

Docket Items #17 & 18
BAR #2018-00532 & 2018-00533

BAR Meeting
December 19, 2018

ISSUE: Permit to Demolish and Certificate of Appropriateness for Addition, Alterations, Signage and Waiver of Rooftop Screening

APPLICANT: Six Prince Partners, LLC

LOCATION: 6 Prince Street

ZONE: W-1/Waterfront

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness and Waiver of Rooftop Screening, with the following Alexandria Archaeology conditions:

1. Paint the utilities on the façade to match the adjacent wall.
2. Include the statements below in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.



BAR #2018-00532 & BAR #2018-00533^N
6 Prince Street



0 12.5 25 50 Feet

I. ISSUE

The applicant is seeking approval of a Permit to Demolish and a Certificate of Appropriateness for a second story addition and alterations with signage at 6 Prince Street. The application also includes a request for a Waiver of the Rooftop HVAC Screening Requirement.

Demolition

For structural reasons at the foundation, the applicant proposes to carefully dismantle and reconstruct the rear (alley) solid masonry wall, using the original brick as a veneer on the exterior to the maximum extent possible. On the front façade, the existing metal mansard/canopy will be demolished, as well as a limited amount of masonry above the existing door and window. The flat roof will also be demolished to construct the new rooftop addition.

Addition

The new rooftop addition will occupy the back half of the flat roof, giving the appearance of a two-story wall on the rear elevation but maintaining the one-story structure abutting the sidewalk. The addition will measure the full width of the building at approximately 18 feet and will be set back approximately 18 feet from the front building wall. The shed roof will slope toward the rear wall and the rooftop HVAC will be installed toward the back of the roof, partially obstructed by a low metal fence running the full width of the addition.

The rear elevation will have the salvaged brick on the first floor and smooth fiber cement siding on the second floor. Two glass block windows will be installed on the first floor, as well as a painted metal door, and a long narrow glass block window on the second floor will provide light into the interior stair well. The north elevation of the addition will front the rooftop seating area and will be constructed of a storefront system and metal paneling, with an open metal canopy over the door.

Alterations

After the metal cladding is removed from the front façade, approximately three additional feet of masonry will be added to create a parapet wall/guardrail and repainted. The name of the shop, Misha's, is shown on the elevation drawing SKA-014 as a placeholder only but the future sign will be illuminated by the three gooseneck light fixtures proposed. The existing electrical service mast must be extended higher so that it does not present a safety hazard to the occupants of the new second roof deck. Staff notes that the existing overhead electrical service in this area will be undergrounded as part of the waterfront improvements on The Strand and the mast will be removed at that time.

II. HISTORY

Sanborn Fire Insurance Maps show that this building was constructed sometime between **1941-1958**; however, earlier maps show two nine foot brick walls at the north and south property lines in this location suggesting that building may have brick walls dating to the 1930s. As Figure 1 below shows, the building façade was vernacular, suggesting its industrial use, until sometime in the mid-to-late 20th century when the pent roof was added and the openings were modified.



Figure 1: Mid-20th century photo of 6 Prince

Staff could not locate any recent BAR approvals for the subject property.

In April 2018 the applicant received approval of a Special Use Permit to operate a restaurant (SUP2018-0007) and just a few months later the SUP was amended to include outdoor (rooftop) seats (SUP2018-0068, September 2018).

III. ANALYSIS

Permit to Demolish

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 house?	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

Staff has no objection to the careful dismantling of the rear brick wall because the existing bricks will be salvaged and used in the construction of the new one-story brick wall, which will be more structurally sound to support the second floor (frame) addition above. Likewise, staff supports the demolition of the metal mansard on the front façade because it is not historic and will remove an inappropriate mid-20th century feature. None of the building material subject to demolition and/or capsulation is of individual historical interest, uncommon architectural merit, unusual materials or craftsmanship and none of the criteria for demolition and capsulation are met and the Permit to Demolish should be granted.

Addition and Alterations

Staff has no objection to the proposed rooftop addition because it is set back from the front façade and is sufficiently differentiated in material from the historic building to suggest its later construction. The Board has approved many rooftop additions in the historic district, particularly those with views of the Potomac River. The building modifications undertaken in the mid-to-late 20th century to convert the formerly industrial building to a retail building (the metal mansard and modified window/door openings) were an attempt to make the building look like retail structures of the period but staff finds the applicant's proposal to be more in keeping with the building's original vernacular warehouse/industrial use.

Rooftop HVAC Screening Requirement

The zoning ordinance requires that all rooftop mechanical equipment throughout the city be concealed or screened, however it does not clearly define where the HVAC units must be screened from. Section 6-403(B)(3) of the zoning ordinance permits the BAR to waive the screening requirement for rooftop mechanical equipment, should the BAR find that the screening would be more visually obtrusive than the units themselves, or if the screening would damage a historic structure. As the BAR's purview is limited to what may be seen from a public way, the BAR has, generally, considered the units to be functionally concealed if they were not visible from a pedestrian standing on the sidewalk across the street, though in some cases views from neighbor's upper floors has also been considered when a waiver of screening was being requested. The mechanical equipment shown on the applicant's drawings are functionally screened and will not be visible from Prince Street but may be minimally visible from Strand Street at an oblique angle.

STAFF

Stephanie Sample, 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 area of the alley is not consolidated with the subject property and cannot be included in the lot area to allow additional FAR.
- C-2 AC unit must be screened or request a waiver of screening.
- C-3 The proposed 16'-10" wide by 5'-4" stoop and ramp on Prince Street exceeds the 12' width and 4' projection allowed by City Code Section 5-2-29(a). Reduce the size of the stoop/ramp or apply for an encroachment from City Council.
- F-1 Proposed addition must comply with SUP2018-00068.

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of construction.
- C-2 Glass Block in rated interior exist stairway will require documentation that demonstrates that it has been tested to meet the standard for ASTM E119 or UL 263 for Wall assemblies. This configuration will not be allowed without the supporting test reports.
- C-3 Gas meter located at the end of means of egress ramp shall not reduce the ramps width in the direction of egress travel. This projection into the required ramp and landing is prohibited by the building code. Provide documentation that allows this projection.
- C-4 Deduction at stairway shall not reduce the width of stairway below the required measurement required by the building code. Provide additional information that specifically describes the stairways reduction in square footage.

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)
- F-2 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)
- 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)

Alexandria Archaeology

- F-1 This property was once part of Lot 62 based on the original survey of the town in 1749. As originally as surveyed just a sliver of a lot on the edge of the Potomac River, over the course of the next several decades the lot increased in size by building out land into the river. George Gilpin, a prominent merchant, acquired the lot in 1769 and is probably the owner who banked out the property. By the early 1780s Gilpin began to develop the lot, focusing particularly on the south side of Prince St. between S. Union St. and Strand St. Over the years Gilpin rented out portions of his property to tenants or sold sections outright.

Gilpin also built a wharf immediately to the west of Strand St. in support of his merchant business. By 1800 the south side of Prince St. between S. Union St. and Strand St. was owned by several merchants: Elisha Janney, Benjamin Shreve, and James Lawrason. Gilpin seems to have maintained ownership of the 40 ft. by 44.5 ft. lot that now forms 6 Prince St. By the 1840s the lots had been merged to form a single warehouse that spanned from Strand St. to S. Union St. Given the high profile of use, the property has a high probability to contain significant archaeological resources connected to the early development of Alexandria's waterfront.

- F-2 Much of the proposed undertaking will have little or no impact on the archaeological record. However, when the slab floor is removed, significant archaeological remains could be present underneath. Therefore, we request that the applicant coordinate a monitoring and inspection schedule with Alexandria Archaeology as the project moves forward. Our intent is not to delay or interfere with the project, but rather to work in concert with the construction crew to photograph and briefly record any significant buried archaeological deposits that might be unearthed.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

- 1 – Application for BAR2018-00532 & 00533: 6 Prince Street
- 2 – Supplemental Materials

ADDRESS OF PROJECT: 6 PRINCE STREET ALEXANDRIA, VA 22314

TAX MAP AND PARCEL: 075.03-03-02 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: SIX PRINCE PARTNERS LLC

Address: 721 NORTH FAYETTE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: SCOTT MCGHEE Phone: 703 549 4033

E-mail: smcgree@sanchezpalmerarchitects.com

Legal Property Owner:

Name: SIX PRINCE PARTNERS LLC

Address: 721 NORTH FAYETTE ST

City: ALEXANDRIA State: VA Zip: 22314

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

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

The project proposes the conversion of a 1-story former retail building of 1065 sqft into a 2-story coffee shop. A Special Use Permit has been granted (SUP #2018-0068) which permits the restaurant use and allows a total of 48 seats with a maximum of 28 seats being allowed on an exterior roof deck at the second level. The roof deck seating area (approximately 500 sqft) will be located towards the Prince Street side of the subject lot. The Prince St. brick façade will be kept intact to the greatest extent possible, however the parapet height will be extended up approximately three feet, and the existing opening head heights will be raised 12" and the finished wall will be re-painted. The existing brick masonry wall to the east will be kept intact and extended up as required. The existing brick masonry wall on the alley side will be removed and the salvaged brick will be replaced up to the current height. The existing CMU wall on the west side is currently set off of the property line by approximately twenty-four inches. This wall will be demolished and relocated along the property line. The existing concrete floor slab will be removed and new footings/foundations will be constructed as required to support the new structure. The existing roof will be removed entirely and the new floor and roof deck built approximately 30 inches higher than the existing roof deck. A new mechanical system will be designed with the exterior mechanical unit situated in a roof well on the 2nd floor roof towards the alley side of the property. The existing electrical service mast must be extended higher so that it does not present a safety hazard per the National Electric Code to the occupants of the roof deck. The building will be type 2B construction and the use group will be A-2 restaurant/café use. The reason for demolition is to create a new 2-story coffee shop. The existing foundations and roof are not structurally adequate to support the new occupied 2nd floor.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: SCOTT MCGHEE

Date: 11/19/18

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. ANDREA SMITH	721 N. FAYETTE ST ALEXANDRIA VA 22314	50%
2. MICHAEL VON ELMENDORF	323 N. PATRICK ST ALEXANDRIA VA 22314	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 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. ANDREA SMITH	721 N. FAYETTE ST ALEXANDRIA VA 22314	25%
2. CHRISS SMITH	721 N. FAYETTE ST ALEXANDRIA VA 22314	25%
3. MICHAEL VON ELMENDORF RACHAEL VON ELMENDORF	323 N. PATRICK ST ALEXANDRIA VA 22314	25% 25%

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. ANDREA SMITH	NONE	NONE
2. CHRISS SMITH	NONE	NONE
3. MICHAEL VON ELMENDORF RACHAEL VON ELMENDORF	NONE	NONE

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.

11/19/2018 SCOTT MCGHEE 
 Date Printed Name Signature



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

Revised
12/7/2018

B

A. Property Information

A1. 6 PRINCE STREET ALEXANDRIA, VA

Street Address

A2. 1,317.90

Total Lot Area

x 1.00

Floor Area Ratio Allowed by Zone

ZONE: W-1

R-20

Zone

= 1,317.90

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

1,068.00

1,068.00

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

78.20

11.70

50.00

139.90

B1. 1,068.00

Sq. Ft.

Existing Gross Floor Area*

B2. 139.90

Sq. Ft.

Allowable Floor Exclusions**

B3. 928.10

Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

TOTAL LOT AREA = 1068 + 249.9 (SEE QUIT

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

524.60

524.60

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

106.90

4.00

50.00

160.90

C1. 524.60

Sq. Ft.

Proposed Gross Floor Area*

C2. 160.90

Sq. Ft.

Allowable Floor Exclusions**

C3. 363.70

Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

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.

D. Total Floor Area

D1. 1,291.80 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 1,317.90 Sq. Ft.

Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.

Existing Open Space

E2. Sq. Ft.

Required Open Space

E3. Sq. Ft.

Proposed Open Space

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

Signature:

[Signature]

15

Date:

12/06/18

Quitclaim dated May 13, 2015, and recorded among the Land Records as Instrument #150008008 (collectively, the “Quitclaim Deeds”), the then-current owners of real property abutting Gilpin Alley agreed as to certain matters with respect to Gilpin Alley and certain other rights and obligations under the Articles of Agreement, and the City of Alexandria, Virginia vacated, abandoned and released any and all of its right, title and interest to certain portions of Gilpin Alley, all as more particularly set forth in the Quitclaim Deeds;

WHEREAS, that certain plat titled “Exhibit Showing Division of the Residue of Gilpin Alley” dated March 21, 2016 and attached hereto as Exhibit A (the “Gilpin Alley Exhibit”), incorporated herein by this reference, describes Area A, Area B, Area C and Area D, as those areas may be referred to herein;

WHEREAS, the First Party Owner is the current owner of certain real property abutting the remaining portion of Gilpin Alley (and thereby one of the successors in title to rights and obligations under the Articles of Agreement), having acquired said real property by Special Warranty Deed dated April 25, 2018 and recorded among the Land Records as Instrument No. 180005481;

WHEREAS, the First Party Owner desires to vacate and release any and all ownership right, title and interest it may have to (i) Area D, (ii) Area C, and (iii) Area B, each being more particularly described on Exhibit A, all on the terms and conditions set forth herein. First Party Owner desires to quitclaim any and all such ownership right, title or interest in (a) Area D unto the Second Party Owner, (b) Area C unto the Third Party Owner, and (c) Area B unto the Fourth Party Owner, while also retaining for the benefit of itself and any of its successors and assigns, a non-exclusive easement to use and enjoy Area D, Area C and Area B;

WHEREAS, the Second Party Owner is the current owner of certain real property abutting the remaining portion of Gilpin Alley (and thereby one of the successors in title to rights and obligations under the Articles of Agreement);

WHEREAS, the Second Party Owner desires to vacate and release any and all ownership right, title or interest it may have to (i) Area C, (ii) Area A, and (iii) Area B, each being more particularly described on Exhibit A, all on the terms and conditions set forth herein. Second Party Owner desires to quitclaim any and all such ownership right, title or interest in (a) Area C unto the Third Party Owner, (b) Area A unto the First Party Owner and (c) Area B unto the Fourth Party Owner, while also retaining for the benefit of itself and any of its successors and assigns, a non-exclusive easement to use and enjoy Area A, Area C and Area B;

WHEREAS, the Third Party Owner is the current owner of certain real property abutting the remaining portion of Gilpin Alley (and thereby one of the successors in title to rights and obligations under the Articles of Agreement);

WHEREAS, the Third Party Owner desires to vacate and release any and all ownership right, title and interest it may have to (i) Area D, (ii) Area A and (iii) Area B, each being more particularly described on Exhibit A, all on the terms and conditions set forth herein. Third Party Owner quitclaims any and all such ownership right, title or interest in (a) Area D unto the Second Party Owner, (b) Area A unto the First Party Owner and (c) Area B unto the Fourth Party Owner, while also retaining for the benefit of itself and any of its successors and assigns, a non-exclusive easement to use and enjoy Area A, Area D and Area B;

WHEREAS, the Fourth Party Owner is the current owner of certain real property abutting the remaining portion of Gilpin Alley (and thereby one of the successors in title to rights and obligations under the Articles of Agreement), and

WHEREAS, the Fourth Party Owner desires to vacate and release any and all ownership right, title or interest it may have to (i) Area D, (ii) Area A and (iii) Area C, each being more particularly described on Exhibit A, all on the terms and conditions set forth herein. Fourth Party Owner desires to quitclaim any and all such ownership right, title and interest in (a) Area D unto the Second Party Owner, (b) Area A unto the First Party Owner and (c) Area C unto the Third Party Owner, while also retaining for the benefit of itself and any of its successors and assigns, a non-exclusive easement to use and enjoy Area A, Area D and Area C.

