

ADDRESS OF PROJECT: 220 S. Union Street

TAX MAP AND PARCEL: 075-03-03-08

ZONING: W-1

**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: Carr Hospitality

Address: 1455 Pennsylvania Ave., Suite 800

City: Washington State: DC Zip: 20004

Phone: 202.349.1441 E-mail: aflajser@carrhospitality.com

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

Name: Rust Orling Architecture

Phone: 703.836.3205

E-mail: morling@rustorling.com

**Legal Property Owner:**

Name: Cummings Investment Associates, Inc.- A Delaware Corporation

Address: 10 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 548-1401 E-mail: LindaWhitmore@cummingsinvestment.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.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The application is for permission to demolish the existing building on the site and to review the design of a new proposed 75,738 GSF above grade (61,066 NSF) 120 room hotel with a 21,037 GSF garage as represented in the attached exhibits

**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.

Electronic copies of submission materials should be submitted whenever possible.

**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.

**\* NOTE: PHOTOGRAPHS HAVE BEEN PROVIDED IN LIEU OF ELEVATIONS**

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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. **REFER TO SHEET A1 - BUILDING STATISTICS & CD ROM**
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions. **PHOTOS PROVIDED IN LIEU OF ELEVATIONS**
- ☒ ☐ 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. **3D RENDERINGS PROVIDED IN LIEU OF MODEL.**

**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 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 5 sets of 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: Stephanie S. TinchPrinted Name: Stephanie S. TinchDate: 2.3.2014

ON BEHALF OF  
MARK S. ORLING

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Rust Orling Architecture	1215 Cameron St., Alexandria, VA 22314	0%
2. Carr Hospitality	1455 Pennsylvania Ave., NW, Ste. 800, Washington, DC 20004	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 220 S. Union Street, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Cummings Investment Associates, Inc.	10 Prince St. Alexandria, VA 222314	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.

2.3.2014

Date

Stephanie S. Tincher

Printed Name

  
Signature

ON BEHALF  
OF MARKS ORLING

BOARD OF ARCHITECTURAL REVIEW – APPLICATION NARRATIVES

**CARR CITY CENTERS – 220 S. UNION STREET**

**11.012**

BAR HEARING DATE: MARCH 5, 2014

PERMIT TO DEMOLISH

The existing brick and metal warehouse structure was built in the late 1940s or early 1950s. It is a utilitarian structure with few or no significant architectural details and is not worthy of preservation. Reuse of the existing structure is incompatible with the development proposed in the Waterfront Small Area Plan in terms of possible fenestration, the flood plain ordinance and subsurface parking requirements

POTOMAC RIVER VICINITY ZONING ORDINANCE

The proposed development is in compliance with the recommended guidelines of the Waterfront Small Area Plan and other City Policies.



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 220 S Union Street, Alexandria, VA

Zone W-1

A2. 0.489 AC - 21,299 SF

x 3.0

= 63,897

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

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

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

B3. Existing Floor Area minus Exclusions  
\_\_\_\_\_ Sq. Ft.  
(subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	21,037	Basement**	21,037
First Floor	15,584	Stairways**	3,232
Second Floor	15,404	Mechanical**	2,230
Third Floor	44,673	Other**	9,210
Porches/ Other		Total Exclusions	35,709
<b>Total Gross *</b>			61,066

C1. Proposed Gross Floor Area \*  
96,775 \_\_\_\_\_ Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
35,709 \_\_\_\_\_ Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
61,066 \_\_\_\_\_ Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) \_\_\_\_\_ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 63,897 \_\_\_\_\_ Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	0.000 AC - 0 SF
Required Open Space	N/A
Proposed Open Space	0.121 AC - 5,269 SF

