

PROPOSED ADDITION AND ALTERATIONS TO THE PERFECT PITA
951 NORTH FAIRFAX STREET, ALEXANDRIA, VIRGINIA

FEBRUARY 25, 2021

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DESCRIPTIVE NARRATIVE OF PROPOSED DEVELOPMENT

The existing lot located at 951 North Fairfax Street was created with the realignment of area streets in the last quarter of the twentieth century. With this realignment an existing park was expanded and a small 1319 square foot irregular-shaped lot was created at the corner of North Fairfax Street and what was then First Street. In 1986 a branch bank was constructed on this site, utilizing the present building footprint. The branch bank was not successful at this location and the building and land was sold to the owners of The Perfect Pita in 1993. The Perfect Pita has been very successful at this location and wishes to expand its present operation to include a new and enlarged kitchen, on-site eating areas and additional required bathrooms. The addition will also satisfy the requirements of the Americans with Disabilities Act.

With the proposed addition the existing curb cut and concrete parking pad will be eliminated. This will result in a public right-of-way that is uninterrupted from the ramp of the garage for adjacent development to the intersection of North Fairfax Street and Canal Center Plaza. A two-story addition will be constructed utilizing traditional construction materials that will be compatible with the existing structure and with newly constructed adjacent townhouses.

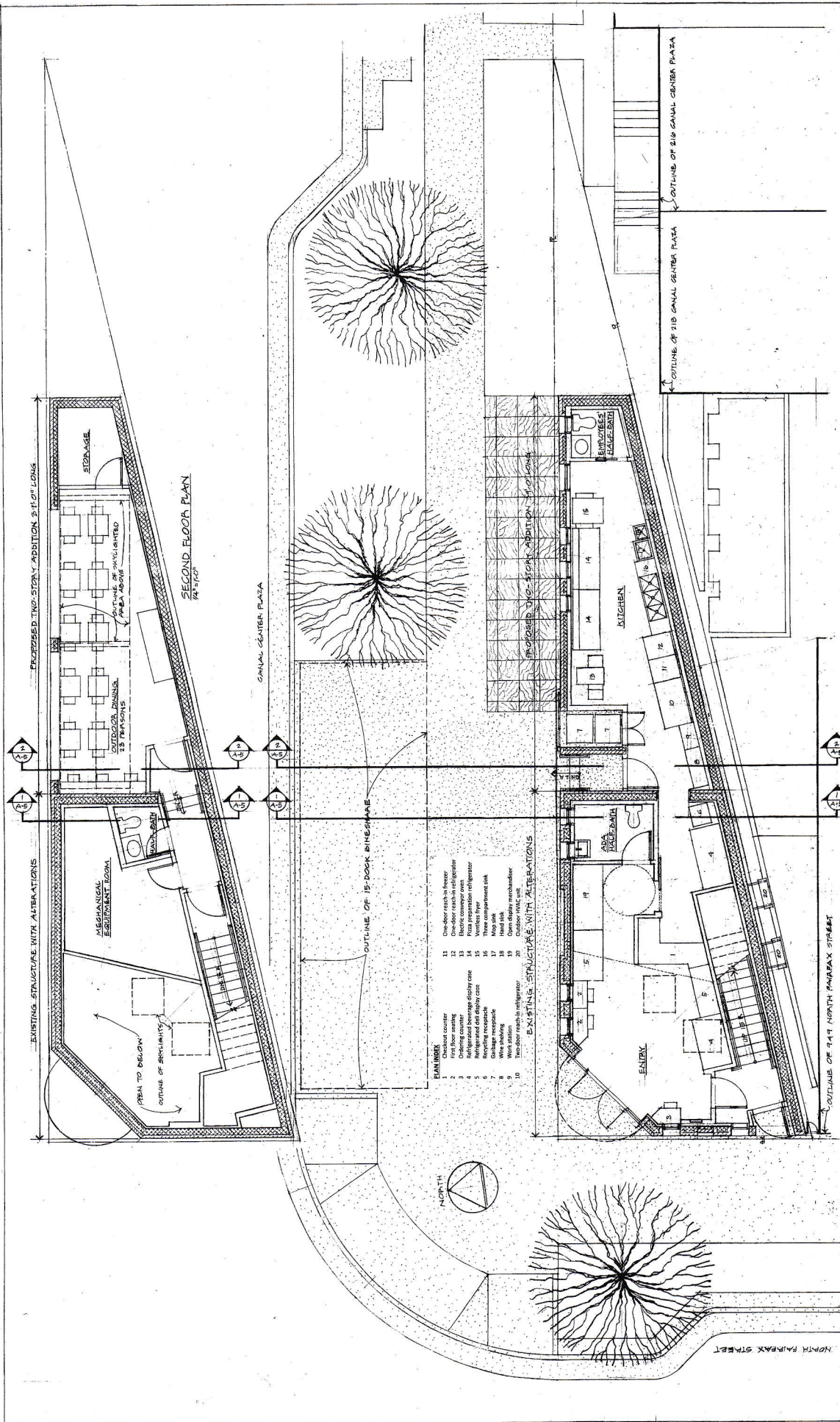
One of the owner's primary goals was to provide outdoor dining for 40 persons. The constraints of this site dictate that outdoor dining be located on the second level of the proposed addition. Building code requirements limit second floor seating to 23 persons. The owner has planned for outdoor seating adjacent the proposed addition and in the public right-of-way. With outdoor dining on two levels, the goal of providing 40 seats for outdoor dining can be closer to being achieved.

