



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of February 12, 2011

DATE: January 25, 2011

SUBJECT: SP #298 SITE PLAN AMENDMENT to approve an outdoor café in the public right-of-way, modify the facade and modify comprehensive sign plan for American Tap Room, located at 3101 Wilson Blvd., (RPC: 15-071-031).

Applicant:

Ballston Tap Room, LLC

By:

Nan Walsh, Esq.

Walsh, Colucci, Lubeley, Emrich and Walsh PC

2200 Clarendon Blvd., 13th Floor

Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment for an outdoor café in the public right-of-way, to modify the facade and to modify the comprehensive sign plan for American Tap Room, subject to all previously approved conditions, modified Condition #41 and new Conditions #62, #63 and #64.

ISSUES: This is a request for a site plan amendment to approve outdoor café seating in the public right-of-way, façade changes, and an amendment to the comprehensive sign plan for American Tap Room, including modifications of the zoning ordinance sign regulations (including size, placement, and number), located in the Hartford Building at 3101 Wilson Boulevard. There are no issues identified at this time.

SUMMARY: This is a request for a site plan amendment for an outdoor café in the public right-of-way, façade changes including a new non-permanent overlay over the existing building façade, and modifications of the existing comprehensive sign plan for the property, including modifications from the regulations of the sign ordinance. The proposed outdoor café and façade changes are in conformance with the *Clarendon Sector Plan*. None of the proposed signs face

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5825

6.

residential dwellings. The proposed signs do not conform to the sign ordinance, or the recommendations of the *Sign Guidelines for Site Plan Buildings* but is generally consistent with the *Clarendon Sector Plan*. The proposed signs do not conform to the sign ordinance with regard to number of signs, maximum permitted size of a blade sign, signs that move (the proposed gas fire sign) and maximum sign projection depth. With regard to the number of signs proposed; the *Sign Guidelines* recommend only one (1) sign per tenant frontage, with a recommended maximum of two (2) signs total. However, the proposed number of signs is appropriate for this site, as the *Clarendon Sector Plan* suggests signs on awnings “for business identification”, as well as “awnings with original graphics.” The *Sector Plan* also calls for retailers to avoid “excessively large signs.” The subject retail space has 274.5 feet of frontage on public streets; an extremely long frontage. Strict application of the regulations would permit two signs totaling 274.5 square feet, but having several smaller signs would better fulfill the recommendations of the *Sector Plan* better than one (1) or two (2) very large signs. . Therefore, staff recommends adoption of the attached ordinance approving a site plan amendment for an outdoor café in the public right-of-way, and modifications to the facade and comprehensive sign plan as well as modifications to the sign ordinance, for American Tap Room, subject to all previously approved conditions, modified Condition #41 and new Conditions #62, #63 and #64.

BACKGROUND: The subject property is a multi-story office building with ground-floor retail located in the Clarendon neighborhood. It was approved by the County Board in 1992 and completed in 2002. The applicant proposes to occupy the space vacated by Sette Bello.

The following provides more information about the site:

Site: The site consists of a multi-story office building with ground-floor retail.

- | | |
|---------------|---|
| To the north: | Across 12th Street North (a private street with a public-use access easement), a multi-story condominium building, also part of SP #298, and zoned “C-R”. |
| To the south | Across Wilson Boulevard, the Clarendon Metro station entrance (zoned “C-3”) and the Clarendon Center office-retail site plan (SP #397), zoned “C-3”. |
| To the east: | Across Highland Street, the 3033 Wilson office building, zoned “C-3”. |
| To the west: | Across Herndon Street, pre-war retail buildings zoned “C-3” and the Clarendon Apartments, zoned “C-R”. |

Zoning: The site is zoned “C-R”, Commercial Redevelopment Districts.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) “Medium Density Mixed-Use”). The site is also located within the “Clarendon Revitalization District”.

Neighborhood: The site is located in the Clarendon-Courthouse Civic Association area. The civic association has been notified of this site plan amendment request and has been corresponding with staff, but has not submitted official comments.

DISCUSSION: The applicant, American Tap Room, proposes an outdoor café in the public right-of way, façade changes to their storefront, and changes to the approved comprehensive sign plan, including modifications of the zoning ordinance sign regulations.

Outdoor Café in the public right-of-way on North Highland Street

The applicant proposes three (3) separate locations of outdoor café seating immediately abutting their storefront in locations similar to those of the previous tenant, Sette Bello, whose outdoor café was approved through the administrative approval process. However, only one (1) of the proposed locations will be in the public right-of-way and requires County Board action: the location on North Highland Street. The other two (2) locations could be approved administratively as they are not located either in easements or in the public right-of-way.

Along North Highland Street the applicant proposes an outdoor café area approximately 12 feet deep and 48 feet wide. The applicant demonstrates that there will be 8.5 feet of clear sidewalk width from the railing to the edge of the tree pits, which exceeds the six (6) feet recommended in the Clarendon Sector Plan (Table 3.1). The proposed outdoor café in the public right-of-way will not face residential uses, as the North Highland Street frontage directly faces the 3033 Wilson Boulevard building (zoned “C-3”).

Façade Changes

The applicant proposes a new façade treatment for the exterior of the restaurant space. The proposed façade treatment will be laid over the existing building façade with non-permanent connections. The new “faux” façade will be removable with no damage to the existing facade if and when the applicant vacates the space. Other proposed façade changes include awnings, decorative wall sconces, patio lights underneath the awnings (directed downward to outdoor diners), and “string” lights over the outdoor seating areas to illuminate the patrons. All changes are non-permanent and reversible if and when the applicant vacates the property.

The proposed façade changes also include a new revolving door where the existing entrance door is on North Highland Street, an entrance canopy over the door, and an accessible door next to the revolving door. Furthermore, in the rear 12th Street North façade, the applicant proposes a new folding door to replace a window, and new glass panels to replace existing double doors.

The proposed façade changes also include two (2) proposed removable fire pits to be placed on the restaurant’s back patio seating area along 12th Street North similar to the fire pits at Fireworks Pizza in the Courthouse Residence Inn.

The proposed façade changes conform to the *Clarendon Sector Plan*, which encourages awnings and canopies on retail frontages, including canopies that stretch out over “pedestrian walkways” (p.131).

Signs

The applicant's proposed signs are detailed in the chart below:

Item	Total Area (s.f.)	Width (feet)	Height (feet)	Total Square Footage (ea.)	Quantity	Consistent with Zoning Ordinance?	Consistent w/ Sign Guidelines? (All signs are inconsistent with regard to total number of signs)
Awning Sign	170	8.5	5	42.5	4	N	Y
Awning Sign	36.5	7.3	5	36.5	1	N	Y
Entry Sign (also referred to in the drawings as canopy sign)	22.5	15	1.6	22.5	1	N	Y
Entry Sign (also referred to in the drawings as "fire bowl")	5	2.5	2	5	1	N	Not addressed
Blade sign--base	17	6.17	2.75	17	1	N	Y
Blade sign--blade	19.5	2.25 (avg.)	8.66	19.5	1	N	Y
Total sign area proposed:	270.5 s.f.						
Total sign area permitted (total linear frontage):	274.5 s.f.						

The applicant's proposed signs face Wilson Boulevard and North Hartford and Highland Streets. None of the proposed signs face residential dwellings, including the Hartford Condominiums to the rear of the Festival Street. However, the proposed signs do not conform to the Zoning Ordinance in several areas:

- Total number of signs permitted. The applicant is proposing nine (9) signs instead of three (3) main signs and one (1) additional sign on a side or rear frontage.
- The depth of projection of the proposed canopy sign. The proposed canopy sign will be placed on the new entrance canopy that is requested as part of the requested façade changes. The sign will be placed on the front of the canopy, flat against the front edge. The proposed canopy projects approximately five (5) feet from the building. The Zoning Ordinance permits signs to project no more than 42 inches from a building, and since the sign will be placed on the canopy, it therefore "projects" (although it is flat against the edge of the canopy) more than the permitted 42 inches. The proposed canopy may encroach into the right-of-way, and the applicant agrees to a condition to resolve all encroachment issues with the Real Estate Division before issuance of a building permit.

It should be noted that the *Clarendon Sector Plan* recommends that “awnings, canopies, and marquees should stretch out over pedestrian walkways on streets designated for retail frontage (p.131).”

- The proposed size of the blade sign. The Zoning Ordinance permits a blade sign to be no more than three (3) square feet, and the applicant’s proposed blade sign is 42 square feet.
- The use of fire as a sign. The applicant has indicated that the bowl with flame is part of the identification of their business, and therefore would be counted as a sign. Section 34.C.1 prohibits signs that “move”, including “set in movement by the atmosphere”. Furthermore, the proposed “fire” (which is a genuine gas fire) sign will be on top of the proposed new canopy, projecting more than the permitted 42 inches from the face of the building.

The proposed signs conform to the *Sign Guidelines for Site Plan Buildings* with regard to total permitted square footage (one [1] square foot of sign area permitted for each foot of tenant frontage), sign lighting, materials, and sign type. The applicant proposes only building-mounted signs and canopy signs. However, the applicant’s proposal does not conform to the *Sign Guidelines* with regard to the number of permitted tenant signs. The *Sign Guidelines* state that a retail tenant should be permitted a maximum of two (2) signs (and a tenant is permitted only one [1] sign if the tenant has only one [1] frontage). However, the proposed number of signs is appropriate for this site, because it will avoid unduly large signs.. The *Sector Plan* calls for retailers to avoid “excessively large signs”. Because the subject retail space has 274.5 feet of frontage on public streets, an extremely long frontage, strict application of the guidelines in this case would result in two signs, of which at least one would be very large and out of place in the neighborhood. Having several smaller signs would fulfill the recommendations of the *Sector Plan* better than one (1) or two (2) very large signs, and therefore staff recommends this modification.

