BAR Case #2015-00042

ADDRESS OF PROJECT: 106 SOUTH UNION STREET

TAX MAP AND PARCEL: 075.01-05-05 **ZONING:** CD

APPLICATION FOR: *(Please check all that apply)*

- [X] 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 [X] Business *(Please provide business name & contact person)*

Name: VIRTUE FEED AND GRAIN , DAVID NICHOLAS

Address: 106 SOUTH UNION STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571-970-3669 E-mail : dave@chaorestaurants.com

Authorized Agent *(if applicable)*: [ ] Attorney [X] Architect [ ] _____

Name: PAUL BECKMANN Phone: 571-327-1723

E-mail: PBECKMANN@BECK-ARCH.COM

Legal Property Owner:

Name: 106 UNION IRELAND LLC

Address: 118 KING STREET, 2ND FL

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

- [ ] Yes [X] No Is there an historic preservation easement on this property?
- [ ] Yes [X] No If yes, has the easement holder agreed to the proposed alterations?
- [ ] Yes [X] No Is there a homeowner's association for this property?
- [ ] Yes [X] 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.

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NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☒ awning
  - ☐ doors
  - ☐ lighting
  - ☐ other
  - ☐ fence, gate or garden wall
  - ☒ windows
  - ☐ pergola/trellis
  - ☐ HVAC equipment
  - ☐ siding
  - ☐ painting unpainted masonry
  - ☐ shutters
  - ☐ shed
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

~~1. ADDITION OF 3 RETRACTABLE AWNINGS ON NORTH FACADE ALONG WALES ALLEY TO EXTEND OVER EXISTING OUTDOOR SEATING AREA.~~

2. REPLACEMENT OF EXISTING WINDOW AT NORTH FACADE AT EAST END WITH AN AIR INTAKE LOUVER FOR KITCHEN AIR CIRCULATION. NO MODIFICATIONS TO THE EXISTING MASONRY OPENING ARE PROPOSED.

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.

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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: 113'-10" 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.

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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.

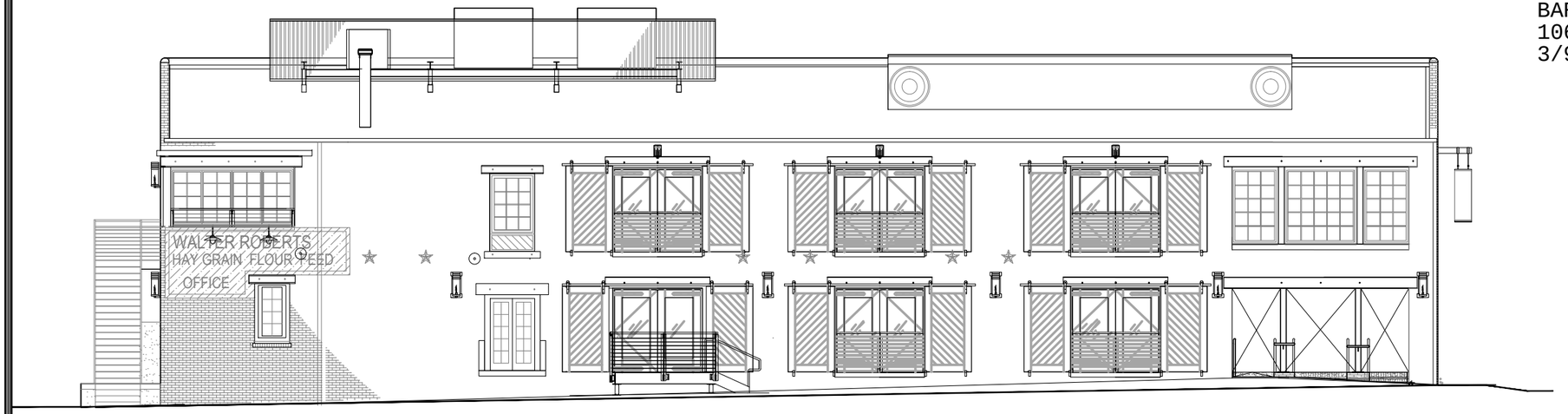
APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: PAUL BECKMANN, AIA

