

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

APPLICANT: 320 King Street LC

LOCATION: Old and Historic Alexandria District
320 King Street

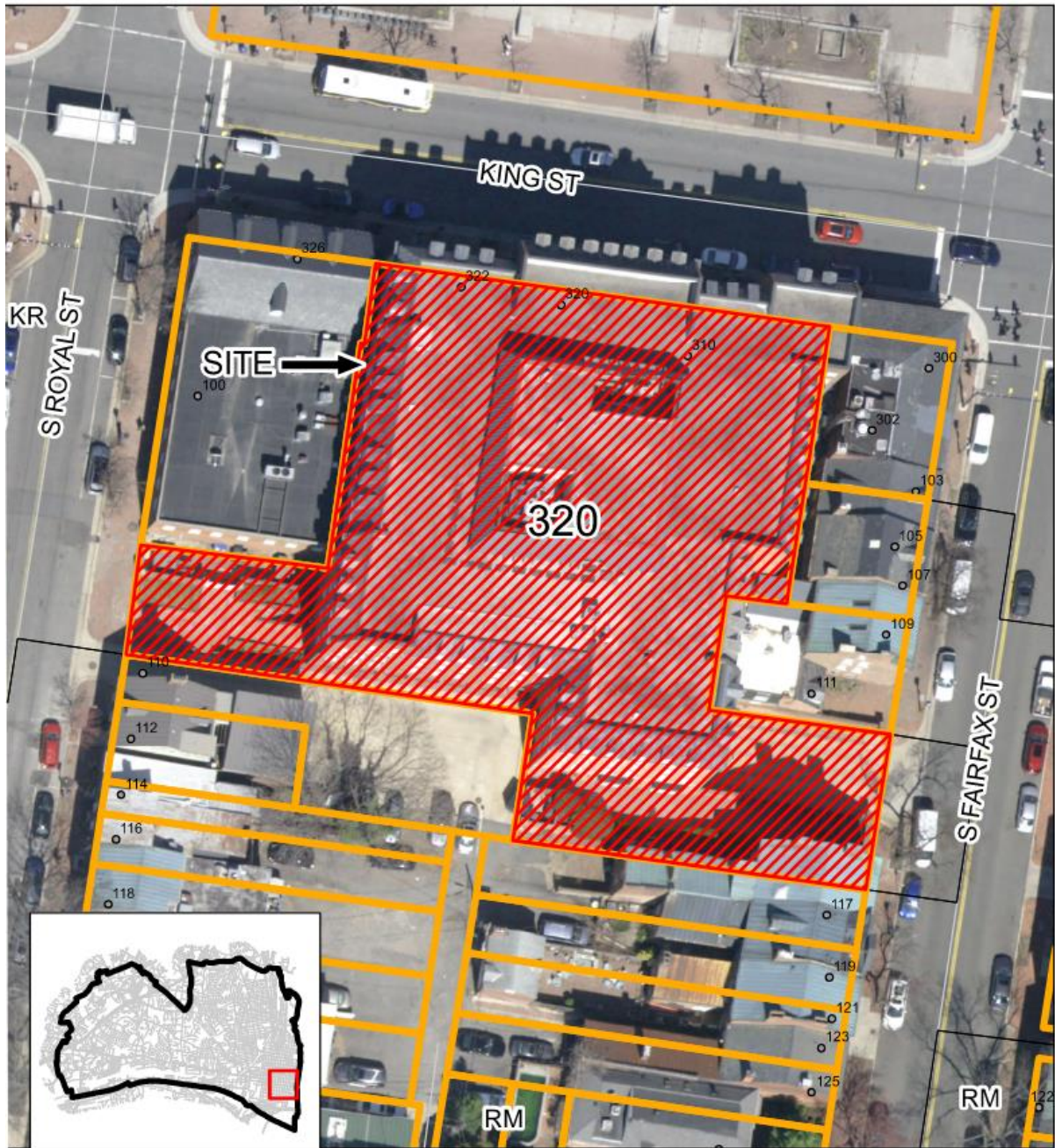
ZONE: KR/ King Street Urban Retail Zone

STAFF RECOMMENDATION

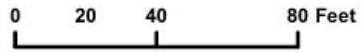
Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the condition that the applicant work with staff on the railing selection.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2023-00222 & BAR#2023-00223
320 King Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00223) and Certificate of Appropriateness (BAR #2023-00222) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

Permit to Demolish/Capsulate

The applicant is proposing to demolish the existing 9' - 1/4" x 6' - 7" access stoop and the existing 4' - 7" x 4' - 4" handicap lift (Figure 1 and 2).

