

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

APPLICANT: The Salvation Army

LOCATION: Old and Historic Alexandria District
605 and 615 Slaters Lane

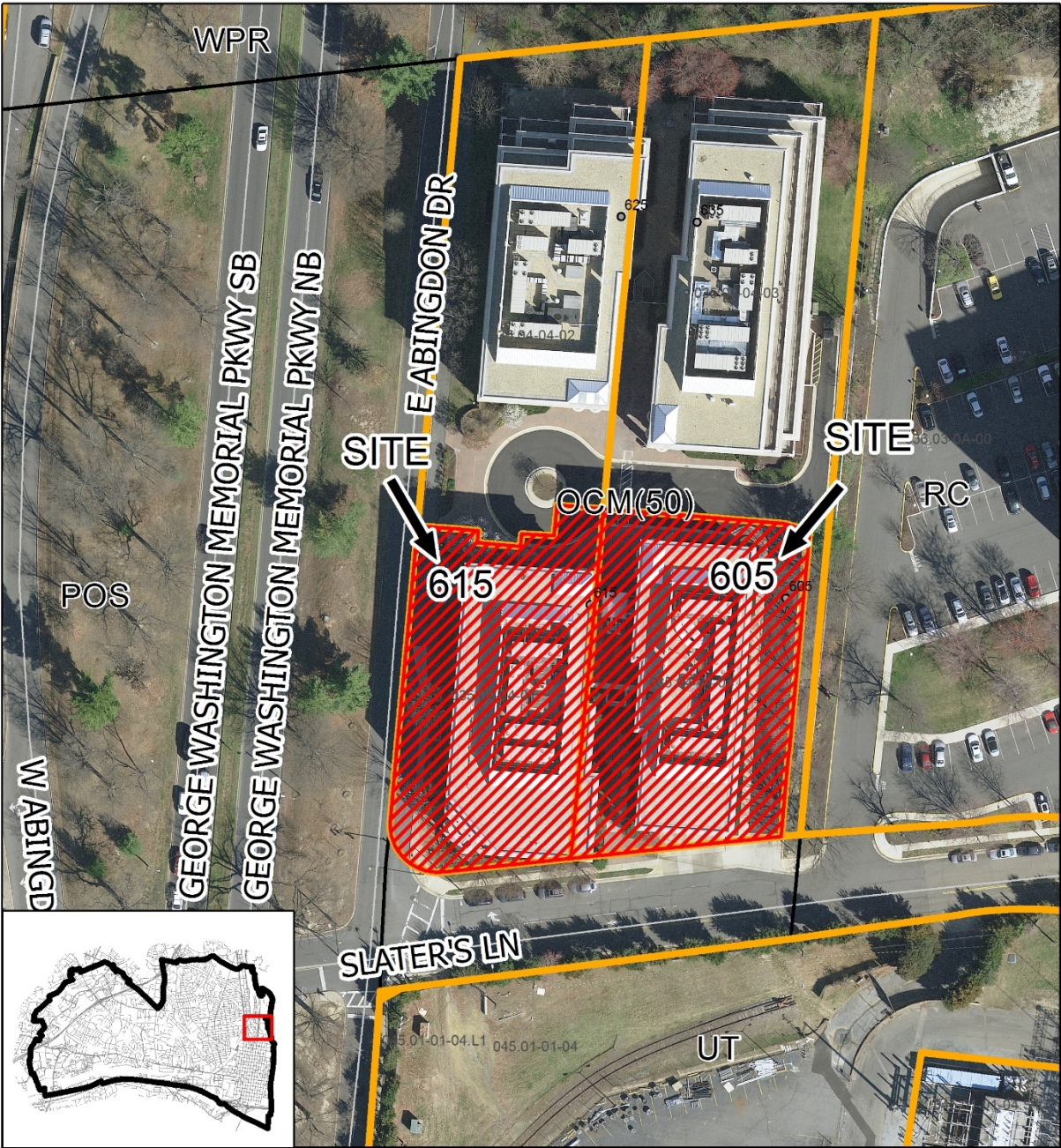
ZONE: OCM(50)/Office commercial medium (50) zone.

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

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



BAR #2019-0156 & BAR #2019-0157
615 & 605 Slaters Lane

0 37.5 75 150 Feet



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2019-00156) and Certificate of Appropriateness (BAR #2019-00157) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to construct a circulation corridor above an existing connector. The proposed addition will connect the third and fourth floors of the two buildings, at 605 and 615 Slaters Lane.

Permit to Demolish/Capsulate

Demolition of approximately 500 square feet of wall area on the third and fourth floors, as well as capsulation of the roof of the existing connector.

Certificate of Appropriateness

A two-story addition measuring approximately 800 square feet and 32 feet long and 11.5 feet wide will connect the two buildings on the third and fourth floor. The new corridor will be clad with insulated low-e glass storefront walls. The addition faces Slaters Lane.

