

Docket Item # 11 & 12  
BAR CASE # 2018-00374  
2018-00375

BAR Meeting  
September 19, 2018

**ISSUE:** Partial Demolition/Capsulation and Alterations

**APPLICANT:** Keith Urbahn & Matthew Latimer

**LOCATION:** 203 S Union Street

**ZONE:** W-1/Waterfront mixed use zone.

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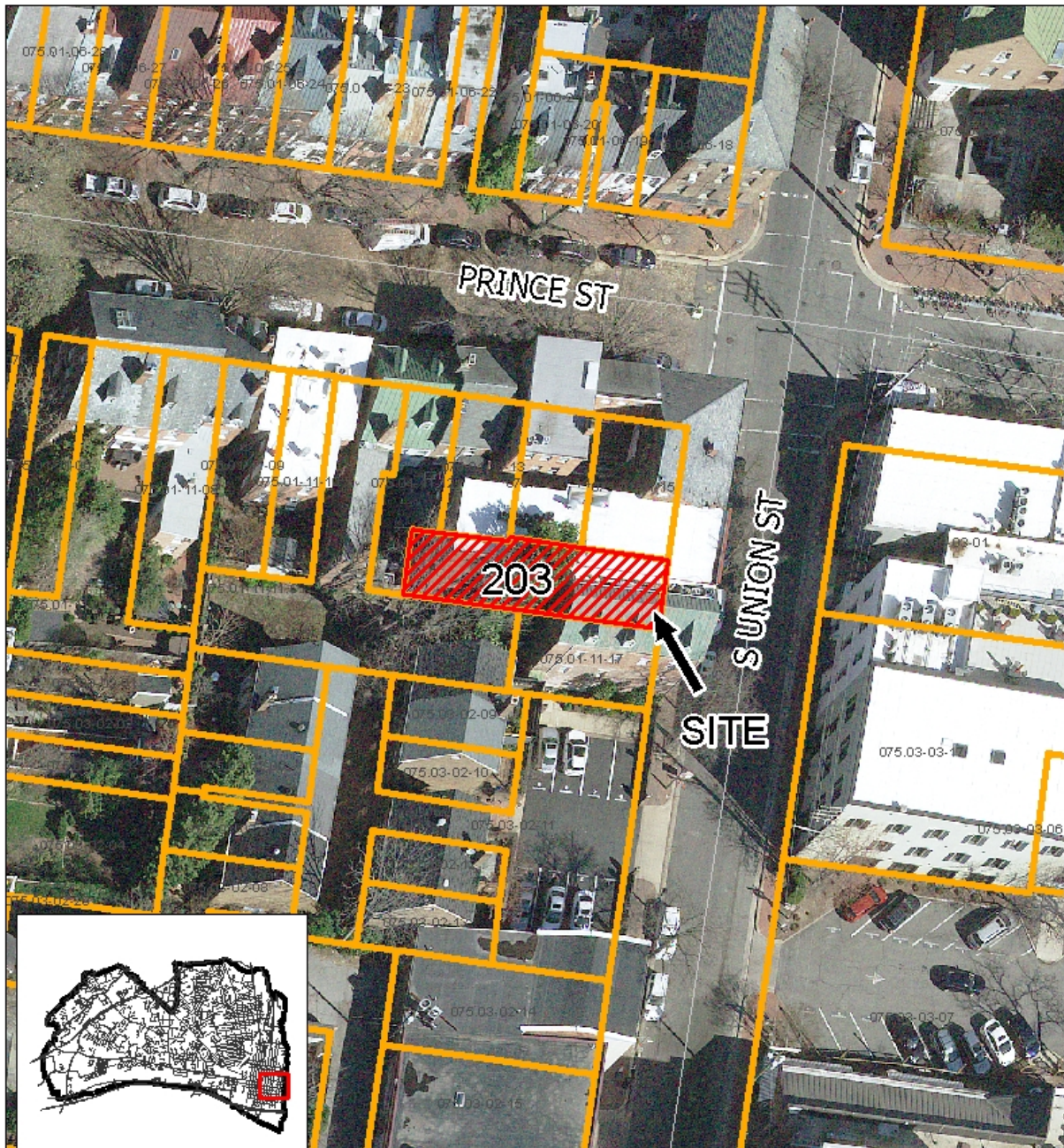
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the following condition:

1. That the roof of the stair penthouse be a flat or low-sloped roof form.

**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](mailto: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, 703-746-4200 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.



BAR #2018-00374 & BAR #2018-00375  
203 South Union Street



0 20 40 80 Feet

**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2018-00374) and Certificate of Appropriateness (BAR #2018-00375) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. ISSUE**

The applicant is requesting a Permit to Demolish and Certificate of Appropriateness to create a roof deck with stair penthouse and two 4'x4' skylights at 203 South Union Street. The proposed scope of work includes the following:

### Demolition/Capsulation

- Demolition of approximately 32 square feet of roof area for proposed skylights.
- Demolition/capsulation of approximately 86 square feet of roof area for proposed stair penthouse.

### Alterations

- A roof deck with 42-inch cable railing at the perimeter ( $\pm 368$  square feet).
- A 10'-10" high stair penthouse ( $\pm 86$  square feet).

Materials on the stair penthouse consist of fiber cement siding, a metal roof and painted metal door. The deck railing material consist of painted steel posts and steel cables. The proposed skylights will not be visible from the public right-of-way and do not require BAR approval.

## **II. HISTORY**

203 South Union Street is a three-bay, former warehouse brick building. According to Ethelyn Cox in *Alexandria Street by Street*, 203 South Union Street dates from the mid-19th century (p.168) and has an altered facade. The property first appears on the 1885 Sanborn Fire Insurance Map. The upper stories were badly damaged in a fire in 2002.

### Previous Approvals

May 1, 1991 – approved for signage.

August 21, 2002 – approved for alterations.

December 1, 2004 – approved for signage.