Furthermore, the proposed signs are supported by the *Clarendon Sector Plan*, which among other things calls for signs with “creative, innovative design,” signs that are appropriately scaled for pedestrians, and signs on awnings for business identification. The proposed signs also avoid designs discouraged by the *Sector Plan*, including “excessively large signs” and “back-lighting of awnings (p.131).”

CONCLUSION: The proposed outdoor café in the public right-of-way and façade changes, including awnings and canopies, are supported by the *Clarendon Sector Plan*. The proposed sign modifications are generally consistent with the recommendations of the *Sign Guidelines for Site Plan Buildings* and are consistent with the *Clarendon Sector Plan*; although the signs do not conform to the recommendation of the *Sign Guidelines* that a retail tenant be permitted only one (1) sign per frontage with a permitted maximum of two (2) signs total, the proposed number of signs are consistent with the recommendations for signs in the *Clarendon Sector Plan* calling which recommends avoiding “excessively large signs”, and recommends signs on awnings. . Therefore, staff recommends adoption of the attached ordinance approving an outdoor café in the public right-of-way, modify the facade and modify comprehensive sign plan and modifications of sign regulations for American Tap Room, subject to all previously approved conditions with a modified condition #41 and new conditions applicable only to the proposed tenant “American Tap Room”.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated November 5, 2010 for Site Plan #298 was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report dated January 25, 2011 and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to all previous conditions and new conditions #62 and #63 and revised condition #41 (as follow below); and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on February 12, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - General Land Use Plan designation “Medium-Density Mixed Use” and the 2006 Clarendon Sector Plan.
 - Section 34.H of the Zoning Ordinance (Modifications of zoning ordinance sign regulations for number of signs, limits on sign projection, size of proposed blade sign, and moving signs), Section 31.A.11 (regulations for outdoor cafes), “C-R” Commercial Redevelopment Districts.
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as requested by an application dated November 5, 2010 for Site Plan #298, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements attached to the staff report, the special exception approval that was last approved on September 16, 2006 and on file in the office of Zoning Administration (which drawings, etc... are hereafter collectively referred to as “Revised Site Plan Application”), is amended to permit an outdoor café in the public right of way, to modify the facade and to modify the comprehensive sign plan, Therefore, for the parcel of real property known as RPC: 15-071-031 at 3101 Wilson Blvd. approval for the Site Plan Amendment is granted and the parcel so described shall be used according to the Revised Site Plan Application as so amended, subject to all existing conditions (Conditions #1 – 61) with Condition #41 modified as follows, and new conditions #62 and #63 and #64:

Proposed amended condition #41:

41. The developer agrees to develop a comprehensive sign plan and all exterior signs shall be consistent with the guidelines contained in "Sign Guidelines for Site Plan Buildings" and with Section 34 of the Zoning Ordinance. The Zoning

Administrator shall determine whether the signs meet the standards of the Guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before issuance of the final building permit. All proposed rooftop signs shall require a site plan approval or amendment.

Furthermore, the developer agrees that the signs for “American Tap Room” shall be consistent with the location, design and lighting as shown on the drawings prepared by Chatelain Architects, titled “American Tap Room Project Number 2010.351”, dated January 25, 2011 as attached to the staff report and approved by the County Board on February 12, 2011. The developer agrees that the total sign area allowed for the tenant “American Tap Room” and all successors and assigns shall be no more than 271 square feet.

Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); or (ii) a minor change in the area of the sign (less than 5%). All other changes to the comprehensive sign plan will require site plan approval or amendment.

Proposed new conditions:

62. The developer agrees that the proposed North Highland Street outdoor café in the public right-of-way for “American Tap Room” shall be as shown on the drawings prepared by Chatelain Architects, titled titled “American Tap Room Project Number 2010.351”, dated January 25, 2011 as attached to the staff report and approved by the County Board on February 12, 2011. The final number and arrangement of tables and chairs shall be determined by the Certificate of Occupancy. There must be a minimum of 8.5 feet of clear sidewalk width.
63. The developer agrees that the proposed façade changes shall be as shown on the drawings prepared by Chatelain Architects, titled “American Tap Room Project Number 2010.351”, dated January 25, 2011 as attached to the staff report and approved by the County Board on February 12, 2011. The developer agrees that the non-permanent façade overlay shall be removed within 30 days of “American Tap Room” vacating the premises.
64. The developer further agrees that a building permit for the proposed revolving door and canopy must be issued before issuance of a certificate of occupancy. Prior to the issuance of said building permit for the proposed revolving door and canopy, the developer shall provide the Zoning Office with a letter from the County Manager or designee, stating either that the proposed revolving door and entrance canopy will not encroach into the County’s 5-foot sidewalk easement, or that the

developer has obtained all approvals necessary to permit such encroachment. The developer agrees that it will have all responsibility to obtain any necessary approvals for such encroachment.

January 21, 2006

Approved site plan amendment for 58 square foot rooftop sign on south façade with new conditions #60 & 61.

September 16, 2006

Approved a site plan amendment for a rooftop sign with revised conditions #60 & 61.



COVER PAGE

American Tap Room
The Hartford Office Building
3101 Wilson Blvd

Arlington, VA 22201

AMERICAN TAP ROOM
MINOR SITE PLAN AMENDMENT

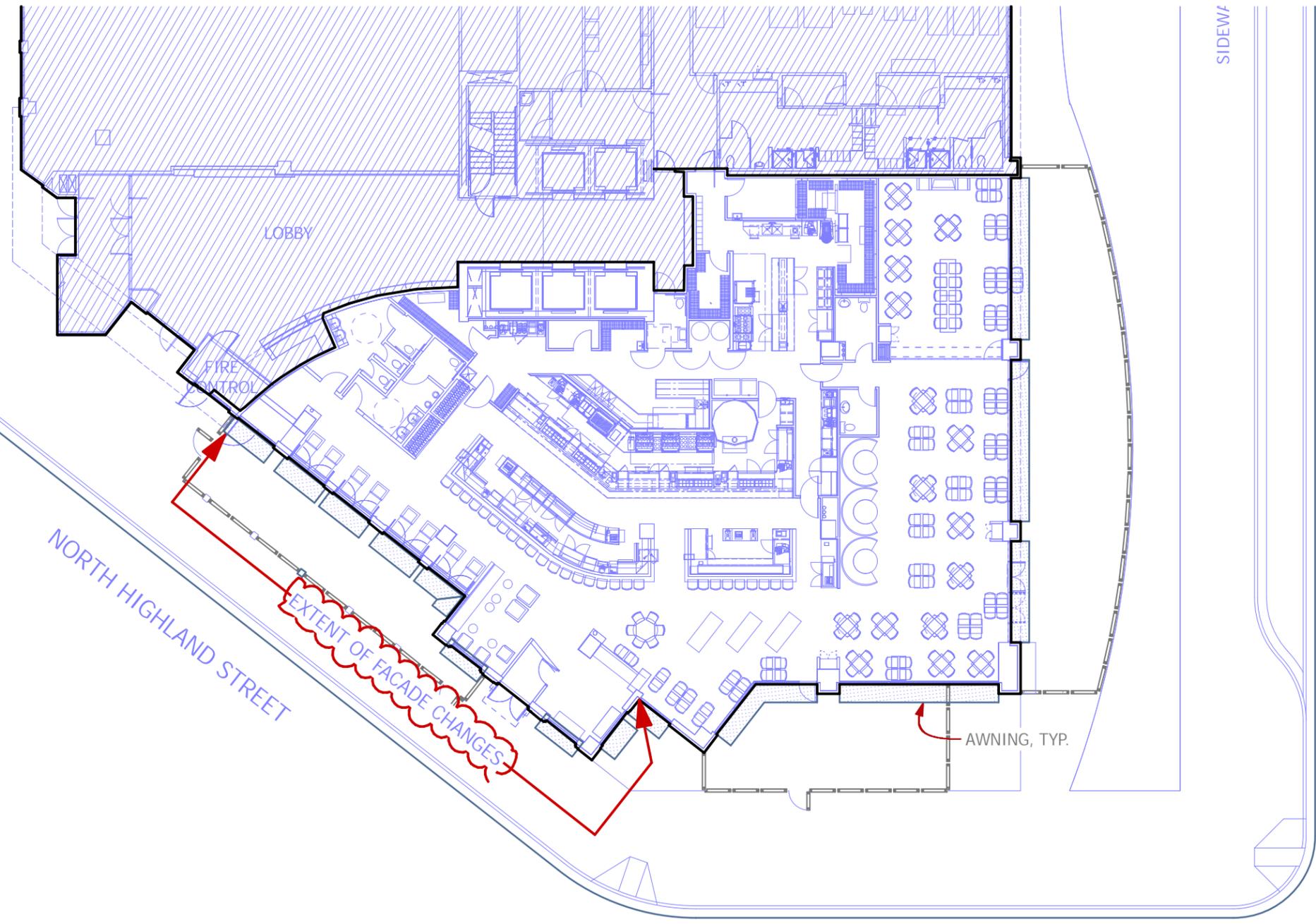
Scale As Noted
Date 1/25/11
Project No. 2010.351
Re:
Sketch No.

