. Staff finds the proposed vent, while seemingly large at 16 square feet, to be discreetly located due to its position beneath an awning and within an existing transom of the storefront window. It is flanked on either side by existing air vents. Additionally, it is proposed to be painted the same color as the window frame, further obscuring this necessary and functional element.

Staff supports the application, as submitted.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

No comment.

Code Administration

No comments received.

Transportation and Environmental Services

- F-1 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-2 No comments received from RPA. (TES)
- F-3 This property and building are located within the 100-yr floodplain. Due to the fact that these improvements do not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 10' (City Datum) and to ensure safety the project is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above."
It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 10').
All other conditions apply.

Section 6-307 Other Conditions, (B):

"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." (TES)

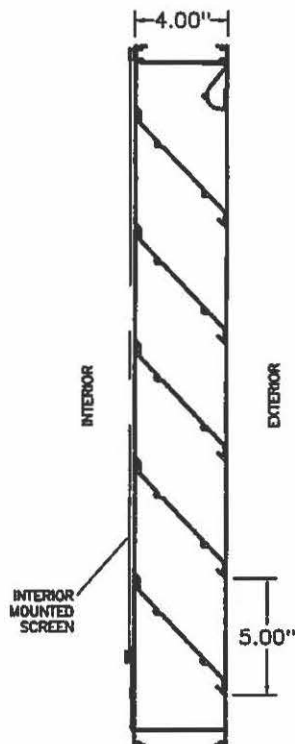
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any 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)
- 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)

V. ATTACHMENTS

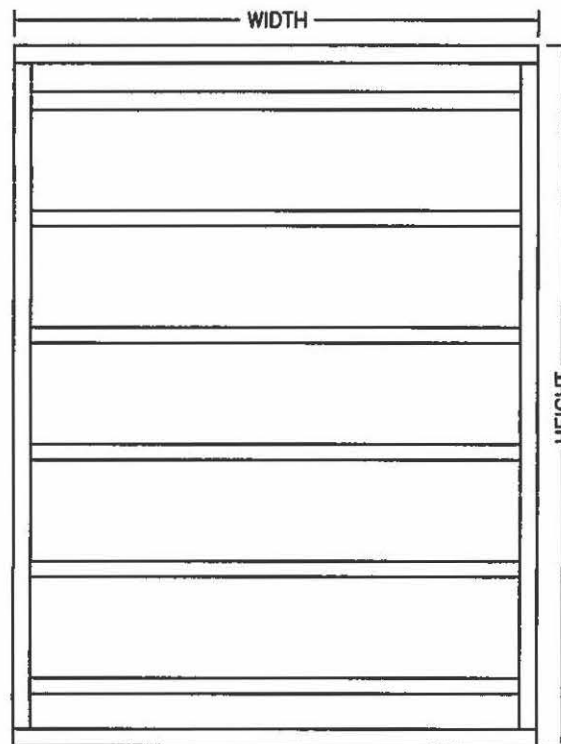
1 – Supplemental Materials

2 – Application for BAR 2015-0394: 101 North Union Street

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



SECTION VIEW



ELEVATION VIEW

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)


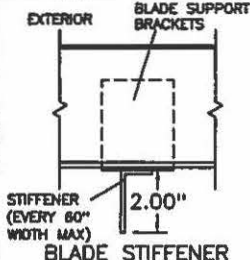
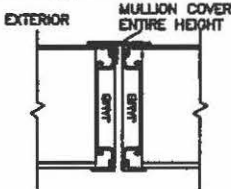
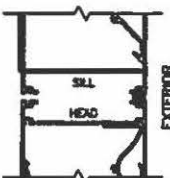
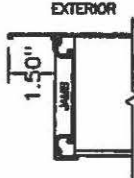
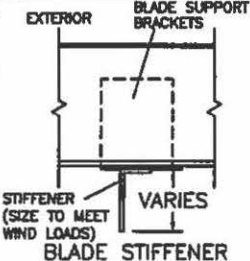
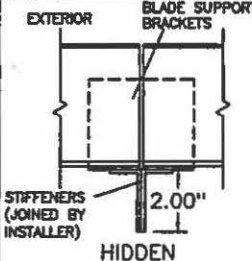
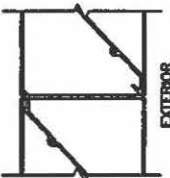