December 3, 2014 – approved for signage

## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

| Standard | Description of Standard  | Standard Met? |
|----------|--|---------------|
| (1)      | Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? | No            |

|     |   |     |
|-----|---|-----|
| (2) | Is the building or structure of such interest that it could be made into a historic shrine?   | No  |
| (3) | Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?  | No  |
| (4) | Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?  | N/A |
| (5) | Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?  | No  |
| (6) | Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live? | No  |

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area of demolition/capsulation is limited to the low-sloping roof and staff understands it is modern and not historic fabric. The material that will be demolished and capsulated is not of unusual or uncommon design and it could be reproduced easily.

#### Alterations

Staff supports the application as submitted, with a minor refinement to the penthouse design. The stair penthouse will be located 19' from the front building wall and the potential visibility from the public street is low. While the penthouse will be minimally visible, and then only from certain vantages, staff nevertheless recommends that the proposed gable roof should be a flat or low sloping roof to be consistent with the roof-form of the historic warehouse building.

The proposed aircraft cable guardrail for the roof deck is set approximately 2' behind the existing parapet wall and only 2'-9" of the proposed railing will project above the parapet. Therefore, the minimal, contemporary design of the railing – which staff supports in this application -- will be only minimally visible, if at all. Staff also supports the applicant's effort to clearly differentiate the penthouse from the historic structure by using fiber cement siding in a neutral color. This enables the historic building to remain the primary focus of visibility.

Staff supports the application, as submitted with the noted conditions.

#### **STAFF**

Amirah Lane, 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**

- C-1 Proposed roof deck and penthouse for stairs will comply with zoning.
- C-2 At the time of the building permit height must be shown from average finished grade to the midpoint of the stair penthouse and cannot exceed 50'.
- F-1 Revised FAR/open space form submitted on 9/13/18 complies.

##### **Code Administration**

A building permit, plan review and inspections are required prior to the start of construction.

##### **Transportation and Environmental Services**

No comments received.

##### **Alexandria Archaeology**

No comments received.

#### **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2018-00374 & 2018-00375: 203 S Union Street*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 203 South Union Street

TAX MAP AND PARCEL: #075.01-11-16 ZONING: W-1

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: Keith Urbahn and Matthew Latimer

Address: 203 South Union Street

City: Alexandria State: VA Zip: 22314

Phone: 703.490.8845 E-mail: keith@javelindc.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: See above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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.

Application Materials  
BAR2018-00374.00375  
203 South Union St  
Date Routed: 8.27.2018



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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning  | <input 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 type="checkbox"/> lighting  | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other <u>Stair penthouse &amp; roof deck</u> |   |   |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

We propose the construction of a roof deck and stair penthouse for access. The roof deck serves the proposed third floor residential unit only. As demonstrated in existing conditions photographs, the existing tree and height of the building in relation to the street prevents good visibility of proposed deck and low visibility cable railing from Union Street.

**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: \_\_\_\_\_ 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.

**Application Materials**  
 BAR2018-00374.00375  
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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: Keith Urbahn

Date: 15 August 2018

**Application Materials**  
 BAR2018-00374.00375  
 203 South Union St  
 Date Routed: 8.27.2018

# 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 three 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.<br>Keith Urbahn | 319 Kentucky Ave, Alexandria | 50%                  |
| 2.<br>Matt Latimer | 2926 24th Rd N, Arlington    | 50%                  |
| 3.                 |                              |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.<br>Keith Urbahn | 319 Kentucky Avenue, Alexandria | 50%                  |
| 2.<br>Matt Latimer | 2926 24th Rd N, Arlington       | 50%                  |
| 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.                       |   |   |
| 2.                       |   |   |
| 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.

8/15/18  
Date

Keith Urbahn  
Printed Name

  
Signature



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1. 203 South Union Street  
Street Address

R-20  
Zone

A2. 1,959.00 x 1.00 = 1,959.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

| Existing Gross Area    |          | Allowable Exclusions**      |        |   |
|------------------------|----------|-----------------------------|--------|---|
| Basement               | 0.00     | Basement**                  | 0.00   | B1. 5,877.00 Sq. Ft.  |
| First Floor            | 1,959.00 | Stairways**                 | 333.40 | Existing Gross Floor Area*                                    |
| Second Floor           | 1,959.00 | Mechanical**                | 136.60 | B2. 804.00 Sq. Ft.  |
| Third Floor            | 1,959.00 | Attic less than 7'***       | 0.00   | Allowable Floor Exclusions**                                  |
| Attic                  | 0.00     | Porches**                   | 0.00   | B3. 5,073.00 Sq. Ft.  |
| Porches                | 0.00     | Balcony/Deck**              | 0.00   | Existing Floor Area Minus Exclusions<br>(subtract B2 from B1) |
| Balcony/Deck           | 0.00     | Lavatory***                 | 143.50 |   |
| Lavatory***            |          | Other**                     | 190.50 |   |
| Other**                |          | Other**                     |        |   |
| B1. <b>Total Gross</b> | 5,877.00 | B2. <b>Total Exclusions</b> | 804.00 |   |

**Comments for Existing Gross Floor Area**

The Proposed GFA does not include existing.

## C. Proposed Gross Floor Area

| Proposed Gross Area    |       | Allowable Exclusions**      |        |   |
|------------------------|-------|-----------------------------|--------|---|
| Basement               |       | Basement**                  |        | C1. 85.60 Sq. Ft.   |
| First Floor            |       | Stairways**                 | 129.10 | Proposed Gross Floor Area*                                    |
| Second Floor           |       | Mechanical**                |        | C2. 179.10 Sq. Ft.  |
| Third Floor            |       | Attic less than 7'***       |        | Allowable Floor Exclusions**                                  |
| Attic                  |       | Porches**                   |        | C3. -93.50 Sq. Ft.  |
| Porches                |       | Balcony/Deck**              |        | Proposed Floor Area Minus Exclusions<br>(subtract C2 from C1) |
| Balcony/Deck           |       | Lavatory***                 | 50.00  |   |
| Lavatory***            |       | Other**                     |        |   |
| Other                  | 85.60 | Other**                     |        |   |
| C1. <b>Total Gross</b> | 85.60 | C2. <b>Total Exclusions</b> | 179.10 |   |

## D. Total Floor Area

D1. 4,979.50 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 1,959.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Pharmon P. Jackson 11

Date: 09.13.2018





SOUTH OF PROPERTY ON S. UNION ST.



