

Docket Items #4 & 5
BAR #2018-00476 & 2018-00477

BAR Meeting
December 5, 2018

ISSUE: Partial Demolition and Alterations

APPLICANT: Whitney and Jason Langone

LOCATION: 1320 Prince Street

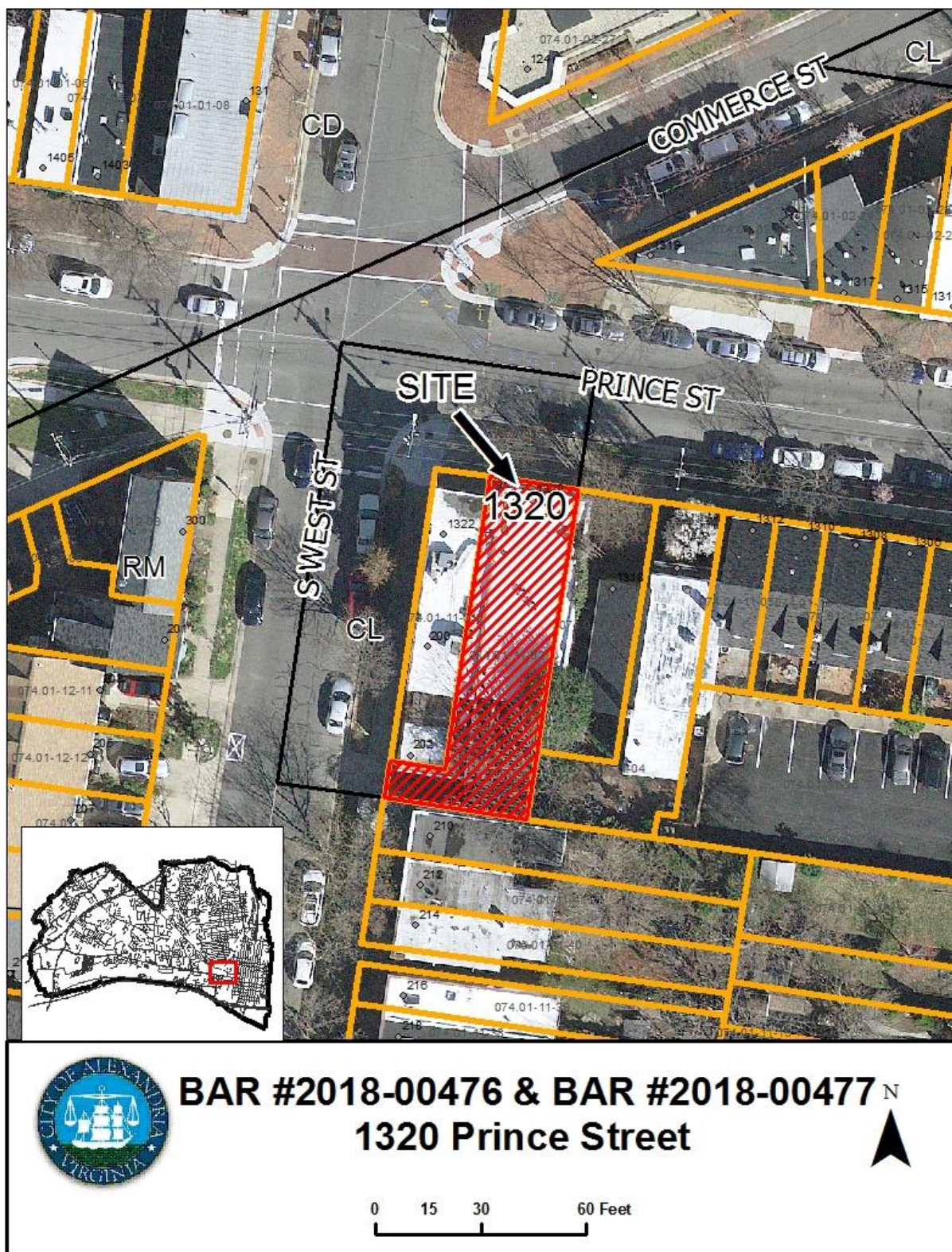
ZONE: CL / Commercial

STAFF RECOMMENDATION

Staff recommends approval, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 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.



Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2018-00476) and Certificate of Appropriateness (BAR #2018-00477) for clarity and brevity.

I. ISSUE

The applicant requests a Permit to Demolish to demolish the existing brick and glass storefront as well as partially demolish portions of the rear elevation. A portion of the brick wall as well as the existing double doors and transoms will be removed to accommodate a reconfigured rear elevation.

The applicant requests a Certificate of Appropriateness for storefront alterations. The applicant proposes to install glass show windows with panels and a recessed single light door, all wood, beneath the existing pressed glass transom. The applicant will also restore the pressed glass transom as it is bowing in some locations. The existing overhang above the storefront will be retained. The application includes an LED light bar at the transom and LED sign lights below the cornice and directed toward a sign band. While the application includes possible locations for future signage, the applicant is not requesting approval of any signs at this time. The applicant has indicated that BAR administrative approval will be sought for the proposed signage in the future.

The rear of the building is not visible from a public way, so the proposed reconfigured rear elevation is not subject to BAR approval except for the proposed partial demolition.

II. HISTORY

The one-story commercial building at 1320 Prince Street was constructed in the **1920s**, according to Sanborn Fire Insurance Maps, and was originally constructed as a store. This simple commercial building with a flat roof has a corbelled cornice and a patterned pressed glass transom as the primary decorative elements (Figure 1). While there are few examples of this type of glass in Alexandria, it was very popular in the early decades of the 20th-century and has sometimes been described as a pressed lens glass tile. The glass tiles measure 4” by 4” and were glazed with copper plated metal strips. The small rectangular window in the transom served as a ventilator. As described in the 1904 Sweet’s Engineering Catalog, “Store front transoms glazed with these lenses take the light at any angle and put it where it is most needed and wanted.” (Figure 2).



Figure 1. Existing pressed glass transom at 1320 Prince Street.