HIGHER WIND LOAD RATINGS

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	 CHANNEL "C" FRAME	 BLADE STIFFENER	 EXPOSED	 EXPOSED
OPTIONAL	 FLANGE "F" FRAME	 BLADE STIFFENER	 HIDDEN	 HIDDEN
 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

NORTH UNION STREET

KING STREET

LOCATION OF NEW
AIR INTAKE LOUVER

MECHANICAL ROOM

RETAIL

BREEZEWAY

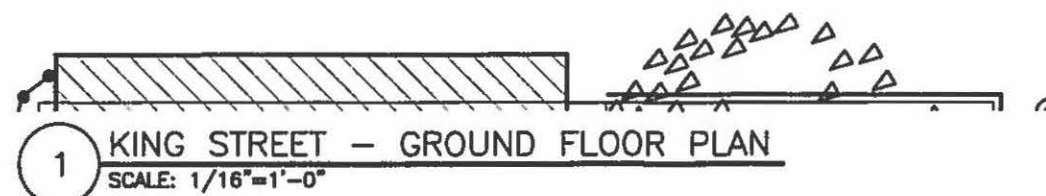
PROPOSED TENANT
RESTAURANT SPACE

RETAIL

TORPEDO FACTORY
ART CENTER

WALKWAY

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



1 KING STREET — GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

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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PROJECT TITLE