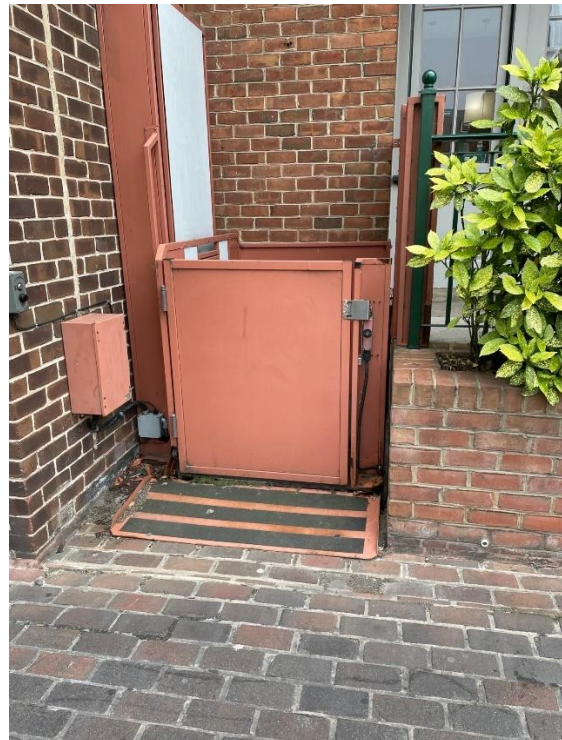


Figure 1 and 2 - existing conditions

Certificate of Appropriateness

The project calls to relocate the brick stoop and railing to the existing lift location on the east side of the building and build a new 21' - 6 1/2" x 3' - 5" handicap ramp parallel to the building's façade, north elevation (Figure 3). The new ramp will be paved with brick in a herringbone pattern. The application does not specify the new railing.

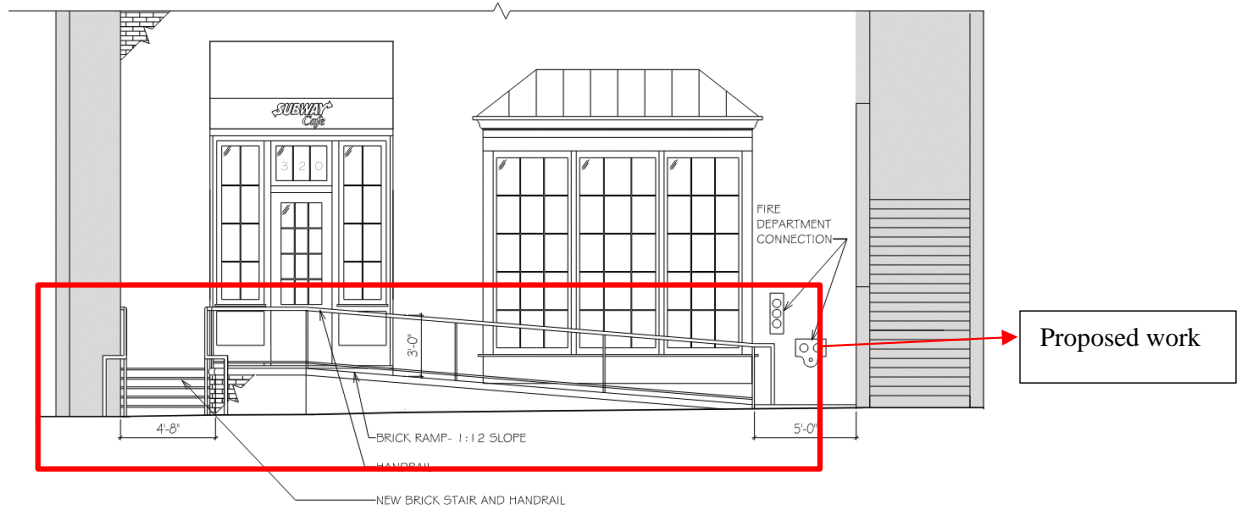


Figure 3 - proposed condition

Site context

The building encompasses several businesses and addresses, it sits in the middle of the 300 Block of King Street on the south side. There is a private alley running perpendicular to the rear/south elevation.

II. HISTORY

The five-story brick office/retail building at 320 King Street was constructed in **1973**, one of several large King Street buildings built during the urban renewal era. The building has a rather eclectic, but predominantly Georgian Revival style facade.

There are a number of ground floor retail tenants in the building, two fronting King Street and a number fronting the interior arcade.

Previous BAR Approvals

The BAR has approved several applications for the business at 320 King Street, more recently BAR2017-00196 for window replacement, BAR2018-00405 for bay window replacement. On July 21, 2010, the BAR approved the existing lift, BAR2010-0175.

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

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 which will be demolished is not historic and the materials to be demolished are not of unusual or uncommon design and could be easily reproduced.

Certificate of Appropriateness

The *Design Guidelines* state that “Accessibility ramps and structures should not hide, obscure, or cause the removal of historic architectural details.” The proposed ramp and brick stoop do not obscure or cause the removal of historic architectural details and are compatible with this 20th century building. However, the applicant has not submitted specifications for the proposed railings; staff can work with the applicant to approve an appropriate railing design.

Therefore, with the condition above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed wheelchair ramp and stairs will comply with zoning.

Code Administration

F-1 The ramp extension over the landing interfere with the required landing size per VCC sec. 1012.