Date: 02-16-2016

REVISED MATERIALS
BAR2016-00042
106 S Union St
3/9/2016



1 WALES ALLEY ELEVATION – EXISTING
3/32"=1'-0"

2 EXISTING REAR WINDOW – PHOTO
NTS

3 PROPOSED NEW LOUVER – PHOTO MOCK-UP
NTS

BA
BECKMANN ARCHITECTS

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

PROJECT TITLE
VIRTUE FEED & GRAIN
RENOVATION

106 S. UNION STREET
ALEXANDRIA, VA 22314

CONSULTANTS

MEP ENGINEER
POTOMAC ENERGY GROUP

SEAL

REVISIONS
NUMBER DATE DESCRIPTION

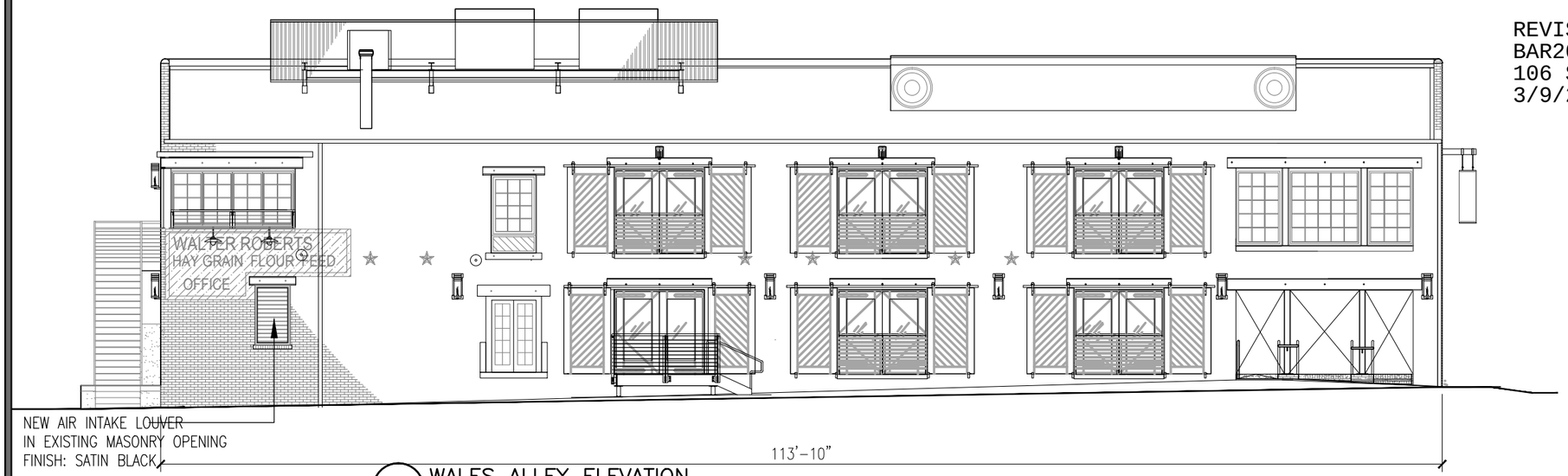
PROJECT NUMBER
15_009

DATE
FEB. 15TH 2016

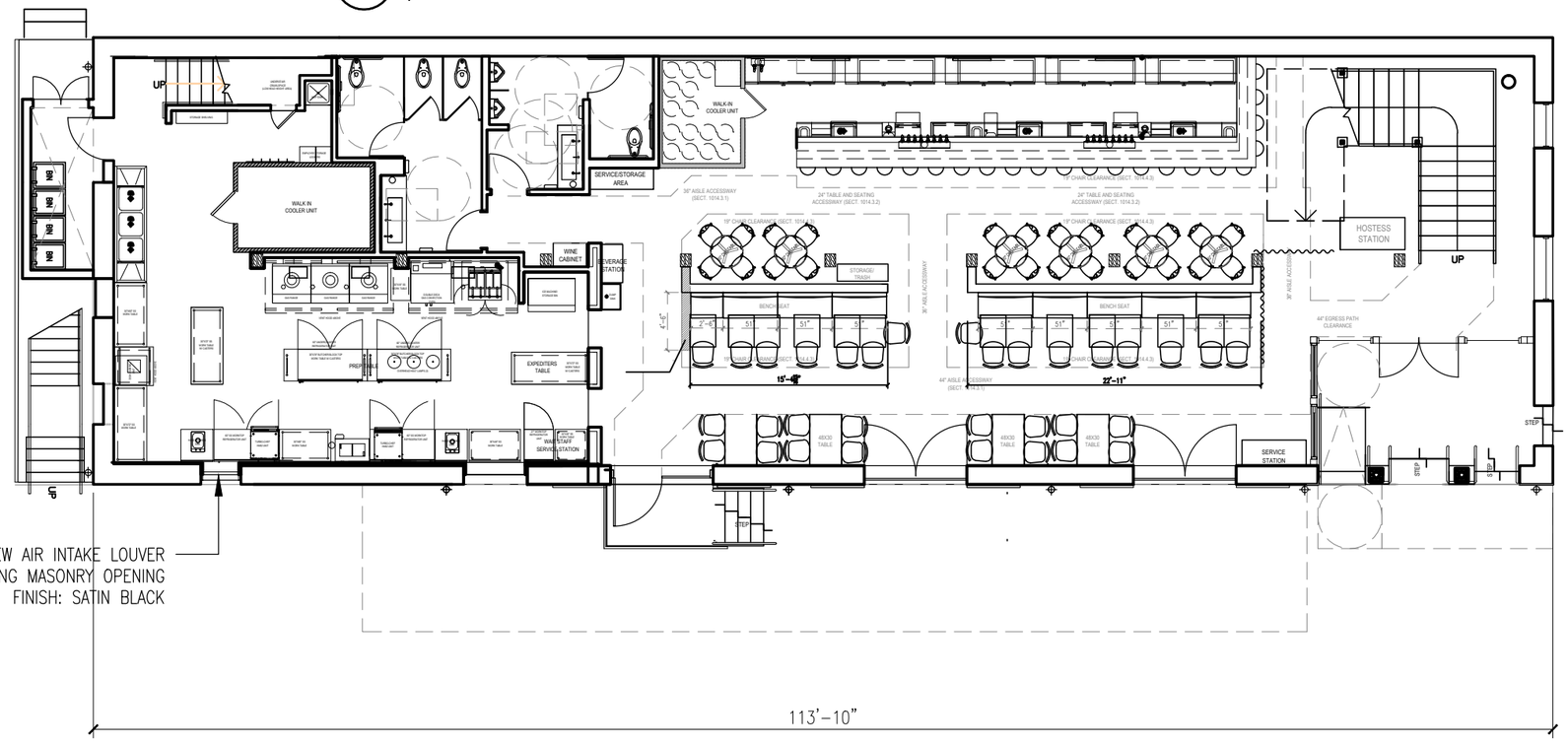
SHEET TITLE
BAR
EXTERIOR
MODIFICATION
SUMMARY