**WATERFRONT
MARKET**

101 N UNION STREET
ALEXANDRIA, VA 22314

SEAL

REVISIONS
NUMBER DATE DESCRIPTION

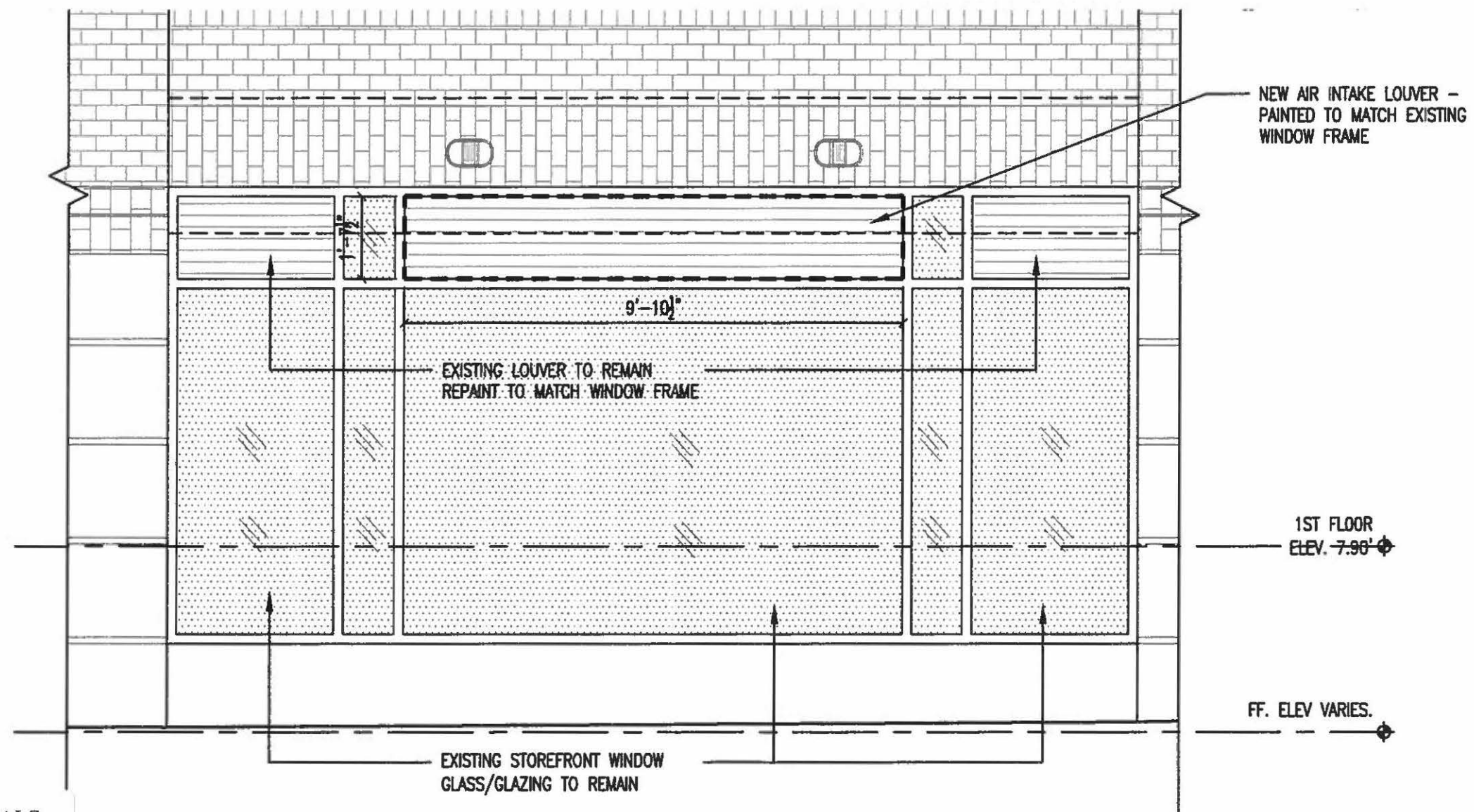
DATE
12-17-2015

