



Docket Item #10

Special Use Permit #2013-0023
805 King Street - Apartment Hotel

Application	General Data	
Consideration of a Special Use Permit request to operate an apartment hotel and to allow required parking to be located more than 500 feet away.	Planning Commission Hearing:	June 4, 2013
	City Council Hearing:	June 15, 2013
Address: 805 King Street	Zone:	KR / King Street Retail
Applicant: PMA Properties 805 LLC	Small Area Plan:	Old Town

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

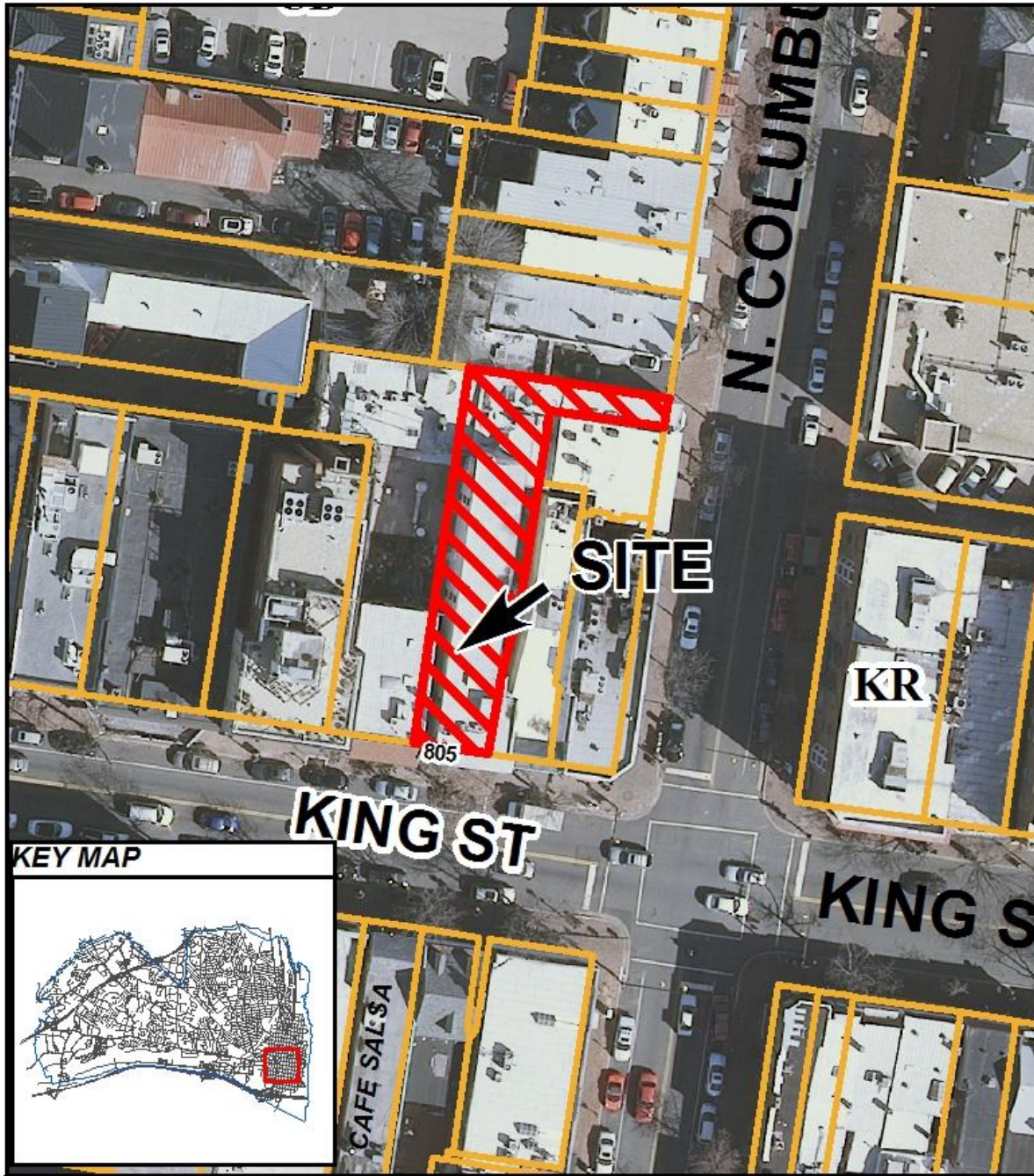
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 4, 2013: On a motion by Mr. Macek, seconded by Ms. Wasowski, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 5 to 0, with Chairman Komoroske and Mr. Wagner absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Rob Kaufman, applicant, spoke in favor of the request.