The footprint of the proposed addition stops at the property line of 218 Canal Center Plaza so as to respect the footprint of that townhouse. A stone hardscape will be installed between the concrete walkway and the face of the addition. This will define an area used for outdoor dining. The owner and architect will work with Alexandria Archaeology to develop the Cross Canal historic interpretative signage that will be constructed at the northwest corner of the block at 951 North Fairfax Street.

Alexandria city planners have concluded that the intersection of North Fairfax Street and Canal Center Plaza is an important neighborhood corner. The sidewalk has been extended at this corner, permitting the location of a bicycle storage facility. An historic interpretative sign will also be constructed at this corner. With the planning of outdoor dining on two levels, the owner and architect maintain that the importance of this key neighborhood intersection has been amplified and the proposed development complies with the Old Town North Urban Design Guidelines.



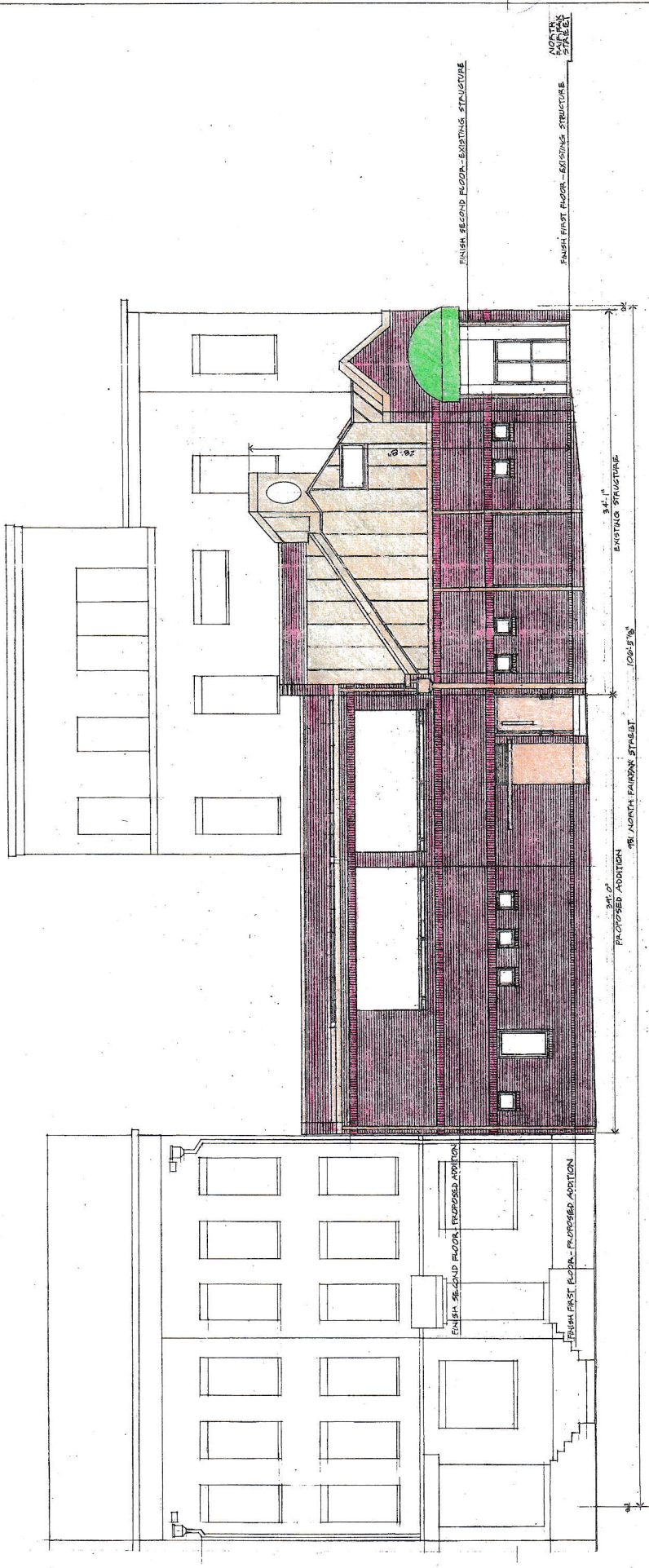




