

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** MARCH 16, 2022

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 615, 615A AND 621 KING STREET  
BAR CASE # 2022-00078

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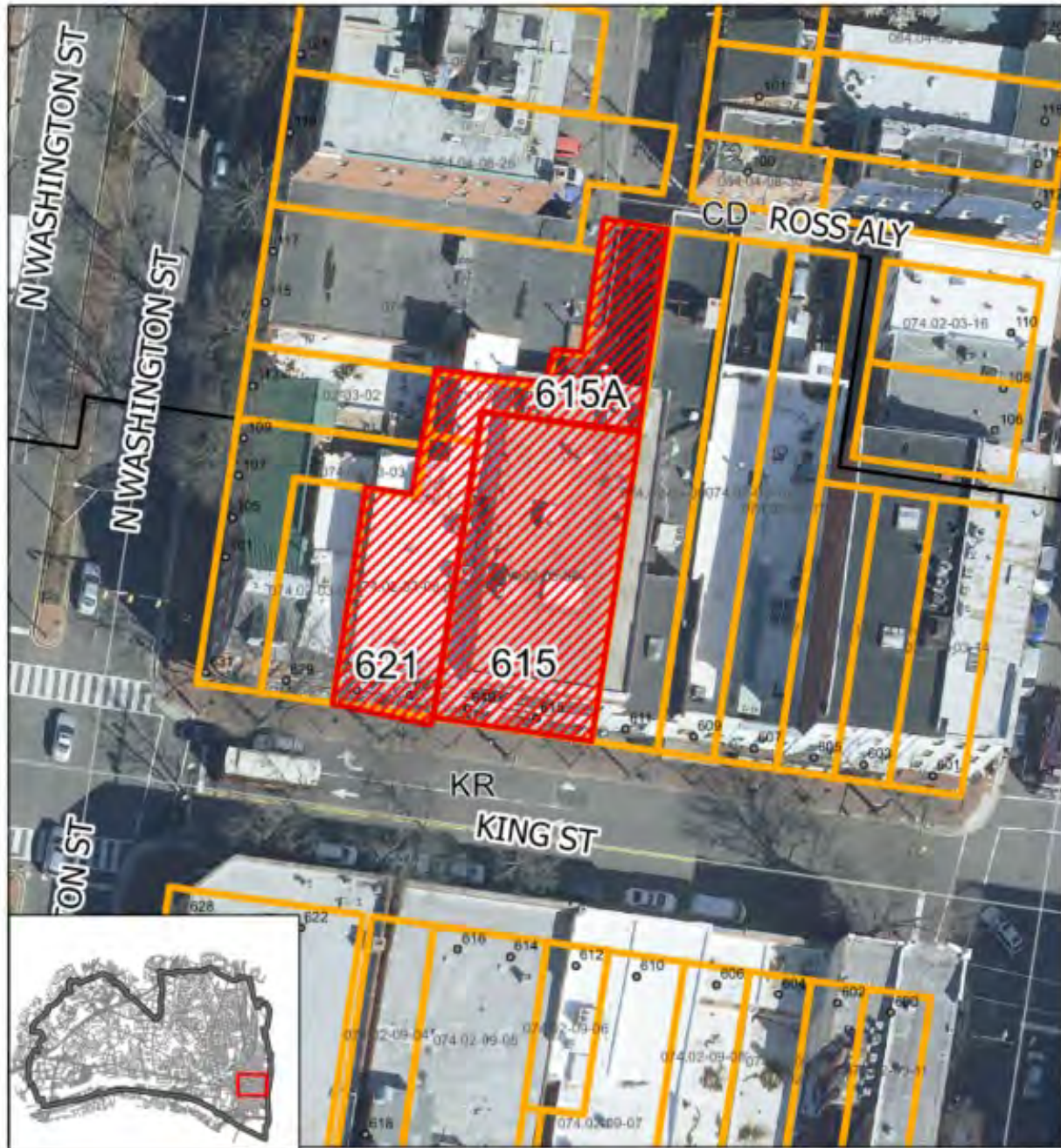
### **I. SUMMARY**

The applicant is requesting BAR Concept Review of a redevelopment of the properties at 615 and 621 King Street, to include the renovation of the two existing structures into a single building with ground floor retail and multifamily residential above. The applicant has also applied for a Permit to Demolish/Capsulate which will be reviewed separately at this hearing (BAR 2022-00079).

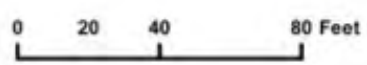
The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit (CDSUP#2022-00006) associated with this project will be heard by Planning Commission and City Council at a time to be determined. The applicant is seeking the following modifications/waivers through this process:

1. Development Special Use Permit with preliminary site plan to increase FAR up to 2.5.
2. A parking reduction is requested to decrease the parking requirement from 32 to 0 spaces.
3. A waiver is requested to reduce the loading requirement from 1 space to 0 spaces.
4. A waiver is requested to reduce the tree canopy requirement from 25% to 0% crown coverage.



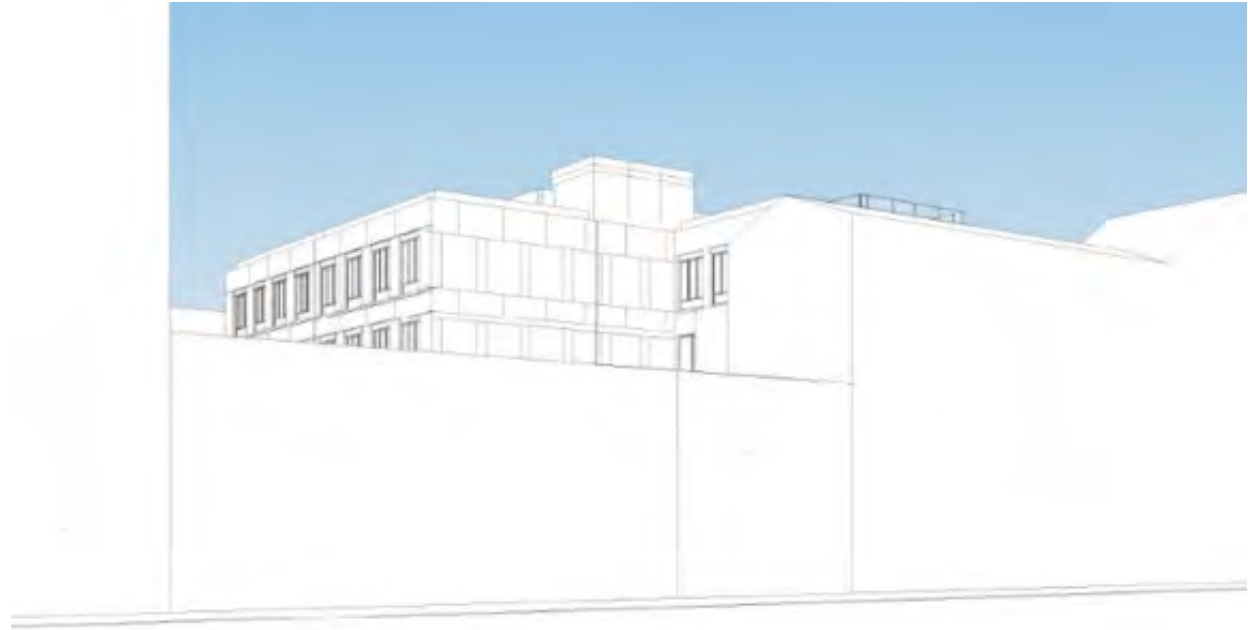
**BAR #2022-00078**  
**615, 615A and 621 King Street**



## II. SITE CONTEXT AND HISTORY

### *Site Context*

The project site consists of two properties on the north side of the 600 block of King Street, both of which are completely within the Old and Historic Alexandria District. The south elevations of both buildings are prominent portions of the King Street blockface. Directly behind the project site sits Ross Alley, a public right of way, which provides for visibility of the north elevation of both properties. As demonstrated in the submitted documents, a portion of the north and west elevations will be visible from Washington Street (Figure 1).



**Figure 1: Portion of proposed addition visible from North Washington Street**

### *History*

#### 615 King Street

The current 615 King Street site was originally two historic structures (Figure 2). The townhouse at 615 King Street was built in the early 19<sup>th</sup> century and was operated as a confectionary by David H. Appich as early as 1858. The bakery was closed in 1917 and the retail space was subsequently used as a women's clothing store.

The building that originally stood at 619 King Street was likely built in the mid-19<sup>th</sup> century. This building was operated as a barber shop until the 1910s. By 1919, Columbia Gramophone opened its doors and remained in business until December 1921. A footwear sales business operated in this location until 1929.





**Figure 2: Circa 1921 Photograph showing two buildings originally located at the 615 King Street site**

In 1929, the two buildings that stood at 615 and 619 King Street were demolished and replaced with the two-story commercial building that is located on the site today. The original two buildings were bought by JC Penney and demolished in order to build a new commercial structure to house their Alexandria store. JC Penney shut its doors in 1954. It was replaced by a Drug Fair drug store until 1967 when a women's clothing store took over the property. In 1975 Pier 1 occupied the building and remained until they closed the location in 1979. Despite protests by some citizens, McDonald's moved into the building in 1980, eventually closing the location in 2003. The most recent tenant in the building was Walgreens. As shown in the submitted documents, there have been significant modifications to the building originally built in 1929 that have modified the exterior materials and fenestration on both floors.

#### 621 King Street

In 1906, the two 19<sup>th</sup> century buildings that stood at 621 and 623 King Street were partially demolished and combined into a single commercial building including the replacement of the King Street façade. The combination of the two buildings was designed by Alexandria architect William Leon Clark and built by Julian Knight, to accommodate the R. E. Knight store which operated in this location until 1963. At that time the property became the Brown's Men's Shop, and the ground floor storefront was modified. In 1979 the building was purchased by Burke and Herbert Bank, the most recent building tenant, who again modified the storefront. As shown in the submitted documents, the ground floor storefront for this building has been modified several times since its original construction in 1906.



### **III. PROPOSED DEVELOPMENT**

The applicant proposes to demolish much of the existing buildings at 615 and 621 King Street, reviewed under separate BAR number, and construct a new single building with ground floor retail and multi-family residential above. The existing two-story façade at 621 King Street will be retained with modifications being made to the ground floor storefront area and new windows installed at the second floor. The façade at 615 King Street will be removed and replaced with a new three-story elevation that is similar in height to the existing façade. A four-story addition will be added to the structure with the south elevation set back 14 feet from the front face of the existing south elevation. Elevator and stair overruns will provide access to the proposed roof deck and will be located at the approximate midpoint from north to south of the building. The applicant proposes to use masonry with precast sills and lintels at the replacement 615 King Street elevation and metal panel or fiber cement panels at the recessed four-story section.

### **IV. STAFF ANALYSIS**

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings of historic merit. The proposed project includes a significant renovation and addition to the existing building. In the case of 615 King Street, the applicant is proposing a new façade that is similar in size and scale to the existing building. The new combined building will include a one-floor addition to the 615 King Street portion and a two-floor addition to the 621 King Street portion. Located in the heart of King Street, this is an important block face and staff recognizes that the applicant is making an effort to push the tallest part of the building at a considerable distance from the south elevation of the building.

When considering the design of a project of this size and scope it is important to consider the portions of the *Design Guidelines* that are specifically relevant to multifamily residential building additions.

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.

- As a general rule, the stylistic characteristics of additions to residential buildings should reflect the historical architectural styles found within the historic districts. Because of the long history and diversity of architectural styles in Alexandria, the Boards do not consider this a limiting factor.
- As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance.
- No single architectural style is mandated. The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Board generally prefers addition designs that are respectful of the existing structure and which seek to be background statements.
- An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Additions which increase the height of such structures should not adversely impact the light and air of nearby residential properties.
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, residential additions should reflect the building massing prevailing along the blockface.
- Form expresses the prevailing shape of a residential building. Generally, additions to residential structures should not overwhelm the existing structure or neighboring buildings. The existing form of a residential building should generally be retained in the expression of an addition.
- In general, the roof form should reflect the roof forms expressed along the blockface.
- Side and rear walls which face open areas should be designed with as much attention to detail as the primary façade. It is the general preference of the Boards that surface articulation be provided on otherwise unrelieved side walls to visually break-up apparent massing through such means as the articulation of false windows, pilasters, and changes in brick patterns.

Staff finds that the proposed renovation and addition to the existing buildings at 615 and 621 is consistent with the scale and massing of buildings on the subject blockface. By maintaining the existing height at the face of the sidewalk, the buildings will appear to be similar in scale and massing to the existing buildings. While the upper-level floors will be visible from King Street, their setback of 14 feet will conceal much of the vertical face of these floors. The view from North Washington Street will be limited to a portion of the north and west elevations of the proposed addition. There are taller buildings in this block and by limiting the tallest portion of the proposed building to the center of the block, it will appear to be a part of the overall fabric of the interior of the block and will not “overwhelm the existing structure or neighboring buildings.” When reviewing the proposed project, it is helpful to keep in mind that the proposal will functionally convert two buildings into a single building, but the applicant is proposing to maintain the impression from the exterior that it will appear as two separate buildings (Figure 2). By restoring the historic façade of 621 King Street and rebuilding the façade of 615 King Street, the overall

character of the blockface will remain intact. This reflects the *Guidelines* above that refer to building massing and roof forms being consistent with the surrounding blockface.



**Figure 2: Rendering of proposed King Street elevation including adjacent buildings**

## **V. STAFF RECOMMENDATION**

Staff recommends that the BAR requests the applicant return for a second Concept Review after addressing feedback from the Board and staff. Staff finds that the proposed design for the project is appropriate for this important block and that with some additional study including areas discussed below, the project will be a successful re-imagining of these structures.

