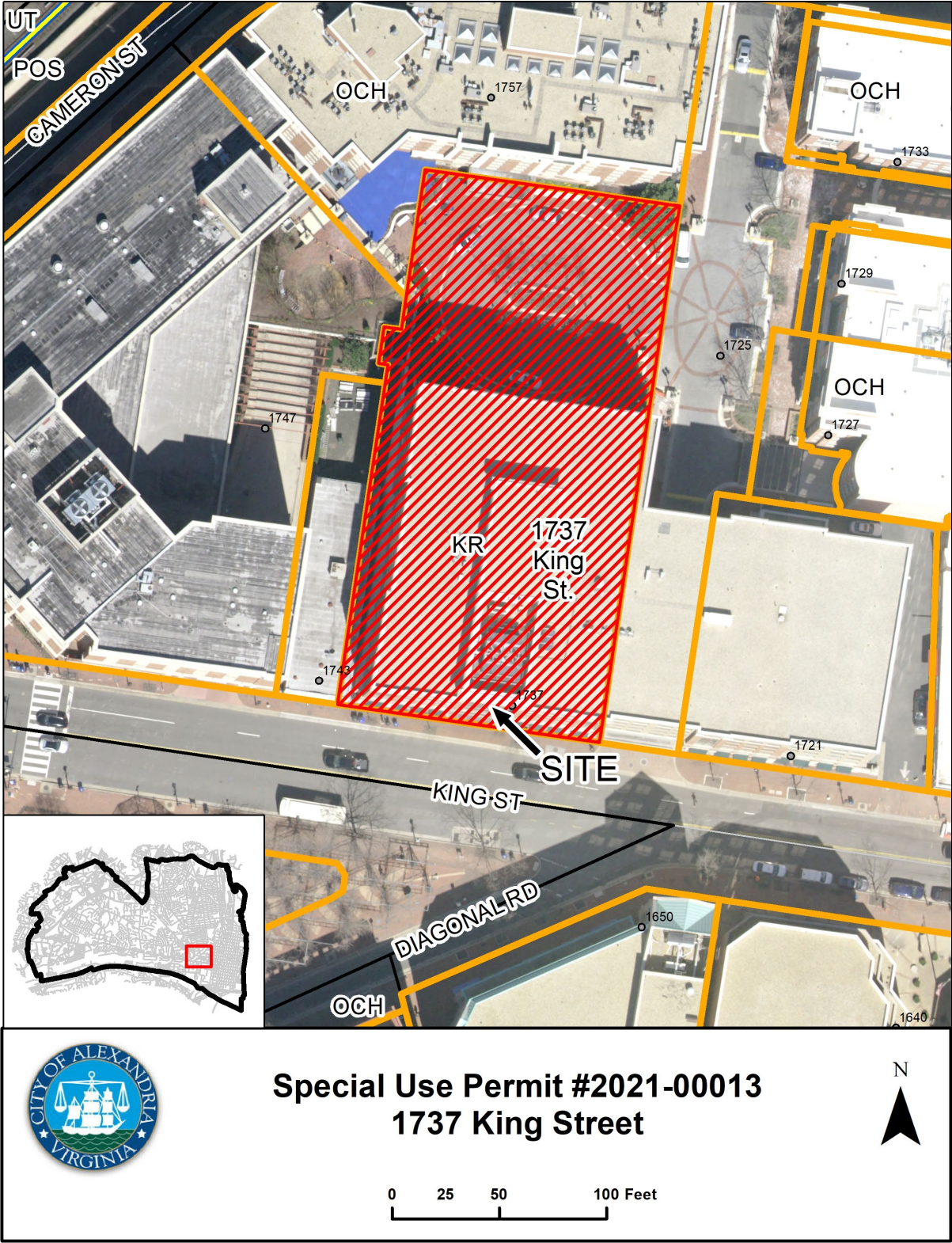


DOCKET ITEM #5
Special Use Permit # 2021-00013
1737 King Street

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application		General Data	
Request: Public hearing and consideration of a request for a special use permit for additional square footage for projecting signs		Planning Commission Hearing:	May 4, 2021
		City Council Hearing:	May 15, 2021
Address: 1737 King Street		Zone:	KR/ King Street Urban Retail Zone
Applicant: Clay Bryan, agent for DREF King Street Metroplace, LLC		Small Area Plan:	King Street/Eisenhower Avenue Small Area Plan
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.			
Staff Reviewers: Maggie Cooper margaret.cooper@alexandriava.gov Ann Horowitz ann.horowitz@alexandriava.gov			



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Clay Bryan, requests Special Use Permit approval for additional signage square footage for three projecting signs.

SITE DESCRIPTION

The subject property has one continuous building that covers three lots of record with approximately 236 feet of frontage along King Street. The properties are developed with a six-story commercial building with 149,000 square feet of interior space, with retail on the ground floor, office space on the upper floors and an underground garage.



Figure 1: View of subject property

BACKGROUND

In February 1987 and February 1988, these properties were granted variances from a zone transition setback. In July 1996, a site plan application was submitted for the construction of the office building with ground floor retail, restriping of a noncomplying parking lot and reduction of off-street parking requirement to construct tandem spaces. In 1997, a building permit was issued for the current building and two levels of underground parking.

PROPOSAL

The applicant requests SUP approval to waive the projecting sign requirements related to square footage allowances in the Zoning Ordinance. The proposal would add three 29.28 square foot projecting signs along King Street. The proposed projecting signs exceed the maximum square footage allowable for projecting signs along the King Street building façade. The proposed signs would replace the previously existing awning signs that have been removed from the awnings (Figures 2 -4).

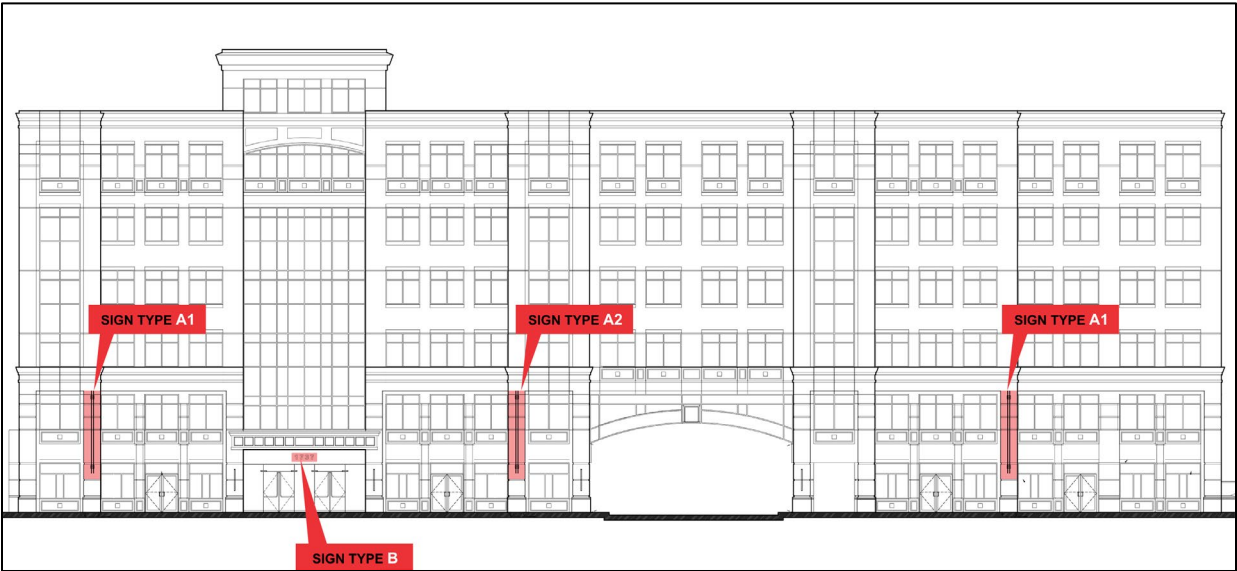


Figure 2: Proposed Sign Locations



Figure 3: Previous Signage (has been removed)

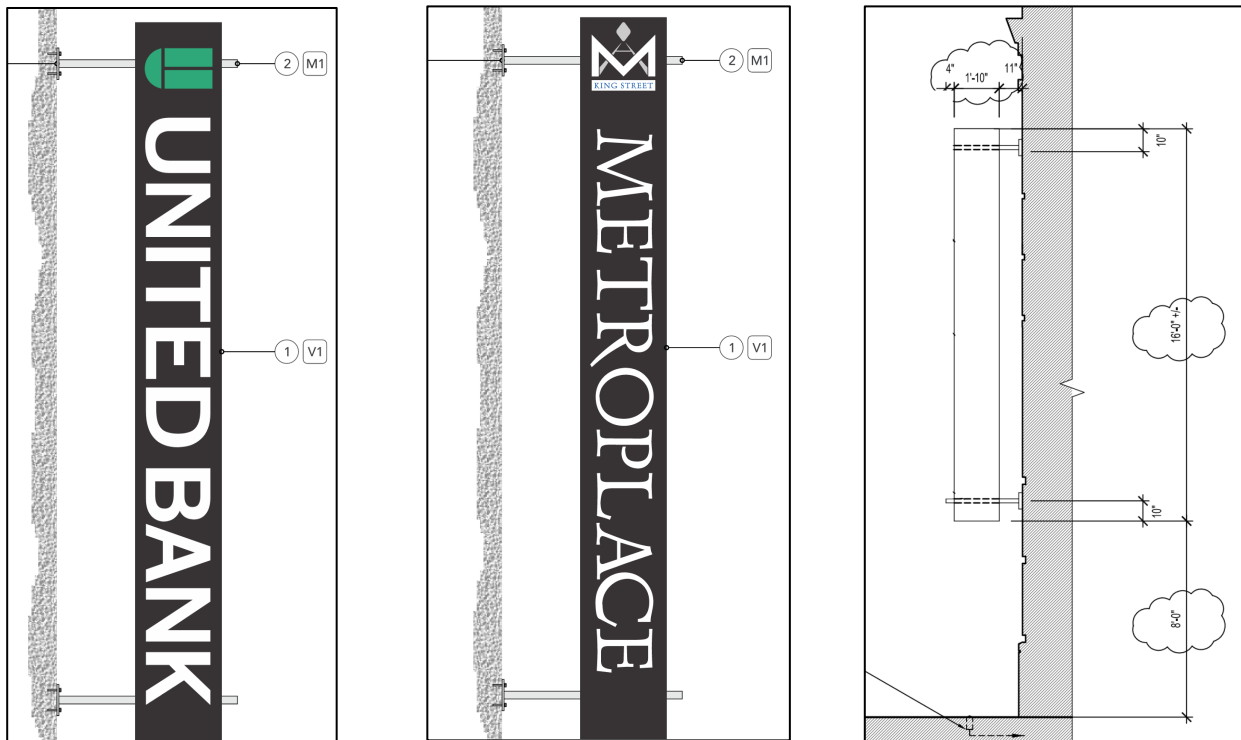


Figure 4: Proposed Signs

ZONING/MASTER PLAN DESIGNATION

Section 9-202(A)(iii)(8)(a) states that “the total area of all (projecting) signage on the building shall be 16 square feet. The area allowed for this signage shall be deducted from area allowed for permanent wall signage or other temporary wall signage, as permitted in section 9-202(A)ii.1.b or in sections 9-201(A)iii.6 or iii.7.”

Each of the proposed projecting signs would be 29.28 square feet, for a total of 87.84 square feet, which exceeds the allowable square footage for projecting signs on the building by 71.84 square feet, therefore, an SUP is required to permit a waiver of the sign ordinance requirements. The proposed signs would be 8.00 feet above the sidewalk and would project 3.08 feet from the wall, which would be a permitted encroachment and would comply with Section 5-2-29(c) of the city code. The proposed signs would also comply with 9-202(A)(iii)(8)(b) for installation and location of the signs.

The subject properties are zoned KR/King Street Urban Retail Zone and are located within the King Street Metro/Eisenhower Avenue Small Area Plan, which recommends office commercial high use of these properties.

II. STAFF ANALYSIS

Staff supports the applicant's request to add three projecting signs along the King Street building frontage that exceed the maximum allowable size for projecting signs on a building. The proposed projecting signs are compatible with the height and width of the existing six-story building. Although the proposed projecting signs exceed the maximum allowed projecting sign square footage by 71.84 square feet, the total signage square footage of 87.84 square feet (29.28 per sign) is substantially less than the allowed 236 square feet of signage allowed for the whole building if the signs were mounted flush with the building.

Section 9-103(D) indicates that a waiver of requirements can be obtained based on the following criteria:

a. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.

The design is specific to the needs of the applicant to expand the branding of the building and the current and future commercial establishments that will inhabit the ground floor. The three projecting signs will increase the visibility of the businesses in a way that is compatible and appropriate for a building of this size and location. The addition of the proposed projecting signs would be more visually appealing than larger, flush-mounted signs as the vertical shapes would break up the expansive linear façade, creating a sense of smaller and more engaging storefronts at the pedestrian level.

b. The proposed signage will not have an adverse impact on the nearby neighborhood.

The projecting signs will not have an adverse impact on the neighborhood, as they are in a commercial location near the King Street Metro, across from an office building and a park and are not adjacent to any residential properties.

c. The signs comply with the applicable standards for approval of a special use permit set forth in section 11-504.

The proposed sign would not adversely affect the health or safety of the residents within the neighborhood or be detrimental to the public welfare. Because there is no change in the footprint or the use of the subject property, the building will continue to conform to the master plan of the city. The sign will not impact traffic and will not have an adverse effect on any adjacent properties. The proposed sign would not dominate the immediate vicinity or interfere with the development and use of neighboring properties.

Staff has received no comments from the neighboring commercial businesses nor the Upper King Street Neighborhood Association.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The design of the sign and the placement of the sign on the building shall be consistent with plans and diagrams submitted on April 16, 2021.
3. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Maggie Cooper, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

No comments

Code Enforcement:

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

Fire:

No comments

Health:

No comments

Parks and Recreation:

No comments

Police Department:

No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1737 King Street

TAX MAP REFERENCE: 063.04-06-18 **ZONE:** KR

APPLICANT:

Name: Clay Bryan as agent for DREF King Street Metroplace, LLC

Address: 1737 King Street, Alexandria, VA 22314

PROPOSED USE: Increase in the allowable square footage of signage allowed for the ground floor tenants.

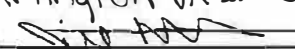
- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Clay Bryan
Print Name of Applicant or Agent
1737 King Street
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

X Clay Bryan 1/22/2021
Signature Date
202-302-2438 n/a
Telephone # Fax #
cbryan@lpc.com
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1737 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the increased allowable signage square footage use as
(use)
described in this application.

Name: Jill Donatelli Phone: 571-458-6397
Please Print
Address: 4300 Wilson Blvd Suite 210 Email: jdonatelli@lpc.com
Arlington VA 22203
Signature:  Date: 3/2/2021

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

see attached organizational structure of ownership, DREF King Street Metroplace,
LLC

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. see attached org structure		
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 1737 King Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. see attached org structure		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Entities listed on attchmnt	None	None
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.

1/22/2021

Date

Clay Bryan

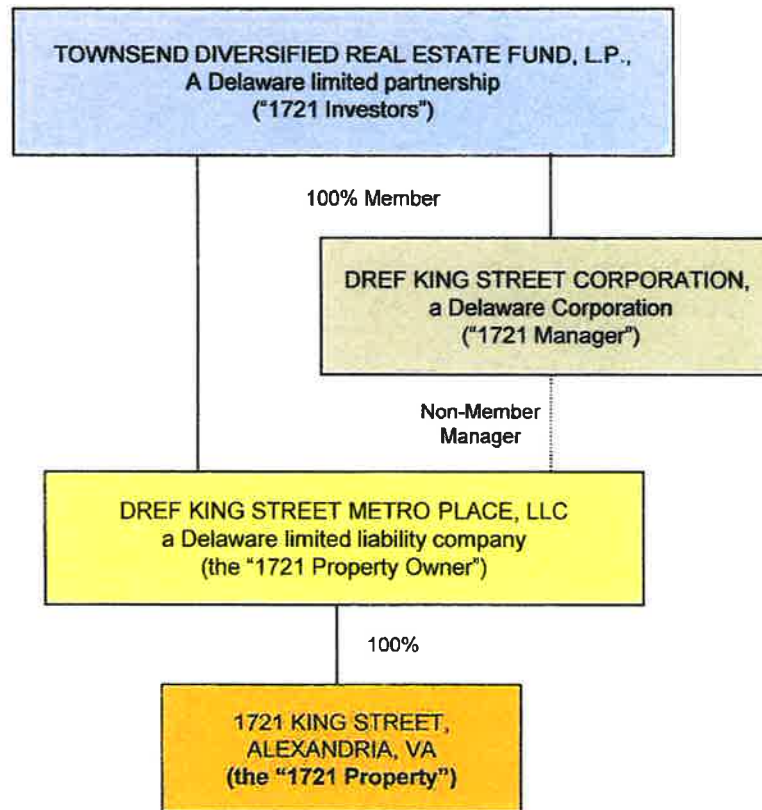
Printed Name

Clay Bryan
Signature

1737 KING STREET, ALEXANDRIA, VA
Organizational Structure as of March, 2, 2021

The following limited partners hold a 3% or greater interest in Townsend Diversified Real Estate Fund, L.P.:

- None



If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- [] **Yes.** Provide proof of current City business license
- [] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The ownership of 1737 King Street is seeking permission to increase the overall allowable footage of signage allowed for our ground floor tenants. Under the current regulations, we are allowed a total of 16 square feet.

The original building design featured fabric canopies with the tenant name / logo located on the eyebrow of the canopy. As part of the main lobby and exterior renovation we removed the canopies and would like to upgrade the signs to a blade-sign style.

Plans from Focus Architects are attached to the application. The new blade signs will be attached to the facade of the building. The bottom of the sign will be 7'-8" from grade. Overall the proposed sign is 16' (h) x 1'-10" (w), each sign will measure 29 square feet total. We are requesting permission to install three of these signs for a total square footage of 87 square feet.

It should be noted that at the moment two of the three ground floor spaces are vacant, while we wait for these spaces to be leased, the blade signs would feature the building name and logo.

We believe that the new signage plan will enhance our ability to market and eventually lease these ground floor spaces.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Requesting additional allowable square footage for exterior signage for the ground floor tenants.

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

n/a - signage only

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

n/a - signage only

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

n/a - signage only

Hours:

n/a - signage only

n/a - signage only

n/a - signage only

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

n/a - signage only

- B. How will the noise be controlled?

n/a - signage only

8. Describe any potential odors emanating from the proposed use and plans to control them:

n/a - signage only

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

n/a - signage only

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

n/a - signage only

C. How often will trash be collected?

n/a - signage only

D. How will you prevent littering on the property, streets and nearby properties?

n/a - signage only

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

n/a - signage only

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

n/a - signage only

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
n/a - signage only

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

n/a - signage only

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

n/a Standard spaces
n/a Compact spaces
n/a Handicapped accessible spaces.
n/a Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

n/a - signage only

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? n/a

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

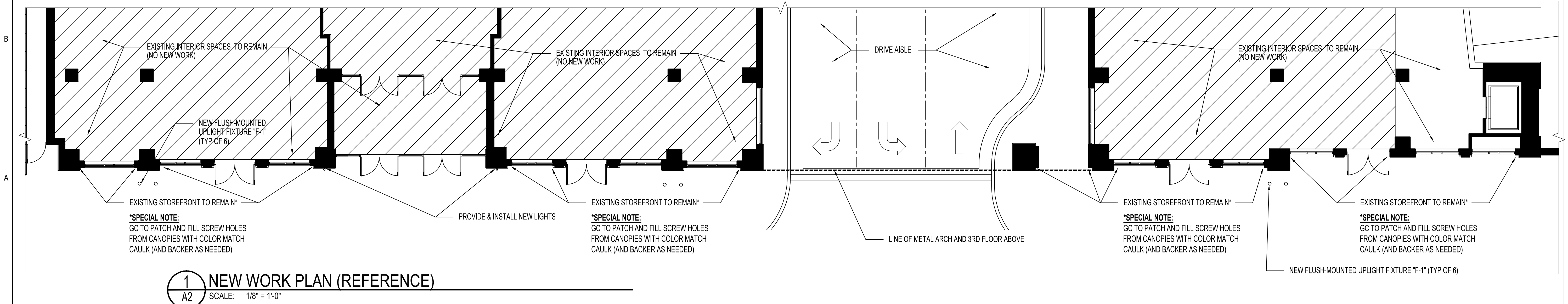
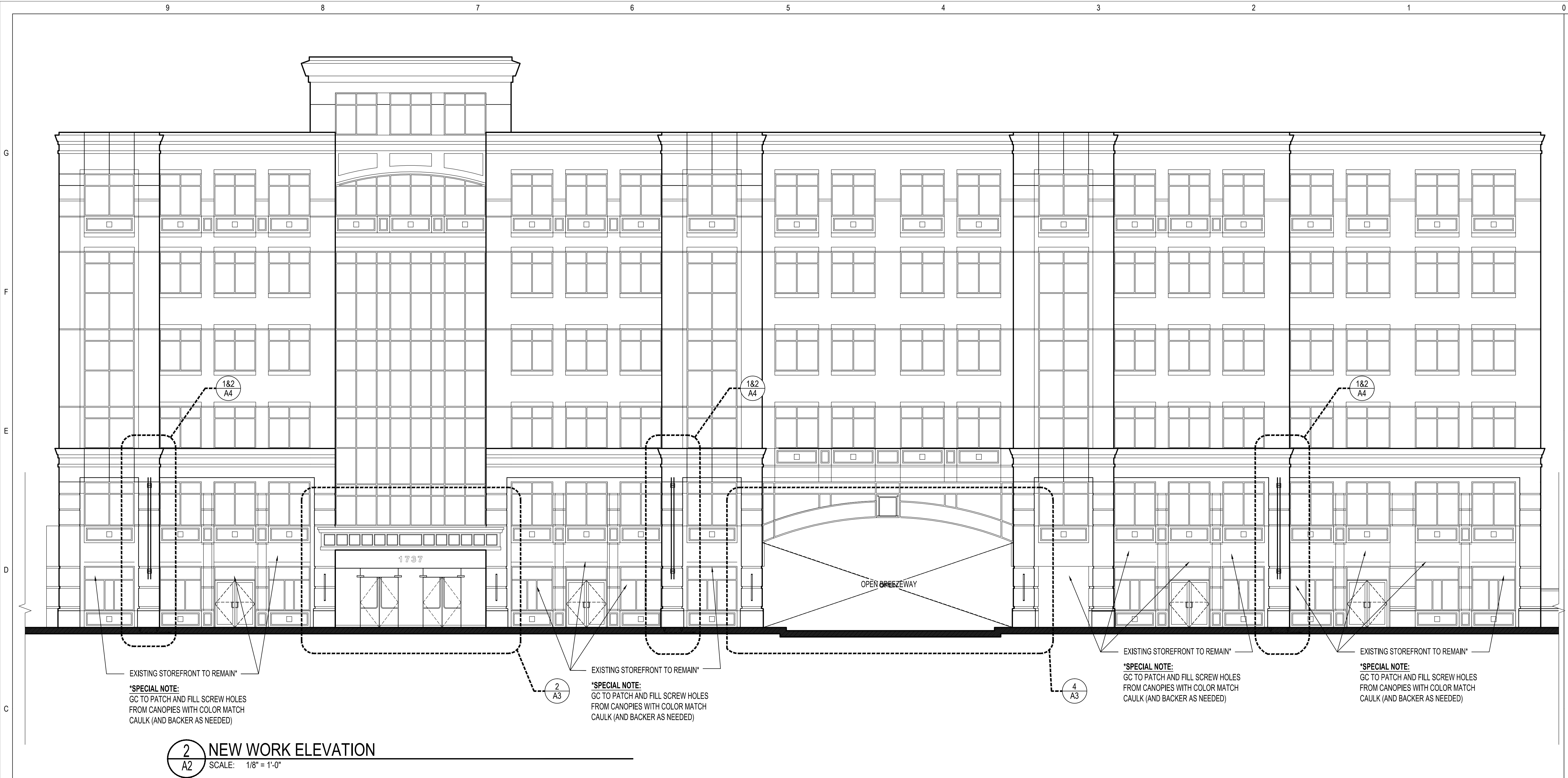


APPLICATION - SUPPLEMENTAL

SIGNS

1. How many signs exist on the property?
2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
3. Provide the length of frontage for every street that the subject property touches.
4. How many businesses are located on the property?
5. How many signs are proposed?
6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
7. How will the sign(s) be illuminated?

Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.



FOCUS
architecture+design

4601 NORTH FAIRFAX DRIVE
SUITE 100
ARLINGTON, VIRGINIA 22203
703-527-2280
WWW.FOCUS-ARCHITECTS.COM

MPE CONSULTANT:

CALIBER DESIGN INC.
22960 SHAW ROAD
SUITE 620
STERLING, VA 20166
571-291-4012

PROJECT:

MINOR FACADE IMPROVEMENTS TO:
1737 KING STREET
ALEXANDRIA, VIRGINIA
22314

PROFESSIONAL SEAL

**NOT FOR
CONSTRUCTION**

ISSUED
FOR CLIENT REVIEW

DATE
05.20.20

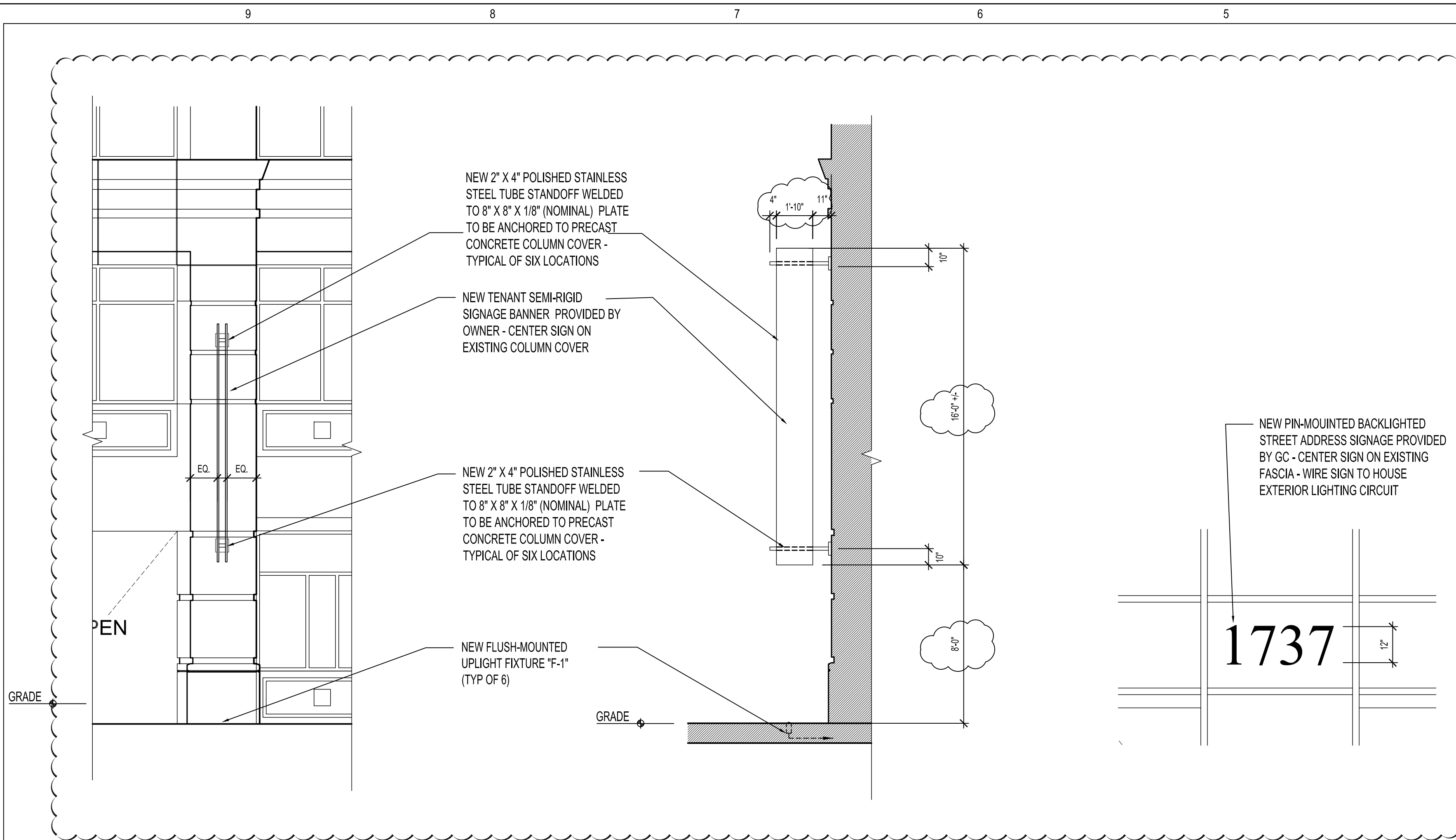
DESIGNED/DRAWN BY:
REVIEWED/APPROVED BY:
PROJECT NO:

SHEET TITLE:

**DEMOLITION PLAN &
ELEVATION**

SHEET NUMBER:

A2



1 SIGN BLADE ELEVATION (TYP)
SCALE: 1/2" = 1'-0"
TYPICAL OF 3 LOCATIONS

2 SIGN BLADE SIDE ELEVATION (TYP)
SCALE: 1/2" = 1'-0"
TYPICAL OF 3 LOCATIONS

3 ADDRESS ELEVATION
SCALE: 1/2" = 1'-0"

LIGHT FIXTURE SCHEDULE		
MARK	TYPE	SPECIFICATION
F-1	NOT USED	MANUFACTURER: ERCO MODEL: TESIS - ROUND NOTES: TESIS-ROUND-4-LED-4W-3000K-SPOT-0-10VDM
F-2	SURFACE MOUNTED LINEAR LIGHT	MANUFACTURER: INTERLUX LIGHTING MODEL: SIGMA - MODEL 1740 NOTES: W-51-19W-830-LJL3D0E-SA-19-EC (PROVIDE DIMMER)
F-3	SURFACE MOUNTED UPLIGHT	MANUFACTURER: TARGETTI MODEL: DART - SMALL NOTES: DAS-RP-SP-L2-30-24 (PROVIDE TRANS. & DIMMER)
**	NOT USED	MANUFACTURER: ** MODEL: ** NOTES: **
**	NOT USED	MANUFACTURER: ** MODEL: ** NOTES: **
**	NOT USED	MANUFACTURER: ** MODEL: ** NOTES: **
SPECIAL LIGHTING NOTES		
ALL LIGHTING TO BE WIRED TO HOUSE PANELS IN APPROPRIATE RIGID CONDUIT (WET LOCATIONS) AND ALL LIGHTING TO BE DIMMABLE.		
PROVIDE FOR COMPLETE INSTALLATION OF ALL LIGHTING, TO INCLUDE WIRING, CONDUIT, SWITCHING, ETC. COORDINATE ALL LOCATIONS WITH ARCHITECT IN FIELD - NO EXCEPTIONS.		
FOR ADDRESS SIGNAGE, GC TO PROVIDE WIRING AND CONDUIT TO HOUSE PANEL / LIGHTING CONTROL.		
FOR LIGHT FIXTURE "F-1" GC TO CAREFULLY COORDINATE ANY REQUIRED BACKPLATE DUE TO PAVEMENT CONDITION IN ORDER TO PROVIDE A STABLE AND COMPLETE INSTALLATION PER MANUFACTURER'S INSTRUCTION.		
FOR LIGHT FIXTURE "F-3", GC TO CAREFULLY TIGHTLINE ALL WIRING, ETC, AND PAINT TO MATCH FINISH "EF-1". GC TO PROVIDE ALL COMPONENTS OF THESE LIGHTS TO INCLUDE TRANSFORMER AND ACCESSORIES.		
FOR LIGHT FIXTURE "F-2" THE GC IS TO PROVIDE FOR THE COMPLETE WIRING PATHWAY (EXISTING AT ENTRANCE, NEW AT BREEZEWAY OPENING - NO EXCEPTIONS).		
SPECIAL GENERAL CONTRACTOR NOTE		
THE GC SHALL DISSEMINATE ALL SETS OF ALL PLANS TO ALL PROPOSED SUBCONTRACTORS FOR BID PURPOSES. AFTER AWARD, THE GC SHALL DISSEMINATE ALL SETS OF ALL REVISED PLANS TO AWARDED/APPROVED SUBCONTRACTORS FOR COORDINATION PURPOSES.		
DURING THE BID PROCESS, QUESTIONS MAY BE RAISED THAT IMPACT ONE TRADE OR ANOTHER, AND THEREFORE, ALL SHEETS MUST BE REVIEWED FOR APPROPRIATE TRADES AND COORDINATION.		

EXTERIOR FINISH SCHEDULE		
MARK	TYPE	SPECIFICATION
EF-1	PAINT	MANUFACTURER: SHERWIN WILLIAMS MODEL: ALL SURFACE ENAMEL PAINT - SATIN FINISH NOTES: COLOR TO BE DETERMINED
**	NOT USED	MANUFACTURER: ** MODEL: ** NOTES: **
**	NOT USED	MANUFACTURER: ** MODEL: ** NOTES: **
SPECIAL FINISH RENEWAL NOTES		
EF-1 FINISH INSTALLATION PREPARATION: GC SHALL PROVIDE WHITE METAL BLAST CLEANING PRIOR TO PAINTING TO ENSURE THAT A WHITE METAL BLAST CLEANED SURFACE, WHEN VIEWED WITHOUT MAGNIFICATION, SHALL BE FREE OF ALL VISIBLE OIL, GREASE, DIRT, DUST, MILL SCALE, RUST, PAINT, OXIDES, CORROSION PRODUCTS, AND OTHER FOREIGN MATTER. BEFORE BLAST CLEANING, VISIBLE DEPOSITS OF OIL OR GREASE SHALL BE REMOVED BY ANY OF THE METHODS SPECIFIED IN SSPC-SP 1 OR OTHER AGREED UPON METHODS. REMOVE BUILT-UP PAINT IN ORDER TO PROVIDE FLAT/FLUSH SURFACE THROUGHOUT.		
PRECAST CONCRETE COLUMN COVERS: WHERE LIGHTING OR PLAQUES OR OTHER ORNAMENTAL ITEMS ARE TO BE REMOVED, THE GC SHALL PROVIDE A VERY GENTLE SANDBLAST CLEANING OF PRECAST COLUMN COVER FROM THE BASE OF THE COLUMN COVER TO THE NEAREST PRECAST CONCRETE JOINT ABOVE / AT THE TOP OF THE PAINTED STEEL CANOPY LOCATED IN THE ENTRANCE IN ORDER TO REMOVE STAINING AND TO PROVIDE A UNIFORM FINISH - NO EXCEPTIONS.		

GENERAL SPECIFICATIONS

DIVISION 00: PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00 70 00 - CONDITIONS OF THE CONTRACT

- A. GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 2007 EDITION, IS A PART OF THIS CONTRACT, AND SHALL GOVERN WORK.
1. A COPY WILL BE MADE AVAILABLE BY ARCHITECT UPON REQUEST.

SECTION 00 73 00 - SUPPLEMENTARY CONDITIONS

- A. CONDITIONS AND REQUIREMENTS: GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 01 - GENERAL REQUIREMENTS CONTAIN INFORMATION NECESSARY FOR COMPLETION OF EVERY PART OF PROJECT.
- B. DIVISION 01: WHERE PROVISIONS OF GENERAL CONDITIONS RELATE TO PROJECT ADMINISTRATION OR WORK-RELATED REQUIREMENTS OF THE CONTRACT, THOSE PARAGRAPHS ARE EXPANDED IN DIVISION 01.
- C. SUBCONTRACTORS: CONTRACTOR AGREES TO BIND SUBCONTRACTORS AND MATERIAL SUPPLIERS TO TERMS OF GENERAL AND SUPPLEMENTARY CONDITIONS, INCLUDING ARBITRATION.
- D. INSURANCE: AS REQUIRED BY AND APPROVED BY OWNER.
- E. MISCELLANEOUS DEFINITIONS:
- APPROVED: REQUIRES WRITTEN ACTION BY ARCHITECT AS DO TERMS SUCH AS "DIRECTED," "SELECTED," "REQUIRED," "ORDERED," "DESIGNATED," "ACCEPTED," "ACCEPTABLE" AND "SATISFACTORY."
 - FURNISH: SUPPLY AND DELIVER TO PROJECT, UNLESS OTHERWISE SPECIFIED.
 - INSTALL: MAKE OPERATIONAL AT PROJECT FOR INTENDED USE, INCLUDING UNLOADING, INSPECTING AND COMPLETING IN PLACE.
 - PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE, UNLESS OTHERWISE SPECIFIED.

DIVISION 01: GENERAL REQUIREMENTS

SECTION 01 11 00 - SUMMARY OF WORK

- A. SCOPE: PROJECT CONSISTS OF CONSTRUCTION OF THE DSW STORE AS INDICATED IN CONTRACT DOCUMENTS.
1. ITEMS NOTED "NIC" (NOT IN CONTRACT) WILL BE FURNISHED AND INSTALLED BY OWNER OR UNDER SEPARATE CONTRACT.
2. HAZARDOUS MATERIALS: HAZARDOUS MATERIAL CONTAINMENT, REMOVAL AND DISPOSAL ARE NOT INCLUDED IN CONTRACT; OWNER WILL PROVIDE FOR HANDLING OF HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT PRIOR TO THIS PROJECT. NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE SUSPECTED.
- B. WORK SEQUENCE: COORDINATE CONSTRUCTION SCHEDULE, OPERATIONS AND USE OF PREMISES WITH BUILDING MANAGEMENT.
- C. CONTRACTOR USE OF PREMISES: LIMITED TO AREAS INDICATED AND AS SPECIFIED; LIMIT ACCESS TO THE PROJECT SITE AS DIRECTED BY OWNER.
- D. LINES AND LEVELS ENGINEERING: ESTABLISH LINES AND LEVELS BY USE OF RECOGNIZED ENGINEERING PRACTICES. LOCATE AND PROTECT CONTROL AND REFERENCE POINTS.
- E. REGULATORY REQUIREMENTS: COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. INFORM ARCHITECT IMMEDIATELY OF ANY NON-CODE-COMPLYING CONDITIONS OBSERVED OR NOTED.
- F. STANDARDS: COMPLY WITH REFERENCED STANDARDS EXCEPT WHERE MORE RIGID REQUIREMENTS ARE REQUIRED BY CODE. UNLESS A SPECIFIC DATE IS REFERENCED, THE ISSUE DATE OF THE STANDARD IS THAT DATE IN EFFECT WHEN THE DOCUMENTS ARE ISSUED.
- G. OWNER-FURNISHED: CONTRACTOR-INSTALLED ITEMS (OFCL): OWNER WILL ARRANGE AND PAY FOR DELIVERY OF THE IDENTIFIED PRODUCTS TO THE PROJECT SITE FOR INSTALLATION BY THE CONTRACTOR.
1. CONTRACTOR SHALL INSPECT, RECEIVE, UNLOAD, STORE, INSTALL AND FINISH AS INDICATED OR REQUIRED.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

- A. PROCEDURES: CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS PRIOR TO SUBMITTING TO OWNER'S PROJECT MANAGER. CONTRACTOR SHALL INFORM OWNER'S PROJECT MANAGER IN WRITING, AT TIME OF SUBMISSION, OF ANY PROPOSED DEVIATION FROM CONTRACT DOCUMENTS.
1. CONTRACTOR'S SUBMITTAL REPRESENTS THAT FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA HAVE BEEN DETERMINED AND VERIFIED BY CONTRACTOR.
- B. SHOP DRAWINGS: SUBMIT TWO PRINTS. SUBMIT SHOP DRAWINGS FOR CUSTOM PRODUCTS AND PRODUCTS NOT FULLY IDENTIFIED BY PRODUCT DATA.
- C. PRODUCT DATA: SUBMIT NUMBER REQUIRED BY CONTRACTOR PLUS TWO FOR OWNER'S PROJECT MANAGER. INDICATE ITEM TO BE USED WHERE DATA FOR MORE THAN ONE PRODUCT OR OPTION IS INCLUDED. SUBMIT PRODUCT DATA FOR EACH STOCK MANUFACTURED ITEM.
- D. MANUFACTURER'S CERTIFICATES: SUBMIT TWO COPIES.
- E. COORDINATION: COORDINATE USE OF PREMISES AND ACCESS TO SITE UNDER DIRECTION OF OWNER. COORDINATE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS.
1. MAKE PROVISIONS FOR OWNER-INSTALLED ITEMS AND FOR WORK UNDER SEPARATE CONTRACTS.
2. VERIFY CHARACTERISTICS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORK HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTION TO, AND PLACING SUCH EQUIPMENT IN SERVICE.
3. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK, CONCEAL PIPES, DUCTS, AND WIRING INSTALLED IN FINISHED AREAS. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISHES.

SECTION 01 40 00 - QUALITY REQUIREMENTS

- A. GENERAL QUALITY CONTROL: MAINTAIN QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
- B. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN OTHER SPECIFICATION SECTIONS, MANUFACTURER OR SUPPLIER SHALL HAVE QUALIFIED PERSONNEL TO PROVIDE ON-SITE OBSERVATIONS AND RECOMMENDATIONS.
1. REPRESENTATIVE SHALL
- A. OBSERVE FIELD CONDITIONS, INCLUDING CONDITIONS OF SURFACES. OBSERVE QUALITY OF WORKMANSHIP AND METHODS OF INSTALLATION.
- B. PROVIDE RECOMMENDATIONS FOR INSTALLATION AND WORKMANSHIP.
- C. START, TEST, AND ADJUST EQUIPMENT AS REQUIRED.
- D. SUBMIT WRITTEN REPORT OF OBSERVATIONS TO OWNER'S PROJECT MANAGER.
- E. MOCK-UPS: CONSTRUCT FIELD SAMPLES AND MOCK-UPS ON SITE AS REQUIRED.
- D. TESTING LABORATORY SERVICES: TESTING SHALL BE BY AN APPROVED TESTING LABORATORY, AS REQUIRED BY SPECIFICATIONS AND APPLICABLE CODES.
1. REQUIRED TESTING AND RETESTING WILL BE PAID FOR BY CONTRACTOR.
2. FURNISH MATERIALS AND SAMPLES FOR TESTS AND ASSIST TESTING LABORATORY AS REQUIRED.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

- A. GENERAL: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS AS REQUIRED TO COMPLETE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONFORM TO REQUIREMENTS OF APPLICABLE AUTHORITIES.
1. CONTACT GOVERNING AUTHORITIES TO ESTABLISH EXTENT OF REQUIRED TEMPORARY FACILITIES AND CONTROLS.
- B. TEMPORARY POWER: PROVIDE POWER SERVICE AND LIGHTING REQUIRED FOR OPERATIONS. LOCATE BRANCH WIRING AND DISTRIBUTION BOXES TO ALLOW SERVICE AND LIGHTING BY MEANS OF CONSTRUCTION-TYPE POWER CORDS.
- C. TEMPORARY WATER AND SANITARY SERVICES: PROVIDE AND MAINTAIN REQUIRED DRINKING WATER AND SANITARY FACILITIES WITH ENCLOSURES.
- D. NOISE, DUST, AND POLLUTION CONTROL: PROVIDE MATERIALS AND EQUIPMENT NECESSARY TO COMPLY WITH LOCAL REQUIREMENTS FOR NOISE, DUST, AND POLLUTION CONTROL.
- E. BARRIERS: PROVIDE AS REQUIRED TO PROTECT ADJACENT PROPERTIES FROM DAMAGE FROM OPERATIONS AND AS REQUIRED BY GOVERNING AUTHORITIES.
1. PROVIDE BARRICADES AS REQUIRED BY CITY OR LANDLORD IN ACCORDANCE WITH ALL CODES, CRITERIA, AND DETAILS.
2. SECURITY: SECURE THE SITE AND MATERIALS DURING CONSTRUCTION.
- F. CLEANING: CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH. AS CONTAINERS BECOME FULL, DISPOSE AT OFF-SITE LOCATIONS ACCEPTABLE TO APPLICABLE AUTHORITIES.
- G. SIGNS: SUBJECT TO APPROVAL OF OWNER'S PROJECT MANAGER.
- H. STORAGE: LIMIT ON-SITE STORAGE TO AREAS WHERE DIRECTED AND APPROVED IN WRITING BY OWNER. PROVIDE ADDITIONAL WEATHER-TIGHT, SECURED, OFF-SITE STORAGE IF REQUIRED.
- I. REMOVAL AND CLEANING: REMOVE CONSTRUCTION FACILITIES, CLEAN AND REPAIR DAMAGE CAUSED BY OPERATIONS OR USE OF TEMPORARY FACILITIES.

SECTION 01 80 00 - PRODUCT REQUIREMENTS

- A. CONTRACT AMOUNT: BASED ON MATERIALS AND PRODUCTS LISTED IN CONTRACT DOCUMENTS. MATERIALS AND PRODUCTS BY OTHER MANUFACTURERS NOT LISTED SHALL NOT BE USED WITHOUT WRITTEN APPROVAL.
- B. PRODUCTS: COMPONENTS SUPPLIED IN QUANTITY SHALL BE INTERCHANGEABLE. PROVIDE NEW MATERIALS UNLESS OTHERWISE INDICATED OR SPECIFIED.
- C. INSTALLATION: INSTALL ITEMS PLUMB, LEVEL, AND IN CORRECT RELATION TO ADJACENT PRODUCTS. SECURE IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING.

- COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY GOVERNING AUTHORITIES.
- TRANSPORTATION: TRANSPORT PRODUCTS TO AVOID PRODUCT DAMAGE. DELIVER IN UNDAMAGED CONDITION IN MANUFACTURER'S UNOPENED CONTAINERS OR PACKAGING.
- HANDLING: HANDLE PRODUCTS BY METHODS TO PREVENT SOILING AND DAMAGE. PROMPTLY INSPECT TO ASSURE PRODUCTS ARE CORRECT, COMPLETE, AND UNDAMAGED, AND THAT QUANTITIES ARE CORRECT.
- STORAGE: STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE.
- PROTECTION: PROVIDE COVERINGS TO PROTECT PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION OPERATIONS. REMOVE WHEN NO LONGER NEEDED.
- SPECIFIED PRODUCTS: IF THESE SPECIFICATIONS INCLUDE MULTIPLE PRODUCTS OR MANUFACTURERS FOR AN ITEM, SELECT THE PRODUCT OF ANY NAMED MANUFACTURER THAT MEETS THE SPECIFICATION REQUIREMENTS.

SECTION 01 82 00 - SUBSTITUTIONS AND PRODUCT OPTION

- A. SUBSTITUTIONS AND PRODUCT OPTIONS: PROVIDE PRODUCTS INDICATED, SPECIFIED OR APPROVED. REQUESTS FOR SUBSTITUTIONS OF OTHER PRODUCTS WILL BE CONSIDERED IF SUBMITTED IN WRITING.
1. CONTRACTOR OPTIONS: PROVIDE SPECIFIED PRODUCTS AND MANUFACTURERS. SUBMIT REQUEST FOR SUBSTITUTION FOR PRODUCTS AND MANUFACTURERS NOT SPECIFICALLY NAMED.
2. SUBSTITUTIONS: INVESTIGATE PROPOSED SUBSTITUTIONS AND DETERMINE IF EQUIVALENT TO SPECIFIED PRODUCTS. SUBMITTALS SHALL INCLUDE COST OR TIME BENEFITS FOR THE REQUESTED SUBSTITUTIONS. FAILURE TO INDICATE COST OR TIME BENEFIT IS JUSTIFICATION FOR REJECTION.
3. CONTRACTOR'S REPRESENTATION: SUBSTITUTION REQUESTS ARE A REPRESENTATION THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCTS, HAS DETERMINED IT MEETS OR EXCEEDS SPECIFIED PRODUCTS, AND WAIVES CLAIMS FOR ADDITIONAL COSTS THAT SUBSEQUENTLY BECOME APPARENT.
4. APPROVALS: OWNER'S PROJECT MANAGER WILL JUDGE THE ACCEPTABILITY. THE OWNER'S PROJECT MANAGER RESERVES THE RIGHT TO REJECT PROPOSED SUBSTITUTION BASED ON INSUFFICIENT INFORMATION. USE ONLY SUBSTITUTIONS APPROVED IN WRITING.

SECTION 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS

- A. INSTALLER QUALIFICATIONS: INSTALLERS SHALL HAVE MINIMUM FIVE YEARS SUCCESSFUL EXPERIENCE INSTALLING ITEMS SIMILAR TO THOSE REQUIRED FOR PROJECT. INDIVIDUALS IN TRAINING UNDER DIRECT SUPERVISION OF EXPERIENCED INSTALLERS MAY BE EMPLOYED.
- B. EXAMINATION: COMMENCEMENT OF PRODUCT INSTALLATION SIGNIFIES THAT THE INSTALLER HAS EXAMINED SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH MANUFACTURER REQUIREMENTS FOR TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
- C. MANUFACTURER'S INSTRUCTIONS: WHEN WORK IS SPECIFIED TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS OR INSTRUCTIONS, DISTRIBUTE COPIES TO OWNER'S PROJECT MANAGER.
- D. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS UNLESS MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED.
- E. PROTECTION: COVER PRODUCTS SUBJECT TO DETEIORATION WITH IMPERVIOUS SHEET. PROVIDE VENTILATION TO AVOID CONDENSATION AND WATER ENTRAPMENT.
- F. CUTTING AND PATCHING: CUT AND FIT COMPONENTS AS REQUIRED. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
1. REFINISHING: REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE EVEN FINISH TO MATCH ADJACENT FINISHES. REFINISH CONTINUOUS SURFACES TO NEAREST INTERSECTION. FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.
- G. FINAL CLEANING: CLEAN EXPOSED INTERIOR AND EXTERIOR SURFACES. REMOVE TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES. POLISH TRANSPARENT AND GLOSSY SURFACES. VACUUM CARPETED AND SOFT SURFACES. CLEAN DUCTS. CLEAN THE SITE.
- H. SUBSTANTIAL COMPLETION: PROVIDE DOCUMENTATION STATING WORK IS SUBSTANTIALLY COMPLETE. WHERE OWNER REQUIRES USE OF SPACE PRIOR TO FINAL COMPLETION, PROVIDE LIST OF ITEMS TO BE COMPLETED.
1. OWNER'S PROJECT MANAGER WILL REVIEW LIST OF ANY ITEMS TO BE COMPLETED AND SUPPLEMENT LIST WITH ITEMS CONSIDERED INCOMPLETE OR UNACCEPTABLE.
- I. FINAL COMPLETION: PROVIDE WRITTEN CERTIFICATION INDICATING WORK IS IN COMPLIANCE WITH CONTRACT DOCUMENTS; THAT SYSTEMS WERE TESTED AND ARE OPERATIONAL; AND THAT WORK IS READY FOR FINAL INSPECTION.
- J. PROJECT RECORD DOCUMENTS: MAINTAIN COMPLETE AND UP-TO-DATE RECORD DOCUMENTS. KEEP SEPARATE FROM FIELD DOCUMENTS. SUBMIT PROJECT RECORD DOCUMENTS, MATERIAL AND FINISH DATA, OPERATION AND INSTRUCTION MANUALS, WARRANTIES AND BONDS AT COMPLETION.
- K. WARRANTIES: PROVIDE WARRANTIES AS SPECIFIED, SIGNED BY CONTRACTOR AND MANUFACTURER. WARRANTY FORM SHALL BE APPROVED BY OWNER.
1. WARRANTIES SHALL BE IN ADDITION TO AND, REGARDLESS OF WARRANTY WORDINGS, NOT A LIMITATION OF OTHER RIGHTS THE OWNER MAY HAVE AGAINST CONTRACTOR UNDER CONTRACT DOCUMENTS AND AS PRESCRIBED BY LAW.
2. PROVIDE A LIST OF SUBCONTRACTORS CONTACTS AND PHONE NUMBERS IN A FRAME MOUNTED IN THE STOCK ROOM.
3. PROVIDE A FRAME WITH A COPY OF THE CERTIFICATE OF OCCUPANCY MOUNTED ON THE WALL OF THE STOCK ROOM.
- L. SUBMIT, UPON COMPLETION OF THE PROJECT, THE FOLLOWING PAPERWORK:
1. GENERAL CONTRACTOR'S FINAL UNCONDITIONAL WAIVER OF LIEN.
- M. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
2. GENERAL CONTRACTOR'S AFFIDAVIT.
- N. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
3. FINAL UNCONDITIONAL WAIVERS OF LIEN FROM EACH SUBCONTRACTOR.
- O. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
4. COMPLETE LIST OF SUBCONTRACTORS, INCLUDING ADDRESSES AND TELEPHONE NUMBERS.
5. CERTIFICATE OF OCCUPANCY.
6. ONE-YEAR WARRANTY.
7. APPROVED CERTIFIED AIR-BALANCE REPORT.
8. OPERATION AND MAINTENANCE MANUALS.
9. ANY CERTIFICATIONS OBTAINED (E.G. ELEVATORS).

DIVISION 02: EXISTING CONDITIONS

SECTION 02 41 00 - SELECTIVE DEMOLITION

- A. SELECTIVE DEMOLITION: REMOVE FROM SITE EXISTING MATERIALS, CONSTRUCTION AND UTILITIES AS NEEDED TO COMPLETE PROJECT. REMOVE EXISTING ELEMENTS INDICATED AND ENCOUNTERED DURING CONSTRUCTION, AS REQUIRED TO COMPLETE WORK.
1. REMOVE ONLY THOSE ELEMENTS NECESSARY FOR COMPLETION OF PROJECT. REPAIR OR REPLACE ELEMENTS UNNECESSARILY REMOVED OR DAMAGED DURING CONSTRUCTION.
2. CAREFULLY REMOVE AND STORE ITEMS INDICATED FOR REUSE IN PROJECT AND COORDINATE WITH OTHER TRADES FOR MODIFICATIONS AND REINSTALLATION.
3. PROTECTION: PREVENT MOVEMENT AND SETTLEMENT OF ADJACENT STRUCTURE. PROVIDE BRACING, SHORING, AND UNDERPINNING AS REQUIRED. MAINTAIN THE SAFETY AND SUPPORT OF STRUCTURES. ASSUME LIABILITY FOR SUCH MOVEMENT AND SETTLEMENT.
4. UTILITIES: CONTACT APPLICABLE UTILITY COMPANIES PRIOR TO DISCONNECTING UTILITIES. DISCONTINUE WORK IF UNEXPECTED UTILITY LINES ARE ENCOUNTERED. DETERMINE LINE SOURCE AND USE PRIOR TO REMOVAL. CAP AND IDENTIFY EXISTING UTILITY LINES REMOVED.
5. REMOVE ABANDONED MATERIALS AND UTILITIES AT SOURCE.

FOCUS
architecture+design

4601 NORTH FAIRFAX DRIVE
SUITE 100
ARLINGTON, VIRGINIA 22203

703-527-2280
WWW.FOCUS-ARCHITECTS.COM

MPE CONSULTANT:

CALIBER DESIGN INC.
22960 SHAW ROAD
SUITE 620
STERLING, VA 20166
571-291-4012

PROJECT:

MINOR FACADE IMPROVEMENTS TO:
1737 KING STREET
ALEXANDRIA, VIRGINIA
22314

PROFESSIONAL SEAL

ISSUED	DATE
FOR CLIENT REVIEW	05.20.20
FOR PERMIT & BID	07.01.20
SIGN HEIGHT ADJUSTMENT	04.07.21
SIGN SIZE ADJUSTMENT	04.16.21

DESIGNED/DRAWN BY:
REVIEWED/APPROVED BY:
PROJECT NO:

PERC
DD
20-082

SHEET TITLE:

**EXTERIOR ELEVATION
DETAILS & NOTES**

SHEET NUMBER:

A4