Manufacturers Glass Co.

1169

MANUFACTURERS GLASS CO.

SALES OFFICE

TELEPHONE:
CENTRAL 940

1224 First National Bank Building
CHICAGO, ILL.

Products.

PRESSED LENS GLASS; PRESSED LENS TILE; TRANSOM VENTILATORS with and without Screens.

Pressed Lens Glass.

ADAPTABILITY—For partitions and door lights, ceiling lights, casement sash and screens, and all openings in office buildings, stores, schools, hospitals, etc., where obscure and light diffusing glass is required. Manufactured in sheets up to 48 by 100 in. and can be cut to size.

FEATURES—In general, pressed lens glass is a strictly scientific principle of the redirection and diffusion of light by an overlapping lens medium. It is a heavy, strong product. Thickness will run from $\frac{1}{8}$ in. to $\frac{1}{4}$ in. (rabbits should be made to take $\frac{1}{4}$ -in. glass).

This glass is a permanent crystal white color with no discoloration. All natural color values are retained.

Pressed lens glass transmits 95% of the light, which is the same transmission as polished plate glass, and affords 10% to 35% increased daylight illumination by its diffusing properties. Light diffusion is uniform.

Pressed lens glass has an incomparable snap and brilliancy and by reason of its unique design embodies an artistic dignity found in no other obscure glass.

Pressed lens glass is the only obscure glass made with an open, smooth surface on both sides, allowing water to drain the same as on flat glass. It is therefore easily and perfectly cleaned. Sample sent on request.

Pressed Lens Glass Tile.

ADAPTABILITY—For store front transoms and openings where light projection and ornate appearance is desired. Assembled in 4 by 4-in. units, glazed in copper plated metal strips. Sections made for any size opening.

Glazed sections can be made with ventilators in center. Ventilators are of an improved type and furnished with or without detachable screens.

FEATURES—Pressed lens glass tile assembled in 4 by 4-in. units, any sizes required, in reinforced metal, has all the practical features and artistic appearance of pressed lens glass in sheets.

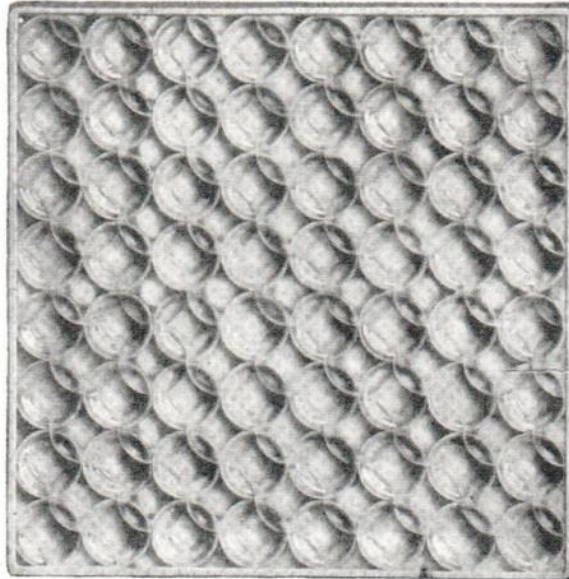
Store front transoms glazed with these lenses take the light at any angle and put it where it is most needed and wanted.

Distribution.

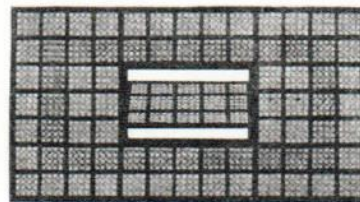
Pressed lens glass is manufactured by the MANUFACTURERS GLASS CO., the assembling of 4 by 4-in. tile units being done at the Chicago plant as required. These tile may be purchased from us either assembled or loose.

Pressed lens glass both in sheets and tile, assembled or loose, may be purchased from any glass jobber in the United States and Canada. Glass jobbers carry complete stocks.

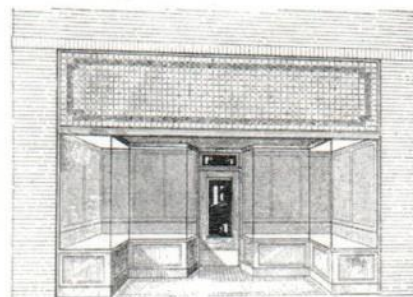
SWEET'S CATALOGUE



PRESSED LENS GLASS 4 BY 4-INCH TILE
Actual size and appearance



4 BY 4-INCH TILE WITH VENTILATOR



PRESSED LENS GLASS TILE ACROSS ENTIRE FRONT

Figure 2. Page from the 1904 Sweet's Engineering Catalog showcasing the construction and the finished product of "Pressed Lens Glass Tile." (Source: <https://forgottenchicago.com/features/chicagos-glass-block-part-i-1893-early-glass-block-and-prism-glass/>; accessed November 26, 2018).

In 2010, staff administratively approved a single hanging sign (BAR #2010-00105).

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. Demolition is limited to removing the later portions of the storefront and retaining the historic glass transom. The area on the rear elevation proposed for demolition is not of uncommon or interesting design and could be reproduced easily.

Certificate of Appropriateness

While there is not currently a specific Design Guideline for storefronts, several Design Guidelines such as doors, windows and signs are applicable. Additionally, one of the tenets of the Alexandria BAR Design Guidelines, and national historic preservation practice in general, is that identified historic fabric should be retained and repaired wherever possible. The applicant's first proposal included the removal of the pressed glass transom but after meeting with staff in the field and

learning about this interesting historic element, the applicant revised the design to retain and repair it. While an early-mid-20th-century storefront in Alexandria may have likely had metal framed show windows and possibly a stone or metal panel at the base, the selection of wood is also appropriate and consistent with storefront design from a range of periods. The single-light show-windows and recessed entry door are also historically appropriate storefront design elements from this period. The glass will be clear in accordance with the BAR's adopted window policy.