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"

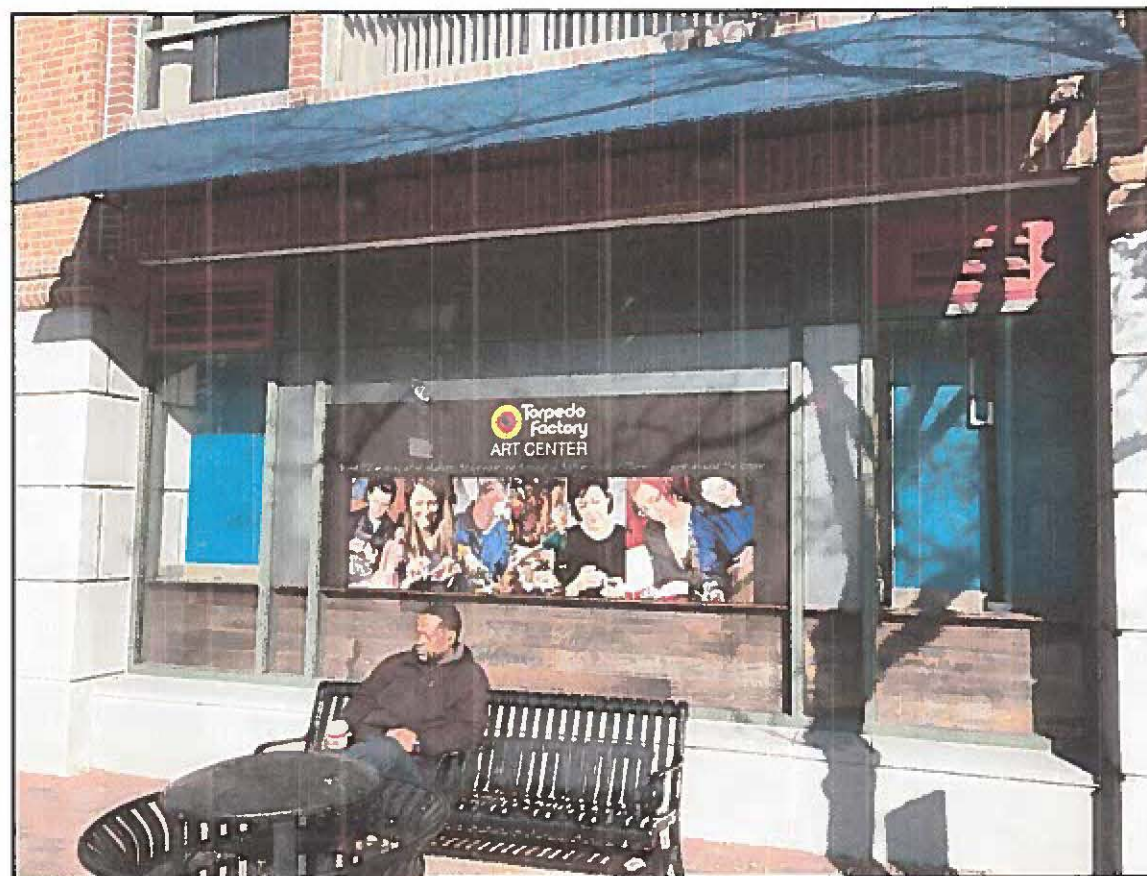
APPLICATION MATERIALS
BAR2015-00394
101 N Union St
12/17/2015



