

Docket Item #3
BAR CASE # 2017-00052

BAR Meeting
March 15, 2017

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: Alma Gold LLC

LOCATION: 806 King Street

ZONE: KR-King Street Urban Retail

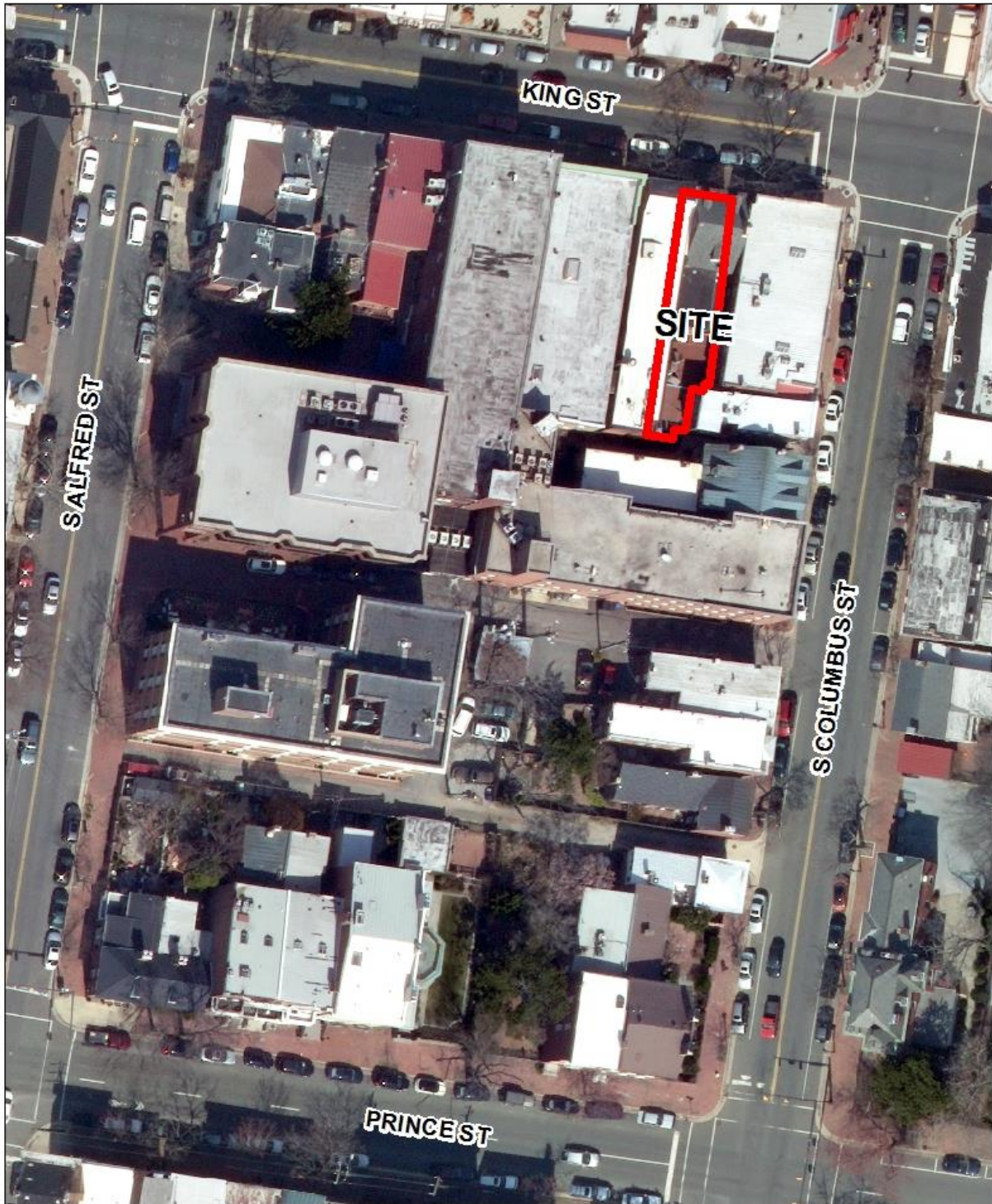
STAFF RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. The vent above the entrance door must be painted to match the adjacent wall surface.
2. The applicant must work with BAR staff to reduce the size of the exterior lighting fixtures above the storefront cornice and ensure that the light output (lumens and color value) is appropriate within the historic district.
3. The hanging sign bracket and the three exterior lights on the façade must be installed through the mortar joints in order to minimize damage to the historic masonry units.
4. The bottom of the double-faced hanging sign must have an eight foot (8') clearance from sidewalk grade to comply with City Code.

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.



BAR2017-00052



I. ISSUE

The applicant is seeking a Certificate of Appropriateness for alterations to the first floor of the façade of the commercial building at 806 King Street. The applicant wishes to design a new storefront entrance for his retail business. The scope of work encompasses new signage, the addition of exterior lighting fixtures, the replacement of the existing storefront cornice with a new frieze and cornice, and the installation of engaged pilasters and paneling that will frame the existing storefront window. The Certificate of Appropriateness will also entail the after-the-fact approval of the installation of an exhaust vent in the exterior wall of the entrance vestibule above the front door which is visible from King Street.

Located on the south side of King Street, this building is visible from King and North Columbus streets. All of the proposed alterations will be at street level.

II. HISTORY

When Ethelyn Cox conducted a survey of historic structures in Old Town in the mid-1970s, she noted that 806 King Street was a brick, two-and-a-half-story structure with a gable roof and a false front and she estimated its date of construction as “probably early 19th C.”¹ The structure’s L-shaped footprint, sharing a party wall with its western neighbor, was first depicted in Griffith M. Hopkins’ *City Atlas of Alexandria* (1877); in the 1885 Sanborn Fire Insurance map, the building (as well as those around it) was noted as a dwelling, two stories in height with a two-story rear ell. This footprint and function remained unchanged through the first three decades of the 20th century, although the footprints and functions of the dwellings around it began to morph in the early 1900s. By 1912, that block of King Street was fully commercialized, and former dwellings had become a furniture shop, a shoe shop, a grocer, and a lunch counter; only 806 remained a residence.

The face of that portion of King Street was changed radically in the Interwar era. In the 1921 Sanborn map, 812-810 had been demolished and replaced by a large commercial space that held a bowling alley and a pool hall. The abutting property at 808 was still a shoe shop, but its form was radically different; and while 802 had become a barber shop and 800 still sold lunches, all the while, residents occupied 806 as a habitation. Its residential use persisted into the early 1930s, but its conversion into an office/retail space likely occurred in 1936, as evidenced by an alteration/repair permit issued to Miss Thompson, the owner, in March that year, “to build a new front in office bldg. according to plans” as well as one issued the following year to owners Pohl & Hepburn, who requested an alteration permit for a “3 story brick building for office use.”² In the 1941 Sanborn, the property was listed as a shop, as it was consistently in later editions.

Between 1946 and 1971, the owners of 806 King Street applied to BAR only three times, and each time the application involved installing signage. In 1980, a permit was issued for an “addition to retail store for storage.”³ A BAR case in May of 1987 dealt with a request for a double-faced hanging sign, which was approved by the Board as submitted.

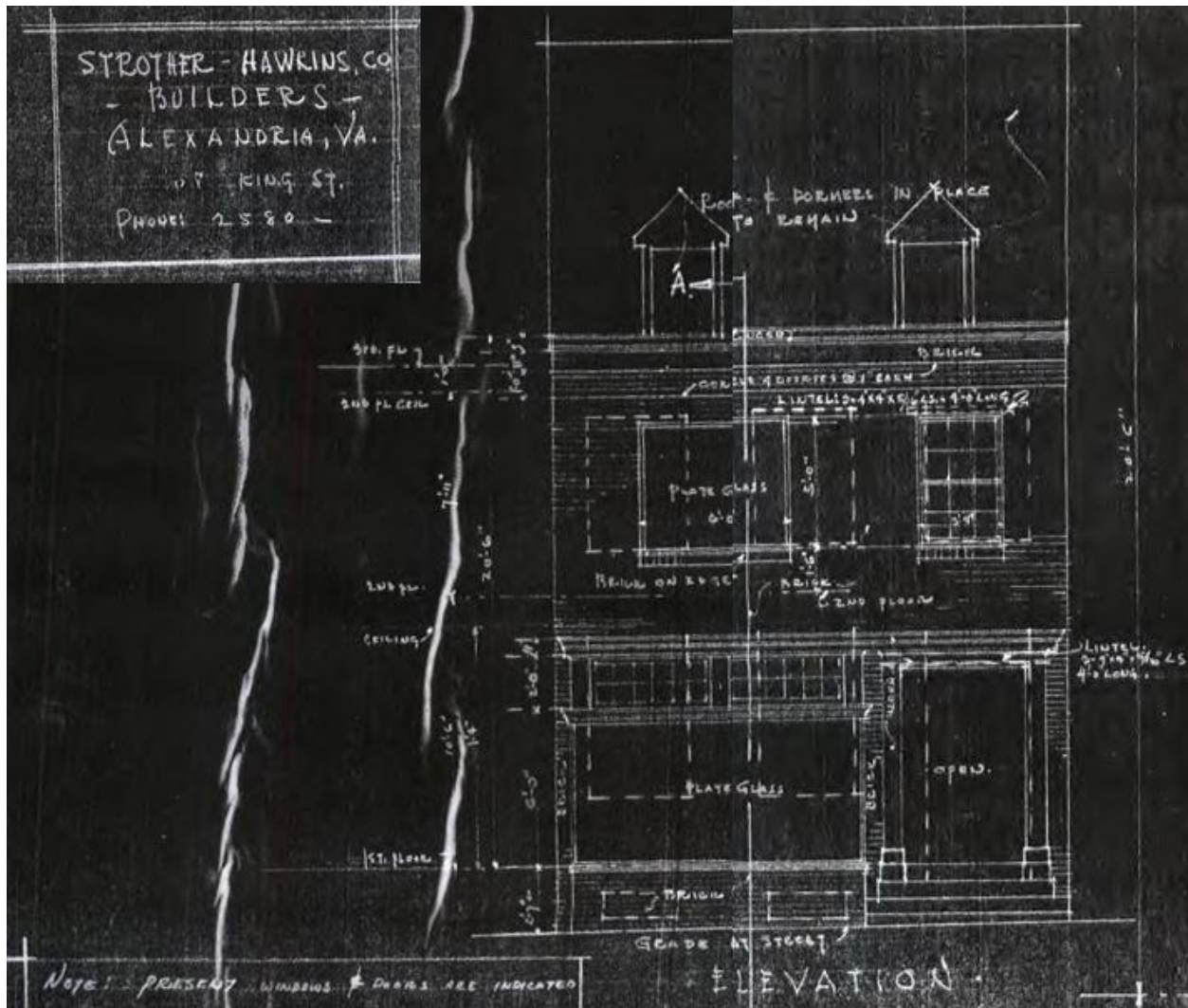
¹ Ethelyn Cox, *Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 69.

² City of Alexandria Alteration/Repair permit #1556 from 17 March 1936. City of Alexandria Alteration/Repair permit #2444 from 30 October 1937.