The proposed lighting elements—the LED bar shedding light onto the transom and the LED mini spotlights—are both appropriate and compatible lighting for the building itself and future signage.

Staff therefore recommends approval of the project, as submitted, finding the proposal to be a commendable design that retains historic fabric while returning to a more historically appropriate storefront design than currently exists.

STAFF

Catherine K. Miliaras, Principal 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 Bottom of proposed hanging sign must be at least 8' above the sidewalk.

C-2 Proposed renovations must comply with all terms and conditions of SUP2018-00099.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-8 If any portion of the signage encroaches in the right of way, 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 named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-9 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

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00476 & 2018-00477: 1320 Prince Street

BAR Case # _____

ADDRESS OF PROJECT: 1320 Prince Street

TAX MAP AND PARCEL: 074.01-11-02

ZONING: CL

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: Whitney and Jason Langone

Address: 1205 Alden Road

City: Alexandria

State: VA

Zip: 22308

Phone: ()

E-mail:

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: 1320 Prince LLC

Address: 1205 Alden Road

City: Alexandria

State: VA

Zip: 22308

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.

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

☐ NEW CONSTRUCTION

☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☒ doors

☒ windows

☐ siding

☐ shed

☒ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other _____

☐ ADDITION

☒ DEMOLITION/ENCAPSULATION

☒ SIGNAGE

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

Demolition and rebuilding of front elevation, with installation of appropriate signage.

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 12 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 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.

BAR Case # _____

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 12 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: STEPHEN W. KULINSKI

Date: 11/5/18

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. 1320 Prince LLC	1205 Alden Road Alexandria, VA 22308	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 1320 Prince 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. 1320 Prince LLC	1205 Alden Road Alexandria, VA 22308	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. N/A		
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.

11/5/18

STEPHEN W. KULINSKI

Date

Printed Name

Signature



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

B

A. Property Information

A1. 1320 Prince Street
Street Address CL
Zone

A2. 2,583.00 x 0.75 = 1,937.25
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 1,640.00
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 1,640.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,640.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,640.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 1,640.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,937.25 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. N/A Sq. Ft.
Existing Open Space

E2. N/A Sq. Ft.
Required Open Space

E3. N/A Sq. Ft.
Proposed Open Space

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.

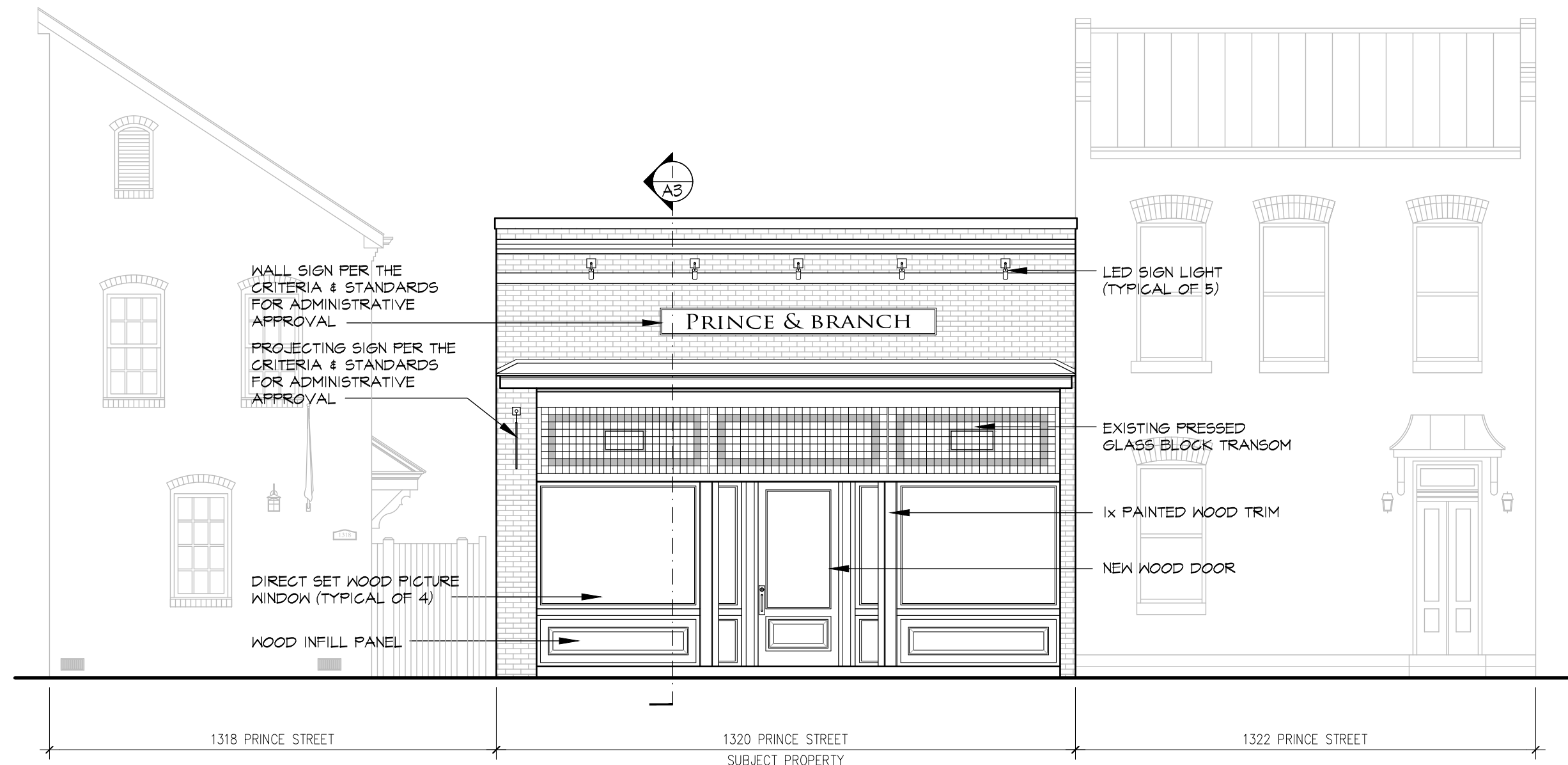
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: _____