Transportation and Environmental Services

F-1 Comply with all requirements of SIT71-0019. (T&ES)

C-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 This street face originally had buildings dating to the 19th century. There is the potential for archaeological resources to be present that could provide insight into life in early Alexandria.

Archaeology Recommendations

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

*2. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,

3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

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: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

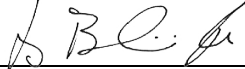
- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- I 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: _____ 

Printed Name: _____

Date: _____

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 _____ (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.		
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.

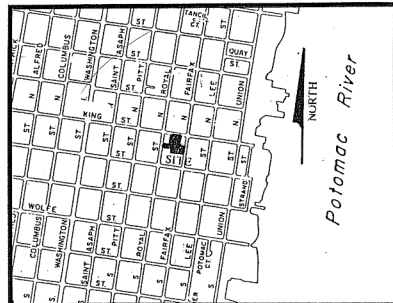
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

_____ _____ _____
 Date Printed Name Signature

Full Name	Home Address	320 Share %
Carritte, Robert M.	8513 Wedderburn Station Drive, Vienna, VA 22180	3.00%
Coward, Robert N.	201 East Luray Avenue, Alexandria, VA 22301	3.00%
McMullen, Catherine J.	88835 Old Highway, Tavernier, FL 33070	5.33%
McMullen, Jacqueline	53 UnderCliff Road, Montclair, NJ 07042	5.33%
McMullen, Jr., John J.	608 Ocean Ridge Drive, Atlantic Beach, NC 28512	5.33%
McMullen, Peter S.	145 Rensselaer Road, Essex Falls, NJ 07021	4.00%
Panoff, Stephen E.	14 Portside Avenue, Ponte Vedra, FL 32081	5.00%