³ City of Alexandria Alteration/Repair permit #0086 from 12 December 1980.

III. ANALYSIS

Staff wishes to commend the applicant for working closely with BAR staff to achieve the submitted design. While the proposed storefront is Neo-Colonial in style – and while, on first consideration, one may not consider that choice of idiom historically accurate for a circa-1936 façade – there is a precedent for the use of this Classical vocabulary. BAR staff was able to locate the alteration permit from 1936 which included drawings of the (then) proposed exterior remodeling [Figure 1]. The hybrid design included a single-light punched-out window (rather Moderne) adjacent to a six-over-six double-hung window (somewhat antiquated) on the second story. Serendipitously, the Colonial Revival-style storefront proposed in 1936 was very similar to what the present applicant is proposing today: a cornice was added that spanned the picture window and entrance, which was flanked by engaged pilasters, and brick panels were proposed beneath the large window. Some of these design elements were either never realized or they have disappeared over the last several decades [Figure 2]. In a way, the applicant's proposal can be viewed as a restoration of the 1936 design intent.



*Figure 1: blueprint of proposed façade remodel, created by Strother-Hawkins, Co. ca. 1936.
From City of Alexandria Alteration/Repair permit #1556 from 17 March 1936*



Figure 2: existing conditions at 806 King Street (photo taken January 2017). N.b. the 1936 design elements which were realized (including the fenestration with soldier-brick sills, corbelled brick cornice, and the first-story wooden cornice) in contrast to those elements that do not exist (including entrance pilasters, brick panels beneath the picture window, and the picture window's multi-light transom).

The bulk of the proposed alterations entail creation of an applied storefront which will frame the existing picture window and entrance vestibule. Three fluted, engaged pilasters will flank the window and entrance vestibule and support a plain frieze and cornice which will replace the existing first-story wooden cornice. Beneath the picture window, the applicant proposes to build a wooden sill with beveled paneling which will obscure a small portion of the masonry wall. The applicant has stated his intention to build this storefront system of wood. The applicant also wishes to install retractable Max-Guard Storefront Security Gates on the interior of the store, which will span the picture window and will be closed (and hence, visible through the window) only at night.

The frieze of the storefront system will display signage: stud-mounted, metallic gold letters with beveled edges will spell 'King Street Diamonds' and be flanked by diamond logos. According to the elevations prepared by the Banana Banner Sign Company, the proposed total area will amount to 13 square feet. BAR staff believes there may be an error in the sign calculations, however, which state that the lettering measures half a foot (six inches) high by 171.63 inches wide; this would amount to only 7.15 square feet, and the six-inch-high dimension would be too squat. Therefore, BAR staff suggests that the applicant use lettering that is one foot (12 inches) high by 14.3 feet (171.63 inches) wide. In addition, the applicant is requesting a double-faced hanging sign in which white writing will repeat the store name and logo on a black background. The hanging sign will be strung from a three-foot-long, black scroll bracket; BAR staff encourages the applicant to install the bracket through the mortar joints in order to minimize damage to the masonry units. Measuring 24 inches by 30 inches, the total square footage for this sign is five, bringing the total signage request to a conservative 18 square feet, two feet less than the maximum sign area permitted in the zoning ordinance by the linear width of the building's frontage.



Figure 3: Proposed storefront, conceptual rendering.

Smaller details include the addition of red carpet to the existing concrete steps and the addition of a light to the vestibule's ceiling. The proposed Lithonia Lighting model – an LED Low Profile Round that is flush-mounted – will be minimally visible from the street, yet BAR staff is concerned by the color of the illumination, which is shown in the manufacturer's specifications as "Bright White" or 4000 CCT. The BAR's *Design Guidelines* state "the color of the [exterior] light should be appropriate to the architectural character of the building" and that "high intensity lights are not appropriate to illuminate the façade of a 19th century building." BAR staff would like to see the light output a warmer color on the spectrum, perhaps closer to 3500 CCT.

This concern for appropriate lighting extends to the three low-voltage MR16 Halogen, straight-arm, modern directional bullet sign lights proposed to be installed above the storefront cornice. BAR staff has concerns about the size of these aluminum goose-neck fixtures as they are

depicted in the proposed, conceptual rendering [Figure 3]: the 36-inch arm reach seems longer than necessary, while the bullet light heads appear rather large. And while the photographic rendering shows grey-colored lights, the specifications suggest a white model will be chosen. BAR staff encourages the applicant to consider smaller target lights in a dark, neutral color that will integrate better rather than overwhelm the storefront design.

Lastly, an exhaust vent has been added to the exterior wall above the entrance door within the covered vestibule. The circular, louvered, SX series, aluminum vent cap has been included in the manufacturer's specifications for consideration but has been installed already [Figure 2], and so this element of the Certificate of Appropriateness is after-the-fact. BAR staff believes the visibility of the vent will be obscured with the installation of the vestibule light, yet asks the applicant to paint the vent cap to match the adjacent wall surface in order to further minimize its visibility.

In summation, BAR staff supports the application with the conditions enumerated above.

STAFF

Heather N. McMahon, 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

- F-1 Scale drawings: staff cannot verify the scale of the drawings. All drawings should be to scale and matching all call-out dimensions.
- F-2 Sheet A-5 New Exterior Front Elevation (Demolition and New) does not appear to represent the subject property accurately. According to Google Street View (2016) and Pictometry View (2014), the front elevation features two dormers.
- C-1 The applicant proposed to maintain the existing use with commercial use located on the ground floor. The existing and proposed uses comply with KR zone.
- C-2 Proposed interior renovation of the first floor and façade alteration complies with zoning.
- C-3 Proposed wall-mounted sign (6" x 171.63") complies with zoning.
- C-4 Proposed projecting sign (2'-6" x 2'-0") complies with zoning and section 5-2-29 of the Code of Ordinances for street encroachments.

Code Administration

- C-1 A building permit and plan review will be required prior to the start of construction. Inspections are required prior to alterations being completed.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. 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)
- F2. If the alley located at the rear 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)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)

- C7. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Shanna Austin

301 King Street, Room 4130

Alexandria, VA 22314

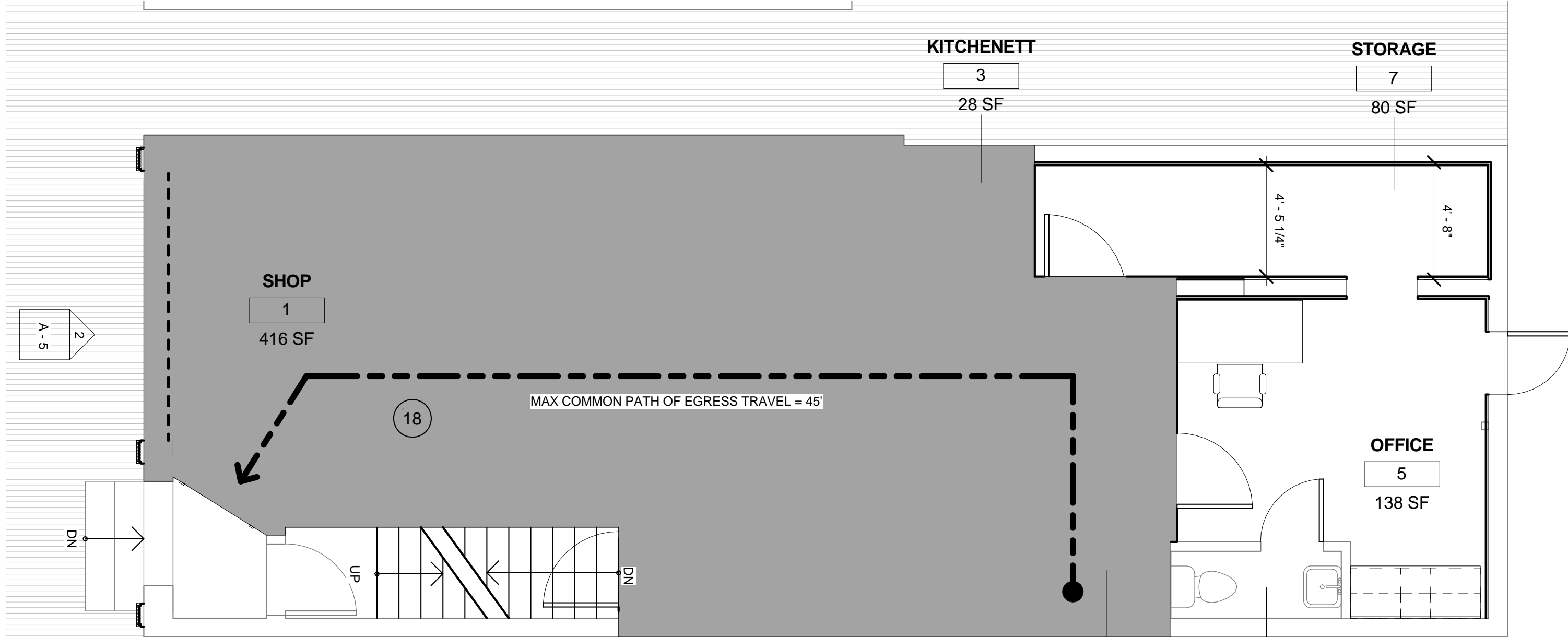
Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00052: 806 King



CODE ANALYSIS:

BUILDING NON-SPRINKLERED
OCCUPANCY
TYPE OF CONSTRUCTION

MERCANTILE
III B

ALLOWABLE BUILDING AREA (IBC 2012, Table 503)
ALLOWABLE BUILDING HEIGHT (IBC 2012, Table 503)
MAX COMMON PATH OF EGRESS TRAVEL REQUIRED

REQUIRED
12,500 SF
55 FT, 2 STORY
75 FT

ACTUAL
1,077 SF
23.5 FT, 2 STORY
45 FT

OCCUPANT LOAD TOTAL:
SHOP (GROSS 701 SF (GREY AREA) - 30 GROSS SF PER PERSON
OFFICE (GROSS 174 SF) - 100 SF PER PERSON
STORAGE (GROSS 100 SF) - 300 SF PER PERSON

- 27 PEOPLE
- 24 PEOPLE
- 2 PEOPLE
- 1 PEOPLE

NUMBER OF EXITS

1

VIP SALE AREA

2
126 SF

TOILET

6
18 SF

Application Package
BAR2017-00052
806 King Street
2/13/2017



PROJECT NAME & ADDRESS:

KING STREET STORE
806 King Street,
Alexandria, Virginia

SHEET NAME & NUMBER:

G - 2 CODE ANALYSIS

DATE:

02.07.2017

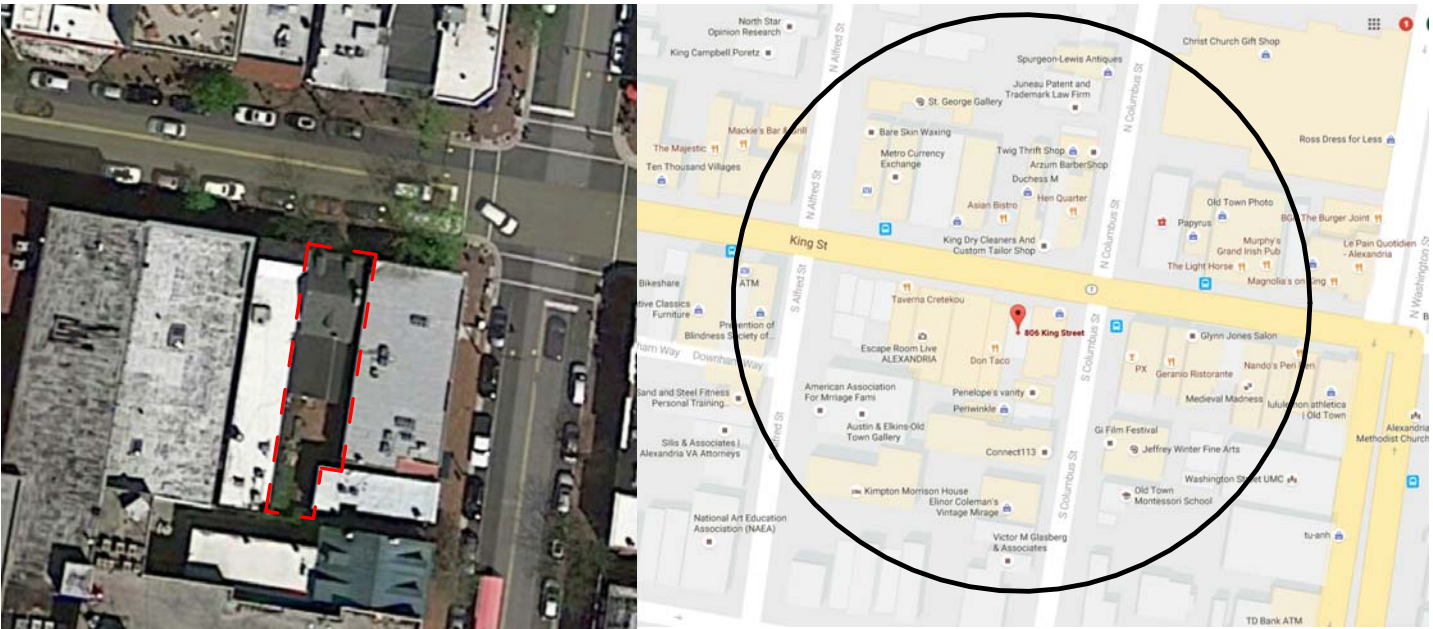
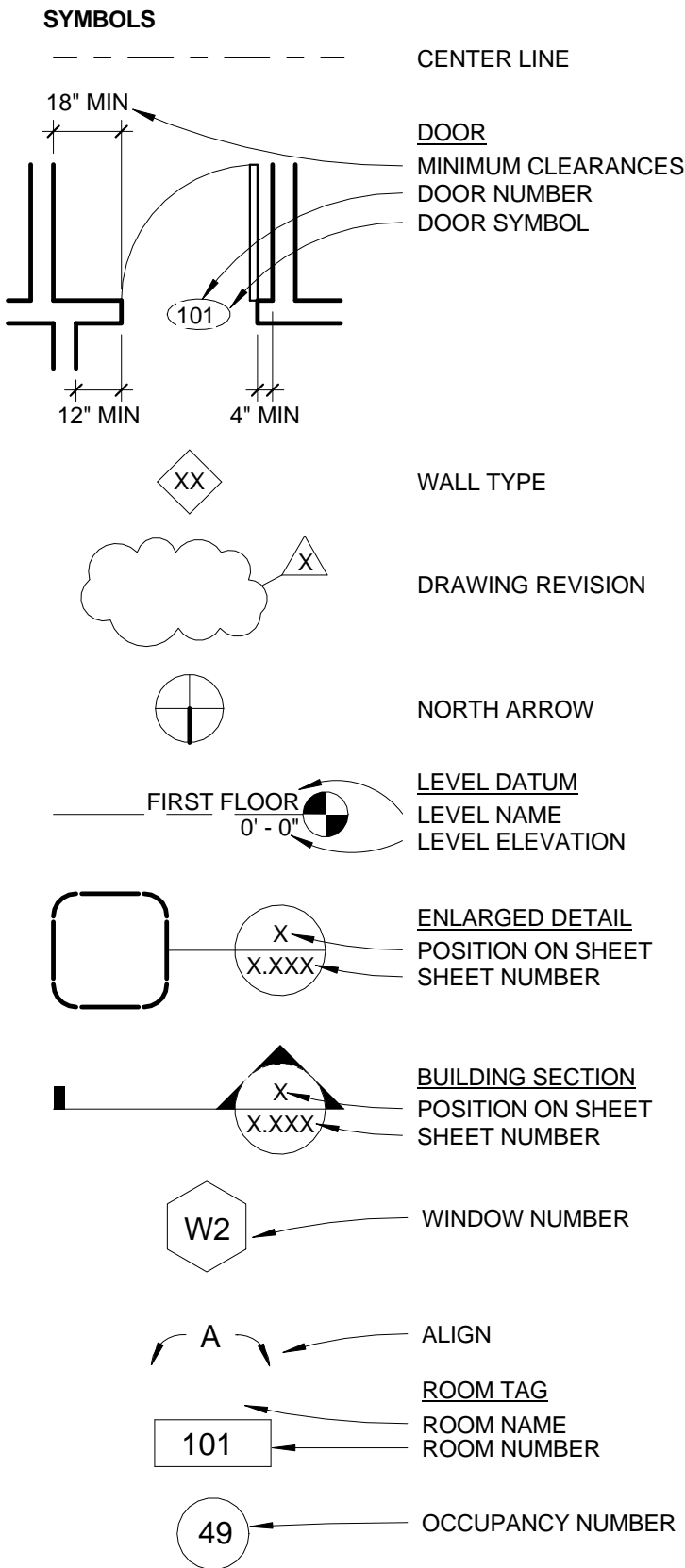


DESIGN

9039 SLIGO CREEK PKWY
SUITE 1711
SILVER SPRING MD 20901
703 585 1454

KING STREET STORE

806 King Street,
Alexandria, Virginia



GENERAL NOTES

1. THE DRAWINGS DO NOT INDICATE DIVISION OF BASE BID AND ADD/ALTERNATES. HOWEVER, CONTRACTOR WILL BE FULLY RESPONSIBLE TO FOLLOW OWNER INSTRUCTIONS AND ASSESS HIS EFFORT OF WORK, BOUNDARIES OF WORK, AND COSTS RELATED TO BASE BID AND EACH OF THE ADD/ALTERNATES.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL CODES AND NATIONAL STANDARDS FOR BASE BID AND ANY OF THE ADD/ALTERNATES SELECTED BY OWNER.
3. ABBREVIATIONS THROUGHOUT THE CONTRACT DOCUMENTS ARE TO BE READ SIMILARLY WITH OR WITHOUT PERIODS OR APOSTROPHES WITHIN THE ABBREVIATION.
4. THE CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL NECESSARY PERMITS REQUIRED ON THIS PROJECT EXCEPT FOR THE BUILDING PERMIT.
5. DIMENSIONS AND LEVELS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS AND LEVELS. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING DEMOLITION.
6. DIMENSIONS AT MASONRY WALLS ARE TO FACE OF WALL, U.O.N.
7. CONTRACTOR SHALL CONFORM TO THE VA CONSTRUCTION CODE 2012; ALONG WITH CONSULTING WITH THE OWNER, ARCHITECT AND OTHER RELEVANT AGENCIES REGARDING CONSTRUCTION MATTER AND KEEP OWNER/ARCHITECT INFORMED OF PROJECT STATUS/UPDATES; UTILITIES, MATERIALS, EQUIPMENT, ETC..
8. CONTRACTOR SHALL FIELD VERIFY SITE AND DIMENSIONS PRIOR TO INITIATING WORK.
9. ALTERATIONS/MODIFICATIONS TO PROPOSED PLANS, EQUIPMENT, MATERIAL, ETC, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.

LIST OF DRAWINGS

- | | |
|--------|---|
| G - 1 | COVER PAGE |
| G - 2 | CODE ANALYSIS |
| AD - 1 | FIRST FLOOR DEMOLITION PLAN |
| A - 1 | NEW FLOOR PLAN |
| A - 2 | WALL TYPES |
| A - 3 | NEW REFLECTED CEILING PLAN |
| A - 4 | SECTIONS |
| A - 5 | EXTERIOR FRONT ELEVATION (DEMOLITION AND NEW) |
| A - 6 | EXTERIOR WALL SECTIONS A AND B |

NO STRUCTURAL WORK IS REQUIRED.



PROJECT NAME & ADDRESS:

KING STREET STORE
806 King Street,
Alexandria, Virginia

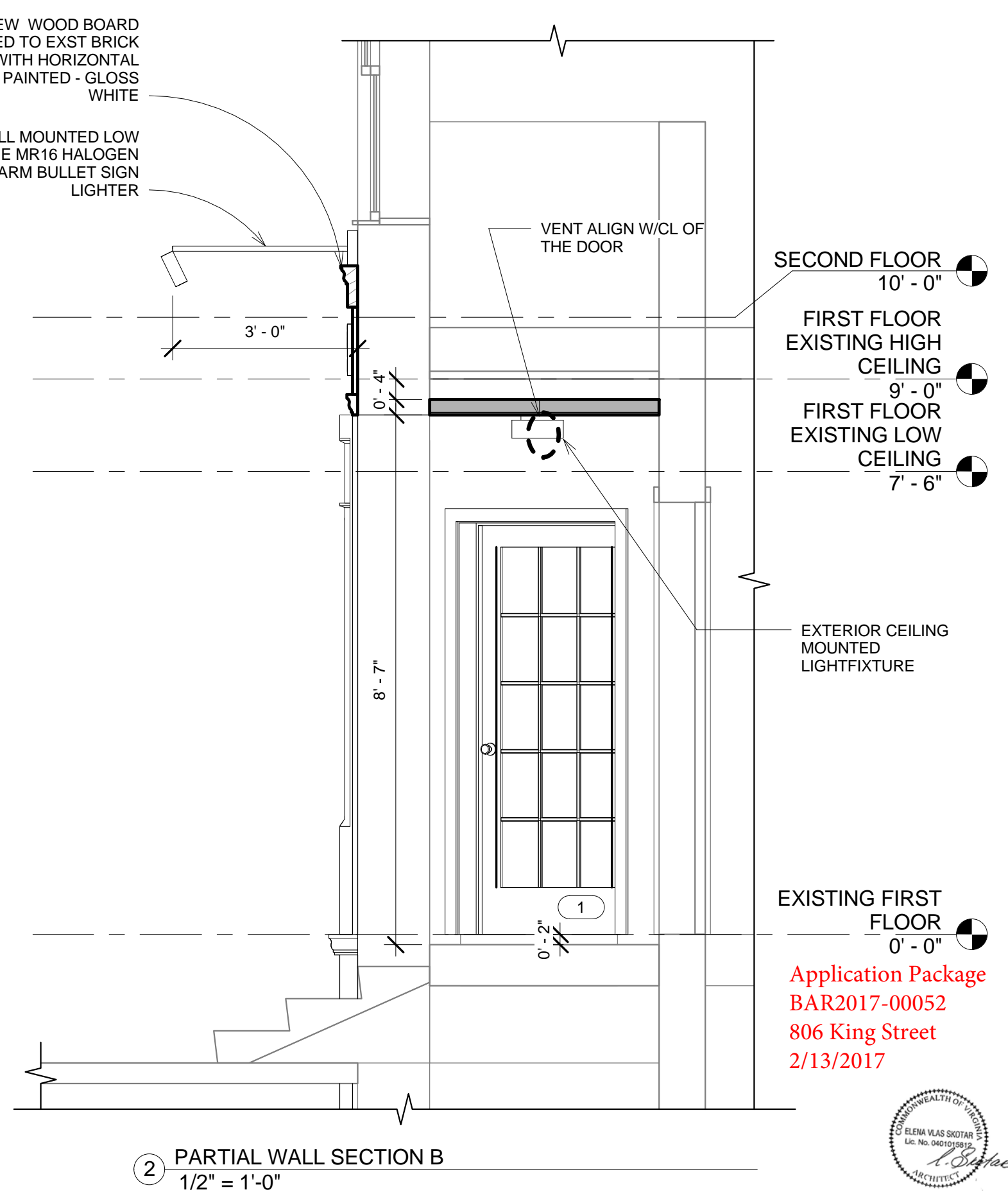
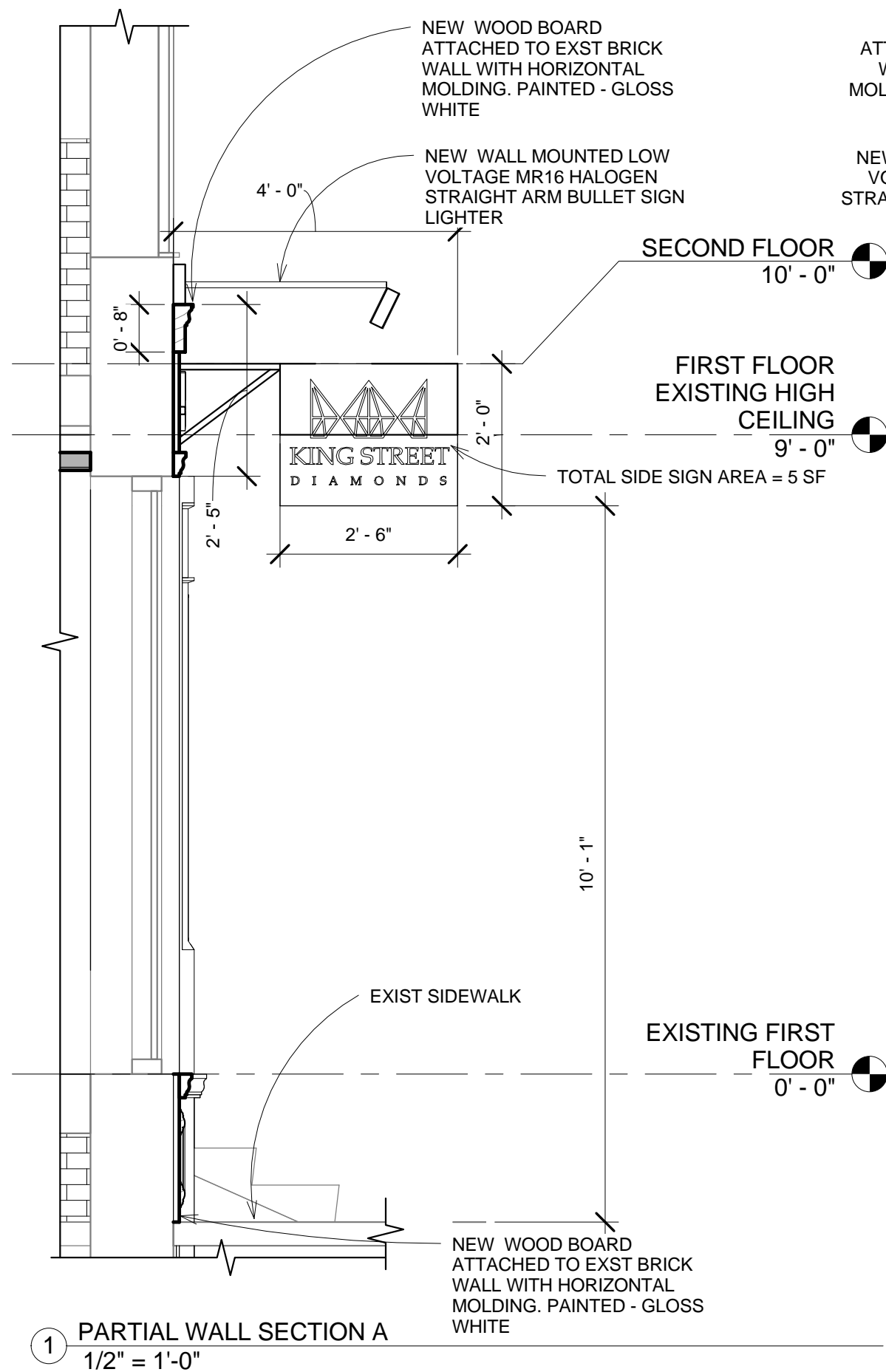
SHEET NAME & NUMBER:

G - 1 COVER PAGE

DATE:

02.07.2017





NOTE:
1. SIGNAGE UNDER SEPARATED PERMIT

PROJECT NAME & ADDRESS:

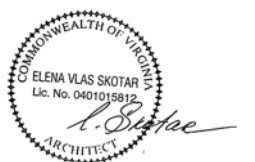
KING STREET STORE
806 King Street,
Alexandria, Virginia

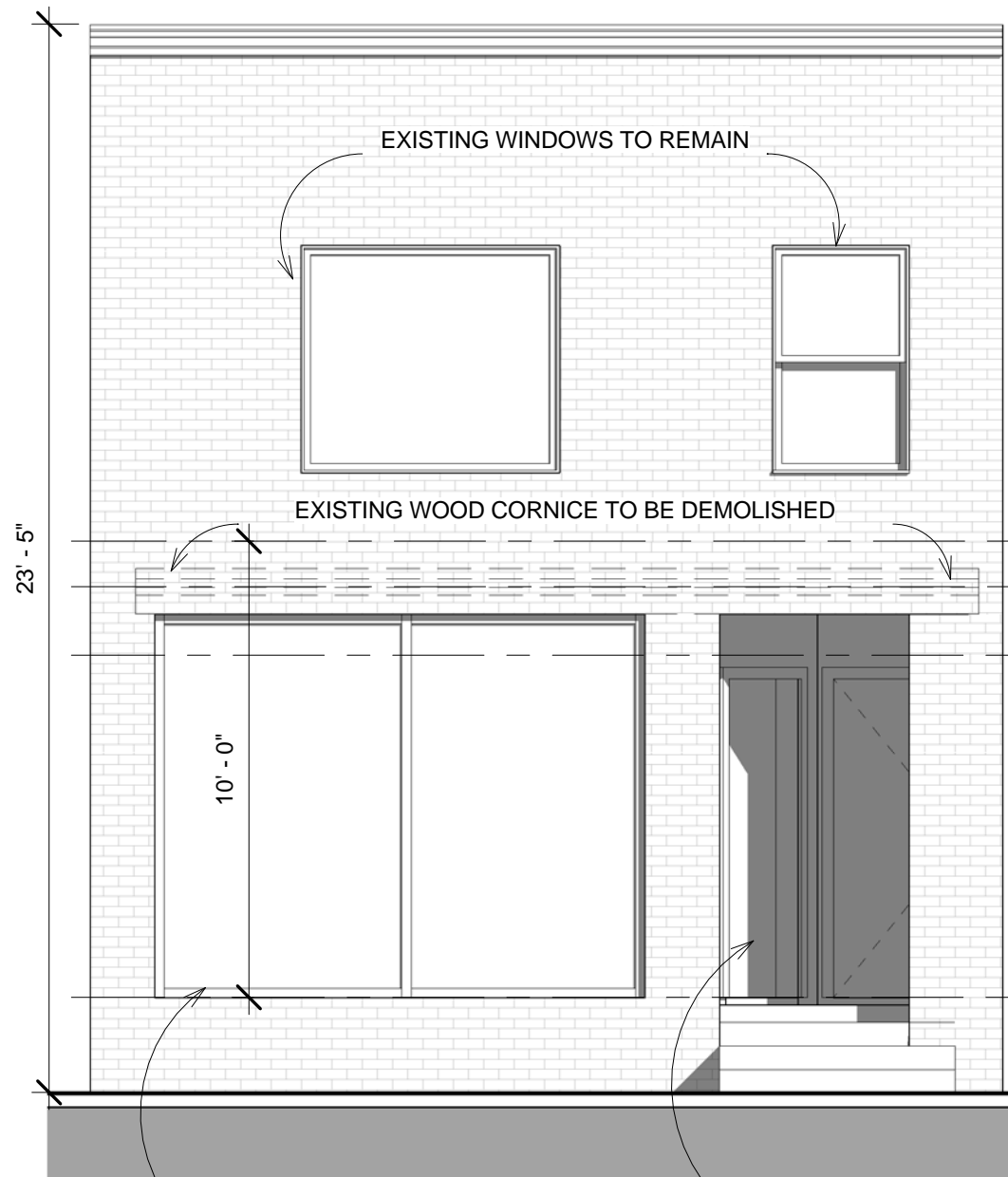
SHEET NAME & NUMBER:

A - 6 EXTERIOR WALL SECTIONS A AND B

DATE:

02.07.2017





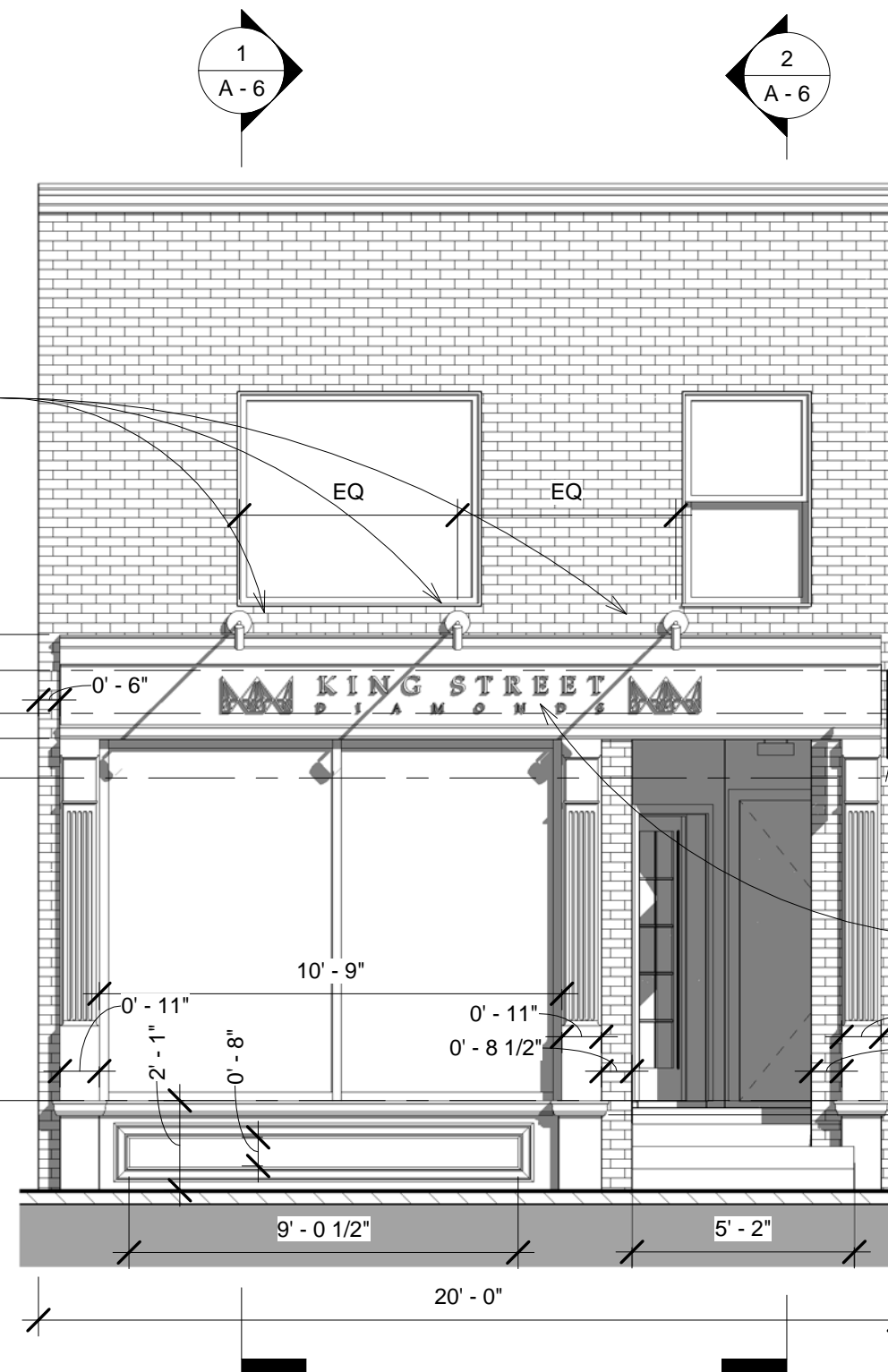
NEW WALL MOUNTED LOW VOLTAGE MR16 HALOGEN STRAIGHT ARM BULLET SIGN LIGHTER

SECOND FLOOR 10' - 0"

FIRST FLOOR EXISTING HIGH CEILING 9' - 0"

FIRST FLOOR EXISTING LOW CEILING 7' - 6"

EXISTING FIRST FLOOR 0' - 0"



SECOND FLOOR 10' - 0"

FIRST FLOOR EXISTING HIGH CEILING 9' - 0"

FIRST FLOOR EXISTING LOW CEILING 7' - 6"

TOTAL SIDE SIGN AREA = 5 SF

TOTAL FRONT SIGN AREA = 13 SF

EXISTING FIRST FLOOR 0' - 0"

Application Package
BAR2017-00052
806 King Street
2/13/2017

1 FRONT ELEVATION - DEMOLITION
1/4" = 1'-0"

2 FRONT ELEVATION
1/4" = 1'-0"

NOTE:
1. SIGNAGE UNDER SEPARATED PERMIT

SIGNAGE AREA:

FRONT
SIDE
TOTAL

REQUIRED

20' MAX

ACTUAL
13 SF
5 SF
18 SF



PROJECT NAME & ADDRESS:

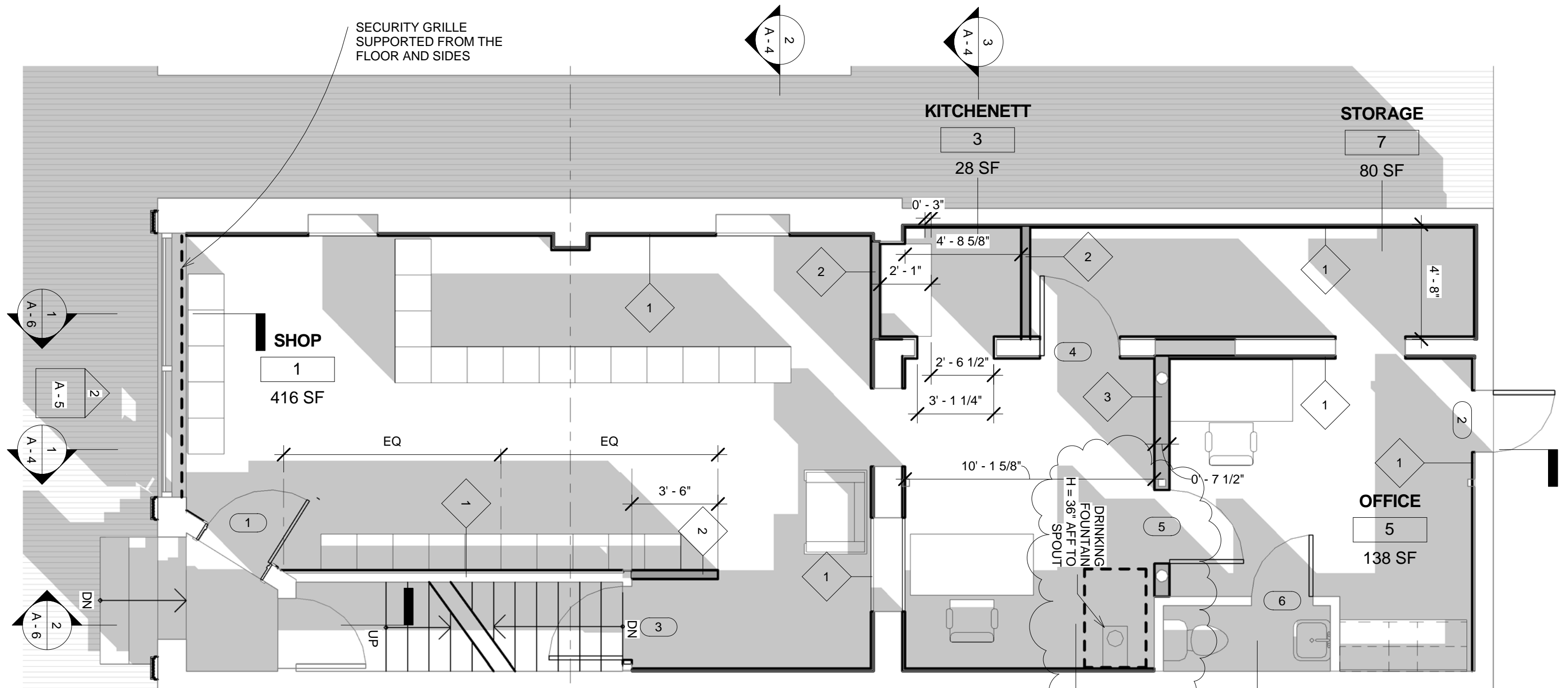
KING STREET STORE
806 King Street,
Alexandria, Virginia

SHEET NAME & NUMBER:

A - 5 EXTERIOR FRONT ELEVATION (DEMOLITION AND
NEW)

DATE:

02.07.2017



Door Schedule				
Mark	Function	Width	Height	Description
1	Interior	3' - 0"	6' - 8"	
2	Exterior	2' - 6"	6' - 8"	Existing Opening
3	Interior	3' - 0"	7' - 0"	Existing Opening
4	Interior	3' - 3"	6' - 8"	Existing Opening
5	Interior	3' - 0"	6' - 8"	
6	Interior	2' - 6"	6' - 8"	Existing Opening
17	Interior	2' - 10"	7' - 0"	

Application Package
BAR2017-00052
806 King Street
2/13/2017

PROJECT NAME & ADDRESS:

KING STREET STORE
806 King Street,
Alexandria, Virginia

SHEET NAME & NUMBER:

A - 1 NEW FLOOR PLAN

DATE:

02.07.2017



HOME & GARDEN

COMMERCIAL PLANTERS & ARTIFICIAL PLANTS

SIGNAGE & LIGHTING


SIGN BRACKET STORE Commercial Signage & Lighting

[Blog](#)

Questions? Call Toll Free: 1-888-919-7446

[Catalog Request](#) | [Email](#) | [About Us](#) | [Testimonials](#) | [Press](#) | [Newsletter Sign Up](#) | [View Cart](#)
[ARCHITECTURAL SIGN BRACKETS](#) [BANNER BRACKETS](#) [SIGN & BUSINESS LIGHTING](#) [POST AND PANEL](#) [SIGN HARDWARE & SIGN MOUNTS](#) [DISPLAY SIGNS](#) [SIGN BLANKS](#)

ARCHITECTURAL SIGN BRACKETS

Architectural Sign Brackets - All

Wall Mount Sign Brackets

Fixed Mount Sign Brackets

Lighted Wall Mount Sign Brackets

Single Post Sign Brackets

Ceiling Mount Sign Brackets

Street Sign Frames & Brackets

Sign Hanging Hardware

Real Estate Sign Products and Promotional Sign Supplies

SIGN HARDWARE & SIGN MOUNTS

Sign Hardware - All

Direct Sign Mounts | Corridor Sign Holders

Cleat Hangers & French Cleats

Sign Standoffs

Wall Mount Sign Hardware, Hardware For Signs

Post Mount Sign Hardware

Ceiling Mount Sign Hardware

[Home](#) > [Sign & Business Lighting](#) > [Lighting - All](#) > [Sign Lighting - Bullet Lights](#) > Low Voltage MR16 Halogen Straight Arm Sleek and Modern Directional Bullet Sign Lighter

Low Voltage MR16 Halogen Straight Arm Sleek and Modern Directional Bullet Sign Lighter


[Click to enlarge](#)

Code: SL8-MR16BLTC

Price: \$319.85

Availability: Usually ships in 2-3 weeks

Dimensions: Light: 2.5"Dia x 6.5"H

Choose Arm Length

Choose Color

 Final Price: **\$329.85**

 Qty:
[ADD TO CART](#)

You May Also Like



Contemporary Low Voltage Sign Light | Two Lamp

Price: \$775.85



Contemporary Gooseneck with Low Volt Halogen Bullet Light

Price: \$399.85

Application Package
 BAR2017-00052
 806 King Street
 2/13/2017

Description

Dimensions

Interior Displays & Brackets
 Street Sign Mounting
 Brackets
 Strap Banding Sign Hardware
 Sign Hanging Hardware
 Sign Security Hardware

BANNER BRACKETS

Banner Brackets- All
 Wall Mounted Banner
 Brackets
 Post Mount Banner Brackets
 Banner Bracket Hardware
 Lighted Banner Brackets

SIGN & BUSINESS LIGHTING

Lighting - All
 Gooseneck Lighting -
 Aluminum - With Quickship
 Option
 Flood/Spot Lights
 Flood/Spot Lighting
 Installation Accessories
 Sign Lighting - Bullet Lights
 Barn Lights, Barn Sconces &
 Barn Style Lighting
 Street Lights, Street Lamps
 and Lighted Post Fixtures
 Outdoor Wall Lighting Fixtures

POST AND PANEL

Post and Panel Signs - All
 Architectural Post & Panel
 Contemporary Post and Panel
 Aluminum Posts
 Post Finials
 Post Bases
 Post Accessories

DISPLAY SIGNS

Sidewalk Signs
 Changeable Letter Signs and
 Banners

SIGN BLANKS

Sign Blanks - All

Light commercial signage with low profile, low voltage sign lights. Industrial lights are great, but contemporary lighting is the way to go when lighting your business sign. Our MR16 aluminum gooseneck light is perfect for urban lighting with its modern design and adjustable bullet light head you can be sure you will highlight what is most important to you and potential customers.

