City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 22, 2020

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 116 SOUTH HENRY STREET
BAR CASE # 2019-00557

I. SUMMARY

The applicant requests BAR Concept Review of a mixed-use development with three townhouse style condominiums, a four-story mixed-use building with residential and commercial uses, and a six-story automated parking structure. This development project will be presented with and considered with an affiliated project at 912 – 920 King Street.

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, the Planning Commission and the 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.*

Although two separate BAR cases and parcels, this case will be considered in tandem with 912, 916, and 920 King Street, BAR Case # 2019-00556

The Development Special Use Permit (DSP 2019-0033) associated with this project will be heard by Planning Commission and City Council later this year.

II. SITE CONTEXT AND HISTORY

Site Context

The project site consists of a single parcel of land currently owned by the City and used as a surface public parking lot (Figure 1). It fronts South Henry and South Patrick Streets, and a public alley to the north. Across the alley to the north are the rear elevations of commercial buildings in the 1000 block of King Street. At the southern boundary of the parcel lie the two buildings associated with the Virginia Tech Washington Alexandria Architecture Center. The southeast corner adjacent to the site along South Patrick Street consists of three attached historic townhouses of various styles. The subject parcel encompasses 15,322 square feet and is presently improved with 48 paved parking spaces, a parking attendant hut, and a multi-space parking meter.

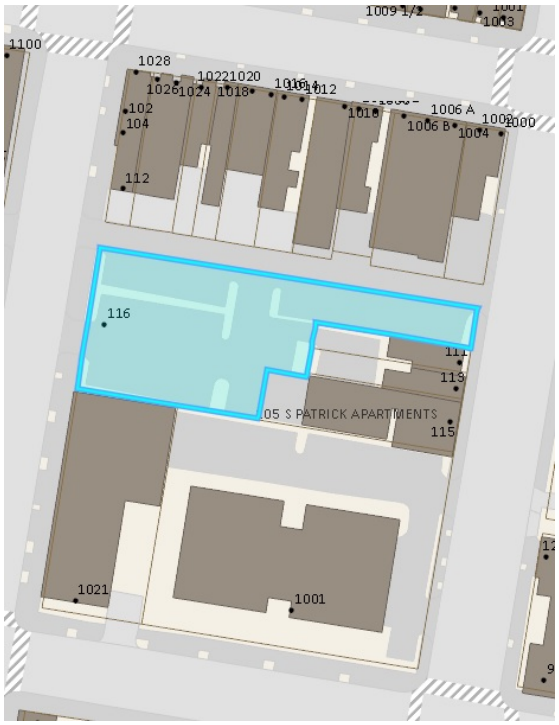

Figure 1: Subject property between South Patrick and South Henry streets

with King Street at the top of the image

History

Frame dwellings stood on this parcel along South Henry and South Patrick Streets beginning around 1890. By 1931, the buildings had two parking areas behind them, each holding four cars in the center of the site. These buildings served residential purposes until the 1950s, when the two included commercial uses. By the mid-1970s buildings on the site were in poor condition.

The City purchased several properties on South Henry and South Patrick Streets in 1974 to create a Central Business District parking lot for 44 vehicles (SIT74-00027). In October of 2007, the

Mayor's Economic Sustainability Work Group made several recommendations regarding the City's economic vision and future. The Work Group recommended that the City sell, lease, or otherwise dispose of properties that it determines are not needed, based on the highest and best economic use for the City. In 2008, City Council approved four parcels for immediate disposition, including 116 South Henry Street. On April 3, 2017, the City issued a Request for Proposals (RFP) for the disposition, sale, and redevelopment of the City-owned surplus property at 912, 916, 920 King Street, and 116 S. Henry Street. The RFP closed on July 24, 2017. The City ranked the Galena Capital Partners' proposal as the highest and best offer.

III. PROPOSED DEVELOPMENT

The development consists of three separate buildings: a townhouse-style condominium composed of three units facing the Downham Way alley and South Patrick Street; an automated parking structure in the center of the site that will provide spaces for the new developments on this site and the site on 912-920 King, as well as additional commercial parking for the public; and a mixed-use four-story building facing South Henry Street with retail at the street level and residential above (Figure 2). To allow for better access and accommodate two-way traffic, the applicant plans to widen the alley an additional 4'. Brick pavement along the south side of the alley will provide a pedestrian walkway and help differentiate between pedestrian and automobile traffic.

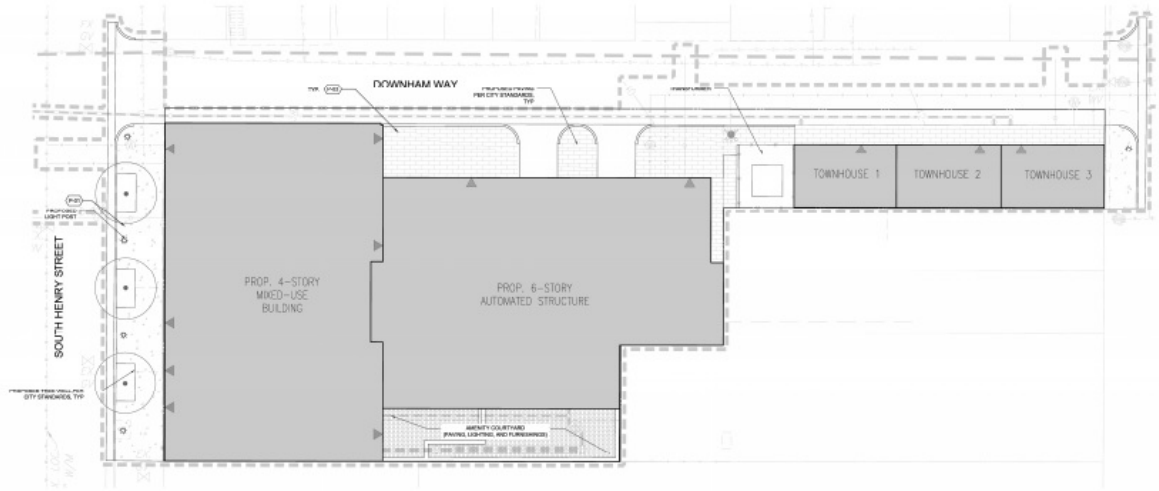

Figure 2: Site plan with north toward the top of the image

Townhouse condos (Figures 3, 4, 5)

The proposed masonry condominium building will have four stories. The South Patrick Street mass will begin at the property line, in line with the existing townhouses to the south. A setback on the fourth story of the three-bay South Patrick Street elevation will provide balcony space fronting a glass wall. The bays facing South Patrick Street are relatively traditional, with two narrow bays of modern, one-over-one windows and a wider bay for the recessed entrance door (Figure 3). The north elevation facing the alley is visually divided vertically into three parts, giving the appearance of three separate townhouses. Each townhouse has a different masonry color and

a series of random width bays, giving the elevation a vertical appearance (Figure 5). The first floor is elevated above grade.

Figure 3: South Patrick Street elevation

Figure 4: South Patrick Street rendering

Figure 5: Alley elevation of townhouse condos on South Patrick Street

<u>*Automated parking garage*</u> *(Figure 6)*

This building will be 50' high and house six levels of parking to accommodate approximately 142 vehicles. The garage will have two entrances into the public alley. No fenestration other than the two entrances is proposed, as people will not enter the building. The garage will park their cars for them. The Dryvit brand synthetic stucco finish gives the façade mid-century modern commercial appearance. The applicant has indicated that the lettering for the large "Parking" sign with freestanding letters takes inspiration from the Majestic Restaurant at 911 King Street. The green roof will also house mechanical equipment. Some open space on the south side of the building will provide outdoor courtyard space for the mixed-use building on South Henry Street.