NOW, THEREFORE, for and in consideration of the promises made herein, and other good and valuable consideration, the receipt of which is hereby acknowledged;

- (i) the First Party Owner does hereby quitclaim, in fee simple (a) Area D unto the Second Party Owner, (b) Area C unto the Third Party Owner, and (c) Area B unto the Fourth Party Owner, while also retaining for the benefit of itself and its successors and assigns, a non-exclusive easement to use and enjoy Area D, Area C and Area B;
- (ii) (ii) the Second Party Owner does hereby quitclaim, in fee simple, (a) Area C unto the Third Party Owner, (b) Area A unto the First Party Owner and (c) Area B unto the Fourth Party Owner, while also retaining for the benefit of itself and its successors and assigns, a non-exclusive easement to use and enjoy Area C, Area A and Area B;
- (iii) (iii) the Third Party Owner does hereby quitclaim, in fee simple, (a) Area D unto the Second Party Owner, (b) Area A unto the First Party Owner and (c) Area B unto the Fourth Party Owner, while also retaining for the benefit of itself and its

successors and assigns, a non-exclusive easement to use and enjoy Area D, Area A and Area B; and

- (iv) (iv) the Fourth Party Owner, does hereby quitclaim, (a) Area D unto the Second Party Owner, (b) Area A unto the First Party Owner and (c) Area C unto the Third Party Owner, while also retaining for the benefit of itself and its successors and assigns, a non-exclusive easement to use and enjoy Area D, Area A and Area C.

This Deed shall be binding upon and run to the benefit of the Owners and their respective successors, heirs and assigns and, except as expressly set forth in this Deed, such successors, heirs and assigns shall continue to enjoy all rights and privileges and to be bound by all obligations they may have under the Articles of Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

WITNESS the following signatures and seals:

IDI STRAND, L.C.
a Virginia limited liability company

By: IDI Manager, L.C.
a Virginia limited liability company
its Manager

By: [Signature] [SEAL]
Name: CARLOS CECCHI
Title: MANAGING DIRECTOR

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that CARLOS CECCHI as MANAGING DIRECTOR of IDI Manager, L.C., a Virginia limited liability company which is the manager of IDI STRAND, L.C., a Virginia limited liability company, personally known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid. _____.

GIVEN under my hand and seal this 6 day of JULY, 2018.

[Signature]
Notary Public

Notary Registration Number: 7054954

My Commission Expires: DECEMBER 31, 2018



2 PRINCE, LLC, a Virginia limited liability company

By: [Signature] [SEAL]

Name: Robert S. Beaudet

Title: Manager

DISTRICT OF COLUMBIA: ss

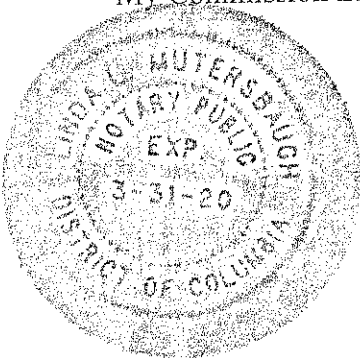
The foregoing instrument was acknowledged before me this 9th day of July, 2018 by [Signature] on behalf of 2 PRINCE, LLC.

[Signature]
Notary Public

Notary Registration Number: _____

LINDA L. MUTERSBAUGH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 31, 2020

My Commission Expires: _____



MICHAEL P. YOUNG, TRUSTEE OF THE
MICHAEL P. YOUNG TRUST A U/A
JUNE 18, 2001

By: Michael P. Young [SEAL]
Name: Michael P. Young
Title: Trustee

COMMONWEALTH OF VIRGINIA
~~CITY/COUNTY OF~~ Albemarle to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Michael P. Young as Trustee of Michael P. Young Trust A u/a June 18, 2001, personally known to me or satisfactorily proven to be the person whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 11 day of July, 2018.

Mark S. Allen
Notary Public

Notary Registration Number: 185566

My Commission Expires: 12/31/19



204-06 UNION, LLC, a Virginia limited liability company

By: [Signature] [SEAL]
Name: Robert S. Brand
Title: Manager

DISTRICT OF COLUMBIA: ss

The foregoing instrument was acknowledged before me this 9th day of July, 2018 by Robert Brand, on behalf of 204-06 Union, LLC

[Signature]
Notary Public

Notary Registration Number: _____

LINDA L. MUTERSBAUGH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 31, 2020

My Commission Expires: _____

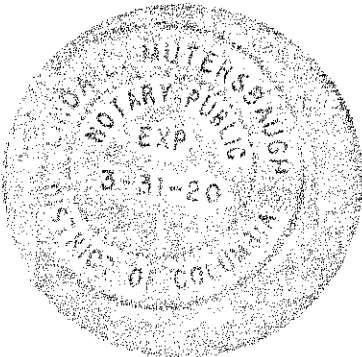


EXHIBIT A

Exhibit Showing the Residue of Gilpin Alley

SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 11th day of July, 2018 by and between Michael P. YOUNG, TRUSTEE of the Michael P. Young Trust A U/A dated June 18, 2001, GRANTOR, and SIX PRINCE STREET PARTNERS, LLC, a Virginia Limited Liability Company, GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, with Special Warranty of Title, all of that certain lot or parcel of land, together with improvements thereon, situated in the City of Alexandria, Commonwealth of Virginia, and being more particularly described as follows:

Parcel V: Beginning on the South side of Prince Street 88 feet 6 inches, more or less, East of Union Street and at the East line of the lot of ground conveyed by the said Louis Dreifus to the said Albert D. Brockett, running thence East on Prince Street 30 feet, more or less, to the line of the lot formerly belonging to Janney and now or formerly occupied by the Emerson Pump Company; thence, South parallel to Union Street 34 feet 6 inches to an alley 20 feet wide; thence West on said alley 30 feet, more or less, the length of the first line; and thence North 34 feet 6 inches to the beginning, with right of way over the said alley, being known as Premises 6 Prince Street.

AND BEING the same property conveyed to the Grantor by Deed dated October 6, 2017 and recorded November 6, 2017, as Instrument #170016533, among the land records of the City of Alexandria, Virginia.

Data Tax Number: 12714000

Together with all improvements and appurtenances thereunto belonging, and subject to easements, restrictive covenants, restrictions and rights of way of record.

FURTHER, the Grantor hereby Quitclaims, in fee simple, onto the Grantee all of its right title and interest in and to Area C containing approximately 295 square feet as set forth in the Deed of Vacation, Release and Quitclaim recorded immediately prior hereto, together with and subject to easements with respect to Areas A, B, and D as set forth therein.

Prepared by and Return to: Mark S. Allen, 111 Oronoco Street, Alexandria, VA 22314 -- VA Bar 21616
File #: 17-0317 Consideration: \$1,100,000.00 Assessed Value: \$450,000.00
Grantee's Address: 721 North Fayette St., Alexandria, VA 22314 Insurer: Chicago Title

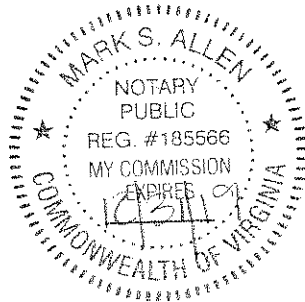
Mark S. Allen
Attorney at Law
111 Oronoco Street
Alexandria, VA 22314

Witness the following signatures and seals:

Michael P. Young TRUSTEE (seal)
Michael P. YOUNG, TRUSTEE
of the Michael P. Young Trust A U/A dated
June 18, 2001

Commonwealth of Virginia) ss:
City of Alexandria)

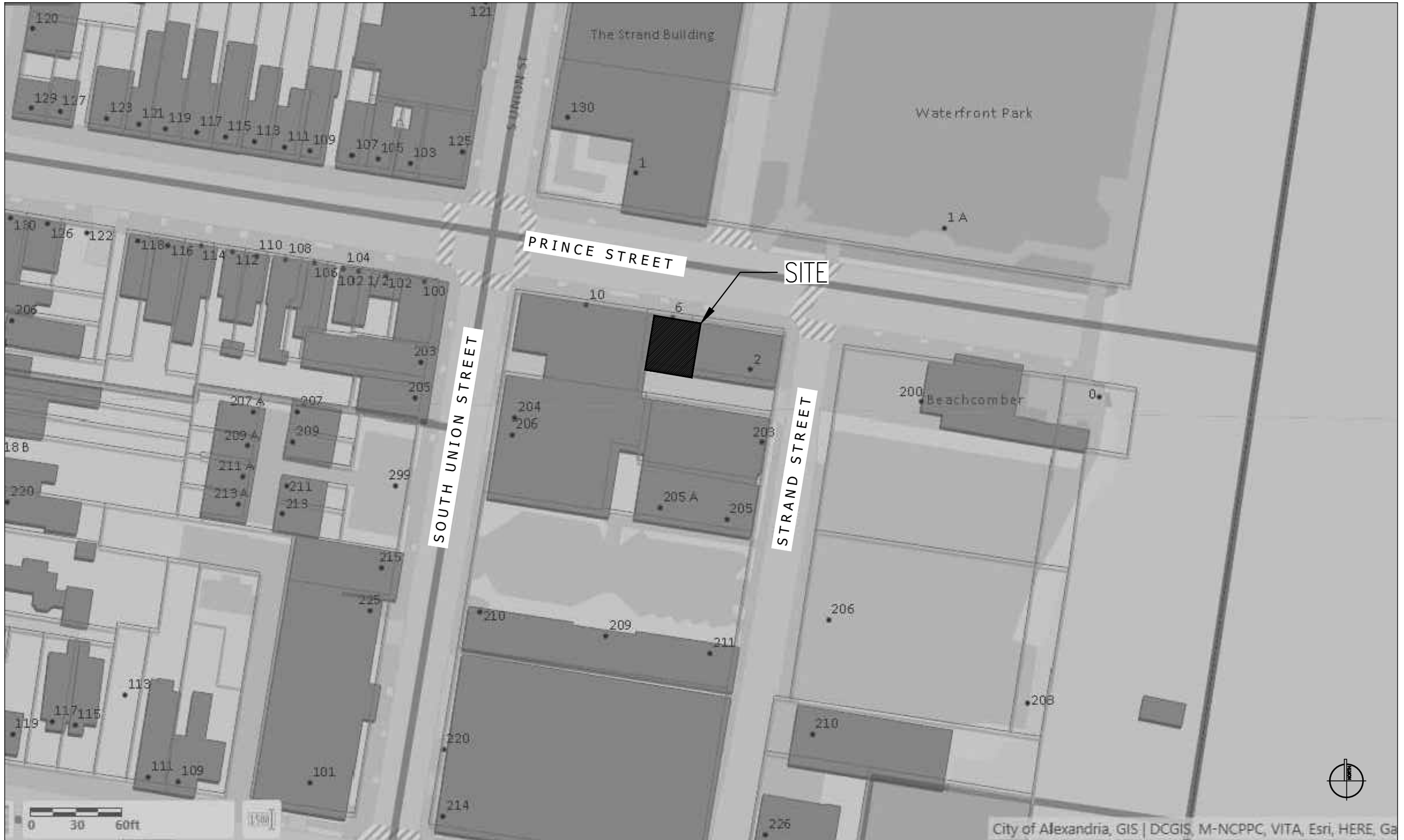
The foregoing deed was acknowledged before me this 11th day of July,
2018, by Michael P. YOUNG, TRUSTEE of the Michael P. Young Trust A U/A
dated June 18, 2001.



Mark S. Allen (seal)
Notary Public
My Commission Expires:

12/31/19

Mark S. Allen
Attorney at Law
111 Oronoco Street
Alexandria, VA 22314



1 LOCATION PLAN
SKA N.T.S.

Misha's Coffeehouse & Coffee Roaster

6 Prince Street
Alexandria, VA 22314

SANCHEZ PALMER ARCHITECTS, PC

911 King Street
Alexandria, Virginia 22314
703 549 4033 phone

MCC 1200 ARCHITECTURAL ENGINEERS

210 North Lee St. Suite 210
Alexandria, Virginia 22314
703 350 4151 phone

2RW Consultants, Inc.

3200 Lee Highway
Arlington, Virginia 22207
703 718 4355 phone

Sketch Title:
LOCATION PLAN

Sketch Number:
SKA-001

Reference Drawing:

Date:
NOV 15, 2018

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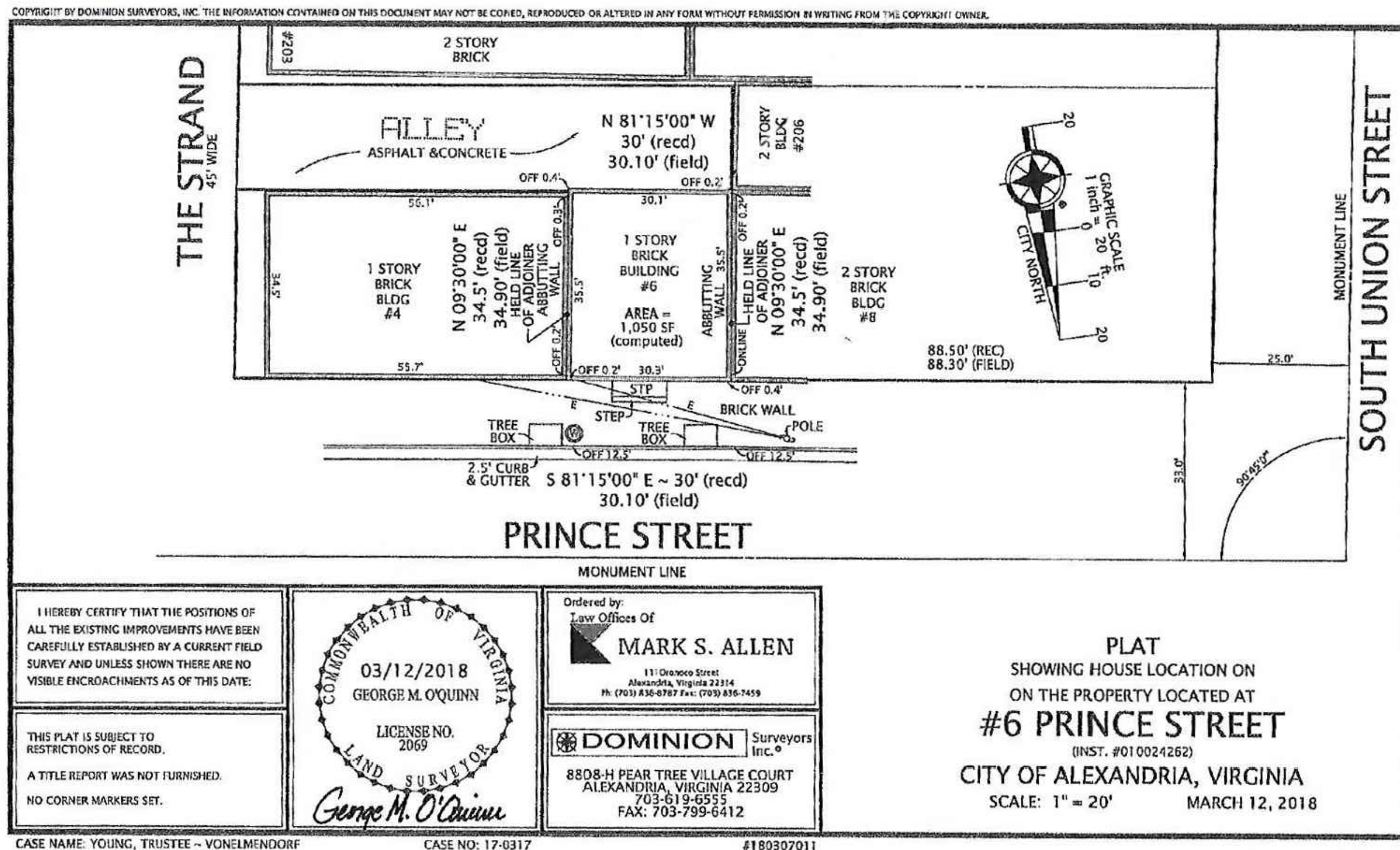
Sketch Title:
SURVEY