VICINITY MAP



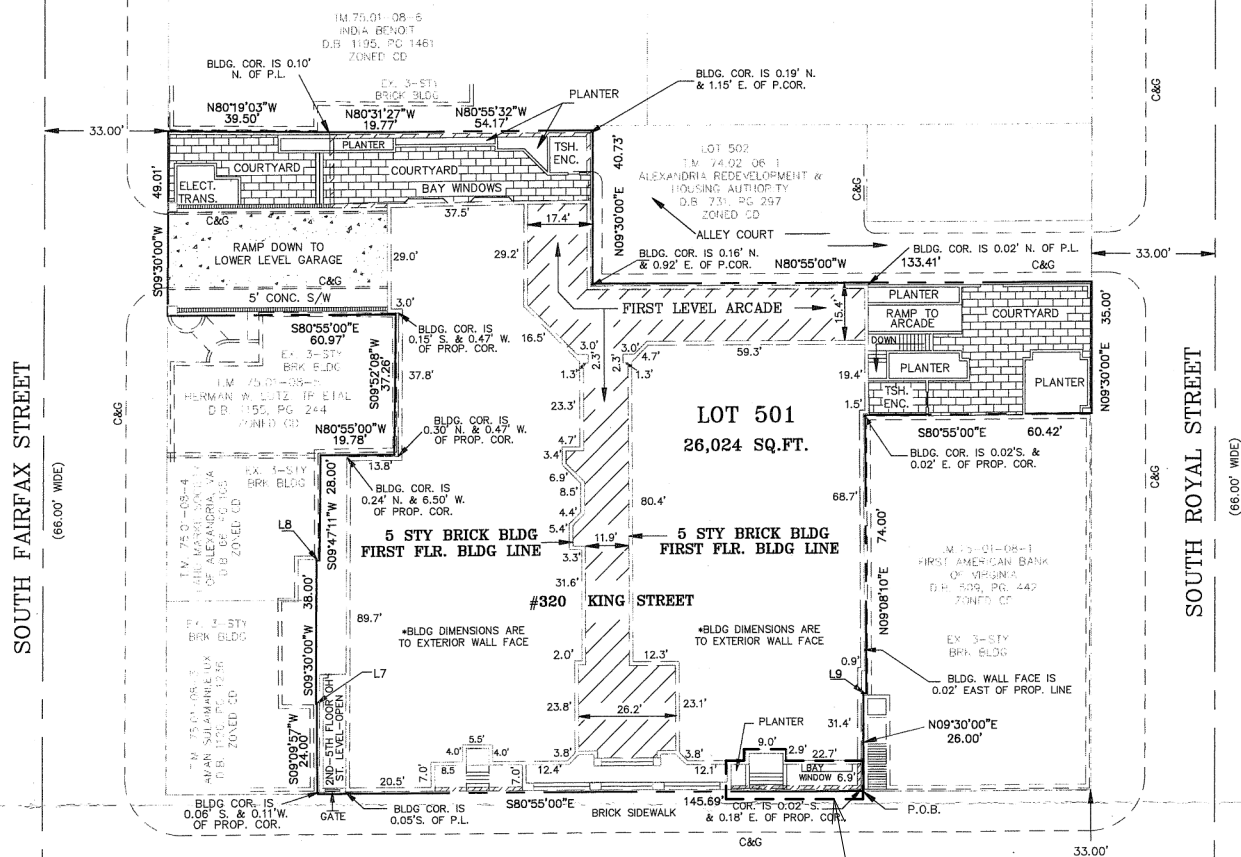
LEGEND

- P.O.B. = POINT OF BEGINNING
- D.B./PG = DEED BOOK & PAGE
- T.M. = ALEXANDRIA TAX MAP
- = LIMITS OF UNDERGROUND GARAGE
- = WALLS OUTSIDE OF TOWER STRUCTURE
- C&G = CURB AND GUTTER
- TSH ENC = TRASH ENCLOSURE
- = RETAINING WALLS AT GARAGE ENTRANCE
- BLDG. COR. = BUILDING CORNER
- E,S,N,W = EAST, SOUTH, NORTH & WEST
- P.L. = PROPERTY LINE
- PROP. COR. = PROPERTY CORNER
- EX. BRK. = EXISTING BRICK
- STY. = STORY (REFERENCE TO NUMBER OF FLOOR LEVELS)
- L7, L8 & L9 = PROPERTY LINE DATA (SEE TABLE)
- OH = OVERHANG
- ELECT. TRANS. = ELECTRICAL TRANSFORMER ENCLOSURE
- CONC. S/W = CONCRETE SIDEWALK

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON TAX ASSESSMENT MAP #75.01 IN BLOCK 8 AS PARCEL 2 AND IS ZONED CD.
2. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X", OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF ALEXANDRIA PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL #515519-0005-D.
3. TITLE REPORT FURNISHED WAS PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT CASE NO. F9400034 DATED JANUARY 4, 1994.
4. THE PROPERTY IS SUBJECT TO THE FIFTH COVENANT AND CONDITION SPECIFIED IN THE SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 731 AT PAGE 609.
5. THE PROPERTY IS ALSO SUBJECT TO A PERPETUAL EASEMENT FOR BUILDING ENCRoACHMENT BY CONTIGUOUS PROPERTY AT 109 SOUTH FAIRFAX STREET AS SPECIFIED IN THE LICENSE AGREEMENT RECORDED IN DEED BOOK 772 AT PAGE 643.
6. NO IMPROVEMENTS ON THIS PROPERTY ENCRoACH UPON ADJOINING PROPERTY OR STREETS.
7. THERE IS ONE UNDERGROUND PARKING LEVEL WITH 53 PARKING SPACES.

SOUTH FAIRFAX STREET
(66.00' WIDE)



KING STREET
(76.00' WIDE)

SOUTH ROYAL STREET
(66.00' WIDE)

AREA OF WORK

SURVEYOR'S CERTIFICATE

I, THOMAS G. GILBERT, A DULY LICENSED SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY TO:

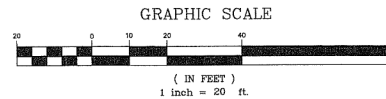
- i) 320 KING STREET, L.C.
- ii) CRESTAR BANK
- iii) LAWYERS TITLE INSURANCE CORPORATION
- iv) GADSBY ASSOCIATES LIMITED PARTNERSHIP

THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND (ii) PURSUANT TO THE ACCURACY STANDARDS OF ALTA AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

Thomas G. Gilbert January 25, 1994
THOMAS G. GILBERT DATE
CERTIFICATE NO. 1280

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L7	S80°55'00"E	0.26'
L8	N80°55'00"W	0.81'
L9	S80°55'00"E	0.81'