II. HISTORY

The brick four-story commercial buildings at 605 and 615 Slaters Lane were constructed in **1989**. The site was included as part of the Old and Historic Alexandria District in the 1958 expansion of the Old and Historic Alexandria District to include an area 500' wide on both sides of the George Washington Memorial Parkway, extending from First Street to the northern boundary of the City at Four Mile Run. Inclusion of this area in the historic district was intended to ensure that the memorial character of the George Washington Memorial Parkway is maintained, according to the City's 1929 agreement with the Federal Government. The proposed alteration is not visible from the Parkway.

Previous BAR Approvals

BAR2006-00211/00212 – The Board approved demolition/capsulation and alterations for a new entryway enclosure.

III. ANALYSIS

Permit to Demolish/Capsulate

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The material that will be demolished on this late-20th century building is not of unusual or uncommon design and it could be reproduced easily today.

Certificate of Appropriateness

Staff has no objection to the proposed circulation corridor addition because it is well designed and architecturally compatible with the existing building. The proposed addition makes use of the design vocabulary of the existing late-20th century commercial building by incorporating materials that match the existing building, such as cast stone on the south elevation and brick on the north elevation. Additionally, the applicant proposes to salvage and re-use the existing cast stone and brick to the greatest extent possible and match the new windows to the existing.

Staff supports the proposed Permit to Demolish/Capsulate and Certificate of Appropriateness for the circulation corridor addition.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

The subject property consists of a developed parcel addressed as 615 Slaters Lane and 605 Slaters Lane, currently zoned OCM(50) and being used as an office building. The applicant is requesting two story addition to connect the third and fourth floors of 615 and 605 Slaters Lane.

- F-1 For nonresidential uses, the OCM(50) Zone has no yard or open space requirements. If the development has both residential and nonresidential uses, the residential yard and open space regulations shall apply. Sec 4-905
- F-2 The height of 48' does not exceed the maximum allowable height of 50'. The proposed addition is no taller than the existing roofline. Sec 4-905
- F-3 The site plan allows for 37,380.64 square feet of FAR for 605 Slaters Lane. The proposed FAR is 33,914.00 square feet. Sec. 4-506
- F-4 The site plan allows for 47,104.77 square feet of FAR for 615 Slaters Lane. The proposed FAR is 44,761.00 square feet. Sec. 4-506
- C-1 Prior to the submission of building permits the applicant needs to seek a minor site plan amendment to update the FAR and building improvements. The applicant should contact Catherine Miliaras at Catherine.miliaras@alexandriava.gov to amend the site plan.
- C-2 Prior to the submission of building permits, the applicant will need to submit an updated FAR form that shows the calculation of FAR with the calculations reflecting the 1.67 Floor Area Ratio allowed by the site plan for 605 Slaters Lane and 2.27 Floor Area Ratio allowed by the site plan for 615 Slaters Lane.
- C-3 Any change of use would require further Zoning review.

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of construction.
- C-2 Based on the application information submitted. The circulation path associated with this addition will travel over the property line. This will require a land agreement that will identify the allowable crossing of property lines. This will need to be submitted prior to the start of construction.

Transportation and Environmental Services

No Comments received.

Alexandria Archaeology

There is no archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2019-00156 & BAR2019-00157: 605 & 615 Slaters Lane

ADDRESS OF PROJECT: 615 Slaters Lane, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 035.04-04-01 and 035.04-04-04 ZONING: OCM-50

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: HGA Architects

Address: 44 Canal Center Plaza, Suite 100

City: Alexandria State: VA Zip: 22314

Phone: 703-836-7766 E-mail: HGA.COM

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

Name: Debbie Marshall Phone: 703-317-6105

E-mail: DMarshall@HGA.com

Legal Property Owner:

Name: The Salvation Army

Address: 615 Slaters Lane,

City: Alexandria, State: VA Zip: 22314

Phone: 703-684-5507 E-mail: USN.SALVATIONARMY.ORG

- ☒ 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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

The proposed work is a circulation corridor for the existing Salvation Army Building. The original construction in the late 80's was of two separate buildings on 2 parcels with the addresses of 605 and 615 Slaters Lane. The two buildings were later linked at the first and second floor and combined as the address of 615 Slaters Lane. The property is currently owned by the Salvation Army, and is their national headquarters.

The proposed addition will connect the Third and Fourth floors to improve circulation at these floors. The new corridor exterior is comprised of insulated low -e glass storefront walls on both sides of the bridge. On the North Elevation, the storefront will sit above new face brick. On the South Elevation the storefront and the replaced cast stone will be visible. The low e window glazing and shadow box glazing will match the existing glazing. The existing cast stone cornice at the 3rd floor, is to be removed during demolition and salvaged, where possible for re-use. All new cast stone cornice trim and face brick provided for the new work, will match the existing building to the best that can be achieved. The demolition will be minimal and will only required to allow the construction of the exterior corridor for both levels.