Sketch Number:

SKA-002

Reference Drawing:

Date:
NOV 19, 2018



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12/7/2018

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Sketch Title:

PHOTOS OF
EXISTING
CONDITIONS

Sketch Number:

SKA-003

Reference Drawing:

Date:
DEC 5, 2018



2
SKA PHOTO OF ALLEY FACADE
N.T.S.



1
SKA PHOTO OF PRINCE ST FACADE
N.T.S.

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12/7/2018

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Sketch Title:

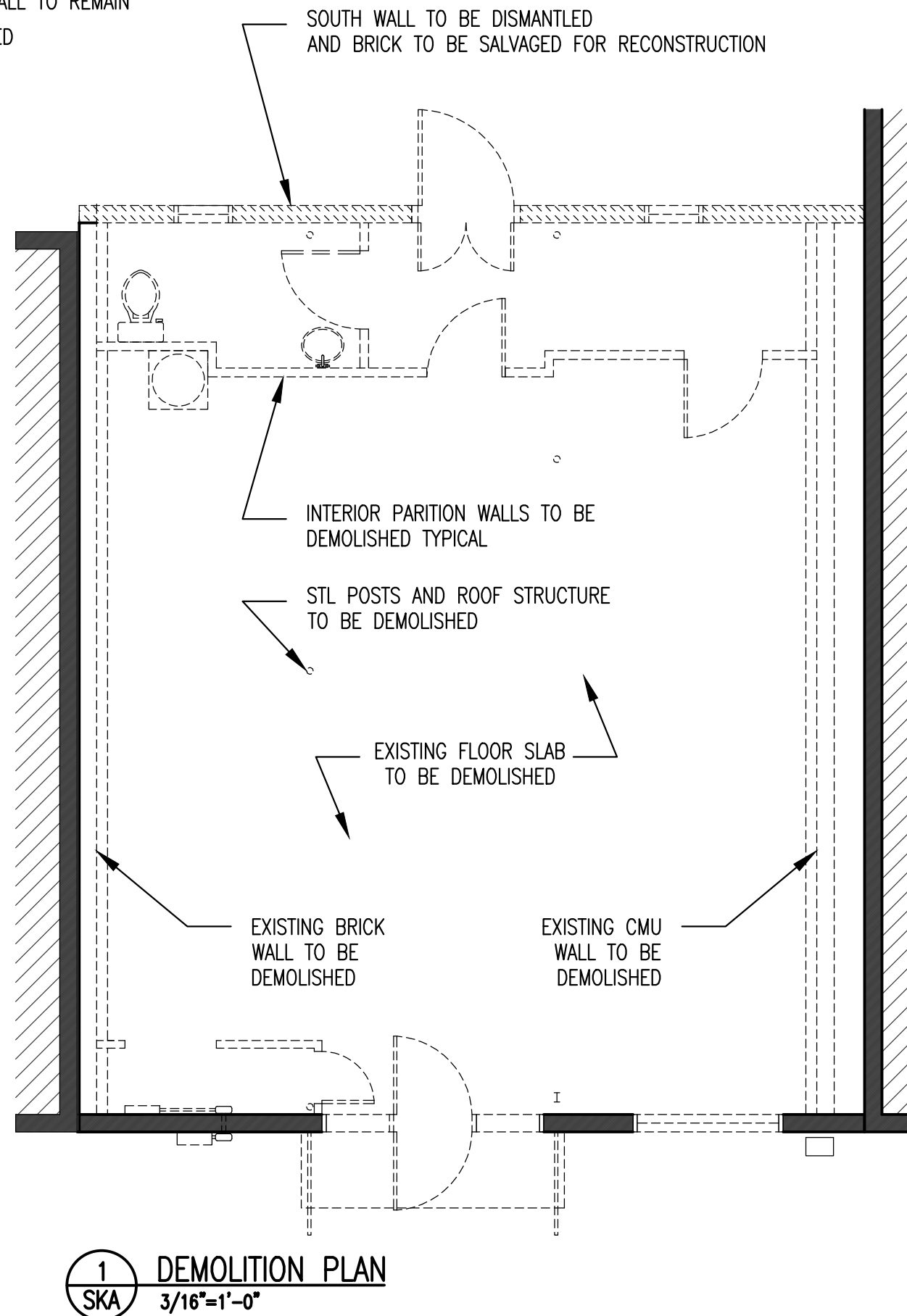
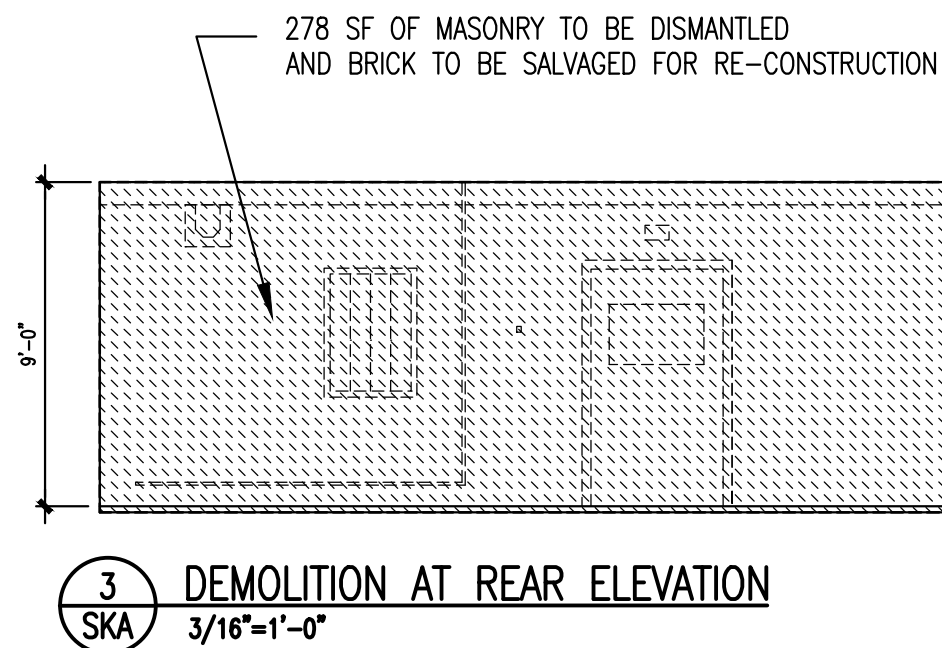
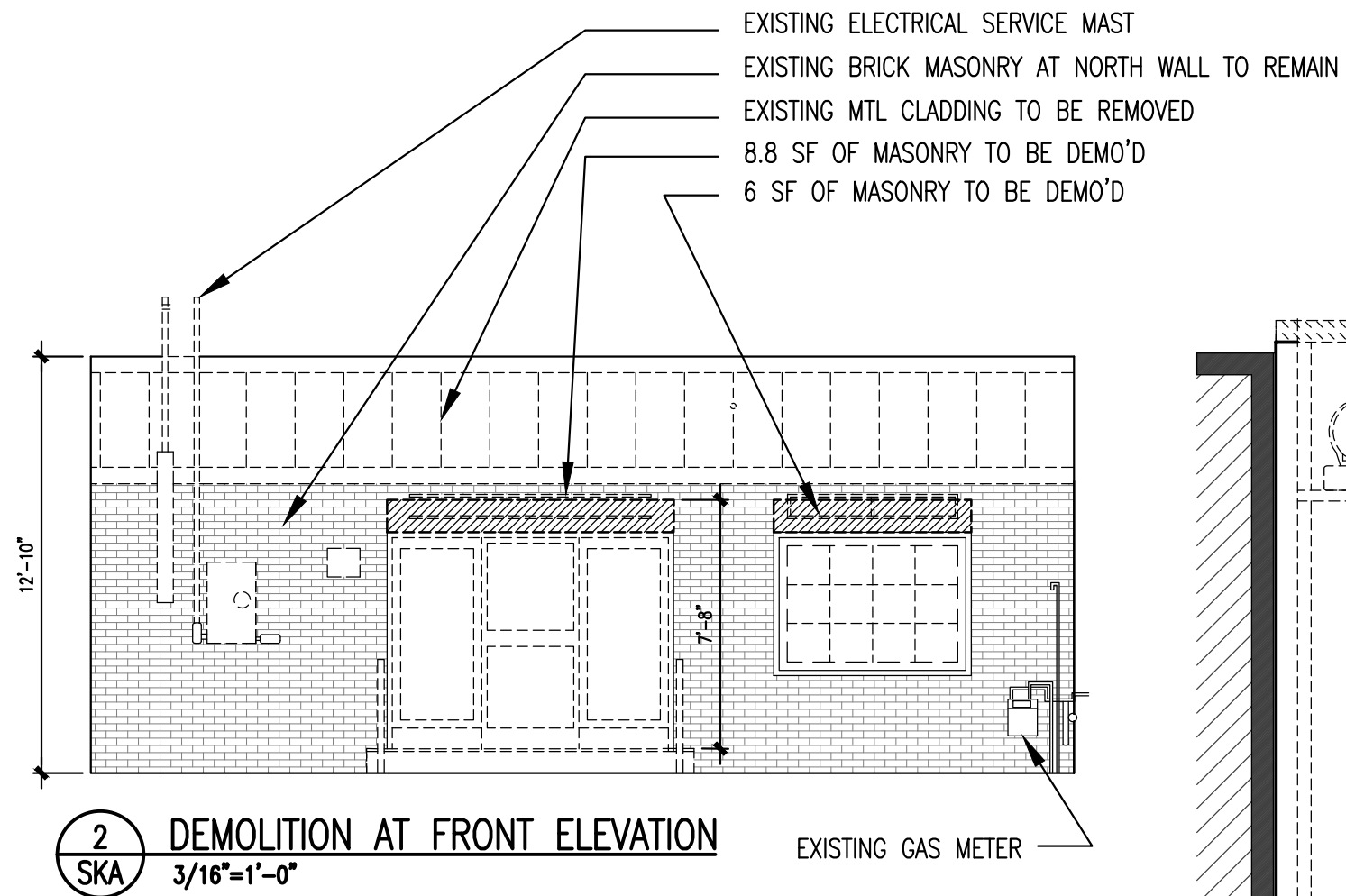
DEMOLITION DIAGRAMS

Sketch Number:

SKA-004

Reference Drawing:

Date:
DEC 5, 2018



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12/7/2018

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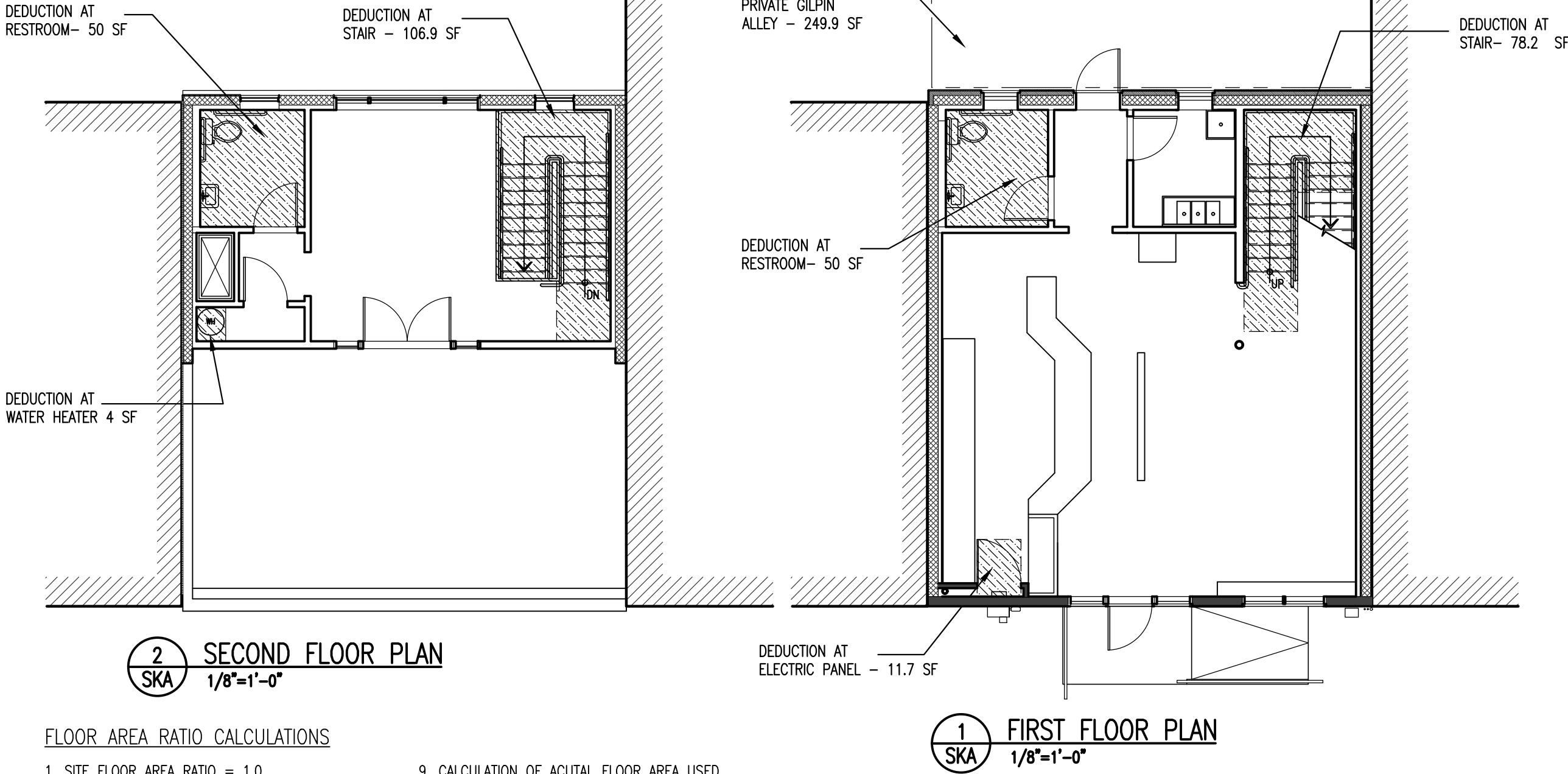
Sketch Title:
**FLOOR AREA
RATIO
DIAGRAM**

Sketch Number:

SKA-005

Reference Drawing:

Date:
DEC 5, 2018

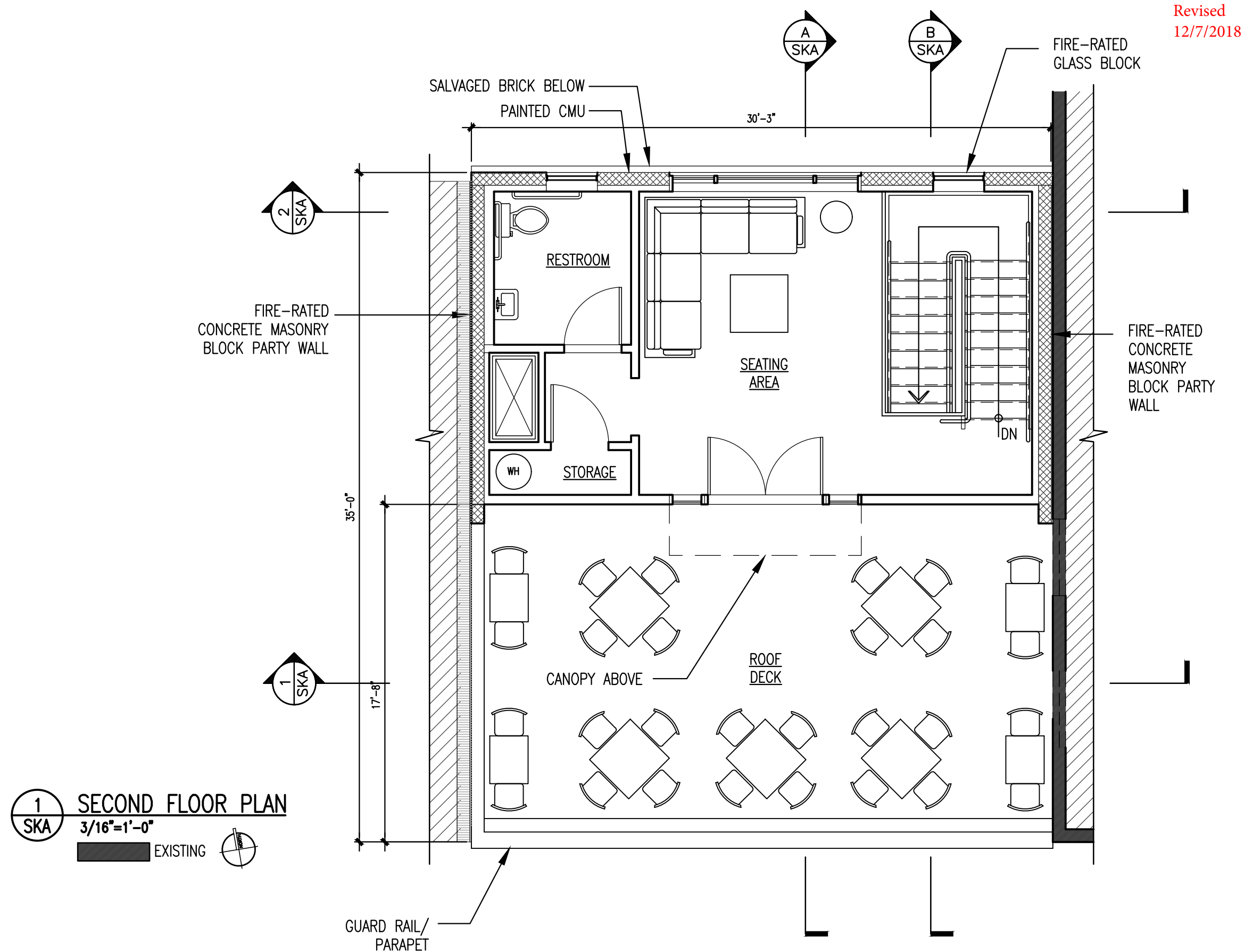


FLOOR AREA RATIO CALCULATIONS

1. SITE FLOOR AREA RATIO = 1.0
2. ORIGINAL SITE IS 35.5 X 30.1 = 1,068 SF
3. PORTION OF DEED OF VACATION, RELEASE AND QUITCLAIM DEDICATED TO OWNER OF 6 PRINCE STREET IS 9.83'X30.0' = 249.9' SF FAR
4. ALLOWED FLOOR AREA = 1,068 SF + 249.9 = 1317.9 SF BEFORE DEDUCTIONS
5. STAIR DEDUCTION = 106.9 SF+ 78.2 SF= 185.1
6. RESTROOM DEDUCTION= (2) RESTROOMS AT 50 SF PER RESTROOM =100 SF
7. ELECTRIC PANEL DEDUCTION = 11.7 SF
8. WATER HEATER DEDUCTION = 4 SF

9. CALCULATION OF ACUTAL FLOOR AREA USED

1068	FIRST FLOOR AREA
+ 524.6	SECOND FLOOR AREA
- 185.1	DEDUCTION FOR STAIRS
- 100	DEDUCTION FOR RESTROOMS
- 11.7	DEDUCTION FOR ELEC PANEL
- 4	DEDUCTION FOR WATER HEATER
= 1291.8	ACTUAL COMPUTED FLOOR AREA



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Sketch Title:

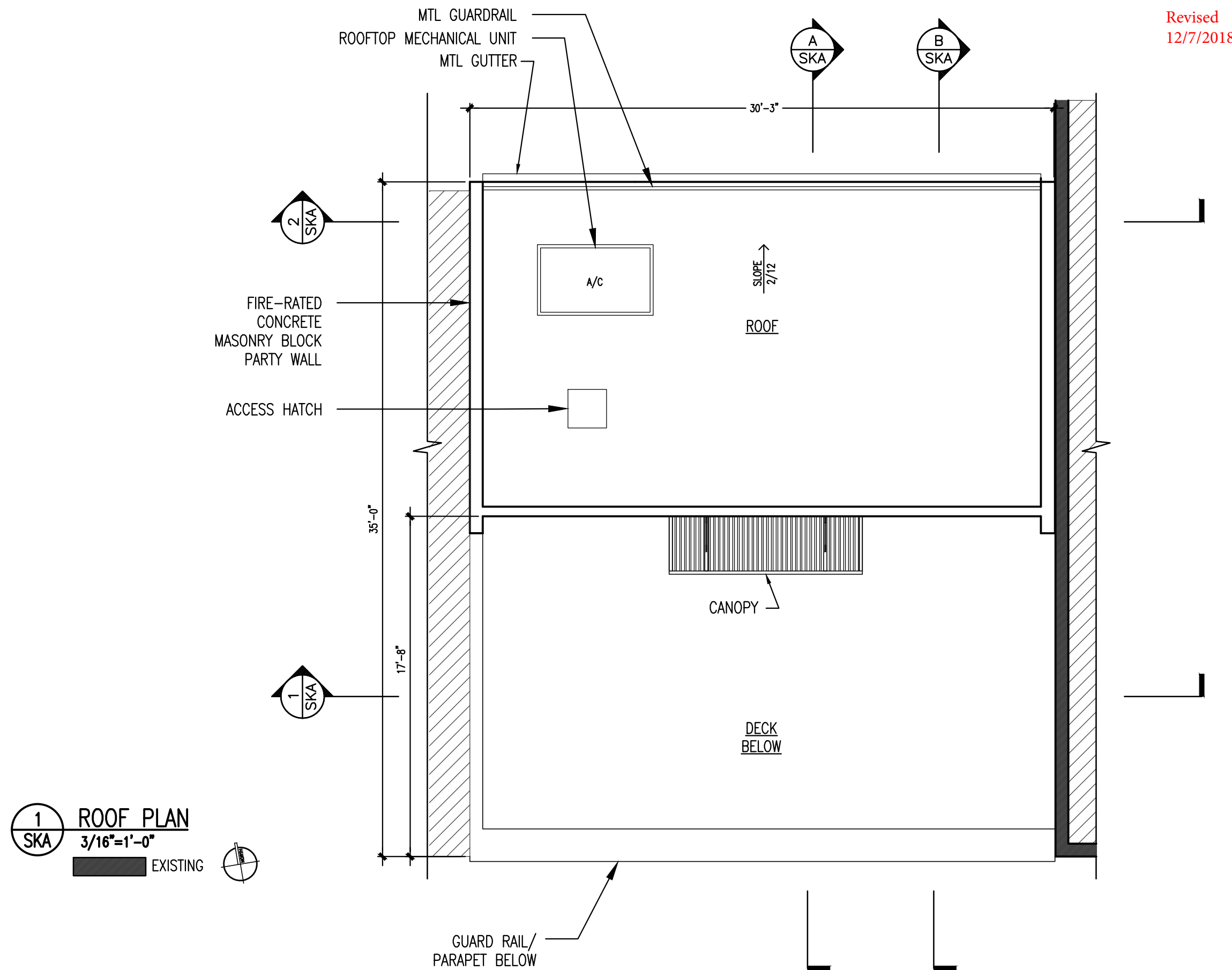
SECOND FLOOR
PLAN

Sketch Number:

SKA-007

Reference Drawing:

Date:
DEC 5, 2018



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12/7/2018

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Sketch Title:

ROOF PLAN

Sketch Number:

SKA-008

Reference Drawing:

Date:
DEC 5, 2018

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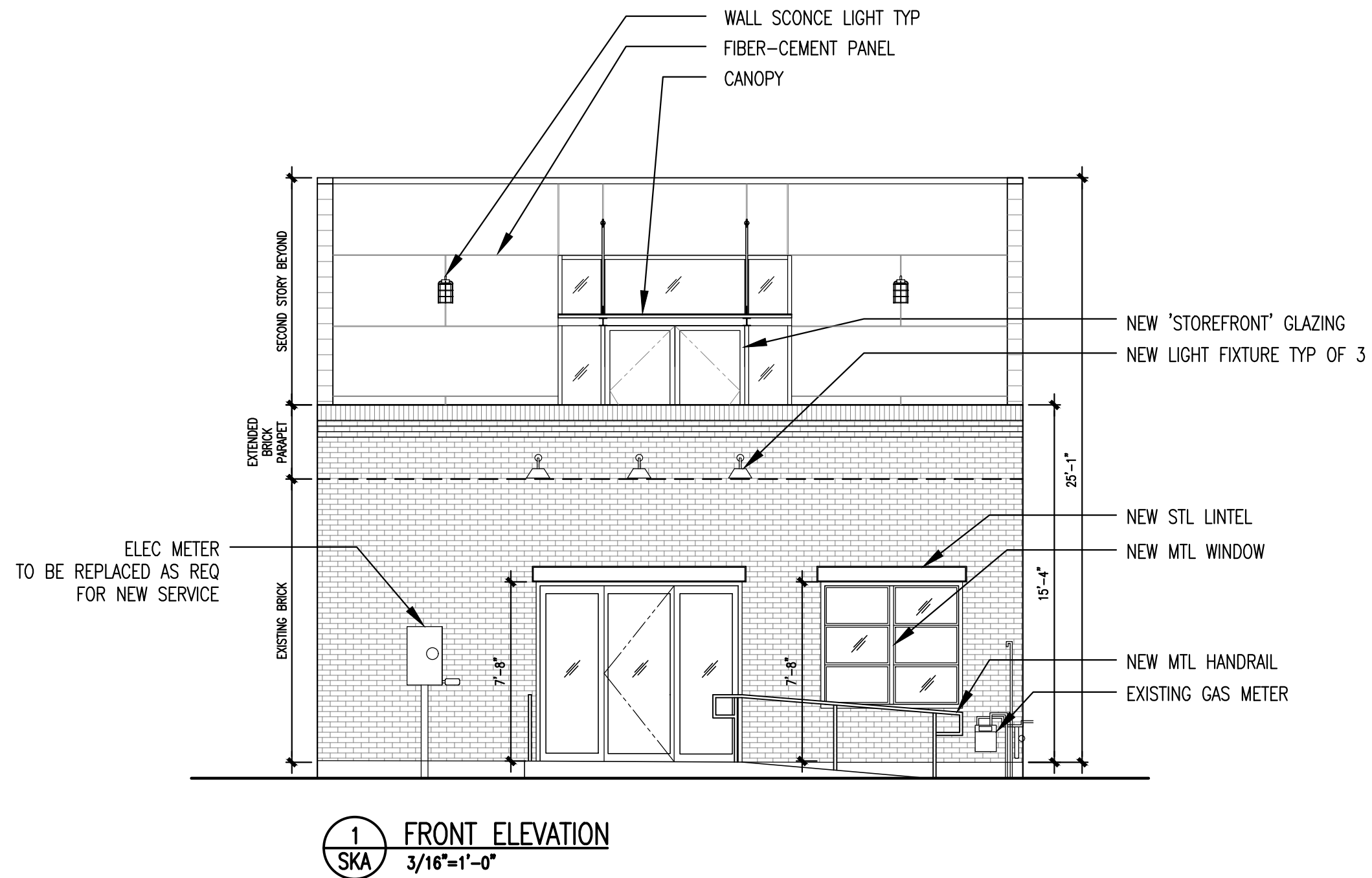
FRONT ELEVATION

Sketch Number:

SKA-009

Reference Drawing:

Date:
DEC 5, 2018



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12/7/2018

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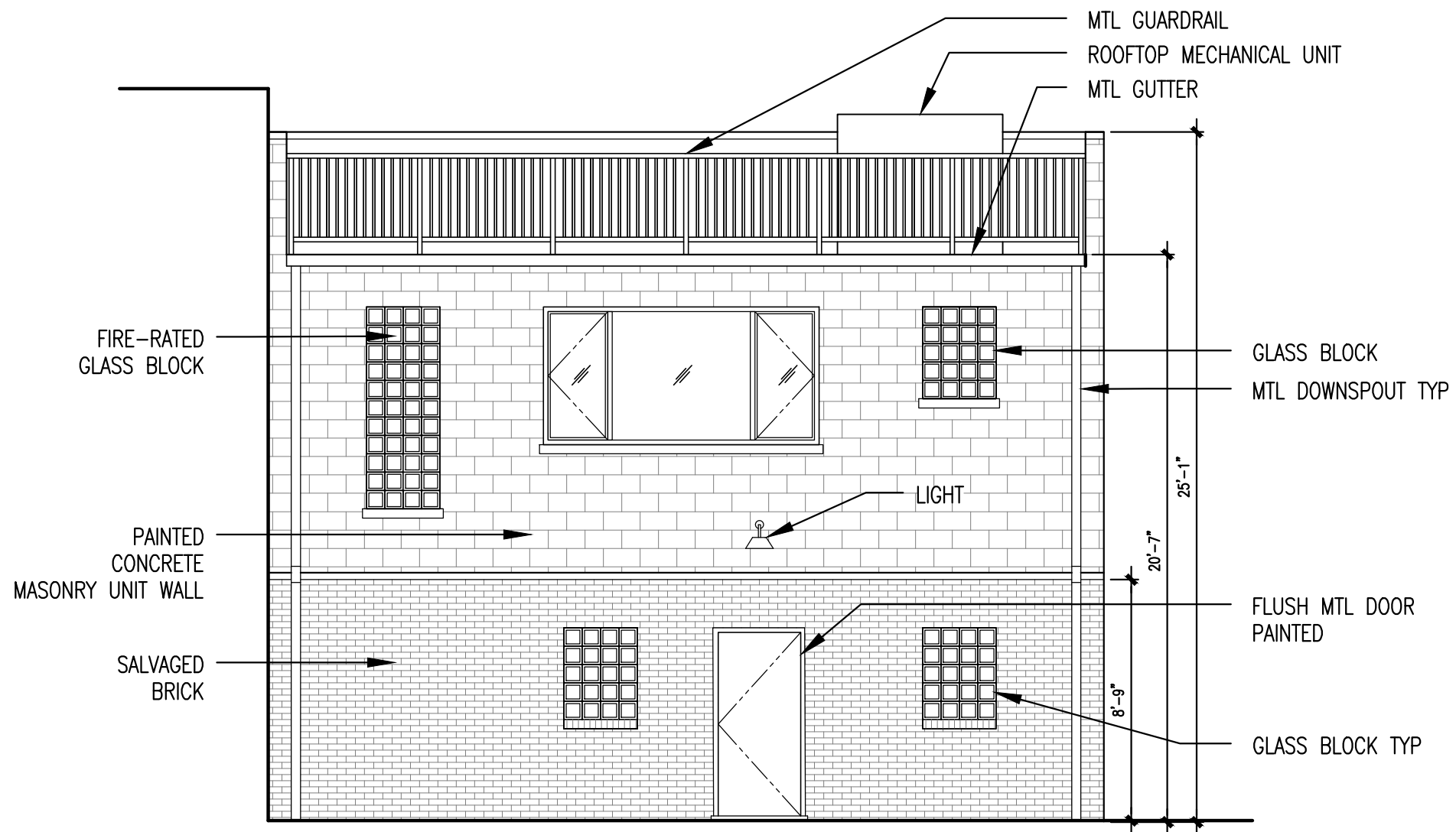
2RW Consultants, Inc.
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703 718 4355 phone