10/22/18

#18-0715



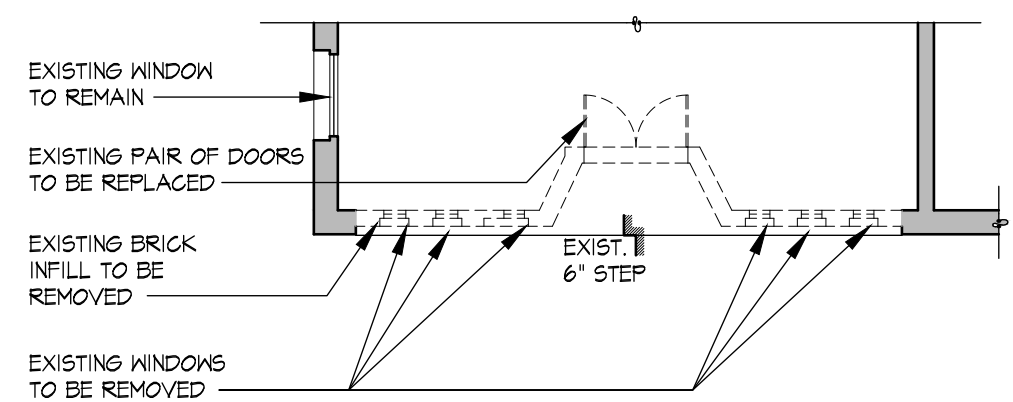
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A1

PROPOSED NORTH (FRONT) ELEVATION

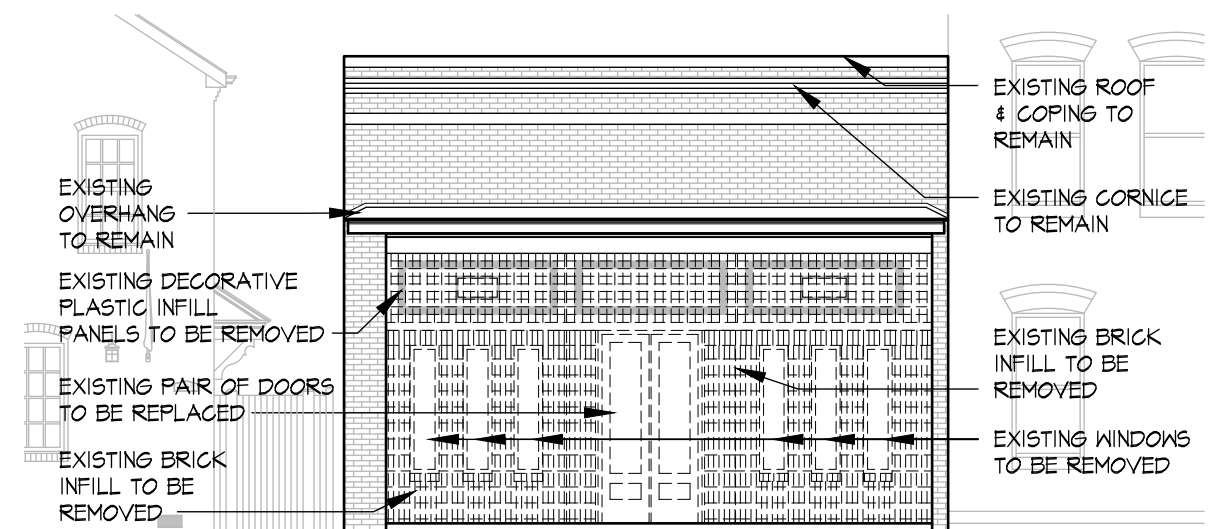
SCALE: 3/16" = 1'-0"

1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

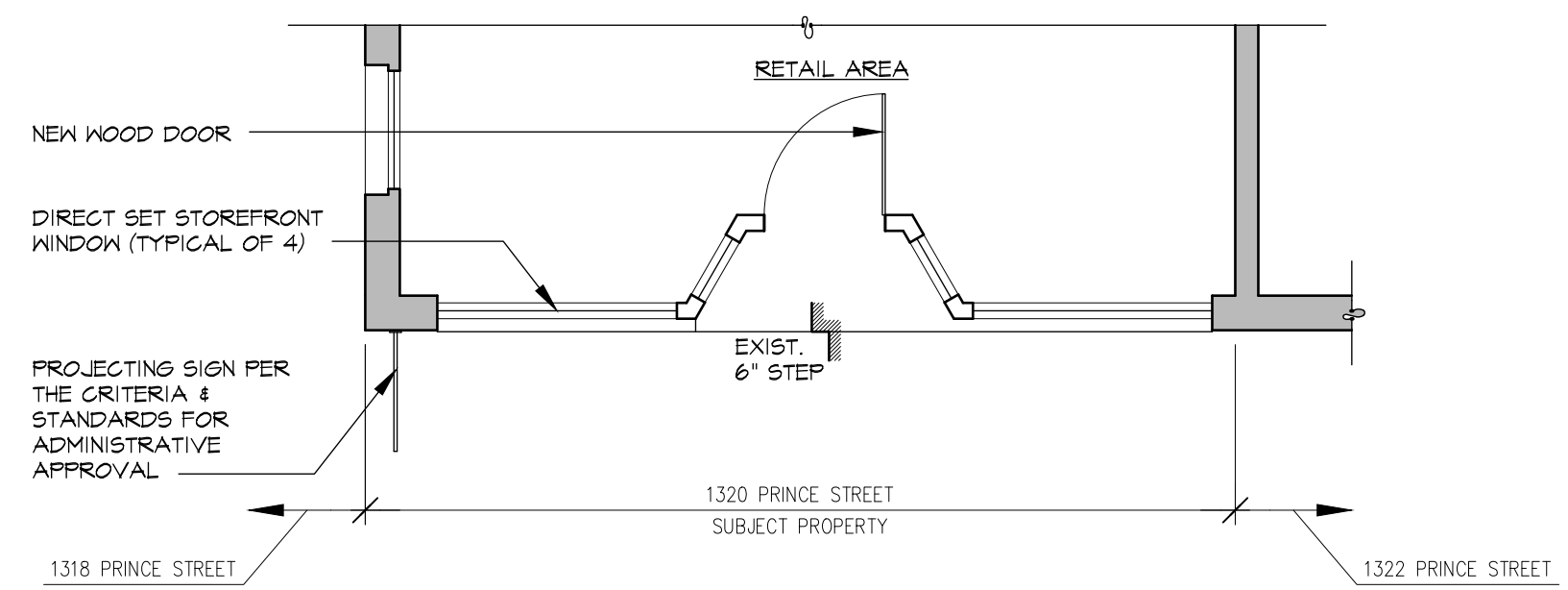
2018 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