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.

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 3 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.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

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

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

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

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

- ☒ I 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 3 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: _____

Printed Name: _____

Debbie Marshall

Date: 04-15-19

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. The Salvation Army	615 Slaters Lane, Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 615 Slaters Lane, Alexandria, VA 22314 (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. The Salvation Army	615 Slaters Lane, Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. SALVATION Army	NONE	NONE
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.

04-15-19
Date

DEBBIE MARSHALL
Printed Name


Signature

Lia Niebauer, Sr. Planning Technician
Department of Planning and Zoning
City Hall
301 King St., Room 2100
Alexandria, VA 22314

April 15, 2019

Dear Ms. Niebauer:

The proposed work is for a circulation corridor addition located at 615 Slaters Lane. The property is currently owned by the Salvation Army and is its national headquarters. The site is identified as part of the Potomac Yard / Potomac Greens Site Area. The parcel block map identifies the project site as part of Map Block 035-04-04, in Alexandria, VA. This block is made of 4 parcels following:

035-04-04-01 (Lot 502) 615 Slaters Lane,
035-04-04-02 (Lot 503) 625 Slaters Lane,
035-04-04-03 (Lot 504) 635 Slaters Lane, and
035-04-04-04 (Lot 501) 605 Slaters Lane;

The total area of the parcel block is 107,626 SF.

The project site is located on parcels 01 and 04. The combined lot area for the two parcels is 41,990 SF. At the time of construction and permitting of the 4 buildings, during the late 80's, this parcel block was zoned I-1 Industrial. The FAR for I-1 as a matter of right was 2.5 and a 5.0 with a PUD. The max gross area for the total parcel block was $107,626 \times 2.5 = 269,065$ SF as a matter of right (MOR). The combined parcel area for the 2 parcels (01 and 04) is 41,990 SF and the max gross area allowed was $2.5 \times 41,990 \text{ SF} = 104,975 \text{ SF MOR}$.

The two buildings on parcels 01 and 04 were later linked at the first and second floors, and the single address is referred to as 615 Slaters Lane. The parcels are still considered as two separate parcels as listed and shown online at City of Alexandria's GIS Viewer.

The current zoning map shows the parcel block with a zoning classification of OCM-50. The max FAR, MOR is 1.5. The maximum allowed gross area for parcels 01 and 04 combined is 62,985 SF.

We are requesting a 400 SF for each 3rd and 4th floor of the existing building. This space is not habitable, and its use is only intended for circulation corridor at floors 3 and 4.

Thank you,


Debbie Marshall
HGA



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 615 Slaters Lane
Street Address

A2. 41,990.00
Total Lot Area

x 1.50
Floor Area Ratio Allowed by Zone

CM-50
Zone
= 62,985.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 70,497.00
First Floor 21,747.00
Second Floor 21,794.00
Third Floor 21,680.00
Attic 21,494.00
Porches
Balcony/Deck 555.00
Lavatory*** 2,400.00
Other**

Allowable Exclusions**

Basement** 70,497.00
Stairways** 4,278.00
Mechanical** 1,261.00
Attic less than 7**
Porches**
Balcony/Deck** 555.00
Lavatory*** 2,400.00
Other**
Other**

B1. Total Gross 160,167.00

B2. Total Exclusions 78,991.00

B1. 160,167.00 Sq. Ft.
Existing Gross Floor Area*

B2. 78,991.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 81,176.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

4 story building w 3 lower garage levels. 3 LEVELS
* GARAGE HAVE BEEN
ADDED TO BASEMENT
COLUMN

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor 0.00
Second Floor 0.00
Third Floor 400.00
Attic 400.00
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7**
Porches**
Balcony/Deck**
Lavatory***
Other** 400.00
Other** 400.00

C1. Total Gross 800.00

C2. Total Exclusions 800.00

C1. 800.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 800.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

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.

D. Total Floor Area

D1. 81,176.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 62,985.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 20,560.00 Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 20,560.00 Sq. Ft.
Proposed Open Space

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

Signature:

Date: 4-19-2019

VERITY MAP
No Scale

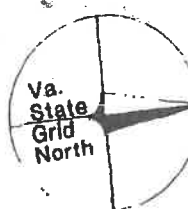
CURVE TABLE

NO	RADIUS	DELTA	ARC	TAN	CHORD	CH BEARING
1	25.00'	10°00'00"	39.27'	25.00'	35.36'	N 51°28'35" W

NOTES

- 1) NO TITLE REPORT FURNISHED
- 2) THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA ASSESSMENT MAPS AS PARCEL 35 00 02 - 01 & 02 AND IS ZONED L1 INDUSTRIAL.
- 3) TOTAL AREA OF LOTS 501, 502 & 503 IS 1.41016 ACRES

A 2



PLAT OF SUBDIVISION
OF THE LAND OF
TOWNGATE ASSOCIATES
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' DATE: MAY 25, 1984