DRAWING: A-1
 DATE: 2/25/2022
 PROJECT: PROPOSED ADDITION & ALTERATIONS TO 210 NORTH FAIRFAX STREET ALEXANDRIA, VIRGINIA 22314
 FIRST FLOOR PLAN SECOND FLOOR PLAN
 SUBMITTER'S DIVISION: DEVELOPMENT DEPARTMENT
 DATE: 1/28/2022
 IUCR SUBMISSION: 210222
 SAVAGE & ASSOCIATES, P.C.
 210 NORTH LEE STREET, SUITE 204-A
 ALEXANDRIA, VIRGINIA 22314
 TEL: (703) 838-6410 FAX: (703) 482-3994
 E-MAIL: SAVAGE_ARCH@NETZEG.NET

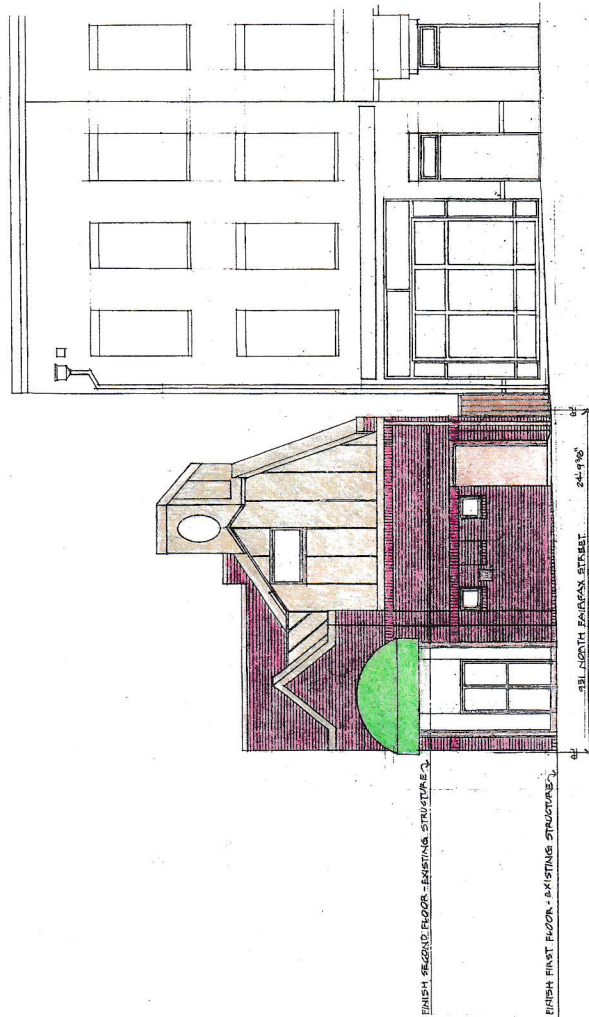
- EXISTING STRUCTURE WITH ALTERATIONS**
- 1 One-door reach-in freezer
 - 2 One-door reach-in refrigerator
 - 3 Electric compressor oven
 - 4 Convection oven
 - 5 Refrigerated deli display case
 - 6 Refrigerated deli display case
 - 7 Three compartment sink
 - 8 Hand sink
 - 9 Open display merchandiser
 - 10 Reach-in refrigerator
 - 11 One-door reach-in freezer
 - 12 One-door reach-in refrigerator
 - 13 Electric compressor oven
 - 14 Convection oven
 - 15 Refrigerated deli display case
 - 16 Refrigerated deli display case
 - 17 Three compartment sink
 - 18 Hand sink
 - 19 Open display merchandiser
 - 20 Reach-in refrigerator