2 FIRST FLOOR DEMOLITION PLAN
 A2 SCALE: 3/16" = 1'-0"



3 NORTH (FRONT) DEMOLITION ELEVATION
 A2 SCALE: 3/16" = 1'-0"



1 PROPOSED PARTIAL FIRST FLOOR PLAN
 A2 SCALE: 3/16" = 1'-0"

I. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

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PRINCE & BRANCH COFFEE

1320 PRINCE STREET ALEXANDRIA, VA 22314

PROPOSED PLAN / DEMOLITION PLAN & ELEVATION

10/22/18

A2

PRINCE & BRANCH

12'-0"

1'-1"

4

PROPOSED WALL SIGN

A1

SCALE: 3/16" = 1'-0"

GENERAL NOTE: ALL SIGNAGE TEXT & GRAPHICS ARE REPRESENTATIONAL AND FOR SCALE ONLY; FINAL FONT & DESIGN TO BE DETERMINED

SIGNAGE AREA CALCULATIONS:

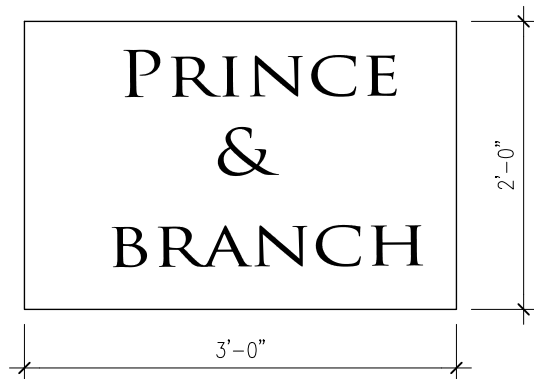
LOT FRONTAGE: 25.3' = 25'-3-1/2"

TOTAL SIGN AREA ALLOWED = 25'-3-1/2" x 75% = 19 SF

WALL SIGN AREA = 13 SF

PROJECTING SIGN AREA = 6 SF

TOTAL SIGN AREA = 19 SF



5

PROPOSED PROJECTING SIGN

A1

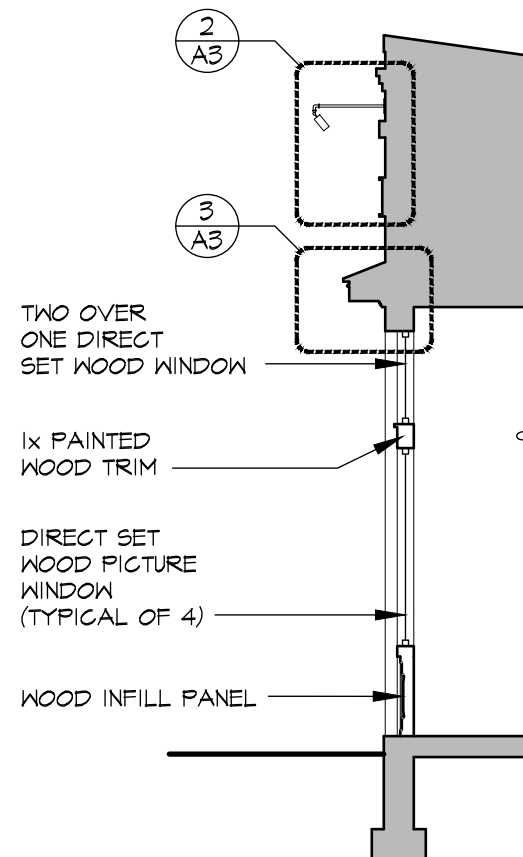
SCALE: 3/16" = 1'-0"

1

PROPOSED WALL SECTION

A3

SCALE: 3/16" = 1'-0"

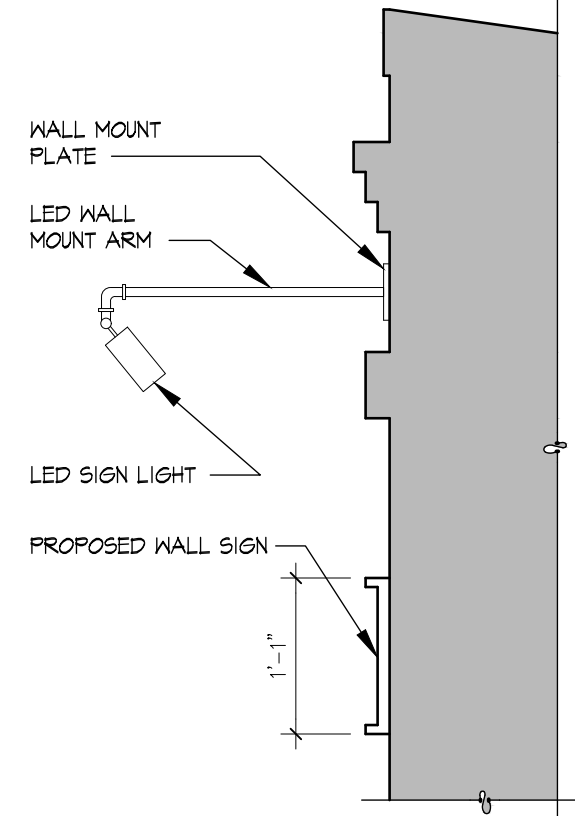


2

PROPOSED WALL DETAIL

A1

SCALE: 3/4" = 1'-0"