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

Signature: \_\_\_\_\_

*Stephanie Glendon*

Date: 2/3/2014



BOARD OF ARCHITECTURAL REVIEW  
APPLICATION

DRAWING LIST

- C4.00 EXISTING CONDITIONS PLAN
- C4.10 DEMOLITION PLAN
- C5.00 PRELIMINARY SITE PLAN
  
- A1 BUILDING STATISTICS
- A2 EXISTING SITE PHOTOGRAPHS
- A3 EXISTING ADJACENT PROPERTIES
- A4 PROPOSED BASEMENT (PARKING) AND GROUND FLOOR PLANS
- A5 PROPOSED SECOND AND THIRD FLOOR PLANS
- A6 PROPOSED FOURTH AND FIFTH FLOOR PLANS
- A7 PROPOSED ROOF PLAN
- A8 PROPOSED WEST ELEVATION - SOUTH UNION STREET
- A9 PROPOSED SOUTH ELEVATION - DUKE STREET
- A10 PROPOSED EAST ELEVATION - STRAND STREET
- A11 PROPOSED NORTH ELEVATION - COURTYARD
- A12 VIEW FROM CORNER OF SOUTH UNION AND DUKE STREETS
- A13 VIEW FROM CORNER OF DUKE AND STRAND STREETS
- A14 VIEW FROM STRAND SREET LOOKING SOUTHWEST
- A15 VIEW OF COURTYARD LOOKING EAST TOWARD THE POTOMAC RIVER
- A16 VIEW OF COURTYARD AT NIGHT