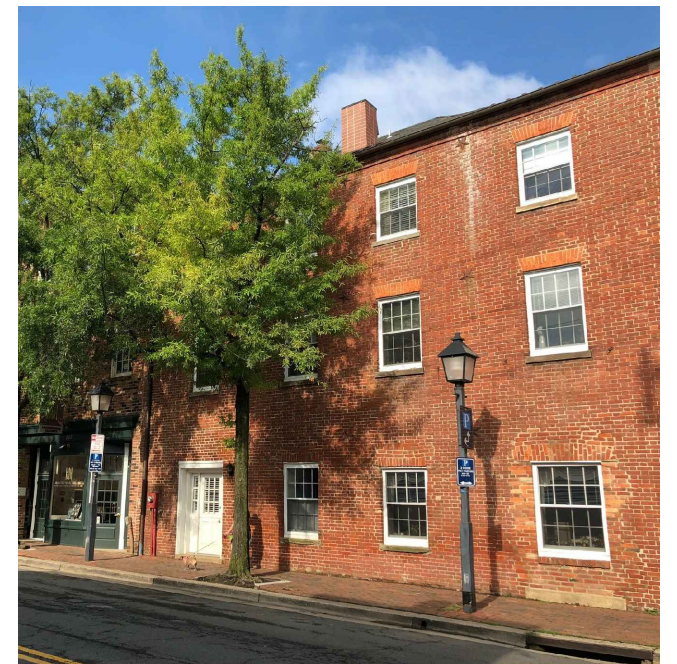
SOUTH OF PROPERTY ON S. UNION ST.



AT 203 S. UNION ST. IN WINTER



AT 203 S. UNION ST. IN SUMMER



NORTH OF PROPERTY AT  
PRINCE ST. INTERSECTION

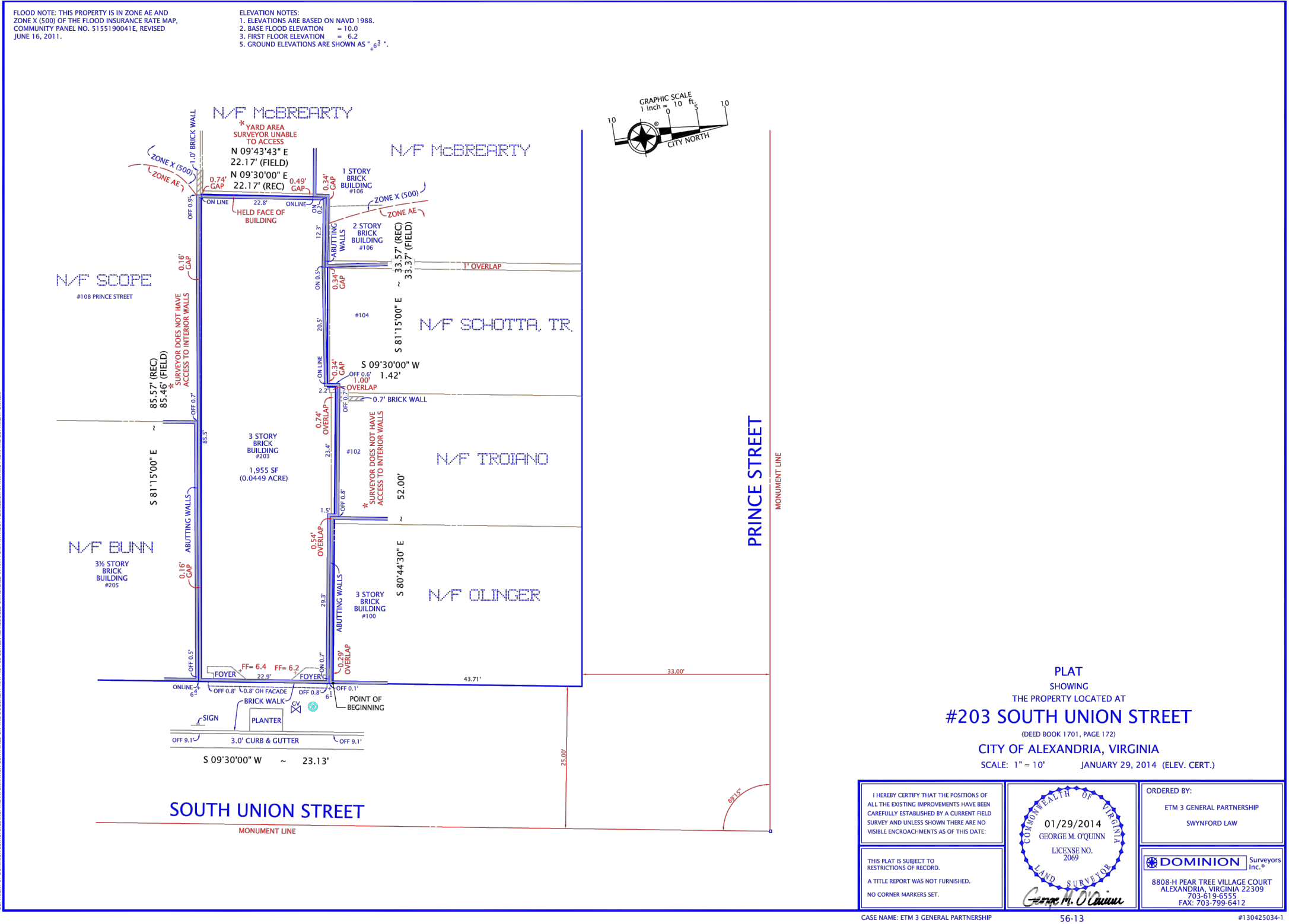
August 15, 2018

EXISTING CONDITIONS

Javelin  
18.015

SCALE: 1/8" = 1'-0"