KING STREET FACADE - EXISTING



KING STREET FACADE - PROPOSED



KING STREET FACADE - EXISTING



KING STREET FACADE - PROPOSED

BA
BECKMANN ARCHITECTS

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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

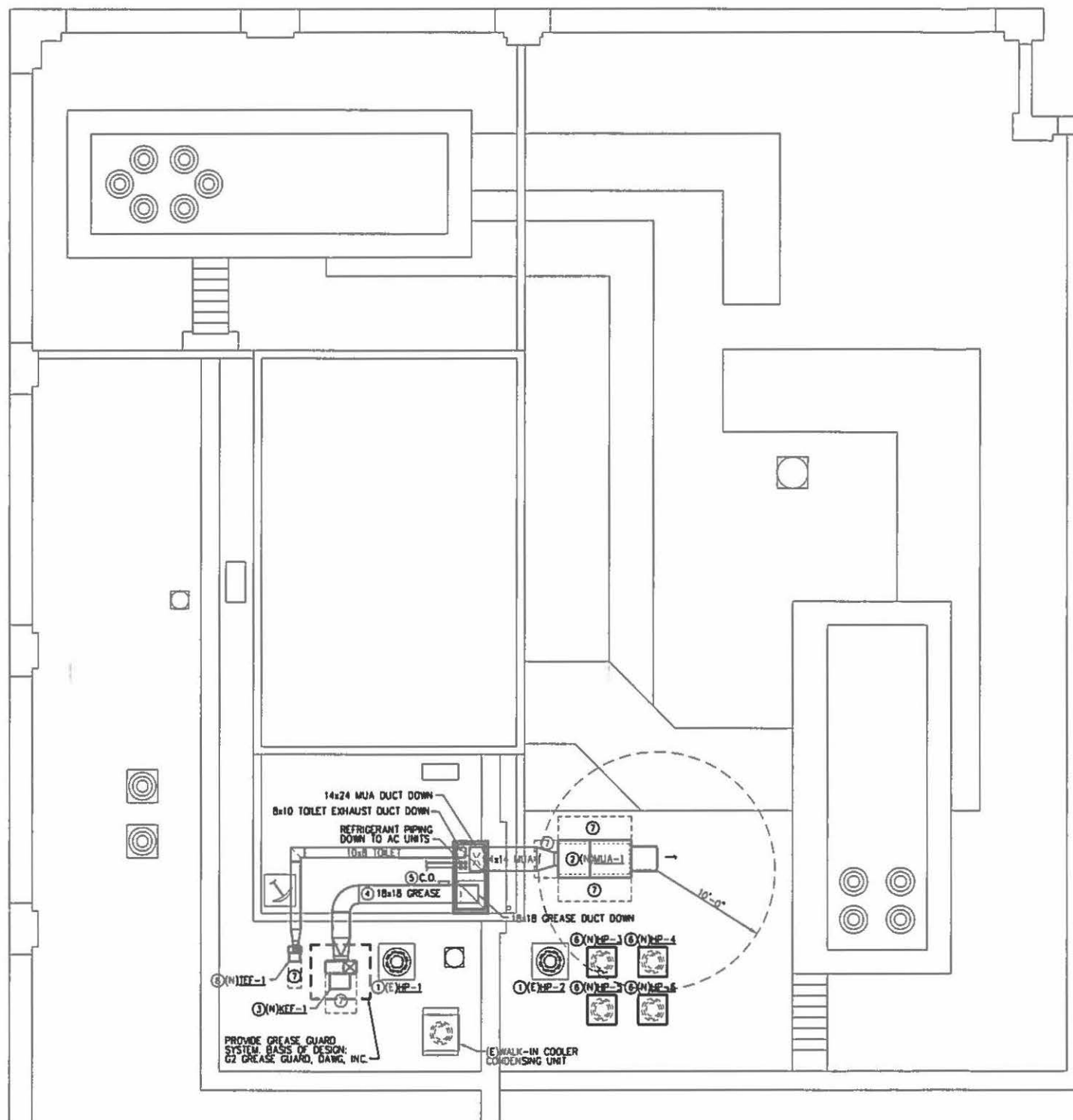
12-17-2015

SHEET TITLE

PHOTO-RENDERINGS

SHEET NUMBER

BAR - 3



1 ROOF PLAN - MECHANICAL
3/16"=1'-0"

GENERAL NOTES:

1. MECHANICAL DESIGN PER VUSBC, IECC AND IMC 2012 CODE.
2. CONTRACTOR SHALL FIELD VERIFY THE EXISTING MECHANICAL SYSTEMS AND NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT OF DESIGN WITH EXISTING BUILDING CONDITIONS BEFORE INSTALLATION OF NEW WORK.
3. CONTRACTOR SHALL MODIFY EXISTING SPRINKLER SYSTEM AS REQUIRED TO ACCOMMODATE NEW ARCHITECTURAL DESIGN. ANY MODIFICATIONS SHALL CONFORM TO NFPA REQUIREMENTS. TEST ALL SYSTEMS MODIFIED AND PRESENT REPORT WITH DRAWINGS TO THE CITY OF ALEXANDRIA AND FIRE MARSHALL FOR APPROVAL. PROVIDE PENDANT SPRINKLER HEADS TO MATCH BASE BUILDING STANDARDS. COORDINATE TYPE AND MANUFACTURER WITH BUILDING LANDLORD. TURN UP SPRINKLER HEADS IN AREAS WITHOUT CEILINGS.
4. BALANCE HVAC SYSTEM AS SPECIFIED. BALANCE EQUIPMENT AND AIR DEVICES TO CFM AMOUNT INDICATED. IF VOLUME DAMPER IS MISSING OR INOPERABLE, INSTALL NEW AS REQUIRED. PERFORM AIR BALANCE BEFORE GYPSUM BOARD OR NON-ACCESSIBLE CEILING CLOSE-UP.
5. SEAL ALL UNUSED OPENINGS IN SUPPLY AIR DUCT MAIN, AIRTIGHT.
6. PROVIDE SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL BEFORE PURCHASE ORDERS ARE RELEASED AS SPECIFIED.

MECHANICAL PLAN NOTES:

1. EXISTING HEAT PUMP UNIT TO REMAIN. SERVICE AS REQUIRED TO PROVIDE PROPER OPERATION. SERVICE CONTRACT SHALL INCLUDE CHECKING COMPRESSOR, CONDENSER FAN, CRANKCASE HEATER, CONTROLS, REFRIGERANT SYSTEM WITH VALVES. IF NEW UNIT IS REQUIRED, PROVIDE SAME TYPE UNIT CONFIGURATION TO MATCH EXISTING.
2. PROVIDE NEW GAS MAKE-UP AIR UNIT, MUA-1. BASIS OF DESIGN: CAPTIVEAIR, MODEL A2-0250-G15, 2866 CFM @ 1.25 ESP, 3.0 HP, 460V/3Ø, 164.6 MBH INPUT, 151.4 MBH OUTPUT, 840 LBS. REFER TO MANUFACTURER DRAWINGS FOR PERFORMANCE DATA. INSTALL ROOF MOUNTED EQUIPMENT AND PATCH ROOF AS REQUIRED IN ACCORDANCE WITH LANDLORD GUIDELINES TO MAINTAIN ROOF WARRANTY. COORDINATE INSTALLATION WITH STRUCTURAL ENGINEER, EXISTING BUILDING CONDITIONS AND OTHER CONSTRUCTION DISCIPLINES.
3. PROVIDE NEW GREASE HOOD EXHAUST FAN, KEF-1. BASIS OF DESIGN: CAPTIVEAIR, MODEL USB118D-RM, 3583 CFM @ 1.75 ESP, 3.0 HP, 460V/3Ø. REFER TO MANUFACTURER DRAWINGS FOR PERFORMANCE DATA. MOUNT UNIT ON FACTORY FABRICATED SUPPORT RAILS IN EQUIPMENT MEZZANINE AS REQUIRED IN ACCORDANCE WITH LANDLORD REQUIREMENTS. COORDINATE UNIT INSTALLATION WITH LANDLORD, EXISTING BUILDING CONDITIONS AND OTHER CONSTRUCTION DISCIPLINES.
4. PROVIDE 16 GAUGE WELDED AND POLISHED, BLACK-IRON KITCHEN EXHAUST DUCT RUN FROM NEW KITCHEN (GREASE) EXHAUST HOOD AND CONNECT TO NEW KITCHEN EXHAUST FAN, KEF-1, ON ROOF. PROVIDE ZERO CLEARANCE DUCT INSULATION AS SPECIFIED. COORDINATE DUCT RUN WITH EXISTING BUILDING CONDITIONS AND OTHER CONSTRUCTION DISCIPLINES.
5. PROVIDE CLEAN OUT FOR KITCHEN EXHAUST DUCT.
6. PROVIDE HEAT PUMP UNIT, AS SCHEDULED. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND RECOMMENDATIONS. RUN REFRIGERANT PIPING TO ASSOCIATED AIR HANDLING UNIT AND CONNECT. COORDINATE INSTALLATION WITH LANDLORD, EXISTING BUILDING CONDITIONS AND OTHER CONSTRUCTION DISCIPLINES. INSTALL UNIT ON SNOW LEGS OR HOUSE KEEPING CONCRETE PAD.
7. EQUIPMENT ACCESS AREA. COORDINATE WITH EQUIPMENT MANUFACTURER.
8. PROVIDE NEW TOILET EXHAUST FAN, TEF-1. MOUNT UNIT ON FACTORY FABRICATED SUPPORT RAILS IN EQUIPMENT MEZZANINE AS REQUIRED IN ACCORDANCE WITH LANDLORD REQUIREMENTS. COORDINATE UNIT INSTALLATION WITH LANDLORD, EXISTING BUILDING CONDITIONS AND OTHER CONSTRUCTION DISCIPLINES. REFER TO SCHEDULE FOR MORE INFORMATION.



ALEXANDRIA OFFICE
811 King Street
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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 375
Washington, DC 20006