Figure 6: Alley elevation showing entire project

<u>*Mixed-use building on South Henry Street*</u> *(Figure 7, 8)*

The proposed South Henry Street building will include flexible live/work space on the ground floor. The massing is broken down with vertical expressions on the exterior and strategic setbacks at the upper floors. Like the South Patrick Street townhouse condominiums on the east side of this site, this building is four stories tall and its appearance is similar to that of the alley elevation of the townhouse condominiums, with a primary elevation visually divided vertically into three parts, giving the appearance of three townhouses. Likewise, each townhouse has a different masonry color and a series of random width bays, with vertical masonry piers overlaid on horizontal

windows, providing a polychrome Tartan plaid effect. The glass wall at the fourth floor is set back 5'-6" setback and has a cantilevered roof above. A screened area on the roof deck will hide mechanical equipment.

Figure 7: South Henry Street elevation

Figure 8: South Henry perspective with the southern unit using tan masonry

and the red brick Virginia Tech campus beyond

IV. <u>STAFF ANALYSIS</u>

Staff notes that the BAR purview in a concept review work session is limited to endorsing the project and providing feedback on the 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.

Staff believes that the applicant has provided a good working draft to create residential and commercial space, as well as parking, on an existing unattractive parking lot in the heart of the Old and Historic Alexandria District. The applicant has met with staff and has adopted many of staff's suggestions. As outlined in the RFP noted above, the goals of the sale and redevelopment of this property included the preservation of the historic identity of the area. In the opinion of staff, the applicant needs to fine-tune the design somewhat in order to better address compatibility with the surrounding historic structures.

According to the *Secretary of Interior's Standards for the Treatment of Historic Properties*, new construction in a historic setting "…will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity…" The Standards also recommend that new construction serve as background buildings to the surrounding historic structures. In this case, the proposed design does differentiate itself from the older construction but does not come across as a background project melding into the surrounding landscape.

The *Design Guidelines* state that "Building height should generally reflect the existing heights of buildings along the block-face of the proposed new construction." Both proposed residential buildings tower over their neighbors with aggressive rooflines. While the setback of the proposed townhouse building gives the appearance of a slightly shorter building, it stands out on the block for its height. The two buildings immediately adjacent to the south are two-stories high, the one beyond that is three stories. To the north, beyond the public alley, stands another two-story building, with the wall of a three-story building visible behind it. The South Henry buildings are more than a story taller than the administrative building to the south, and more than twice the height of the buildings across the alley to the north. In both cases, the proposed buildings are also much taller than the properties on the opposite sides of the streets. Pulling back the top floor of these buildings would help reduce the perceived height.

The BAR's *Design Guidelines* do not mandate a particular architectural style, but they do note that "…there is a strong preference on the part of the Board for buildings which reflect the traditional architectural styles found in the historic districts. Designs generally should complement and reflect the architectural heritage of the City." Staff finds that this abstracted mid-century modern design is not prevalent in the historic buildings of the City but is becoming increasingly popular with new construction. For example, the multifamily buildings under construction in Robinson Landing at Wolfe Street demonstrate some of the vertical differentiation and change in masonry colors seen in this proposal (Figures 9. 10). Staff recognizes that the project brings a touch of modernity to this part of Old Town, but as noted above, feels that the project needs to better blend into the streetscape in the commercial heart of the historic district. The applicant may want to consider more subtle changes in masonry color, like those on the townhouses on the interior of Robinson Landing, to help the project blend better into the neighborhood.

Figure 9: Robinson Landing

In addition, the perceived height of the townhouses on Downham Way and the multifamily building on South Henry seem exceedingly tall relative to the historic context. While the design of the buildings is attractive, they are simply out of scale with their surrounding and there may be some ways to diminish the impact through reducing floor heights or increasing setbacks at the top floor. The first floor of the townhouses on Downham way can be lowered and the cantilevered roof form unnecessarily accents the height on South Henry. As the BAR has discussed several times recently, buildings which may be perfectly appropriate in some context's, such as at the edge of the district or on formerly industrial land along the waterfront, can be inappropriate in others.

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the proposed site plan and the overall modern architectural character of the project with a restudy of the perceived height, mass, scale, and architectural detail and return to the BAR for another Concept Review prior to seeking approval of the project from the Planning Commission and City Council.

STAFF

Susan Hellman, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

VI. ATTACHMENTS

1- *Application 116 South Henry/GCP Henry & Patrick Concept Review*
2- *BAR Concept Review Policy (adopted 2001 and amended in 2016)*

BAR Case # _____

ADDRESS OF PROJECT: 116 S. Henry Street and 109 S. Patrick Street

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

TAX MAP AND PARCEL: 074.01-5-12 **ZONING:** CD

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: Galena Capital Partners

Address: 1010 Pendleton St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 898-9236 E-mail : oab@galenacap.com

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

Name: Winstanley Architects & Planners Phone: (703) 519-8081

E-mail: ljh@winstanleyarchitects.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 746-3834 E-mail: catherine.miliaras@alexandriava.gov

☐ **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.

BAR Case # _____

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

- [x] 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).*

This site front two streets - S. Henry & S. Patrick with the majority of the development elevation facing a public alley. The development consists of three separate buildings: a townhouse condo with 2 units facing S. Patrick, an automated parking structure that will provide spaces for the new developments on this site, across the street on 912-920 King in addition to the public, and lastly a mix-used 4-story building on S. Henry with retail at the street level and residential above. The S.Henry building includes flexible live/work spaces (x2) at the ground floor. To address the length of the site, the massing is broken down further will vertical expressions on the exterior and strategic setback at the upper floors of the S.Henry & S. Patrick street frontage.

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.

BAR Case # _____

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

	N/A	
x	☐	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.
x	☐	FAR & Open Space calculation form.
x	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
x	☐	Existing elevations must be scaled and include dimensions.
x	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
x	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
x	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
x	☐	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	
x	☐	Linear feet of building: Front: 12' Secondary front (if corner lot): 35' (alley side).
☐	■	Square feet of existing signs to remain: _____.
☐	■	Photograph of building showing existing conditions.
x	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
x	☐	Location of sign (show exact location on building including the height above sidewalk).
x	☐	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
x	☐	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.

BAR Case # _____

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.)
(N/A for Concept Review)

☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☒ I, the applicant, or an authorized representative will be present at the public hearing.

☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: LEEJUNG HONG

Date: 12/20/2019

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. Omar Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	25%
2. Ahmad Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	75%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 S.Patrick St. & 116 S.Henry St. (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. City of Alexandria	301 King Street 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 the12-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. Omar Abdul-Baki	None	None
2. Ahmad Abdul-Baki	None	None
3. City of Alexandria		

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.

1/03/2020	Omar Abdul-Baki	
Date	Printed Name	Signature

GCP Henry & Patrick

Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

December 20, 2019 BAR Concept I

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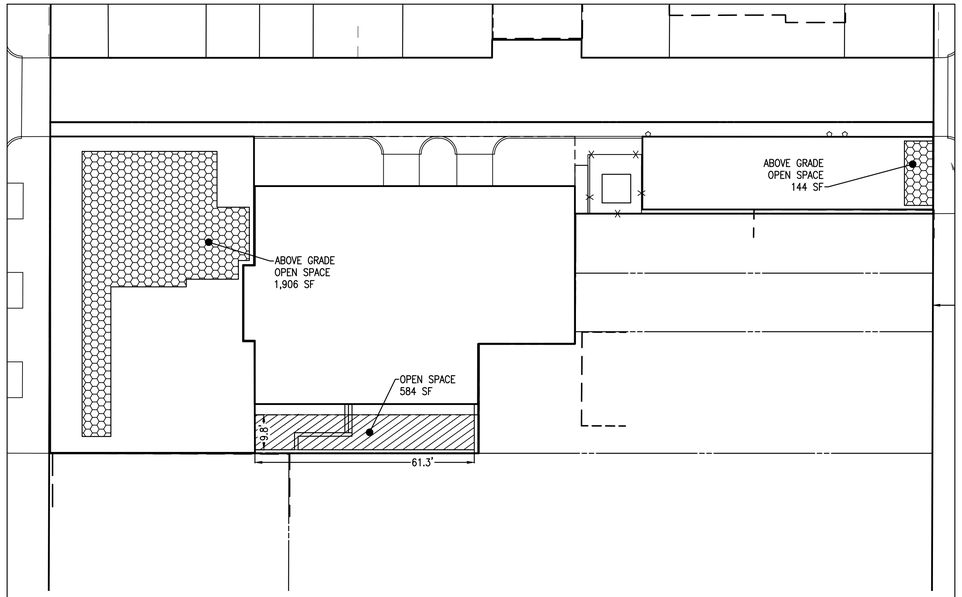


