

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: 910 King Street, LLC

LOCATION: Old and Historic Alexandria District
910 King Street

ZONE: KR/King Street Retail Zone

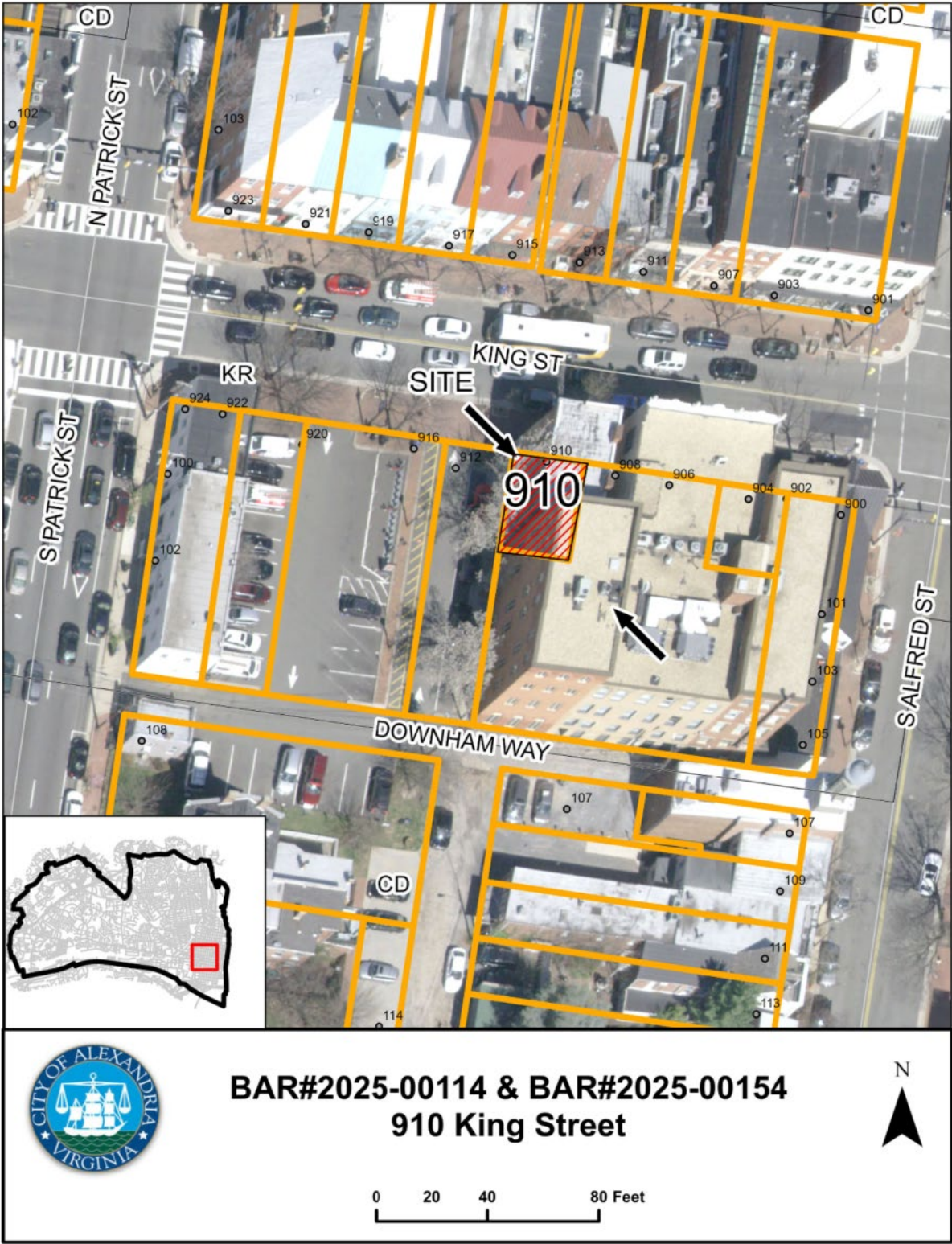
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. The applicant will work with staff to specify a glazed railing with a simple and minimally visible top rail and no visible vertical posts.
2. The composite siding at the stair enclosure will have a smooth finish.
3. For the window infill at the west elevation, the applicant will work with staff to find a brick that is similar in color to the adjacent wall and the bonding pattern be similar to the adjacent wall.
4. The applicant will work with staff to explore ways in which the massing of the stair enclosure can be diminished or its visibility limited.