Please note: Premium colors (C103, C92, C119, C97, C29, C127, C113, C100, C104, C117, C105, C118), compact fluorescent CFL, high pressure sodium HPS, and metal halide require an additional 5 working days the manufacturing lead time of all gooseneck lights unless otherwise stated. Max Wattage: 50W MR16 (Lamp included)



Other Sign Lighting - Bullet
 Lights

Customer Product Reviews

» [Click Here to Share Your Thoughts!](#)

Application Package
 BAR2017-00052
 806 King Street
 2/13/2017

Dimensional Sign Blanks
 PVC Sign Blanks
 Monument Sign Blanks
 Aluminum Sign Blanks
 Real Estate Sign Blanks
 Custom Signs

COMPANY INFO

About Our Signage & Lighting Products
 Signage Testimonials
 Resources
 Useful Articles and Our Most Popular Sign Supplies
 Sign Bracket Store Sitemap

OUR COMPANY

About Us
 Privacy Policy
 Terms & Conditions
 Our Guarantee
 View our Home and Garden Store

SHOPPING SERVICES

Site Map
 View Cart
 Search
 Request a Catalog

CUSTOMER SERVICE

Contact Us
 Shipping & Delivery
 Return Policy
 Orders to Canada

RESOURCES & LINKS

Catalog Request
 About Our Signage Products
 Buying Guides and Resources
 Useful Articles
 Signage Testimonials

STORE DEPARTMENTS

Hanging Sign Brackets
 Post Sign Systems
 Display Style Signs
 Sign Blanks
 Sign Lighting

OTHER SPECIALTY PRODUCTS

Interior Brackets & Accessories

Sidewalk Signs

Sign Standoffs
 Cleat Hangers for Heavy Panels & Objects

Real Estate & Property Management Sign Posts

Wall, Ceiling, & Fence Mounting Hardware

© SignBracketStore.com, all rights reserved. | 888-919-7446

Application Package
 BAR2017-00052
 806 King Street
 2/13/2017



**We'll Save You
A Bunch!**

Banana Banner Sign Proof

REV 3

Job No: 715015

Client: Victorin Gold Jewelers
Contact: Victor Khvan, President
Phone: 571.529.6885
Cell:
Fax:
Email: almagoldllc@gmail.com

Est: 611085

Salesperson: KC

Disk: 2016/12

Artist: T

ITEM 1

Qty 1 - 36" wide Scroll Bracket & hardware - Black

ITEM 2

Qty 1 - 24"H x 30"W - Double Sided Alumet 3mm thickness
with RTA White Vinyl Cut Copy - Black Background
2 holes on top for scroll bracket



Logo & Copy area - 26.79" W x 16.96"H

Application Package
BAR2017-00052
806 King Street
2/13/2017

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications.
Any further changes will be subject to charge.

Approval Signature:

BB USE ONLY

PROOFING (initials needed for all jobs): ____ PRINT ____ CUTTING ____ FINISHING ____ FINAL



**We'll Save You
A Bunch!**

Banana Banner Sign Proof

Client: Victorin Gold Jewelers
Contact: Victor Khvan, President
Phone: 571.529.6885
Cell:
Fax:
Email: almagoldllc@gmail.com

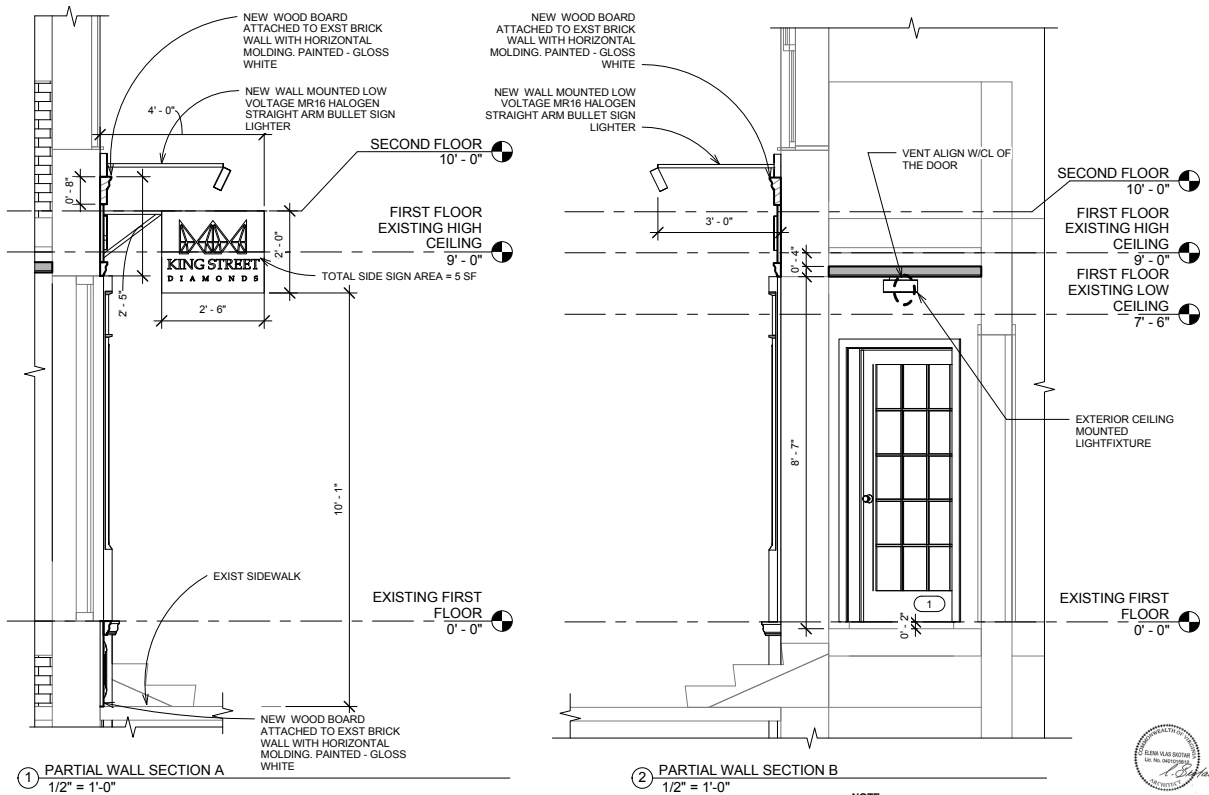
Job No: 715015

Est: 611085

Salesperson: KC

Disk: 2016/12

Artist: T



PROJECT NAME & ADDRESS:
KING STREET STORE
806 King Street,
Alexandria, Virginia

SHEET NAME & NUMBER:
A - 6 EXTERIOR WALL SECTIONS A AND B

DATE:
02.07.2017



Application Package
BAR2017-00052
806 King Street
2/13/2017

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications.
Any further changes will be subject to charge.

Approval Signature:

BB USE ONLY

PROOFING (initials needed for all jobs): _____ PRINT _____ CUTTING _____ FINISHING _____ FINAL



**We'll Save You
A Bunch!**

Banana Banner Sign Proof

Client: Victorin Gold Jewelers
Contact: Victor Khvan, President
Phone: 571.529.6885
Cell:
Fax:
Email: almagoldllc@gmail.com

Job No: 715015

Est: 611085

Salesperson: KC

Disk: 2016/12

Artist: T

ITEM 3

Qty 1 - Overall size - 6"H x 171.63"W - Dimensional Metal Graphics; Metallic Gold Letters
Stud Mounted with beveled edges

6"H x 144"W - Copy only

 **KING STREET DIAMONDS** 

5.25"H x 9.63"W - logo

5.25"H x 9.63"W - logo

Application Package
BAR2017-00052
806 King Street
2/13/2017

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications.
Any further changes will be subject to charge.

Approval Signature:

BB USE ONLY
PROOFING (initials needed for all jobs): ____ PRINT ____ CUTTING ____ FINISHING ____ FINAL



**We'll Save You
A Bunch!**

Banana Banner Sign Proof

Client: Victorin Gold Jewelers
Contact: Victor Khvan, President
Phone: 571.529.6885
Cell:
Fax:
Email: almagoldllc@gmail.com

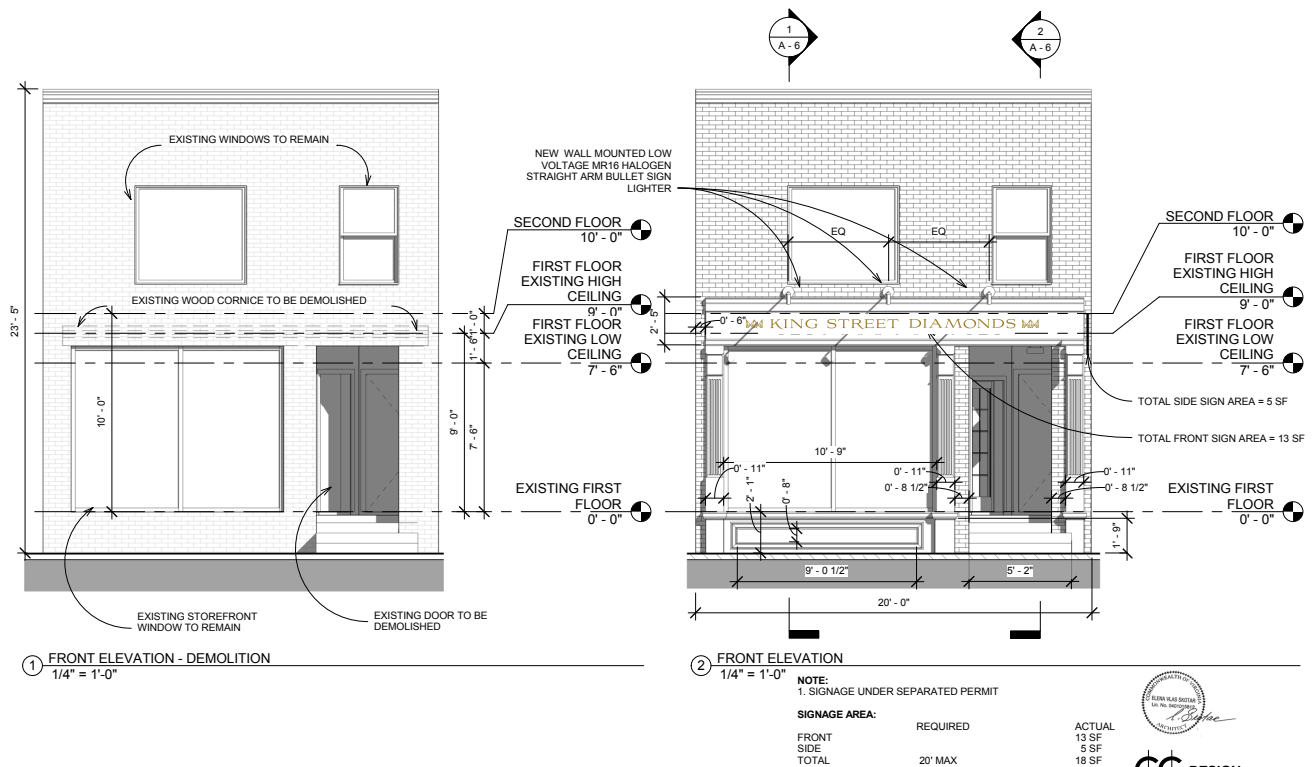
Job No: 715015

Est: 611085

Salesperson: KC

Disk: 2016/12

Artist: T



PROJECT NAME & ADDRESS:
 KING STREET STORE
 806 King Street,
 Alexandria, Virginia