KEY MAP



SUP #2013-0023
805 King St.

6/4/2013 N



I. DISCUSSION

The applicant, PMA Properties 805 LLC, requests Special Use Permit approval to operate an apartment hotel at 805 King Street.

SITE DESCRIPTION

The subject property is one “L-shaped” lot of record with 26 feet of frontage on King Street, 10 feet of frontage on North Columbus Street, and a total lot area of 3,881 square feet. The lot is developed with a four-story building featuring, on the first floor, a beauty salon facing King Street and a gift shop facing North Columbus Street. Upper levels of the building have been used for offices in the past and are currently vacant.



The property is surrounded by primarily commercial uses, some of which include upper-level residential apartments. A variety of uses are located to the east, west and south along King Street, including the Old Town Theater, two dry cleaning businesses, two retail home furnishing businesses, and several restaurants such as Austin Grill, Flying Fish, and Asian Bistro.

BACKGROUND

The Monticello Hotel operated at this site from approximately 1919 to 1978, when the upper floors of the building were converted to offices.

PROPOSAL

The applicant proposes to operate a 15-room “extended stay” apartment hotel at this location. One guest room will be located in the middle portion of the first floor of the building, with retail uses remaining on ground-level spaces fronting King and North Columbus Streets. The majority of guest rooms will be located on the second, third and fourth floors and are expected to be equipped with features, such as kitchenettes and living room areas, useful for guests staying between one and several weeks at a time. No front desk or concierge staff will be present and most guests will arrange to stay at the facility in advance of their arrival. Check-in is expected to occur either using an online system or at the applicant’s nearby offices.

ZONING/MASTER PLAN DESIGNATION

The property is located in the KR / King Street Retail zone. Section 6-702(B)(2)(b) of the Zoning Ordinance allows apartment hotels in the KR zone only with Special Use Permit approval and only on either ground level areas of a building more than 50 feet from the front building wall or on upper floors. Except for the narrow corridor and lobby area, which is permitted pursuant to Section 6-702(A)(1)(a), the portion of the proposed use located on the first floor is approximately 103 feet from the front building wall.

The property is located within the Old Town Small Area Plan, which designates the property for uses consistent with the KR zone.

PARKING

According to Section 8-200(A)(21) of the Zoning Ordinance, 0.7 off-street parking spaces are required for each hotel room in Parking District #1. The property is located within the Central Business District (CBD), but hotels in the CBD are not exempt from ordinary parking requirements. The apartment hotel, with 15 rooms, is therefore required to provide a total of 11 off-street parking spaces. The applicant satisfies this requirement with the provision of eleven parking spaces in two locations. Six parking spaces are available for guests in the Alfred Street garage, which is located around the corner and on the same block as the proposed apartment hotel. Five parking spaces, accessible by key card 24 hours/day, are also available in the private parking garage at 1101 King Street, which is about 800 feet from the apartment hotel. The applicant has requested SUP approval to allow these five spaces to be more distant than the 500-foot maximum allowed in the Zoning Ordinance.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate an apartment hotel in this location. The proposal is small, at only 15 rooms, and will be located within an existing building that has historically functioned as a hotel. The introduction of new hotel guests at this location offers both direct and indirect economic benefits to the City, including their patronage of area restaurants and other businesses.

The proposed apartment hotel is expected to be a low-impact use. It is small and will not have a high turnover of guests given its extended stay format. No restaurant uses or large conference spaces have been included in the applicant's proposal. No exceptional noise, odors, or litter impacts are anticipated, although staff has included standard condition language to address these matters in case they become problematic in the future.

Staff also believes that the revised parking arrangement it has discussed with the applicant will be adequate for the use. Originally the applicant proposed to provide all 11 required parking spaces in the Alfred Street garage, but this garage has limited hours on Sundays and certain weeknights, possibly resulting in all guests who drive being unable to retrieve their vehicles at certain times. The applicant subsequently put forward a plan in which guest parking would be

split between the Alfred Street garage (six spaces) and the 1101 King Street parking garage (five spaces). Although the latter location is more distant, it is only about three blocks from the apartment hotel, and the two parking locations will offer guests a reasonable choice between proximity and flexibility. In addition, a loading zone is already located in front of the proposed apartment hotel to accommodate the infrequent loading/unloading of passengers and luggage at this small facility.

Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant's 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
3. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
4. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
5. The applicant shall maintain an up-to-date parking agreement for eleven (11) off-street parking spaces to serve patrons and employees to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. A minimum of five (5) of the eleven required parking spaces shall be available 24 hours a day. (T&ES) (P&Z)
6. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
7. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)

8. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
9. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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 the result of a complaint that rises to the level of a violation of the permit conditions, 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: Joanna Anderson, Acting Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-2 Litter on the site and on public right-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up by the applicant at least twice a day, and more often if necessary, to prevent an unsightly and unsanitary accumulation on such day that the business is open to the public. (T&ES)
- R-3 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-4 The applicant shall maintain an up-to-date parking agreement for eleven (11) off-street parking spaces to serve patrons and employees to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. A minimum of five (5) of the eleven required parking spaces shall be available 24 hours a day. (T&ES) (P&Z)
- R-5 The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)
- C-1 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-2 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).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

F-1 No comments received

Health

Hotel/Motel

1. An Alexandria Health Department Permit is required for all regulated facilities.
2. The facility must comply with State Code 35.1, Hotels, Restaurants, Summer Camps and Campgrounds.
3. Permits are non-transferable.
4. Permits must be obtained prior to operation.
5. There is a \$40.00 Plan Review fee and a separate \$40.00 Permit fee.
6. Six sets of plans are to be submitted through the Permit Center and approved by this department prior to construction of any facility.

Parks and Recreation

F-1 No comments received

Police Department

F-1 No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-00023

PROPERTY LOCATION: 805 KING ST

TAX MAP REFERENCE: 074.02-01-06 **ZONE:** KR

APPLICANT:
Name: PMA PROPERTIES 805 LLC

Address: 815 KING ST ALEXANDRIA, VA 22314

PROPOSED USE: APARTMENT - SHORT TERM RENTAL

MAIN FLOOR RETAIL

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.

ROB KAUFMAN
Print Name of Applicant or Agent

[Signature]
Signature

MARCH 1, 2013
Date

815 KING ST
Mailing/Street Address

7035481810
Telephone #

7036830295
Fax #

ALEXANDRIA VA 22314
City and State Zip Code

ROB@PMA PROPERTIES.COM
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 805 KING ST, I hereby
(Property Address)
grant the applicant authorization to apply for the APARTMENT HOTEL use as
(use)
described in this application.

Name: MICHAEL DOJOHUE
Please Print

Phone: 703.518.5385

Address: 805 KING ST

Email: MDOJOHUE@PROPTAXADVISOR.COM

Signature: Michael Dojohue

Date: 2-28-13

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 ten percent.

ROBERT J KAUFMAN 60%

JENNIFER E KAUFMAN 40%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. ROBERT J. KAUFMAN	815 KING ST ALEX, VA 22314	60
2. JENNIFER E KAUFMAN	209 W. MASONIC DR ALEX, VA 22301	40
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
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 require 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 below and "None" in the corresponding fields)**

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. NONE		
2. NONE		
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.

MARCH 1, 2013 ROB KAUFMAN
Date Printed Name


Signature

2. Property : 805 King Street, LLC which is owned 100% by BELIKE HOLDING

Michael P. Donohue, 805 King Street, Alexandria, VA 22314	20%
Michael B. Donohue, 805 King Street, Alexandria, VA 22314	20%
Anne K. Donohue 805, King Street, Alexandria, VA 22314	20%
Lindsey V. Donohue 805, King Street, Alexandria, VA 22314	20%
Kendall M. Donohue, 805 King Street, Alexandria, VA 22314	20%

3. Business or Financial Relationships:

BELIKE HOLDING

Michael P. Donohue, 805 King Street, Alexandria, VA 22314	None to City Council & Planning Comm.
Michael B. Donohue, 805 King Street, Alexandria, VA 22314	None to City Council & Planning Comm.
Anne K. Donohue 805, King Street, Alexandria, VA 22314	None to City Council & Planning Comm.
Lindsey V. Donohue 805, King Street, Alexandria, VA 22314	None to City Council & Planning Comm.
Kendall M. Donohue, 805 King Street, Alexandria, VA 22314	None to City Council & Planning Comm.

PMA Properties, 805, LLC

Robert J. Kaufman, 815 King Street, Alexandria, VA 22314	None to City Council & Planning Comm.
Jennifer E. Kaufman, 209 W. Masonic View, Alex, VA 22301	None to City Council & Planning Comm.

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.)