GEORGE WASHINGTON MEMORIAL PARKWAY

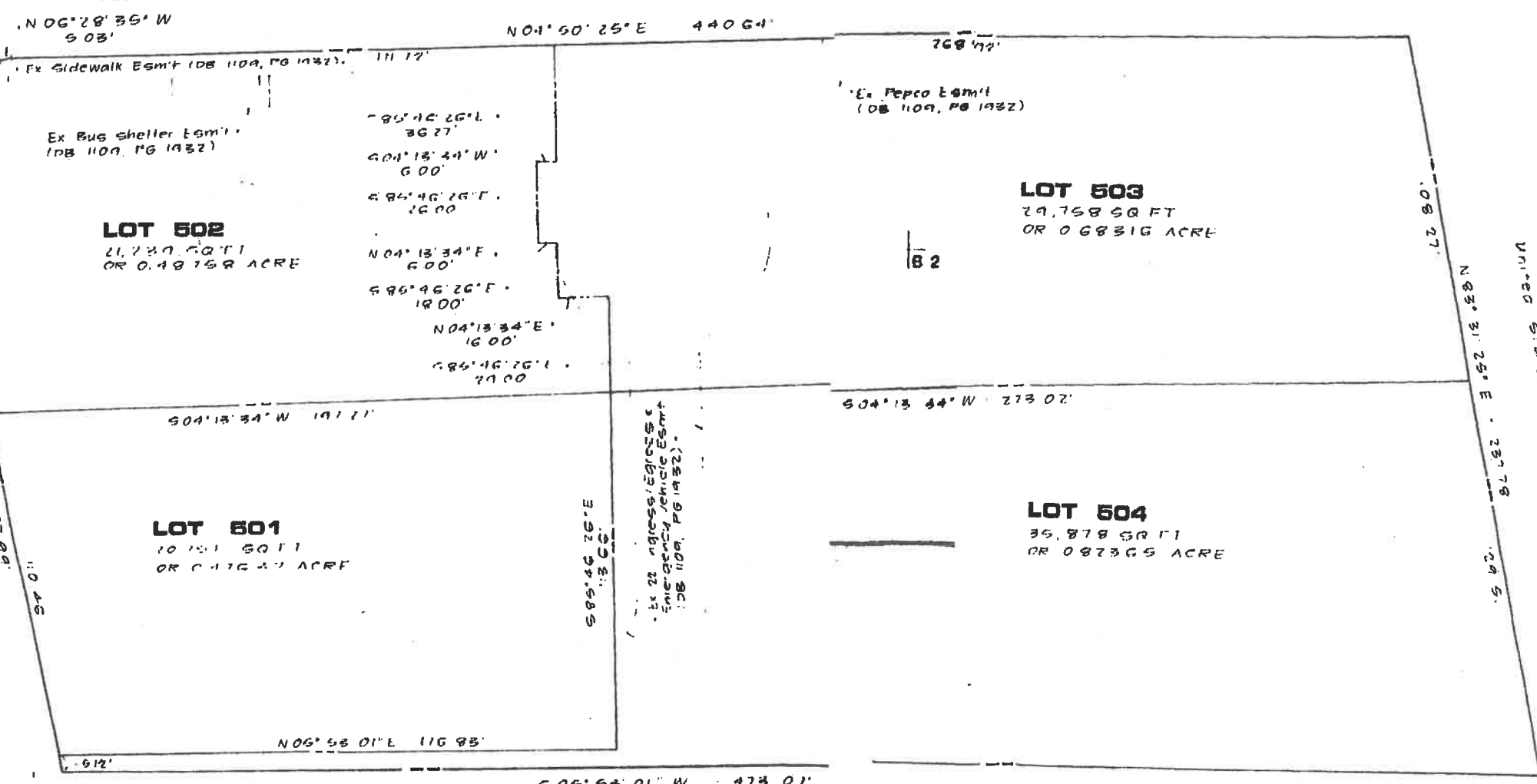
E. ABINGDON DRIVE

Lot Area	Area	Area	Area	Area
29,758 SQ FT	29,758 SQ FT	29,758 SQ FT	29,758 SQ FT	29,758 SQ FT
0.68316 ACRE	0.68316 ACRE	0.68316 ACRE	0.68316 ACRE	0.68316 ACRE
29,878 SQ FT	29,878 SQ FT	29,878 SQ FT	29,878 SQ FT	29,878 SQ FT
0.68365 ACRE	0.68365 ACRE	0.68365 ACRE	0.68365 ACRE	0.68365 ACRE

STAKEOUTS BY: [Signature]
1. Thomas, G. [Signature] a duly licensed surveyor in the Commonwealth of Virginia, certifies that the above described property is the same as delineated on the [Signature] map of the City of Alexandria, Virginia, and that the same is the same as delineated on the [Signature] map of the City of Alexandria, Virginia, and that the same is the same as delineated on the [Signature] map of the City of Alexandria, Virginia.