VCS 83
NORTH ZONE

VCS 83

GROUND LEVEL OPEN SPACE

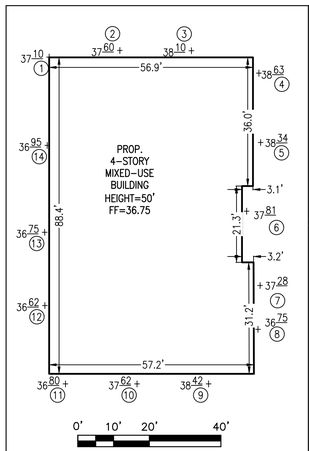
ABOVE GRADE OPEN SPACE

TOTAL LOT AREA:	15,332 SF
OPEN SPACE REQUIRED:	6,133 SF (40%)
GROUND LEVEL OPEN SPACE:	584 SF (3.8%)
ABOVE GRADE OPEN SPACE PROVIDED:	2,050 SF (13.4%)
TOTAL OPEN SPACE PROVIDED:	2,634 SF (17.2%)

OPEN SPACE GRAPHIC

SCALE: 1" = 20'

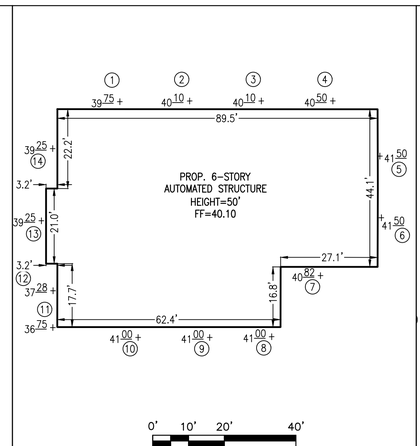
0' 10' 20' 40'



BUILDING #1 AVERAGE FINISHED GRADE AND BUILDING DIMENSIONS DETAIL

SCALE: 1" = 20'

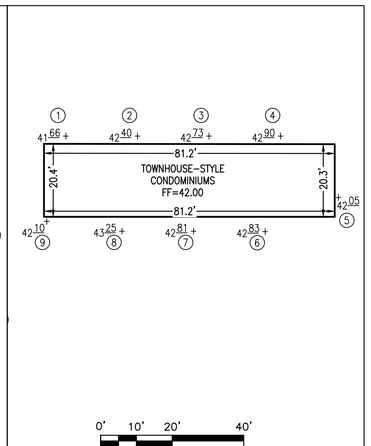
BUILDING #1			
SPOT	ELEVATION	SPOT	ELEVATION
1	37.10	8	36.75
2	37.60	9	38.42
3	38.10	10	37.62
4	38.63	11	36.80
5	38.34	12	36.62
6	37.81	13	36.75
7	37.28	14	36.95
AFG:		37.5	



BUILDING #2 AVERAGE FINISHED GRADE AND BUILDING DIMENSIONS DETAIL

SCALE: 1" = 20'

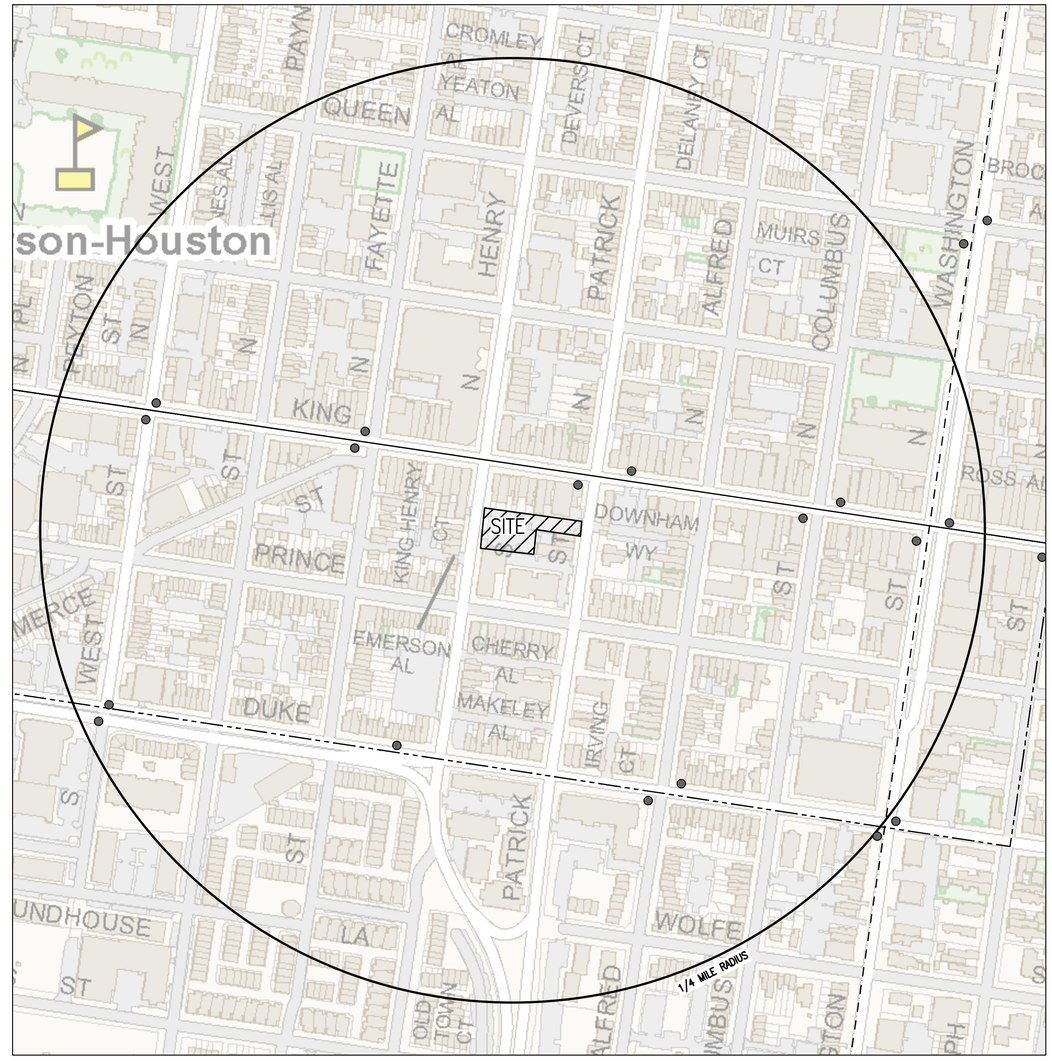
BUILDING #2			
SPOT	ELEVATION	SPOT	ELEVATION
1	39.75	8	41.00
2	40.10	9	41.00
3	40.10	10	41.00
4	40.50	11	36.75
5	41.40	12	37.28
6	41.50	13	39.25
7	40.82	14	39.25
AFG:		40.0	



BUILDING #3 AVERAGE FINISHED GRADE AND BUILDING DIMENSIONS DETAIL

SCALE: 1" = 20'

BUILDING #3	
SPOT	ELEVATION
1	41.66
2	42.40
3	42.73
4	42.90
5	42.05
6	42.83
7	42.81
8	43.25
9	42.10
AFG:	42.5



CONTEXTUAL MAP

SCALE: 1" = 200'

GRAPHIC SCALE

0' 200' 400'

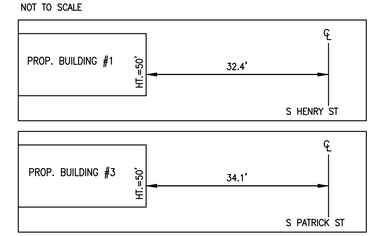
(IN FEET)
1 inch = 200 ft.