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.



Minutes from June 18, 2025 BAR Hearing

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2025-00114 and BAR#22025-00154 as submitted. The motion carried on a vote of 6-1.

Speakers:

Kahan Dillon, applicant, presented the project and was available for questions.

Christine Roberts, HAF, stated that given that 5 of the 7 proposed conditions of approval require input from HAF would like to see the case return to the BAR fir further review. She further stated that the proposed design for the railing and the decorative metalwork at the roof are not appropriate and that the proposed lights have the capability to change colors and flash. She also recommended that the cylinder glass at the existing transom be retained.

Discussion:

Ms. del Ninno stated that the stair enclosure is too visible from the public right of way and that she did not support painting any of the brick.

Mr. Lyons agreed and stated that he did not support the proposal.

Mr. Spencer also did not support the proposal, noting that the metalwork at the front door and the rooftop sign are not appropriate.

Ms. Zandian stated that she would not support the painting of any of the brick. She further noted that in addition to the metalwork and the rooftop signage, the lighting is inappropriate.

Mr. Scott pointed out that the proposed metalwork at the rooftop is not comparable to the roof at the building across the street and that the proposed design is not appropriate. He stated that any metalwork in this location should be a maximum of 18” tall.

Mr. Dillon summarized the inspiration for the metalwork, noting details on the building and from other buildings on King Street.

Mr. Spencer asked the applicant how tall the railing at the entry stoop would be, the applicant responded that the design is for 36”-42” in height. Mr. Spencer stated that it should be no taller than 32” and should be much simpler.

Ms. Miller stated that she does not support the proposal.

Ms. Zandian stated that the design for the railings is too ornate for the building, that the brick should not be painted, and that the lighting should be a single warm white color.

The applicant requested a deferral to revise the design in response to Board comments.

UPDATE

The Board first reviewed the project at the May 7, 2025 BAR hearing and provided feedback on the proposal; the applicant requested a deferral and revised the design in response to these comments. The applicant then returned for a second BAR hearing at the June 18, 2025, BAR hearing. Comments from the Board at this hearing included the following (See above for more details):

- Board members stated that the proposed roof deck railing and stair enclosure are too visible from the public right of way and are not appropriate for the building.
- Some Board members were opposed to the design of the metalwork at the front door and entry stoop, noting that it is too large and decorative.
- There was Board opposition to the proposed lights, noting specifically their ability to change color and flash on and off. Board members stated that any site lighting should be a consistent warm white color and be mounted so as not to damage the building.
- Board members opposed the inclusion of signage at the rooftop level.
- There was a discussion regarding the proposed decorative metalwork at the top of the bay. The Board found that when comparing the proposal to the building at 913 King Street, any rooftop embellishment should be similar in size and design to the metalwork at the top of the mansard roof.
- Some Board members noted that the railing at the entry stoop should be as small as required by Code and be of a simple design.
- Board members opposed the painting of any of the exterior masonry.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to modify the existing building, the modifications include the following:

Permit to Demolish (partial)

- Remove a 16'-8" x 3'-3" section of the existing roof.
- Remove and infill three windows on the west elevation

Certificate of Appropriateness

- Infill three windows on the west elevation with brick set back 1" from the adjacent brick wall.
- New roof deck with glass railing and stair enclosure

The applicant is returning to the Board with a scope of work that is reduced from previous applications. The current proposal before the Board includes the construction of a roof deck with glass railings and a stair enclosure clad in composite siding and the infill of three windows on the west elevation. Specifics regarding the modifications to the design include the following:

Roof Deck

Prior to the last BAR hearing, the applicant revised the height of the roof deck above the roof structure and the location of the railing relative to the front elevation, in response to Board comments. The top of the roof deck surface was lowered by one foot, placing it 5'-2" above the bottom of the third floor ceiling framing. At the last hearing, Board members appreciated these revisions but continued to express concern regarding the intricate detailing of the proposed metal railings and the height and location of the stair enclosure.

