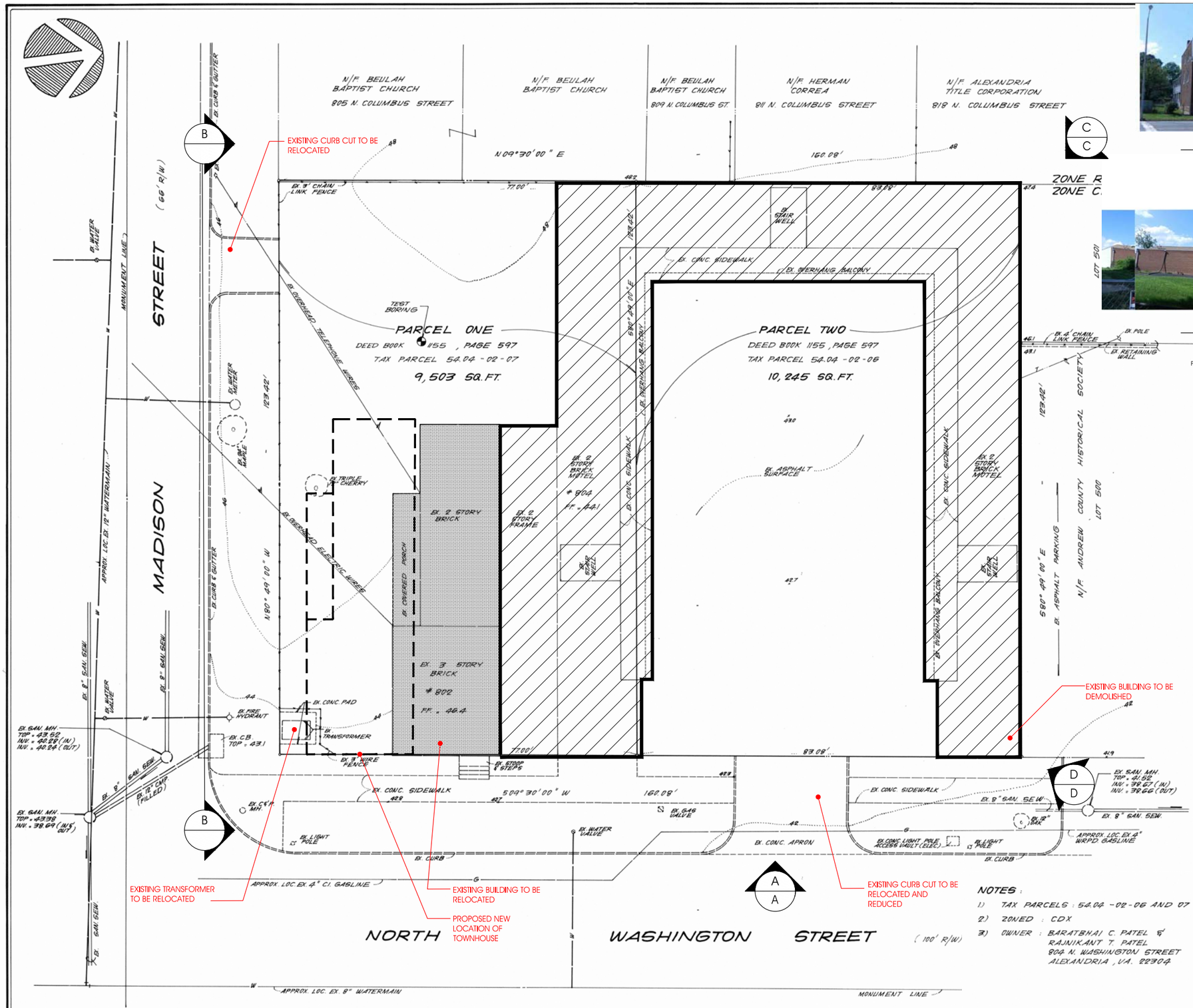
REVISED MATERIALS 5/27/15



STREET VIEW A - A

STREET VIEW B - B

STREET VIEW C - C

STREET VIEW D - D

DEMOLITION KEY:

EXISTING BUILDING TO BE RELOCATED

EXISTING BUILDING TO BE DEMOLISHED

DEMOLITION NARRATIVE:

THE ENTIRE EXISTING TOWNHOUSE, INCLUDING THE 2 STORY SIDE PORCH AND FRONT ENTRY STEPS, WILL BE RELOCATED APPROXIMATELY 20' TO THE SOUTH, EITHER BY MOVING IT IN ITS ENTIRETY OR BY DISMANTLING AND REASSEMBLING COMPONENTS. THE EXISTING ELEVATION OF THE GROUND FLOOR WILL BE MAINTAINED IN ITS NEW POSITION. THE BUILDING WILL BE BUILT ON A NEW FOUNDATION, EITHER SEPARATE FROM OR CONNECTED TO THE NEW UNDERGROUND GARAGE OF THE HOTEL. THIS RELOCATION WILL ALLOW THE EXISTING HOUSE TO BE RESTORED AND INCORPORATED INTO THE USE OF THE HOTEL FOR GUESTS.

NOTES:

1) TAX PARCELS: 54.04-02-06 AND 07
2) ZONED: CDX
3) OWNER: BARATBHAI C. PATEL & RAJNIKANT T. PATEL
804 N. WASHINGTON STREET
ALEXANDRIA, VA. 22304

DEMOLITION PLAN 05.18.15

RCF FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
718 Jefferson Street
Alexandria, Virginia 22314
(703) 549-6422

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
(LICENSE) No. 1418 & 1410
LAND SURVEYOR

TOPOGRAPHIC SURVEY
800 N. WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

Date	Revision

Design: R.C. FIELDS
Drawn: VAN
Scale: 1" = 10'
Date: APRIL, 1990
Sheet 1 Of 1
File: 90-19

GRAPHIC SCALE:

8' 0 16' 32'

1/16" = 1'-0"

FLOOR AREA AND OPEN SPACE COMPUTATIONS

Property Information

Street	800 North Washington Street		
Zone	CDX	Total Lot	19,748

FAR Information

Floor Area Ratio (F.A.R.) allowed by the zone				2.5
19,748	x	2.5	=	49,370
Lot Area		*Max Permitted F.A.R.*		*Maximum Allowable Net Floor Area*

Gross Area Computations

New Gross Area (sf)	
Existing (above grade)	3,826
Proposed Addition	53,514
Total Gross	57,340

New Gross Floor Area	57,340
Allowable Deductions	8,028
New Net Floor Area	49,312

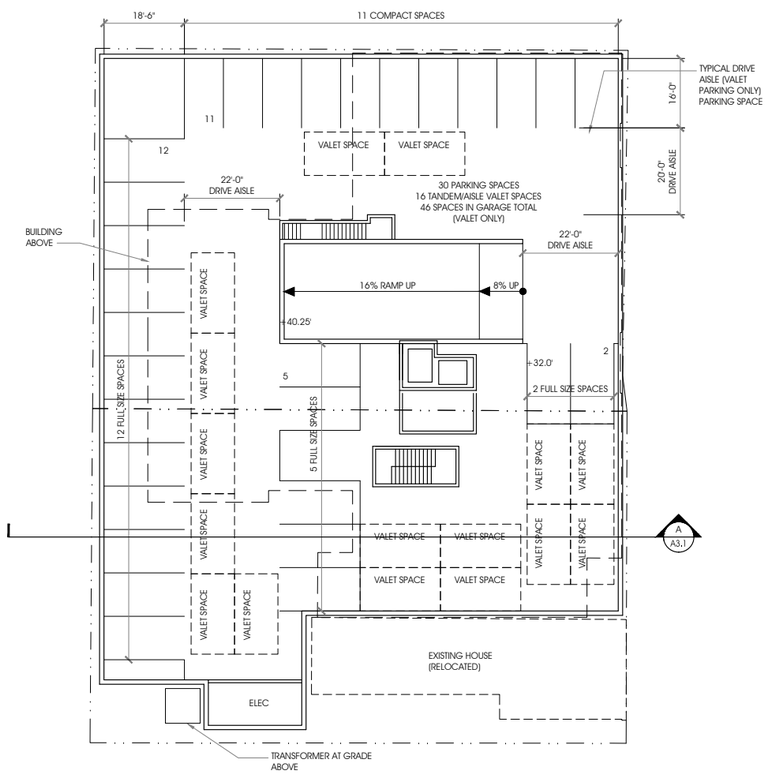
Open Space Computations

Required Open Space	0	sf
Proposed Open Space	1,385	sf (at grade)
	342	sf (roof terrace)