Per BAR #2022-00079, also being considered by the Board, the applicant is applying for a Permit to Demolish/Capsulate. The demolition component of the existing buildings can be approved by the Board separately from this concept review of the proposed development.

### **King Street Elevation**

The applicant is proposing to restore the existing façade at 621 King Street to include the replacement of the non-original second floor windows, re-painting of the existing masonry, and miscellaneous repairs. At the ground floor, the applicant is proposing a reconfiguration of the retail storefront to include a new surround around a new storefront system and the installation of a new canopy. The design for the new canopy uses a curved section above the entry door that is reminiscent of the curve at the cornice above.

At the 615 King Street property, the applicant is proposing to remove the existing façade and replace it with new masonry cladding including punched windows with precast heads and sill. A



new parapet is being considered featuring three curved sections that are reminiscent of the curve at the top of the historic façade at 621 King Street. At the ground floor, three bays of storefront will be covered with a curved canopy that is similar to the proposed canopy at the 621 King Street façade.

At the new upper-level addition, the applicant is proposing a series of simple punched openings without decorative heads or sills set into a skin made up of either metal panels or fiber cement. A simple coping and guardrail for the roof deck caps the wall in this area. At the 615 King Street façade, the applicant is proposing a 14 foot deep roof terrace at the level of the fourth floor (Figure 3).



**Figure 3: Proposed King Street elevation**

As shown in the submitted documents, the ground floor storefront of the building at 621 King Street has been heavily modified since the building took on its current configuration in 1906. For much of its history this area of the building featured awnings or canopies of some sort. In 1965, the storefront and entry were pulled back from the face of the building, creating a covered exterior space. The current configuration of this area with the punched storefront and exterior door is a relatively recent modification to the design of the façade.

Because of the extensive modifications to the ground floor openings, staff supports the reconfiguration of this area of the façade. The proposed redesign includes new surrounds around the storefront and a curved canopy. The use of a canopy in this area certainly has historic precedence and there have been a variety of storefront surrounds in this area over time. Often included in previous configurations was some type of cornice element above the first-floor storefront and below the second-floor windows. The proposed design is somewhat of a departure from any of the previous configurations and staff suggests that the applicant further explore the design to find ways in which these elements could be made to recall some historic configuration while remaining clearly a modern intervention.

The façade at 615 King Street is relatively modern in nature and, as demonstrated, has undergone extensive modifications throughout the 20<sup>th</sup> century, including its time as a McDonalds and more recently as a Walgreens. A variety of different exterior materials have been used and the ground floor in particular has been heavily modified. The only consistent features in this façade are the strong horizontal cornice and large second floor openings (Figure 4).



**Figure 4: Photos of extensive modifications to the elevation of 615 King Street façade**

Staff supports the intention of the proposed design to create a distinctly different elevation for the two façades, as this reinforces the historic nature of the existing façade at 621 King Street. The use of a different material color and a taller cornice on the 615 King Street façade is consistent with the previous differences in these façades. The use of the curved parapet on the new façade and the curvilinear canopy above the ground floor storefront is clearly a reference to the curved parapet at the upper part of the 621 King Street façade. While staff supports the differentiation in the two façades, staff recommends that the applicant investigate ways in which the new design can recall some of the elements of the previous design. These can include the large multi-part windows on the second floor and the use of pilasters and a cornice. Through the subtle use of these elements, the façade can be clearly modern while reminiscent of previous iterations.

The recessed upper level is being rendered in either metal panel or fiber cement and is clearly designed to be a quiet background to the more decorative lower levels. Through both the setback from the façade below and the stark detailing, this part of the building is seeking to recede from view. At this concept level, details on this part of the building are somewhat unclear but staff would encourage the applicant to explore some additional expression in the elevation to provide additional visual interest. A simple background to the lower levels is appreciated but the lack of expression makes for some areas of awkward proportions, such as the area above the top floor windows and the corners. Additionally, the applicant should look into ways to further distinguish

the fenestration on this elevation. The proposed windows include minimal window muntins or surround detailing to provide visual interest. The applicant should explore ways in which these details could be a simplification of the ones found on the historic façade to tie the two parts of the elevation together. Similar to how the lower levels have been intentionally designed to read as separate buildings, the upper level should continue this motif. By having a consistent parapet height and design for the upper level, the lower levels take on a somewhat inconsistent feel where the building appears to be two separate buildings in some places and a single building in others. Staff recommends that there be a greater level of variation between the two portions of the recessed upper level, including parapet height, and that additional detailing be added to this portion.

#### Alley and West Elevation

The applicant is proposing a design for the north, east, and west elevations that is similar to the design of the recessed upper level of the King Street elevation. This includes two different colors of metal panels or fiber cement with punched windows, on these elevations, the windows include precast heads and sills and a 3 over 1 type window configuration. As noted above, the alley directly behind the property is public and portions of the north and west elevations will be visible from North Washington Street (Figure 5). Similar to the recessed upper levels facing King Street, the design of these elevations is meant to produce a quiet background building for the more historic buildings nearby.



**Figure 5: Proposed north elevation**

As with the recessed upper levels facing King Street, staff supports the approach to the design of these elevations. The increase in building height here is mitigated by the simple, yet well-organized building composition. Staff has similar recommendations for these elevations as the



one facing King Street. Staff recommends that the north elevation be made to appear so that there is a difference between the 615 King Street and 621 King Street sites through the use of variation in the parapet height. Staff also recommends that there be additional detailing on the metal panels to provide some visual relief to these simple elevations.

Staff recommends that the BAR requests the applicant return for a second Concept Review after addressing feedback from the Board and staff. Staff finds that the proposed design for the project is appropriate for this important block and that with some additional study including areas discussed above, the project will be a successful re-imagining of these structures.

### **STAFF**

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

### **VI. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

No comments received.

#### **Code Administration**

No comments received.

#### **Transportation and Environmental Services**

1. Comply with all requirements of CDSP2022-00006 and the future associated Site Plan. (T&ES)
2. 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)

#### **Archaeology**

#### **Open Space and Landscaping**

- R-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as signs, markers, specialty paving, historic features, and the like. Provide text, graphics, and materials for the interpretive elements prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) \*, \*\*\*

## **Archaeology Conditions**

- R-1 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation.
- R-2 The footprints of both 615 and 621 King St. currently contain basements. If left in place, no archaeological oversight would be necessary for this project. However, the applicant proposes to demolish the basement slab and lower the floor at 621 King St. to align with the existing basement slab at 615 King Street (see Sheet 14, 2022 02 14\_Demolition Permit Revised 3.3.22 (A1023763)\_v1). To mitigate any possible adverse impacts that basement lowering may cause to archaeological resources, the applicant must hire an archaeological consultant to develop and implement an Archaeology Monitoring Plan. The Monitoring Plan must outline how the archaeological consultant will identify, record, and report any archaeological resources that are encountered during basement work. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
- R-3 The Monitoring Plan must be completed and approved by the City Archaeologist prior to submission of the Final Site Plan, and before any ground disturbing activities (such as basement lowering, coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) begin. (Archaeology)
- R-4 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as basement lowering, coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)
- R-5 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)
- R-6 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-7 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall

result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

### **Archaeology Findings**

- F-1 Historic maps, deeds, and tax documents indicate that development of this block face began in the late eighteenth century. By the first decade of the nineteenth century at least 15 buildings fronted the north side of the 600 block of King Street between St. Asaph St. and Washington St. In the first decade of the nineteenth century Thomas White owned a 16 ft. by 30 ft. two-story brick house and store with an attached kitchen and portico on the back located approximately within the lot that is now 615 King Street. Directly next door to the west of White's property was a 16.5 ft. by 30.5 ft. dwelling and store with an attached kitchen, yard and garden in the back owned by Dietrich Shekle on the lot that is now approximately 619 King Street. A third property, a wooden house, located at approximately what is now 621-623 King Street, was owned in the early nineteenth century variously by Barney Bryan, Robert Young, and later Mechanics Bank. All three properties changed hands many times throughout the nineteenth century. By the early twentieth century the block had become largely commercialized and the three properties served as a bakery, a barbershop, and a books and stationary store. The lots at 615-623 King Street may contain highly significant resources that could shed light on the development of early Alexandria.
- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

### **Code**

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

## **VII. ATTACHMENTS**

*1 – Application Materials*

*2 – Historical Report (Attached to the docket)*



ADDRESS OF PROJECT: 615, 615A, &amp; 621 King Street

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

TAX MAP AND PARCEL: 074.02-03-08, 074.02-03-07, &amp; 074.02-03-06.0 ZONING: KR

APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS

Concept Review

☒ 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: Silverman Group

Address: 195 Morristown Road

City: Basking Ridge State: NJ Zip: 07920

Phone: 7035284700 E-mail: cpuskar@thelandlawyers.com

Authorized Agent (if applicable): ☒ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: Mary Catharine Puskar

Phone: 7035284700

E-mail: cpuskar@thelandlawyers.com

**Legal Property Owner:**

Name: KING STREET LLC, 621-623 KING STREET LLC, 621-623 KING STREET II LLC d/b/a The Silverman Group

Address: 195 Morristown Road

City: Basking Ridge State: NJ Zip: 07920

Phone: 7035284700 E-mail: cpuskar@thelandlawyers.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☐ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**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).*

See attached.

**SUBMITTAL REQUIREMENTS:**

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.*

- ☒ ☐ <sup>N/A</sup> 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.*

- ☐ ☐ <sup>N/A</sup> 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 or 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.*

- ☒ ☐ <sup>N/A</sup> 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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ 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.

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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: M. Catharine PuskarDate: 2/14/2022

# 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. KING STREET LLC	c/o Silverman Group	See attached ownership breakdown
2. 621-623 KING STREET LLC	195 Morristown Road Basking Ridge, NJ 07920	
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. KING STREET LLC	c/o Silverman Group	See attached ownership breakdown
2. 621-623 KING STREET LLC	195 Morristown Road Basking Ridge, NJ 07920	
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. Silverman Group	None	None
2.	None	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.

2/14/2022

Date

M. Catharine Puskar

Printed Name



Signature

## **Narrative Description**

### **615 and 621 King Street BAR Concept Review and Permit to Demolish February 14, 2022**

The Applicant requests a BAR Concept Review and approval of a Permit to Demolish. The Applicant proposes to redevelop the two commercial buildings located at 615 and 621 King Street (the “Property”) with a four story building that will include 26 multifamily units and ground floor retail.

The Property is located at 615 and 621 King Street in Old Town. 615 King was most recently occupied by a Walgreens, a drugstore chain, at the ground floor and a pilates studio at the front half of the second floor (the back half of the second floor was sealed off and unbuilt). The building currently remains occupied. The property was originally occupied by two separate buildings (one, built in the early nineteenth century, and the other in mid-nineteenth century), both of which was later was razed in 1929 for a new single building of reinforced concrete and brick masonry construction. This building underwent several exterior alterations throughout the twentieth century which included the addition and removal of stone cladding, removal of the original storefront and windows. The most recent alterations occurred in 2006 with the redesign and of the storefront, and the addition of new first-story brick, new windows and signage for the Walgreens drugstore.

621 King was most recently occupied by a Burke & Herbert Bank and currently remains occupied. Similar to the 615 King site, two nineteenth-century buildings were partially demolished and combined into a single commercial building behind a new façade in 1906. The current façade retains much of the character of the 1906 façade, with the exception of the ground floor retail storefront and building signage, which have undergone a number of alterations for the various retail & commercial uses occupying the space over the years. The 1965 photo shows the exterior brick as painted.

As part of the redevelopment, the Applicant proposes to retain, renovate and integrate the existing the two structures into a combined mix-use building. The proposed building proposes to be set back the new upper floor addition and retain the massing and proportions of the existing facades along King Street.

For the 621 King street building, the ground floor storefront of the existing building will be demolished in order to restore the retail character of the building on King Street. The existing windows will be replaced, and new signage proposed. Due to the change of use from a bank use to retail & multifamily use, the Applicant proposes to remove the existing floors and provide new floors that will provide floor heights in compliance with the King Street Retail Strategy and appropriate for current multifamily use.

## Permit to Demolish

For 615 King Street, the Applicant proposes to demolish the existing facade for a new facade that will be complimentary to the 621 King Street facade. The Applicant proposes to remove the existing floors and provide new floors that will be aligned to the 621 King proposed floor levels, and provide floor heights in compliance with the King Street Retail Strategy and appropriate for current multifamily use.

The proposed mixed-use building, which is the subject of a concurrent request for Concept Review, will be architecturally integrated into the existing buildings. The integration of the existing buildings with the proposed building will preserve the general character of this area of King Street. The proposed building will be within the 50' height limit and, with Special Use Permit approval, will achieve a maximum 2.5 FAR in accordance with Zoning Ordinance requirements.