LEGEND:

- BUS STOP
- WMATA 10A, 10B, 11Y
- DASH 5
- DASH KST, 2, 7, & 8

SECTION 6-403 DETAILS:

NOT TO SCALE



SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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APPROVED
SPECIAL USE PERMIT NO. 2019-0033

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

R.C. FIELDS & ASSOCIATES, INC.
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(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 20, 2019
PROFESSIONAL ENGINEER

CONCEPT II
DEVELOPMENT SPECIAL USE PERMIT
OLD TOWN ALEXANDRIA DEVELOPMENT
116 SOUTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: DEC. 20, 2019

CONTEXTUAL PLAN

SHEET 2 OF 7

FILE: 19-153

J:\2019\19153\DWG\DELV\Concept II - S Henry Street\02-CONTEXTUAL PLAN.dwG
Fri, Dec 20 2019 - 11:57:38am

1
LOT 500 T. CLIFTON HOWARD SUBD.
N/F MAL RE OH
111 S. PATRICK ST.
ALEXANDRIA, VA 22314
TM #074.01–05–13
ZONE: CD
USE: MIXED RETAIL W/ OFFICE
INSTR. #120013655

2
LOT 501 T. CLIFTON HOWARD SUBD.
N/F JACOB E. BAER III & ROBERT M. GURNEY
113 S. PATRICK ST.
ALEXANDRIA, VA 22314
TM #074.01–05–14
ZONE: CD
USE: OFFICE BLDG.
INSTR. #000001727

3
N/F JRB SOUTH PATRICK LLC
1825 I ST. NW SUITE 300
WASHINGTON, DC 20036
TM #074.01–05–15
ZONE: CD
USE: MULTIPLE RESIDENTIAL
INSTR. #180017182

4
LOT 2 PRINCE ST. SCHOOL
N/F VIRGINIA TECH FNDN.
3914 CENTREVILLE RD. #300
CHANTILLY, VA 20151
TM #074.01–05–16
ZONE: CD
USE: COLLEGE
DB. 1265, PG. 354

5
LOT 1 PRINCE ST. SCHOOL
N/F VIRGINIA TECH FOUNDATION
3914 CENTREVILLE RD. #300
CHANTILLY, VA 20151
TM #074.01–05–17
ZONE: CD
USE: COLLEGE
INSTR. #020014613

6
LOT 601 SYLVAN COHEN SUBD.
N/F BRENDAN M. & WENDY A. OWENS
121 S. HENRY ST.
ALEXANDRIA, VA 22314
TM #074.01–04–16
ZONE: CD
USE: MIXED RETAIL/RES.
INSTR. #190011257

7
LOT 602 SYLVAN COHEN SUBD.
N/F RONALD L. MRAZ
119 S. HENRY ST.
ALEXANDRIA, VA 22314
TM #074.01–04–15
ZONE: CD
USE: MIXED RETAIL/RES.
DB. 1191, PG. 1029

8
LOT 603 SYLVAN COHEN SUBD.
N/F GARBIS Z. & SURPUHI MURADIAN
117 S. HENRY ST.
ALEXANDRIA, VA 22314
TM #074.01–04–14
ZONE: CD
USE: MIXED RETAIL/RES.
DB. 1186, PG. 1043

9
N/F PAUL SWARTZ
115 S. HENRY ST.
ALEXANDRIA, VA 22314
TM #074.01–04–13
ZONE: CD
USE: MIXED RETAIL/RES.
INSTR. #010018009

10
LOT 604 SYLVAN COHEN SUBD.
N/F KING HENRY COURT CONDOMINIMUM
100 KING HENRY CT.
ALEXANDRIA, VA 22314
TM #074.01–0C–00
ZONE: CL
USE: OPEN
INSTR. #790007617

11
LOT 500 CONSOLIDATION OF LOT 1100 KING STREET
N/F OLD TOWN #1 LLC
1616 CAMDEN RD. #210
CHARLOTTE, NC 28203
TM #074.01–04–12
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #160020385

12
N/F JOHN C. LOZINYAK
945 BRYANT AVE.
COLONIAL BEACH, VA 22443
TM #074.01–05–01
ZONE: KR
USE: RESTAURANT
DB. 1112, PG. 1990

13
LOT 501 CONSOLIDATION OF 1024 &1026 KING STREET
N/F PT NA ENTERPRISES LLC
1024 KING ST.
ALEXANDRIA, VA 22314
TM #074.01–05–18
ZONE: KR
USE: MIXED RETAIL/OFFICE
INSTR. #100019892

14
N/F DWM22 LLC
1022 KING ST.
ALEXANDRIA, VA 22314
TM #074.01–05–04
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #150003289

15
N/F DWM20 LLC
1020 KING ST.
ALEXANDRIA, VA 22314
TM #074.01–05–05
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #040050645

16
N/F KI SUP & REINA ISABEL CHOI
3700 FAIRFIELD LN.
WOODBRIDGE, VA 22193
TM #074.01–05–06
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #040044584

17
N/F CASTLE AND PEMBROKE LLC
1,313 KING ST.
ALEXANDRIA, VA 22314
TM #074.01–05–07
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #100010237

18
N/F JEFFERSON S. HOFGARD
9385 JUHASZ DR.
GREAT FALLS, VA 22066
TM #074.01–05–08
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #120027840

19
N/F FORTY OAKS SPA LLC
7628 ENON CHURCH RD.
THE PLAINS, VA 20198
TM #074.01–05–09
ZONE: KR
USE: MIXED RETAIL/RES.
INSTR. #130015647

20
N/F OLD TOWN 2 LLC
802 GERVAIS ST. #200
COLUMBIA, SC 29201
TM #074.01–05–10
ZONE: KR
USE: RETAIL STORE
INSTR. #170014797

21
N/F HOPKINS INVESTMENT CO. INC.
313 S. WASHINGTON ST.
ALEXANDRIA, VA 22314
TM #074.01–05–11
ZONE: KR
USE: MIXED RETAIL/OFFICE
INSTR. #170007817

EX. TREE TABLE

(1) 8" TREE
(2) 18" TREE
(3) 12" TREE
(4) 8" TREE
(5) 7" TREE
(6) 10" TREE
(7) 11" TREE
(8) 7" TREE
(9) 20" TREE
(10) 13" TREE
(11) 13" TREE
(12) 16" TWIN TREE
(13) 28" TREE
(14) 12" TREE
(15) 24" TRIPLE TREE
(16) 16" TREE
(17) 6" TREE
(18) 3" TREE

EX. SANITARY SEWER DETAILS

A
EX. SAN. M.H.
TOP=36.99
CANNOT OPEN, RIM DAMAGED

B
BENCHMARK #2
EX. SAN. M.H.
TOP=41.86
INV. IN=33.31
INV. OUT=33.26

C
EX. SAN. M.H.
TOP=41.77
INV. IN=33.17
INV. OUT=33.12

D
EX. SAN. M.H.
TOP=36.22

E
EX. SAN. M.H.
TOP=37.11
INV. IN=29.31
INV. OUT=29.26

F
EX. SAN. M.H.
TOP=37.37
INV. IN=30.45
INV. OUT=30.39

EX. STORM SEWER DETAILS

1
EX. CURB INLET
TOP=37.68
INV. OUT=34.25

2
EX. CURB INLET
TOP=37.15
INV. IN=34.10 (A)
INV. IN=33.75 (B)
INV. OUT=33.65

3
BENCHMARK #2
EX. STORM MH
TOP=39.47
INV. IN=35.32
INV. OUT=35.12

4
EX. CURB INLET
TOP=36.54
INV. IN=33.44
INV. OUT=33.42

5
EX. GRATE INLET
TOP=40.07

6
EX. CURB INLET
TOP=35.27
INV.=CLOGGED

GENERAL NOTES:

1. TAX MAP: #074.01–05–12
2. ZONE: CD
3. OWNER: CITY OF ALEXANDRIA
P.O. BOX 178
ALEXANDRIA, VA 22313
DB. 785, PG. 772
4. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 15,332 S.F. OR 0.3520 AC.
7. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
8. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
9. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
10. THIS SITE DOES NOT CONTAIN ANY AREA WITH PREVIOUSLY MAPPED MARINE CLAYS.