- EXISTING STRUCTURE WITH ALTERATIONS**
- 1 Outdoor counter
 - 2 First floor seating
 - 3 Dining counter
 - 4 Mechanical equipment room
 - 5 Mechanical equipment room
 - 6 Mechanical equipment room
 - 7 Mechanical equipment room
 - 8 Mechanical equipment room
 - 9 Mechanical equipment room
 - 10 Mechanical equipment room
 - 11 Mechanical equipment room
 - 12 Mechanical equipment room
 - 13 Mechanical equipment room
 - 14 Mechanical equipment room
 - 15 Mechanical equipment room
 - 16 Mechanical equipment room
 - 17 Mechanical equipment room
 - 18 Mechanical equipment room
 - 19 Mechanical equipment room
 - 20 Mechanical equipment room

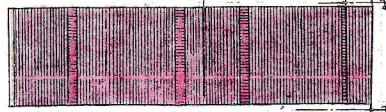


NORTH ELEVATION - CANAL CENTER PLAZA ELEVATION
 1/8" = 1'-0"

<p>DRAWING A-2 PAGES 2 OF 5 DATE 2/15/2012</p>	<p>PROPOSED ADDITION & ALTERATIONS TO 951 NORTH FAIRFAX STREET ALEXANDRIA, VIRGINIA 22314</p>	<p>NORTH ELEVATION - CANAL CENTER PLAZA ELEVATION</p>	<p>SUBMITTAL REQUIREMENTS: DEVELOPMENT CONVERSION / REPAIRS URBAN SUBMISSION: 2/15/2012</p> <p>SAVAGE & ASSOCIATES, P.C. 218 NORTH LEE STREET, SUITE 204-A ALEXANDRIA, VIRGINIA 22314 TEL: (703) 899-0910 MOBILE: (703) 462-3474 E-MAIL: SAVAGE.ARCH2@NETZERO.NET</p>
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WEST ELEVATION - NORTH FAIRFAX STREET ELEVATION
SCALE: 1/8" = 1'-0"