Building Height 50'

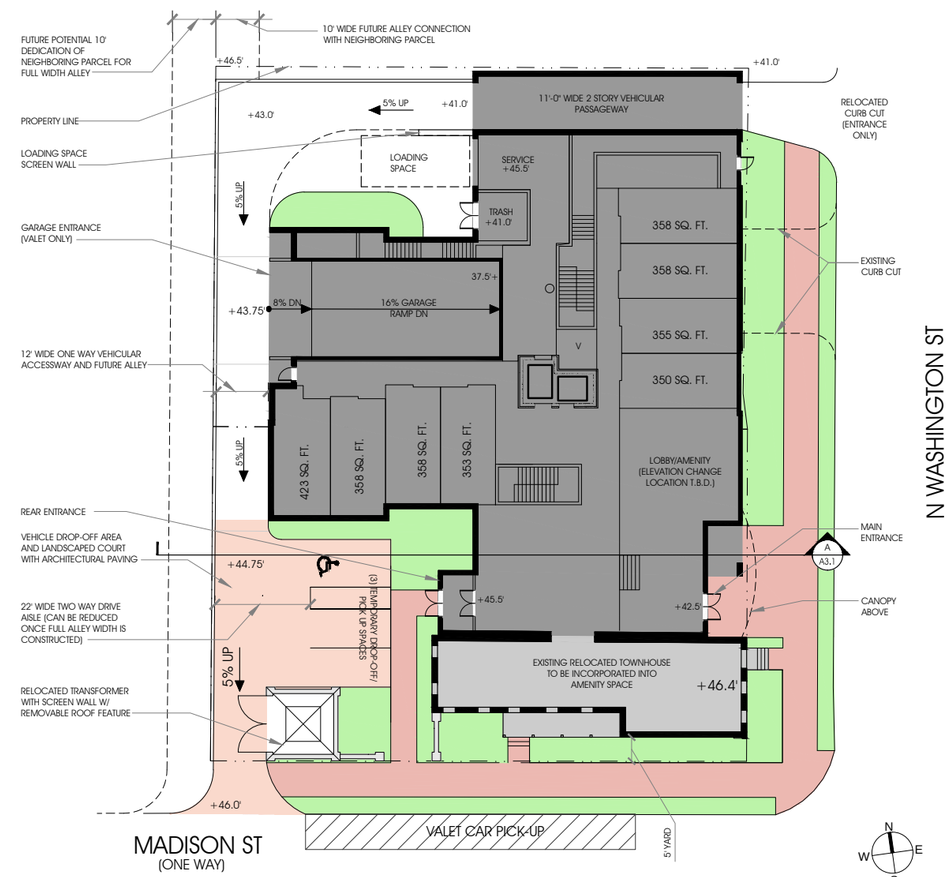
Proposed Use

A new five floor hotel with 97 units that incorporates a relocated existing three story historic townhouse.



A PROPOSED GARAGE PLAN

1/16" = 1'-0"



A PROPOSED SITE PLAN & GROUND FLOOR PLAN

1/16" = 1'-0"

COMMONWEALTH OF VIRGINIA
JOHN W. RUST
Lic. No. 003940
5/18/15
ARCHITECT

RUST | ORLING ARCHITECTURE

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22314

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admin@rustorling.com
www.rustorling.com