The proposed demolition of a portion of the existing buildings will allow the Applicant to renovate and upgrade the structures while integrating them into the proposed development. The proposed demolition meets the criteria set forth in Section 10-105(B) of the Zoning Ordinance as follows:

*(B) Permit to move, remove, capsule or demolish in whole or in part buildings or structures. The Old and Historic Alexandria District board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.*

- (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?*

**621 King will be substantially retained. The proposed demolition/encapsulation is limited in scope and will have no detrimental impact on the public interest.**

**This criterion is not applicable for the 615 King, as the existing building has undergone numerous extensive renovations to be of historic interest, and will have no detrimental impact on the public interest.**

- (2) Is the building or structure of such interest that it could be made into an historic shrine?*

**No. There is no historical significance attached to this structure other than being part of the Old and Historic Alexandria District.**

- (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. The portions of the building to be demolished consist of additions to the original buildings that were added in the mid-twentieth century. The additions were constructed of modern materials and techniques without unique design, texture or material. It could be reproduced without difficulty.**

- (4) *Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?*

**This criterion is not applicable as the Subject Property is not located on the George Washington Memorial Parkway.**

- (5) *Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?*

**No. The portions of the building to be demolished/encapsulated will have no adverse impact on the Old and Historic Alexandria District.**

- (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 retention of the portion of the building to be demolished/encapsulated would do little to promote the general welfare. 621 King Street's prior use as a bank building and 615 King Street's prior use as a high ceiling-ed drugstore chain (Walgreens) does not increase real estate values, generate business or advance the other objectives set forth in this criterion. The proposed retention and renovation of the existing buildings to house future retail tenants (as one anchor retail or multiple tenants) with proposed ceiling height per the King Street Retail Strategy will, however, further activate King Street and generate additional business and activity along this commercial corridor.**

- (7) *In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?*

**As a privately owned property, the criterion is not applicable to this project.**

#### Alternative to Demolition

In order to create a viable project, there is no alternative to the proposed demolition. The proposed demolition/encapsulation is necessary to integrate the existing buildings into the proposed mixed-use development. The buildings will be appropriately retained and renovated to accommodate continued retail use, while maintaining the overall character of the 621 King Street building and the historic King Street Retail corridor.



Address: 615 King Street

Owner: KING STREET LLC, which is owned 50% by Claudia Silverman and 50% by the Susan Freeman Trust

Mailing Address: c/o The Silverman Group

195 Morristown Rd, Basking Ridge, NJ 07920

History: This property was never owned by Walgreens; they were tenants. This property has been in the Silverman family for years.

Addresses: Claudia Silverman, 195 Morristown Road, Basking Ridge, NJ 07920

Susan Freeman Trust, 195 Morristown Road, Basking Ridge, NJ 07920

-----  
Address: 621 King Street

Owners: 621-623 King Street LLC & 621-623 King Street II LLC (tenants in common)

Mailing address: c/o The Silverman Group

195 Morristown Rd, Basking Ridge, NJ 07920

History: This property was purchased by the above mentioned entities in 2021 from an unrelated party.

Ownership Breakdown:

621-623 King Street LLC, which is owned 100% by SL Financial Portfolio LLC, which is then owned by the family members –

Kenneth Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Claudia Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Blake Silverman 35%, 195 Morristown Road, Basking Ridge, NJ 07920

Britany Silverman, 10% 195 Morristown Road, Basking Ridge, NJ 07920

621-623 King Street II LLC, which is owned 100% by SL Dyer Business Center LLC, which is then owned by the family members—

Kenneth Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Claudia Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Blake Silverman 25%, 195 Morristown Road, Basking Ridge, NJ 07920

Britany Silverman 20%, 195 Morristown Road, Basking Ridge, NJ 07920



195 Morristown Road | Basking Ridge, NJ 07920

P: 973.765.0100 | [www.silvermangroup.net](http://www.silvermangroup.net) |

February 14, 2022

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Board of Architectural Review  
Permit to Demolish and Encapsulate and Concept Review  
615 King Street  
Parcel ID #074.02-03-08 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property (615 King Street), KING STREET LLC d/b/a The Silverman Group, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Permit to Demolish and Certificate of Appropriateness from the Board of Architectural Review, and any related requests for the Property.

Very Truly Yours,

KING STREET LLC

By: 

Its: Manager

Date: 2/14/22



195 Morristown Road | Basking Ridge, NJ 07920

P: 973.765.0100 | [www.silvermangroup.net](http://www.silvermangroup.net) |

February 14, 2022

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Board of Architectural Review  
Permit to Demolish and Encapsulate and Concept Review  
621 King Street  
Parcel ID #074.02-03-06.0 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property (621 King Street), 621-623 KING STREET LLC / 621-623 KING STREET II LLC d/b/a The Silverman Group, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Permit to Demolish and Certificate of Appropriateness from the Board of Architectural Review, and any related requests for the Property.

Very Truly Yours,

621-623 KING STREET LLC / 621-623 KING STREET II LLC

By: 

Its: Manager

Date: 2/14/22



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

KR ZONE

A1. 615-623 King Street  ~~R-20~~  
Street Address Zone

A2. 10,199.00  x 2.50  = 25,497.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

B1. 0.00  Sq. Ft.  
Existing Gross Floor Area\*

B2. 0.00  Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 0.00  Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

### Comments for Existing Gross Floor Area

B1. **Total Gross**  B2. **Total Exclusions**

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement 8,415.00

First Floor 8,830.00

Second Floor 7,402.00

Third Floor 6,935.00

~~Fourth Floor~~

~~Attic~~ 6,249.00

Porches

Balcony/Deck

Lavatory\*\*\*

~~Roof~~

~~Other~~ 548.00

### Allowable Exclusions\*\*

Basement\*\* 8,415.00

Stairways\*\* 2,618.00

Mechanical\*\* 487.00

Attic less than 7'\*\*\* 0.00

Porches\*\* 0.00

Balcony/Deck\*\* 0.00

Lavatory\*\*\* 1,362.00

Other\*\*

Other\*\*

C1. 38,379.00  Sq. Ft.  
Proposed Gross Floor Area\*

C2. 12,882.00  Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 25,497.00  Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross**  38,379.00 C2. **Total Exclusions**  12,882.00

## D. Total Floor Area

D1. 25,497.00  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 25,497.50  Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. 0.00  Sq. Ft.  
Existing Open Space

E2. 3,600.00  Sq. Ft.  
Required Open Space

E3. 3,600.00  Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: 

Date: 02/14/2022

# 615 - 621 KING STREET

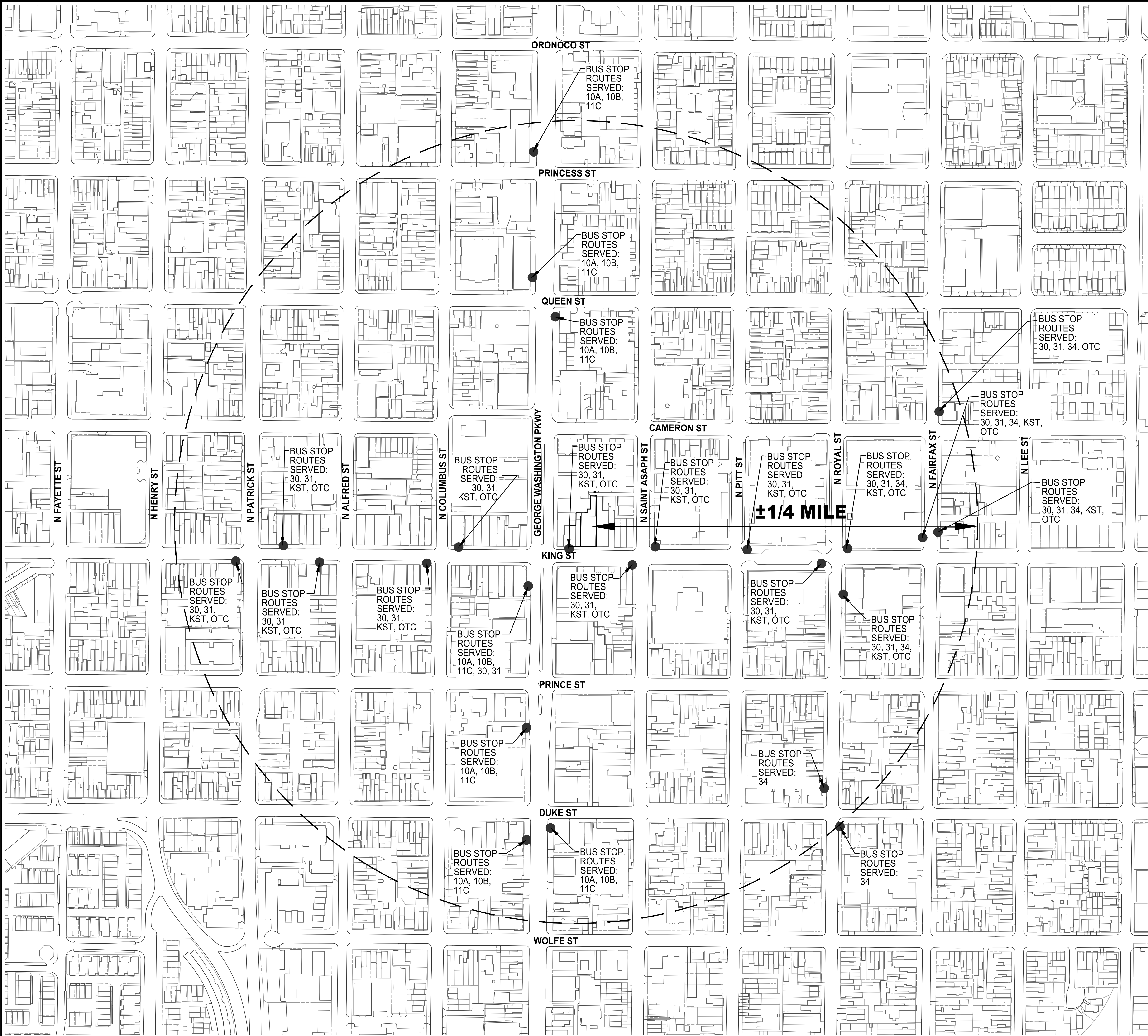
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS AND PLANNERS: 107 N. WEST STREET, ALEXANDRIA , VIRGINIA 22314

WINSTANLEY  
ARCHITECTS & PLANNERS

02/11/2022	CONCEPT STAGE 1 & 2
02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
02/14/2022	BAR CONCEPT REVIEW
03/03/2022	CONCEPT STAGE 1 & 2 Rev 1 (CONFORMED SET)

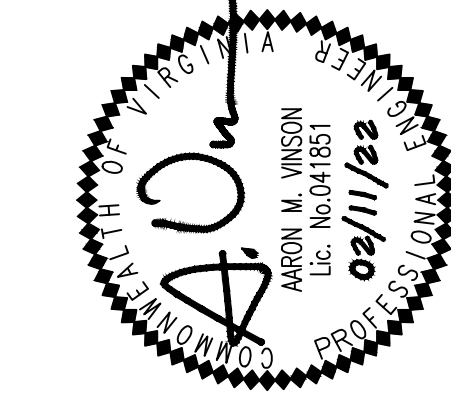
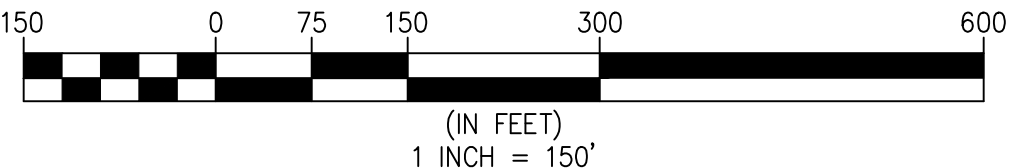




VCS 1983 - NORTH ZONE

NOTES

- 1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- 2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.



REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED DATE

615-623 KING STREET

615-623 KING STREET

ALEXANDRIA, VIRGINIA 22314

STAGE 1 & 2 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

CONTEXTUAL PLAN

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: SC

CHECKED: JPBAY

DATE: 02/11/2022

SCALE: 1" = 150'