FIRST FLOOR RETAIL : AS EXISTS NOW

FLOORS 2-4 : APARTMENT / HOTEL ROOMS

FOR A ONE WEEK OCCUPANCY BY BUSINESS
TRAVELLERS

805 King Street

Proposed: Monticello Apartment/ Hotel

We are not able to determine when the building was built but we have determined that it operated as a hotel from approximately 1919 through 1978 when it was converted to offices.

In it's present form the building which goes from 805 King Street and becomes an L to N Columbus Street has retail in the front of King Street and retail in the front of Columbus Street with office use in the land locked center. This is a description of the first floor. The center office configuration is accessible from the courtyard.

The second floor of the building also runs from King Street to Columbus Street and is office throughout.

The third and fourth floors are only contained in the King Street portion of the building. N Columbus Street is 2 storeys and King Street is 4 storeys .

THE PROPOSED USE

On the first floor we propose to bring retail to the existing Columbus and King Street faces. In order to create an ADA room the existing land locked office space would become the ADA suite.

On floors 2 – 4 we would create ~~between 14 and 16~~ small hotel rooms for extended stay or apartments for short term stay. Each of the rooms would be equipped with a kitchenette, full bath and a sleeping sitting area. Laundry will be available for both our staff and guests in a service area on the 2nd floor.

The services as an apartment/ hotel will be minimum. We will have one person there daily cleaning all of the common areas and making up the rooms of the guests who have left. They will use the laundry facilities in house as needed.

Although we expect that most guests will arrive by public transportation eg air or train we have made arrangements with Bob Brant with the garage on N Alfred Street for parking. We also have many parking spots at 1101 King Street.

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: _____

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).
MAXIMUM 17 MOSTLY EVENINGS
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
ONE FULL TIME CLEANING PERSON

6. Please describe the proposed hours and days of operation of the proposed use:
- Day: MONDAY - SUNDAY Hours: HOTEL ROOM HOURS
- _____
- _____
- _____

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
NOISE
- B. How will the noise be controlled?
N/A

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

None

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)
STANDARD RESIDENTIAL GARBAGE

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

C. How often will trash be collected?

PRIVATE PICKUP

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

N/A

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:

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:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

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.

PARKING AND ACCESS REQUIREMENTS

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

- 11 ~~12~~ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ 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?

1101 KING ST, BRANT GARAGE ALFRED ST

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? 0

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

B. Where are off-street loading facilities located? NA

C. During what hours of the day do you expect loading/unloading operations to occur?
NONE

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

ADEQUATE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application

Nathan Randall

From: Rob Kaufman <rob@pmaproperties.com>
Sent: Thursday, May 23, 2013 11:13 AM
To: Nathan Randall
Cc: Ginnie
Subject: 805 King Street SUP