220 SOUTH UNION STREET HOTEL

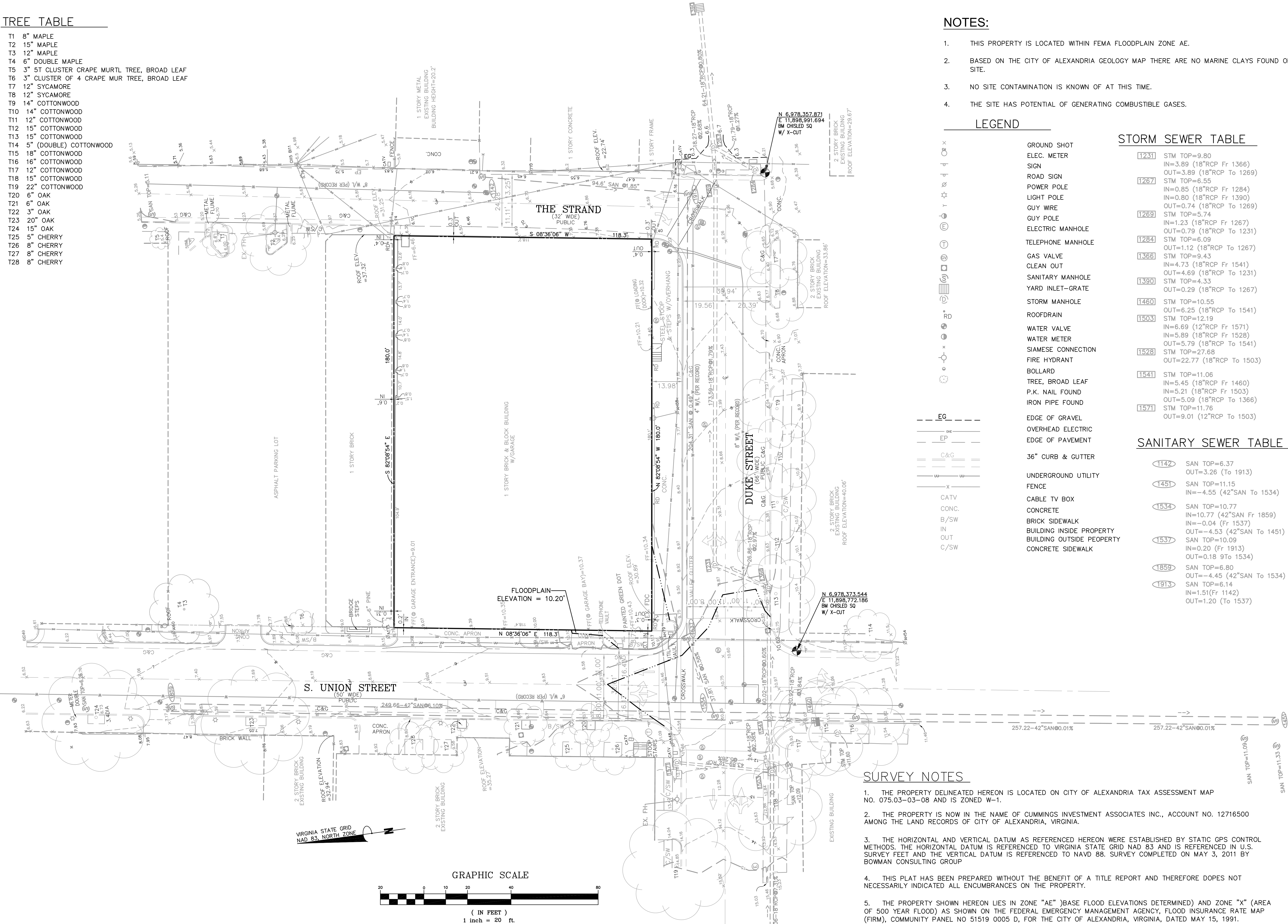
March 5, 2014



CUMMINGS SITE  
11.012

TREE TABLE

T1	8" MAPLE
T2	15" MAPLE
T3	12" MAPLE
T4	6" DOUBLE MAPLE
T5	3" 5T CLUSTER CRAPE MURLT TREE, BROAD LEAF
T6	3" CLUSTER OF 4 CRAPE MUR TREE, BROAD LEAF
T7	12" SYCAMORE
T8	12" SYCAMORE
T9	14" COTTONWOOD
T10	14" COTTONWOOD
T11	12" COTTONWOOD
T12	15" COTTONWOOD
T13	15" COTTONWOOD
T14	5" (DOUBLE) COTTONWOOD
T15	18" COTTONWOOD
T16	16" COTTONWOOD
T17	12" COTTONWOOD
T18	15" COTTONWOOD
T19	22" COTTONWOOD
T20	6" OAK
T21	6" OAK
T22	3" OAK
T23	20" OAK
T24	15" OAK
T25	5" CHERRY
T26	8" CHERRY
T27	8" CHERRY
T28	8" CHERRY



NOTES:

- THIS PROPERTY IS LOCATED WITHIN FEMA FLOODPLAIN ZONE AE.
- BASED ON THE CITY OF ALEXANDRIA GEOLOGY MAP THERE ARE NO MARINE CLAYS FOUND ON SITE.
- NO SITE CONTAMINATION IS KNOWN OF AT THIS TIME.
- THE SITE HAS POTENTIAL OF GENERATING COMBUSTIBLE GASES.

LEGEND

GROUND SHOT	EDGE OF GRAVEL
ELEC. METER	OVERHEAD ELECTRIC
SIGN	EDGE OF PAVEMENT
ROAD SIGN	36" CURB & GUTTER
POWER POLE	UNDERGROUND UTILITY
LIGHT POLE	FENCE
GUY WIRE	CABLE TV BOX
GUY POLE	CONCRETE
ELECTRIC MANHOLE	BRICK SIDEWALK
TELEPHONE MANHOLE	BUILDING INSIDE PROPERTY
GAS VALVE	BUILDING OUTSIDE PEOPERTY
CLEAN OUT	CONCRETE SIDEWALK
SANITARY MANHOLE	
YARD INLET-GRATE	
STORM MANHOLE	
ROOFDRAIN	
WATER VALVE	
WATER METER	
SIAMESE CONNECTION	
FIRE HYDRANT	
BOLLARD	
TREE, BROAD LEAF	
P.K. NAIL FOUND	
IRON PIPE FOUND	

STORM SEWER TABLE

1231	STM TOP=9.80 IN=3.89 (18"RCP Fr 1366) OUT=3.89 (18"RCP To 1269)
1267	STM TOP=6.55 IN=0.85 (18"RCP Fr 1284) OUT=0.80 (18"RCP Fr 1390)
1269	STM TOP=5.74 IN=1.23 (18"RCP Fr 1267) OUT=0.79 (18"RCP To 1231)
1284	STM TOP=6.09 OUT=1.12 (18"RCP To 1267)
1366	STM TOP=9.43 IN=4.73 (18"RCP Fr 1541) OUT=4.69 (18"RCP To 1231)
1390	STM TOP=4.33 OUT=0.29 (18"RCP To 1267)
1460	STM TOP=10.55 OUT=6.25 (18"RCP To 1541)
1503	STM TOP=12.19 IN=6.69 (12"RCP Fr 1571) IN=5.89 (18"RCP Fr 1528) OUT=5.79 (18"RCP To 1541)
1528	STM TOP=27.68 OUT=22.77 (18"RCP To 1503)
1541	STM TOP=11.06 IN=5.45 (18"RCP Fr 1460) IN=5.21 (18"RCP Fr 1503) OUT=5.09 (18"RCP To 1366)
1571	STM TOP=11.76 OUT=9.01 (12"RCP To 1503)