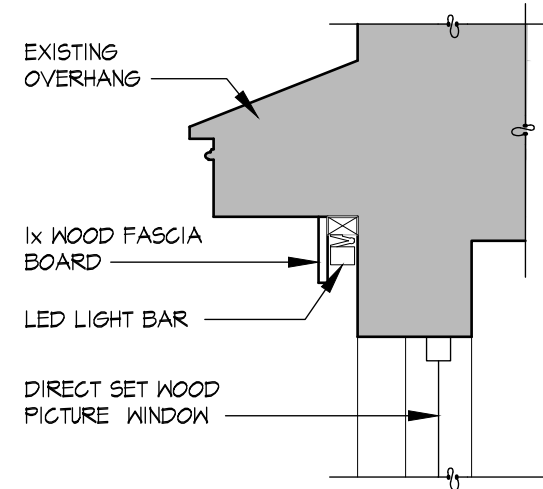


3

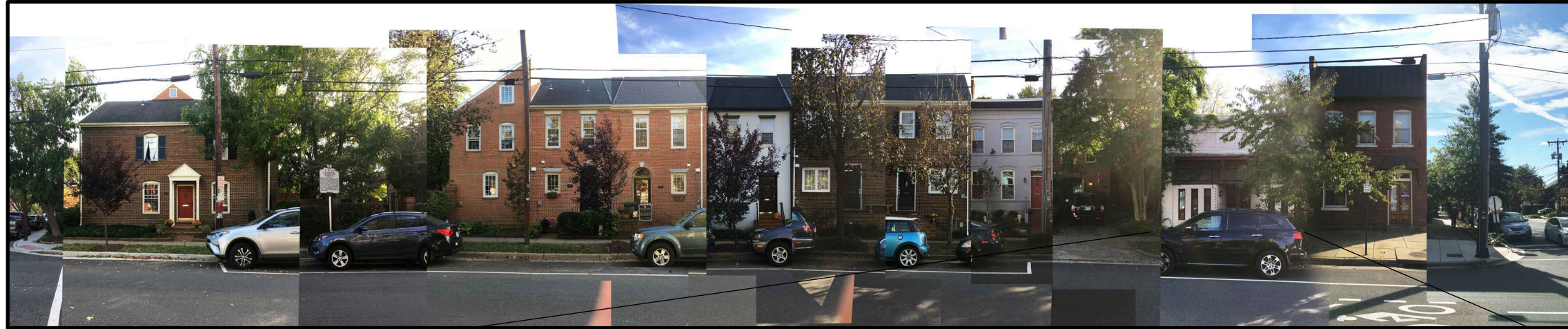
PROPOSED WALL DETAIL

A1

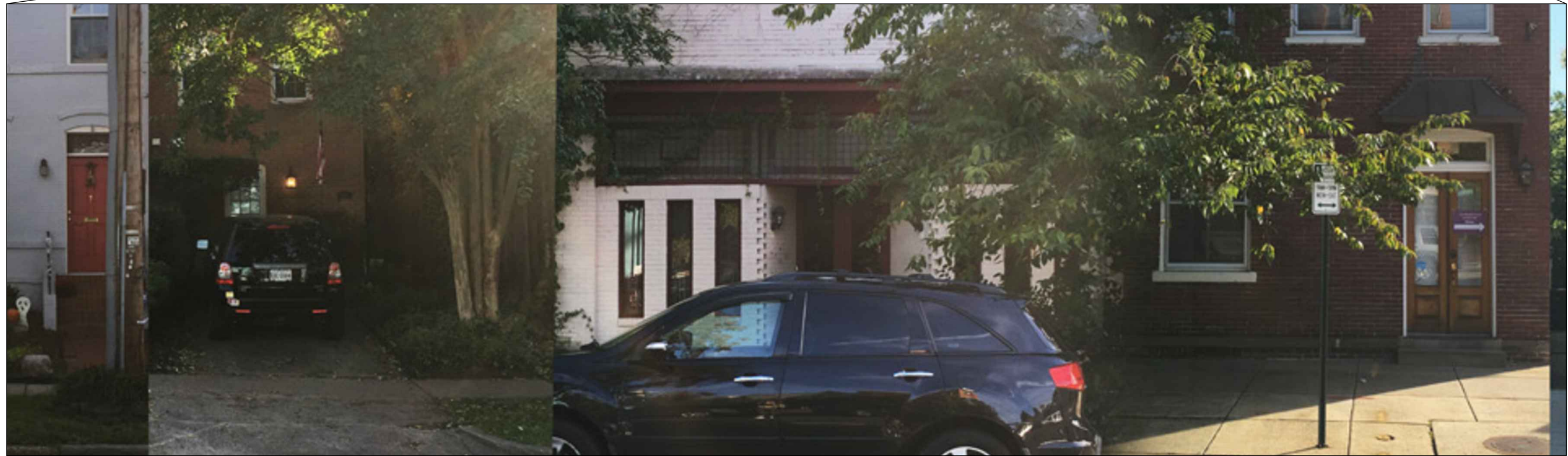
SCALE: 3/4" = 1'-0"



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1320 PRINCE STREET
(SUBJECT PROPERTY)