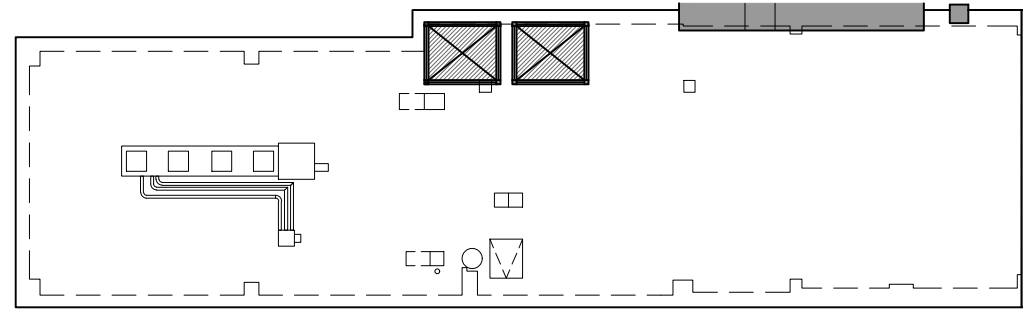


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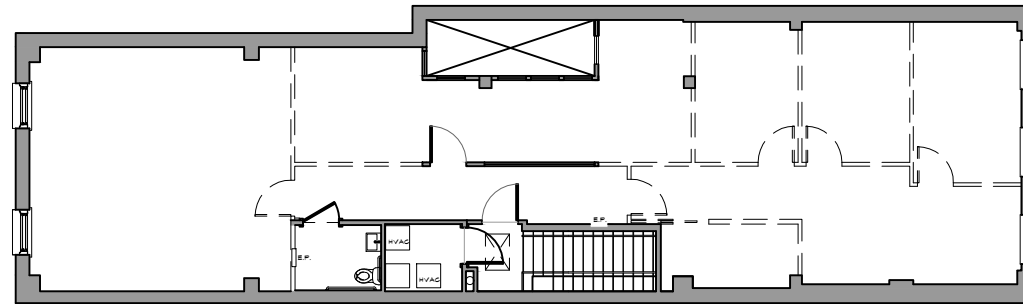
EXISTING PLAT  
Javelin  
18.015

SCALE: HALF SIZE (1"=20'-0")

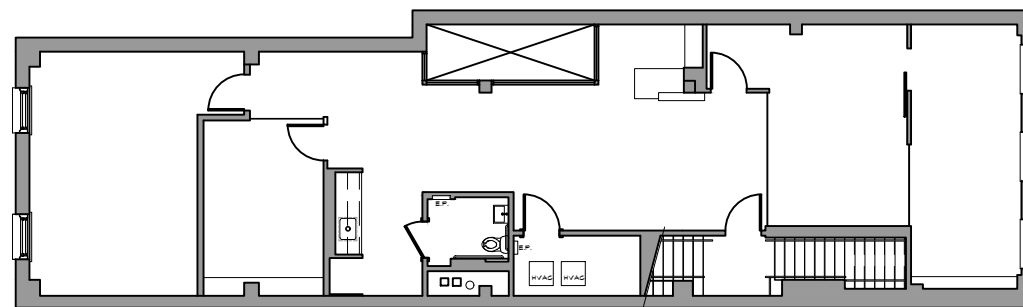
RUST | ORLING  
ARCHITECTURE



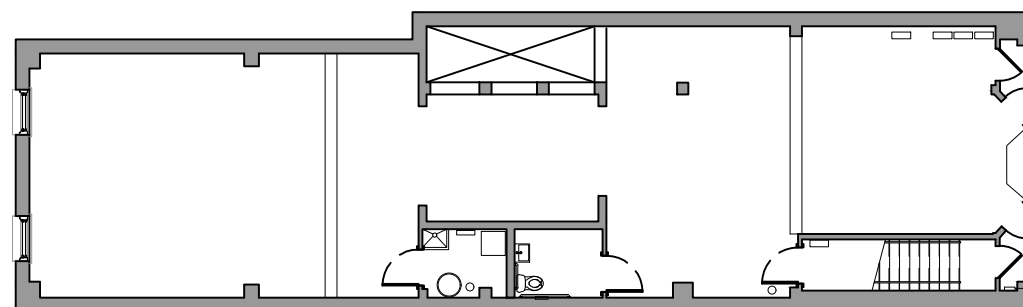
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