FESTIVAL STREET

WILSON

SIDEWALK

SIDEWALK



NEW FACADE & PATIO NOTES:

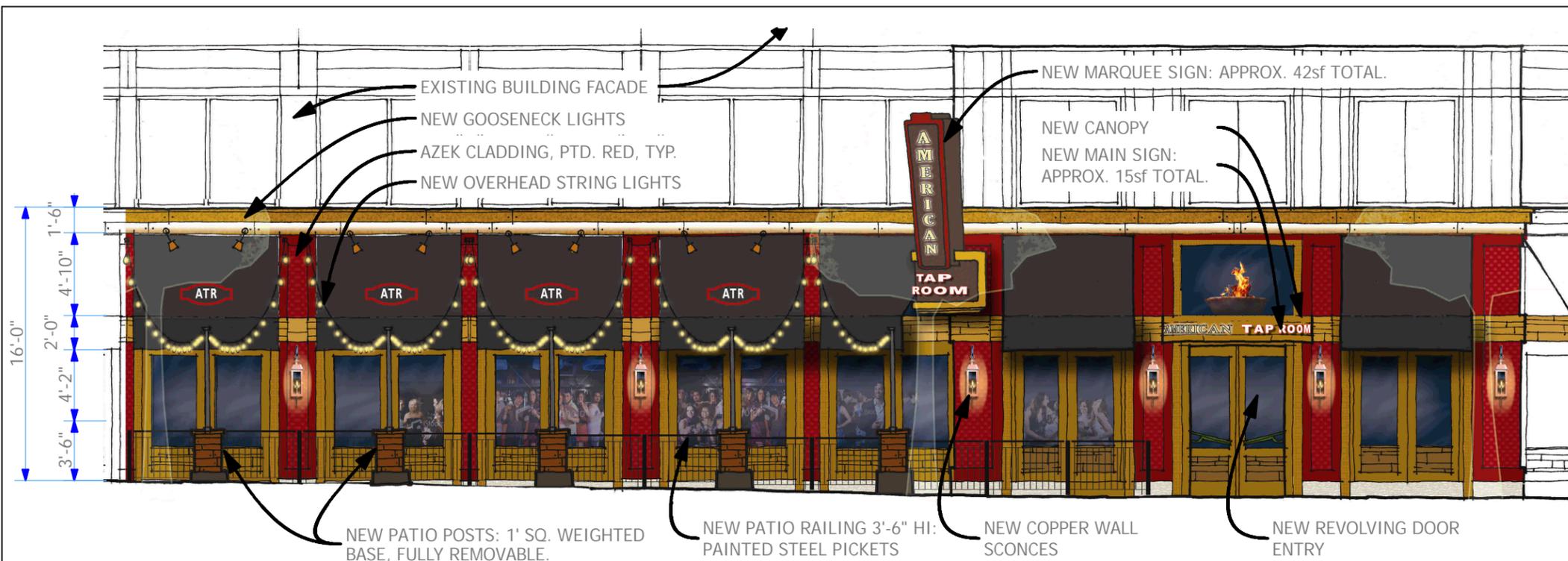
1. EXISTING BUILDING FACADE TO REMAIN UNTOUCHED. NEW FACADE TO "CLAD" OVER EXISTING WITH NON-PERMANENT CONNECTIONS.
2. EXISTING SIDEWALK TO REMAIN UNTOUCHED. NO LANDSCAPE CHANGES.
3. ALL PATIO RAILINGS AND POSTS ARE NON-PERMANENT CONNECTIONS, FULLY REMOVABLE.
4. ALL PATIO SEATING TO COMPLY WITH CODE REQUIRED CLEARANCES: 1'-7" BETWEEN CHAIRS/TABLES AND 3'-8" AISLES.

1 EXISTING SITE PLAN
 A1.0

FACADE-CLADDING

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd
 Arlington, VA 22201

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A1.0



1 FACADE ELEVATION
 A1.1 SCALE: 1/8" = 1'-0"

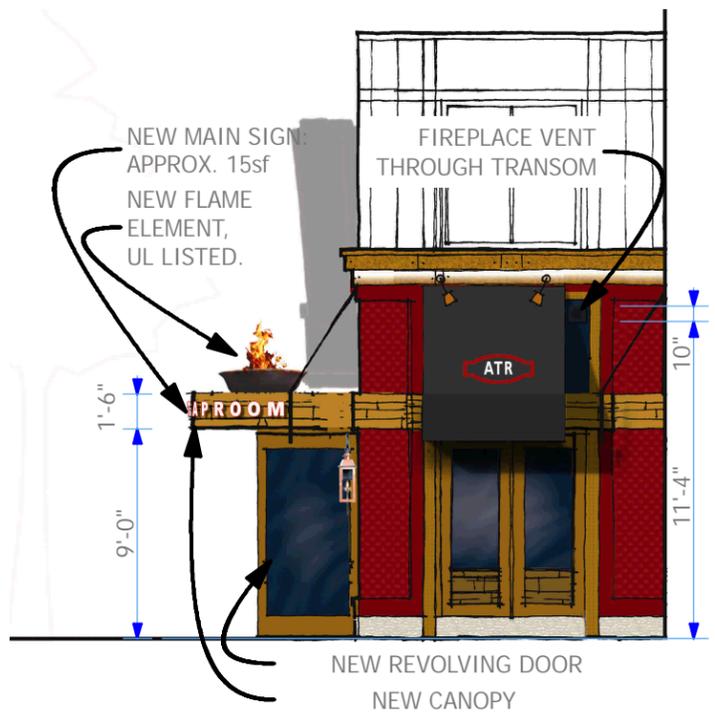
2 FACADE ELEVATION
 A1.1 SCALE: 1/8" = 1'-0"

WALL SCONCE NOTES:

1. IMAGE SHOWN IS CONCEPTUAL
2. SCONCE TO BE COPPER WITH GLASS PANELS WITH FAKE GAS FLAME (ELECTRIC).

GOOSENECK NOTES:

1. IMAGE SHOWN IS CONCEPTUAL
2. GOOSENECK TO BE COPPER.



3 FACADE ELEVATION
 A1.1 SCALE: 1/8" = 1'-0"



4 WALL SCONCE CONCEPT
 A1.1 NOT TO SCALE



5 GOOSENECK CONCEPT
 A1.1 NOT TO SCALE

FACADE-CLADDING

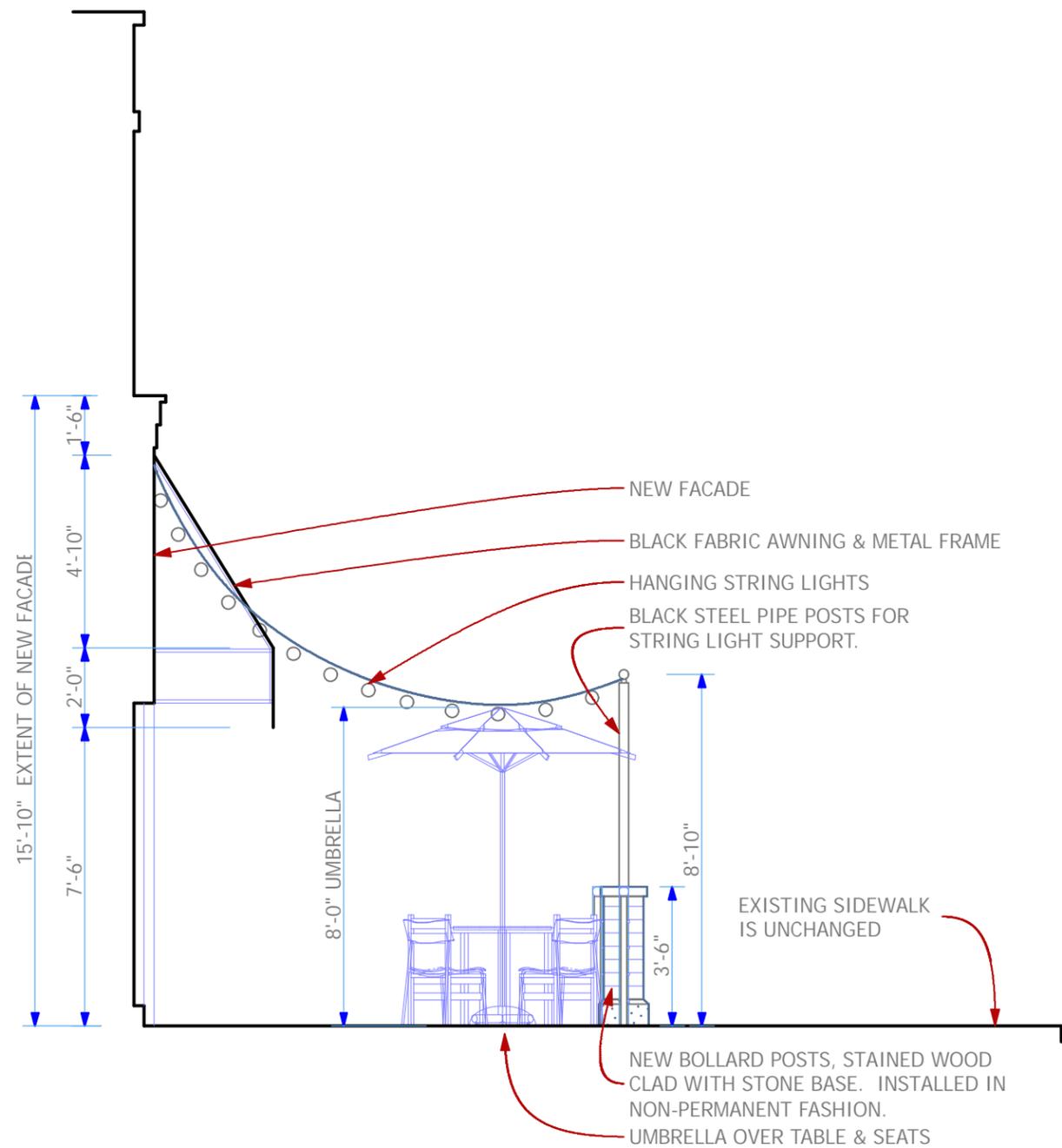
American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A1.1