CONCEPT STAGE I & II - 02/11/2022



AC	AIR CONDITIONER
AD	AREA DRAIN
APPROX. LOC.	APPROXIMATE LOCATION
AW	AREAWAY
BSW	BRICK SIDEWALK
CH	CHIMNEY
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DB	DEED BOOK
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	HEADER CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FIRST/FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
N/F	NOW OR FORMERLY
NS	NAIL SET (PROPERTY CORNER)
NSW	NON SPECIFIC WIDTH
PG	PAGE
PG	PAGE
(R)	RECORD
RE	RECESSED ENTRANCE
(S)	SURVEYED
SD, (123)	STORM SEWER STRUCTURE
SMH, (123)	SANITARY SEWER STRUCTURE
SQ. FT.	SQUARE FEET
TP	TREE PIT
UHH	UTILITY HANDHOLE
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
△	FIRE HYDRANT
◇	DOORWAY/ENTRANCE
☆	UTILITY POLE
☼	LIGHT POLE
— X —	FENCE
— — — — —	GUY WIRE
— — — — —	OVERHEAD WIRES
— E —	UNDERGROUND ELECTRIC LINE
— G —	UNDERGROUND GAS LINE
— S —	UNDERGROUND SANITARY LINE
— — — — —	UNDERGROUND STORM SEWER LINE
— W —	UNDERGROUND WATER LINE
○	TREE
~~~~~	LIMITS OF TREE CANOPY/VEGETATION
=====	CURB AND GUTTER
— — — — —	BOLLARD
23' 4"	SPOT ELEVATION
—	SIGN
(E)	ELECTRIC MANHOLE
(W)	WATER MANHOLE

SMH 715	
MANHOLE TOP =	37.77
INACCESSIBLE - ABANDONED	
SMH 832	
MANHOLE TOP =	36.19
10"INV IN (NORTH) =	29.09
18"INV IN (SMH 831) =	25.44
36"INV IN (WEST) =	24.79
12"INV OUT (SMH 928) =	25.04
SD 940	
CURV INLET TOP =	33.25
INV OUT (SD 925) =	29.15
SD 925	
CURV INLET TOP =	33.40
INV IN (SD 940) =	28.63
INV OUT (SMH 928) =	28.35
SD 929	
CURV INLET TOP =	33.56
15"INV OUT (SMH 932) =	28.47
15"INV OUT (SMH 928) =	27.46
SMH 928	
MANHOLE TOP =	33.72
12"RCP IN (SD 925) =	27.27
15"RCP IN (SD 929) =	26.72
12"RCP IN (SMH 832) =	22.22
12"INV OUT (SMH 936) =	22.17
SMH 932	
MANHOLE TOP =	33.48
15"INV IN (SD 929) =	27.60
15"INV IN (S.EAST) =	26.63
18"INV IN (SMH 936) =	25.03
18"INV OUT (SMH 936) =	24.87
SMH 936	
MANHOLE TOP =	33.45
18"INV IN (SMH 932) =	24.35
12"INV IN (SMH 928) =	21.83
12"INV OUT (SMH 935) =	21.65

PIPE SIZES ARE PER RECORD INFORMATION



A map showing the location of the site. The site is located at the intersection of N. WASHINGTON ST. and FAIRFAX ST. Other streets shown include N. PATRICK ST., KING ST., and DUKE ST. A north arrow is located in the bottom right corner.

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT NUMBERS 074-02-03-06, 07, AND 08, ZONED CD AND KR PER THE CITY OF ALEXANDRIA 2020 ZONING MAP.
2. THE PROPERTIES ARE NOW AS FOLLOWS:
  - 074-02-03-06 AND 074-02-03-07: NOW IN THE NAME OF KING STREET II, LLC AS RECORDED IN INSTRUMENT NUMBER 210011916
  - 074-02-03-08: NOW IN THE NAME OF KING STREET, LLC AS RECORDED IN INSTRUMENT NUMBER 060012211ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTIES IS 10,199 SQUARE FEET OR 0.2342 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 10/14/2021.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 560783-F--VA--CP--RGR COMMITMENT DATE MARCH 23, 2021 (AS TO PARCELS 06 AND 07).