1320 PRINCE STREET
(SUBJECT PROPERTY)

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FRONT- SOUTHEAST VIEW



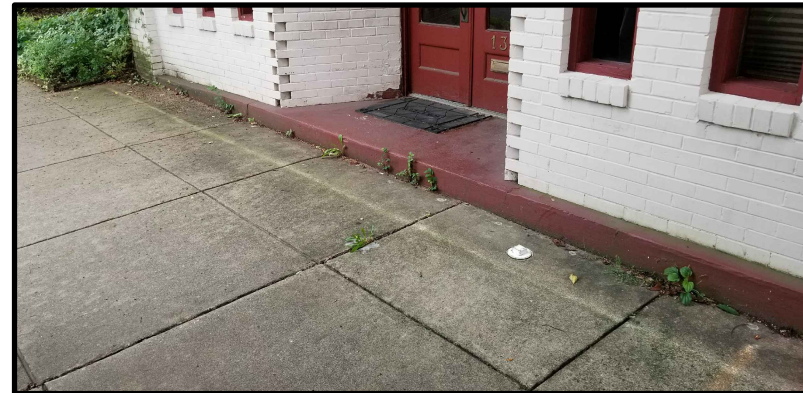
FRONT - SOUTH VIEW



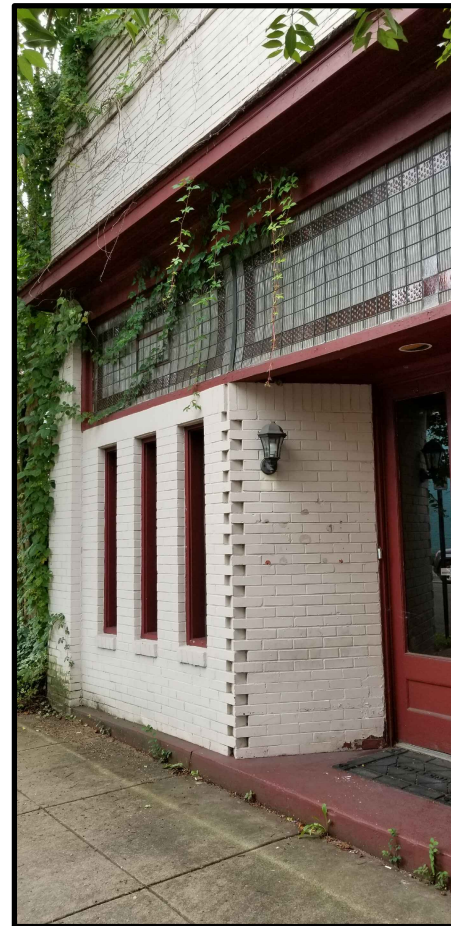
FRONT - SOUTHWEST VIEW



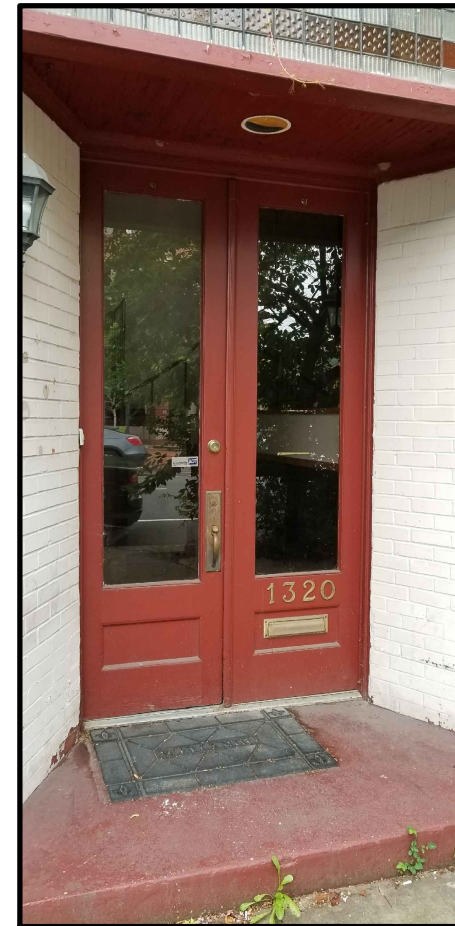
FRONT - SOUTHWEST VIEW



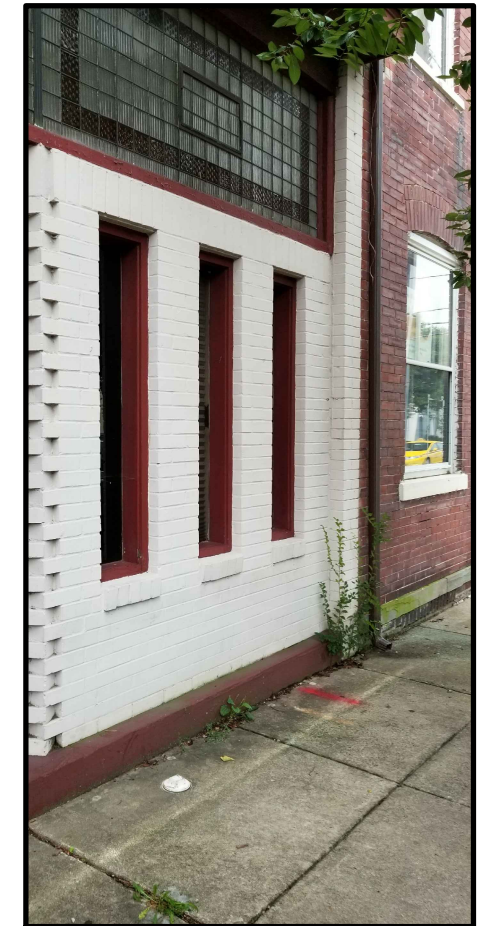
FRONT- SOUTHEAST VIEW



FRONT - SOUTHEAST VIEW



FRONT - SOUTH VIEW



FRONT - SOUTHWEST VIEW

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FRONT - SOUTH VIEW

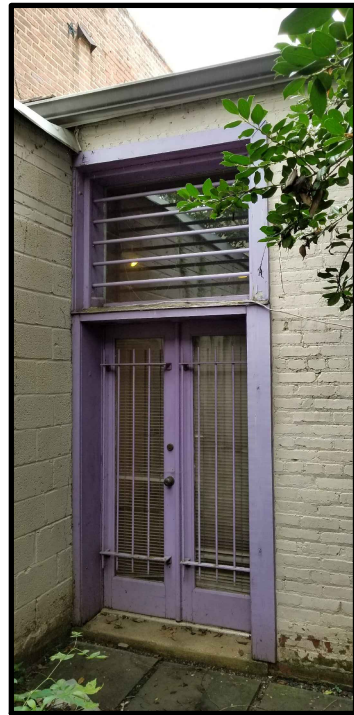


FRONT- SOUTHEAST VIEW



FRONT - SOUTHWEST VIEW

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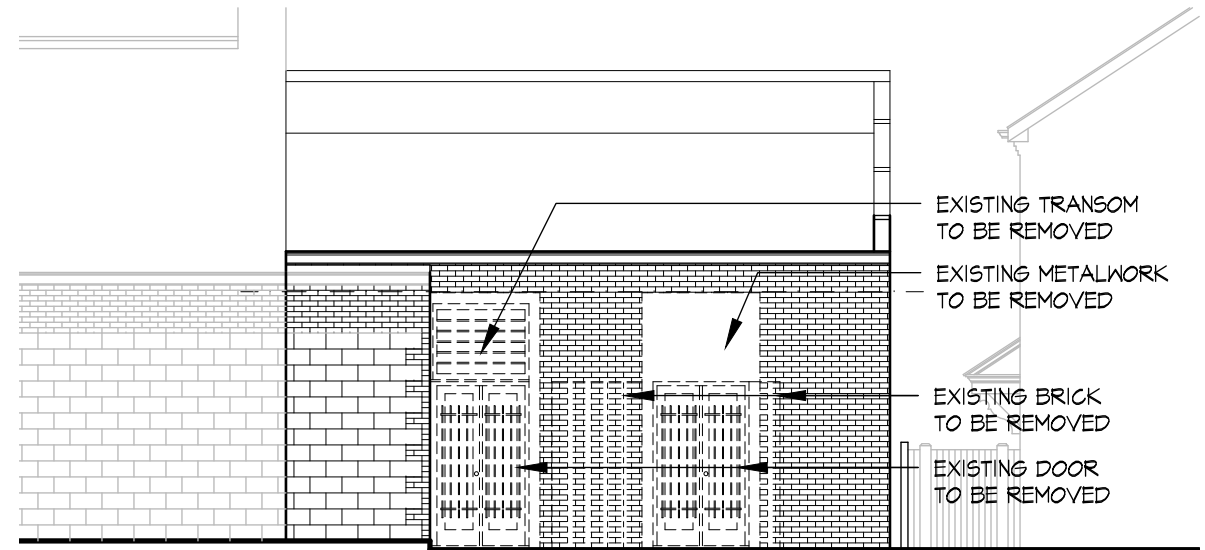
REAR - NORTHWEST VIEW



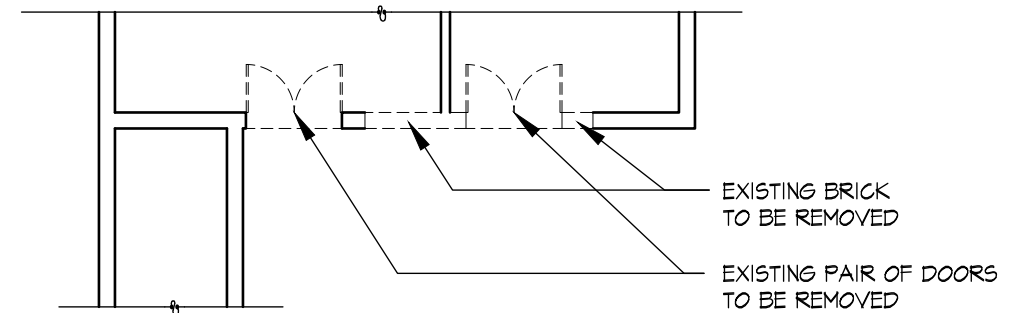
REAR - NORTHEAST VIEW



REAR - NORTH VIEW



2 SOUTH (REAR) DEMOLITION ELEVATION
 A7 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