STRING LIGHT NOTES:

1. IMAGE SHOWN ARE CONCEPTUAL
2. STRING TO BE BLACK WITH WARM WHITE 2" GLOBE LIGHTS.



1 PATIO SECTION
A1.2 SCALE: 1/4" = 1'-0"

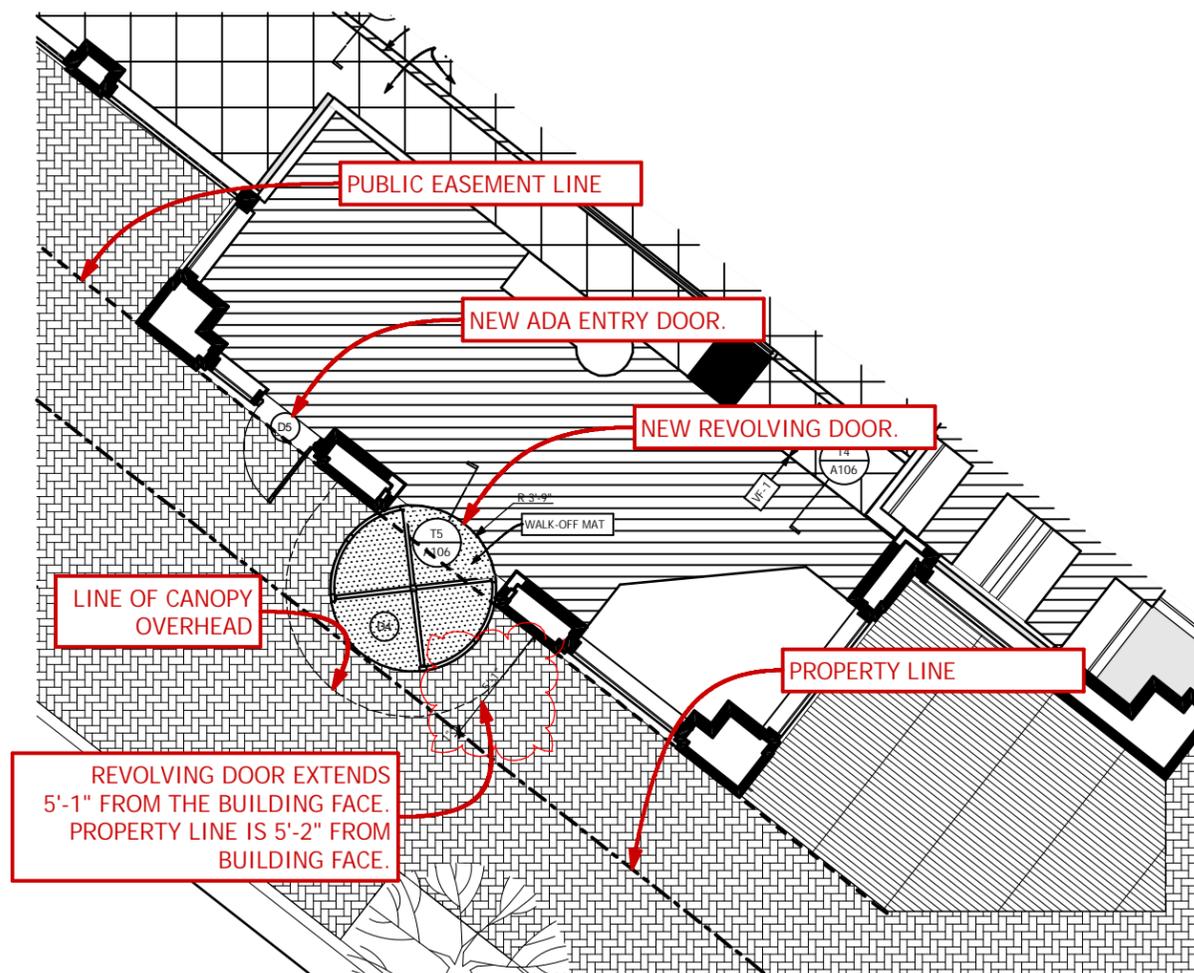
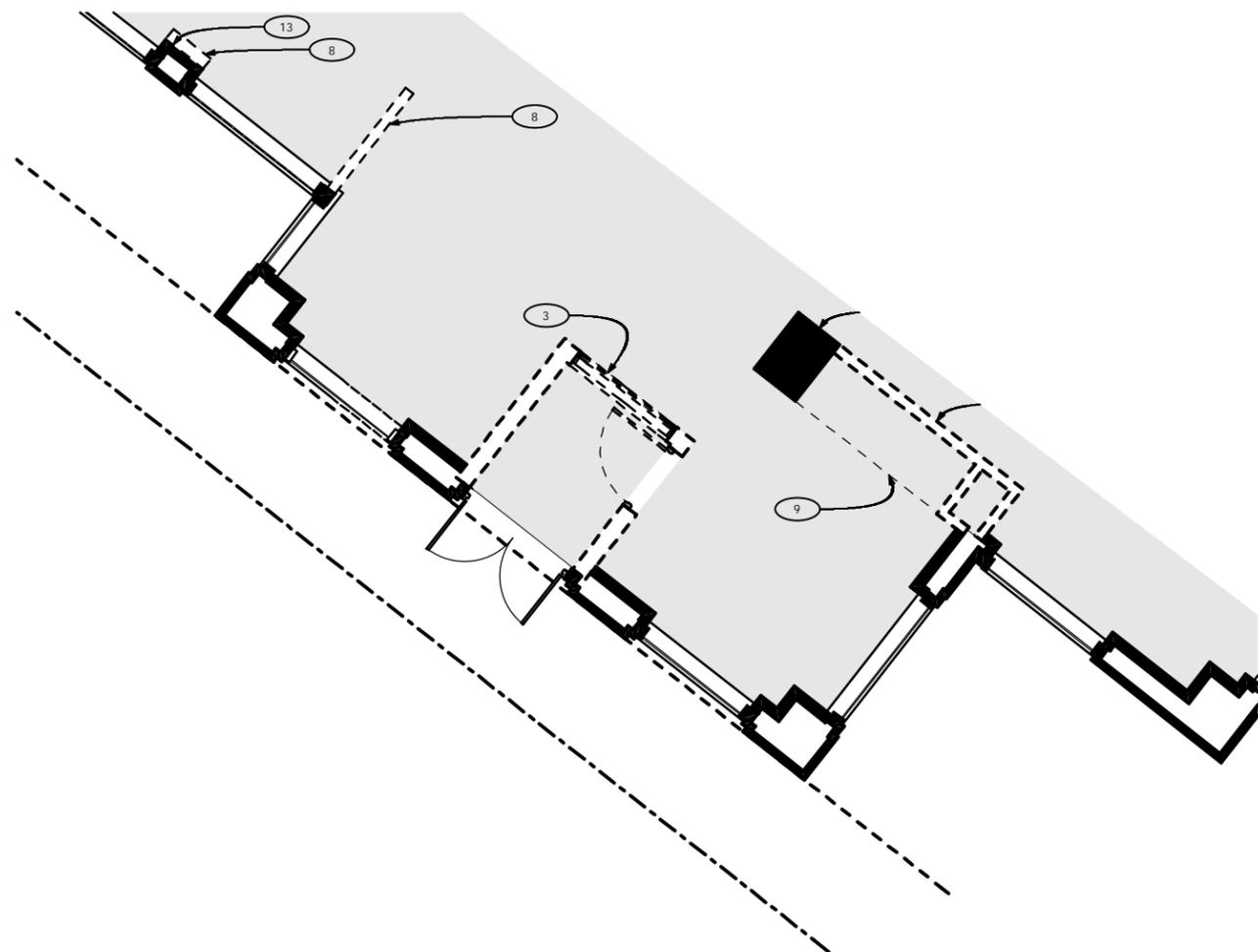


2 STRING LIGHTS CONCEPT
A1.2 NOT TO SCALE

FACADE-STRING LIGHTS

American Tap Room
The Hartford Office Buildin
3101 Wilson Blvd
Arlington, VA 22201

Scale As Noted
Date 1/25/11
Project No. 2010.351
Re:
Sketch No. A1.2



1 EXISTING MAIN ENTRY
 A1.3 SCALE: 1/8" = 1'-0"

2 PROPOSED NEW ENTRY
 A1.3 SCALE: 1/8" = 1'-0"

FACADE-REVOLVING DOOR

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

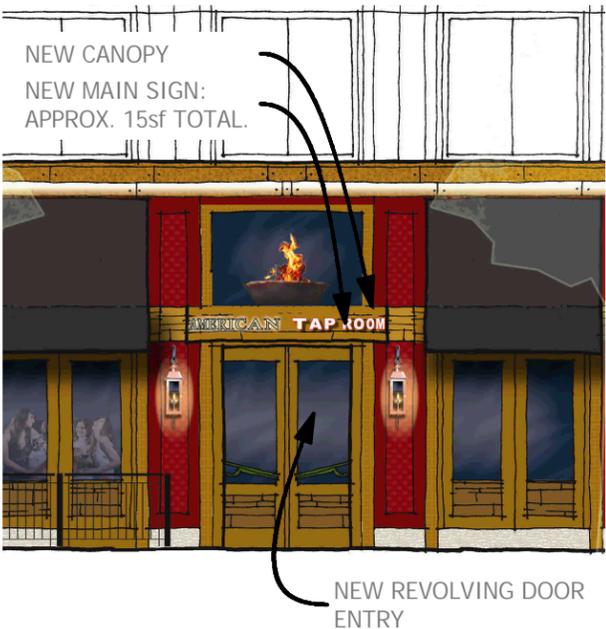
Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A1.3