In response to these comments, the applicant has again revised the design for the roof deck (Figure 1). The current proposal includes glass guardrails in lieu of the previously proposed metal ones and has lowered the height of the stair enclosure. Previously, the top of the stair enclosure was 9'-0" above the top of the roof deck. In the revised design, the top of the stair enclosure is 8'-0" above the top of the roof deck, bringing the overall height of the building to the top of the stair enclosure to 44'-8" above grade.

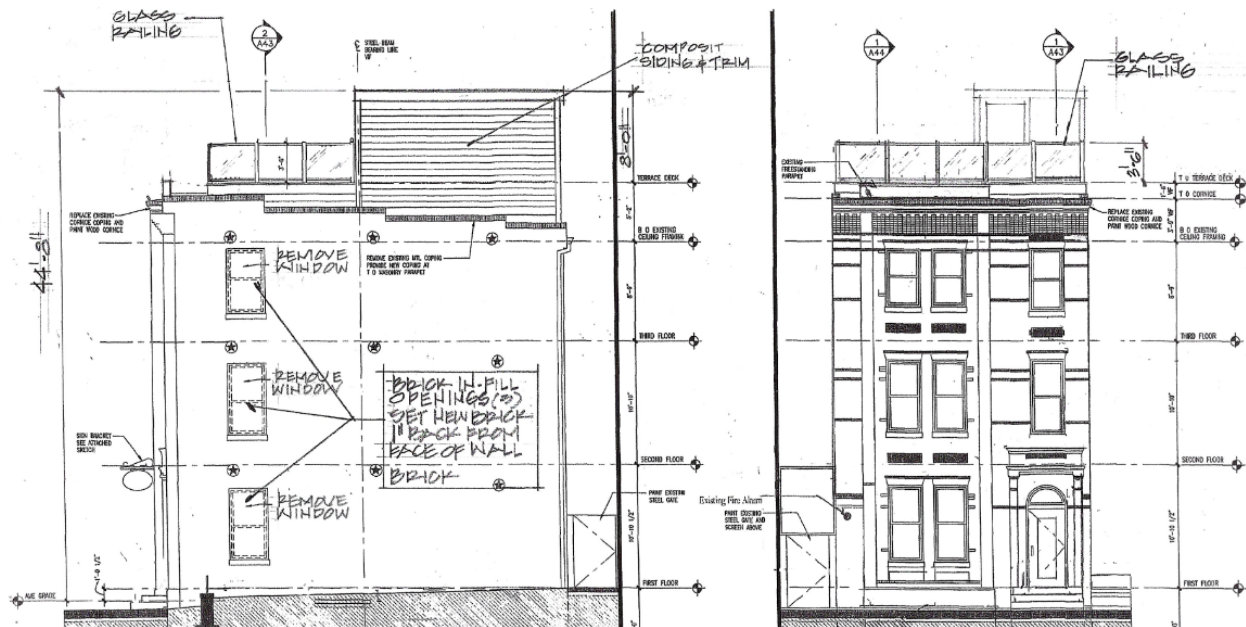


Figure 1: Revised proposal for roof deck railing and stair enclosure

Windows at West Elevation

At the last BAR hearing, Board members discussed the proposed infilling of three windows on the west elevation. As previously noted in the staff report, these windows are not original to the building and date from approximately the middle of the twentieth century when the building on the lot to the west of the subject property was demolished. Board members were supportive of the proposed infilling of the windows but asked the applicant to consider leaving a remnant of the window openings.

In response to these comments, the applicant is now proposing to infill these windows with brick that is set back from the face of the adjacent wall by 1". The current submission does not provide details regarding the specification or patterning of the brick to be installed in the openings.

Site context

The building is located on the south side of the 900 block of King Street. Directly to the west of the site is a public parking lot (Figure 2).



Figure 2: View of building from King Street

II. HISTORY

Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, lists the property at 910 King Street as "brick, 3 stories, mid false front, originally 2 stories, shed roof, originally gable roof, probably early 19th century."