800 North Washington Street

802 & 808 North Washington Street
Alexandria, VA

14.074

REVISIONS

DATE	DESCRIPTION

BAR CONCEPT SUBMISSION
05.18.15

PROPOSED SITE PLAN, GARAGE FLOOR PLAN, AND STATISTICS

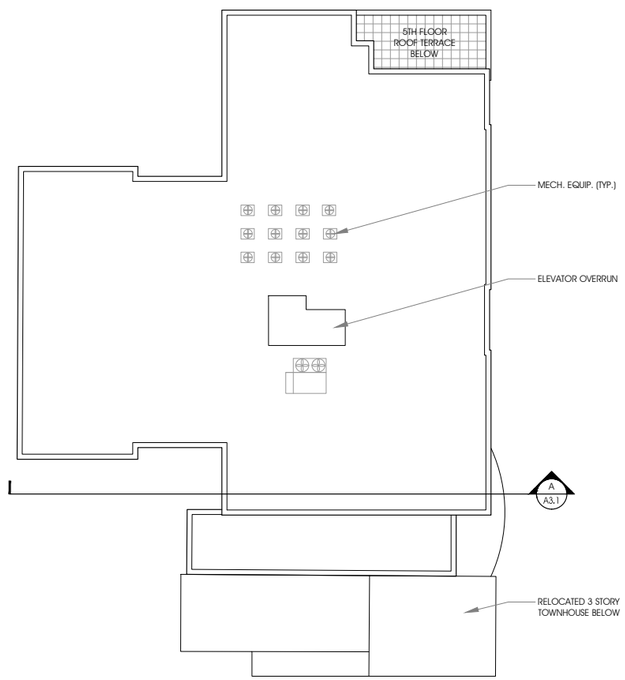
SHEET NO.

A1.1

GRAPHIC SCALE:

8' 0 16' 32'

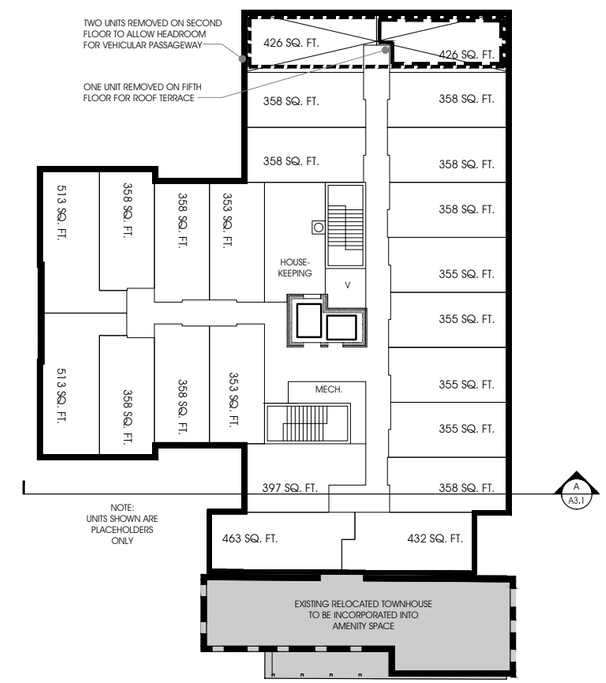
1/16" = 1'-0"



B

PROPOSED ROOF PLAN

1/16" = 1'-0"



A

PROPOSED TYPICAL RESIDENTIAL LEVEL PLAN (FLOORS 2-5)

1/16" = 1'-0"

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PROPOSED SITE PLAN, GARAGE FLOOR PLAN, AND STATISTICS

SHEET NO.

A1.2

GRAPHIC SCALE:

4' 0 16' 32'

3/32" = 1'-0"

B

PROPOSED EAST ELEVATION (WASHINGTON STREET) - ALTERNATE

3/32" = 1'-0"

A

PROPOSED EAST ELEVATION (WASHINGTON STREET)

3/32" = 1'-0"

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WASHINGTON
STREET ELEVATION

SHEET NO.

A2.1

GRAPHIC SCALE:

4' 0 16' 32'

3/32" = 1'0"

C PROPOSED WEST ELEVATION

3/32" = 1'-0"

B PROPOSED NORTH ELEVATION

3/32" = 1'-0"

A PROPOSED SOUTH ELEVATION (MADISON STREET)

3/32" = 1'-0"

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EXTERIOR ELEVATIONS

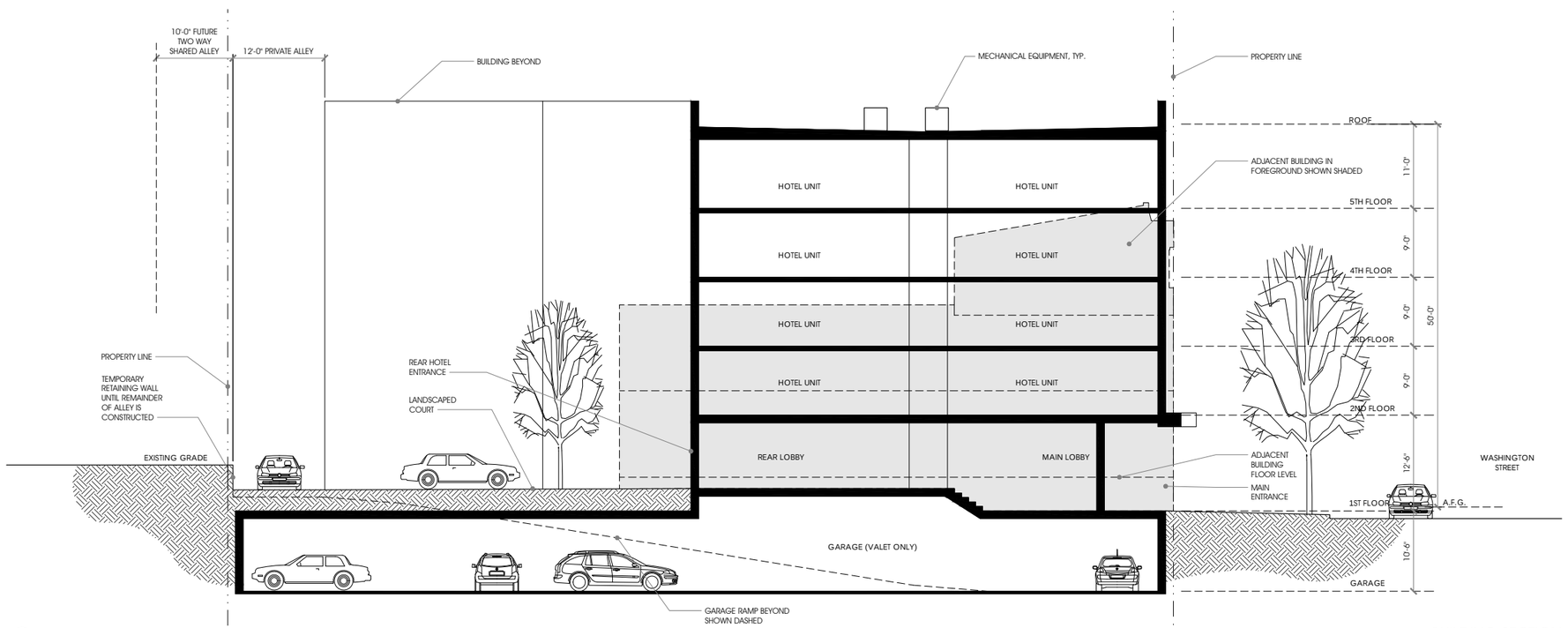
SHEET NO.

A2.2

GRAPHIC SCALE:

8' 0 16' 32'

1/16" = 1'-0"



A

BUILDING SECTION

1/16" = 1'-0"

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PROPOSED SITE PLAN, GARAGE FLOOR PLAN, AND STATISTICS

SHEET NO.