SHEET NUMBER
A1.0

REVISED MATERIALS
BAR2016-00042
106 S Union St
3/9/2016



1 WALES ALLEY ELEVATION
3/32"=1'-0"



2 GROUND FLOOR PLAN
3/32"=1'-0"

BA
BECKMANN ARCHITECTS

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

PROJECT TITLE
VIRTUE FEED & GRAIN RENOVATION

106 S. UNION STREET
ALEXANDRIA, VA 22314

CONSULTANTS

MEP ENGINEER
POTOMAC ENERGY GROUP

SEAL

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A1.1

REVISED MATERIALS
BAR2016-00042
106 S Union St
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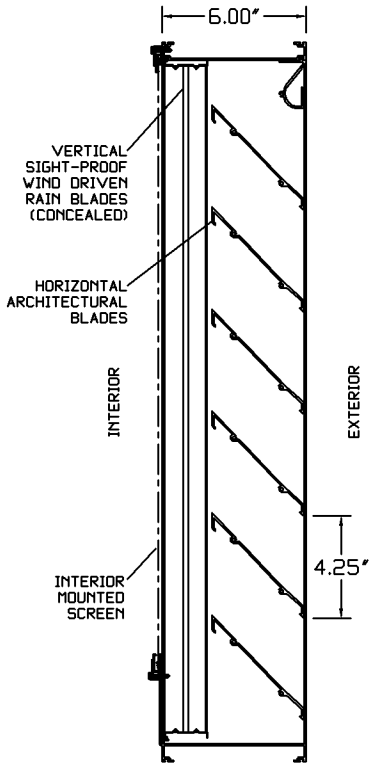
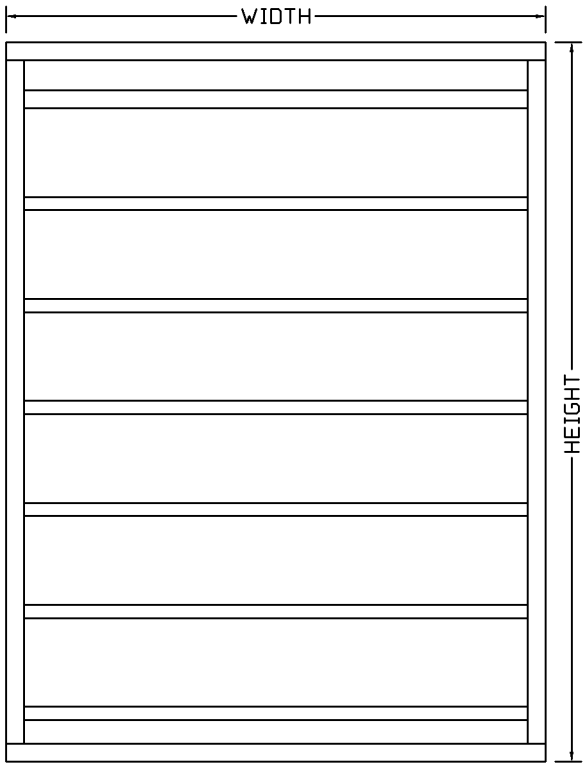
E6WH - 6" DEEP 45 DEGREE WIND DRIVEN RAIN BLADE EXTRUDED ALUMINUM STATIONARY LOUVER



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)

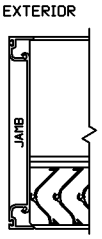
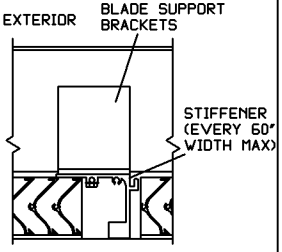
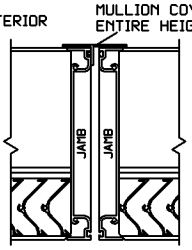
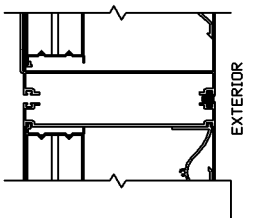
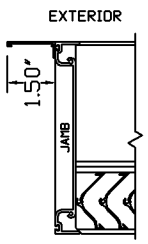
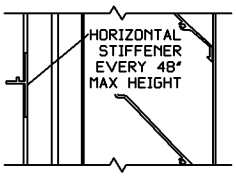
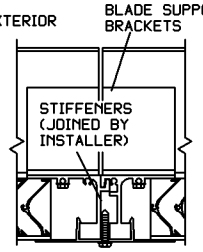
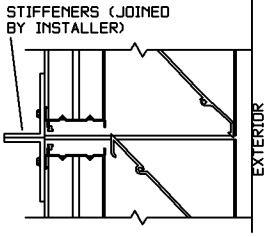
HIGHER WIND LOAD RATINGS