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1–800–552–7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

TOPOGRAPHY NOTE:

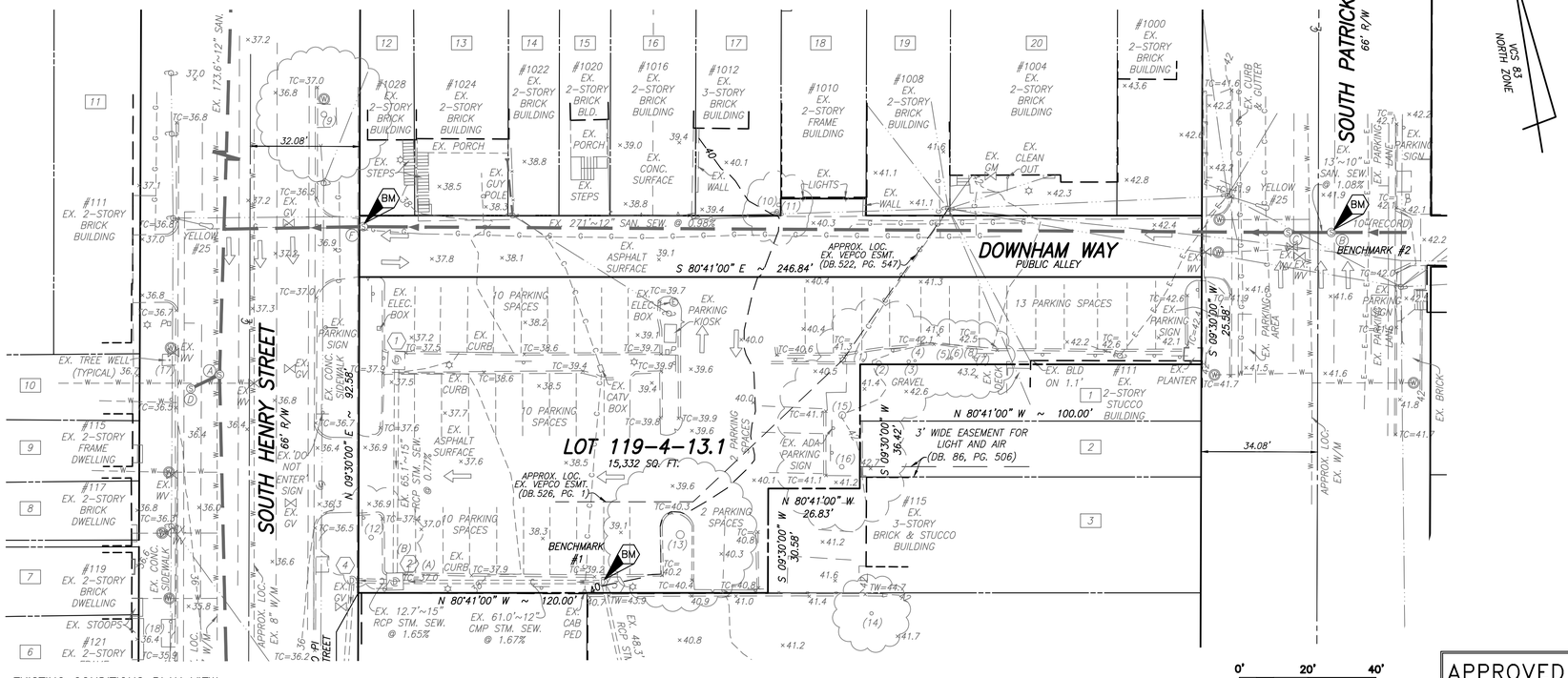
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERTO TORRES, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 28, 2019 AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TEXT LEGEND

°= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= PER PLAN
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE		



EXISTING CONDITIONS PLAN VIEW
SCALE: 1" = 20'

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1–800–552–7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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APPROVED
SPECIAL USE PERMIT NO. 2019–0033
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

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 20, 2019
PROFESSIONAL ENGINEER

CONCEPT II
DEVELOPMENT SPECIAL USE PERMIT
OLD TOWN ALEXANDRIA DEVELOPMENT
116 SOUTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: DEC. 20, 2019

EXISTING CONDITIONS

SHEET 3 OF 7
FILE: 19–153

J:\2019\19153\DWG\DELA\Concept II – S Henry Street\03–EXISTING CONDITIONS.dwg
Fri, Dec 20 2019 – 11:57:44am

TEXT LEGEND

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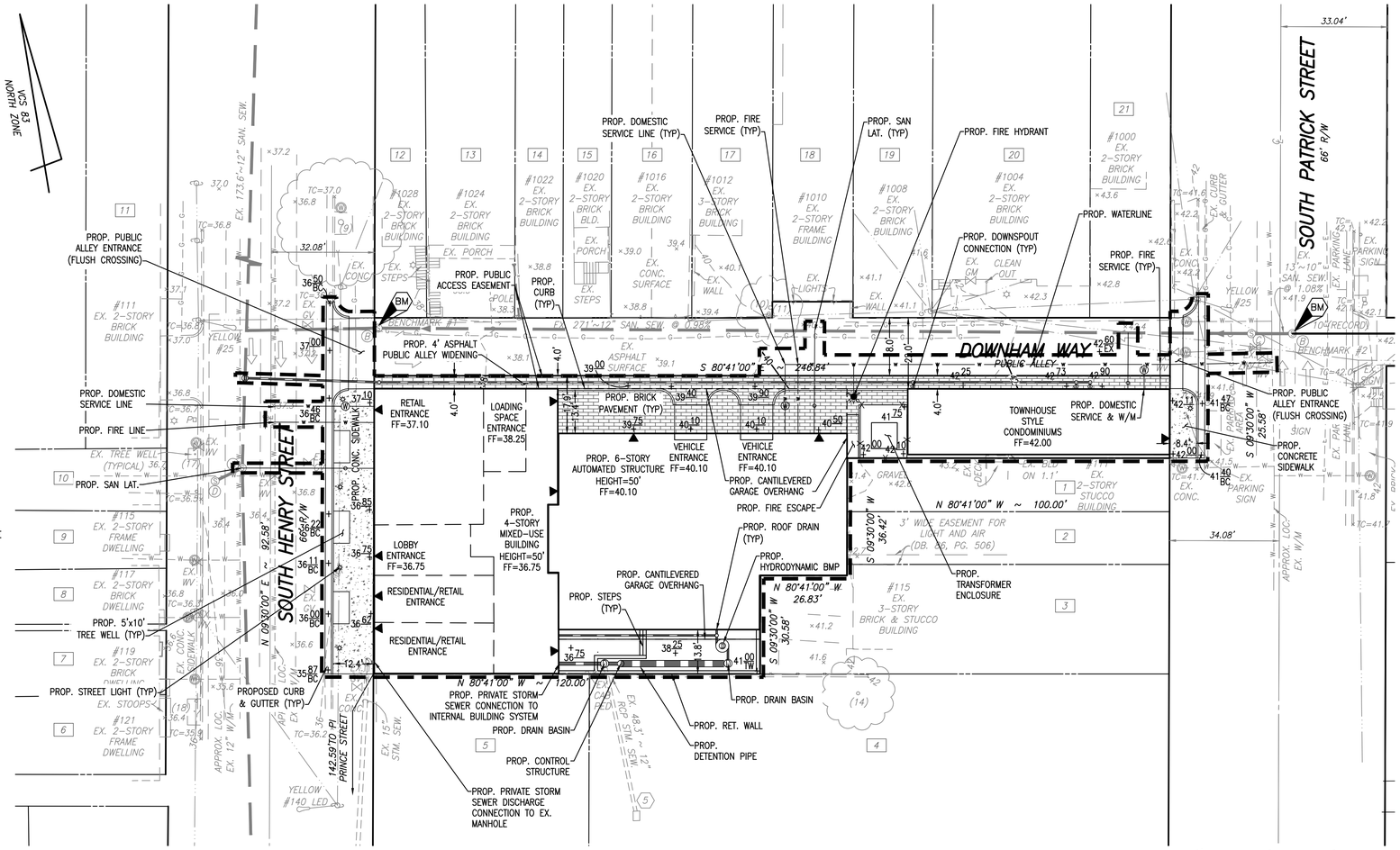