Project No: 15149

REVISIONS

NUMBER	DATE	DESCRIPTION
1	12-1-15	REVIEW

PROJECT NUMBER
14_012

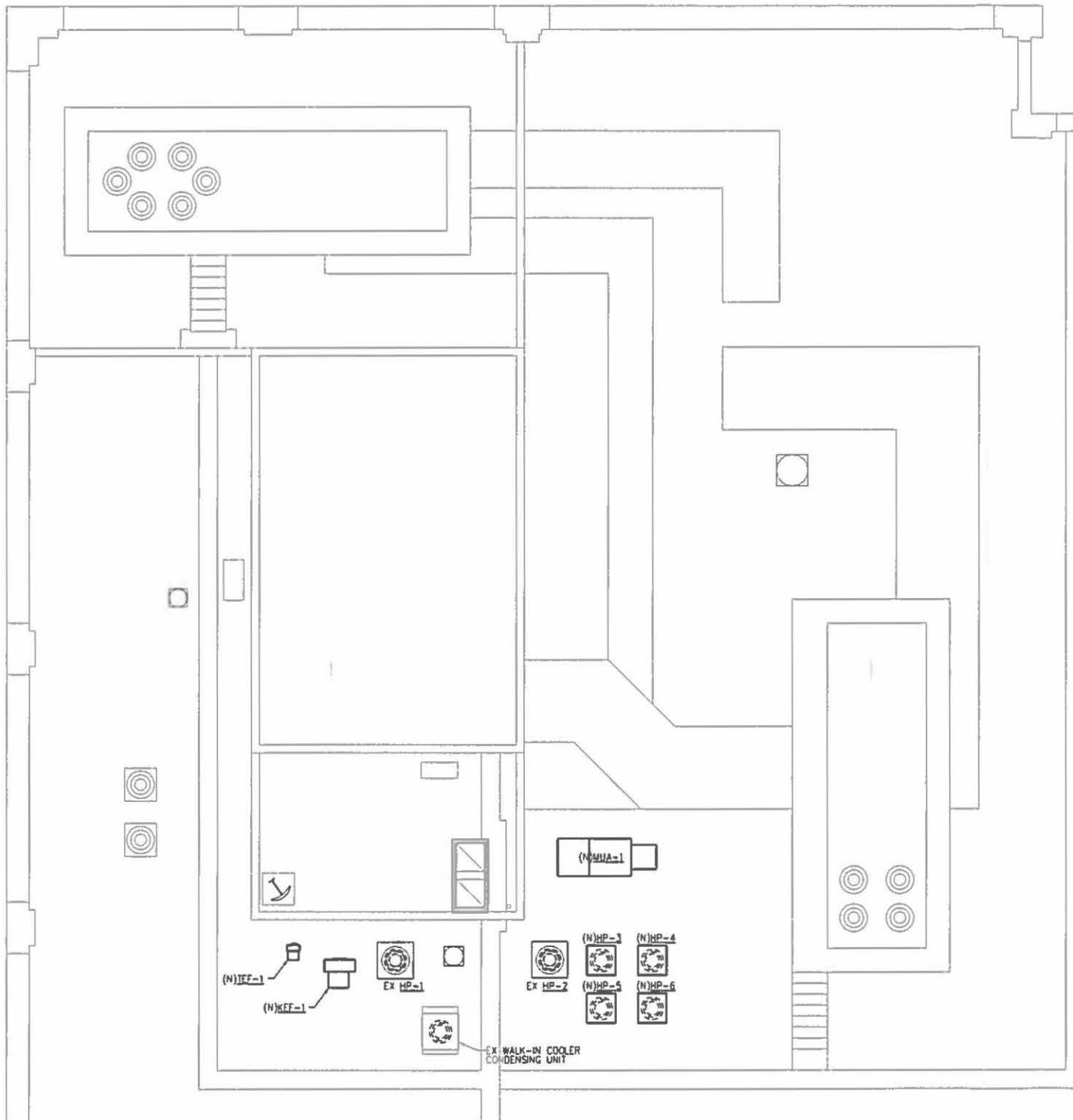
DATE

SHEET TITLE
MECHANICAL
ROOF PLAN

SHEET NUMBER

M.4

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



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.

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

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

BA
B. A. ARCHITECTS

ALEXANDRIA OFFICE
911 King Street
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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
ISSUED DATE DESCRIPTION
10/14/15 REVIEW

PROJECT NUMBER
14_012

DATE

SHEET TITLE
ELECTRICAL
ROOF PLAN

SHEET NUMBER

E.5

BAR Case # 2015-00394ADDRESS 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:

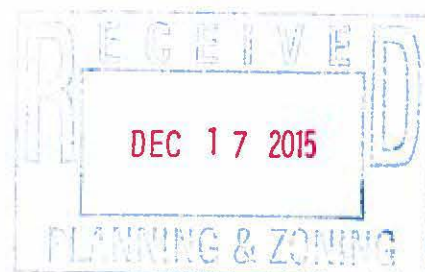
Name: ALEXANDRIA WATERFRONT ASSOCIATES, LPAddress: 501 CARLISLE DRCity: ALEXANDRIA State: VA Zip: 22301

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.

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

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

- ☐ ^{N/A} ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☒ ^{N/A} ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: PAUL BECKMANN, AIA

Date: 12-17-2015