 A7 SCALE: 3/16" = 1'-0"


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1320 Prince Street – Old & Historic District

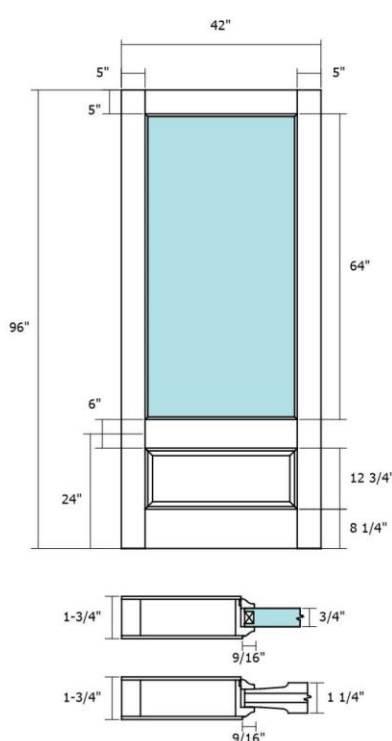
Materials Specification List

Front Entry Door: TruStile – Wood Exterior Panel Door / PL100

Color & Finish options TBD



TruStile Doors, LLC
1780 East 66th Ave.
Denver, CO. 80229
www.trustile.com



Door Style	Sticking	Panel	Material	Glass / Insert	Fire Rating	Grade
MODIFIED, PL100	OG	A	Poplar (Paint-Grade)	3/4" Clear Insulated Unit	Non-rated	Exterior

Approval (sign here):

Created On: 10/22/2018

Windows: Marvin Direct Glaze Wood Clad Window (Color TBD)
Two over one lite pattern for upper transom.



Sign Light: Spectrum Lighting Inc. SL0306INC Sign Light with straight pipe mounting arm.
Color and finish options TBD



SP90(xx)

Designed for Straight Arm Mounting



EXAMPLE: SP9024 - STRAIGHT PIPE 24" LONG

LED Bar Light: Puraluce Lira Outdoor LED light bar:

