

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: 60 Montgomery Street, LLC – C/O Jamie Leeds

LOCATION: Old and Historic Alexandria District
600 Montgomery Street

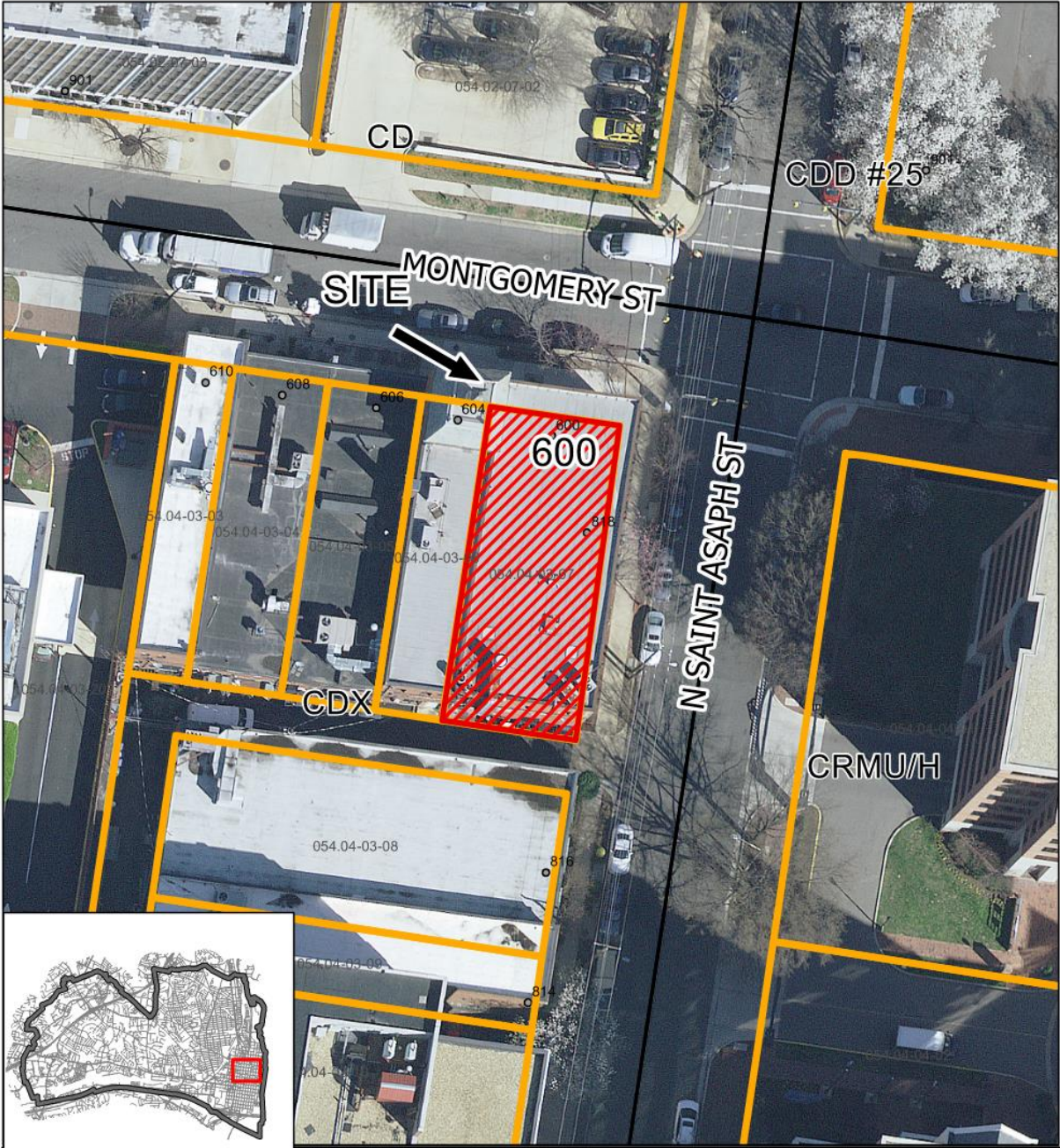
ZONE: CDX/Commercial Downtown Zone (Old Town North)

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2021-00543
600 Montgomery Street

N



0 15 30 60 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to remove existing recessed brick panels from four window openings and replace four existing windows on the second floor, at 600 Montgomery Street. The proposed aluminum clad windows comply with the Alexandria New and Replacement Window Performance Specifications in the Historic District.

II. HISTORY

The brick two-story commercial Colonial Revival building at 600 Montgomery Street was constructed between **1941 and 1958**, when it first appears on the Sanborn Fire Insurance Maps. The 1958 Sanborn Fire Insurance Map indicates that the building was occupied by the U.S. Government.

This building was included as part of the Old and Historic Alexandria District in the 1984 expansion of the eastern boundary of the district along the Parkway east from the centerline of the block to North Saint Asaph Street. Its inclusion in the historic district was intended to ensure that the memorial character of the George Washington Memorial Parkway was respected. The alley to the south of the property is public.

Previous BAR Approvals

BAR 2019-00045 & 2019-00046 – The Board approved an addition and alterations.

BAR2015-00239 – Administrative approval for two wall signs.

BAR2012-00169 – The Board approved replacement windows.

III. ANALYSIS

The *Design Guidelines* state that windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. Windows allow the interior of a building to receive natural light, provide a means to see from the inside of a building to the outside and allow ventilation of a building interior. The size, location, type and trim of windows are a defining element of historic architectural styles. The proportion of a building façade made up of windows is also an importance architectural design element.

Staff has no objection to the proposed alterations. The new windows will replace the recessed brick panels in the existing openings without changing the size or location of the openings. Additionally, since the openings are existing, the proportion of the building façade made up of windows will not be negatively impacted. The proposed new and replacement window specifications comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

Staff recommends approval of the project, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 The proposed replacement windows and new windows comply with zoning.
- F-2 The proposed replacement signs are less square footage than the building widths and therefore comply with zoning.

Code Administration

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

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 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-3 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 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 600 MONTGOMERY STREET, ALEXANDRIA, VA 22314

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 054.04-03-07 ZONING: CDX

LOT 501 LAND AT SW CORNER MONTGOMERY & ST ASAPH ST

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: 600 MONTGOMERY STREET LLC C/O JAMIE LEEDS

Address: 600 MONTGOMERY STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: (917)287-7904 E-mail: JLeeds@hanksdc.com

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

Name: _____ Phone: (703)851-5981

E-mail: anila@aline-architecture.com

Legal Property Owner:

Name: 600 MONTGOMERY STREET LLC C/O JAMIE LEEDS

Address: 3603 FAIRCASTLE DR.

City: CHEVY CHASE State: MD Zip: 20815

Phone: (917)287-7904 E-mail: JLeeds@hanksdc.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner’s association for this property?
- Yes No If yes, has the homeowner’s association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REMOVE EXISTING RECESSED BRICK PANELS AT THE ORIGINAL WINDOW LOCATIONS (4) ON SECOND FLOOR. INSTALL NEW WINDOWS AT THE BUILDING CORNER PER PLAN (TOTAL 8 WINDOWS) 4 - NEW AND 4 - REPLACEMENT. INTALLATION DETAILS TO MATCH. EXISTING HEAD, SILL AND BRICK JAMBS TO REMAIN. EXISTING WINDOWS TO BE REPLACED WITH BLACK ALUMINUM CLAD WOOD WINDOWS, DOUBLE HUNG INSULATED GLAZING TO MATCH EXISTING BLACK WINDOWS, BASIS OF DESIGN SIERRA PACIFIC. REASON: BUILDING OWNER (RESTAURANT) WOULD LIKE TO ADD 4 NEW WINDOWS IN THE ORIGINAL LOCATION OF BRICK OPENINGS TO BE ABLE TO BRING DAYLIGHT IN THE DINING ROOM. EXISTING WINDOWS ALSO TO BE REPLACED TO BE MORE ENERGY EFFICIENT, TO AVOID INFILTRATIONS AND SO THEY ALL MATCH, TOTAL 8 WINDOWS.

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.*

- 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.

ELECTRONIC SUBMITTAL - APEX

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: *Anila Angjeli*

Printed Name: ANILA ANGJELI

Date: 09/29/2021

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. Jamie Leeds	3606 Faircastle Dr. Cherry Chase MD 20815	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 600 Montgomery St. (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. Jamie Leeds	3606 Faircastle Dr. Cherry Chase MD 20815	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Jamie Leeds	n/a	
2.		
3.		

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

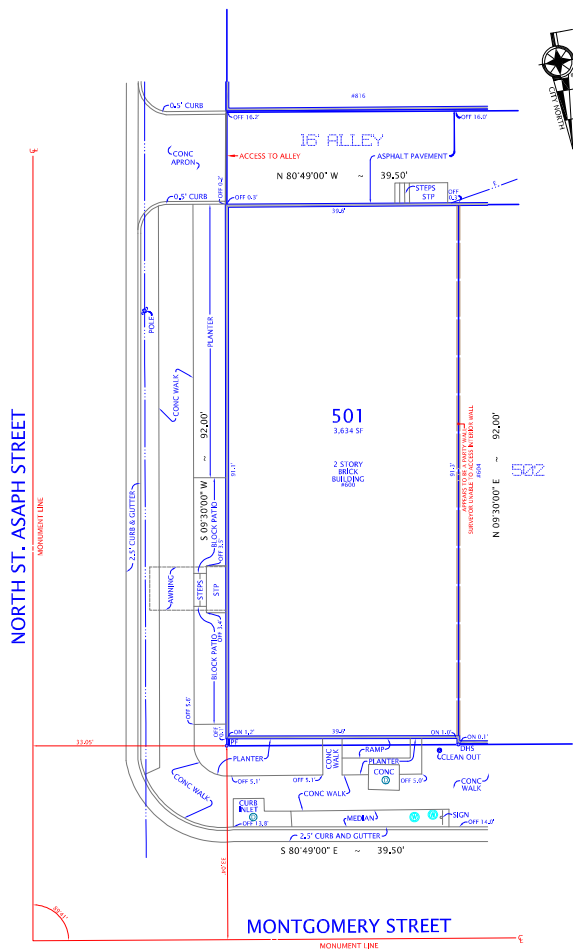
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/24/21
Date

Jamie Leeds
Printed Name

Jamie Leeds
Signature

LEGEND	
	CLEAN OUT
	CONCRETE
	LIGHT POLE
	SIGN
	STOOP
	STORM SEWER MANHOLE
	UTILITY POLE
	WATER METER

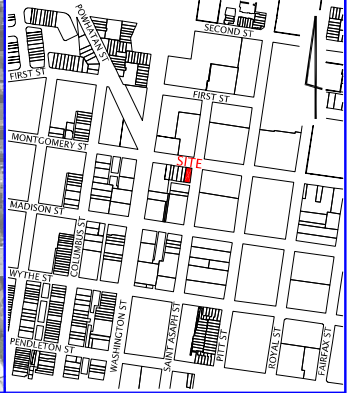


GENERAL NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 54,04-03-07 AND IS ZONED CDX, (COMM, DOWNTOWN ZONE - OLD TOWN NORTH),
2. OWNER: ROSE ASNER, LLC
104 EDGEVALE ROAD
BALTIMORE, MD 21210
(INSTRUMENT NO. 030006378)
3. TOTAL LAND AREA = 3,634 SF (COMP.) (0.0834 ACRE)
4. GROSS AREA OF BUILDING FOOTPRINT = 3,619 SF
5. THERE ARE NO PARKING SPACES ON THIS PROPERTY.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
8. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155100033E, REVISED JUNE 16, 2011.
9. ALL DEED BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
10. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT.
11. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.



ORTHOGRAPHIC OVERLAY
NO SCALE



VICINITY MAP
NO SCALE

DESCRIPTION OF RECORD:

LOT FIVE HUNDRED ONE (501), OF THE DIVISION OF LAND AT THE SOUTHWEST CORNER OF MONTGOMERY AND ST. ASAPH STREETS, AS THE SAME APPEARS ON A PLAT ATTACHED TO A DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF SAID CITY IN DEED BOOK 224 AT PAGE 144.

EASEMENT NOTES:

A TITLE COMMITMENT WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 15-0005-POLICY EFFECTIVE MARCH 5, 2015 @ 8:00 AM. THERE ARE NO EASEMENTS OF RECORD SHOWN IN SCHEDULE B - SECTION 2 OF THE COMMITMENT.

SURVEYOR'S CERTIFICATE

TO: HANX'S PASTA BAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, CLEBANAK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(b1), 8, 9, 10(a), 11(a), 14, 16, 17, AND 18 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON MARCH 31, 2015.



ADVANCE PRINT
George M. O'Quinn
GEORGE M. O'QUINN, L.S.

ADVANCE PRINT
ALTA/ACSM LAND TITLE SURVEY
ON
LOT 501
OF THE DIVISION OF LAND AT THE SOUTHWEST CORNER OF
MONTGOMERY AND ST. ASAPH STREETS
(DEED BOOK 224, PAGE 144)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' MARCH 31, 2015



A/C	AIR CONDITIONER
AD	ARRO DOWN
AF	ABOVE FINISHED FLOOR
ALUM	ALUMINIUM
AVG	AVERAGE
BLKG	BLOCKING
CF	CUBIC FEET
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FL	FLOOR
FND	FOUNDATION
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GYP, BD	GYPNUM WALLBOARD
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATION
LAV	LAVATORY
LF	LINEAR FEET
LVL	LAMINATED VENEER LUMBER
MACH	MACHINE
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
P, LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PTD	PAINTED
RD	ROOF DRAIN
REF	REFRIGERATOR
REN	REINFORCING
REQ	REQUIRED
RO	ROUGH OPENING
SF	SQUARE FEET
SM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
VF	VERIFY IN FIELD
W	WASHER
WH	WATER HEATER
WP	WATERPROOF
W	WITH
WOUT	WITHOUT
WWM	WELDED WIRE MESH

ABBREVIATIONS

RESPONSIBILITIES

SHEET INDEX

OWNER	ARCHITECT
HANK'S OYSTER BAR 600 MONTGOMERY ST. ALEXANDRIA VA 22314 KERA CARPENTER Email: keracarpenter@mac.com	ALINE ARCHITECTURE, LLC 2633 LEBSON LANE ALEXANDRIA, VA 22306 ANILA ANGELOU, LEED AP Phone: 703-651-9981 anila@alinearchitecture.com
TENANT	STRUCTURAL ENGINEER
HANK'S OYSTER BAR 600 MONTGOMERY ST. ALEXANDRIA VA 22314 KERA CARPENTER Phone: keracarpenter@mac.com	UNITED STRUCTURAL ENGINEERS, INC. 21495 RIDGETOP CIRCLE, SUITE 104 STERLING, VA 20156 AZIZ PARACHA, PE Phone: 703-226-8730 Cell: 703-474-7219 aziz@unitedstructure.com

ID	Name
A.1	COVER SHEET
A.2	SELECTIVE DEMOLITION NOTES
A.3	2ND FLOOR - SELECTIVE DEMOLITION
A.4	2ND FLOOR PLAN
A.5	ELEVATIONS

PROJECT DATA

REPLACE EXISTING 4 WINDOWS AT CORNER OF MONTGOMERY AND ST. ASAPH. REMOVE EXISTING BRICK PANELS AT ORIGINAL WINDOW LOCATION AND INSTALL NEW WINDOWS TO MATCH, TOTAL 8 WINDOWS, SEE PLAN FOR LOCATION

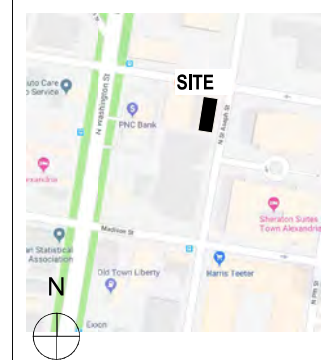
PERMIT TO REMOVE: (SELECTIVE DEMOLITION OF EXISTING RECESSED BRICK PANELS THAT ARE IN LIEU OF WINDOWS)

PROVIDE SIGN PAINTED ON BRICK TO REPLACE EXISTING SIGN UPDATED FOR OYSTER BAR (LOGO) AND WRITING ON BRICK, ON BOTH SIDES PER ELEVATIONS

GRAPHIC REPRESENTATION

	PREFAB CONCRETE		WOOD BLOSSING
	CONCRETE BLOCK		WOOD - CONTINUOUS
	BLOCK MASONRY		INSULATION-BATT
	INSULATION		FINISH SYSTEM
	WOOD		SHEATHING
	GYPSUM BOARD		INSULATION - RIBD
	MORTAR / PLASTER		GRAVEL
	PLYWOOD		ADJUST - TILE
	PLYWOOD		CARPET
	ALUMINIUM		
	STEEL		
	EARTH		

VICINITY MAP



HANK'S OYSTER BAR

600 MONTGOMERY ST. ALEXANDRIA VA 22314

GRAPHIC SYMBOLS

	REFERENCE ELEVATION		INTERIOR ELEVATION MARK (SHEET DRAWN ON INTERIOR ELEVATION NUMBER)
	REVISION NUMBER AREA REVISED		DETAIL MARK (SHEET DRAWN ON SHEET KEYPED FROM)
	AREA SHOWN IN DETAIL		BEGIN/END SECTION (SHEET DRAWN ON SHEET KEYPED FROM)
	WINDOWS SYMBOL		END OF PARTIAL SECTION (SHEET DRAWN ON INTERIOR ELEVATION NUMBER)
	DOOR SYMBOL		DETAIL CUT
	WALL TYPE		PROPERTY LINE
	STEP DOWN		CENTER LINE
	ROOM / SPACE NUMBER		NORTH ARROW

RELEASE DATE

a	9/27/21	B.A.R. SET

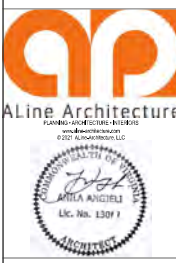
REVISIONS

NO.	DATE	DESCRIPTION

HANK'S OYSTER BAR
600 MONTGOMERY ST. ALEXANDRIA VA 22314
COVER SHEET

HANK'S OYSTER BAR
600 MONTGOMERY ST. ALEXANDRIA VA 22314

UNITED STRUCTURAL ENGINEERS, INC.
21495 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20156
Tel: 703-226-8730
Email: aziz@unitedstructure.com



A.1

18076

SELECTIVE DEMOLITION NOTES

PART I GENERAL
 PRE-DEMOLITION CONFERENCE: PRIOR TO DEMOLITION AND ASSOCIATED WORK, MEET AT PROJECT SITE OR OTHER MUTUALLY AGREED LOCATION WITH DEMOLITION SUBCONTRACTOR, INSTALLERS OF RELATED WORK INCLUDING BUT NOT LIMITED TO THE ROOFER, ELECTRICIAN, PLUMBER, MECHANICAL AND SPRINKLER SUBCONTRACTORS, AND OTHER ENTITIES CONCERNED WITH DEMOLITION PERFORMANCE, INCLUDING (WHERE APPLICABLE) ARCHITECT, ENGINEERS, AND OWNERS. RECORD DISCUSSIONS AND AGREEMENTS AND FURNISH COPY TO EACH PARTICIPANT, PROVIDE AT LEAST 72 HOURS ADVANCE NOTICE TO PARTICIPANTS PRIOR TO CONVENING PRE-DEMOLITION CONFERENCE.

EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS, DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE ITEMS INDICATED ON THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- PORTIONS OF BUILDING STRUCTURE INDICATED ON DRAWINGS AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
- REMOVAL OF INTERIOR STRUCTURE AS INDICATED ON DRAWINGS.
- REMOVAL OF DOORS AND FRAMES INDICATED "REMOVE".
- REMOVAL OF EXISTING OPENINGS INDICATED TO BE FILLED IN.
- REMOVAL AND PROTECTION OF EXISTING FIXTURES AND EQUIPMENT ITEMS INDICATED "SALVAGE".

RELOCATION OF PIPES, CONDUITS, DUCTS, OTHER MECHANICAL AND ELECTRICAL WORK ARE SPECIFIED BY RESPECTIVE TRADES.

SCHEDULE: SUBMIT SCHEDULE INDICATING PROPOSED SEQUENCE OF OPERATIONS FOR SELECTIVE DEMOLITION WORK TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO COMMENCEMENT OF WORK. INCLUDE CONTRACTOR'S COORDINATION FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL.

CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED, CONDITIONS EXISTING AT TIME OF COMMENCEMENT OF CONTRACT WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE, HOWEVER, VARIATIONS WITHIN STRUCTURE MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF SELECTIVE DEMOLITION WORK.

PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

DAMAGES: PROMPTLY REPAIR DAMAGED CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.

TRAFFIC: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

ENVIRONMENTAL CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DRY DEBRIS AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL, COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

PART II PRODUCTS (PER INDUSTRY STANDARDS)

PART III EXECUTION
 DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION.

INSPECTION: PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED OR WILL BE AFFECTED, PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE SURFACES, EQUIPMENT OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM SELECTIVE DEMOLITION WORK. FILE WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

PREPARATION: PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

CEASE OPERATIONS AND NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED, TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.

COVER AND PROTECT FURNITURE, EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.

LOCATE, IDENTIFY, STUB OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.

PROVIDE BY-PASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE TO OCCUPIED AREAS OF BUILDING. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER IF SHUT-DOWN OF SERVICE IS NECESSARY DURING CHANGE-OVER.

DEMOLITION: PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER.

DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTIONS WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.

FOR INTERIOR SLABS ON GRADE, USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS. USE POWER SAW WHERE POSSIBLE.

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONES OVER 6" DIAMETER, ROOTS OR OTHER ORGANIC MATTER.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR OTHER INFRASTRUCTURE AND BUILDING ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT, SUBMIT REPORT TO OWNER'S REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL, PENDING RECEIPT OF DIRECTION FROM OWNER'S REPRESENTATIVE REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

SALVAGE ITEMS: WHERE INDICATED ON DRAWINGS AS "SALVAGE-DELIVER TO OWNER", CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE AND TURN OVER TO OWNER AND OBTAIN RECEIPT.

DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

CLEANUP AND REPAIR: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.

REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, RETURN STRUCTURES AND SURFACES TO REPAIR TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

REPLACE EXISTING LOGO PER NEW ELEVATION



REPLACE EXISTING LOGO HANK'S OYSTER BAR LOGO

RELEASE DATE	
a	9/27/21
	B.A.R. SET

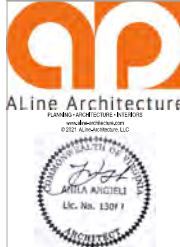
REVISIONS	

HANK'S OYSTER BAR
 600 MONTGOMERY ST, ALEXANDRIA, VA 22314

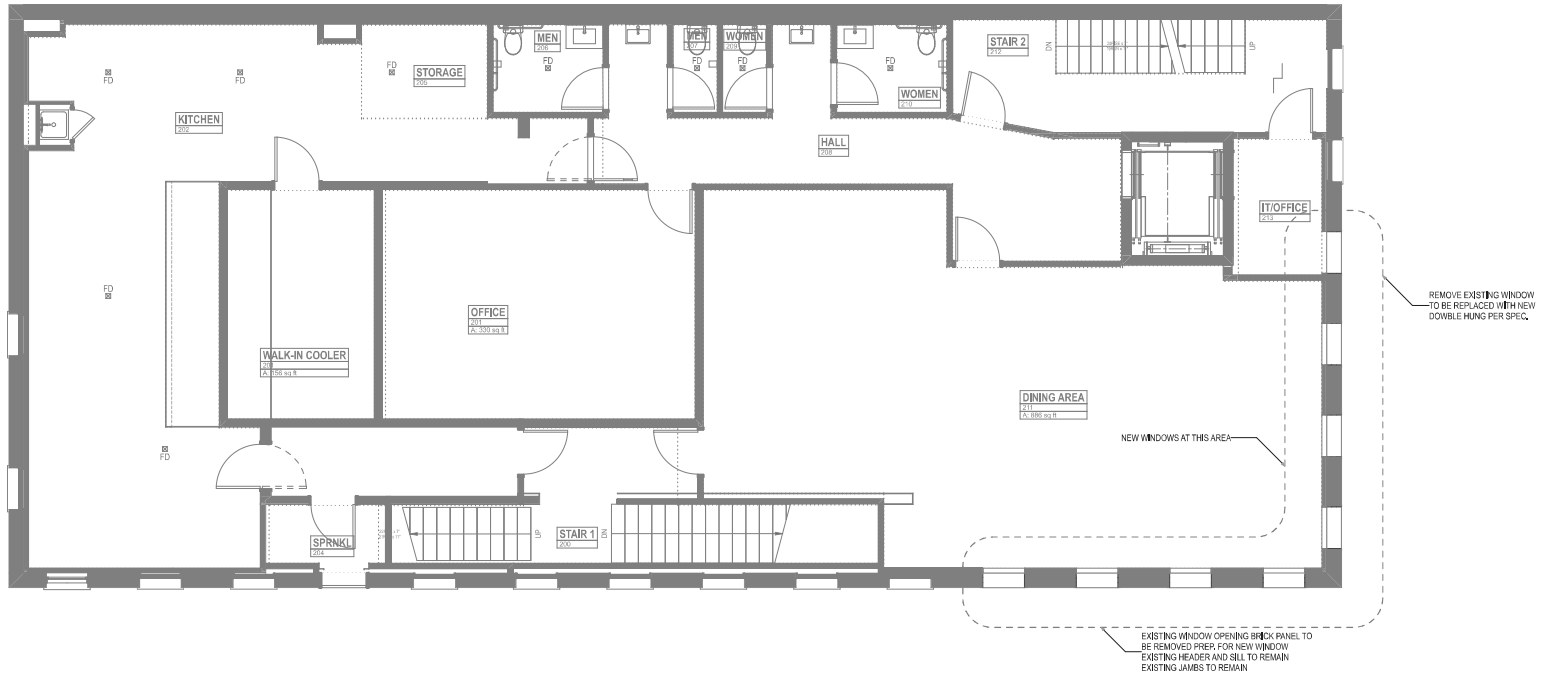
SELECTIVE DEMOLITION NOTES

HANK'S OYSTER BAR
 600 MONTGOMERY ST, ALEXANDRIA, VA 22314

UNITED STRUCTURAL ENGINEERS, INC.
 21485 RIDGETOP CIRCLE, SUITE 104
 STERLING, VA 20166
 Tel: 703-228-8730
 Email: us@unitedstructural.com



A.2
 19016



1
A.3 2ND FLOOR PLAN - EXISTING W/ DEMO NOTES
SCALE: 1/8" = 1'-0"

RELEASE DATE	
a	9/27/21
	B.A.R. SET

REVISIONS	

HANK'S OYSTER BAR
 600 MONTGOMERY ST. ALEXANDRIA VA 22314
 2ND FLOOR - SELECTIVE DEMOLITION

HANK'S OYSTER BAR
 600 MONTGOMERY ST. ALEXANDRIA VA 22314

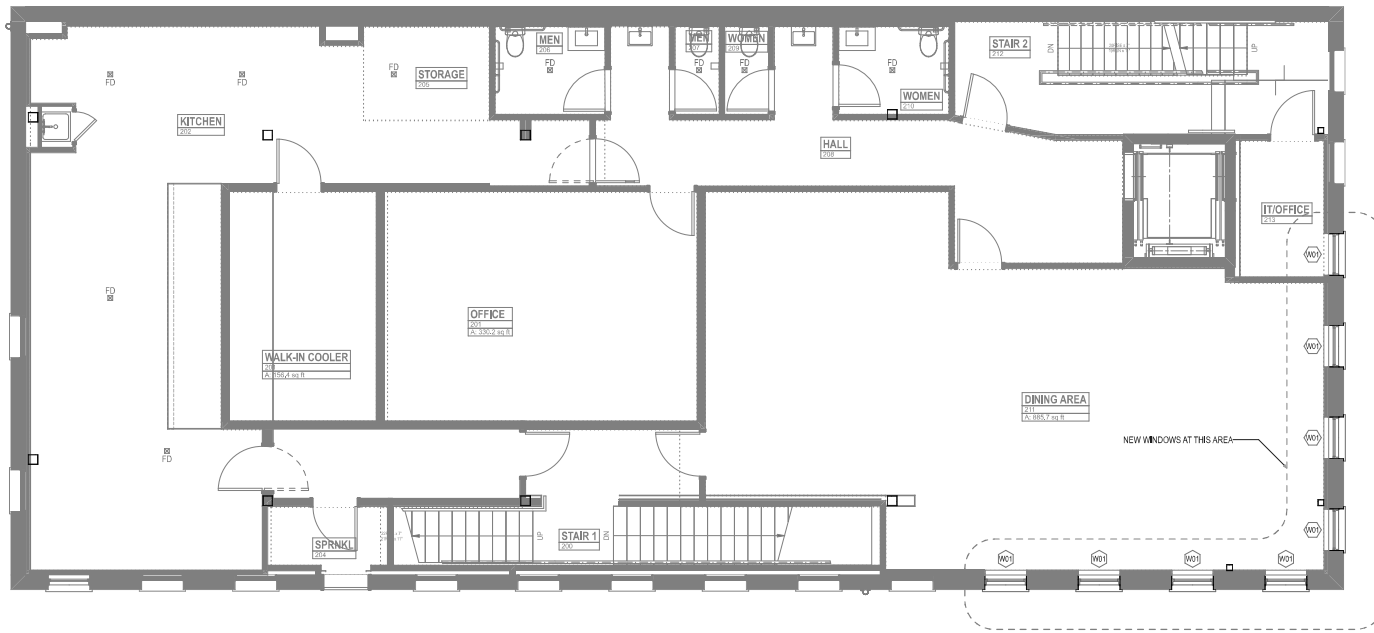
UNITED STRUCTURAL ENGINEERS, INC.
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 STERLING, VA 20166
 Tel: 703-226-8730
 Email: aei@unitedstructural.com



Aline Architecture
 PLANNING AND DESIGN SERVICES
 ARCHITECTURE
 2107 KINGSTON BLVD
 ARLINGTON, VA 22204



A.3
 10016



1
A.4 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

RELEASE DATE	
a	8/27/21 B.A.R. SET

REVISIONS	

HANK'S OYSTER BAR

600 MONTGOMERY ST. ALEXANDRIA VA 22314

2ND FLOOR PLAN

HANK'S OYSTER BAR
600 MONTGOMERY ST. ALEXANDRIA VA 22314

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ENGINEERS, INC.
21485 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20166
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Email: useng@unitedstructural.com



ALine Architecture



A.4

18076

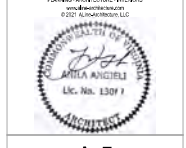
RELEASE DATE	
a	8/27/21
	B.A.R. SET

REVISIONS	

HANK'S OYSTER BAR
 600 MONTGOMERY ST. ALEXANDRIA VA 22314
 ELEVATIONS

HANK'S OYSTER BAR
 600 MONTGOMERY ST. ALEXANDRIA VA 22314

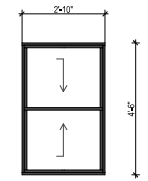
UNITED STRUCTURAL ENGINEERS, INC.
 21485 RIDGETOP CIRCLE, SUITE 104
 STERLING, VA 20156
 TEL: 703-226-8730
 EMAIL: [unitedstructural.com](mailto:info@unitedstructural.com)



A.5
18016



1
A.5
MONTGOMERY ST ELEVATION
 SCALE: 1/4" = 1'-0"



3
A.5
TYPICAL WINDOW TYPE - W01
 SCALE: 1/2" = 1'-0"



2
A.5
ROOF DECK - CONCRETE WORK
 SCALE: 1/4" = 1'-0"



BILL TO:

SHIP TO:

Phone

Phone

Email

Fax

Contact Info

Contact Info

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1331310		ANILA ANGJELI	ANILA ANGJELI		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M
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100-1	WindowAndDoor	PK- 339	1	
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PRICEBOOK JUNE 21st 2021

Aluminum Clad Wood Windows Double Hung Operating 34 x 54
 Custom: Frame Width = 34, Frame Height = 54, Sash Split = 50/50, Screen
 Width = 32.15625, Screen Height = 52.46875

Complete Unit, CoreGuard Plus

Frame = Black 023, AAMA 2604, Ultra Coat Black, Pine Interior

Sash = Black 023, Ultra Coat Black

Low-E, Traditional Bead, Argon Gas, Black Warm Edge Spacer

Full Screen Applied, Standard Screen, Black 023, AAMA 2604, Fiberglass
 Mesh

Applied Hdwe, Hdwe = Matte Black, Concealed Jambliner, 1-Lock
 Jamb = 4-9/16"

Vinyl Nail Fin, No Drip Cap

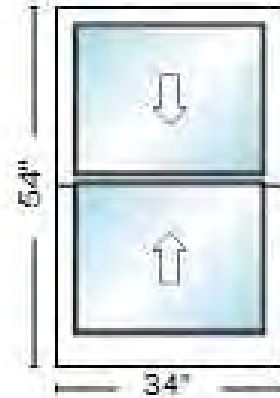
PG35, 436-H-578.27, FL19287

U-Factor = 0.3, SHGC = 0.28, CR = 59, VT = 0.5, AI = <0.30/<1.5, CPD =
 SIE-N-111-01551-00001, Energy Star Region = NC, GapFill1 = ARG

Unit 1: Glass Width = 28.53125, Glass Height = 22.6875, Lower Glass Sash
 Width = 30.90625, Lower Glass Sash Height = 26.59375, Upper Glass Sash
 Width = 30.90625, Upper Glass Sash Height = 25.35938

Rough Opening: 34.75" X 54.5"

Overall Unit Size: 34" X 54"



Room Location: HANKs OYSTER

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1331310		ANILA ANGJELI	ANILA ANGJELI		

BID BY	SALESPERSON
	280

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

This quote may contain units with anodized finishes. Color variation is an inherent characteristic of anodized finishes and end results will vary. Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!