METES AND BOUNDS DESCRIPTION

BEGINNING AT A POINT LYING IN THE SOUTHERLY RIGHT OF WAY LINE OF KING STREET (76.00' WIDE), SAID POINT ALSO MARKING THE NORTHEAST CORNER OF THE LAND OF FIRST AMERICAN BANK OF VIRGINIA; THENCE RUNNING WITH SAID LINE OF KING STREET, SOUTH 80°55'00" EAST 145.69 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE LAND OF AMAN SULAIMANI ETUX; THENCE DEPARTING SAID STREET AND RUNNING WITH THE WESTERLY LINE OF SULAIMANI AND THE WESTERLY LINES OF THE LAND OF LAND MARKE SOCIETY OF ALEXANDRIA, VIRGINIA, THE FOLLOWING COURSES AND DISTANCES:
 SOUTH 09°09'57" WEST 24.00 FEET TO A POINT,
 SOUTH 80°55'00" EAST 0.26 FEET TO A POINT,
 SOUTH 09°30'00" WEST 38.00 FEET TO A POINT,
 NORTH 80°55'00" WEST 0.81 FEET TO A POINT,
 SOUTH 09°47'11" WEST 28.00 FEET TO A POINT LYING IN THE NORTHERLY LINE OF HERMAN W. LUTZ, TR. ETAL;
 THENCE WITH THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:
 NORTH 80°55'00" WEST 19.78 FEET TO A POINT,
 SOUTH 09°52'08" WEST 37.26 FEET TO A POINT AND
 SOUTH 80°55'00" EAST 60.97 FEET TO A POINT LYING IN THE WESTERLY LINE OF SOUTH FAIRFAX STREET (66.00' WIDE);
 THENCE WITH THE WESTERLY LINE OF SAID STREET, SOUTH 09°30'00" WEST 49.01 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE LAND OF INDIA BENOT;
 THENCE WITH THE NORTHERLY LINES OF SAID LAND, THE FOLLOWING COURSES AND DISTANCES:
 NORTH 80°19'03" WEST 39.50 FEET TO A POINT,
 NORTH 80°31'27" WEST 19.77 FEET TO A POINT AND
 NORTH 80°55'00" WEST 133.41 FEET TO A POINT LYING IN THE EASTERLY LINE OF SOUTH ROYAL STREET (66.00' WIDE);
 THENCE WITH THE EASTERLY LINE OF SAID STREET, NORTH 09°30'00" EAST 35.00 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE AFOREMENTIONED LAND OF FIRST AMERICAN BANK OF VIRGINIA;
 THENCE WITH THE SOUTHERLY AND EASTERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:
 SOUTH 80°55'00" EAST 60.42 FEET TO A POINT,
 NORTH 09°08'10" EAST 74.00 FEET TO A POINT,
 SOUTH 80°55'00" EAST 0.81 FEET TO A POINT AND
 NORTH 09°30'00" EAST 26.00 FEET TO THE POINT OF BEGINNING.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF LOT 501

(DEED BOOK 731, PAGE 284)

BEING THE LAND OF

GADSBY ASSOCIATES LIMITED PARTNERSHIP

(DEED BOOK 731, PAGE 609)

(RE-RECORDED IN DEED BOOK 1171 AT PAGE 298)

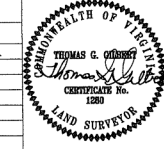
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: JANUARY 24, 1994

HOLLAND ENGINEERING
2111 EISENHOWER AVENUE (703) 548-2188
ALEXANDRIA, VIRGINIA 22314

REVISIONS				
NO.	GRID NO.	DATE	BY	DESCRIPTION
1	VAR.	2/8/94	TG	SPELLING/CERTIFICATE/M&B DESCR.

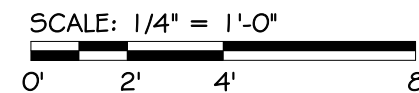
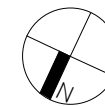
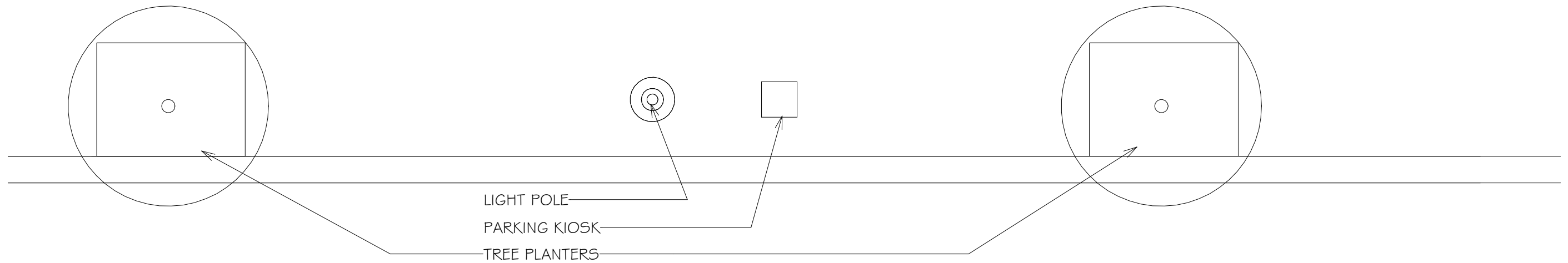
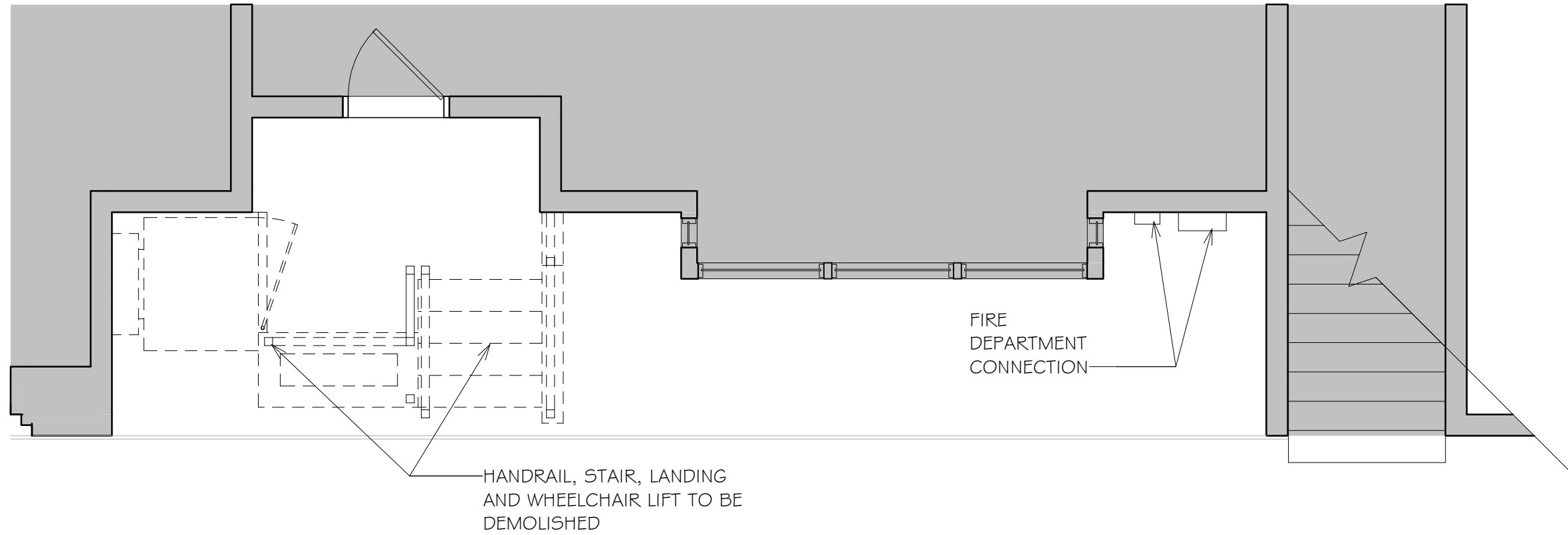