FACADE-CANOPY

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A1.4

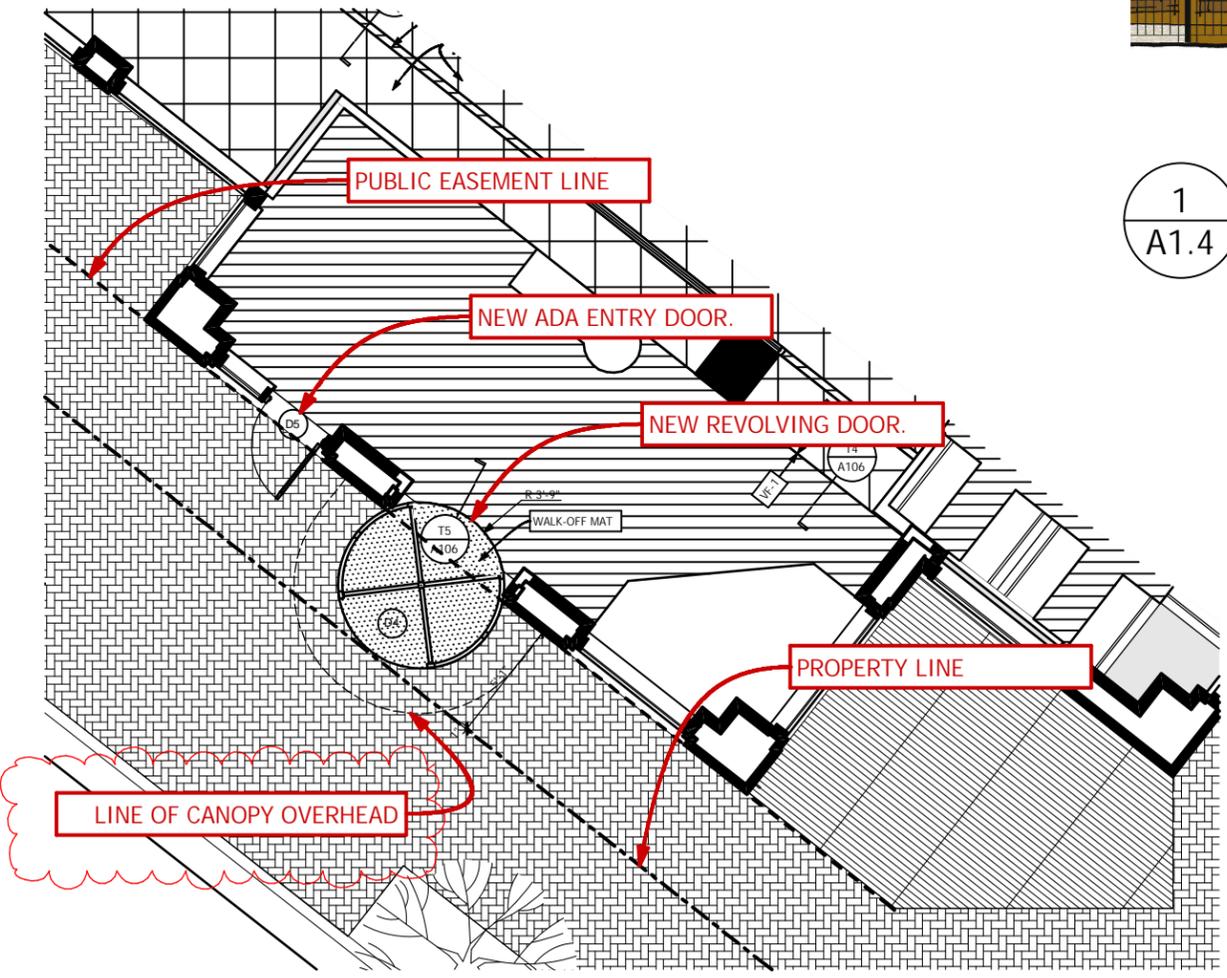


1 CANOPY ELEVATION
 A1.4 SCALE: 1/8" = 1'-0"



2 CANOPY SIDE ELEVATION
 A1.4 SCALE: 1/8" = 1'-0"

NOTE: THERE IS NO STRUCTURE FROM THE CANOPY TO THE GROUND. THE CANOPY CANTILEVERS OUT FROM THE REVOLVING DOOR.

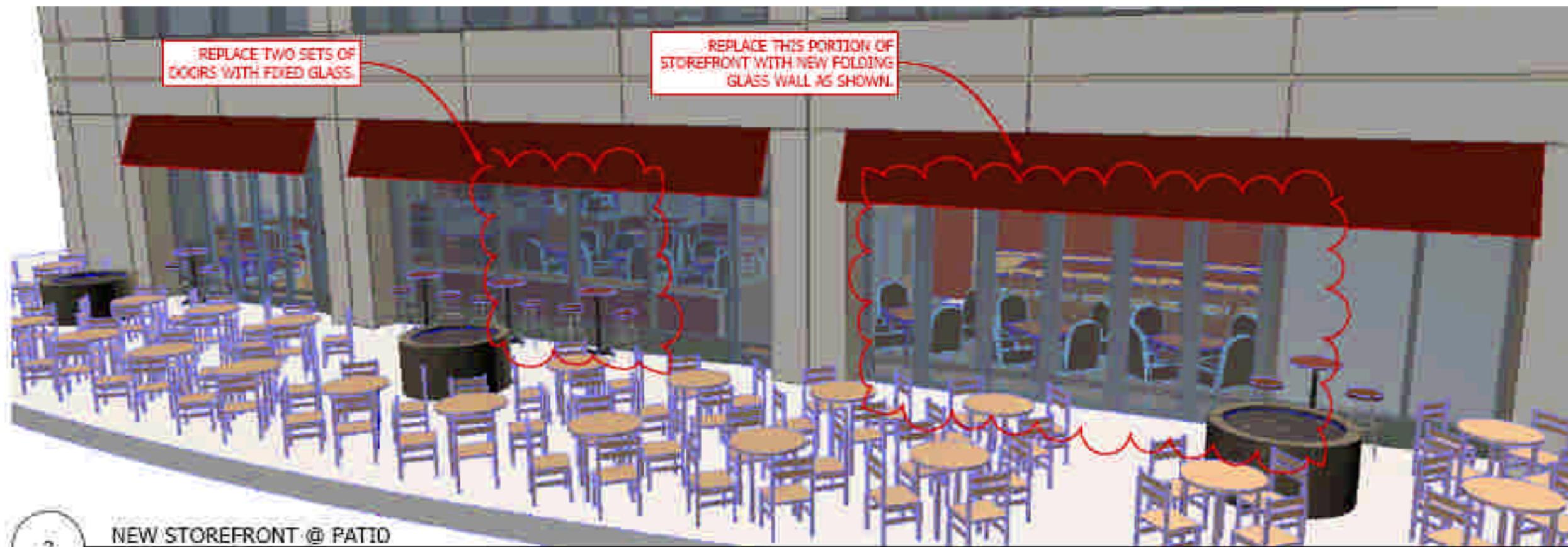


3 PROPOSED NEW ENTRY
 A1.4 SCALE: 1/8" = 1'-0"



1

EXISTING EXTERIOR STOREFRONT @ PATIO
SCALE: 1:73.85



2

NEW STOREFRONT @ PATIO
SCALE: 1:73.85

FACADE-PATIO FOLDING DOOR

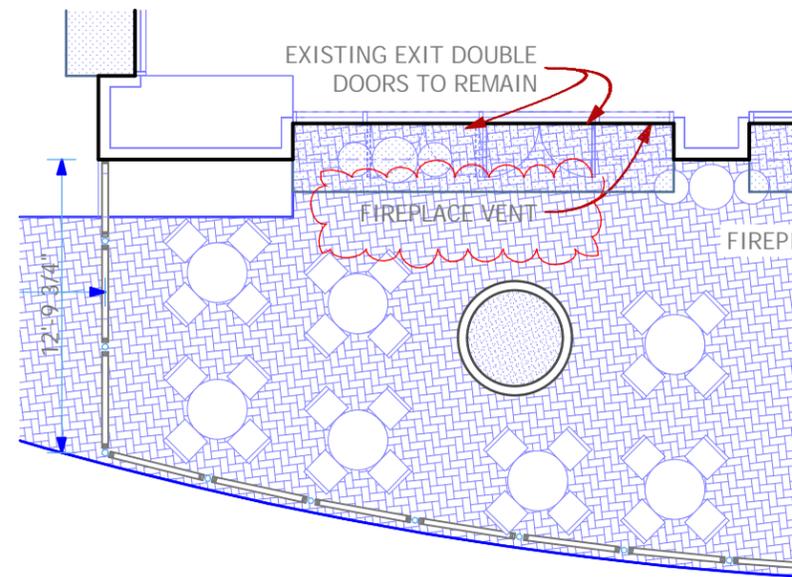
American Tap Room
The Hartford Office Buildin
3101 Wilson Blvd