SANITARY SEWER TABLE

1142	SAN TOP=6.37 OUT=3.26 (To 1913)
1451	SAN TOP=11.15 IN=-4.55 (42"SAN To 1534)
1534	SAN TOP=10.77 IN=10.77 (42"SAN Fr 1859) IN=-0.04 (Fr 1537) OUT=-4.53 (42"SAN To 1451)
1537	SAN TOP=10.09 IN=0.20 (Fr 1913) OUT=0.18 9To 1534)
1859	SAN TOP=6.80 OUT=-4.45 (42"SAN To 1534)
1913	SAN TOP=6.14 IN=1.51(Fr 1142) OUT=1.20 (To 1537)

SURVEY NOTES

- THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 075.03-03-08 AND IS ZONED W-1.
- THE PROPERTY IS NOW IN THE NAME OF CUMMINGS INVESTMENT ASSOCIATES INC., ACCOUNT NO. 12716500 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
- THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID NAD 83 AND IS REFERENCED IN U.S. SURVEY FEET AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88. SURVEY COMPLETED ON MAY 3, 2011 BY BOWMAN CONSULTING GROUP
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOPES NOT NECESSARILY INDICATED ALL ENCUMBRANCES ON THE PROPERTY.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREA OF 500 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO 51519 0005 D, FOR THE CITY OF ALEXANDRIA, VIRGINIA, DATED MAY 15, 1991.

DESIGN ENGINEER / SURVEYOR

**Bowman**  
CONSULTING GROUP, LTD.

Phone: (703) 546-2188  
Fax: (703) 663-5781  
www.bowmanconsulting.com

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SEAL:

COMMONWEALTH OF VIRGINIA

MICHAEL WALTER SZYNAL  
Lic. No. 045107

PROFESSIONAL ENGINEER

REVISION APPROVED BY		REVISION APPROVED BY	
NO.	DESCRIPTION	DATE	APPROVED

**CH. CUMMINGS SITE**

**220 S. UNION STREET**

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED  
SPECIAL USE PERMIT NO. 2012-0019

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.

ESI  
Peer Review

### LEGEND

- |   |  |   |  |
|---|--|---|--|
|  | : TEST PIT REQUIRED (EXACT LOCATION)     |  | : PORTION OF EXISTING PIPE TO BE ABANDONED |
|  | : EXISTING TO REMAIN                     |  | : LOD - LIMITS OF DISTURBANCE              |
|  | : EXISTING TO BE DEMOLISHED              |   |  |
|  | : EXISTING TO BE REPLACED                |  | : EXISTING TREE TO BE REMOVED              |
|  | : EXISTING TO BE RELOCATED               |   |  |
|  | : LIMIT OF EXIST. CURB/APRON REMOVAL     |  | : EXISTING BUILDING TO BE DEMOLISHED       |
|  | : PORTION OF EXISTING PIPE TO BE REMOVED |   |  |

ESI  
Peer Review

## DEMOLITION NOTES

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

## ARCHEOLOGY NOTES

- A. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
- B. 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.
- C. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

APPROVED  
SPECIAL USE PERMIT NO. 2012-0019

DEPARTMENT OF PLANNING &amp; ZONING

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

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

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CHAIRMAN, PLANNING COMMISSION	DATE
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INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DESIGN ENGINEER / SURVEYOR