SHEET NAME & NUMBER:
 A - 5 EXTERIOR FRONT ELEVATION (DEMOLITION AND NEW)

Application Package
BAR2017-00052
806 King Street
2/13/2017

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. **Any further changes will be subject to charge.**

Approval Signature:

BB USE ONLY

PROOFING (initials needed for all jobs): _____ PRINT _____ CUTTING _____ FINISHING _____ FINAL

Starting from the front door, the door, itself, is the pre-existing door, however, it was flipped and turned, therefore opening into the right side of the store and hugging the right-sided wall. A second, metal sheet door of white color and square-like design, will be closed on the front door during nighttime, and remain fully open, hugging the right-sided wall, during daytime.

The storefronts security grill will be used during nighttime, and remained sheathed during working hours.

An outdoor mat/carpet will be added to the outside doorsteps.

The air conditioner's ventilation opening will be higher than the top of the front door.

The outside signs with "King Street Diamonds" altogether add up to 20sq feet. The horizontal, black sign being 3 sq feet on each side, the canopy's being 2 sq feet and the top sign being 12 sq feet.

Application Package
BAR2017-00052
806 King Street
2/13/2017

For high quality expansion gates and service.....



.....Call AC Folding Gates

Max-Guard[™] Storefront Security Gates

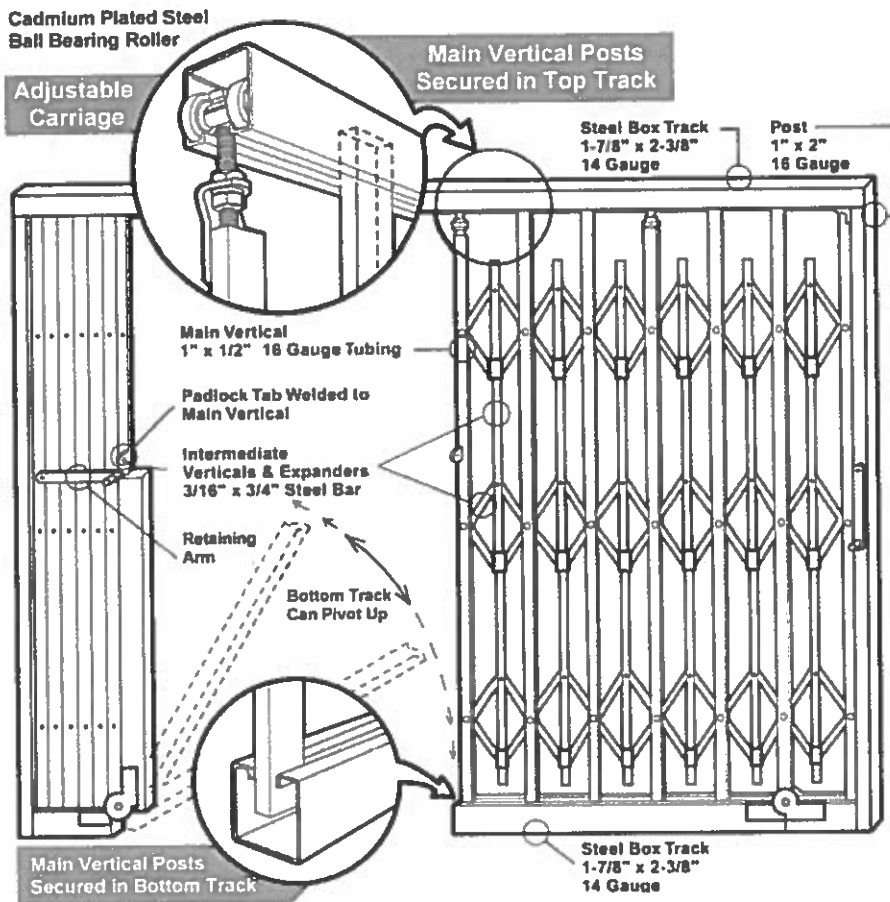
[Datasheet Download](#)

AC Folding Gates offers the best features and quality in the industry. Our reliability is unsurpassed for trouble free operation and endurance. Protect your property with the best storefront security gate from AC Folding Gates.

[Gate Specs](#)
[Surface Mount](#)
[Flush Mount](#)
[Lock Type](#)
[Lock Guard](#)
[Hinge Option](#)
[Options](#)
[Measuring](#)

Max-Guard[™] Gate Specifications

Max-Guard storefront scissor gates are made with premium materials for maximum strength and protection.



[About Us](#)
[Max-Guard Gates](#)
[Max Guard Advantages](#)
[Easy Glide Gates](#)
[Easy Glide Advantages](#)
[Storefront Gates](#)
[Warehouse Gates](#)
[Ship with Confidence](#)
[Find an Installer](#)
[Contact Us](#)
855-944-2837
7am to 4:30pm PST
Mon - Fri

For high quality expansion gates and service.....



.....Call AC Folding Gates

Max-Guard_™ Storefront Security Gates

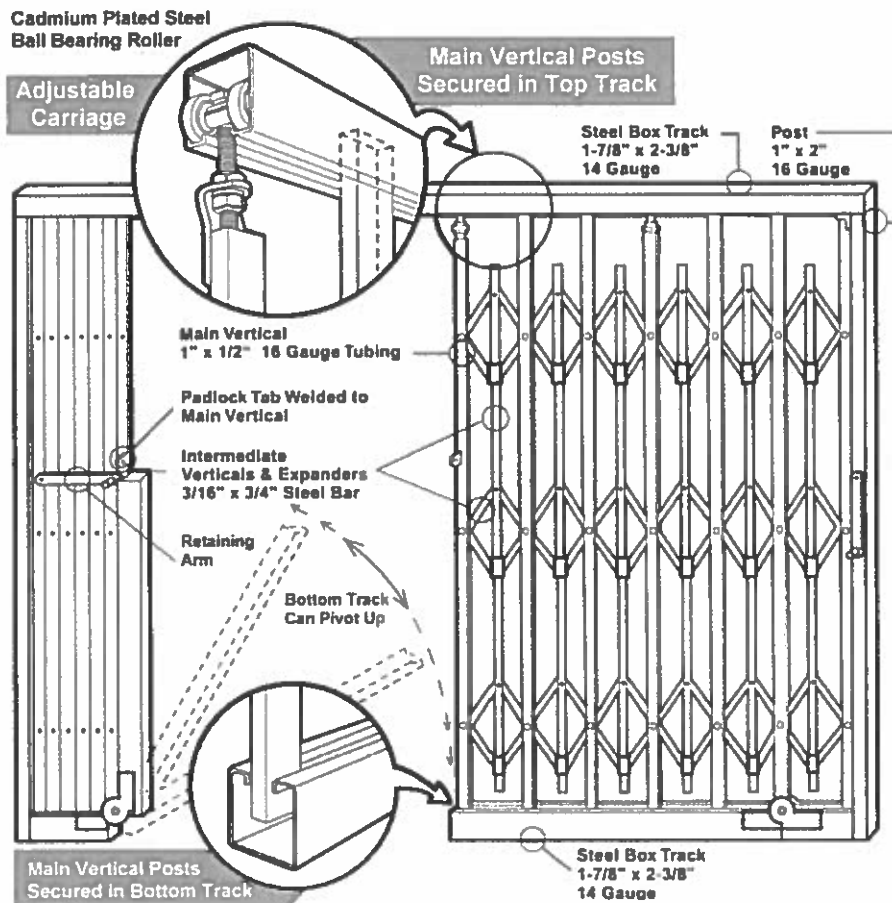
[Datasheet Download](#)

AC Folding Gates offers the best features and quality in the industry. Our reliability is unsurpassed for trouble free operation and endurance. Protect your property with the best storefront security gate from AC Folding Gates.

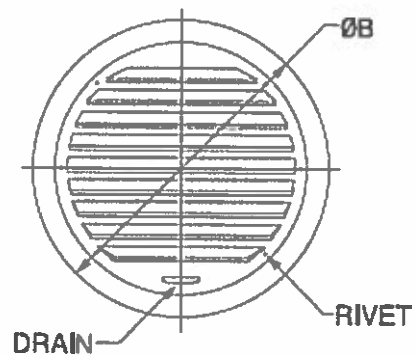
[Gate Specs](#)
[Surface Mount](#)
[Flush Mount](#)
[Lock Type](#)
[Lock Guard](#)
[Hinge Option](#)
[Options](#)
[Measuring](#)

Max-Guard_™ Gate Specifications

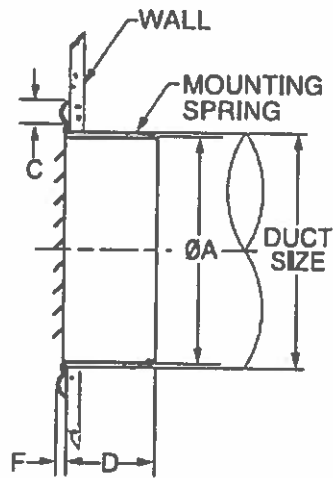
Max-Guard storefront scissor gates are made with premium materials for maximum strength and protection.