BOOK 1138 PAGE 903

SLATERS LANE
(VARIABLE WIDTH)



Marina Associates
501 Slaters Lane
Alexandria, Virginia

Holland Engineering
Limited Partnership
110 N ROYAL ST - ALEX., VA

Drawn By	Date	Revisions
Mad	5-94	
Checked By	Date	
Field Unit/Map Hard Copy		
Scale: 1" = 30'	Job No.	508 2

HGA



THE SALVATION ARMY

EXTERIOR CIRCULATION CORRIDOR ADDITION

05-15-2019 BAR REVIEW

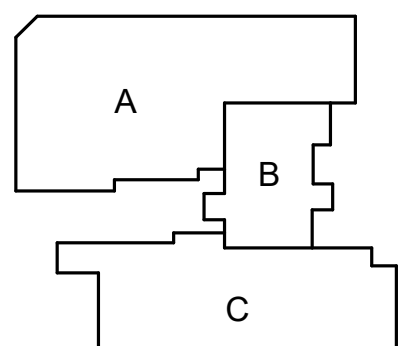
HGA

44 Canal Center Plaza, Suite 100
Alexandria, Virginia 22314
Telephone 703.836.7766



**THE
SALVATION ARMY**

615 Slaters Lane
Alexandria, Virginia
22314



I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF

NOT FOR CONSTRUCTION

NAME: _____
DATE: _____
REGISTRATION NUMBER: _____

[illegible]

ISSUANCE HISTORY - THIS SHEET

HGA NO: COMMISSION NO.

COVER SHEET

DATE: April 04, 2019

PROJECT STATUS

A00



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF

LAWS OF THE STATE OF
NOT FOR
CONSTRUCTION

NAME: _____
DATE: _____
REGISTRATION NUMBER: _____

[illegible]

ISSUANCE HISTORY - THIS SHEET

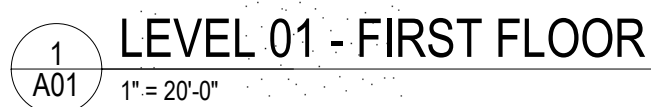
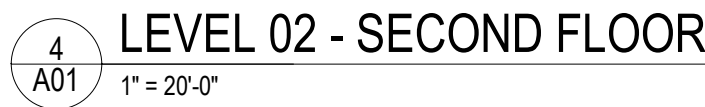
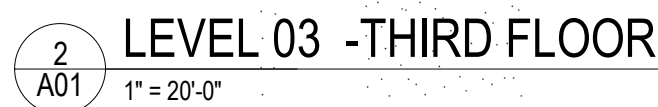
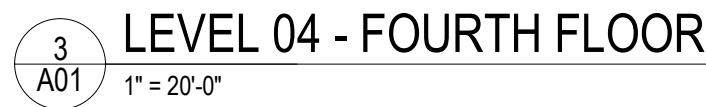
HGA NO: COMMISSION NO.

PLAT PLAN / FLOOR PLANS

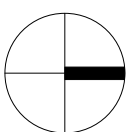
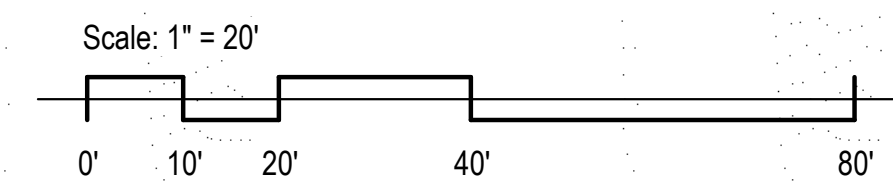
DATE: April 04, 2019

PROJECT STATUS

A01

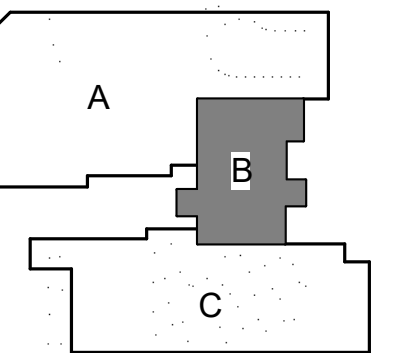


GENERAL NOTE:
1. SHADED BACKGROUND AREA ON PLANS IS
EXISTING BLDG TO REMAIN.





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Alexandria, Virginia
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LAWS OF THE STATE OF
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CONSTRUCTION

NAME: _____
DATE: _____
REGISTRATION NUMBER: _____

[illegible]

ISSUANCE HISTORY - THIS SHEET	
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HGA NO: COMMISSION NO.