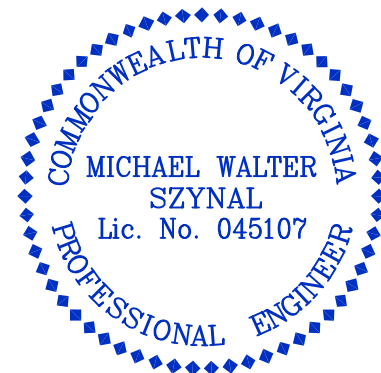
**Bowman**  
CONSULTING

**Bowman Consulting Group, Ltd.**  
2121 Eisenhower Avenue, Suite 302  
Alexandria, Virginia 22314

Phone: (703) 548-2188  
Fax: (703) 683-5781

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SEAL



REVISION APPROVED BY

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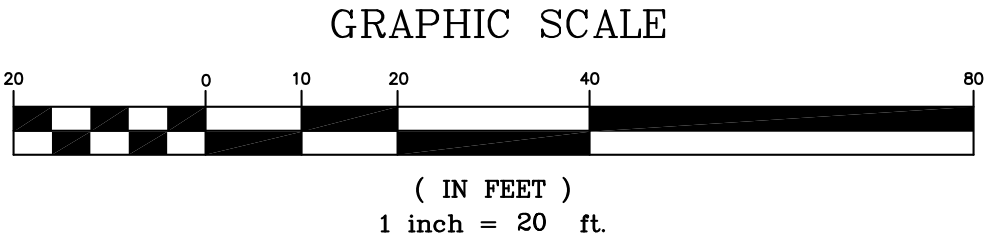
**CH. CUMMINGS SITE**  
**220 S. UNION STREET**

**220 S. UNION STREET**  
**PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT**

CITY OF ALEXANDRIA, VIRGINIA

## DEMOLITION PLAN

**SHEET NAME:**



APPROVED		2012-0019	
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.	

**SHEET NAME:**  
**PRELIMINARY SITE PLAN**

[illegible]

SCALE: 1" = 20'	DATE: SEPT. 12, 2013	DRAWN: JBW
PLAN STATUS		
DATE	DESCRIPTION	DATE
09/13/2013	1ST SUBMISSION	
10/28/2013	2ND SUBMISSION	

Cad File Name:



DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 220 S Union Street, Alexandria, VA Zone W-1

A2.  $\frac{0.489 \text{ AC} - 21,299 \text{ SF}}{\text{Total Lot Area}} \times 3.0 = 63,897$   
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

FLOOR AREA RATIO			
	Proposed Gross Floor Area	Allowable Exclusions	Proposed Net Floor Area
Basement	21,037	-21,037	0
Ground Floor	15,584	-2,823	12,761
2nd Floor	15,404	-2,898	12,506
3rd Floor	15,404	-2,651	12,753
4th Floor	14,673	-2,815	11,858
5th Floor	14,673	-3,485	11,188
TOTAL	96,775	-35,709	61,066

Lot Area	21,299	sf
Hotel Area Above Grade	61,066	sf
FAR Area Allowed (3.0)	63,897	sf
Total Net Building Area	61,066	sf
FAR	2.87	

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area \*  
Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
Sq. Ft.  
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	21,037	Basement**	21,037
First Floor	15,584	Stairways**	3,232
Second Floor	15,404	Mechanical**	2,230
Third Floor	44,673	Other**	9,210
Porches/ Other		Total Exclusions	35,709
Total Gross *	61,066		

C1. Proposed Gross Floor Area \*  
96,775 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
35,709 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
61,066 Sq. Ft.  
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 63,897 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	0.000 AC - 0 SF
Required Open Space	N/A
Proposed Open Space	0.121 AC - 5,269 SF

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

Signature: Stephanie Skindler Date: 2.3.14

Updated July 10, 2008



Union St. (NW corner of site)



Duke St. & Union St. (SW corner of site)



Duke St. & Strand St. (SE corner of site)



Strand St. (NE corner of site)

The Developer is proposing a new hotel for this site. The existing warehouse structure is not only incompatible with the proposed development, but would render required sub-surface parking unfeasible if it were not demolished.



S. UNION STREET - EAST



S. UNION STREET - WEST



DUKE STREET - SOUTH



DUKE STREET - NORTH



STRAND STREET - EAST



STRAND STREET - WEST



# FAR EXCLUSIONS

- STAIRWAYS & ELEVATOR SHAFTS
- MECHANICAL
- OTHER (BELOW 7'-6" CEILING HT.)



BASEMENT (PARKING) LEVEL



GROUND FLOOR

PROPOSED BASEMENT (PARKING) AND GROUND FLOOR PLANS

# FAR EXCLUSIONS

- STAIRWAYS, ELEVATOR SHAFTS & LAUNDRY CHUTE
- MECHANICAL (PLUMBING CHASES NOT SHOWN)
- OTHER (BELOW 7'-6" CEILING HT.)



SECOND FLOOR



THIRD FLOOR

PROPOSED SECOND AND THIRD FLOOR PLANS

FAR EXCLUSIONS

- STAIRWAYS, ELEVATOR SHAFTS  
& LAUNDRY CHUTE
- MECHANICAL  
(PLUMBING CHASES NOT SHOWN)
- OTHER  
(BELOW 7'-6" CEILING HT.)