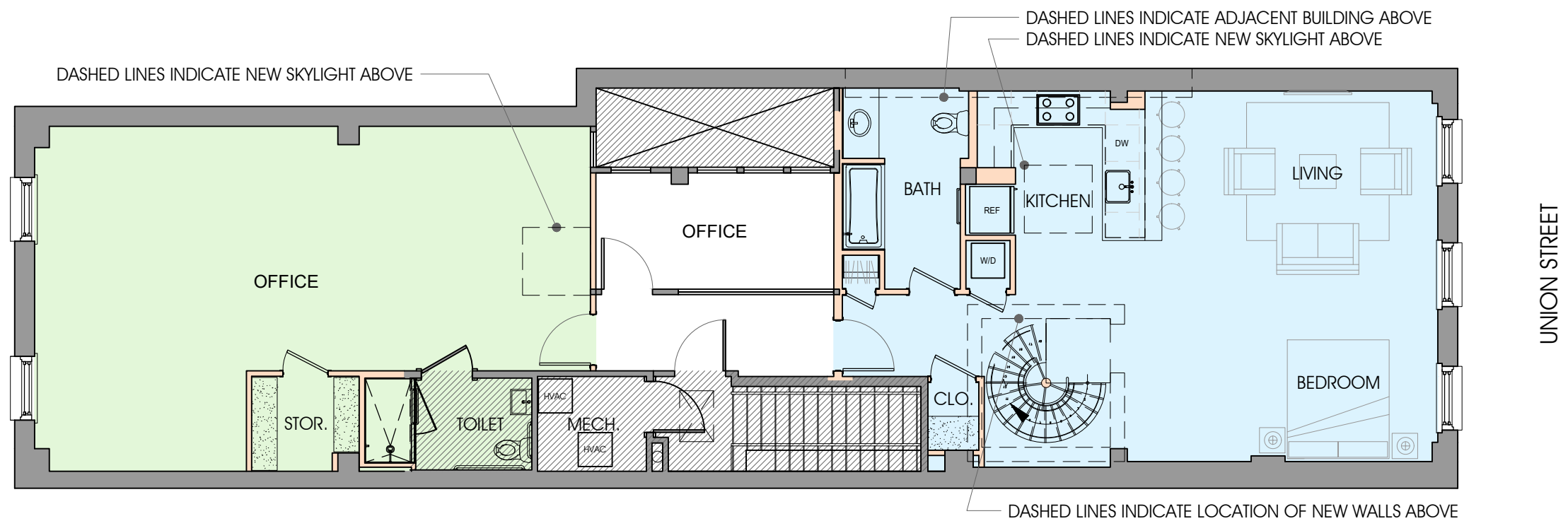
EXISTING PLANS

Javelin  
18.015

August 15, 2018

SCALE: 1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE



- LEGEND
- = NEW WALL
  - = EXG. WALL

August 15, 2018

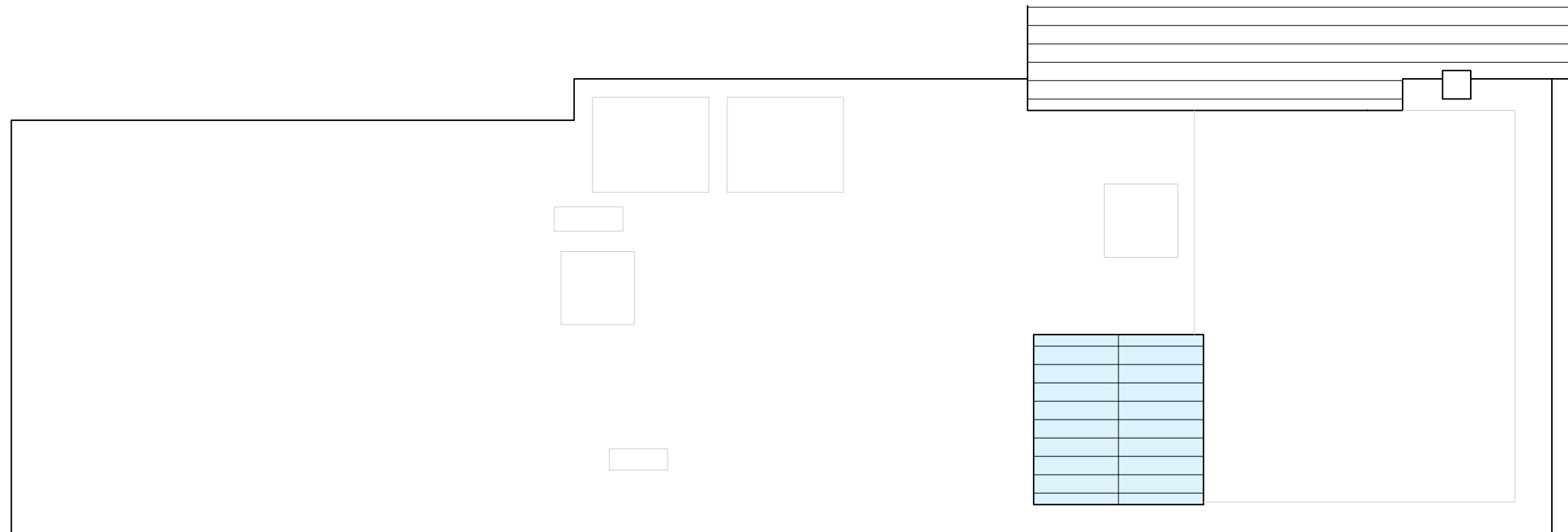
PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