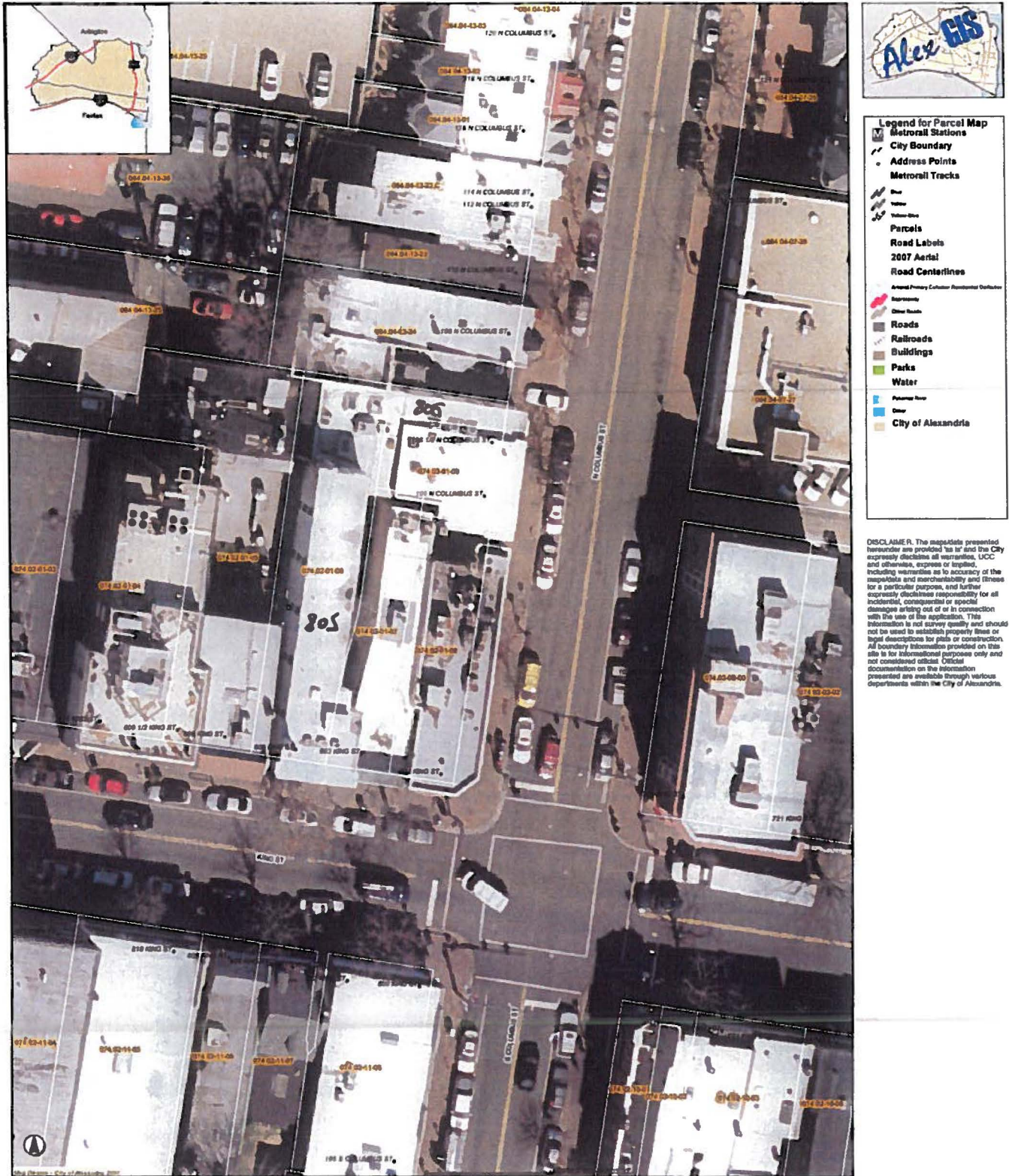
Nathan as a supplement to my original application for 805 King Street.

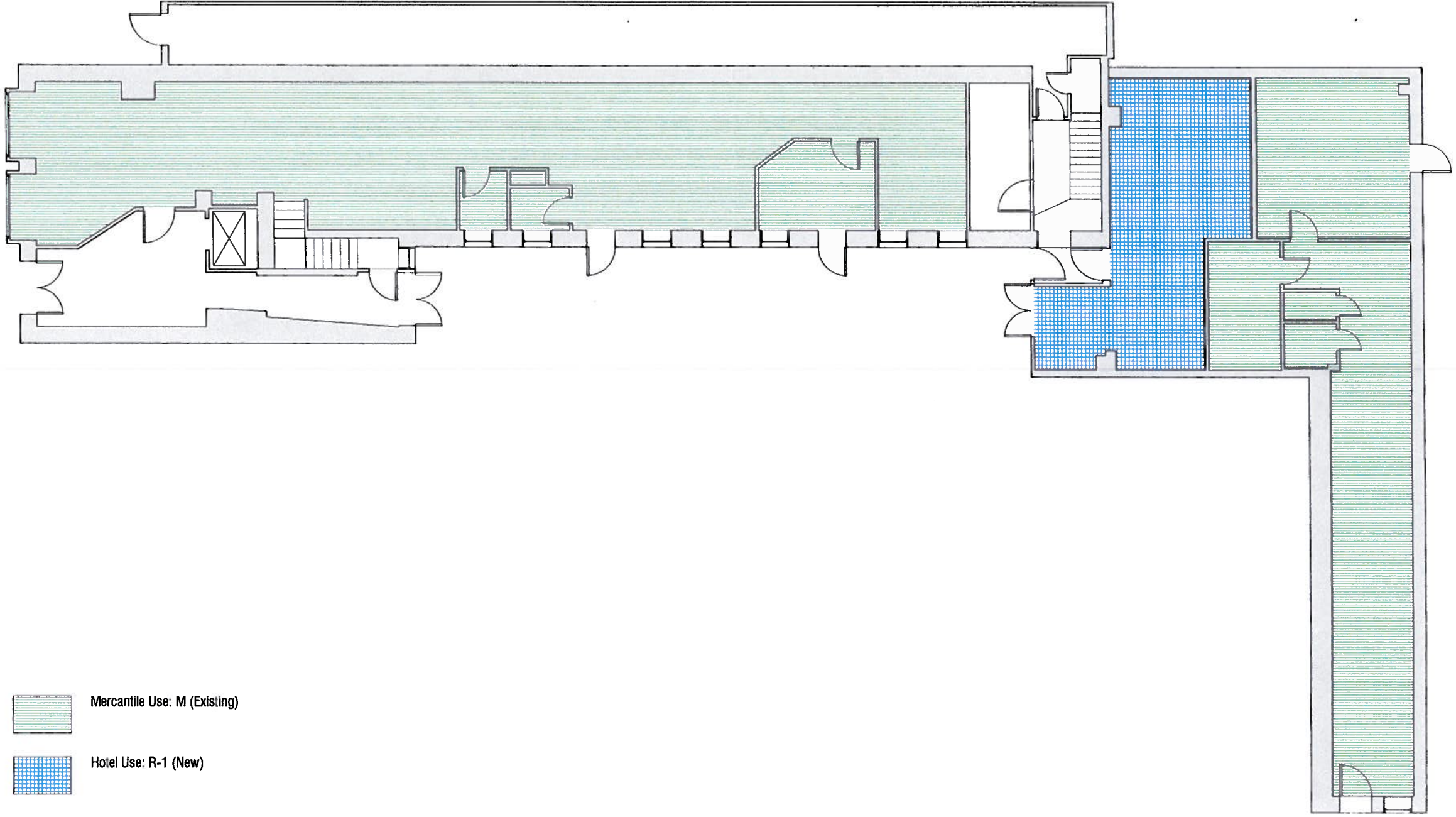
1. The apartment hotel will have 15 rooms rather than the original expectation of 17 rooms
2. We have 6 parking spaces that are within the 500' distance from the apartment hotel. We are asking for 5 spaces at 1101 King Street which is outside the distance.