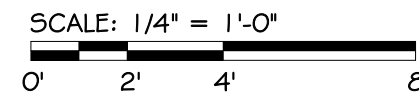
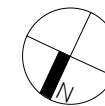
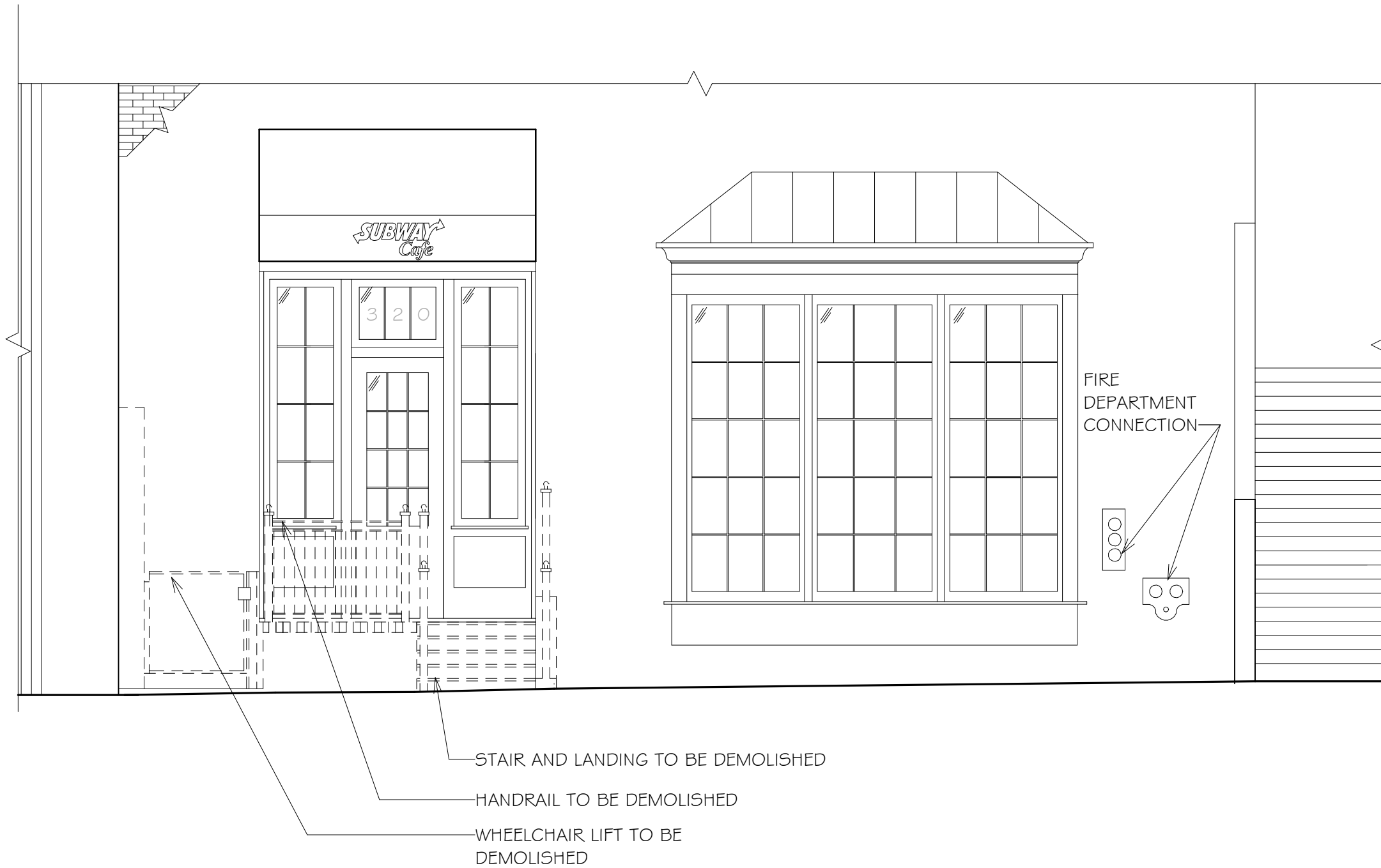
DRAWN TGG/CADD DATE 1/24/94 SCALE: 1"=20'
 DESIGNED TGG/CADD DATE 1/24/94 SHEET NO. 1 OF 1
 CK'D MF DATE 1/25/94 JOB NO. BLK-227