Javelin  
18.015

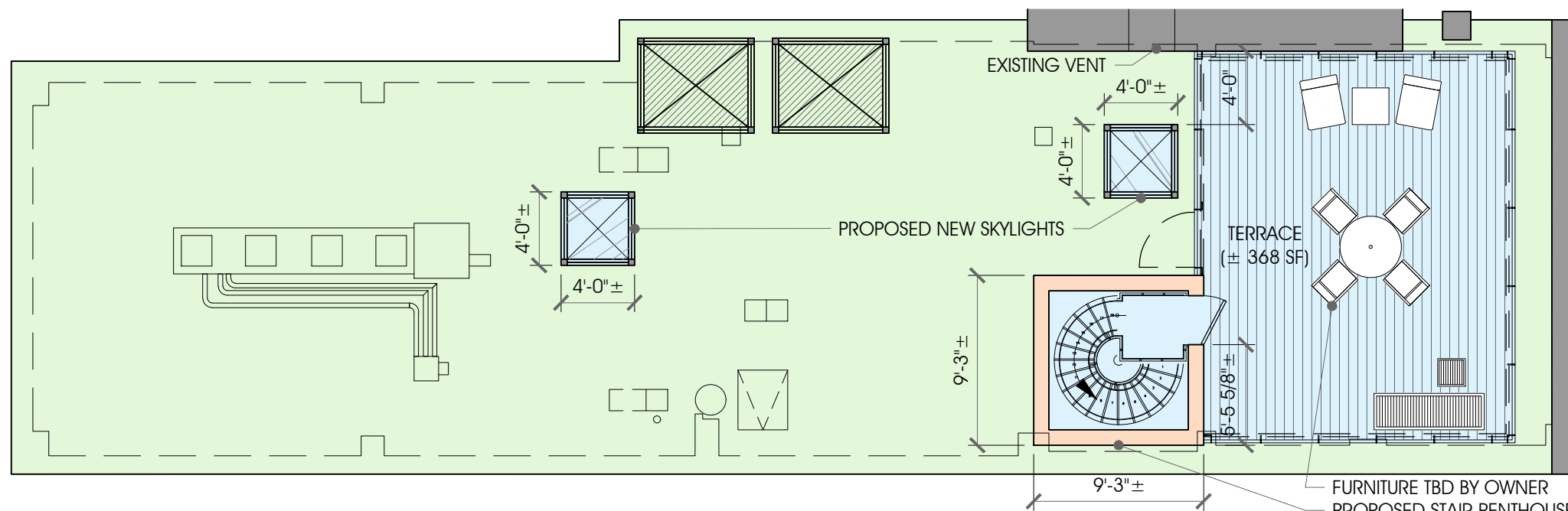
**RUST | ORLING**  
ARCHITECTURE





UNION STREET

PROPOSED ROOF PLAN (ABOVE NEW STAIR PENTHOUSE)



UNION STREET

PROPOSED ROOF PLAN (AT TERRACE)