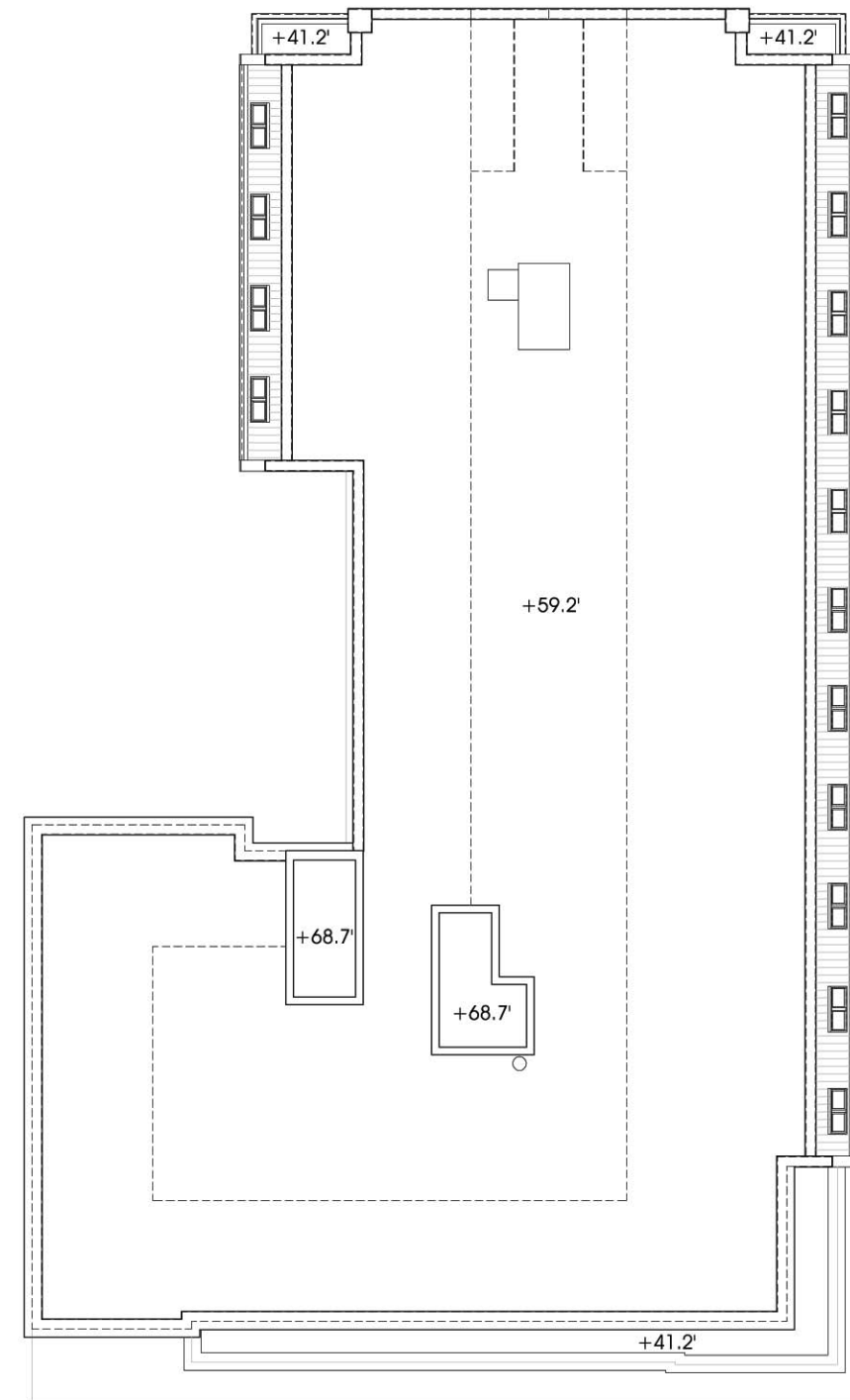