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

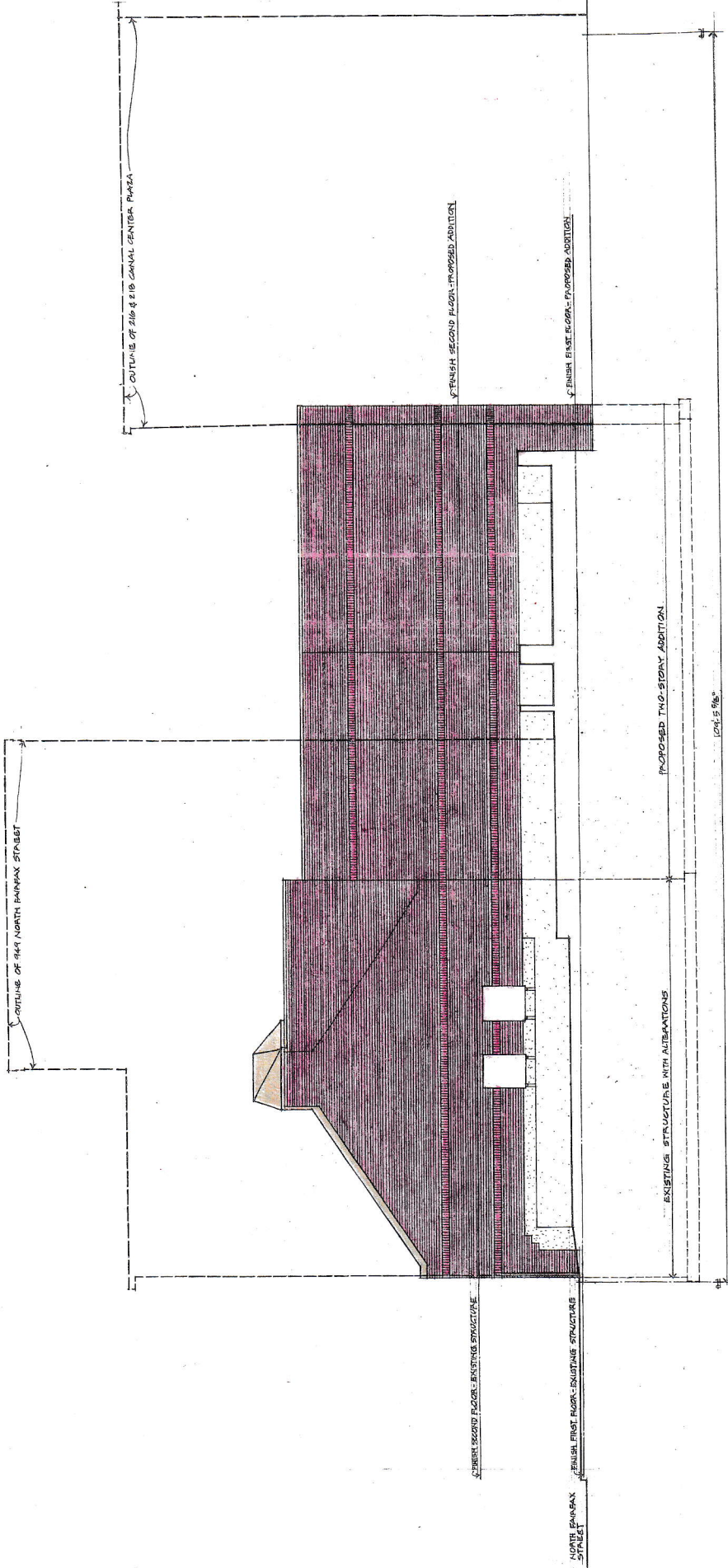
SAVAGE & ASSOCIATES, P.C.
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SUBMITTALS / REVISIONS:
DATE: 04/15/02
ID: 1998022
ID: 2152022

WEST ELEVATION - NORTH FAIRFAX STREET
ELEVATION
EAST ELEVATION

PROPOSED ADDITION & ALTERATIONS TO
131 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22304

DRAWING
A-3
DIVISION
4-151802A



SOUTH ELEVATION
14'-11 1/2"