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 *	BLADE STIFFENER	VERTICAL MULLION (MULTIPLE PANELS WIDE)	HORIZONTAL MULLION (MULTIPLE PANELS HIGH)
STANDARD	 CHANNEL "C" FRAME	 VERTICAL	 EXPOSED	 EXPOSED
OPTIONAL	 FLANGE "F" FRAME	 HORIZONTAL (WDR BLADES)	 HIDDEN	 HIDDEN

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

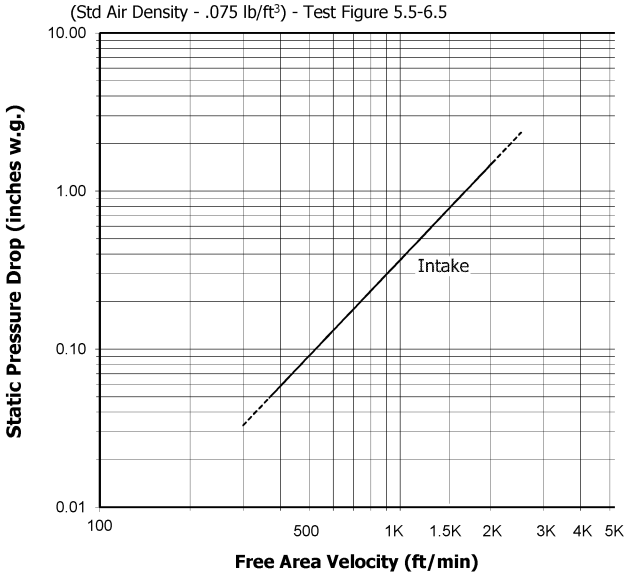
PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 07/2014	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: E6WH

MODEL: E6WH Louver Performance Data

The Architectural Louvers Model E6WH is tested in accordance with AMCA 500-L Laboratory Methods of Testing Air Louvers for Rating. The data presented are the results of these tests. Tested louver size is 48" wide x 48" high (unless noted otherwise) and does not include the effects of bird screen.

Airflow Resistance

(Std Air Density - .075 lb/ft^3) - Test Figure 5.5-6.5



Architectural Louvers certifies that model E6WH louver shown herein is licensed to bear the AMCA seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and wind driven rain ratings only.

Model: E6WH resistance to airflow
Free area velocities (shown left) are higher than average core, face or duct velocity. See louver application information.

Wind Driven Rain Test per AMCA Standard 500-L-99, Figure 5.11 Setup Performance.
Test Louver Size 40.87" W x 40.87" H (1m x 1m Core Size).

	Wind Velocity (mph)	Rain Fall Rate (in. / hour)	Core Velocity (fpm)	Airflow (cfm)	Louver Free Area Velocity (fpm)	Water Penetration Effectiveness (Percentage)	Water Penetration Classification Rating
29 MPH Wind Velocity and 3" Rainfall Rate	29	3	0	0	0	100.0	A
	29	3	132	1417	249	100.0	A
	29	3	197	2117	372	100.0	A
	29	3	287	3092	544	100.0	A
	29	3	380	4092	720	100.0	A
	29	3	472	5083	894	100.0	A
	29	3	587	6317	1111	99.9	A
	29	3	680	7323	1288	99.9	A
	29	**3**	**780**	**8397**	**1477**	**99.9**	**A**
	29	3	865	9309	1637	97.8	B
	29	3	991	10666	1876	82.1	C
50 MPH Wind Velocity and 8" Rainfall Rate	50	8	0	0	0	100.0	A
	50	8	96	1028	181	100.0	A
	50	8	194	2093	368	100.0	A
	50	8	284	3055	537	100.0	A
	50	8	400	4312	758	100.0	A
	50	8	496	5341	939	100.0	A
	50	8	571	6145	1081	100.0	A
	50	**8**	**679**	**7311**	**1286**	**99.8**	**A**
	50	8	786	8459	1488	98.6	B
	50	8	878	9452	1662	91.2	C
	50	8	974	10482	1843	70.3	D