The SX series of vent caps are perfect for any venting applications such as storage rooms, attics, basements, and bathroom and kitchen exhausts. Beautiful anodized aluminum finish fits many decorating schemes. Insect screen included. Aluminum construction. Features -Made from Machined Anodized Aluminum - Water Condensation Drain -Designed for Weather Resistance - With Bug Screen



Application Package
BAR2017-00052
806 King Street
2/13/2017



MODEL	DUCT SIZE	A	B	C	D	F	FREE A
SX 3	3	2 ²⁹ / ₃₂	4 ¹³ / ₁₆	¹⁹ / ₃₂	1 ³ / ₈	⁹ / ₃₂	0.02 sq.
SX 4	4	3 ¹³ / ₁₆	5 ²³ / ₃₂	¹⁹ / ₃₂	1 ²¹ / ₃₂	⁹ / ₃₂	0.04 sq.
SX 5	5	4 ³ / ₄	6 ²¹ / ₃₂	¹⁹ / ₃₂	1 ²⁵ / ₃₂	⁹ / ₃₂	0.05 sq.
SX 6	6	5 ²³ / ₃₂	8	²⁵ / ₃₂	2 ³ / ₄	⁹ / ₃₂	0.08 sq.
SX 7	7	6 ¹¹ / ₁₆	8 ³¹ / ₃₂	²⁵ / ₃₂	2 ³ / ₄	⁹ / ₃₂	0.11 sq.
SX 8	8	7 ¹¹ / ₁₆	10	²⁵ / ₃₂	2 ³¹ / ₃₂	⁹ / ₃₂	0.14 sq.

Product information is subject to change without notice. All dimensions in inches.



Seiho SXN

- Extruded aluminum construction
- Interior or exterior applications
- Optional insect screen SX-N

Application Package
BAR2017-00052
806 King Street
2/13/2017

FEATURES & SPECIFICATIONS

INTENDED USE

Provides general illumination in commercial and residential applications. Ideal for use in closets, foyers, hallways, corridors, bedrooms, offices, utility work areas, stairways and more.

CONSTRUCTION

Features a white acrylic diffuser and is available in 11" and 14" sizes. Hidden cam-latches provide easy diffuser removal for installation and maintenance.

OPTICS

11" units produce 1100 lumens and 14" units produce 1600 lumens, both at 50,000 hours life.

ELECTRICAL

Fixture operates at 120 volts, 60 Hz. 11" Standard input = 16 watts, 69 lumens per watt.

14" Standard input = 24 watts, 67 lumens per watt.

Works with most standard incandescent dimmers (see list of approved dimmers).

INSTALLATION

All mounting hardware included.

LISTINGS

cUL Certified to US and Canadian standards and listed suitable for damp locations.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog
Number

Notes

Type

Decorative Indoor

LED Low Profile Round Flush Mount



HIGH-PERFORMANCE LED



Specifications

Height: FMLRL 11 – 2-7/8 (7.3)

FMLRL 14 – 3-1/8 (7.9)

Width: FMLRL 11 – 11 (27.9)

FMLRL 14 – 13-11/16 (34.7)

All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: FMLRL 11 14840

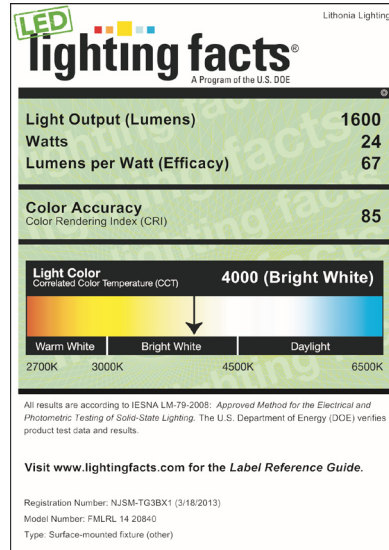
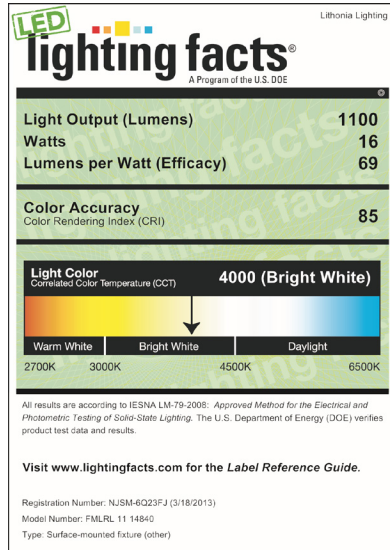
Series	Module/CRI	Color temperature
FMLRL 11 11" LED low profile round flush mount	148 >80	40 4000 K
FMLRL 14 14" LED low profile round flush mount	208 >80	35 3500 K ¹
		30 3000 K
		27 2700 K ¹

Notes

¹ Minimum 90-day lead time for non-standard color temperatures; minimum 50 order quantity.

LED Low Profile Round Flush Mount

LIGHTING FACTS



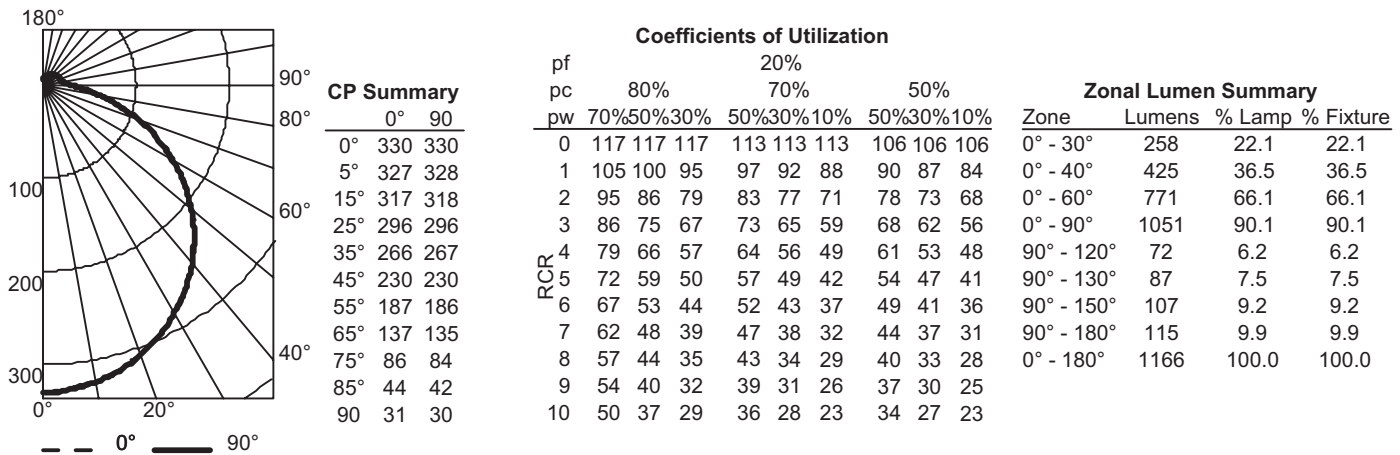
SUGGESTED DIMMERS

The FMLRL is designed to operate with most standard Triac Based (Forward Phase-Control or Leading Edge) dimmers and is not compatible with 0-10v dimming systems. The following is a list of dimmers tested and does not imply any guarantee or warranty of compatibility with a particular application. Unlisted dimmers do not imply non-compatibility.

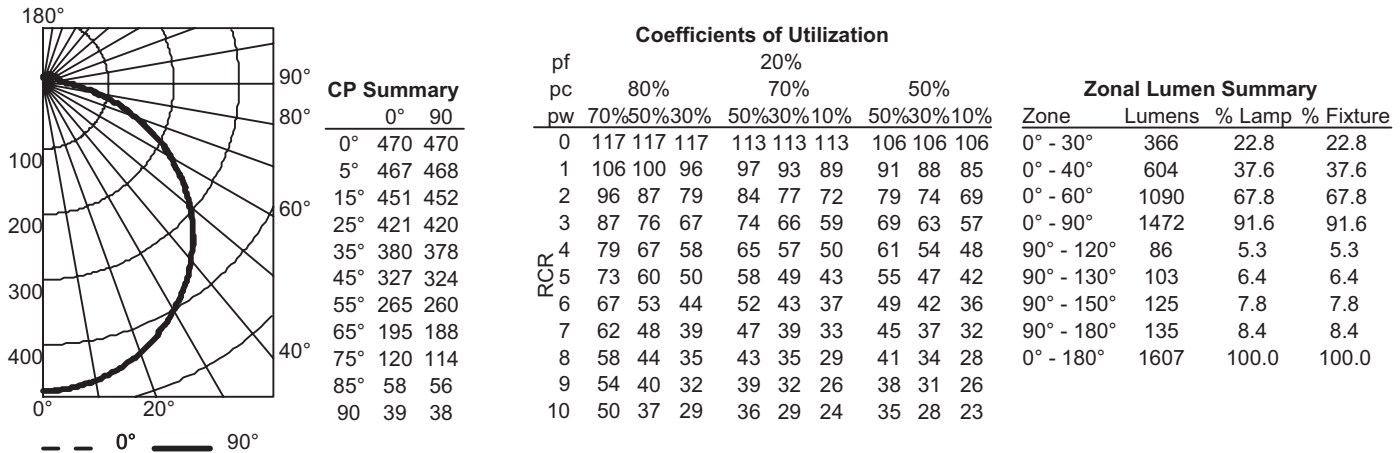
Manufacturer	Part number(s)
Leviton	6633P
	IPL06
	6674P
	IPE04
	Trimatron 600W
Lutron	DVELV 300P
	Skylark 300P
	NTELV 300
	NLV 600
Synergy	ISD 600 I 120

PHOTOMETRICS

FMLRL 11 14840, test no. LTL23006, tested in accordance to IESNA LM-79.



FMLRL 14 20840, test no. LTL23005, tested in accordance to IESNA LM-79.



ADDRESS OF PROJECT: 806 King St, Alexandria VA 22314
 TAX MAP AND PARCEL: 074.02-11-07 ZONING: _____

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: Alma Gold LLC

Address: 4312 Stevens Battle Ln

City: Fairfax State: VA Zip: 22033

Phone: 571-529-6885 E-mail: almagoldllc@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Business Owner

Name: Viktor Khvan

Phone: 703-447-1568

E-mail: vkhvan2002@yahoo.com

Legal Property Owner:

Name: Hansen Lee Trading Corp

Address: 716 King St

City: Alexandria State: VA Zip: 22314

Phone: 703-549-7900 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.
- | | | | |
|--|--|--|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input checked="" type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

Starting from the front door, the door itself, is the pre-existing door, it was flipped and turned. Metal sheet door of white color and square-like design, will be closed on the front door during nighttime, and remain fully open during daytime. The store front security grill will be used during nighttime only as well.

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: 20 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.

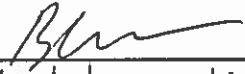
- N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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: Viktor Khvan
 Date: 1/25/2017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Viktor Khvan	4312 Stevens Bottom Fairfax VA 22033	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 806 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.


Name	Address	Percent of Ownership
1. Hanzan Lee Trading Corp The	716 King Street Alexandria VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Viktor Khvan	None	N/A
2. Hanzan Lee Trading Corp The	None	N/A
3.		

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

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

1/25/17 Viktor Khvan 
 Date Printed Name Signature

Application Package
 BAR2017-00052
 806 King Street
 2/13/2017