Rob Kaufman
PMA Properties
815 King Street
Suite 203
Alexandria, VA 22314
P: 703-548-1810 x 102
Toll Free: 866-290-0299
F: 703-683-0295
Skype: 434-878-4198
Email: rob@pmaproperties.com
Web: pmaproperties.com

City of Alexandria

Date Created: 3/18/2013





-  Mercantile Use: M (Existing)
-  Hotel Use: R-1 (New)

① Use Plan, First Level
 1/4" = 1'-0"

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7

805 King Street
 805 King Street
 Alexandria, Virginia 22314

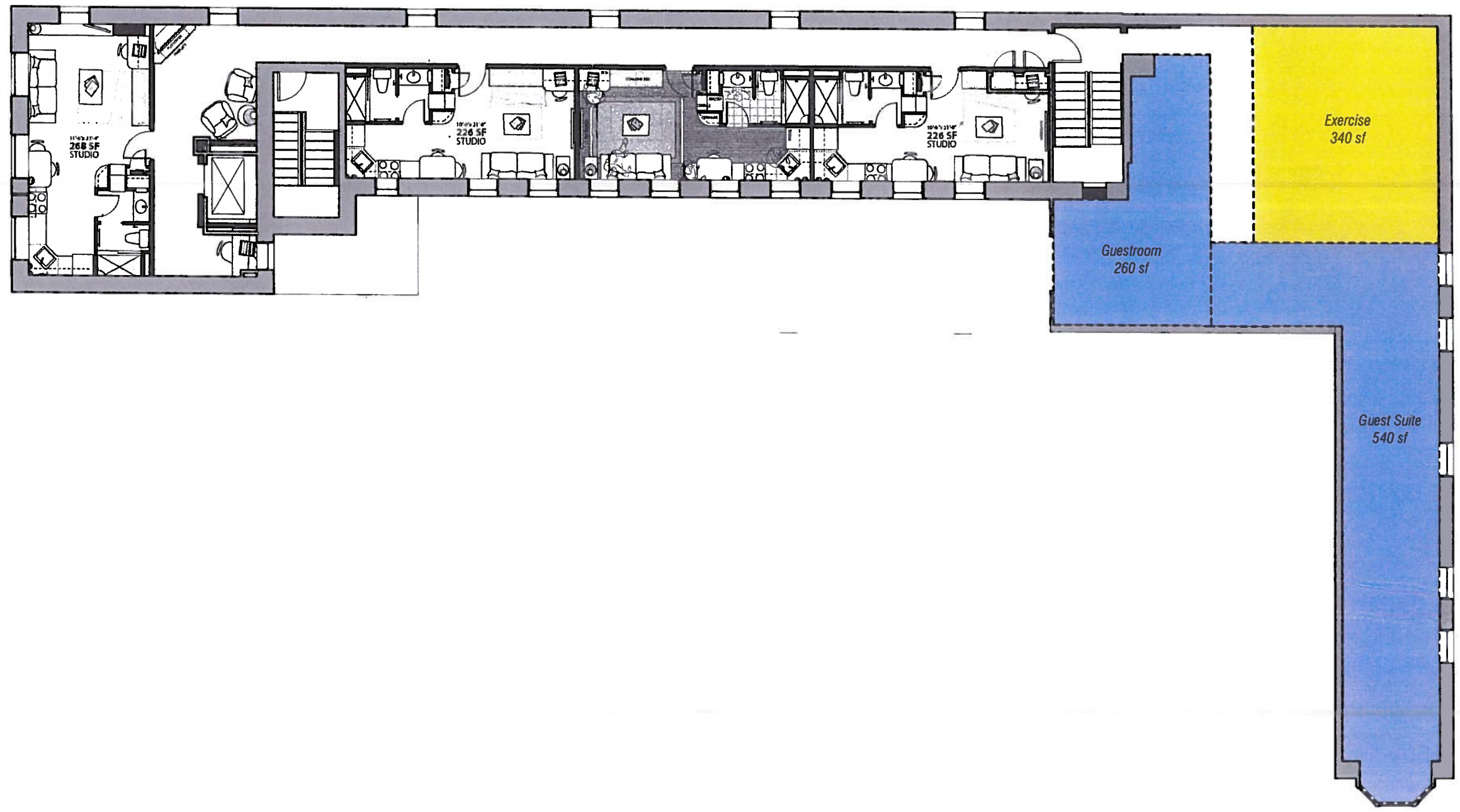
PMA
 PROPERTIES
 815 King Street
 Alexandria, VA 22314