LEVEL 3 AND 4 FLOOR PLANS - BRIDGE

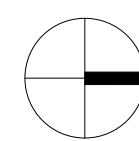
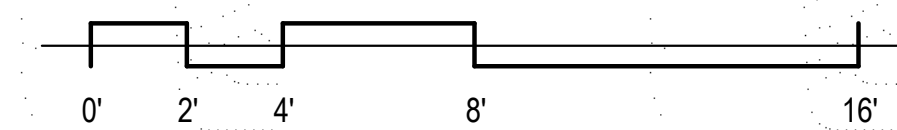
DATE: April 04, 2019

PROJECT STATUS

A03

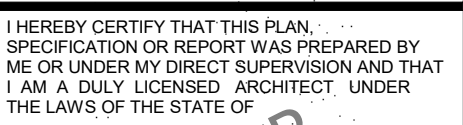


Scale: 1/4" = 1'-0"





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HGA NO: COMMISSION NO.

EXTERIOR
ELEVATIONS -
BRIDGE

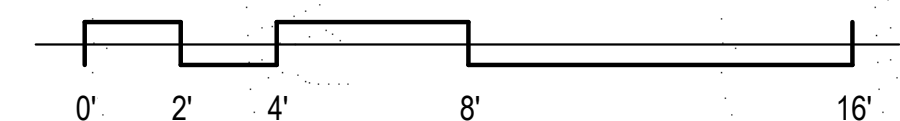
DATE: April 04, 2019

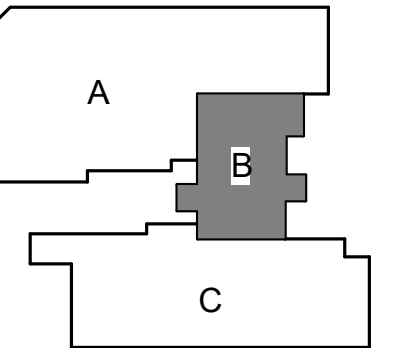
PROJECT STATUS

A04



Scale: 1/4" = 1'-0"





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[illegible]

ISSUANCE HISTORY - THIS SHEET

HGA NO: COMMISSION NO.

BUILDING
SECTIONS -
BRIDGE

DATE: April 04, 2019

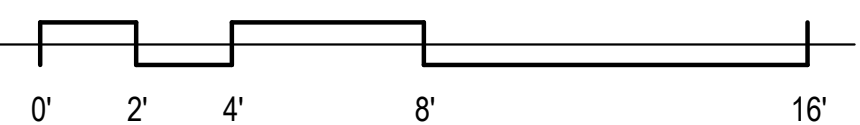
PROJECT STATUS

A05

GENERAL NOTE:
1. SHADED BACKGROUND AREA ON ELEVATIONS / SECTIONS IS EXISTING BLDG TO REMAIN.

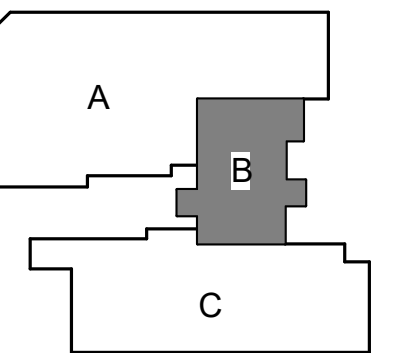


Scale: 1/4" = 1'-0"





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[illegible]

SUANCE HISTORY - THIS SHEET

GA NO: COMMISSION NO.

VIEW -
EXISTING BACK
ENTRANCE
SOUTH
ELEVATION

ATE: April 04, 2019

PROJECT STATUS

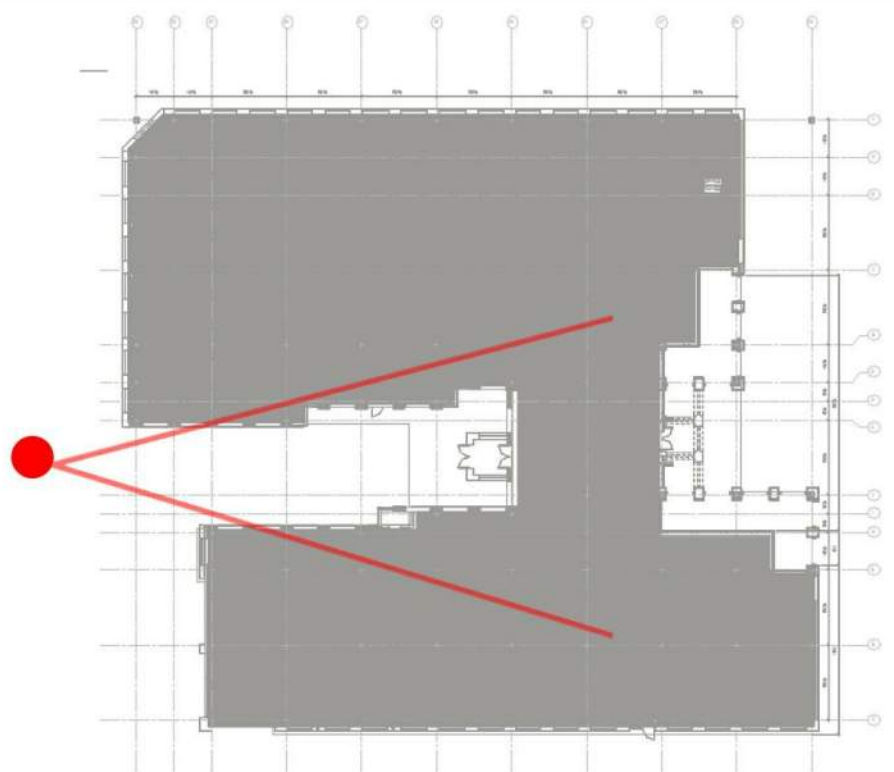
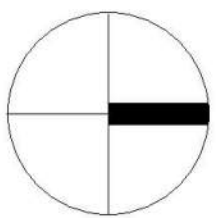
A06