Sketch Title:
**REAR
ELEVATION**

Sketch Number:
SKA-010

Reference Drawing:

Date:
DEC 5, 2018



1
SKA REAR ELEVATION
3/16"=1'-0"

Revised
12/7/2018

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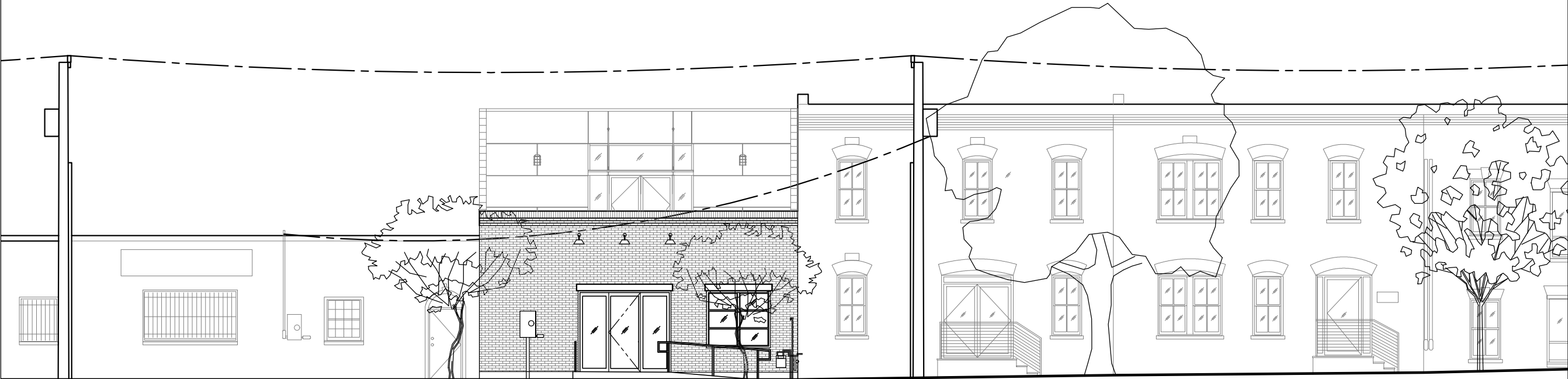
Sketch Title:
CONTEXT
ELEVATION

Sketch Number:

SKA-011

Reference Drawing:

Date:
DEC 5, 2018



1 PRINCE STREET (FRONT) ELEVATION
SKA 3/32"=1'-0"

Revised
12/7/2018

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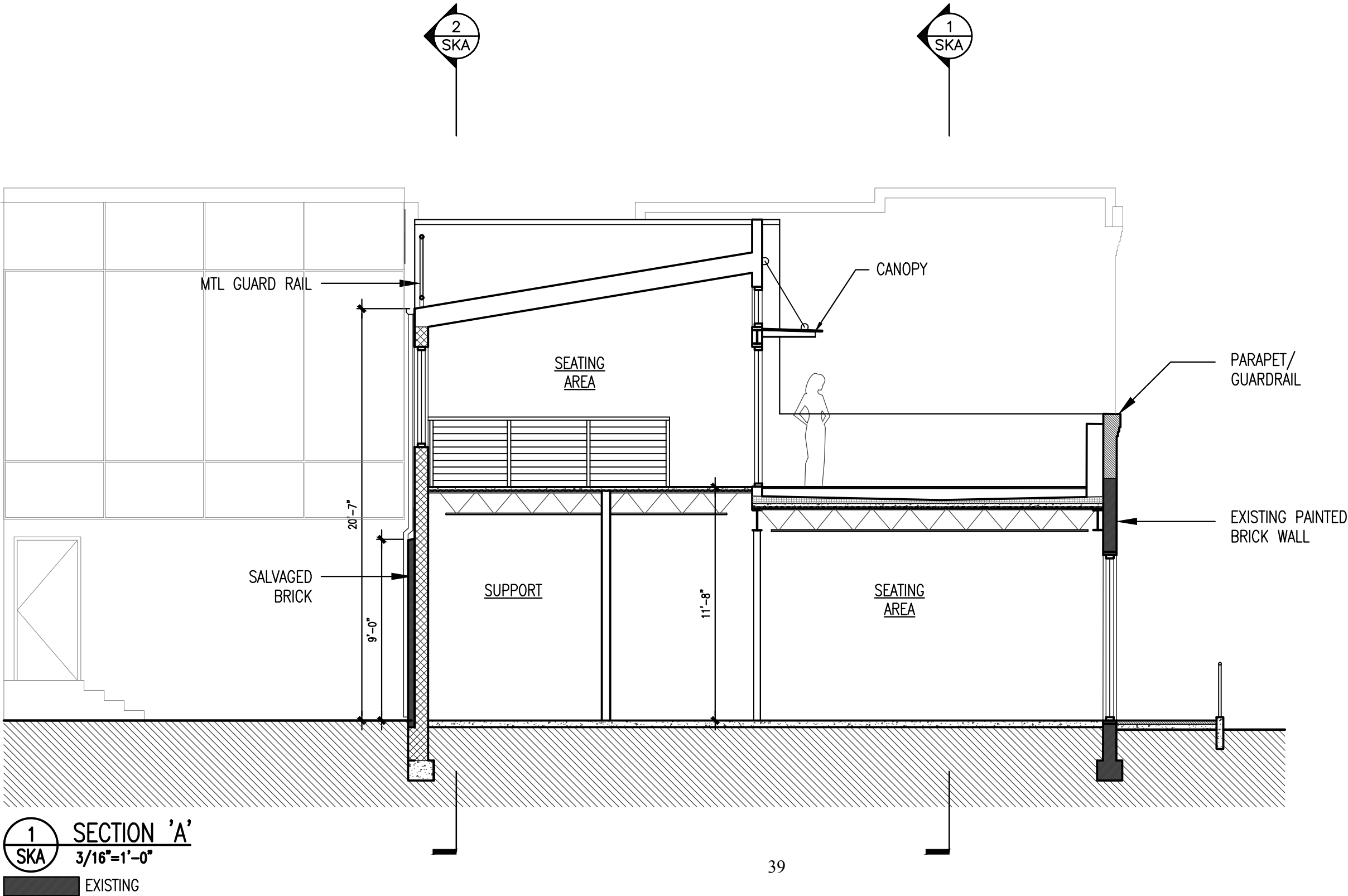
SECTION

Sketch Number:

SKA-012

Reference Drawing:

Date:
DEC 5, 2018



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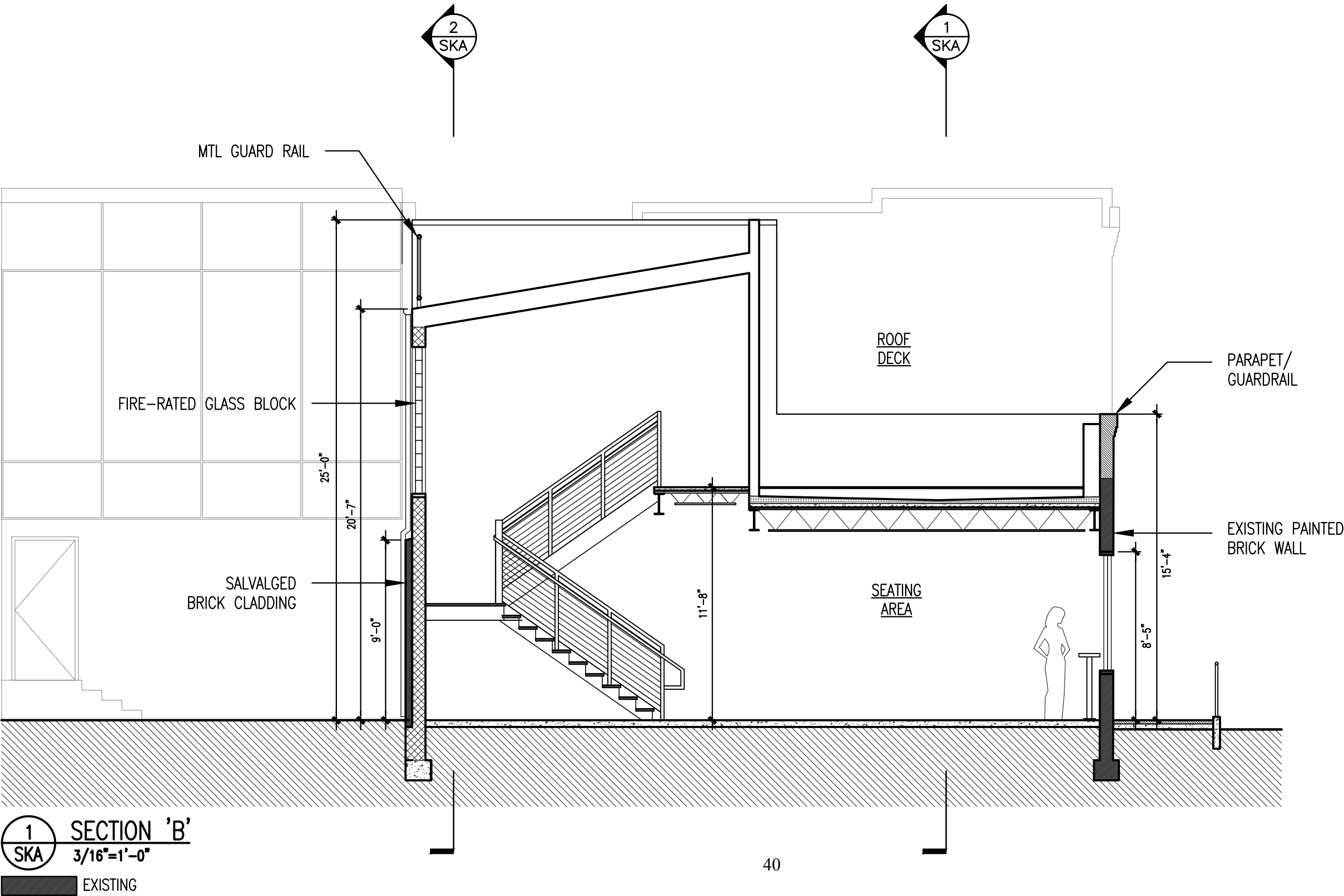
SECTION

Sketch Number:

SKA-013

Reference Drawing:

Date:
DEC 5, 2018



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Sketch Title:

RENDERING
OF PROPOSED

Sketch Number:

SKA-014

Reference Drawing:

Date:

DEC 05, 2018



1
SKA
RENDERING – VIEW FROM PRINCE ST
N.T.S.

Date:
DEC 05, 2018



Revised
12/7/2018



1
SKA

RENDERING – VIEW FROM ALLEY
N.T.S.

43

Misha's Coffeehouse & Coffee Roaster

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Sketch Title:

RENDERING
OF PROPOSED

Sketch Number:

SKA-016

Reference Drawing:

Date:

DEC 05, 2018



- LIGHTING
- DINNERWARE
- FURNITURE
- CEILING FANS
- ACCESSORIES
- TRADE



THE EMBLEM LED SIGN LIGHT

Home > Lighting > Barn Lighting > Outdoor Lighting > Gooseneck Lighting > The Emblem LED Sign Light



THE EMBLEM LED SIGN LIGHT

16 of 42

Write a review

\$546.00

BLE-G-ASE-LED [Looking for incandescent?](#)

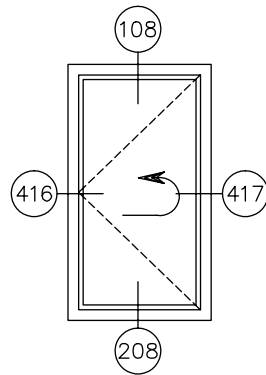
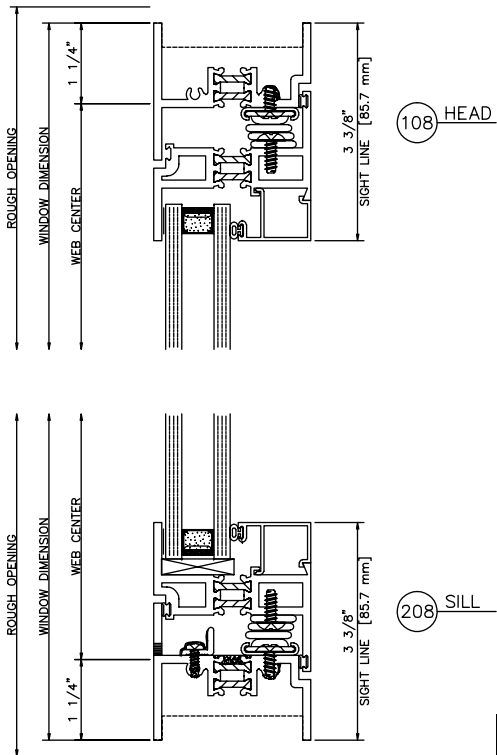
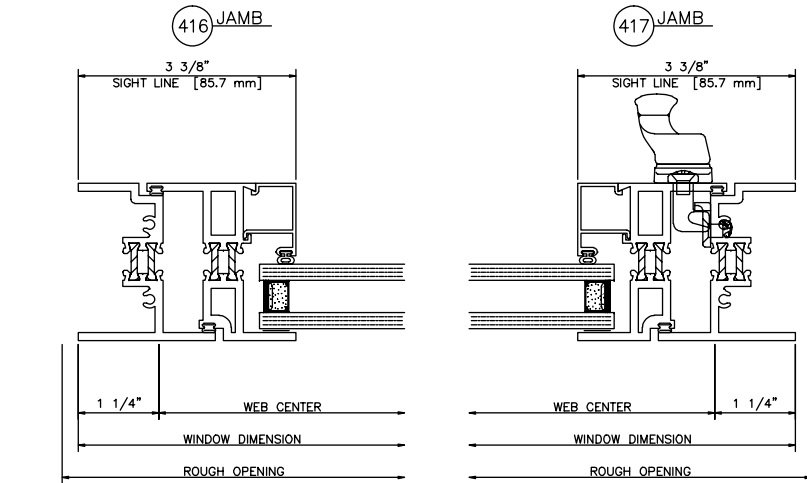
<p>Shade Size:</p> <p>12" Shade (+ \$16.00)</p>	<p>Wire Cage: *</p> <p>Select Option</p>
<p>Finishes: *</p> <p>100-Black</p>	<p>Cage Finish: *</p> <p>- Select -</p>
<p>Gooseneck Arms: *</p> <p>G7 Gooseneck Arm (+ \$115.00)</p>	<p>Copper/Brass Backing Plate & Hex Cover: *</p> <p>- Select -</p>
<p>Gooseneck Arm Finish: *</p> <p>100-Black</p>	<p>Lumens: *</p> <p>- Select -</p>
<p>Swivel Knuckle: *</p> <p>Swivel Knuckle (+ \$32.00)</p>	<p>Color Temperature: *</p> <p>- Select -</p>