LEGEND  
 = NEW WALL  
 = EXG. WALL

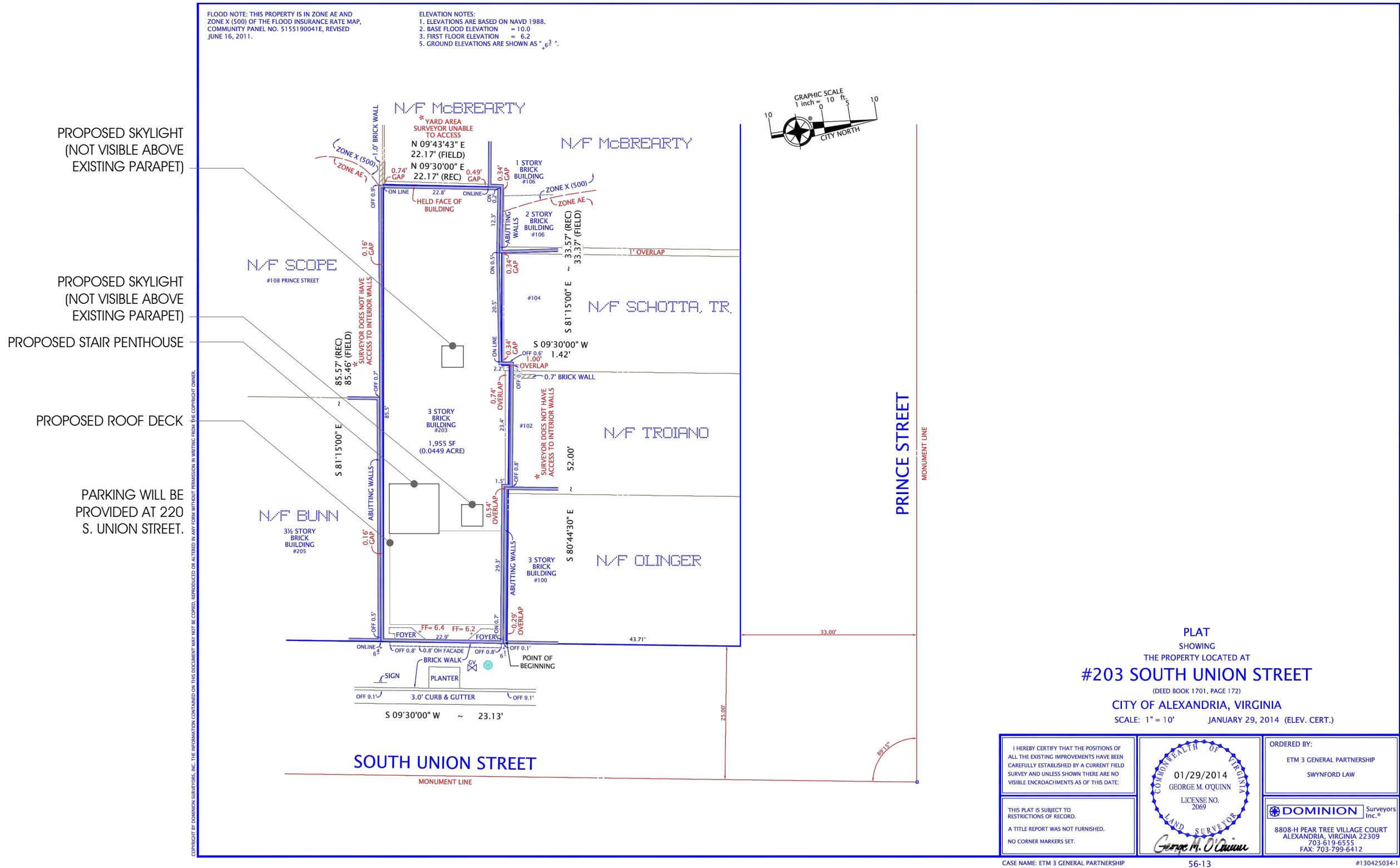
August 15, 2018

PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

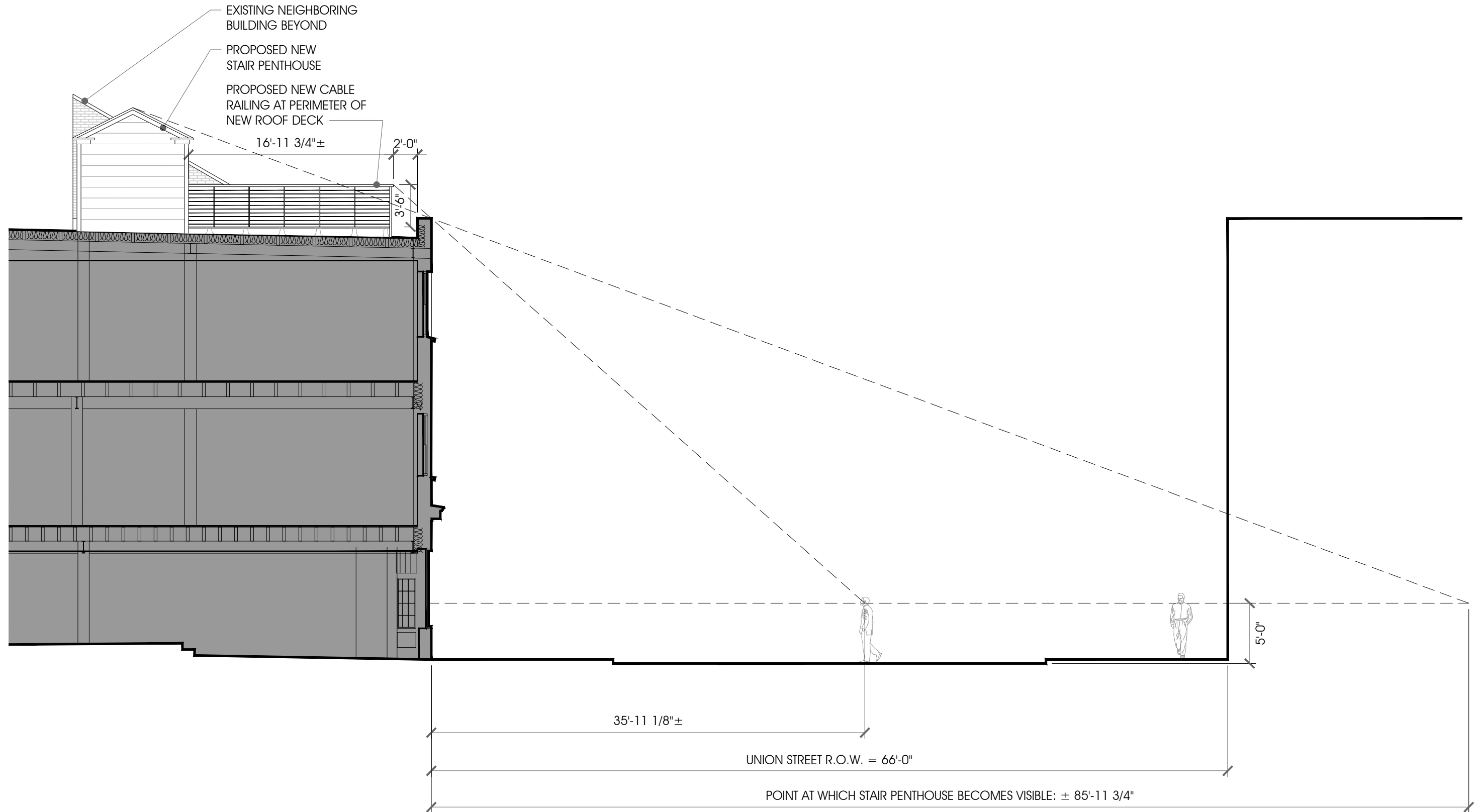
Javelin  
18.015

RUST | ORLING  
ARCHITECTURE



Javelin  
18.015

RUST | ORLING  
ARCHITECTURE



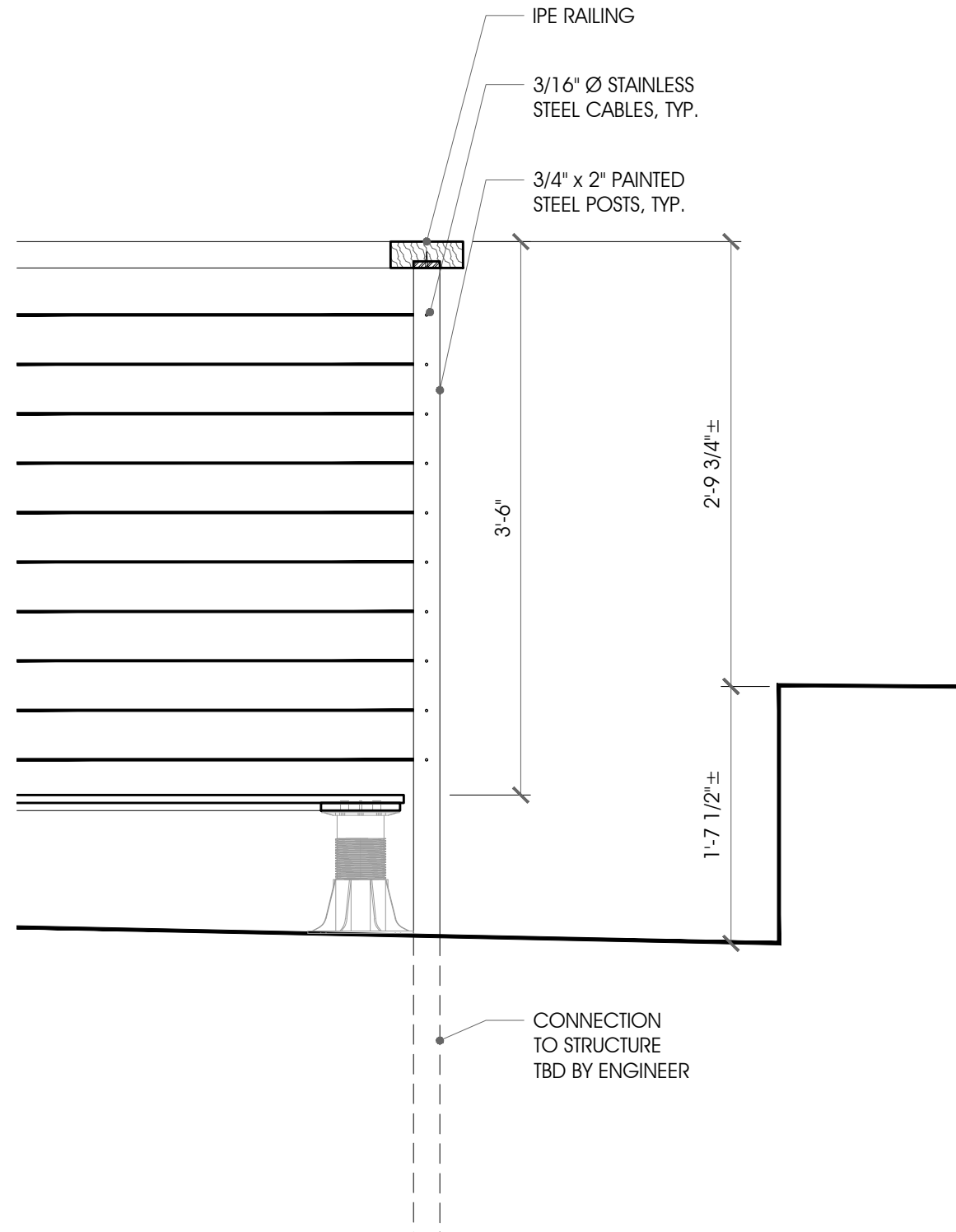
August 15, 2018

SIGHT LINES

SCALE: 1/8" = 1'-0"