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995726. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 14, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.

[illegible]

**615-623 KING STREET  
ALEXANDRIA, VIRGINIA 22314**

## CITY OF ALEXANDRIA, VIRGINIA

## EXISTING CONDITIONS PLAN

<b>APPROVED</b>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		DATE _____
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED 10/14/2021.
2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
3. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
7. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.

ARCHAEOLOGY NOTES

1. THE APPLICANT 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 SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED THROUGH THE ALLEY TO A PUBLIC STREET FOR COLLECTION ON COLLECTION DAYS.

NORTH WASHINGTON STREET  
MONUMENT LINE

NORTH SAINT ASAPH STREET  
MONUMENT LINE

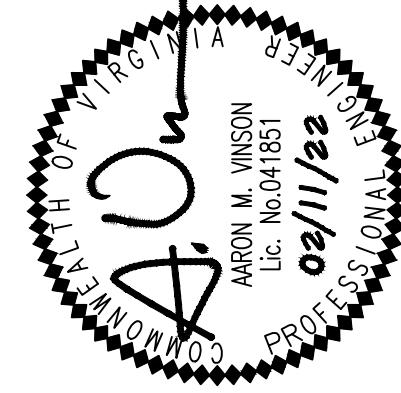
VICINITY MAP

SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT PLUG	
UE	OVERHEAD WIRES	UE
	UTILITY POLE	
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

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REVISION		APPROVED BY		DATE	
NO.	DESCRIPTION	REV.	BY	DATE	APPROVED

615-623 KING STREET

615-623 KING STREET  
ALEXANDRIA, VIRGINIA 22314

STAGE 1 & 2 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL LAYOUT PLAN

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

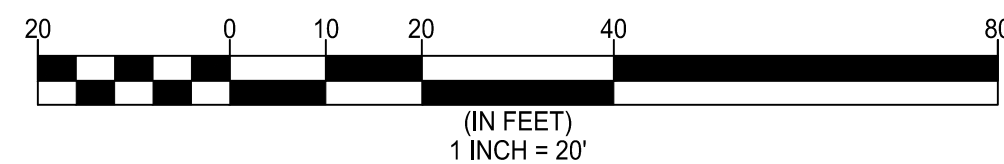
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

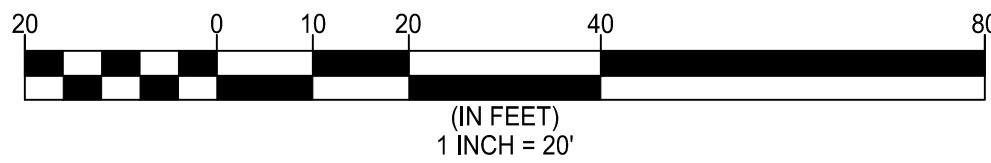
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_







NORTH WASHINGTON STREET  
MONUMENT LINE

KING STREET  
MONUMENT LINE

(66' PUBLIC RIGHT-OF-WAY WIDTH)

10' ALLEY

10' ALLEY

NORTH SAINT ASAPH STREET  
MONUMENT LINE

VICINITY MAP

SCALE: 1"=2000'

LEGEND

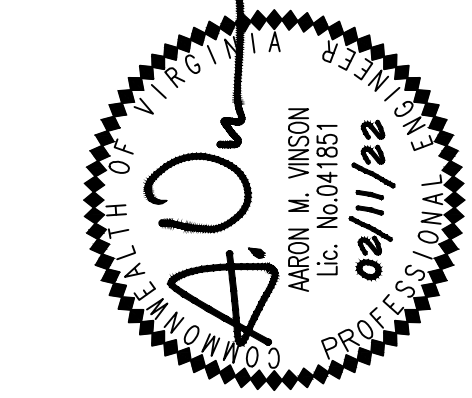
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
• C.O.	CLEAN OUT	• C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT PLUG	
UE	OVERHEAD WIRES	UE
	UTILITY POLE	
T	UNDERGROUND ELECTRIC	T
G	TELEPHONE	G
E	GAS MAIN	E
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

OPEN SPACE (ROOFTOP)  
±3,600 SF

TOTAL SITE AREA = 10,199 SF

TOTAL OPEN SPACE REQUIRED = 150 SF/UNIT X 24 UNITS = 3,600 SF

TOTAL OPEN SPACE PROVIDED ±3,600 SF OR 35.3%



REVISION		APPROVED BY		DATE	
NO.	DESCRIPTION	REV.	BY	DATE	DATE

# 615-623 KING STREET

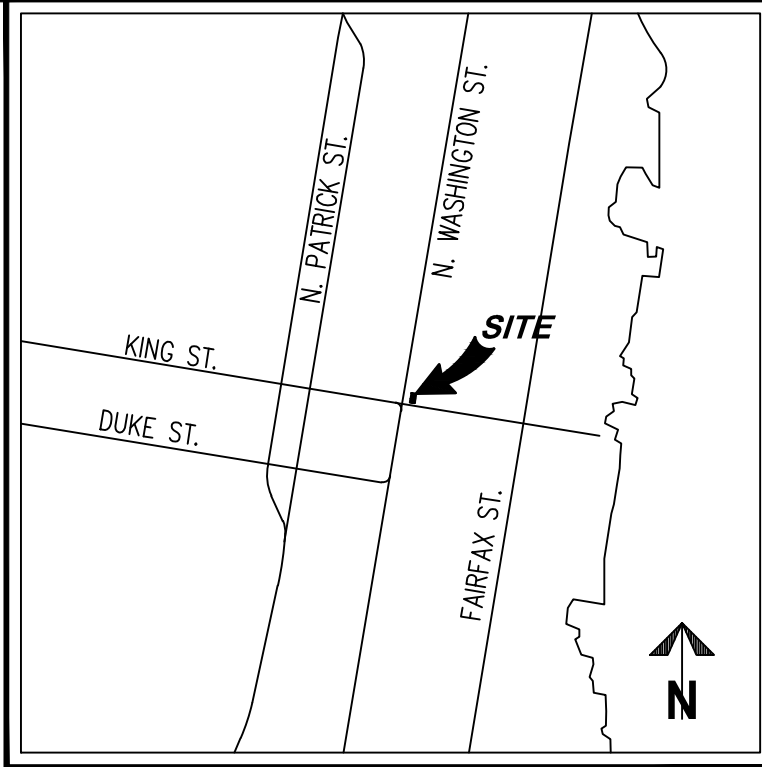
615-623 KING STREET  
ALEXANDRIA, VIRGINIA 22314

## STAGE 1 & 2 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

### CONCEPTUAL OPEN SPACE PLAN

APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