Salvation Army - Back Entrance Existing

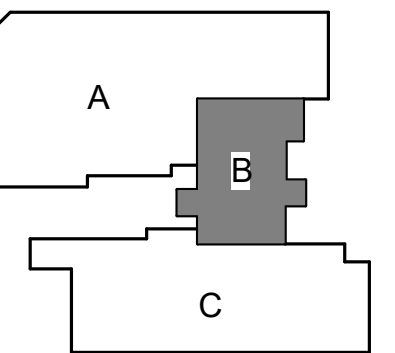
KEYNOTES - EXTERIOR ELEVATION

#	DESCRIPTION
E1	EXISTING CAST STONE CORNICE
E2	EXISTING CAST STONE TRIM





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REGISTRATION NUMBER:

[illegible]

SUANCE HISTORY - THIS SHEET

GA NO: COMMISSION NO.

VIEW - BACK
ENTRANCE
SOUTH
ELEVATION

ATE: April 04, 2019

PROJECT STATUS

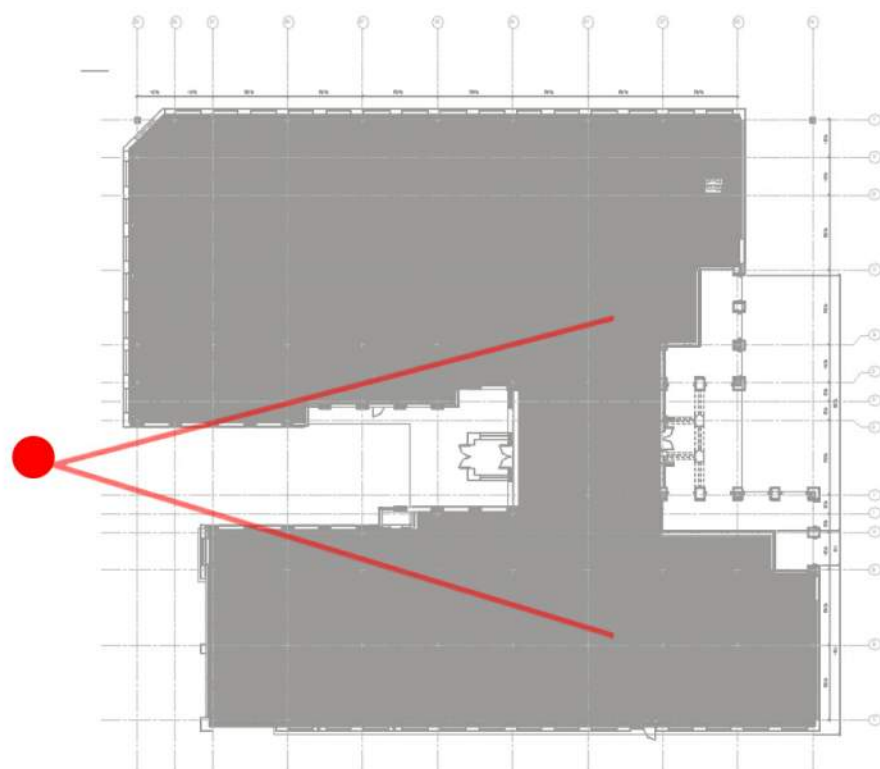
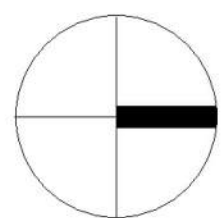
A07



Salvation Army - Back Entrance

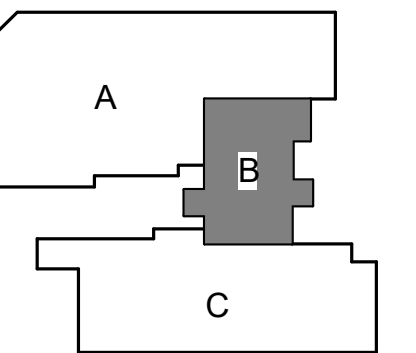
KEYNOTES - EXTERIOR ELEVATION

#	DESCRIPTOIN
E1	EXISTING CAST STONE CORNICE
E2	EXISTING CAST STONE TRIM





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CONSTRUCTION

NAME: _____
DATE: _____
REGISTRATION NUMBER: _____

[illegible]

ISSUANCE HISTORY - THIS SHEET	
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HGA NO: COMMISSION NO.