According to the research of Ruth Lincoln Kaye, the building originally dates from **1854-1855** with significant revisions to the building since that time. The building was originally a 2 story, Greek Revival style building with a gable roof. In 1871, the building was purchased by the Methodist Church on Washington Street and served as the parsonage for nearly 40 years. During this time, in **1892, the building was modified** to its current configuration. A story was added and a new front façade was constructed, turning it into the 3 story, Victorian building with a shed roof that is seen today.

A rear ell once attached to the south side of the property likely pre-dated the construction of the front portion; it was constructed in 1835. This rear ell was approved for demolition by the BAR in 1984 and demolition commenced within weeks of the approval. The demolition was completed to make room for the 1980's era building that currently sits to the south of the subject property.

The Hopkins Fire Map of 1877 shows a building at 912 King Street adjacent to the building at 910 King Street. This building remained in place until the 1951 Sanborn Insurance Map which shows the property at 912, 918, and 920 as the surface parking lot that exists today. On April 6, 2022, the BAR approved the construction of a multi-unit residential building on the site of the parking lot. The approved building features a public access alley between the new building and the existing building at 910 King Street.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

| Standard | Description of Standard | Standard Met? |
|----------|---|---------------|
| (1) | Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? | No |
| (2) | Is the building or structure of such interest that it could be made into a historic shrine? | No |
| (3) | Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty? | No |
| (4) | Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway? | N/A |
| (5) | Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city? | No |
| (6) | Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live? | No |

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area of the roof to be demolished dates from 1892 and is not of unique construction or materials. The windows on the west elevation that are to be enclosed are not original to the building, having been added upon the demolition of the structure previously located at 912 King Street, sometime after 1941 (Figure 3). As such, staff recommends approval of the Permit to Demolish/Capsulate (partial).

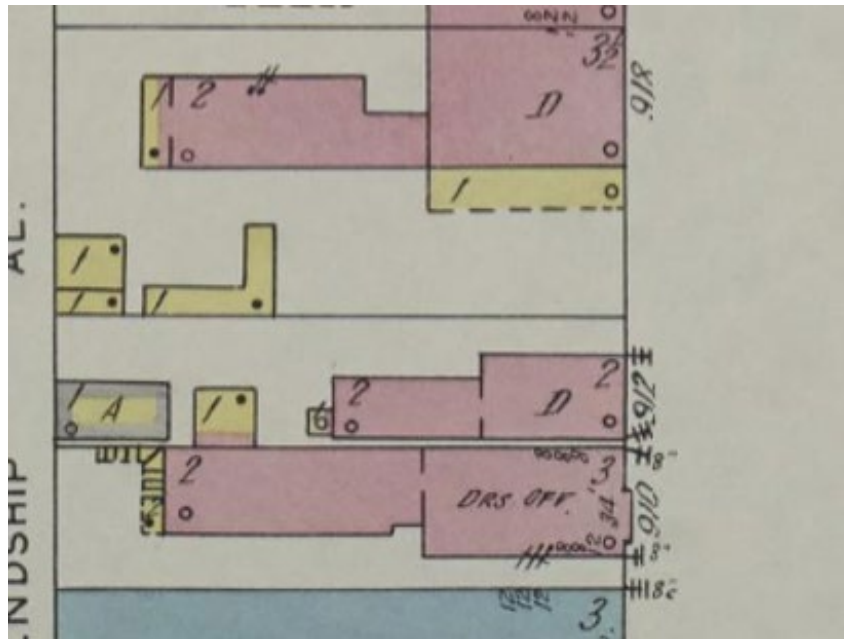


Figure 3: 1941 Sanborn Map showing structure at front of lot at 912 King Street

Certificate of Appropriateness

Staff notes that the revised submission is greatly scaled down from the version reviewed at the previous BAR hearing, it is the understanding of staff that the applicant intends to return to the BAR at a later date with revisions to the components not included in this submission. Staff finds that the revisions to the roof deck and the windows on the west elevation are responsive to the comments from the BAR however there are some issues that remain unresolved.