Arlington, VA 22201

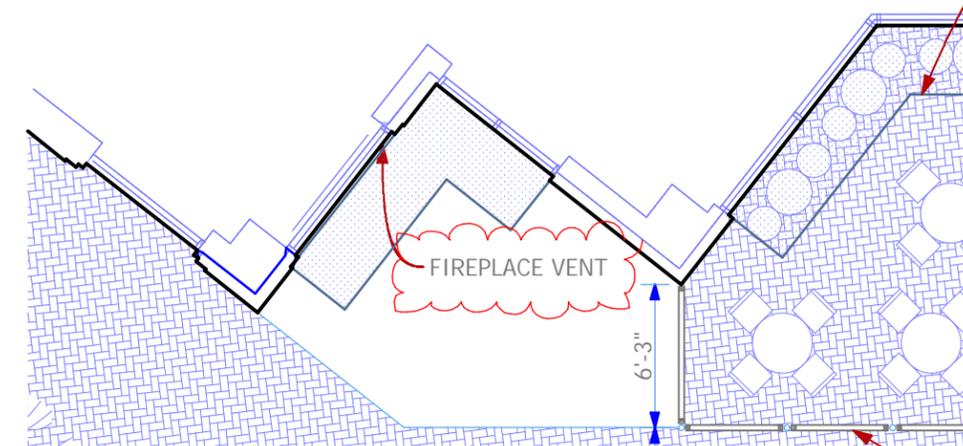
Scale As Noted
Date 1/25/11
Project No. 2010.351
Re:
Sketch No. A1.5



1 FACADE ELEVATION
 A1.6 SCALE: 1/8" = 1'-0"



2 PATIO SEATING PLAN - FESTIVAL STREET
 A1.6 SCALE: 1/8" = 1'-0"



3 PATIO SEATING PLAN - NORTH HARTFORD STREET
 A1.6 SCALE: 1/8" = 1'-0"

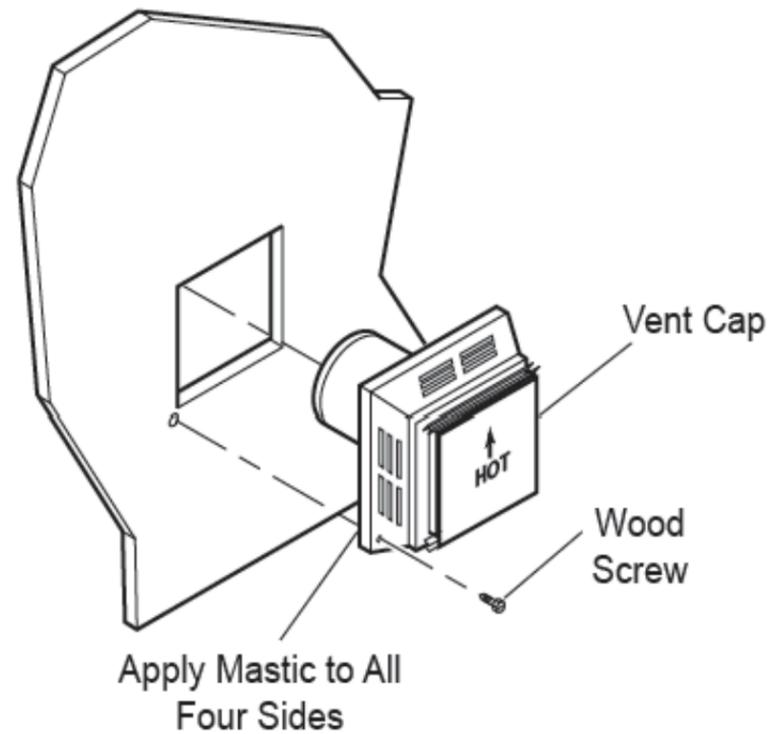


Figure 14 - Installing Horizontal Vent Cap



OR



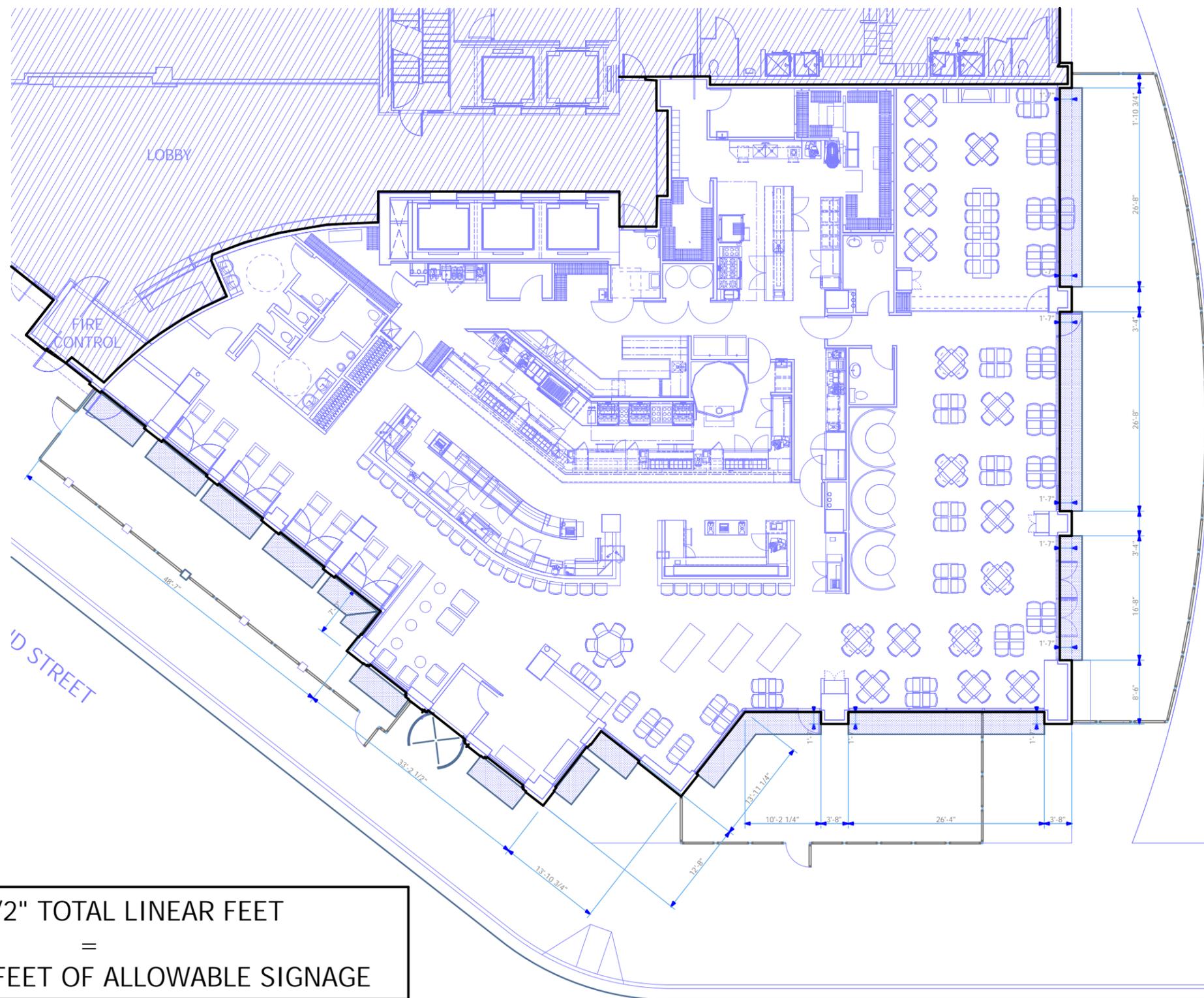
NOTE: FIREPLACE VENT IS 10" X 10". IT WILL BE LOCATED IN THE STOREFRONT WINDOW TRANSOM AND CAN BE PAINTED ANY COLOR TO MATCH THE EXISTING CONDITIONS.