CONCEPTUAL PLAN VIEW
SCALE: 1" = 20'

HATCH LEGEND

BRICK SIDEWALK

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

GENERAL NOTES:

1. TAX MAP: #074.01-05-12
2. ZONE: CD
3. OWNER: CITY OF ALEXANDRIA P.O. BOX 178 ALEXANDRIA, VA 22313 DB. 785, PG. 772
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #642 ELEVATION 33.53'.
5. TITLE REPORT WAS FURNISHED BY INDEPENDENCE TITLE, CLIENT/CASE # MONUMENT, EFFECTIVE DATE 8/9/2018 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 15,332 S.F. OR 0.3520 AC.
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
11. THIS SITE DOES NOT CONTAIN ANY AREAS WITH PREVIOUSLY MAPPED MARINE CLAYS.
12. THIS PROJECT IS LOCATED WITHIN THE COMBINED SEWER SHED.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (CITY PARKING LOT) DOES NOT PRODUCE A SANITARY FLOW AS NO STRUCTURE IS LOCATED ON SITE.

THE PROPOSED MIXED USE (RETAIL/MULTIFAMILY RESIDENTIAL) PRODUCES 28,750 GALLONS PER DAY

(19 UNITS X 300 GPD/UNIT X 4 PFF) = 27,600 GPD
(200 GPD/1,000 SF OF RETAIL X 4 PFF) = (200 X 1,437/1000) X 4 = 1,150 GPD

SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE EXCEEDS 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED AND WILL BE PROVIDED IN SUBSEQUENT SUBMISSIONS.

FIRE SERVICE NOTE:

BUILDING FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH THE FIRE FLOW ENGINEERING ANALYSIS AND WILL BE INCLUDED WITH SUBSEQUENT SUBMISSIONS. SITE ACCESS WILL BE PROVIDED ALONG THE SITE'S FRONTAGE.

REFUSE TRUCK NOTE:

TRASH WILL BE COLLECTED WITHIN EACH BUILDING AND STORED ONSITE. TRASH WILL BE WHEELED OUT TO THE CURB SIDE WITHIN THE PUBLIC ALLEY FOR PICKUP.

GREEN BUILDING NARRATIVE:

THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

ALEXRENEW NOTES:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER6, ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-549-3382.

ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703.746.4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR THE CITY ARCHAEOLOGIST CAN BE ARRANGED.

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.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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APPROVED
SPECIAL USE PERMIT NO. 2019-0033
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

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 20, 2019
PROFESSIONAL ENGINEER

CONCEPT II DEVELOPMENT SPECIAL USE PERMIT
OLD TOWN ALEXANDRIA DEVELOPMENT
116 SOUTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

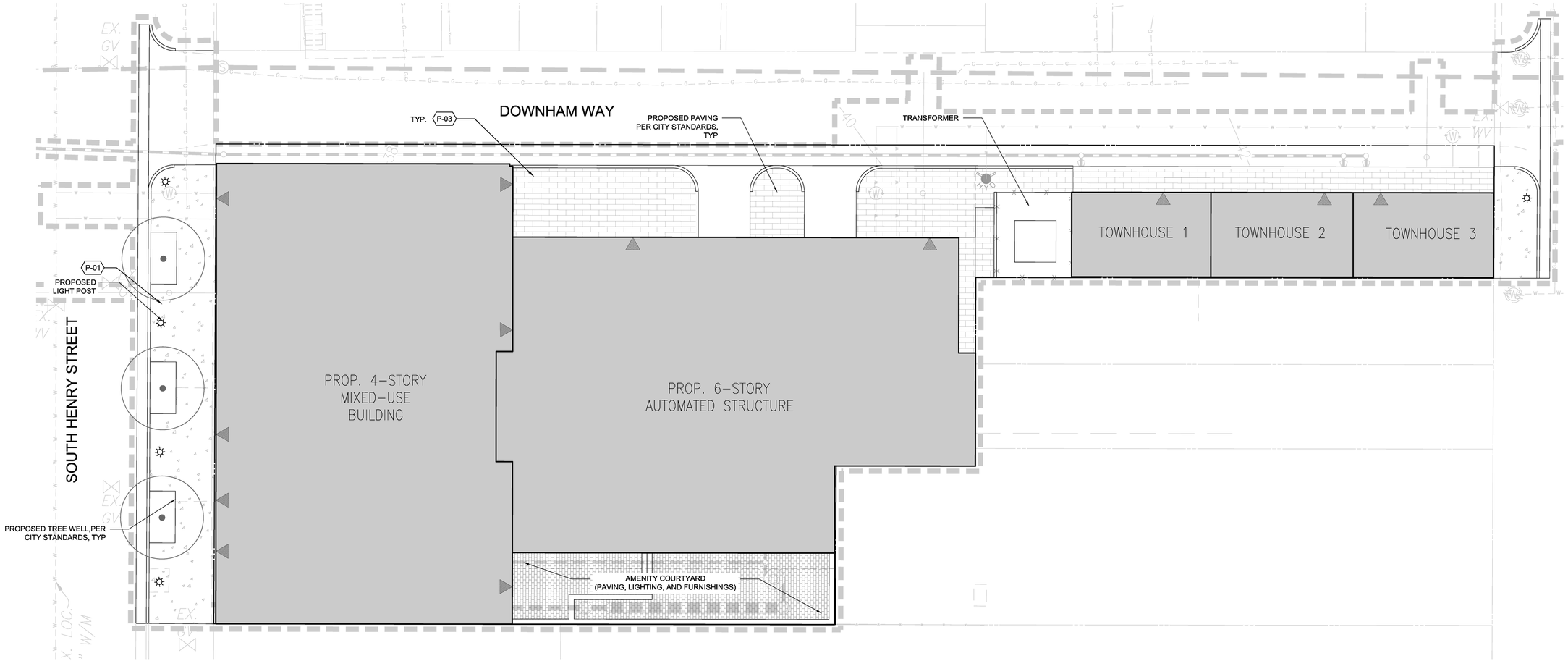
DATE	REVISION

DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: DEC. 20, 2019

CONCEPTUAL PLAN

SHEET 4 OF 7
FILE: 19-153

J:\2019\19153\DWG\DELTA\Concept II - S Henry Street\04-CONCEPTUAL PLAN.dwg
Fri, Dec 20 2019 - 11:57:52am



KEY REFERENCE

SYMBOL	PAVING DESCRIPTION	DETAIL
P-01	CONCRETE PAVING	1/L201
P-03	BRICK PAVING	3/L201
▲	BUILDING ENTRANCE	

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	15,332
25% CROWN COVER REQUIRED (SF)	3,833
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	0
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	0.0%
TOTAL CROWN COVER PROVIDED (SF)	0

CITY OF ALEXANDRIA STANDARD NOTES:

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIED, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GATHERSBURG, MARYLAND.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 902
DECEMBER 16, 2019
LANDSCAPE ARCHITECT