Roof Deck

As noted above, the Board's comments regarding the proposed roof deck were largely related to the visibility of the stair enclosure and the guardrails. By switching from the decorative metalwork to the glazed railings, the extent of the roof deck will now be minimally visible from the public right of way. It should also be noted that the Board has approved the use of glazed guardrails or cable railings on numerous roof decks throughout the district, including the cable rails at 710 King Street. The *Design Guidelines* state that "Roof decks should be constructed so that they do not interfere with the historic roof-line of a building." As has been previously noted by the Board, the use of glazed guardrails on a roof deck do not detract from the historic roof-line of a building. Staff notes however, that there is little detail regarding the construction of the guardrails. Staff recommends that the applicant work with staff to specify a glazed railing with a simple and minimally visible top rail and no visible vertical posts.

In response to Board members concerns regarding the height of the proposed stair enclosure, the applicant has reduced its height from 9'-0" to 8'-0" above the top of the roof deck. When combined with the reduction in the height of the roof deck above the roof surface, the top of the stair enclosure is currently approximately 2'-0" lower than originally proposed. The exterior of the enclosure is being proposed to be composite siding; however there is no specific product indicated.

Staff finds that the applicant has made revisions to the roof deck and stair enclosure construction that have served to reduce the visible height above the existing roof surface. The location of this site directly adjacent to a parking lot provides for a high level of visibility for any rooftop structures, similar to a building located at the corner of a block. The height of the stair enclosure is limited by code required clearances for the entry door and a height of 8'-0" is close to what is required for the interior clearance. Staff finds that the height has been reduced as much as functionally possible and that if the Board determines that its visibility is still intrusive on the historic roof line of the building, the applicant should explore modifications to its location or shape. Staff recommends that the applicant work with staff on the proposed shape and location for the stair enclosure as required to minimize its visual impact on the existing building.

Windows at West Elevation

As previously noted, the three windows at the west elevation date from the late twentieth century. Prior to that time, a building was attached to the subject property in this area. Staff continues to support the infilling of these windows since they are not historic. During the previous BAR hearing a Board member suggested that if the window is infilled, the new brick should be set back from the existing wall so that a remnant of the openings remain.

In the current submission, the applicant is proposing to infill the window openings with brick that is set back from the adjacent wall by 1". This is typical of previously approved window infills and allows for the previous opening to remain visible from the exterior. The current submission does not include a specification for the proposed brick or information on the brick detailing. Staff recommends that the applicant work with staff to find a brick that is similar in color to the adjacent wall and that the bonding pattern be similar to the adjacent wall.

Staff appreciates the changes made to the design in response to comments from staff and the Board. With that, staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. The applicant will work with staff to specify a glazed railing with a simple and minimally visible top rail and no visible vertical posts.
2. The composite siding at the stair enclosure will have a smooth finish.
3. For the window infill at the west elevation, the applicant will work with staff to find a brick that is similar in color to the adjacent wall and the bonding pattern be similar to the adjacent wall.
4. The applicant will work with staff to explore ways in which the massing of the stair enclosure can be diminished or its visibility limited.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, 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

- C-1 Proposed roof top deck, signage, and exterior improvements will comply with Zoning
- C-2 Administrative SUP for café use is required prior to the release of signature permits.
- F-1 This property is governed by the KR zone regulations which are located in Sec 6-700 of the Zoning Ordinance.
- F-2 Restaurant use on all floors of the KR zone is required to have an administrative SUP in order to operate per Sec. 6-702 (C)(3).

Code Administration

- C-1 A building permit is required

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)
- 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-4 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)
- 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)
- C-7 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

Alexandria Archaeology

- F-1 No archaeology comments

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

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

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

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

Co _____

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

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.*

- N/A
- ☐ ☐ 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.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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 revised materials.