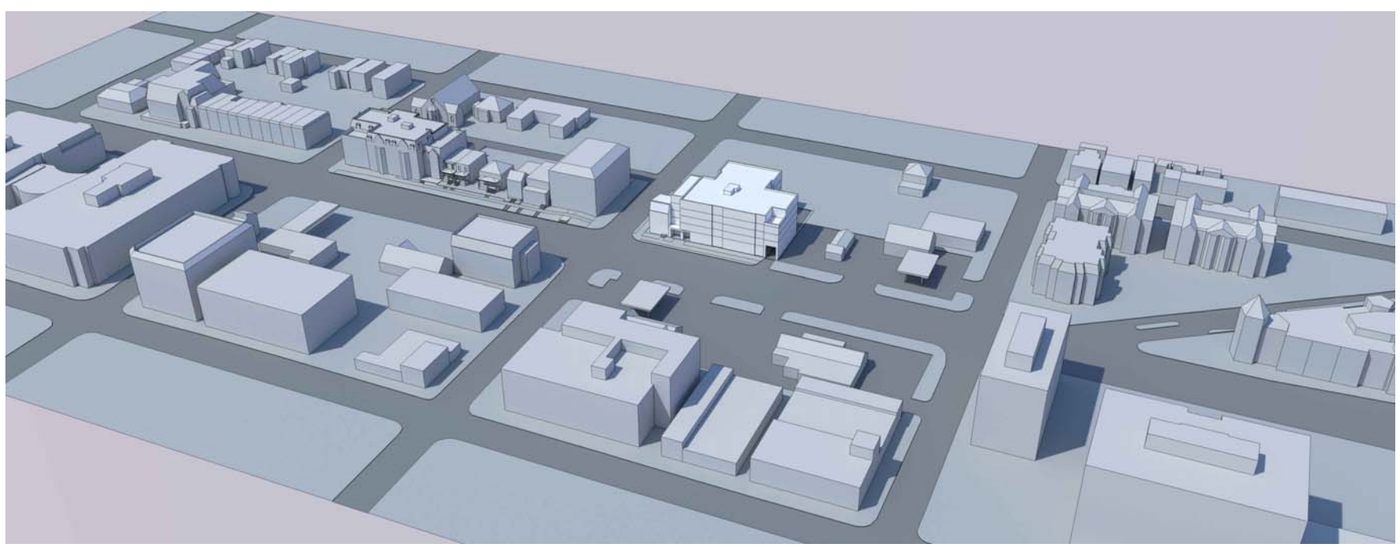
A3.1

C

VIEW FROM SOUTH
N.T.S

B

VIEW FROM NORTH
N.T.S



A

AERIAL VIEW
N.T.S

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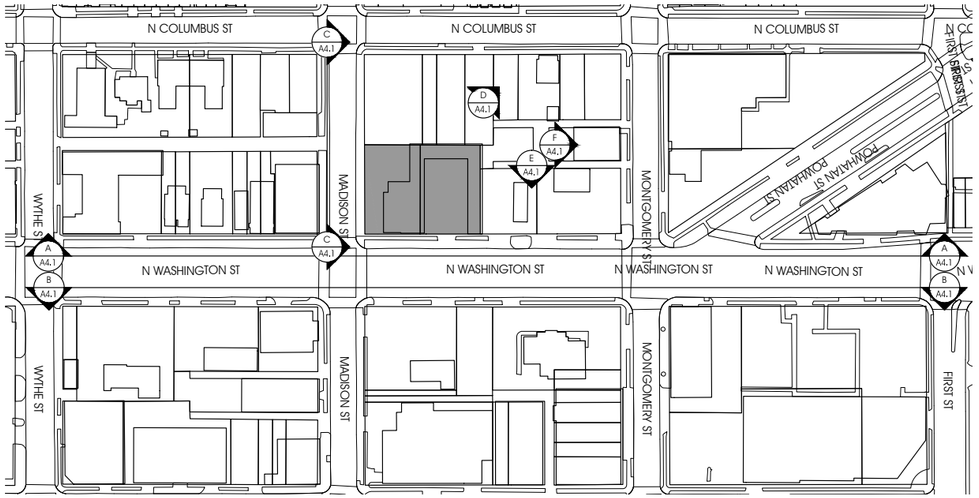
MASSING MODEL

SHEET NO.

A4.1



H VICINITY MAP
N.T.S

G AERIAL IMAGE
N.T.S

INSIDE ALLEY (NORTH)

F EXIST ADJACENT CONDITION
N.T.S

INSIDE ALLEY (EAST)

E EXIST ADJACENT CONDITION
N.T.S

INSIDE ALLEY (NORTH-WEST)

D EXIST ADJACENT CONDITION
N.T.S

PROJECT SITE

MADISON ST. (NORTH)

C EXISTING ADJACENT CONDITION
N.T.S

900 N. WASHINGTON ST. (EAST)

800 N. WASHINGTON ST. (EAST)

700 N. WASHINGTON ST. (EAST)

B EXISTING ADJACENT CONDITION
N.T.S

700 N. WASHINGTON ST. (WEST)

PROJECT SITE

800 N. WASHINGTON ST. (WEST)

900 N. WASHINGTON ST. (WEST)

A EXISTING ADJACENT CONDITION
N.T.S

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EXISTING CONDITIONS AND CONTEXT PHOTOGRAPHS

SHEET NO.

A5.1