Javelin  
18.015

**RUST | ORLING**  
ARCHITECTURE



August 15, 2018

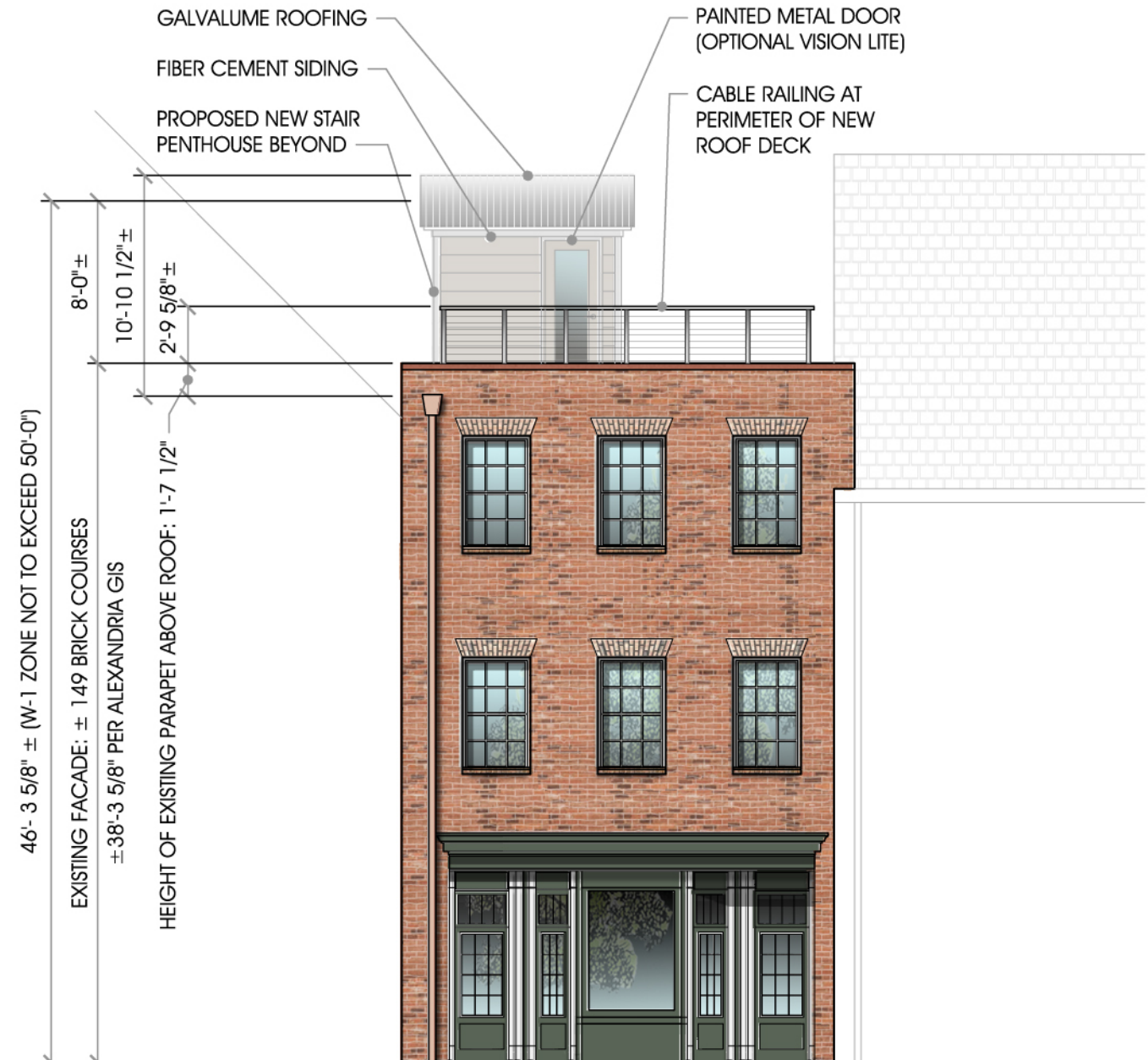
SECTION DETAIL AT RAILING

SCALE: 1" = 1'-0"

Javelin  
18.015



FRONT (UNION STREET) ELEVATION  
(WITH EXISTING FOLIAGE SHOWN)



FRONT (UNION STREET) ELEVATION  
(WITHOUT EXISTING FOLIAGE SHOWN)

September 12, 2018

PROPOSED ELEVATION

SCALE: 1/8" = 1'-0"

Javelin  
18.015