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: Romana J Sanchez

Printed Name: Romana J Sanchez

Date: July 2, 2025


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. | | |
| 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 910 King 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. <u>910 King St. LLC</u> |  | <u>100%</u> |
| 2. | | |
| 3. | | |

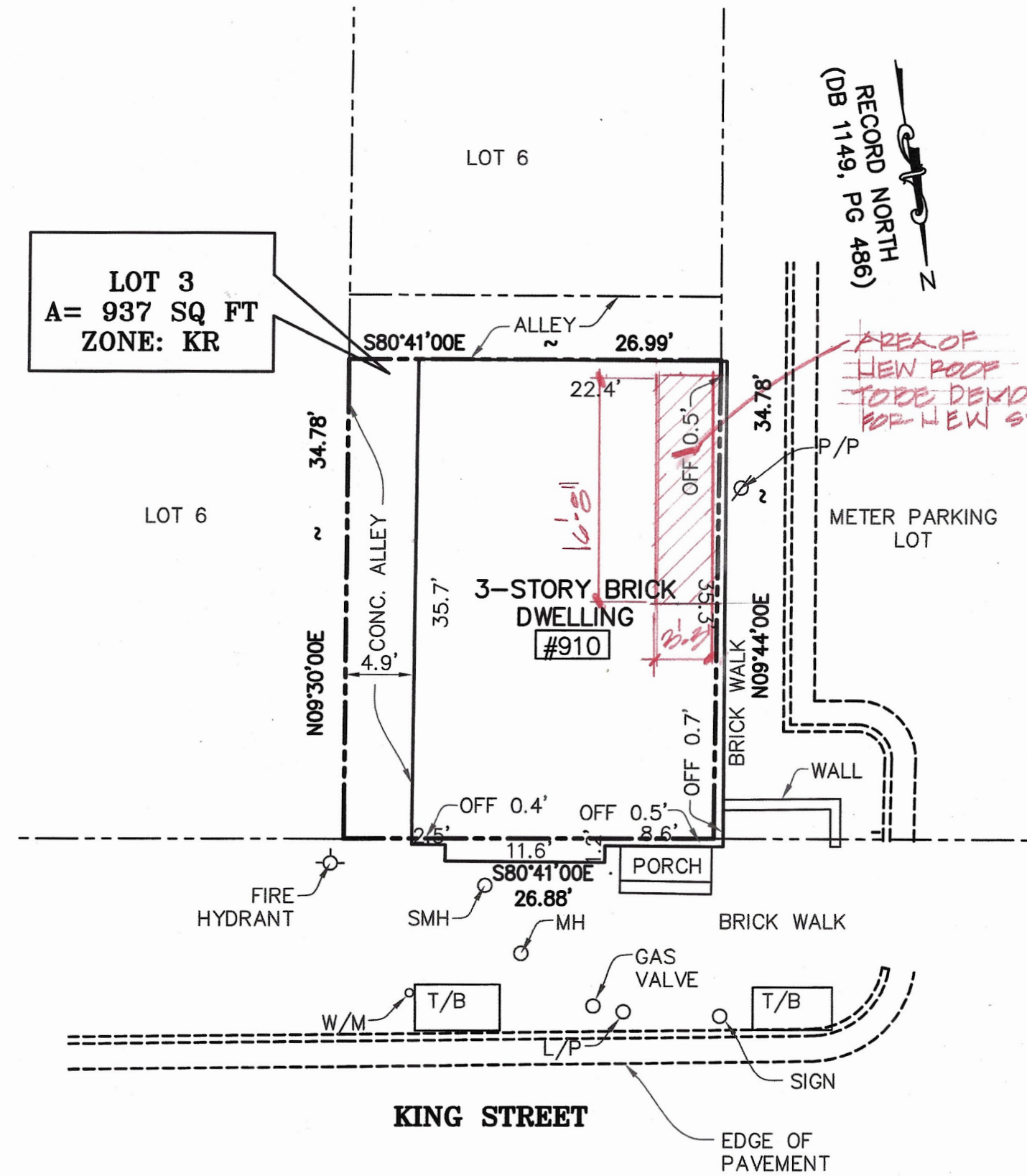
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. | | |
| 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.