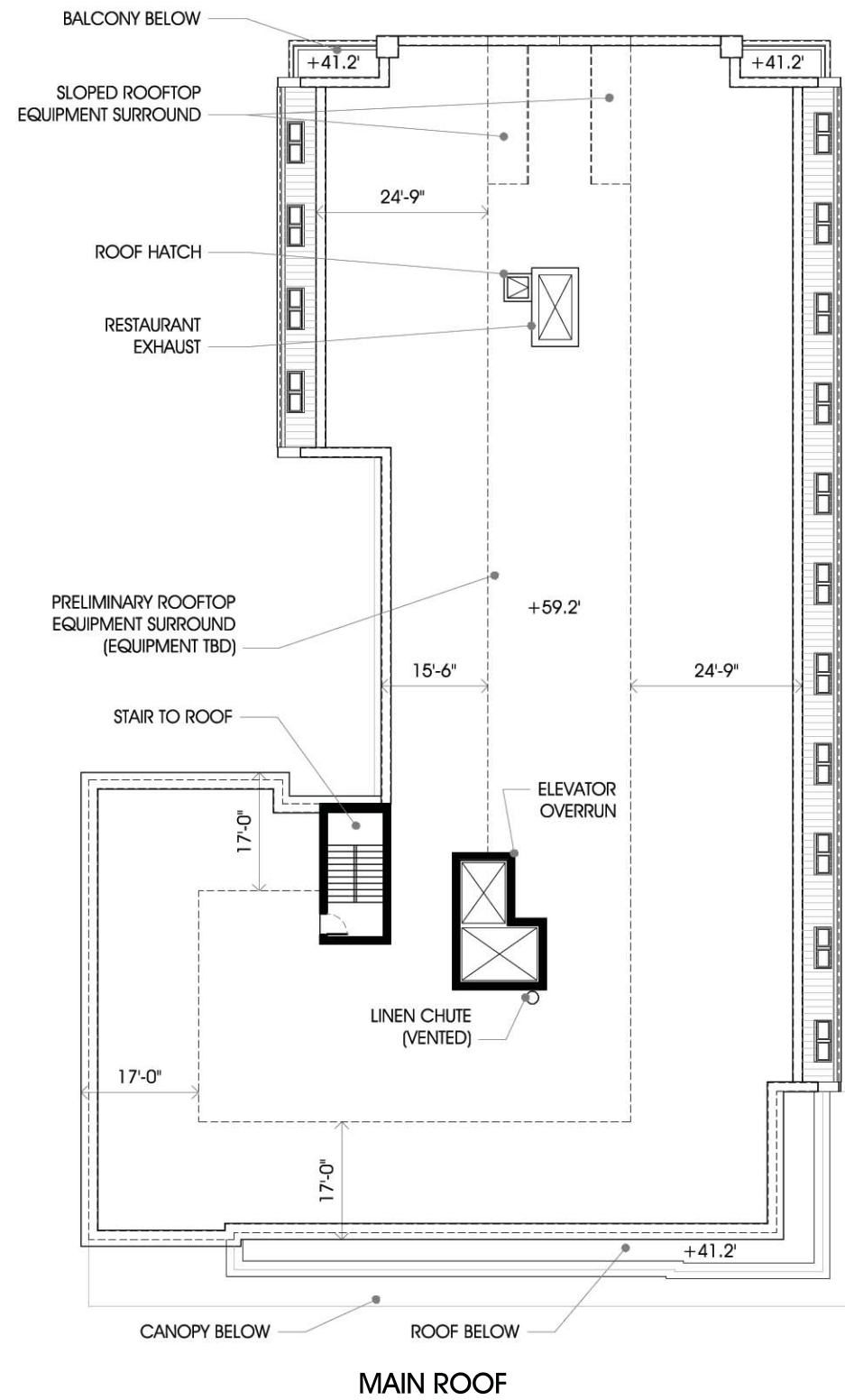