44

Add To Wish List

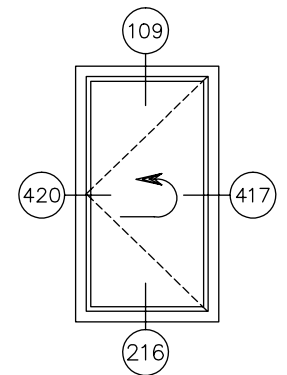
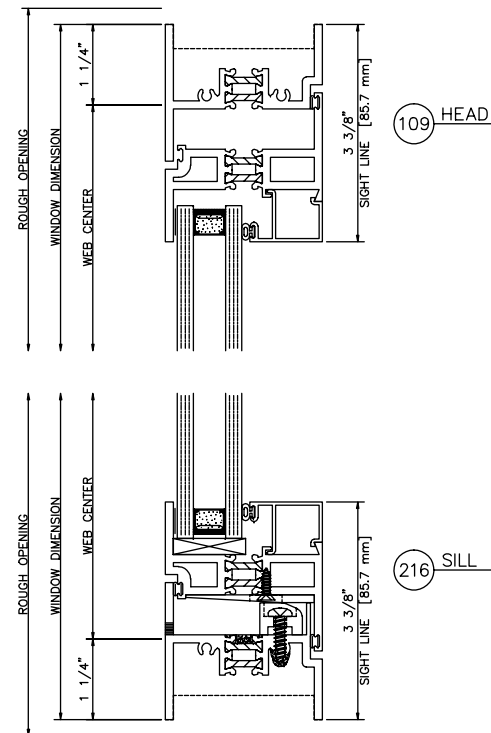
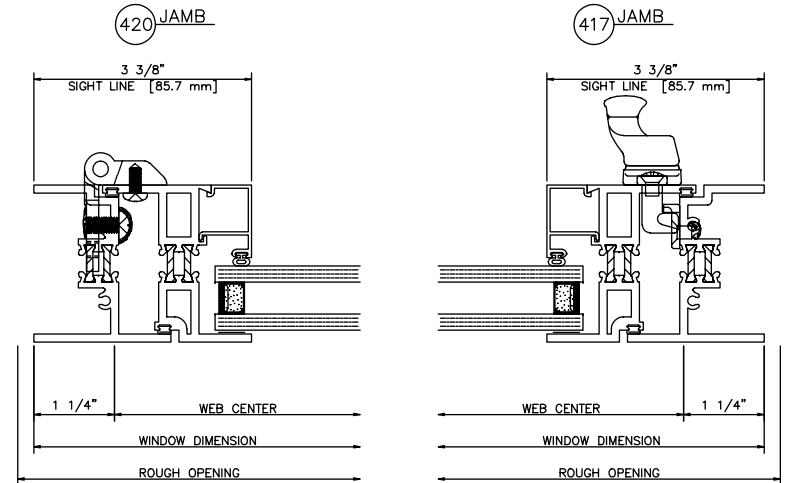
Add To Cart

QTY: 1



550-I Inside Glazed
Casement In • Left Swing • 4 Bar Arms • Cam Locks

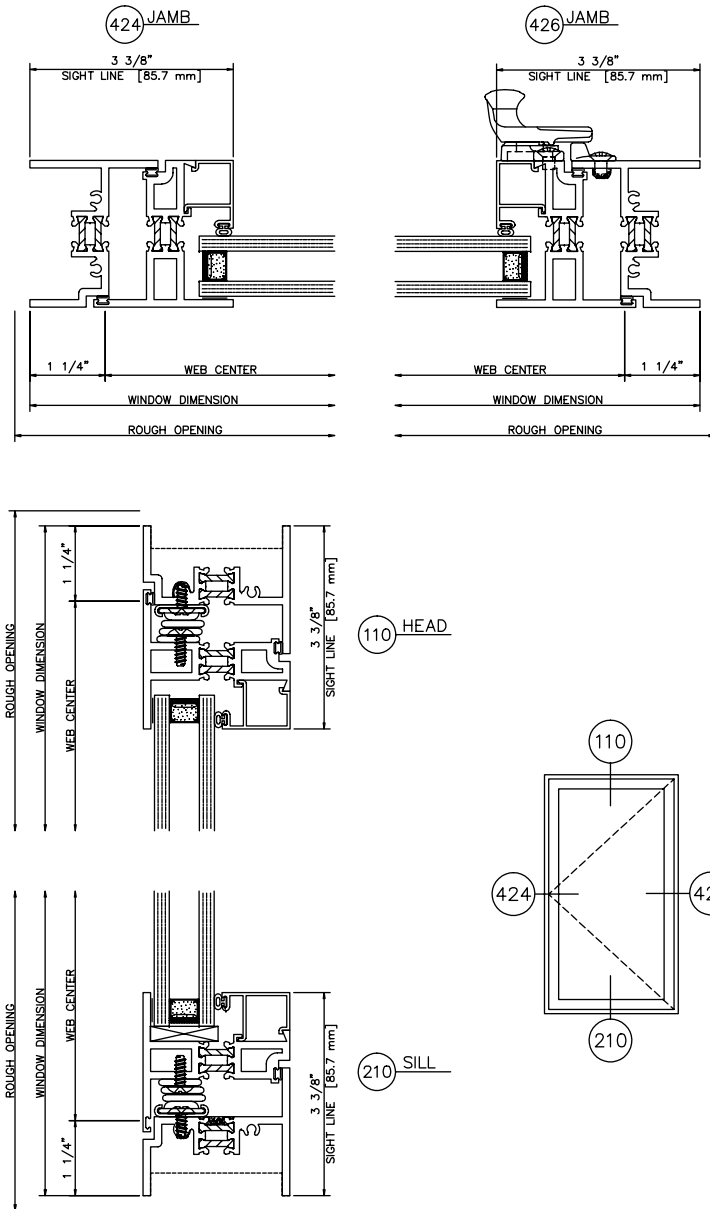
45



550-I Inside Glazed
Casement In • Left Swing • Butt Hinge • Cam Locks

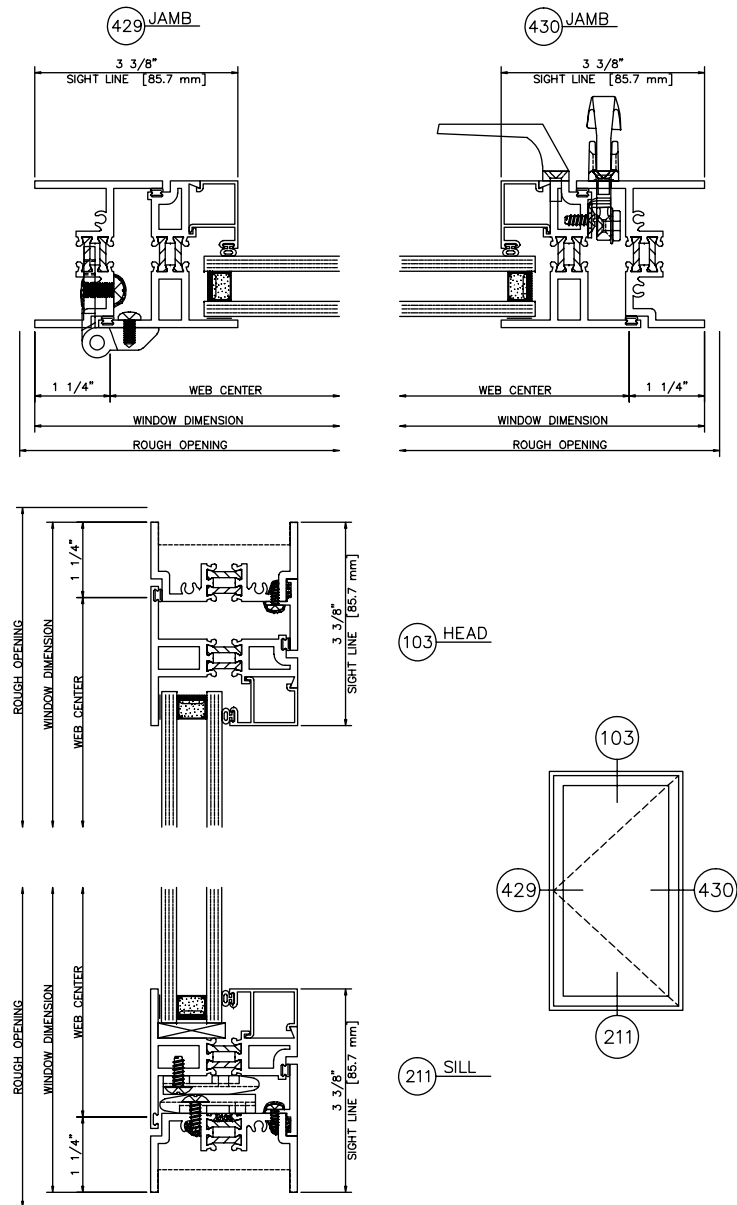
550-I Inside Glazed

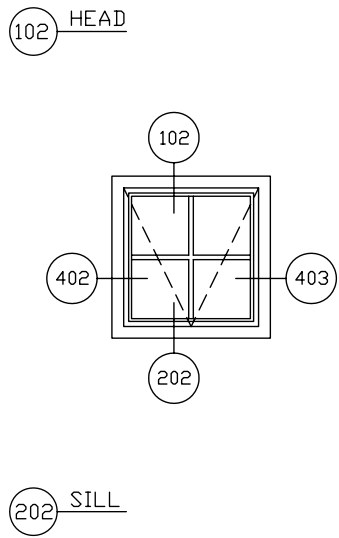
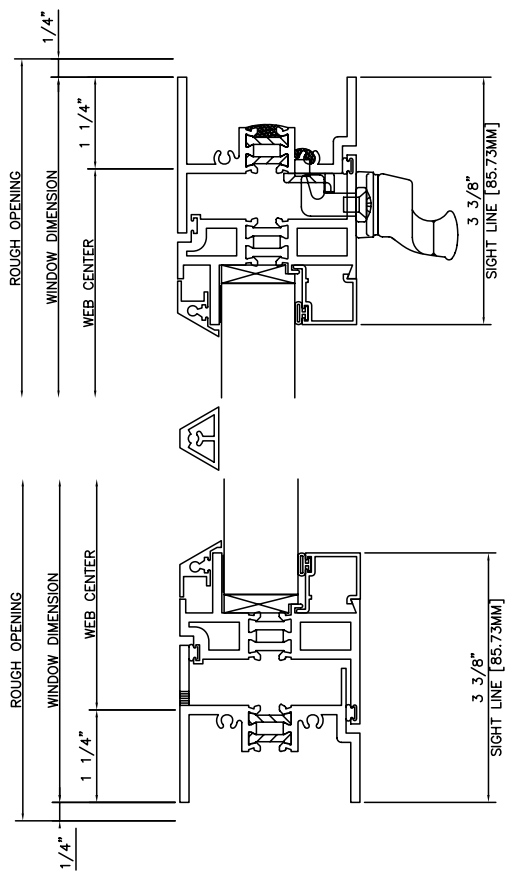
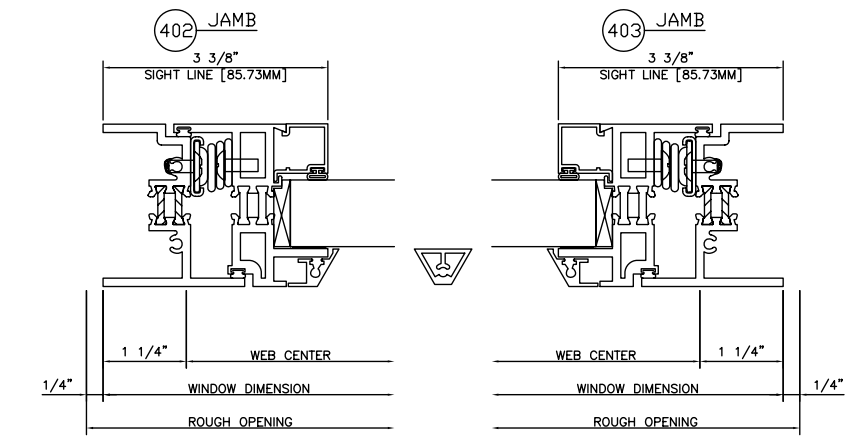
Casement Out • Left Swing • 4 Bar Arms • Cam Locks



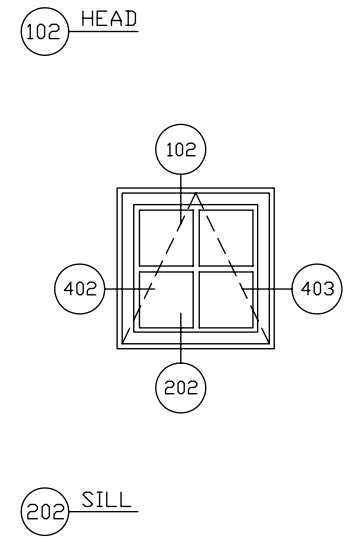
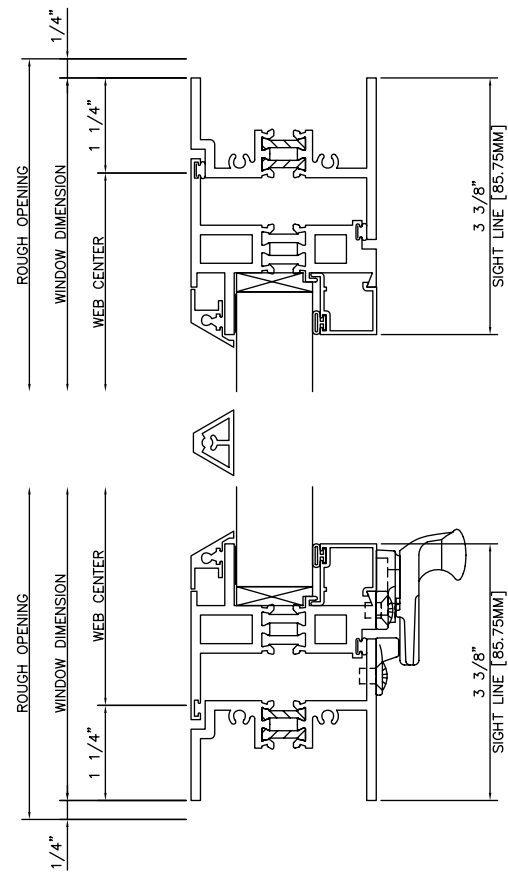
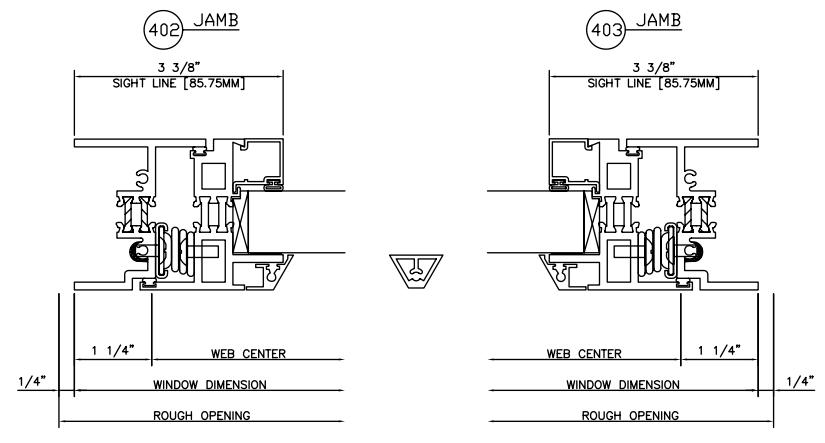
550-I Inside Glazed