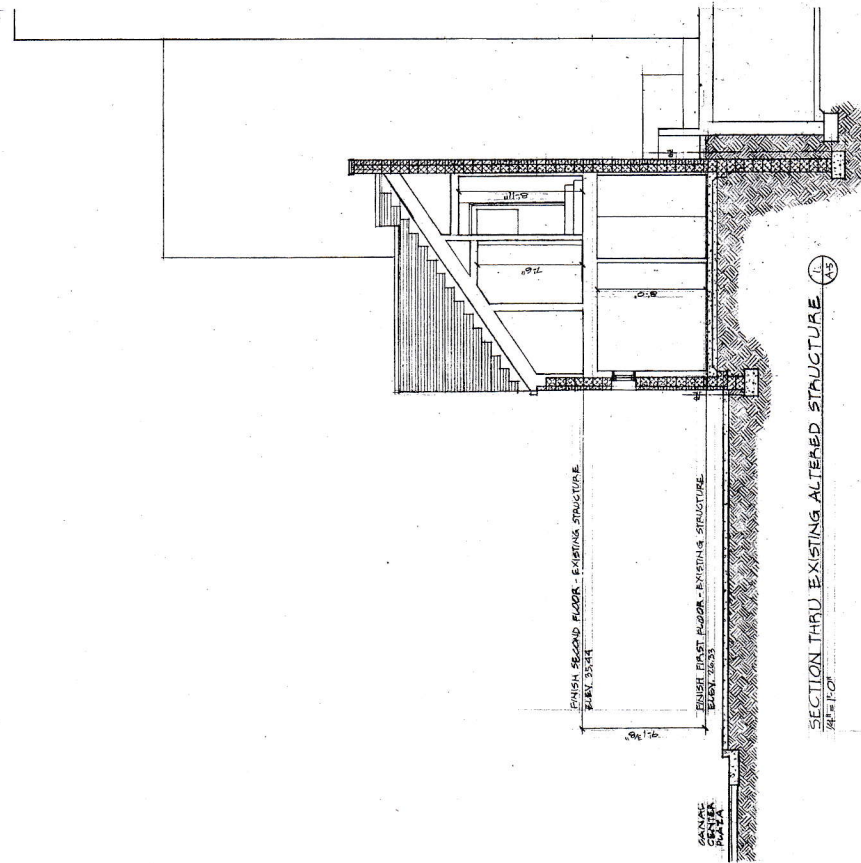
DRAWING
A-4
DWG. 4/05
DATE
1/05/02

PROPOSED ADDITION & ALTERATIONS TO
951 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314

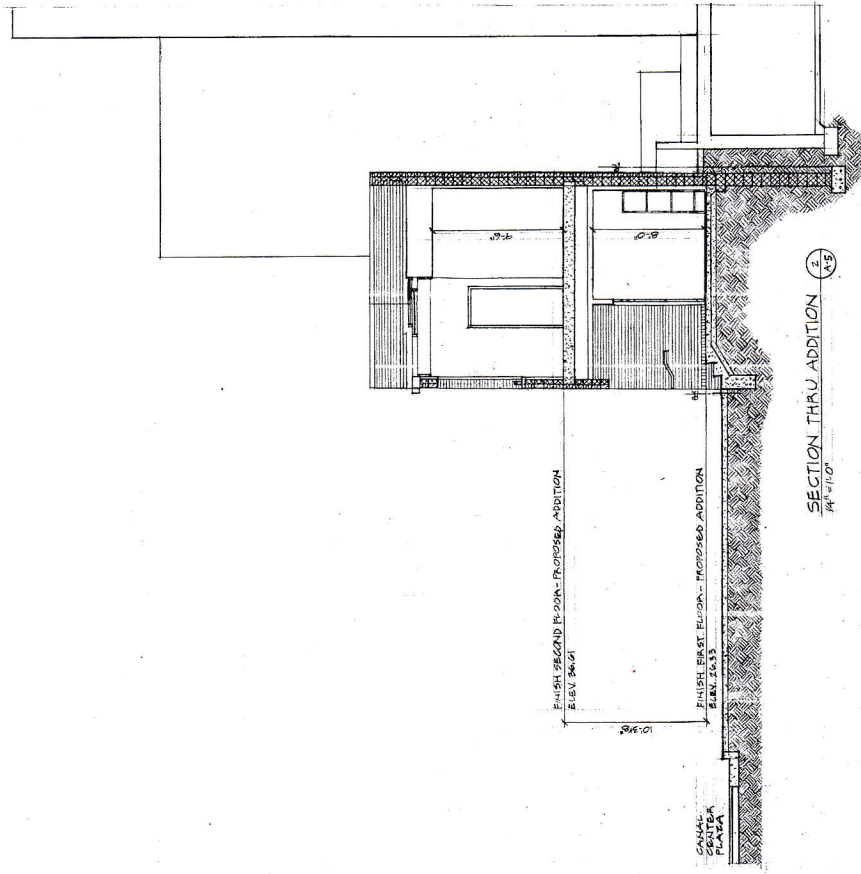
SOUTH ELEVATION

SUBMITTALS/REVISIONS:
DEVELOPMENT CONCEPT 1/2 1/10/02
UDAC SUBMISSION 2/4/02

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SECTION THRU EXISTING ALTERED STRUCTURE
1/4" = 1'-0"



SECTION THRU ADDITION
1/4" = 1'-0"

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SUBMISSION REVISIONS:
DEVELOPMENT COMMENT #2: 1/16/2022
PUBLIC SUBMISSION: 4/14/2022

BUILDING SECTIONS

PROPOSED ADDITION & ALTERATIONS TO
931 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314

DRAWING
A-5
DWG. 5.015
DATE
4/14/2022