AVERAGE FINISHED GRADE	
#	GRADE
1	35.66
2	35.60
3	35.60
4	35.60
5	35.60
6	35.60
7	35.60
8	35.60
9	35.60
10	36.70
11	36.70
12	36.27
13	36.02
14	35.77
15	35.52
16	35.27
17	35.20
18	35.31
19	35.49
20	35.63
AVERAGE	35.7

[illegible]

**615-623 KING STREET**  
**615-623 KING STREET**  
**ALEXANDRIA, VIRGINIA 22314**

**STAGE 1 & 2 CONCEPT PLAN**

**CITY OF ALEXANDRIA, VIRGINIA**

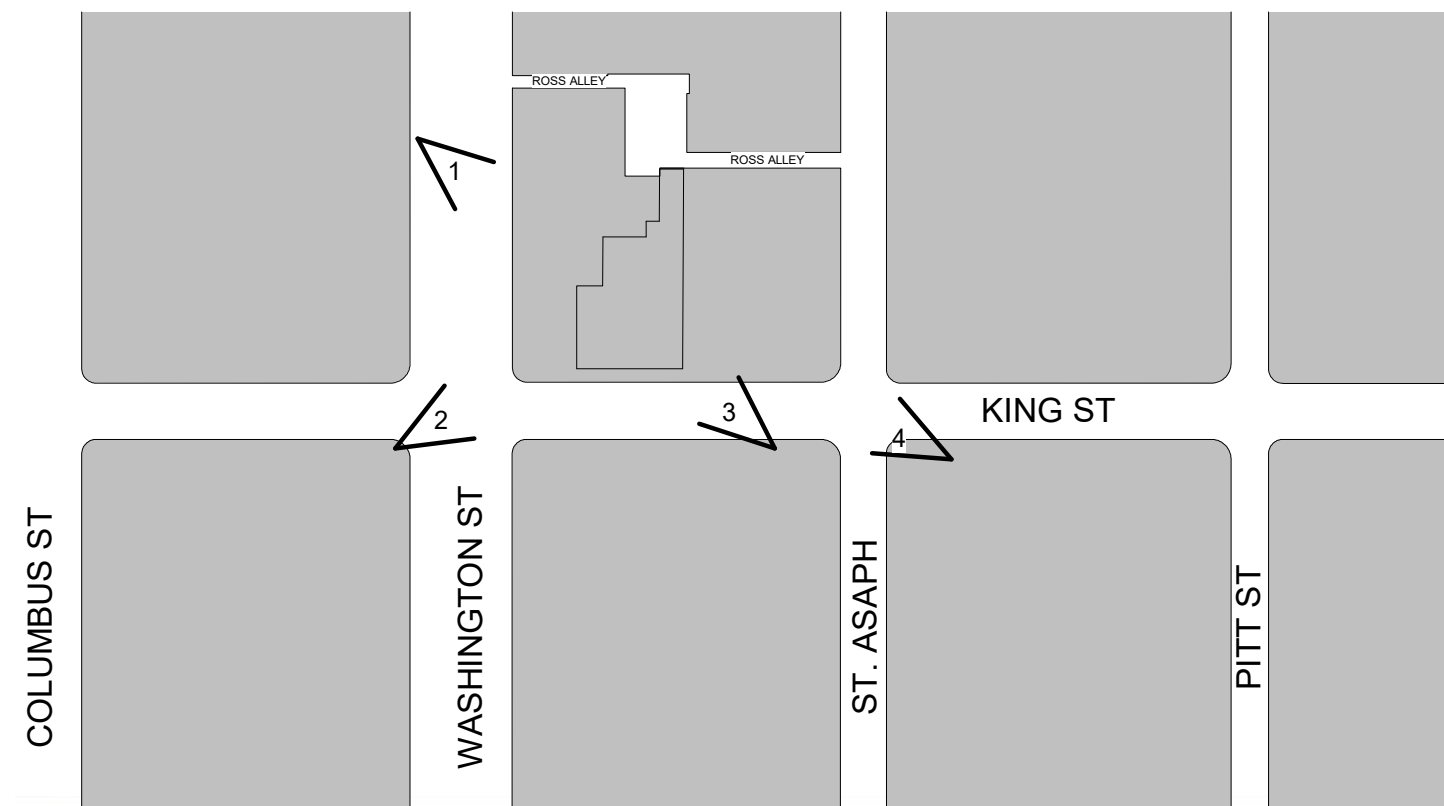
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**CONCEPTUAL GRADING PLAN &  
AVERAGE GRADE EXHIBIT**

<b>APPROVED</b>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		DATE _____
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



## COLUMBUS ST



1.



### 3.



**2.**



**4.**



**Alexandria, VA 22314**



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[illegible]

A/E PROJECT NO:   ## - ##  
DRAWN BY:           XX  
CHECKED BY:        XX

<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b> _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECEIVED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____

SHEET TITLE:  
**EXISTING CONDITIONS --  
CONTEXT IMAGES**

**A-011**





REGISTRATION:

[illegible]

A/E PROJECT NO:   ## - ##  
DRAWN BY:           XX  
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_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

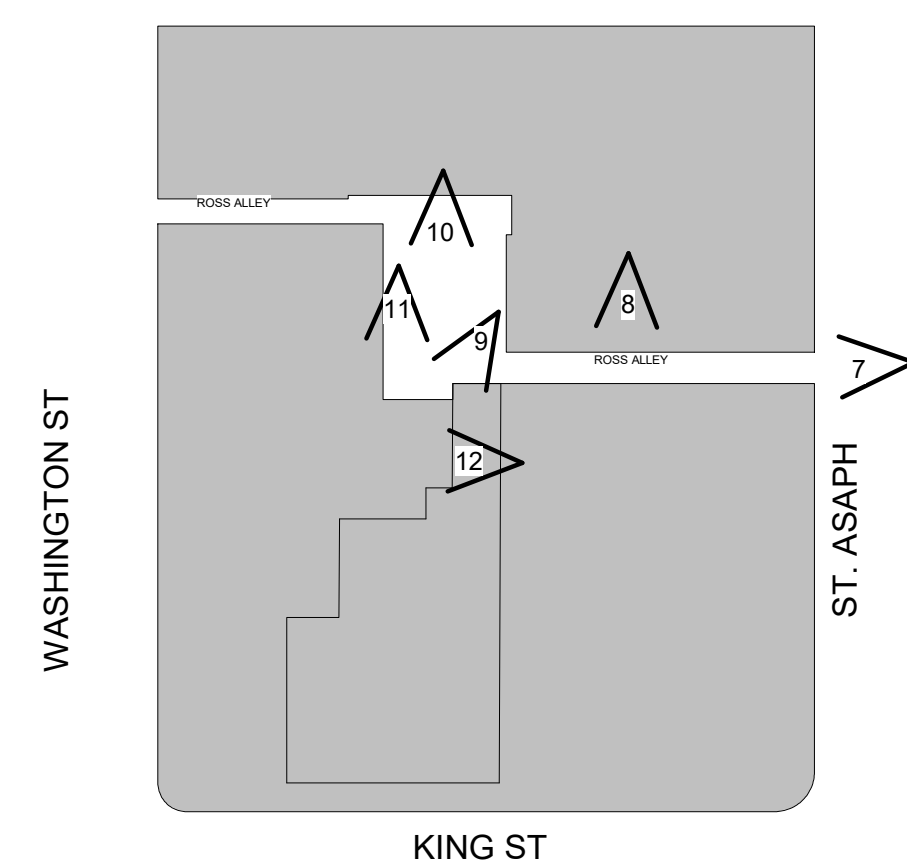
SHEET TITLE:  
**EXISTING CONDITIONS --  
CONTEXT IMAGES**

SHEET NUMBER:

**A-012**

Original drawing is 24" x 36". Scale entities accordingly if reduce.

KEY PLAN -Alley



**7.**



**8.**



9.



**10.**



11.



**12.**



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REGISTRATION:

[illegible]

A/E PROJECT NO:   ## - ##  
DRAWN BY:           XX  
CHECKED BY:        XX

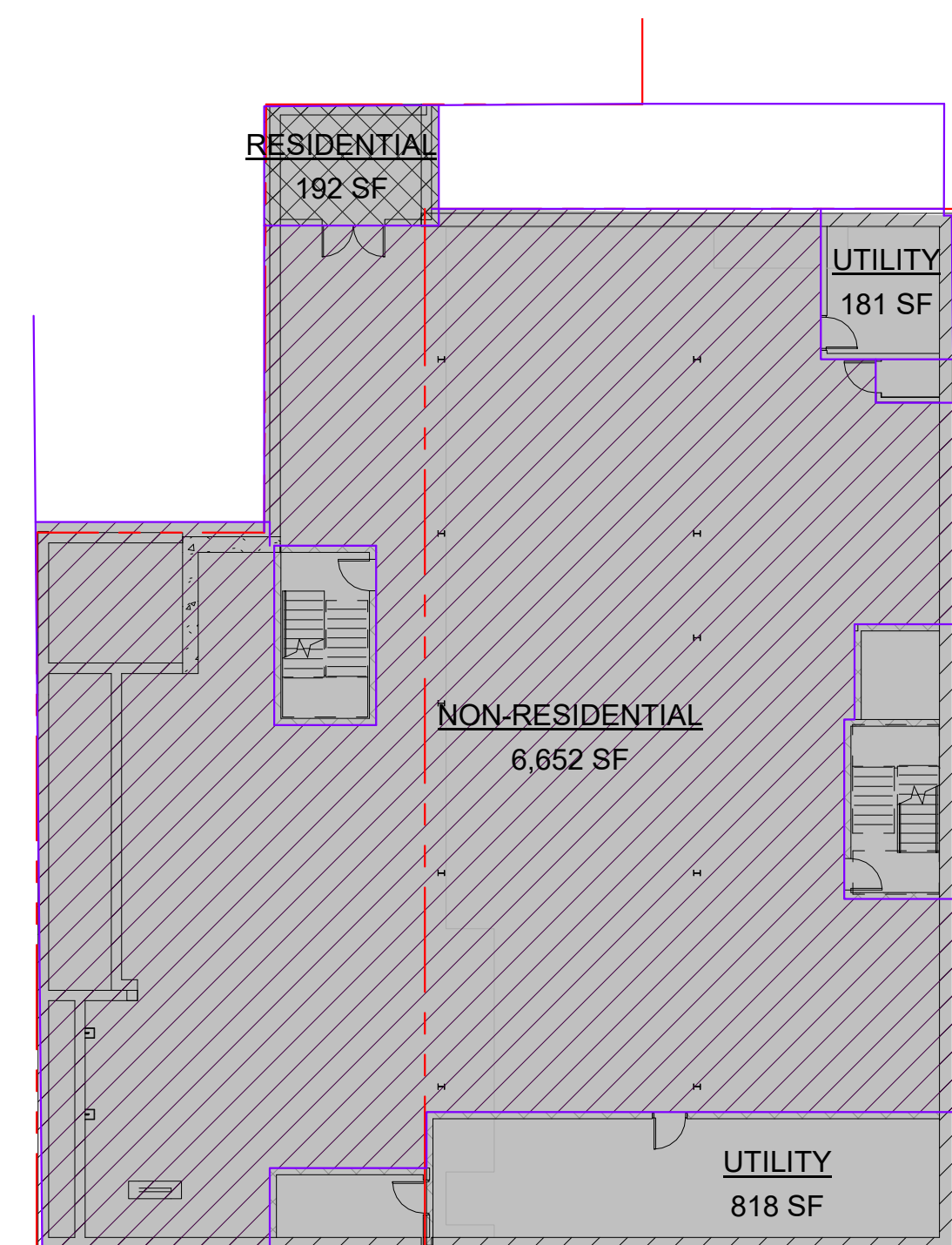
<b>APPROVED</b>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECORDED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

SHEET TITLE:  
**FAR PLANS**

SHEET NUMBER:

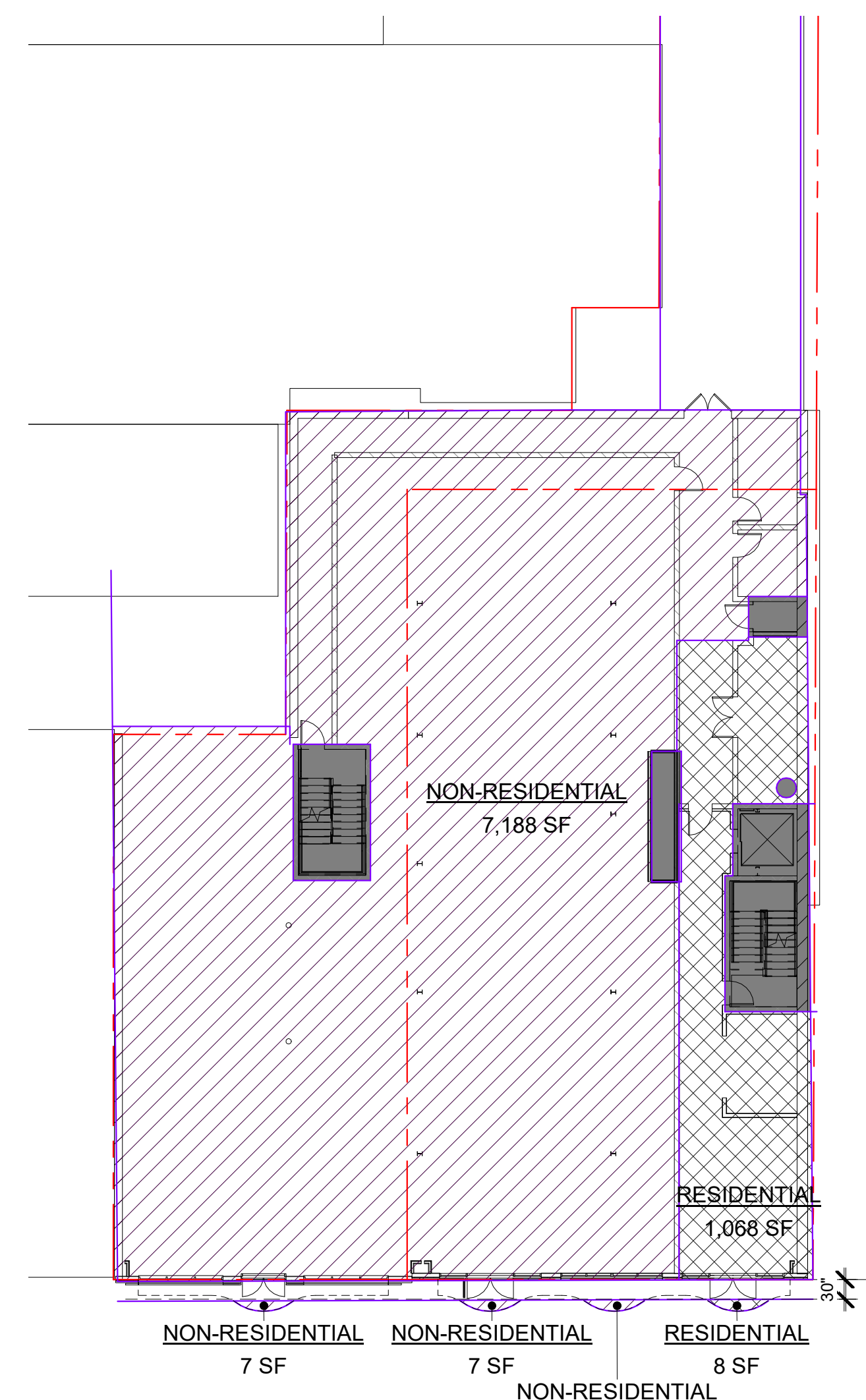
**A-100**

Original drawing is 24" x 36". Scale entities accordingly if reduce.

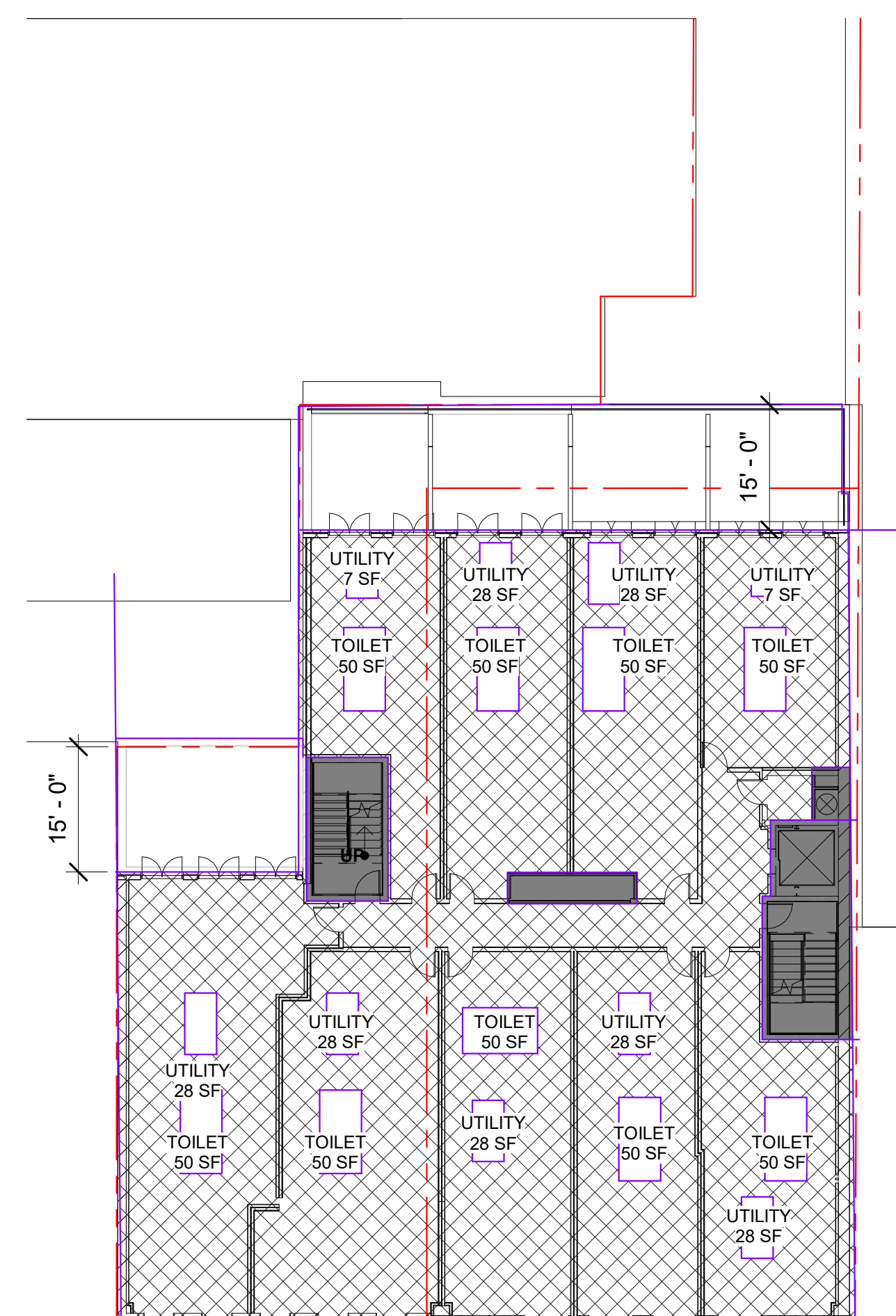


\*GROSS SF AT BASEMENT IS EXCLUDED FROM FAR CALCULATIONS

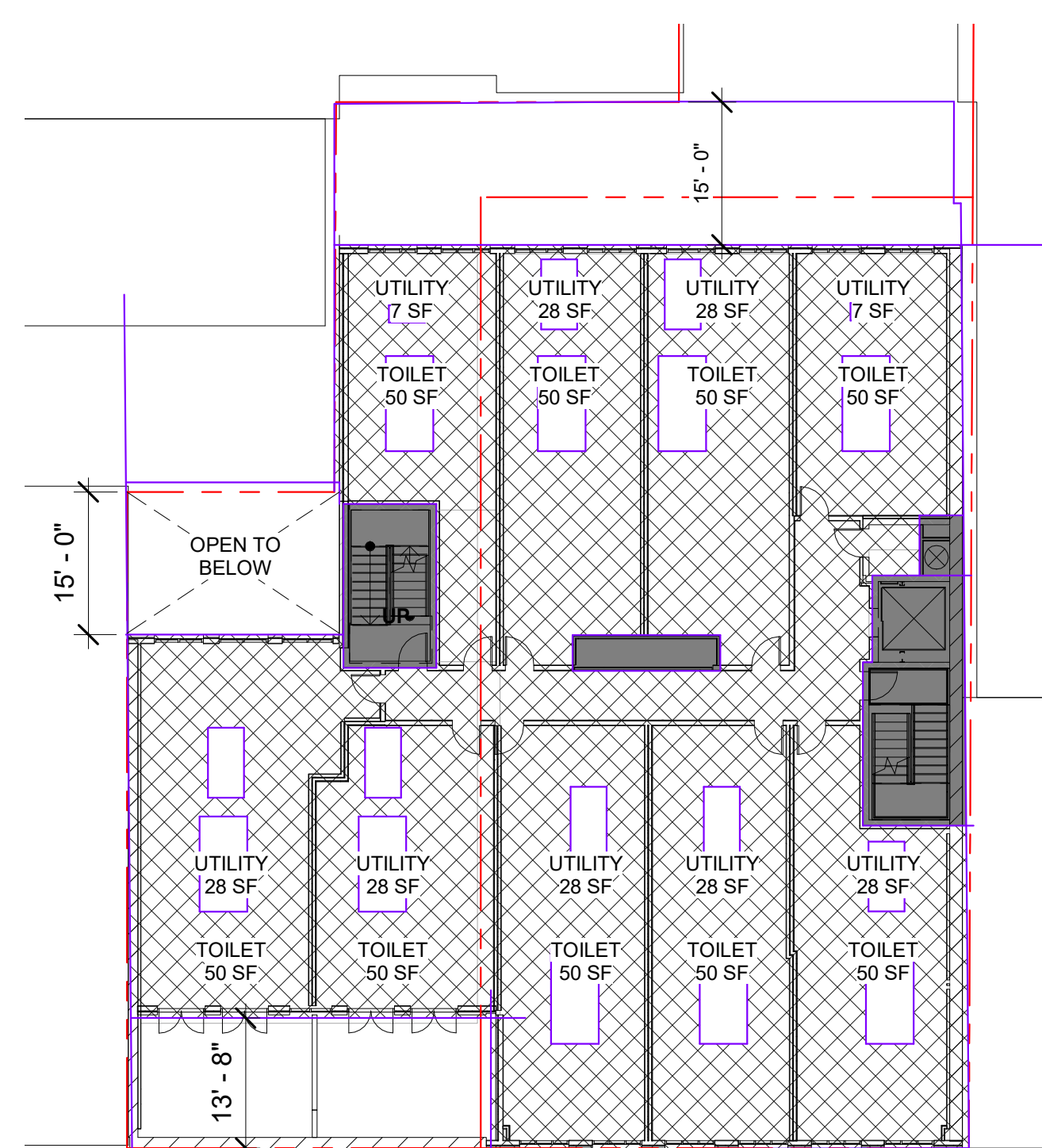
**LL LOWER LEVEL**  
1/16" = 1'-0"



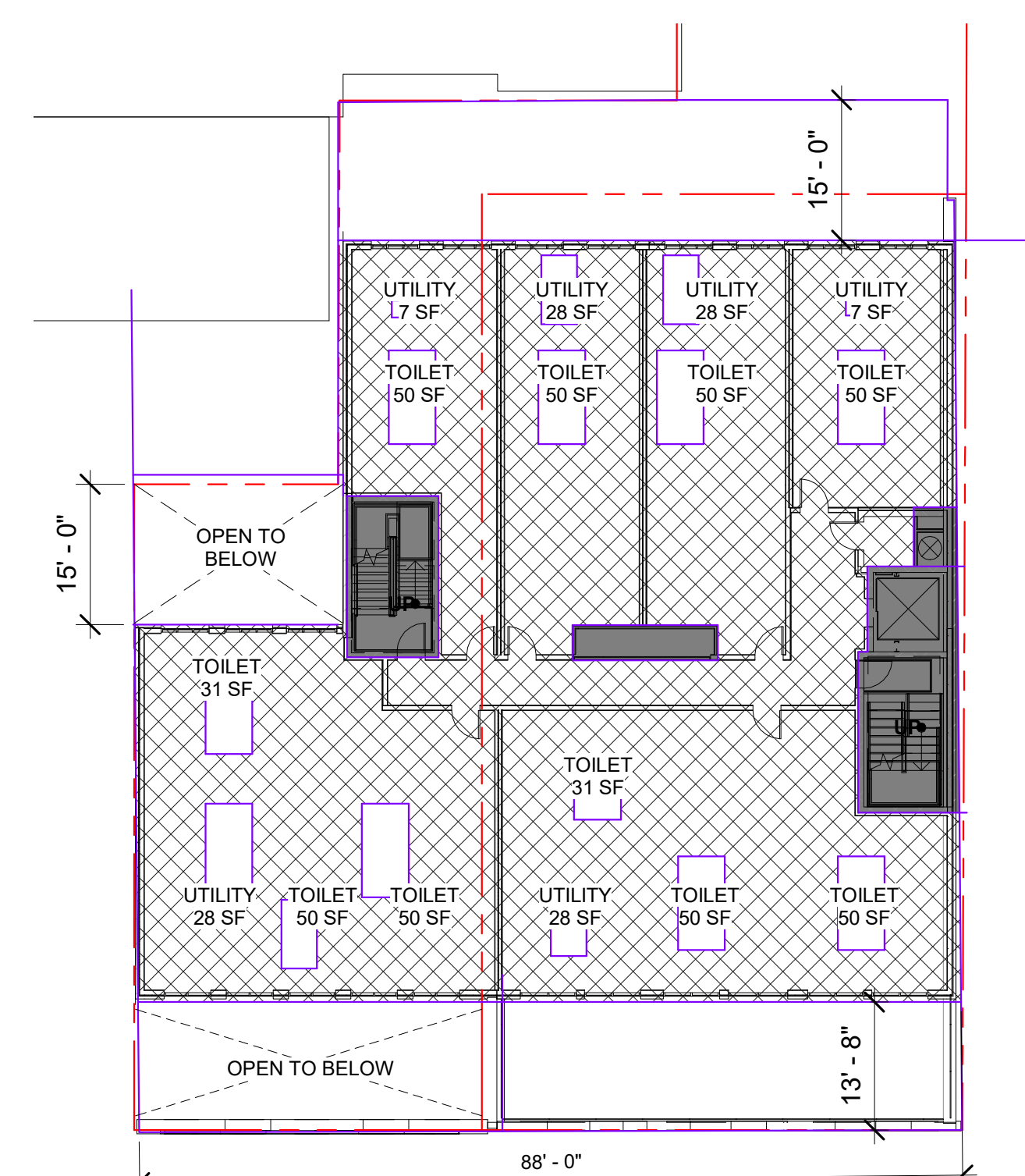
**1 LEVEL 1**  
1/16" = 1'-0"



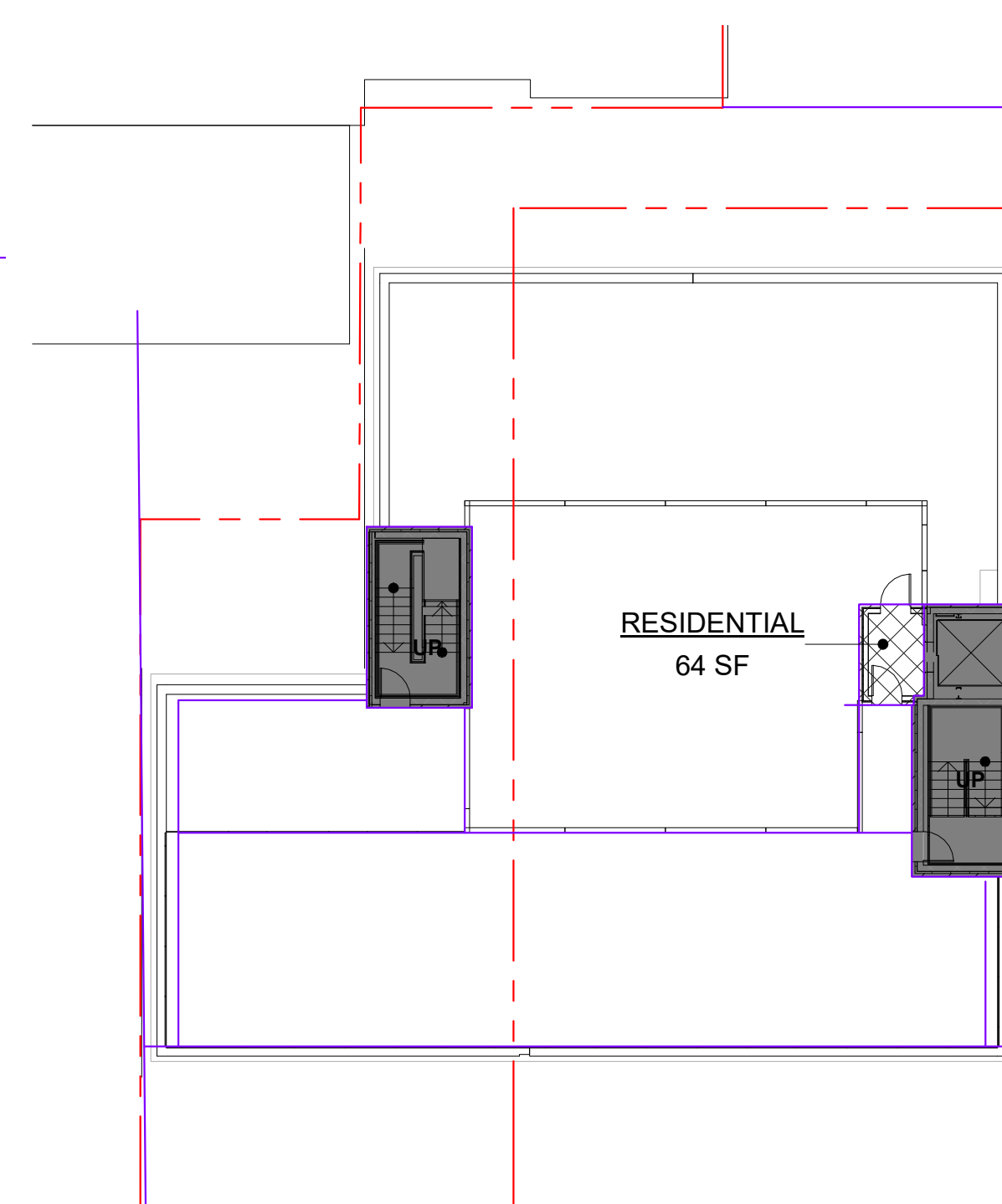
2 LEVEL 2  
1/16" = 1'-0"



**3 LEVEL 3**  
1/16" = 1'-0"








**4 LEVEL 4**  
1/16" = 1'-0"



5 ROOF  
1/16" = 1'-0"

## FAR LEGEND

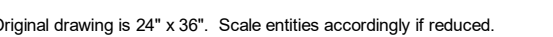
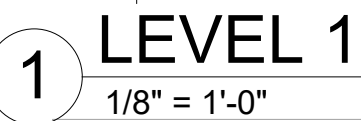
-  RESIDENTIAL
-  NON-RESIDENTIAL
-  BASEMENT
-  VERTICAL PENETRATIONS
-  TOILET & UTILITY

LVL	GSF	FAR DEDUCTIONS				FAR
	GROSS FLOOR AREA	STAIRS/ ELEV.	SHAFTS/UTILITY	TOILETS	TOTAL DEDUCTIONS	FLOOR AREA