PROJECT

KING + S HENRY

GALENA CAPITAL PARTNERS
920 KING ST + 100 SOUTH HENRY
ALEXANDRIA, VIRGINIA

LANDDESIGN PROJ.# 2019086

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	12.20.19

DESIGNED BY: MC/WT
DRAWN BY: WT
CHECKED BY: MC

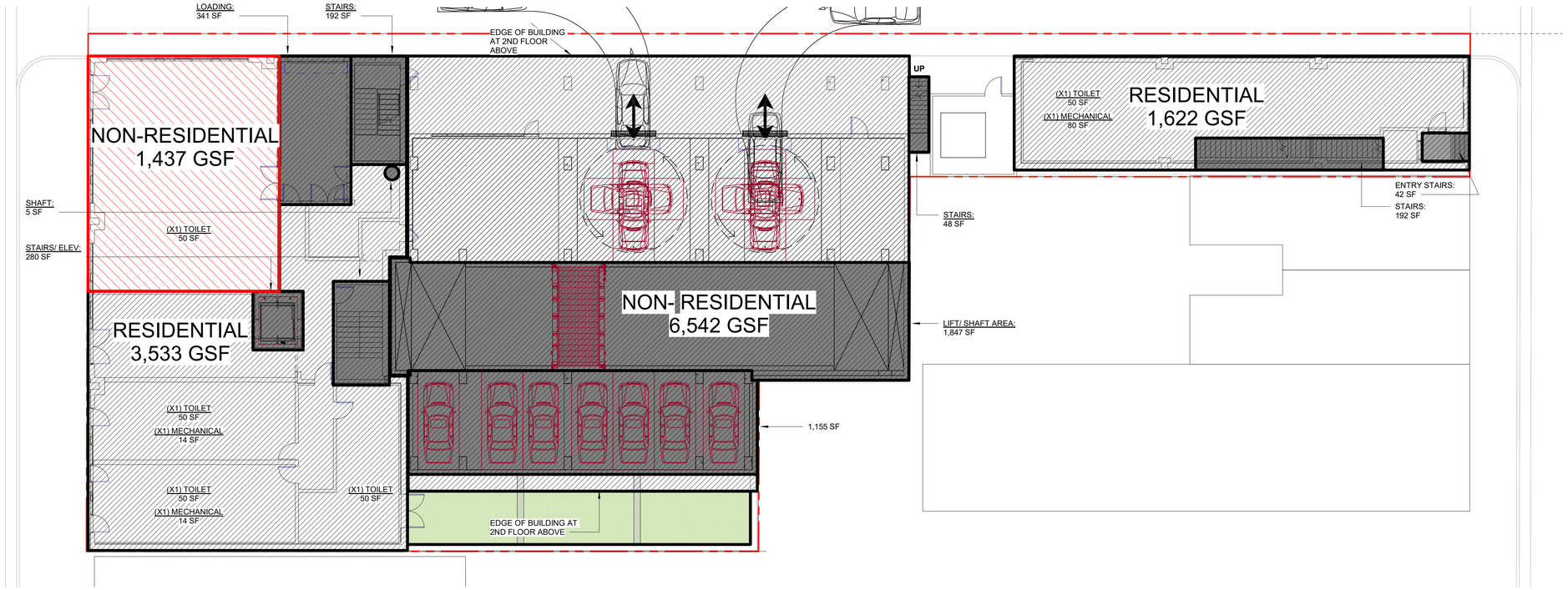
SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

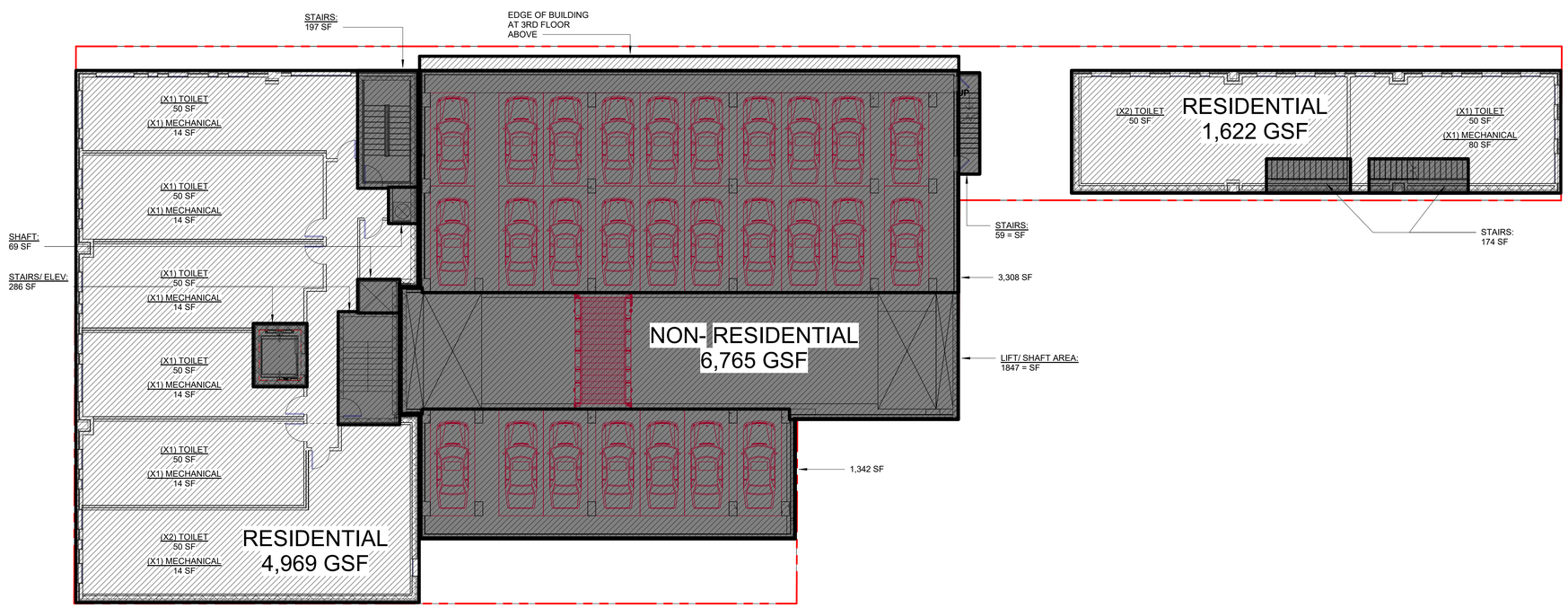
SHEET TITLE
S. HENRY ST. DEVELOPMENT

SHEET NUMBER
L102

12/19/2019 5:40 PM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT
ORIGINAL SHEET SIZE: 24" X 36"



D1 1ST FLOOR_FAR
3/32" = 1'-0"



A1 2ND FLOOR_FAR
3/32" = 1'-0"

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY

Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton.
I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	12/20/2019	DSUP CONCEPT II
	12/20/2019	BAR CONCEPT I

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

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
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

0 8' 16' 32'
SCALE : 3/32" = 1'-0"

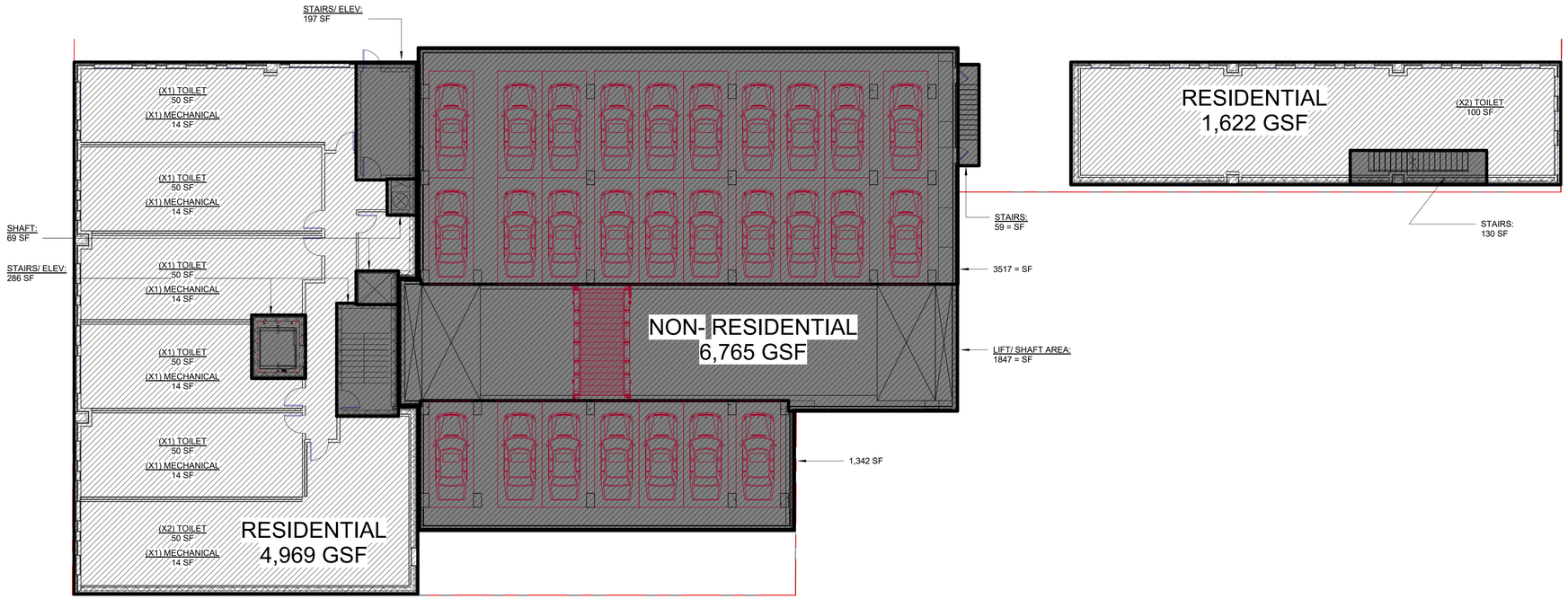
PROJECT
N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
FAR & OPEN SPACE PLANS