Casement Out • Left Swing • Butt Hinge • Lift Locks • Pulls





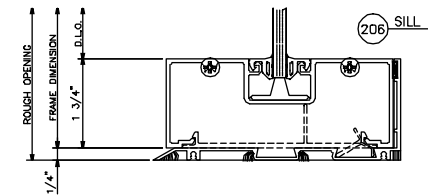
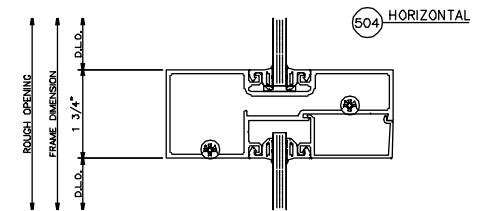
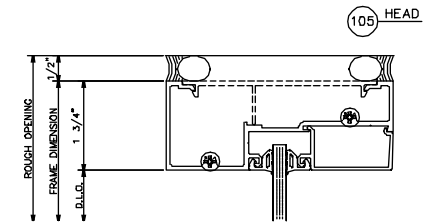
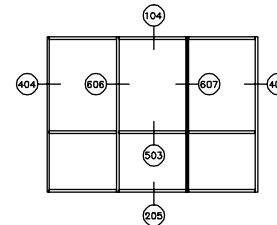
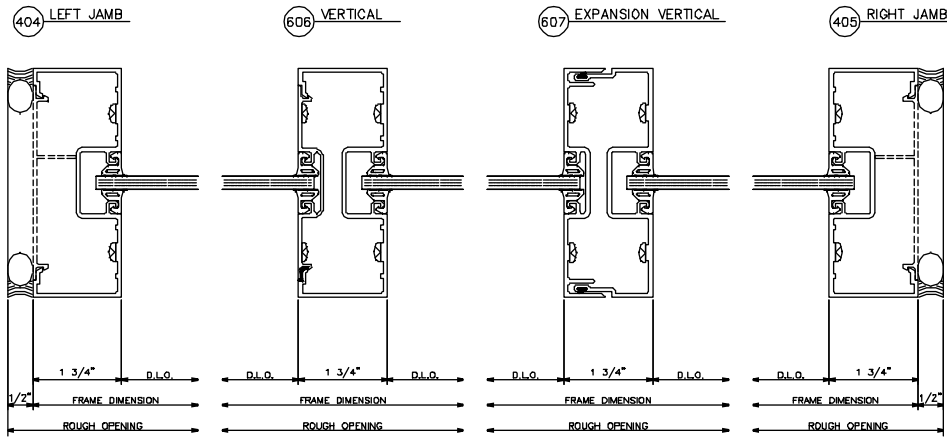
550G Inside Glazed
Project In



550G Inside Glazed
Project Out

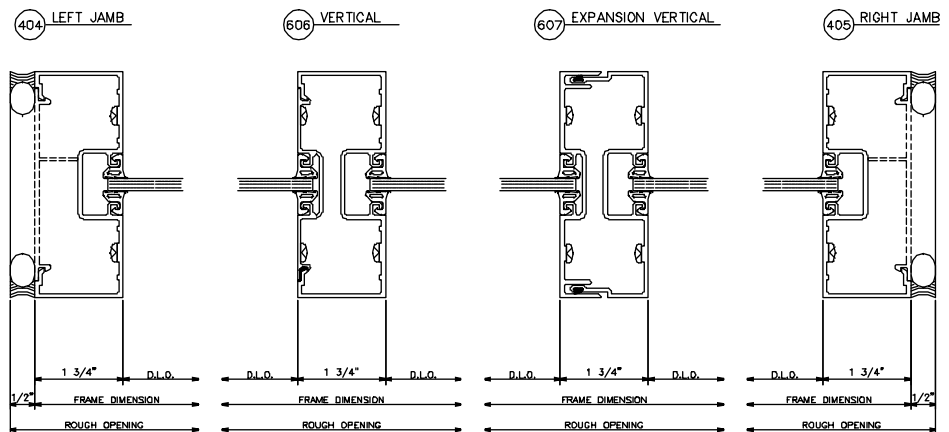
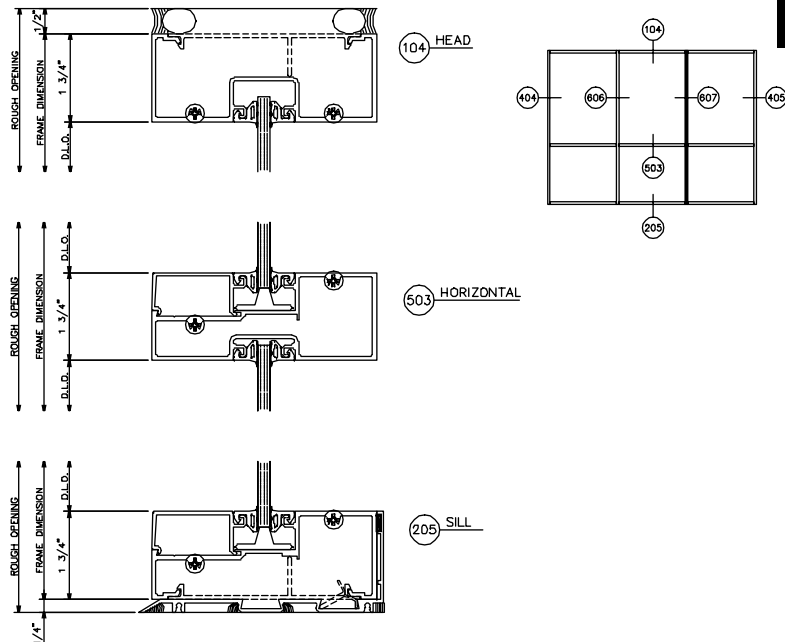
401 Screw Spline Inside Glazed

1 3/4" x 4 1/2"



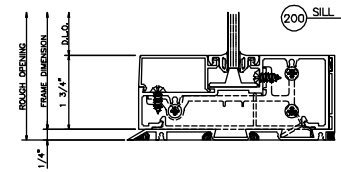
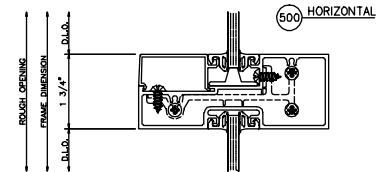
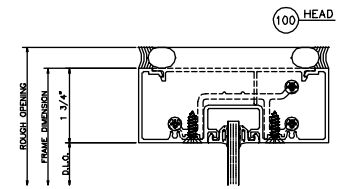
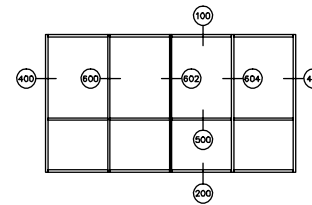
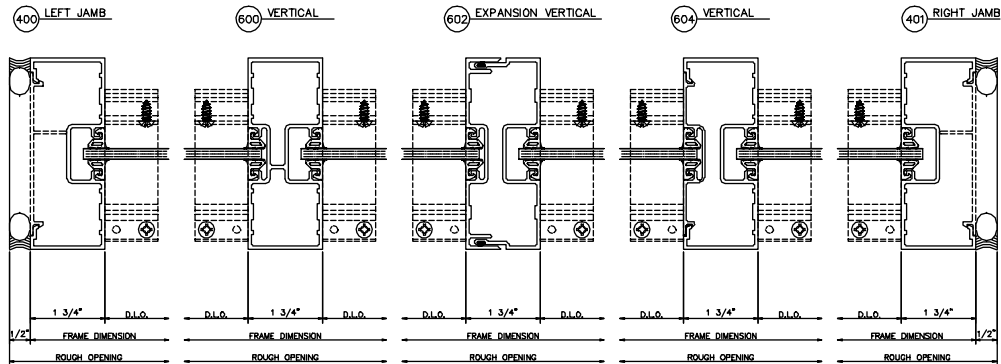
401 Screw Spline Outside Glazed

1 3/4" x 4 1/2"



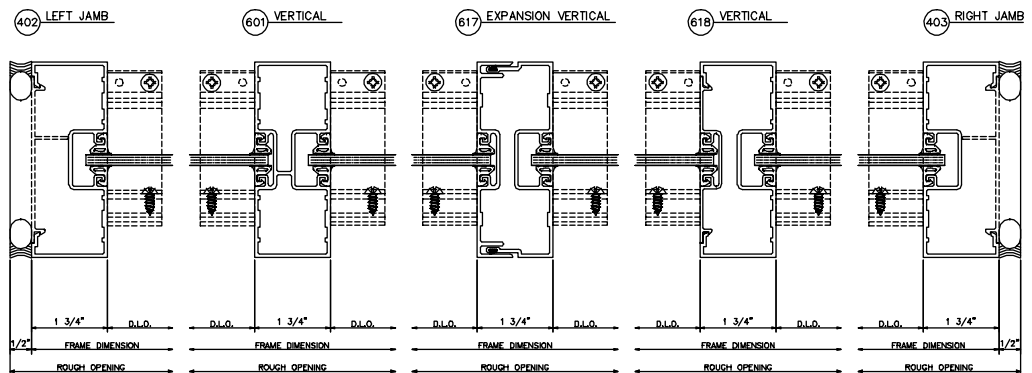
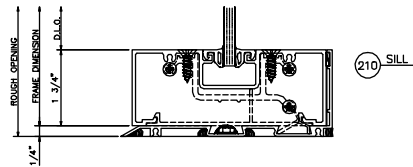
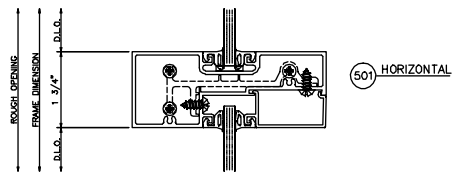
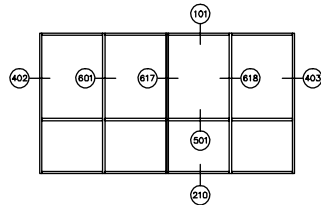
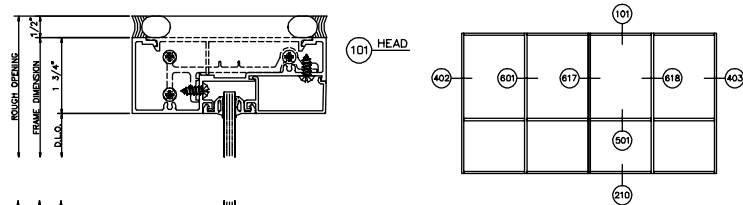
401 Shear Block Outside Glazed

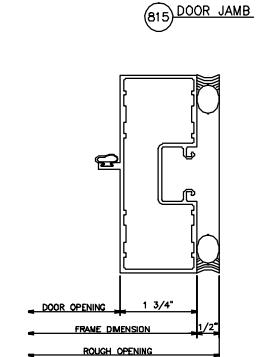
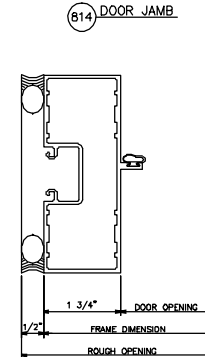
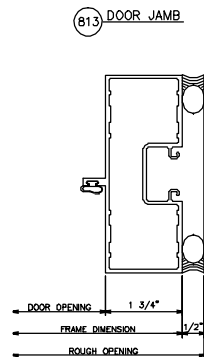
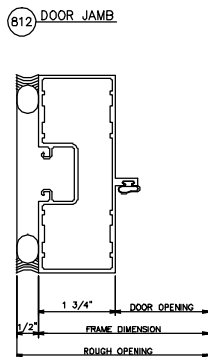
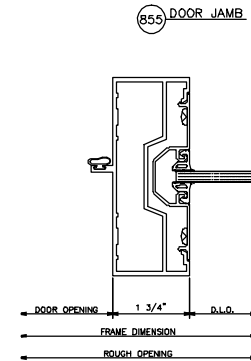
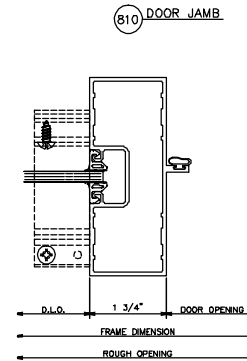
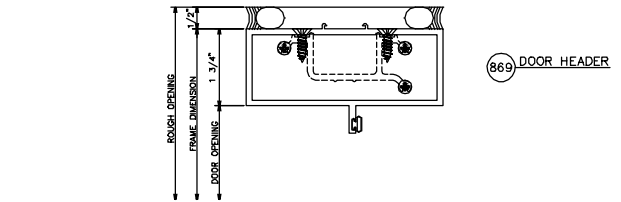
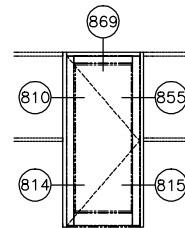
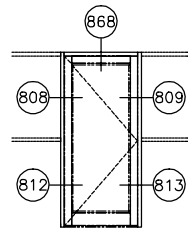
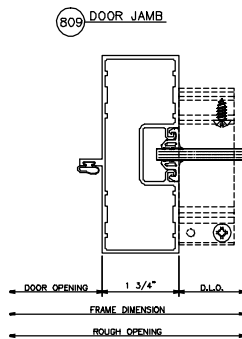
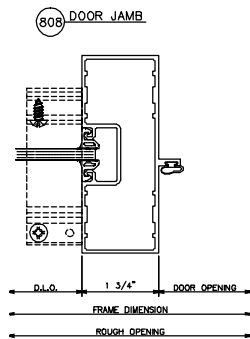
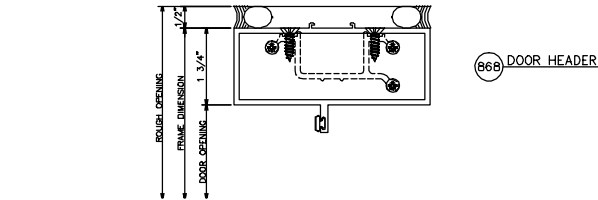
1 3/4" x 4 1/2"



401 Shear Block Inside Glazed

1 3/4" x 4 1/2"





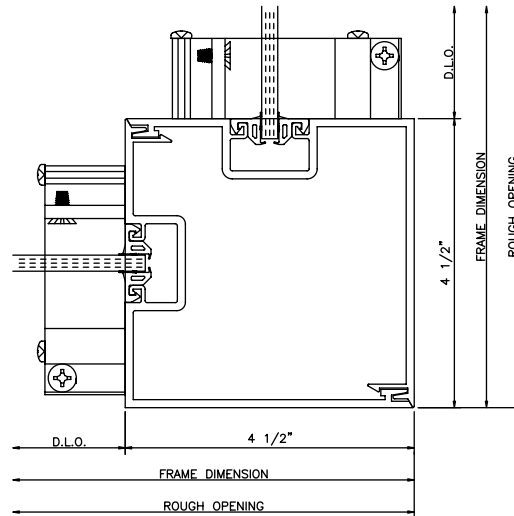
401 Door Frames Outside Glazed

Single Acting 1 Piece Jamb • Right Outswing

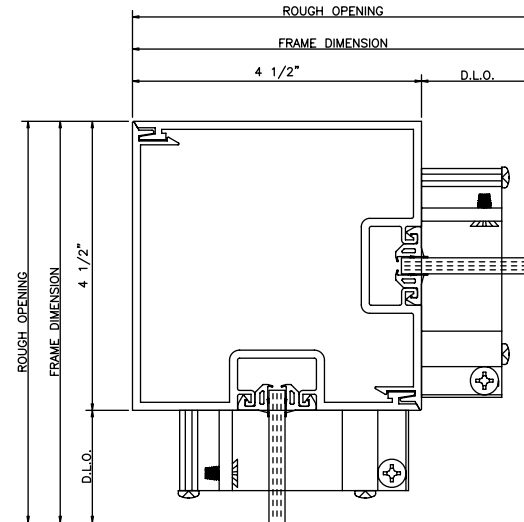
401 Door Frames Outside Glazed

Single Acting 1 Piece Jamb • Right Inswing

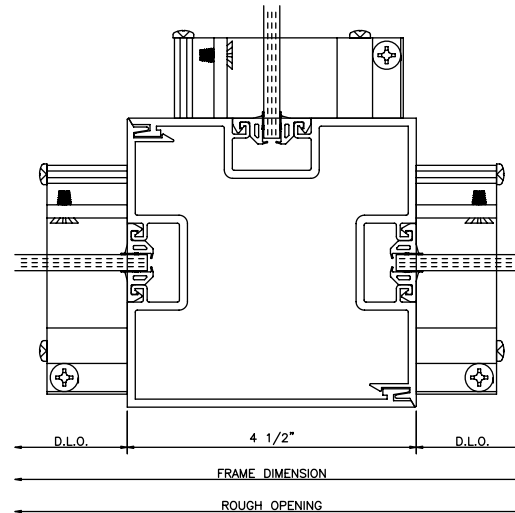
90° OUTSIDE CORNER



90° OUTSIDE CORNER



3-WAY CORNER





– SUPERSHADE CANOPY /
/

Canopy Type:

Architect:

Drawn:

Mapes
Architectural
Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

Proposed for:
()

Job Name:
SUPERSHADE CANOPY /

PO # dtd
MQ # Rep:

Sep. 12, 17

sheet:

01

of 6

General Notes:

- 1. MAPES ARCHITECTURAL CANOPIES REQUIRES ONE (1) SET OF "ORIGINAL/COPIES" TO REVISE DRAWINGS, OR AN APPROVED SET OF "ORIGINAL/COPIES" IN ORDER TO FABRICATE ORDER
- 2. ORDERS REQUIRING ENGINEERING WILL "ONLY" BE FABRICATED "AFTER" STAMPED DRAWINGS ARE APPROVED
- 3. VERIFY ALL CANOPY AND FIELD DIMENSIONS PRIOR TO RELEASING FOR FABRICATION
- 4. ALL ORDERS NOT APPROVED FOR PRODUCTION WITHIN 90 DAYS OF PURCHASE ORDER ARE SUBJECT TO A REVIEW OF PRICING
- 5. ALL FASTENER HOLES NOT OTHERWISE NOTED ARE TO BE FIELD DRILLED
- 6. ALL FASTENERS NOT OTHERWISE NOTED ARE CADMIUM PLATED FERROUS OR ALUMINUM
- 7. ADEQUACY OF WALL AND BUILDING STRUCTURE MUST BE CERTIFIED BY BUILDINGS ENGINEER OF RECORD
- 8. WALL SYSTEMS W/ EIFS OR BRICK VENEER EXTERIOR DESIGN TYPICALLY REQUIRE COMPRESSION SPACERS TO PREVENT CRUSHING, SUPPLIED BY MAPES
- 9. ADDITIONAL BLOCKING AND BRACING AT CANOPY CONNECTION POINTS TO ADEQUATELY HANDLE CANOPY LOADS TO BE SUPPLIED, FABRICATED & INSTALLED BY OTHERS
- 10. UNLESS OTHERWISE NOTED, ALL HANGER ROD ATTACHMENTS @ WALL ARE TO BE DESIGNED BY OTHERS
- 11. UNLESS OTHERWISE NOTED, ALL CANOPY ATTACHMENTS @ WALL ARE TO BE DESIGNED BY OTHERS
- 12. SOME FIELD MODIFICATION OF CANOPY MEMBERS MAY BE REQUIRED, DEPENDING ON EXISTING SITE CONDITIONS

Project Notes:

- 1. SUPER SHADE CANOPIES
- 2. 1" SCH 40 HANGER PIPE
- 3. .110 EXTR. ALUM. 40° 'Z' LOUVER BLADE
- 4. 8" EXTR. ALUM. FASCIA
- 5. FASCIA DRAIN W/ SCUPPERS

Drawing Schedule	
Page #	Description
01	Cover
02	General Information
03	Canopy Plan
06	Section AA
07	Section BB
08	Section CC

Design Notes:

- 1. FINISH SHALL BE BRONZE BAKED ENAMEL, WHITE BAKED ENAMEL OR CLEAR ANODIZED
- 2. FINISH SHALL BE TWO COAT KYNAR
- 3. COLOR SHALL BE CHOSEN FROM MAPES STD SMOOTH COLOR CHART
- 4. FLASHING AND SEALANT, BY CANOPY INSTALLER
- 5. SURROUND WALL ANCHORS WITH WATER TIGHT SEALANT
- 6. EMBED ALL WALL ANCHOR WASHERS IN SEALANT TO PROVIDE WATERTIGHT SEAL AT WALL
- 7. TO ENSURE PROPER DRAINAGE, INSTALL CANOPY WITH POSITIVE CAMBER
- 8. FIELD DRILL DRAIN HOLES IN FASCIA @ DESIRED SCUPPER LOCATIONS

Canopy Type:

Architect:

Drawn:		

Mapes Architectural Canopies

7748 N. 56th St.
Lincoln, NE. 68514-9724
Ph: (888) 273-1132
Fx: (877) 455-6572
email: cad@mapes.com

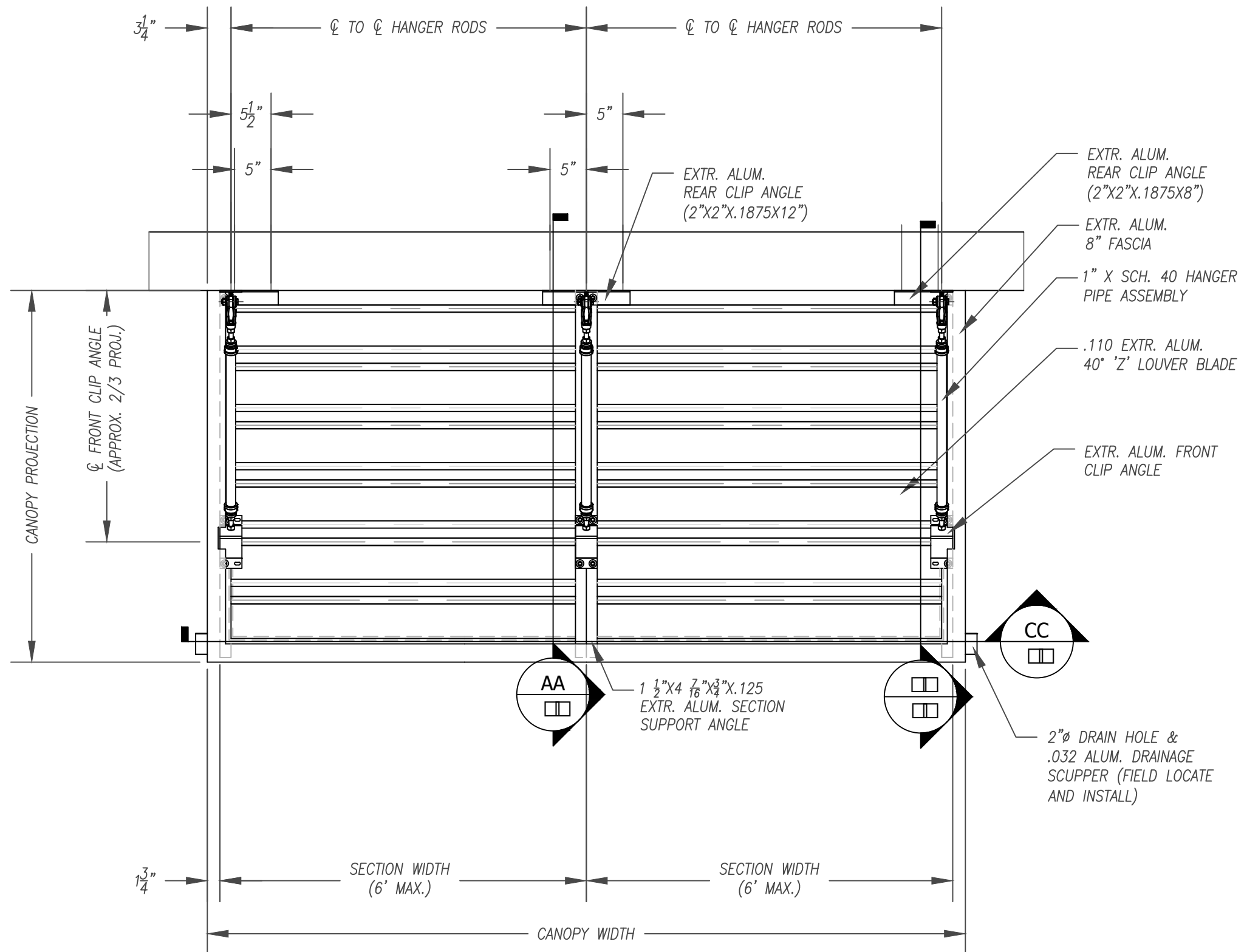
Proposed for:
()

Job Name:
SUPERSHADE CANOPY /

PO # dtd
MQ # Rep:

Sep. 12, 17

sheet:
02
of 6



 **CANOPY PLAN**

Canopy Type:

Architect:

Drawn:

Mapes
Architectural
Canopies

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Lincoln, NE. 68514-9724
Ph: (888) 273-1132
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Proposed for:
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Job Name:
SUPERSHADE CANOPY /

PO # dtd
MQ #

Rep:

Sep. 12, 17

$\frac{3}{4}" = 1'-0"$

sheet:

03

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AND BRACING
 SECTION POINTS
 EADLY HANDLE
 LOADS TO BE
 FABRICATED &
 ED BY OTHERS

1/2"ØX24" THRU EYEBOLT (WELDED)
 - (INSTALL W/ WELD UP) W/ 3"ØX.25 PLTD STEEL WASHER,
 STD WASHERS, NUTS & 3"ØX.25 PLTD STEEL BACKING PLATE

5/8"ØX2 1/2" THRU BOLT
 W/ WASHERS & NUT

DROP-FORGED STEEL CLEVIS
 (5/8" THROAT - 5/8" EYE)

5/8"ØX6" THREADED
 ADJUSTMENT ROD

1" X SCH. 40 HANGER
 PIPE ASSEMBLY

5/8"x1" PIPE REDUCER

5/8" NUT (2 TYP.)

5/8"ØX6" THREADED
 ADJUSTMENT ROD

5/8" FLAT WASHER (2 TYP.)

EXTR. ALUM. FRONT CLIP ANGLE

3/8"Ø CARRIAGE BOLT
 ASSEMBLY

HANGER ROD HEIGHT
 7 1/8"

30° MIN.

2 1/2"

8"

8"

3/16"Ø (#11 DRILL)
 ST. STEEL POP RIVET

.110 EXTR. ALUM.
 40° 'Z' LOUVER BLADE

EXTR. ALUM. REAR CLIP ANGLE
 (2"x2"x.1875x12")

1 1/2"x4 7/16"x3/4"x.125
 EXTR. ALUM. SECTION
 SUPPORT ANGLE

EXTR. ALUM.
 8" FASCIA

CANOPY PROJECTION

HANGER ROD LENGTH
 HANGER ROD LENGTH

30° FRONT CLIP ANGLE
 (APPROX. 2/3 PROJ.)

7/8"

RU THREADED ROD
 , NUTS & 3"ØX.25
 EL BACKING PLATE

1/2"ØX24" THRU THREADED ROD
W/ WASHERS, NUTS & 3"ØX.25
PLTD STEEL BACKING PLATE

AA SECTION □ HAN□ER ROD

S □ □ □ □ □ □ □ □ □ □ □ □

Canopy Type:

Architect:

Drawn:

Mapes
Architectural
Canopies

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Proposed for:
()

Job Name: SUPERSHADE CANOPY /

PO # dtd
MQ #

Rep:

sheet:

Sep. 12, 17

$$1\ 1/2'' = 1'-0''$$

04

of 6

Architect:

*Mapes
Architectural
Canopies*

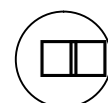
Proposed for:
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PO # dtd
MQ # Rep:

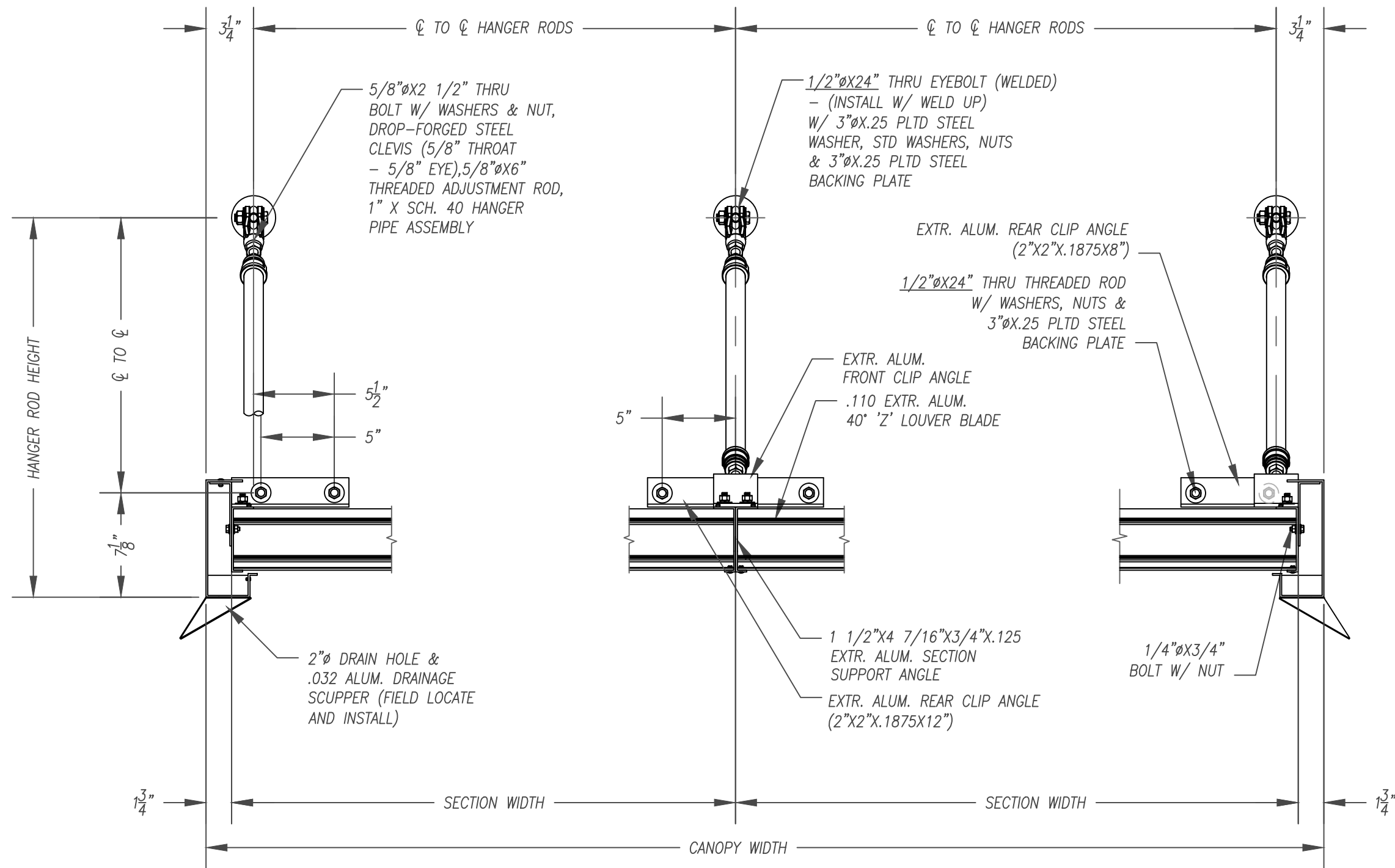
05

$$1\ 1/2'' = 1'-0''$$

of 6



SECTION □ END CANOPY



CC TRANSVERSE SECTION

S 1/2" = 1'-0"

Canopy Type:

Architect:

Drawn:

Mapes
Architectural
Canopies

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Lincoln, NE. 68514-9724
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Proposed for:
()

Job Name:
SUPERSHADE CANOPY /

PO # dtd
MQ #

Rep:

sheet:

06

Sep. 12, 17

1 1/2" = 1'-0"

of 6