B1*	8,415	472	999	100	1,571	6,844
1ST	8,830	544		0	544	8,286
2nd	7,402	530	153	450	1,133	6,269
3rd	6,935	530	209	450	1,189	5,746
4th	6,249	530	125	462	1,117	5,132
Roof	548	484			484	6
Total*	29,964	2,618	487	1,362	4,467	25,495

\* BASEMENT EXCLUDED FROM CALCULATED TOTALS

Deductions 0.15

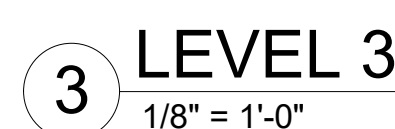
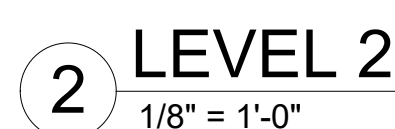




A/E PROJECT NO:   ## - ##  
DRAWN BY:           XX  
CHECKED BY:        XX

<h1>APPROVED</h1>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECEIVED _____	
INSTRUMENT NO. _____	FILED BOOK NO. _____
_____	DATE _____

**A-112**





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REGISTRATION:

[illegible]

A/E PROJECT NO:   ## - ##  
DRAWN BY:           XX  
CHECKED BY:        XX

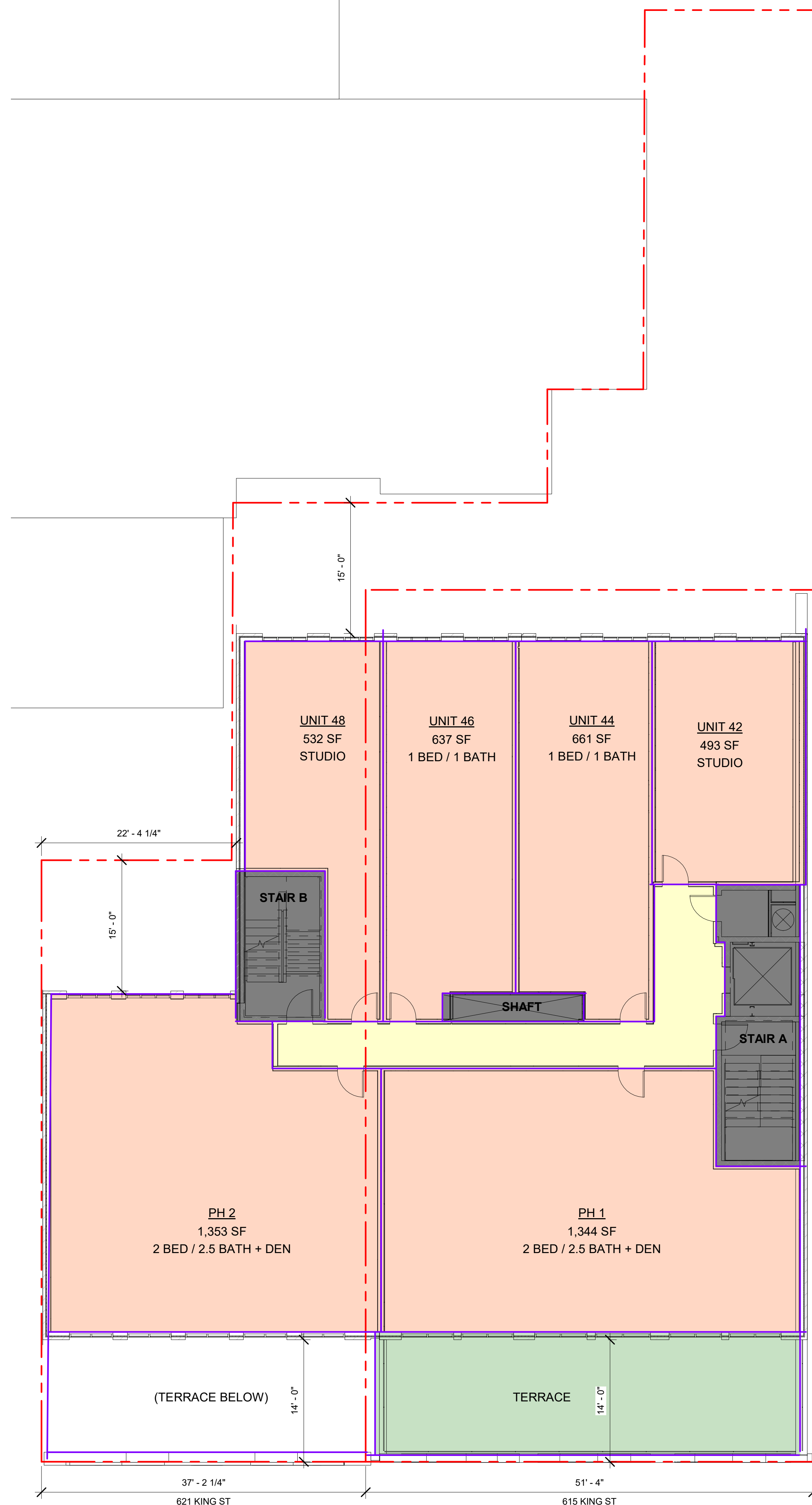
<h1>APPROVED</h1>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

SHEET TITLE:  
**4TH FLOOR & ROOF  
PLANS**

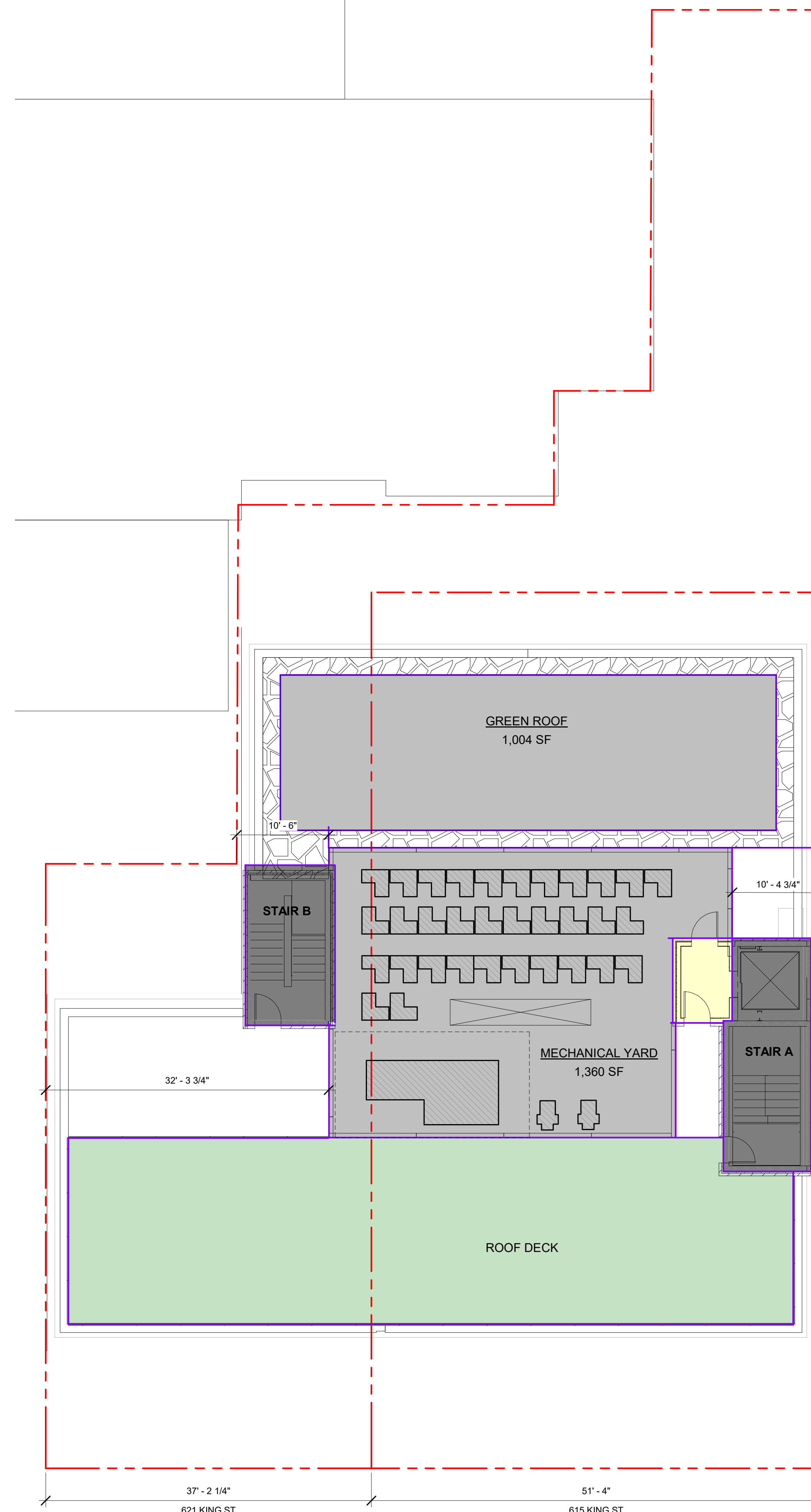
SHEET NUMBER:

**A-113**

Original drawing is 24" x 36". Scale entities accordingly if reduce.



4 LEVEL 4  
1/8" = 1'-0"



5 ROOF  
1/8" = 1'-0"



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REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##  
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CHECKED BY: XX

APPROVED

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

\_\_\_\_\_  
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DELD BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

SHEET TITLE:  
**STREET ELEVATIONS**

SHEET NUMBER:

**A-200**

Original drawing is 24" x 36". Scale entities accordingly if reduce.



1 Existing King Street Elevation - South Side  
1" = 20'-0"



2 Existing King Street Elevation - North Side  
1" = 20'-0"



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REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##  
DRAWN BY: XX  
CHECKED BY: XX

APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

\_\_\_\_\_  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

SHEET TITLE:  
**HISTORIC OVERVIEW -  
621 KING**

SHEET NUMBER:

**A-200.2**

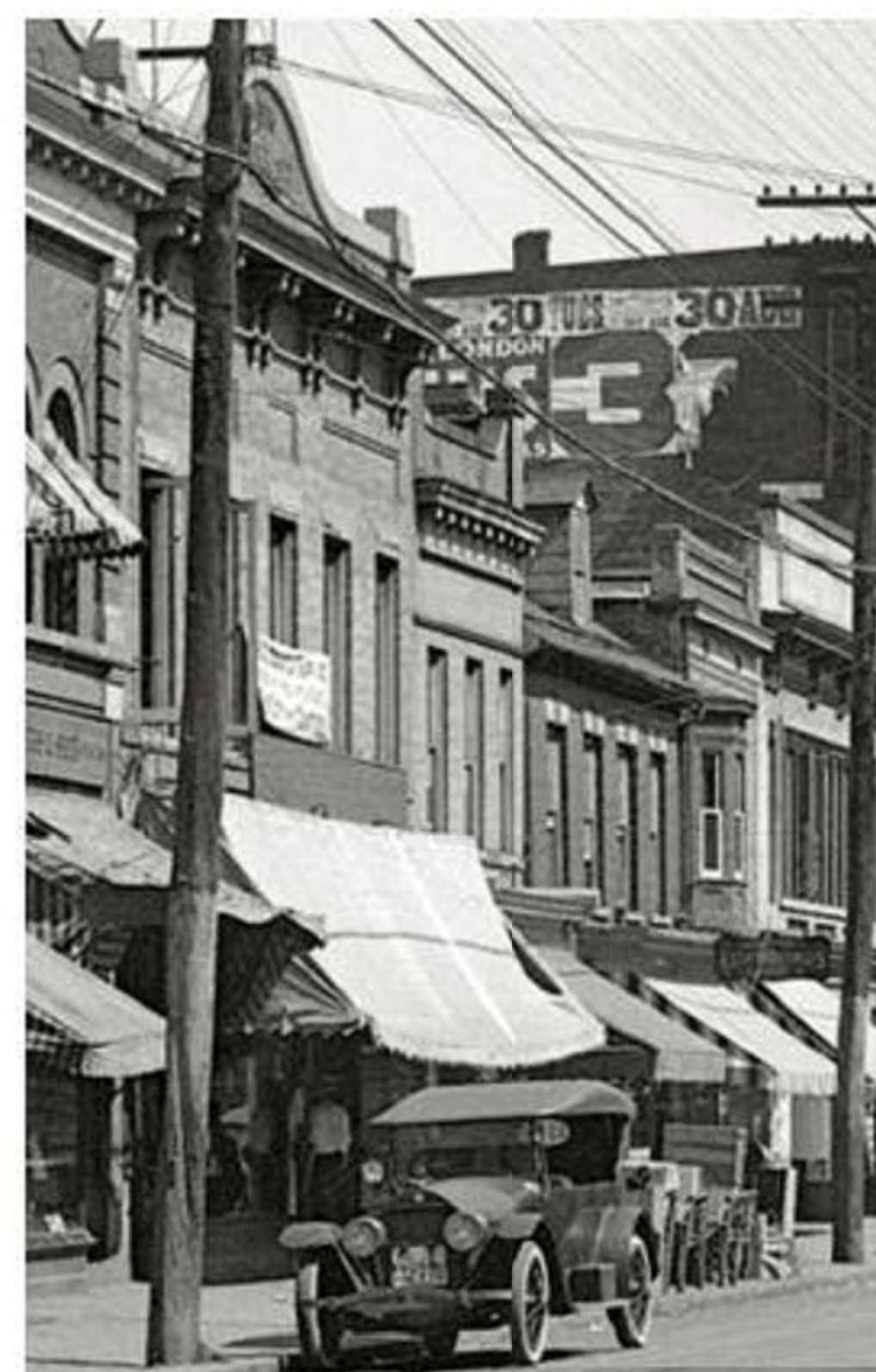
Original drawing is 24" x 36". Scale entities accordingly if reduce.



STOREFRONT: UNDERGONE  
NUMEROUS ALTERATIONS,  
INCLUDING BRICK INFILL ABOVE  
THE STOREFRONT \_\_\_\_\_

621 KING

615 KING



1921: Fabric awning and signage board above retail.



1928 Prominent retail signage mounted to exterior & retail storefront projected onto sidewalk with new fabric awnings.



1963: Retail fenestration is boxed out. Cornice above ground floor is visible above new fabric awning. New prominent signage.



1965: Brick is painted. Retail entrance is behind street facade. Second floor windows have painted shutters