FOURTH FLOOR



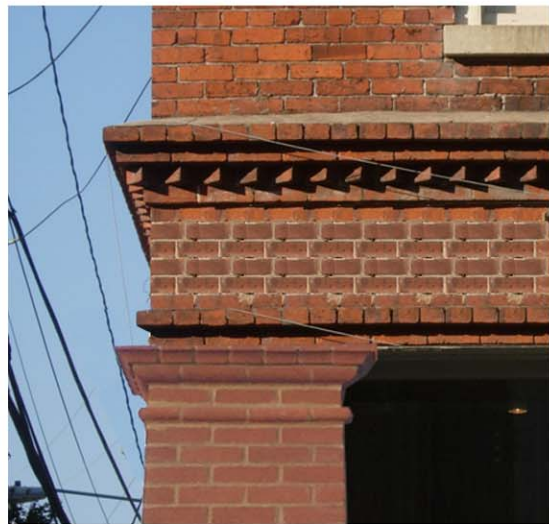
FIFTH FLOOR

PROPOSED FOURTH AND FIFTH FLOOR PLANS





BRICK CORNICES



BRICK DETAIL AT MAIN ENTRY



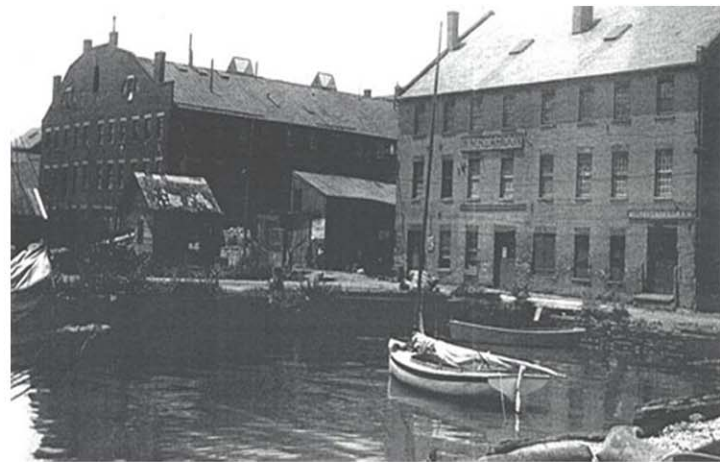
### PROPOSED BUILDING MATERIALS

#### Materials

B1	Brick 1	Buff
B2	Brick 2	Red
B3	Brick 3	Dark
S1	Stone	Stone veneer
M1	Roofing	Standing seam metal roof; painted
M2	Canopy	Suspended metal with coffered soffit
G1	Guardrail	Clear tempered glass guardrail

#### Doors & Windows

D1	Glass entry doors
D2	Garage Doors - Sectional with applied detail
W1	Storefront - aluminum SDL
W2	Rooms 1 - aluminum frame; single; fixed
W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)



HISTORIC WATERFRONT BUILDINGS



BRICK CORNICE

## PROPOSED BUILDING MATERIALS

### Materials

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B2	Brick 2	Red
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W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)



GREEN SCREEN



PROPOSED BUILDING MATERIALS

Materials			Doors & Windows	
B1	Brick 1	Buff	D1	Glass entry doors
B2	Brick 2	Red	D2	Garage Doors - Sectional with applied detail
B3	Brick 3	Dark	W1	Storefront - aluminum SDL
S1	Stone	Stone veneer	W2	Rooms 1 - aluminum frame; single; fixed
M1	Roofing	Standing seam metal roof; painted	W3	Rooms 2 - aluminum frame; pair; operable sash
M2	Canopy	Suspended metal with coffered soffit	W4	Sky Window - aluminum frame; low-profile; fixed (Velux)
G1	Guardrail	Clear tempered glass guardrail		

PROPOSED EAST ELEVATION - STRAND STREET

3/64" = 1'-0"



FURNITURE & PLANTERS



CATENARY LIGHTING

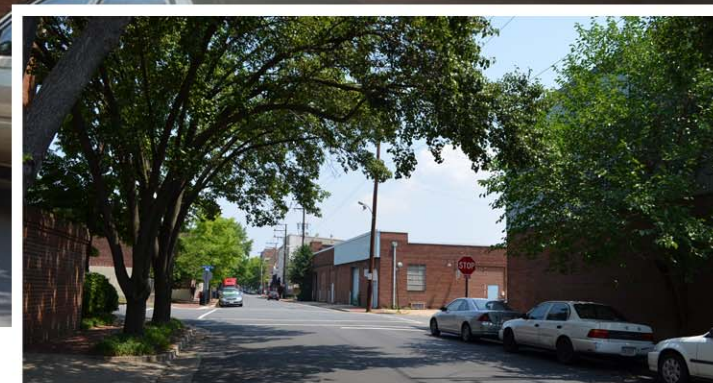
## PROPOSED BUILDING MATERIALS

### Materials

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W1	Storefront - aluminum SDL
W2	Rooms 1 - aluminum frame; single; fixed
W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)



Existing Condition



Existing Condition

VIEW FROM CORNER OF DUKE AND STRAND STREETS



Existing Condition

VIEW FROM STRAND STREET LOOKING SOUTHWEST