VIEW -
EXISTING MAIN
ENTRANCE
NORTH
ELEVATION

DATE: April 04, 2019

PROJECT STATUS

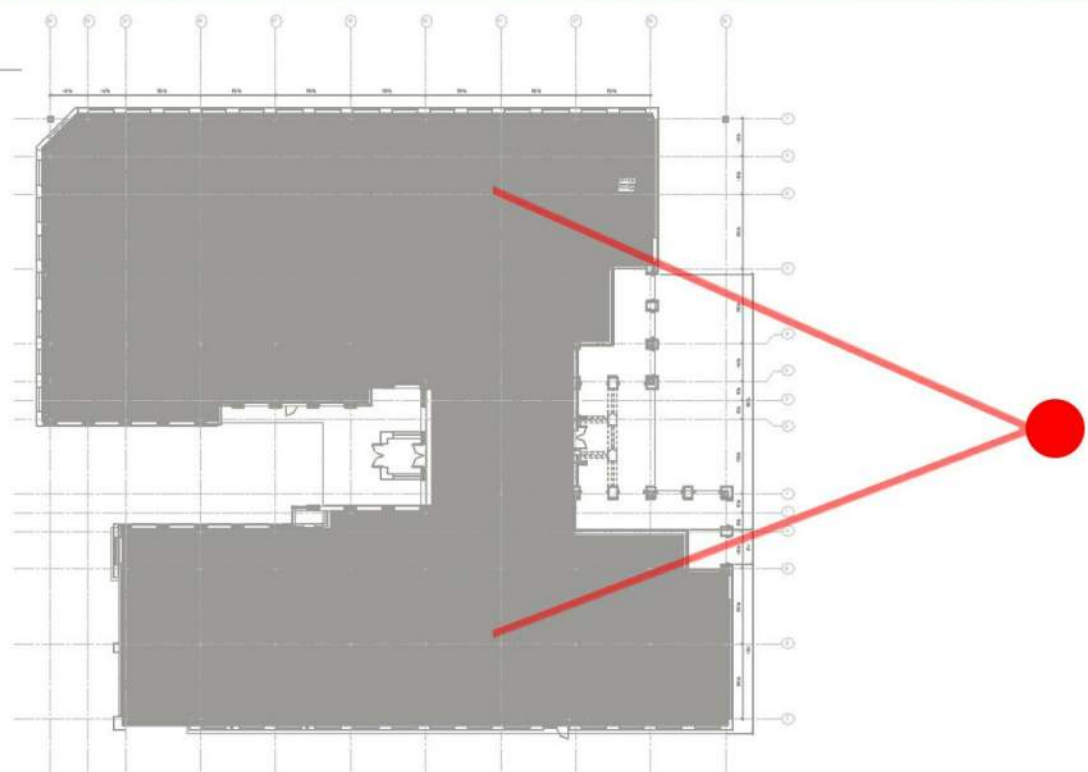
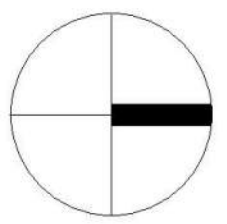
A08



Salvation Army - Main Entrance Existing

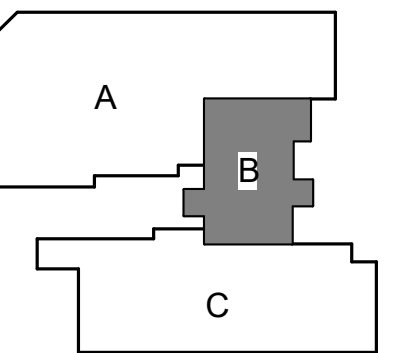
KEYNOTES - EXTERIOR ELEVATION

#	DESCRIPTION
E1	EXISTING CAST STONE CORNICE
E2	EXISTING CAST STONE TRIM





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LAWS OF THE STATE OF
NOT FOR
CONSTRUCTION

NAME: _____
DATE: _____
REGISTRATION NUMBER: _____

[illegible]

ISSUANCE HISTORY - THIS SHEET	
-------------------------------	--

HGA NO: COMMISSION NO.

VIEW - MAIN
ENTRANCE
NORTH
ELEVATION

DATE: April 04, 2019

PROJECT STATUS

A09



KEYNOTES - EXTERIOR ELEVATION

#	DESCRIPTIOIN
E1	EXISTING CAST STONE CORNICE
E2	EXISTING CAST STONE TRIM