FACADE-FIREPLACE VENTS

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A1.6



**SIGNAGE-LINEAR
 FRONTAGE/SQUARE
 FEET**

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

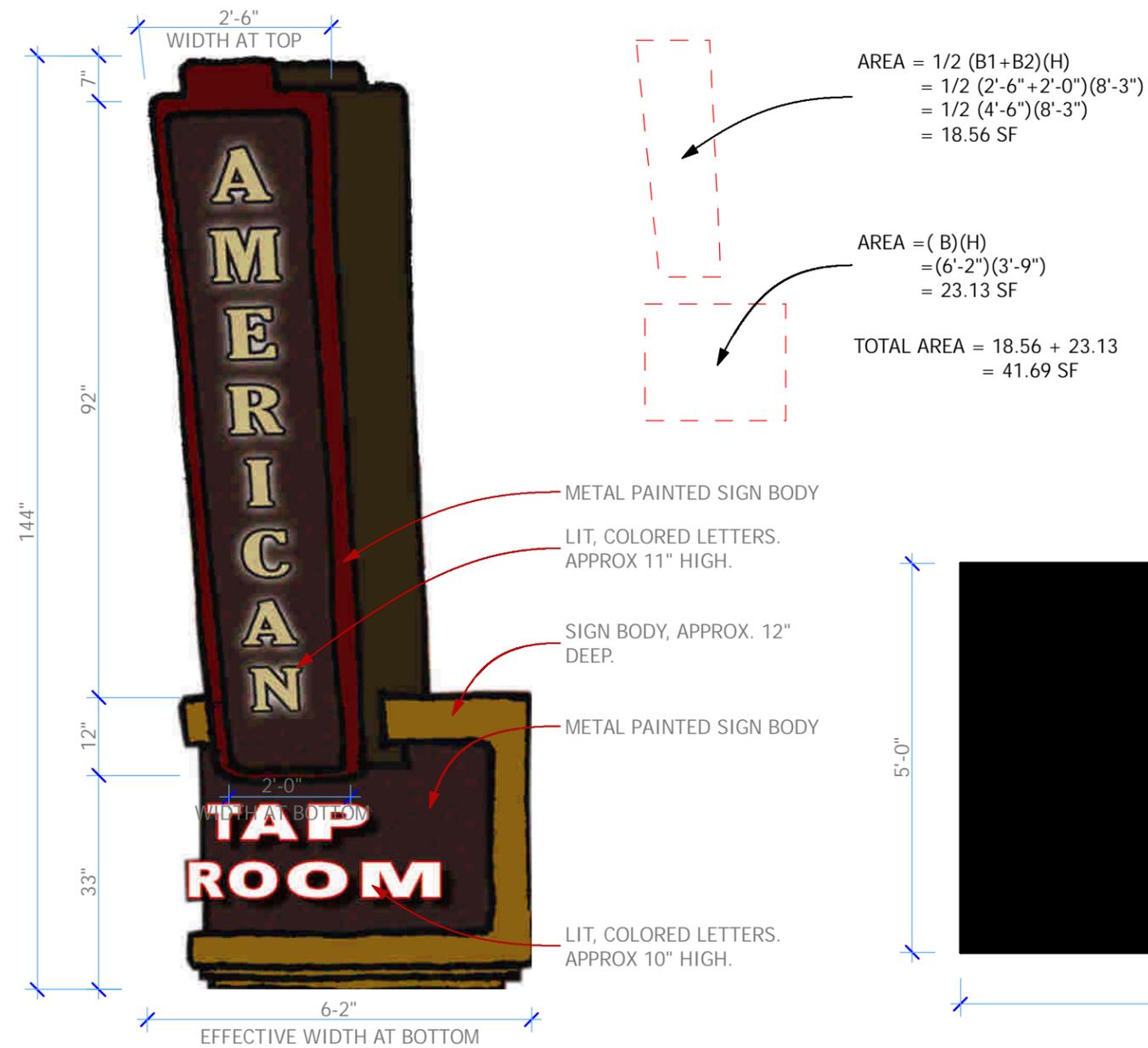
274'-5 1/2" TOTAL LINEAR FEET
 =
 274.5 SQUARE FEET OF ALLOWABLE SIGNAGE

1 TOTAL LINEAR FEET
 A2.0 SCALE: 1/16" = 1'-0"

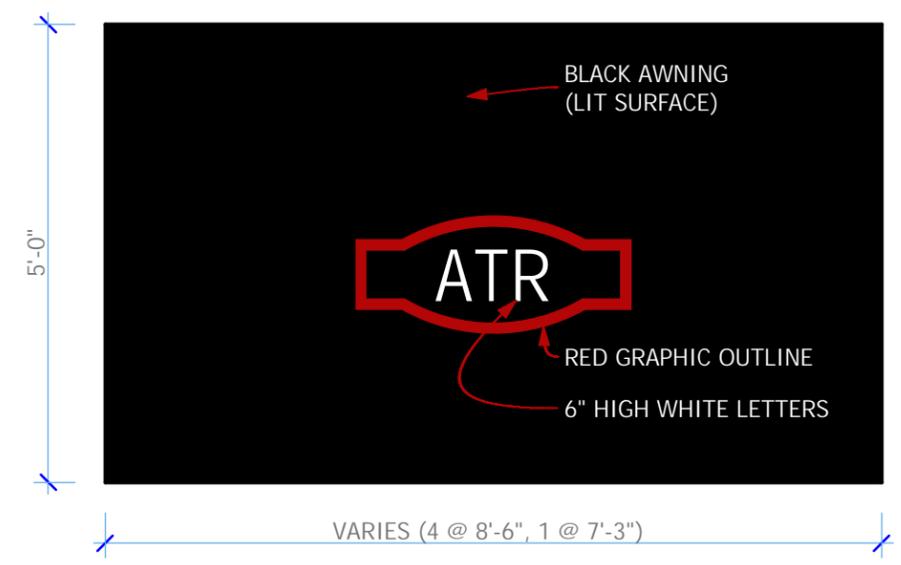
Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A2.0

SIGNAGE NOTES:

1. BLADE SIGN:	42 SF
2. CANOPY:	22.5 SF
3. AWNING & LOGO 4 @ 42.5 SF 1 @ 35 SF	205 SF
4. FIREBOWL:	5 SF
TOTAL:	274.5 SF



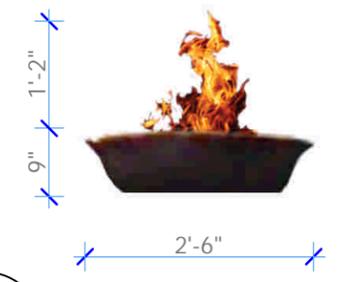
1 BLADE SIGN
 A2.1 SCALE: 1/2" = 1'-0"



3 AWNING GRAPHICS
 A2.1 SCALE: 1/2" = 1'-0"



2 ENTRY SIGNAGE
 A2.1 SCALE: 1/2" = 1'-0"



4 ENTRY SIGNAGE
 A2.1 SCALE: 1/2" = 1'-0"

SIGNAGE-TYPES

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd
 Arlington, VA 22201

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A2.1

FIRE BOWL NOTES:

1. AUTOMATION INCLUDES:

- U.L. CONTROL PANEL
- CSA APPROVED BURNER ASSEMBLY WITH FLAME MONITORING TECHNOLOGY

ASSEMBLY WITH FLAME MONITORING TECHNOLOGY

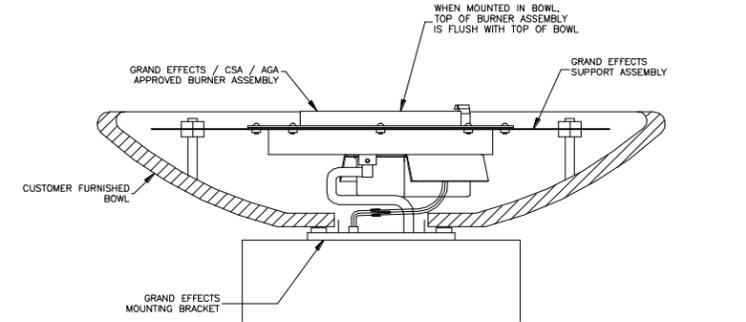
2. CASE STUDIES:

MATCHBOX
WASHINGTON, D.C.