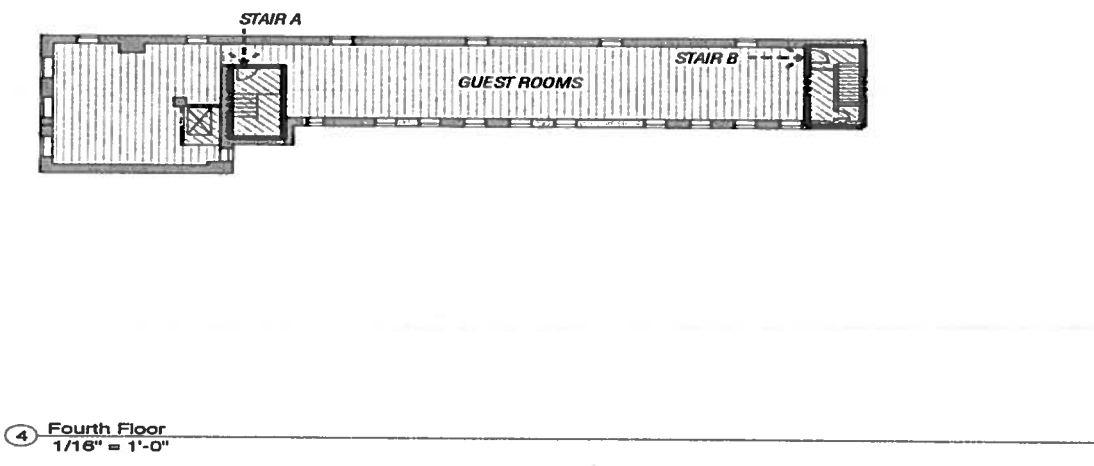
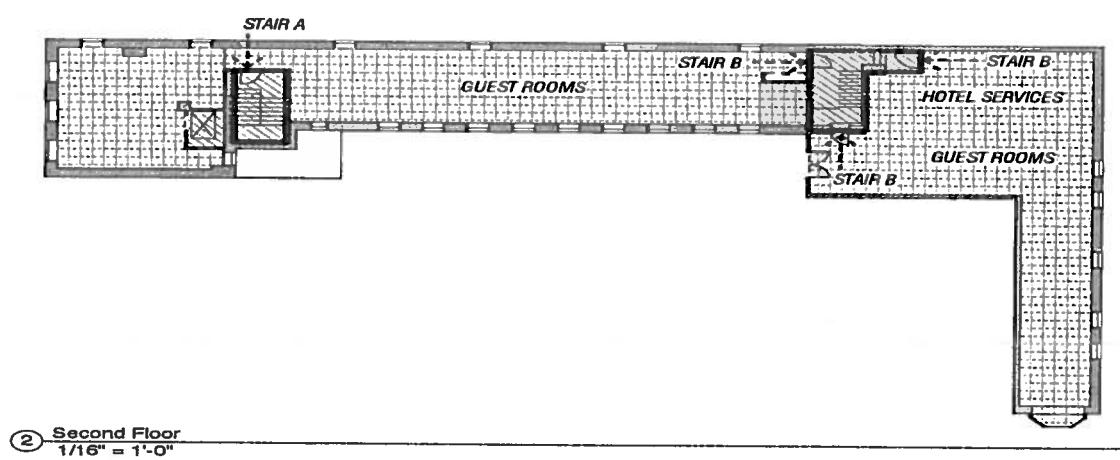
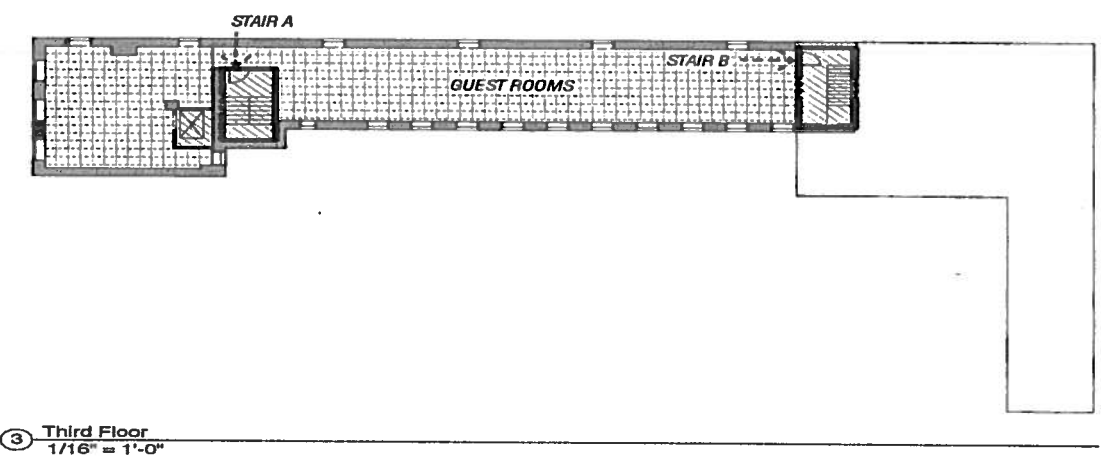
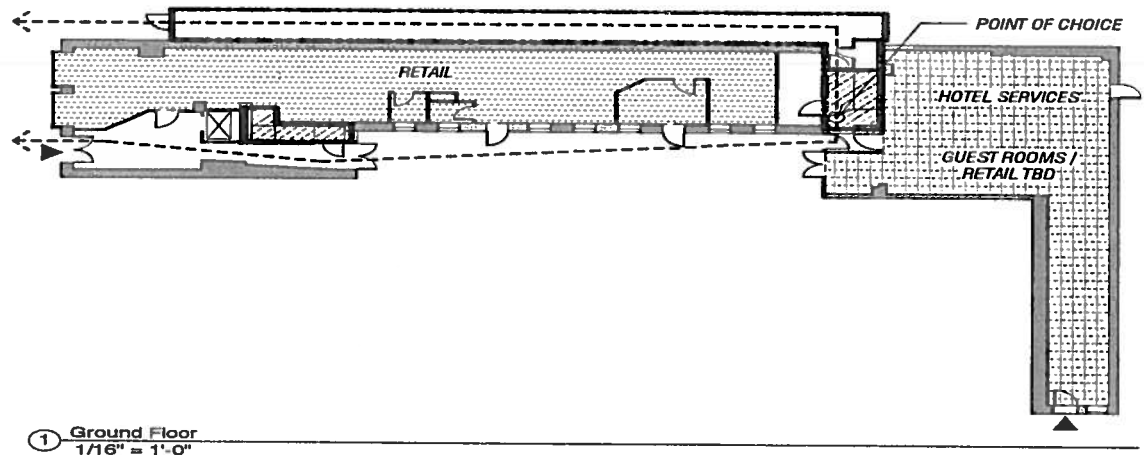
DATE	REVISION

Professional Seal
FIRST FLOOR
USE PLAN

Project No. 1301
 Drawn By: Author
 Checked By: Checker

Scale: 1/4" = 1'-0"
A170





104
Date Issue Date
Scale 1/16" = 1'-0"

805 King Street
LIFE SAFETY PLAN (PROPOSED)