Cole&DennyArchitects
333 North Fairfax Street
Alexandria, VA 22314
703.684.5994
coleanddenny.com

320 King Street Plat
320 King Street Entrance

BAR 1
22013
DATE: 05/22/23







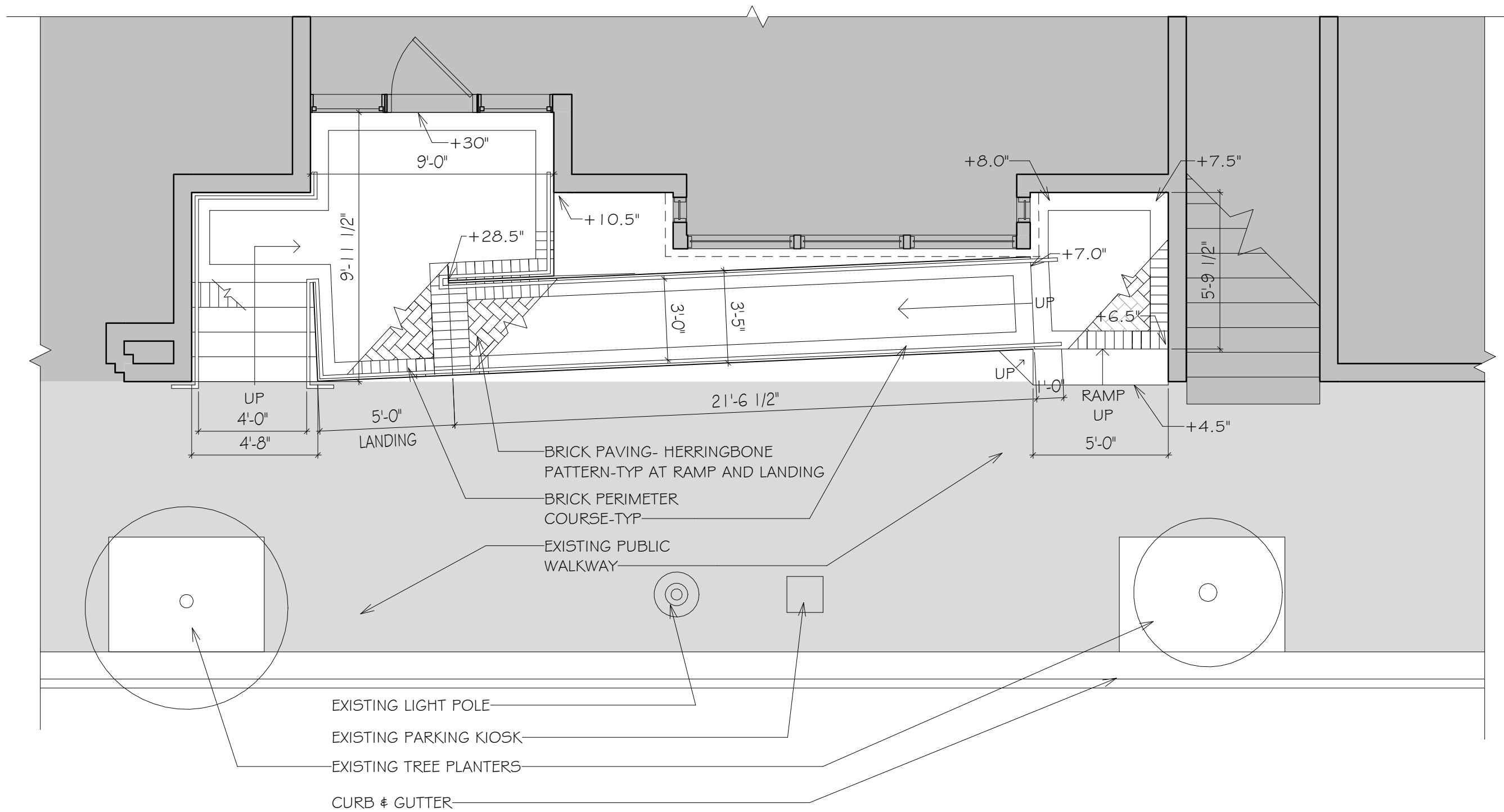
VIEW OF ENTRANCE AND LIFT



LOCATION OF PROPOSED RAMP



STREET VIEW OF 320 KING STREET



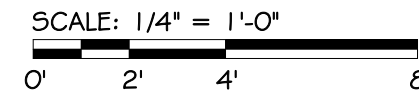
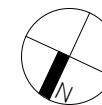
Cole&DennyArchitects