2019 (CURRENT): Earlier retail entry space is enclosed. Shutters at windows are removed. New signage and added signage lighting. New paint color.







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REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##  
DRAWN BY: XX  
CHECKED BY: XX

<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b>	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____
INSTRUMENT NO. _____	
DEED BOOK NO. _____	
DATE _____	

SHEET TITLE:  
**STREET ELEVATIONS**

SHEET NUMBER:

**A-201**

Original drawing is 24" x 36". Scale entities accordingly if reduce.



2 Existing King Street Elevation - North Side  
1" = 20'-0"



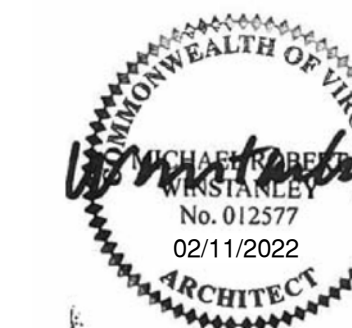
1 Proposed King Street Elevation - North Side  
1" = 20'-0"







Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2022



REGISTRATION:

[illegible]

A/E PROJECT NO:   ## - ##  
DRAWN BY:           XX  
CHECKED BY:        XX

<h1>APPROVED</h1>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

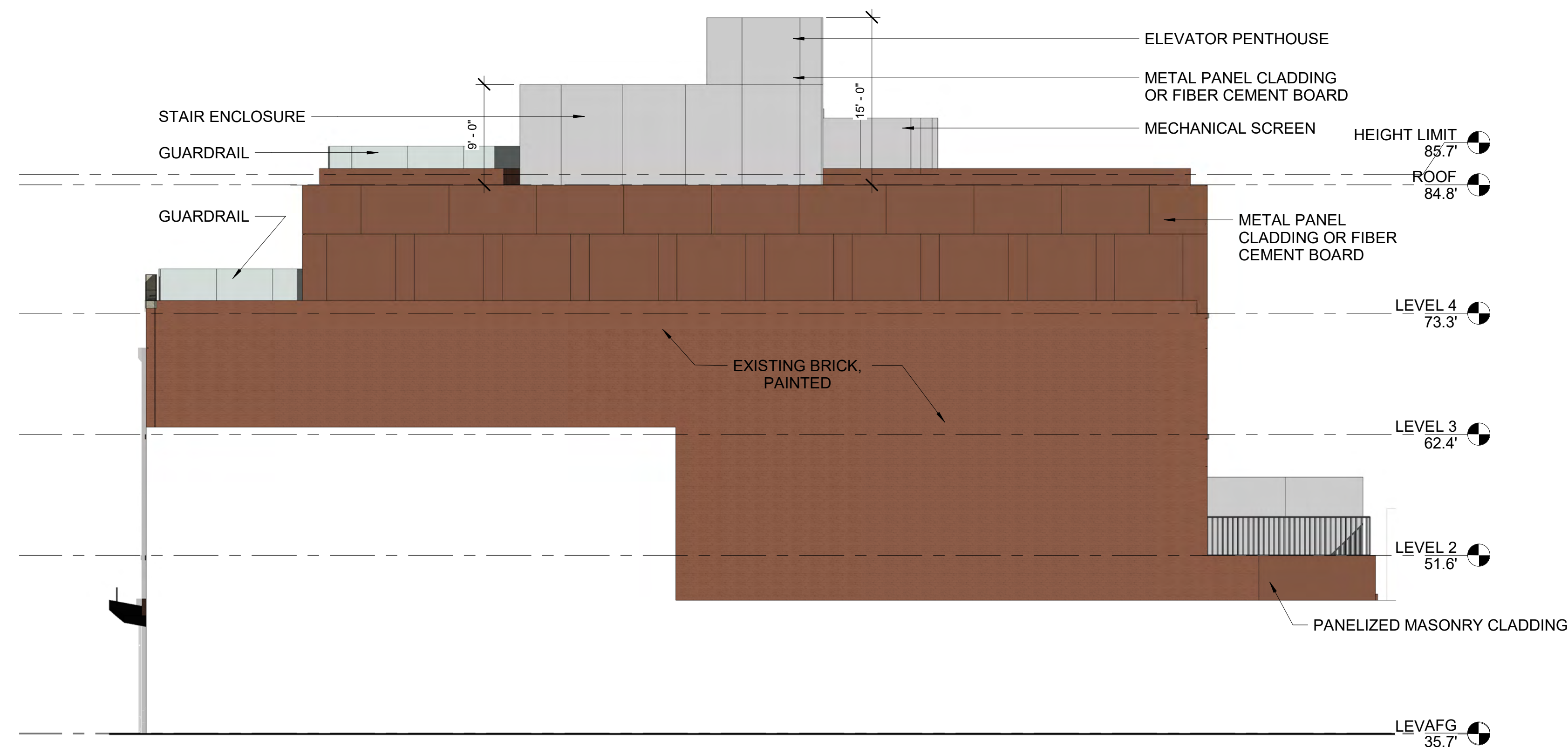
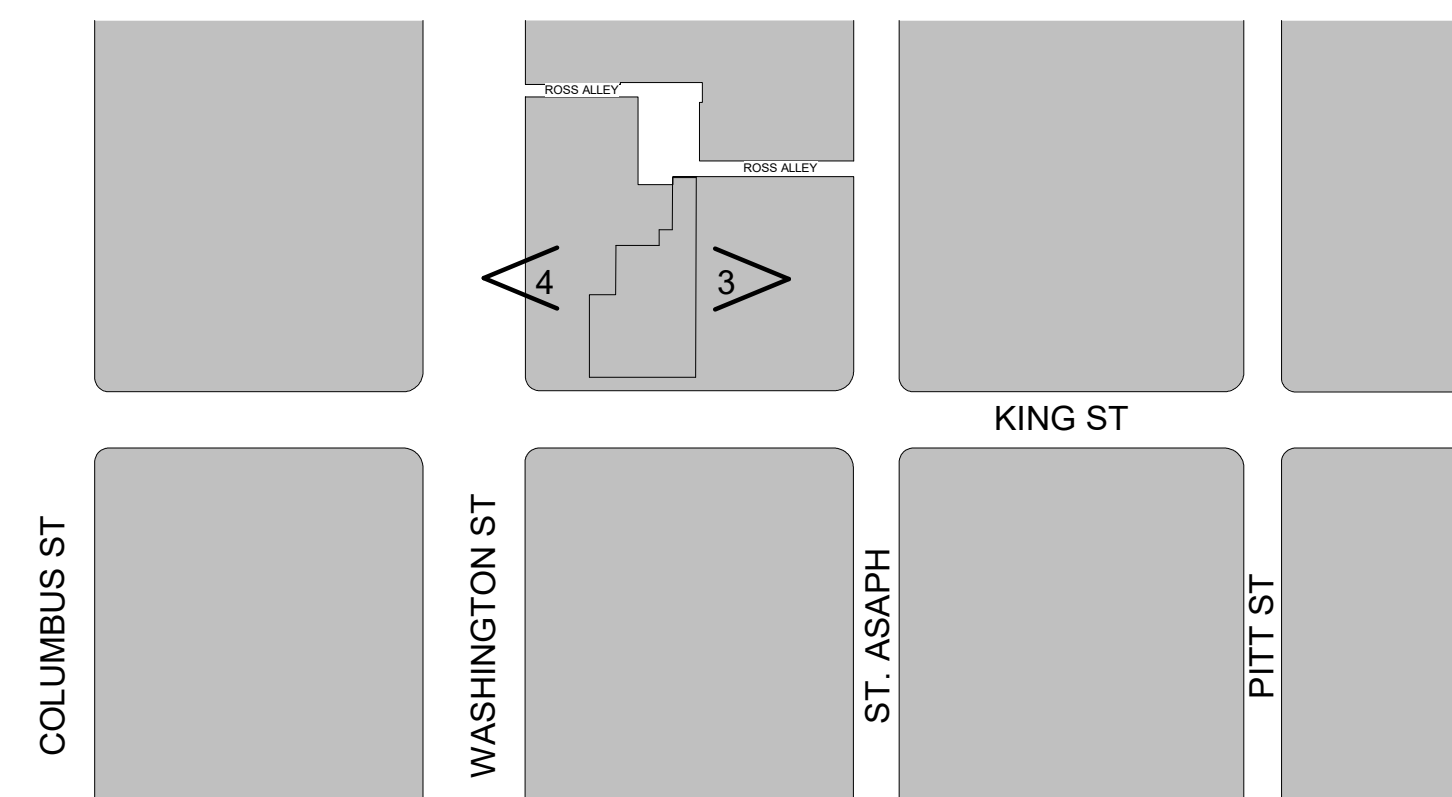
SHEET TITLE:  
**EAST AND WEST  
ELEVATIONS**

SHEET NUMBER:

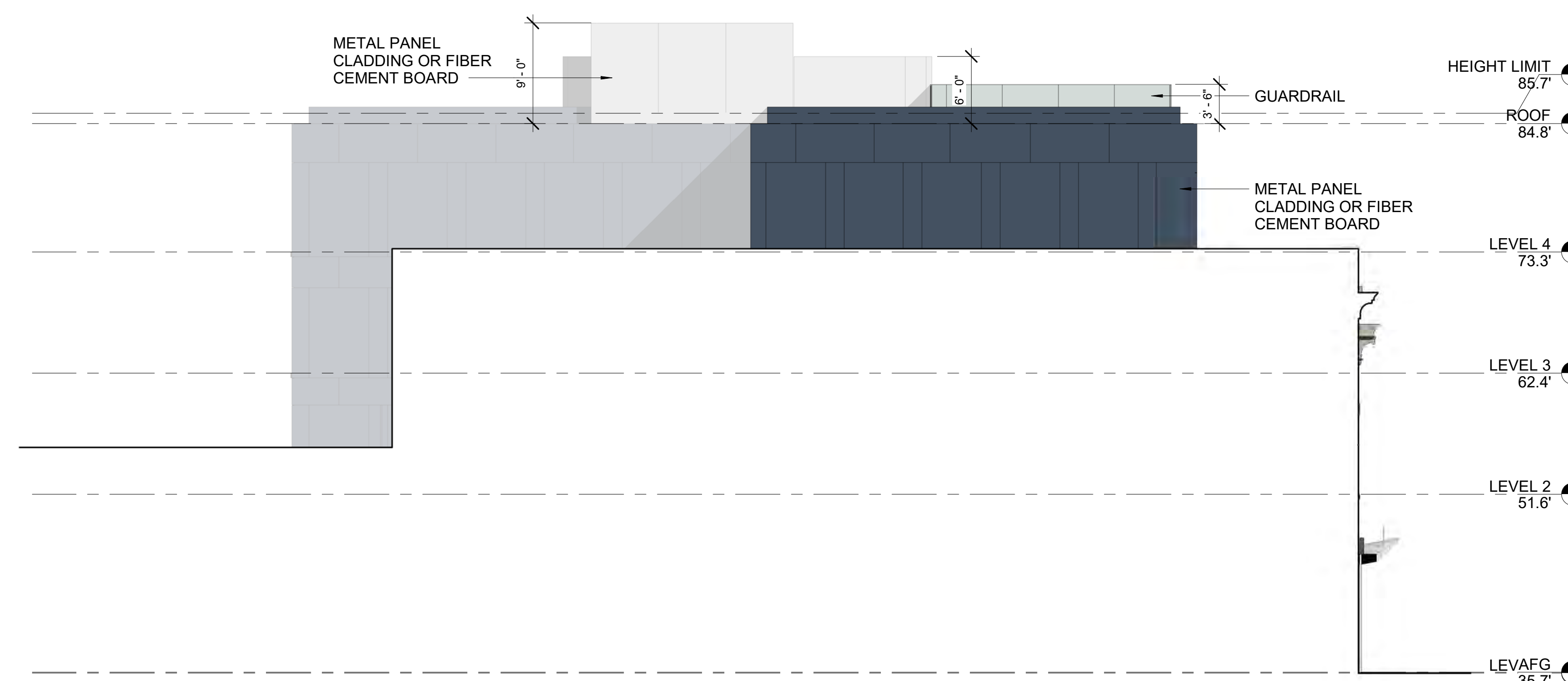
A-212

Original drawing is 24" x 36". Scale entities accordingly if reduce.

## KEY PLAN



3 EAST ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"



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REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##  
DRAWN BY: XX  
CHECKED BY: XX

<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO.</b> _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
<b>SITE PLAN NO.</b> _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____
<b>DATE RECORDED</b> _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

SHEET TITLE:  
**KING STREET SECTION**

SHEET NUMBER:

## A-300



Alexandria, VA 22314

**WINSTANLEY**  
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2022



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A/E PROJECT NO: ## - ##  
DRAWN BY: XX  
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_____ DIRECTOR	_____ DATE
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SITE PLAN NO. _____	
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_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
<b>DATED RECORDED</b> _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

SHEET TITLE:  
**MASSING STUDIES**

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## A-800



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_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____ DATE
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INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

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**RENDERING**

SHEET NUMBER:

**A-900**