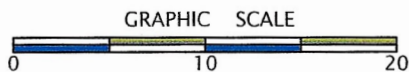
03/27/25 Kahan S. Dhillon Jr. 
Date Printed Name Signature



Revised May 20, 2025

LEGEND

| | |
|-------|-----------------|
| CONC. | CONCRETE |
| L/P | LIGHT POLE |
| P/P | POWER POLE |
| SMH | SEWER MAIN HOLE |
| T/B | TREE BOX |
| W/M | WATER METER |



HOUSE LOCATION PLAT
ON
LOT 3 R/S 902-910 KING STREET
910 KING STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'

I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



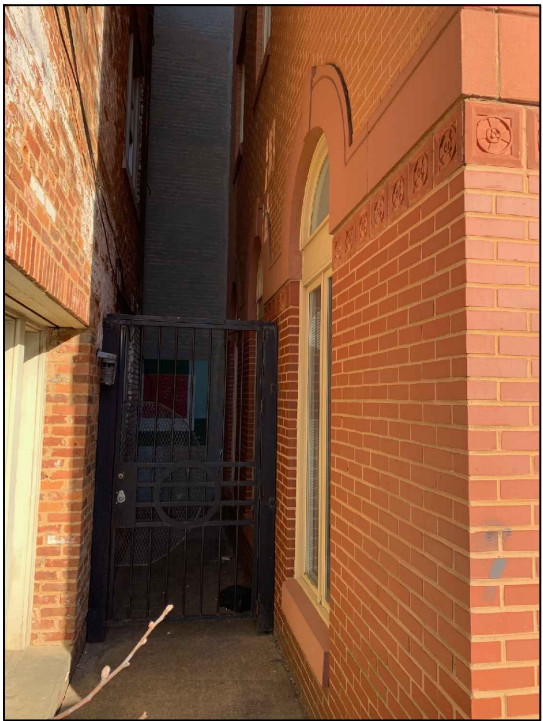
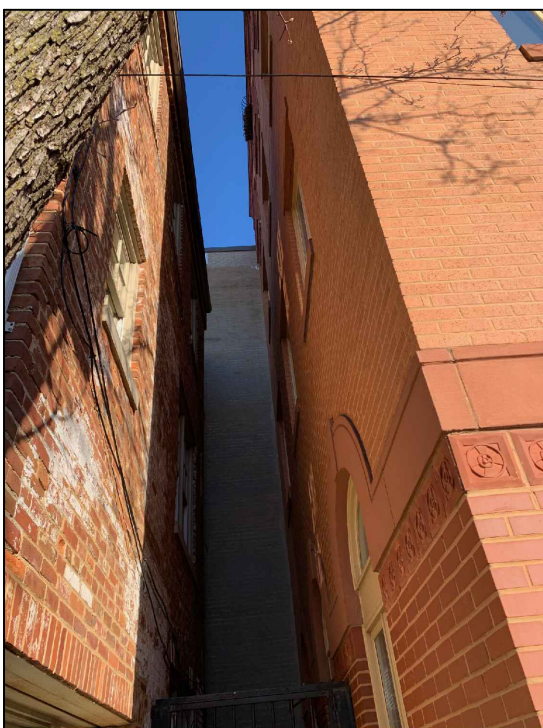
PREPARED BY:

AMA ENGINEERS, LLC
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS

3930 Pender Drive, Suite 310
Fairfax Virginia 22030
TEL: 703-273-0300
CELL: 571-278-1463
info@amaengineers.com



EAST ELEVATION



FRONT ENTRY

SOUTH ELEVATION



SOUTHWEST CORNER



WEST ELEVATION



NORTH ELEVATION



NORTH EAST CORNER

910 King Street
Renovations
910 King Street
Alexandria, VA 22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne Street, Suite 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

SEAL:

Not For
Construction

Sheet Title:
BAR Submission
Site Photographs
April 07, 2025

REV. June 2, 2025
Graphic Scale:

Drawn By: Checked by:

Project No.: Contract Date:
25-120

SHEET NO.

A40

11 x 17 Sheets are 1/2 Size

910 King Street
Renovations

910 King Street
Alexandria, VA 22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne Street, Suite 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

SEAL:

Not For
Construction

Sheet Title:

BAR Submission
ROOF PLAN
ROOF TERRACE
PLAN

Graphic Scale:

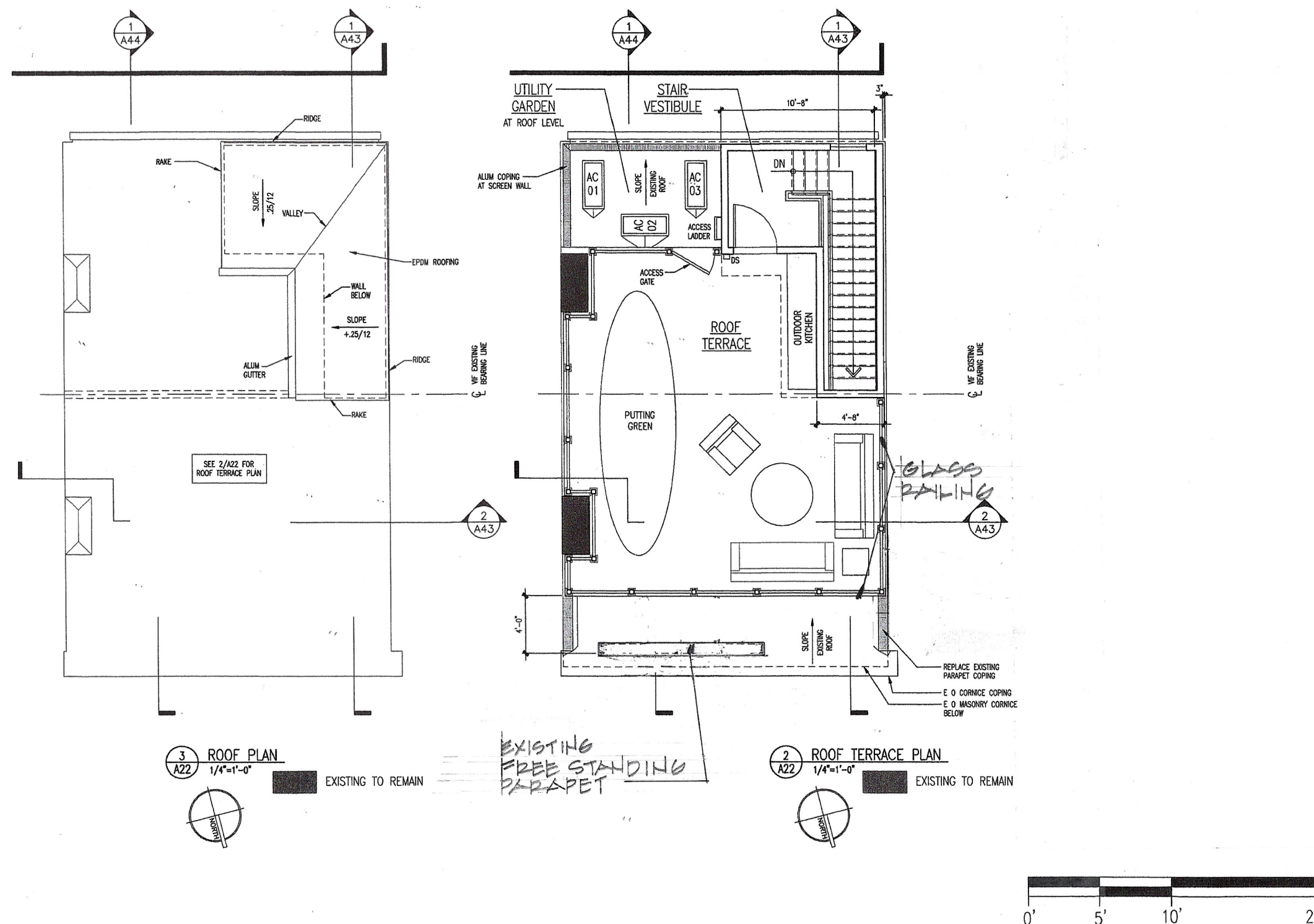
Drawn By: Checked by:

Project No.: Date:
25-120 April 28, 2025

SHEET NO.

A22

11 x 17 Sheets are 1/2 Size



910 King Street
Renovations
910 King Street
Alexandria, VA 22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne Street, Suite 301
Alexandria, Virginia 22314
703 649 4033

No.: Revision: Date:

SEAL:

Not For
Construction

Sheet Title:
BAR Submission
Elevations

Graphic Scale:

Drawn By: Checked by:

Project No.: 25-120 Date: April 28, 2025

SHEET NO.

A41

11 x 17 Sheets are 1/2 Size