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Alexandria, VA 22314

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coleanddenny.com

Proposed Floor Plan

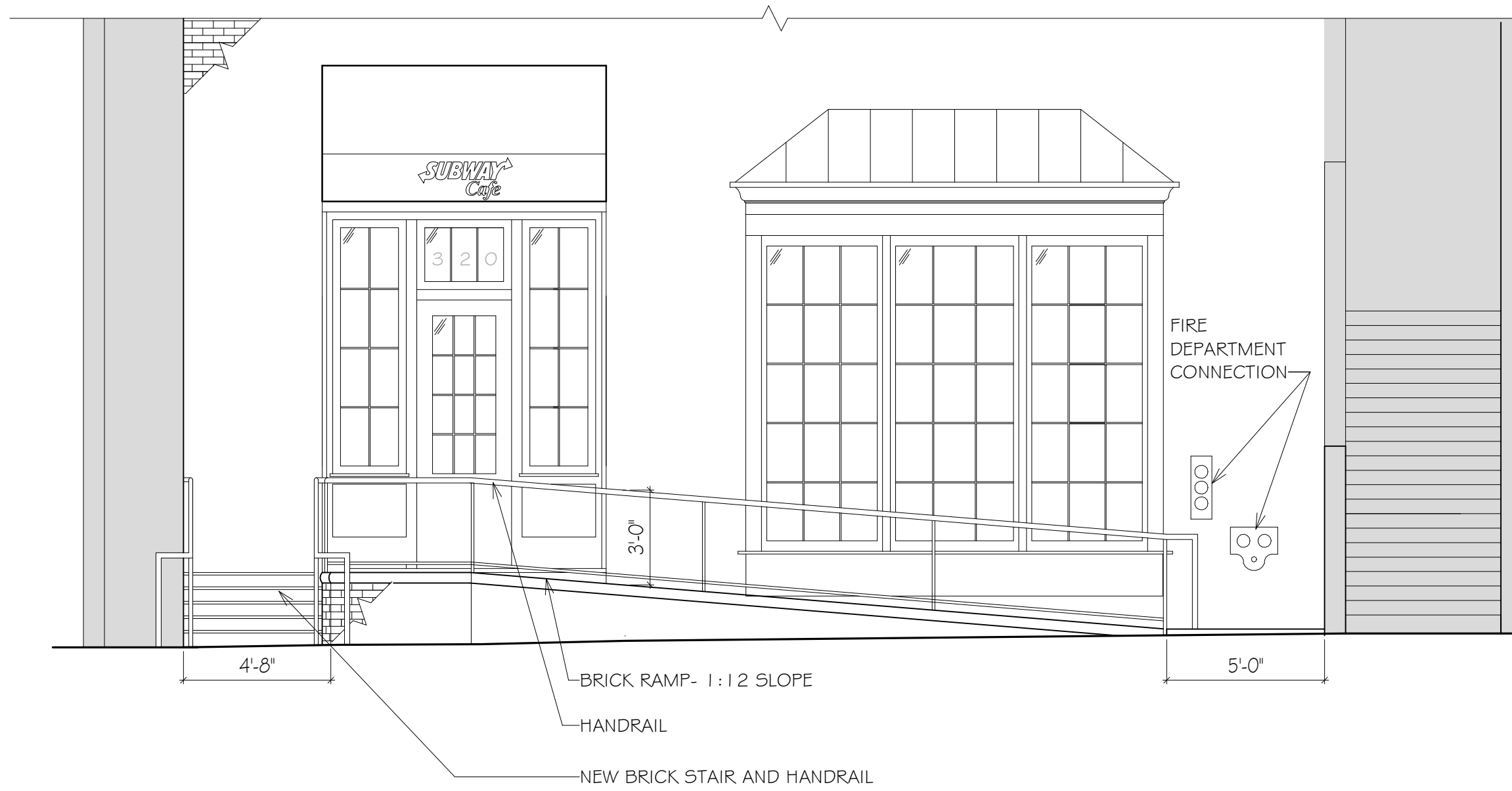
320 King Street Entrance



BAR 5

22013

DATE: 05/20/23



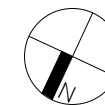
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Alexandria, VA 22314

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coleanddenny.com

Proposed South Elevation

320 King Street Entrance



SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

BAR 6

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DATE: 05/22/23