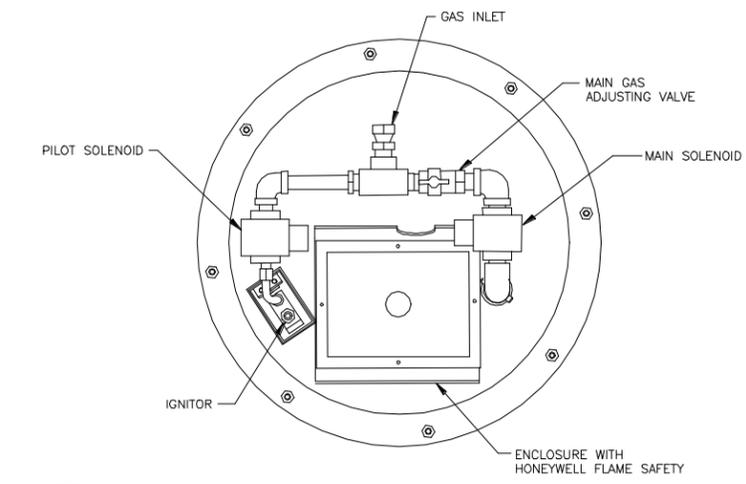
AMERICAN TAP ROOM
BETHESDA, MD



1 FIRE BOWL
A2.2 NOT TO SCALE



3 FIRE BOWL SECTION DETAIL
A2.2 NOT TO SCALE



2 FIRE BOWL PLAN DETAIL
A2.2 NOT TO SCALE



4 CASE STUDY - MATCHBOX
A2.2

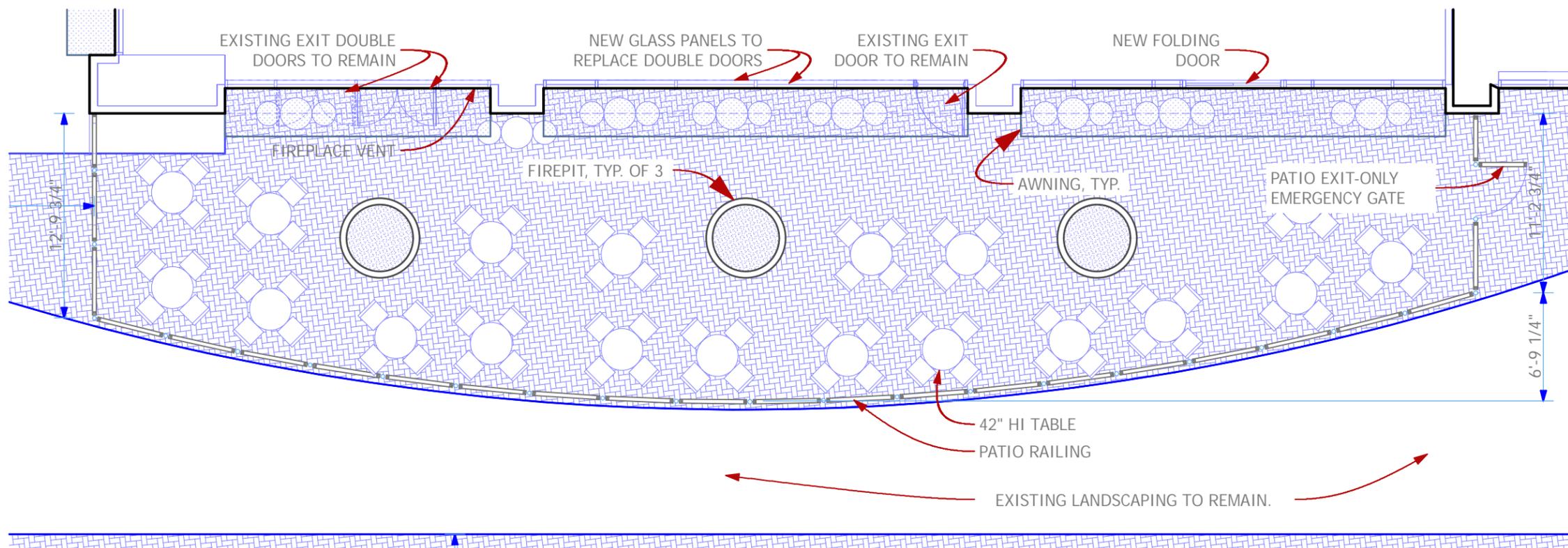


5 CASE STUDY - AMERICAN TAP ROOM
A2.2

SIGNAGE-FIREBOWL

American Tap Room
The Hartford Office Building
3101 Wilson Blvd
Arlington, VA 22201

Scale As Noted
Date 1/25/11
Project No. 2010.351
Re:
Sketch No. A2.2



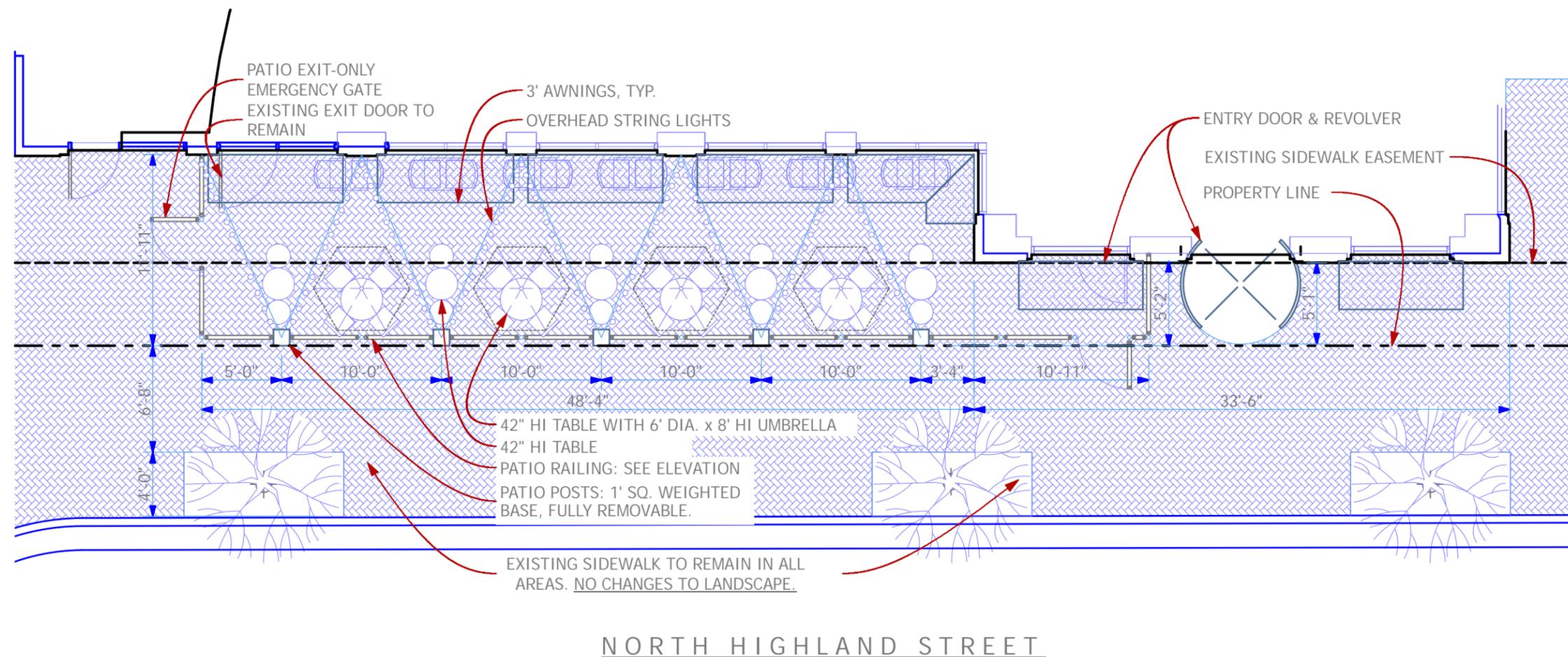
LANDSCAPE-FIREPITS

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A3.0

1 PATIO SEATING PLAN
 A3.0 SCALE: 1/8" = 1'-0"



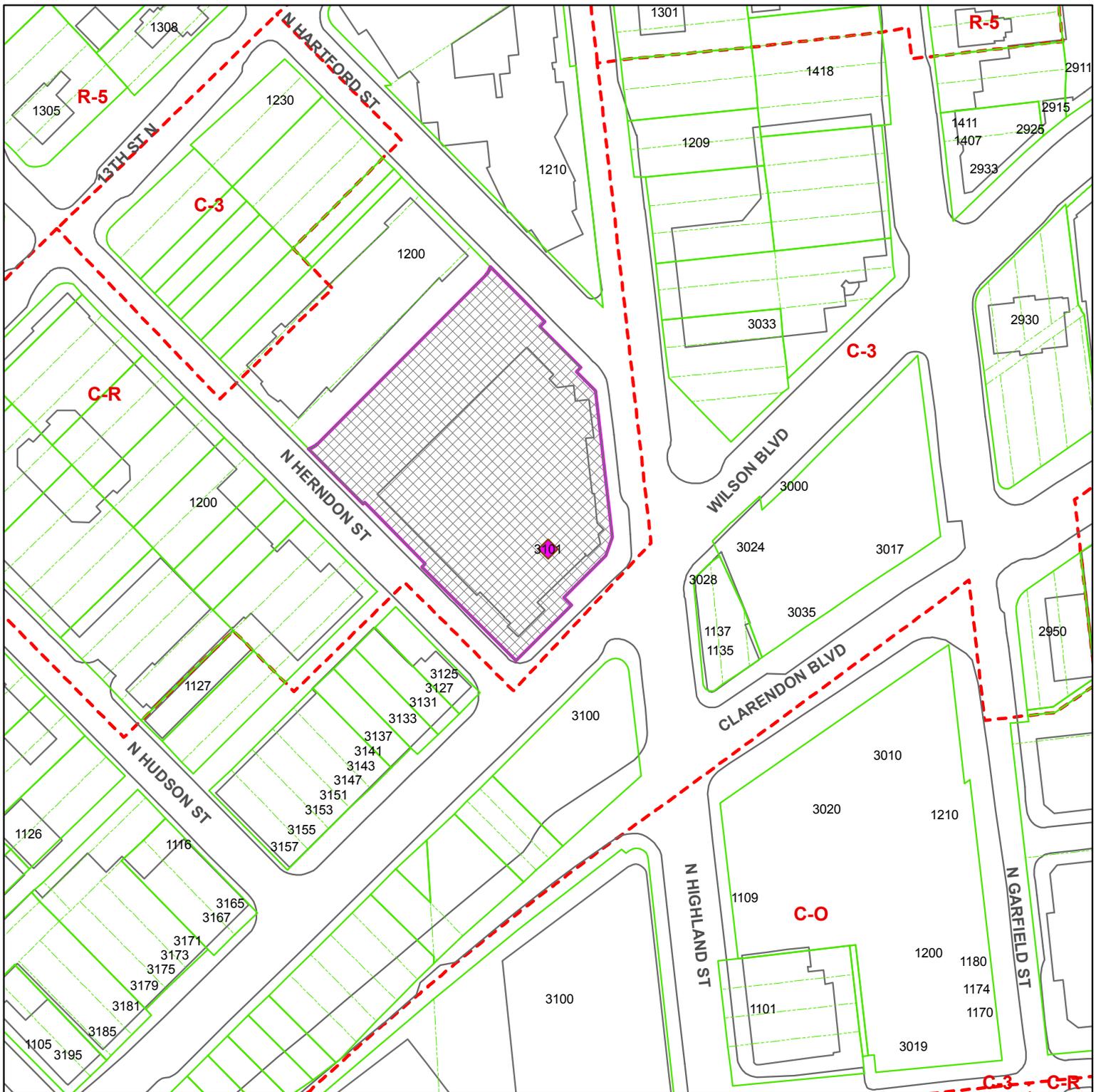
**OUTDOOR SEATING-N.
 HIGHLAND ST.**

American Tap Room
 The Hartford Office Buildin
 3101 Wilson Blvd

Arlington, VA 22201

1 PATIO SEATING PLAN - NORTH HIGHLAND STREET
 A4.0 SCALE: 1/8" = 1'-0"

Scale As Noted
 Date 1/25/11
 Project No. 2010.351
 Re:
 Sketch No. A4.0



SP #298

3101 Wilson Boulevard

RPC: 15071031



 Case Location(s)
 Scale: 1:1,418

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.