The discharge loss coefficient class for louver E6WH is 3. The higher the coefficient, the lower the resistance to airflow.

Class	1	2	3	4
Discharge Loss Coefficient	.4 and Above	.3 to .399	.2 to .299	.199 and below

REVISED MATERIALS
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MODEL: E6WH Louver Application Guide

Application of any louver involves selecting an airflow velocity through the louver free area (free area velocity in fpm) that produces an acceptable pressure drop and for intake applications and minimizes carry-over of normally occurring rain. Architectural Louvers does not warrant our louvers to prevent water penetration under all combinations of wind and rain. 99% water resistance effectiveness during testing through Model E6WH ends at 1286 fpm free area velocity. Louver selection using a free area velocity below 1286 fpm is recommended. Louver selection involves the following steps, and depending on the information provided, either step may come first.

Select Free Area Velocity - Fan Forced Intake:

Using the Airflow Resistance Chart, select a free area velocity that produces an acceptable pressure drop with minimal water penetration. (Water penetration may not need to be considered when selecting exhaust louvers.)

Determine Louver Free Area:

Using the free area velocity from previous step and total cfm, determine the louver Free Area required. Using louver Free Area Chart, select a louver with the required free area. If louver size is given, determine free area from chart and work backwards to determine maximum airflow. See examples below.

Free Area Chart (ft^2)

Louver Height (Inches) \ Louver Width (Inches)	12	24	36	48	60	72	84	96
12	0.25	0.56	0.88	1.19	1.50	1.75	2.05	2.35
24	0.75	1.67	2.60	3.52	4.44	5.31	6.22	7.13
36	1.25	2.78	4.32	5.85	7.39	8.87	10.39	11.92
48	1.74	3.89	6.04	**8.19**	10.34	12.42	14.56	16.70
60	2.24	5.00	7.76	10.52	13.28	15.98	18.73	21.48
72	2.74	6.11	9.48	12.86	16.23	19.54	22.90	26.26
84	3.24	7.22	11.20	15.19	19.17	23.10	27.07	31.05
96	3.73	8.33	12.93	17.52	22.12	26.66	31.24	35.83

Louver Selection Examples - Fan Forced Intake:

Example 1:
Airflow given as 6000 cfm – select louver size.

A. Determine louver free area by dividing airflow by free area velocity (do not exceed 1286 fpm on intake louver applications).

cfm / fpm	= ft^2
6000 / 1286	= 4.67

B. Select a louver with at least the required louver free area from Free Area Chart above.

Width x Height	Free Area from Chart
36 x 48	6.04

(Other selections available – See Free Area Chart above)

C. Calculate Free Area Velocity

fpm = cfm / ft^2 free area of louver
993 = 6000 / 6.04

D. Check the pressure drop of the selected louver at the calculated airflow (Airflow Resistance Chart on Page 2).

in w.g. = 0.363 at 993 fpm free area velocity

Example 2:
Louver size given as 96 W x 48 H – determine maximum airflow.

A. Use Free Area Chart to obtain ft^2 for given size

Free Area = 16.7 sq ft

B. Multiply Free Area x Free Area Velocity (Do not exceed 1286 fpm on intake louver applications).

ft^2 x	fpm	= cfm
16.7 x	1286	= 21474

C. Check the pressure drop of the selected louver at the calculated airflow (Airflow Resistance Chart on Page 2).

in w.g. = 0.608 at 1286 fpm free area velocity

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