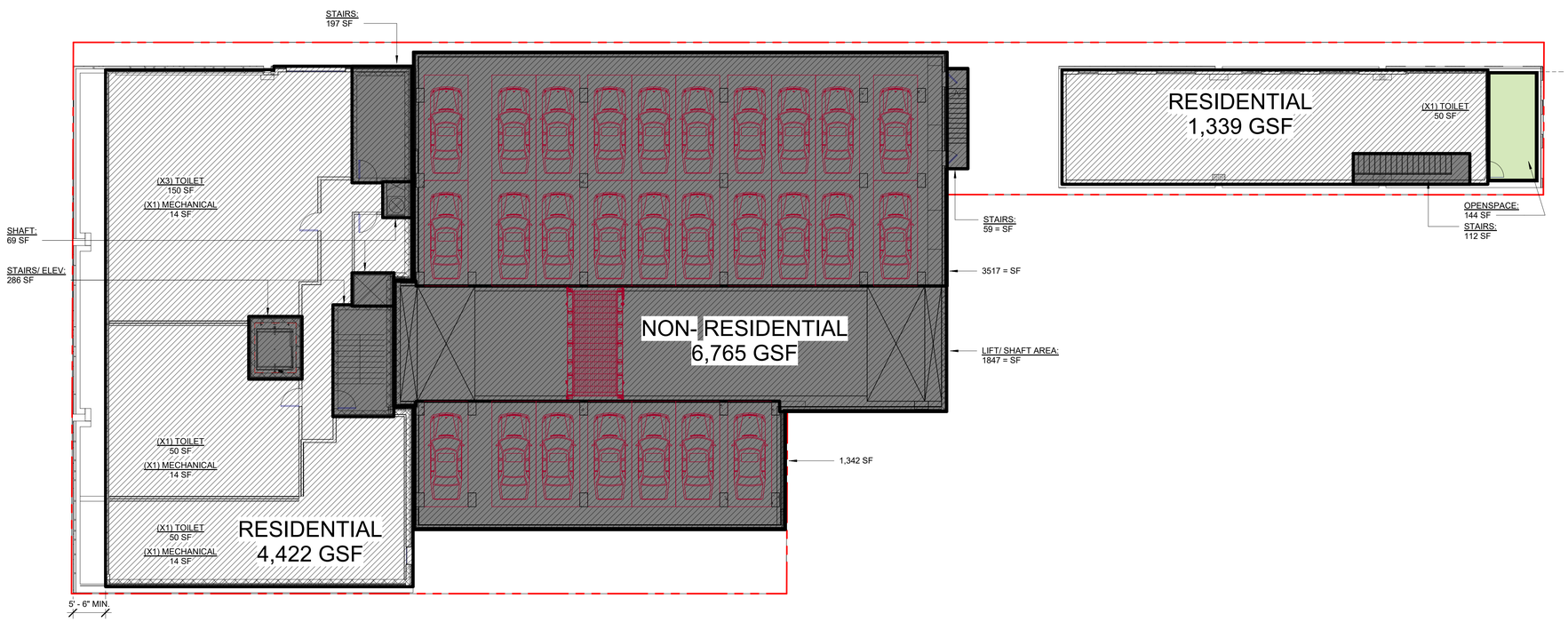
SHEET NUMBER:

A-010

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



1 3RD FLOOR_FAR
3/32" = 1'-0"



2 4TH FLOOR_FAR
3/32" = 1'-0"

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

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Alexandria, VA

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MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	12/20/2019	DSUP CONCEPT II
	12/20/2019	BAR CONCEPT I

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

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
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

0 8' 16' 32'
SCALE : 3/32" = 1'-0"

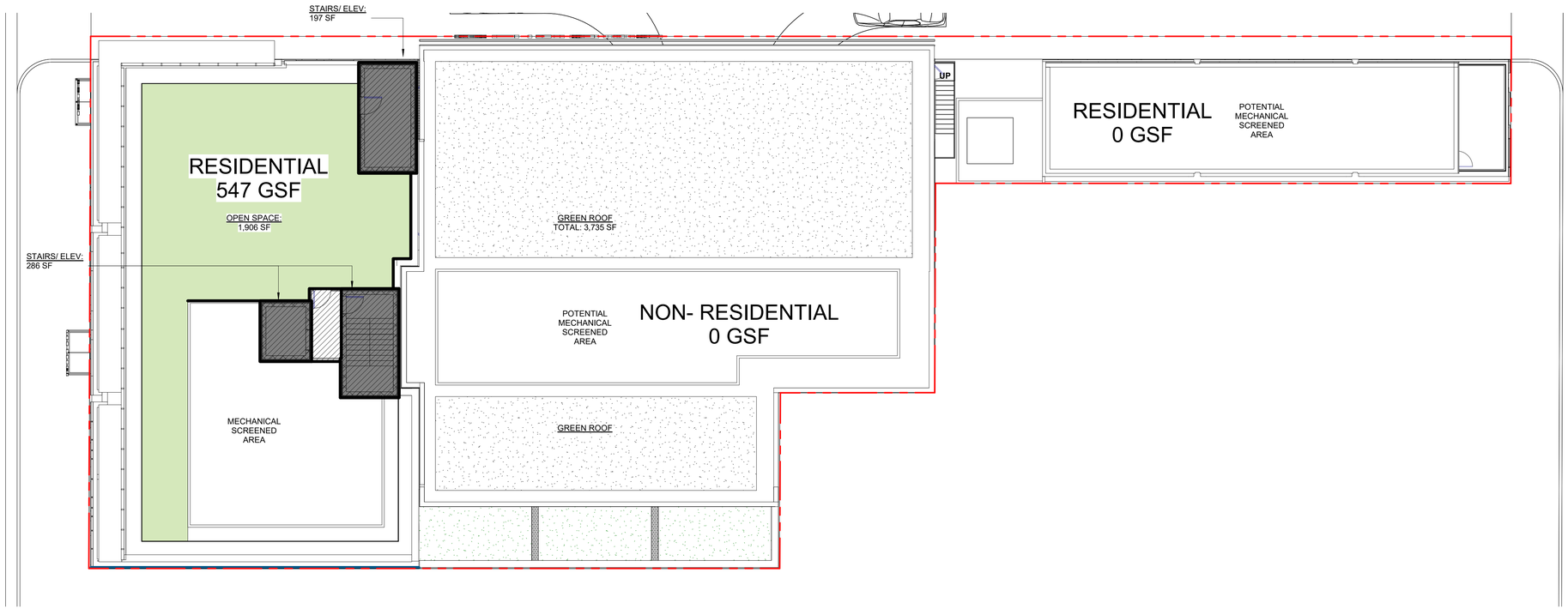
PROJECT
N
VIRGINIA
STATE GRID
NORTH
NAD 83/93

SHEET TITLE:
FAR & OPEN SPACE PLANS

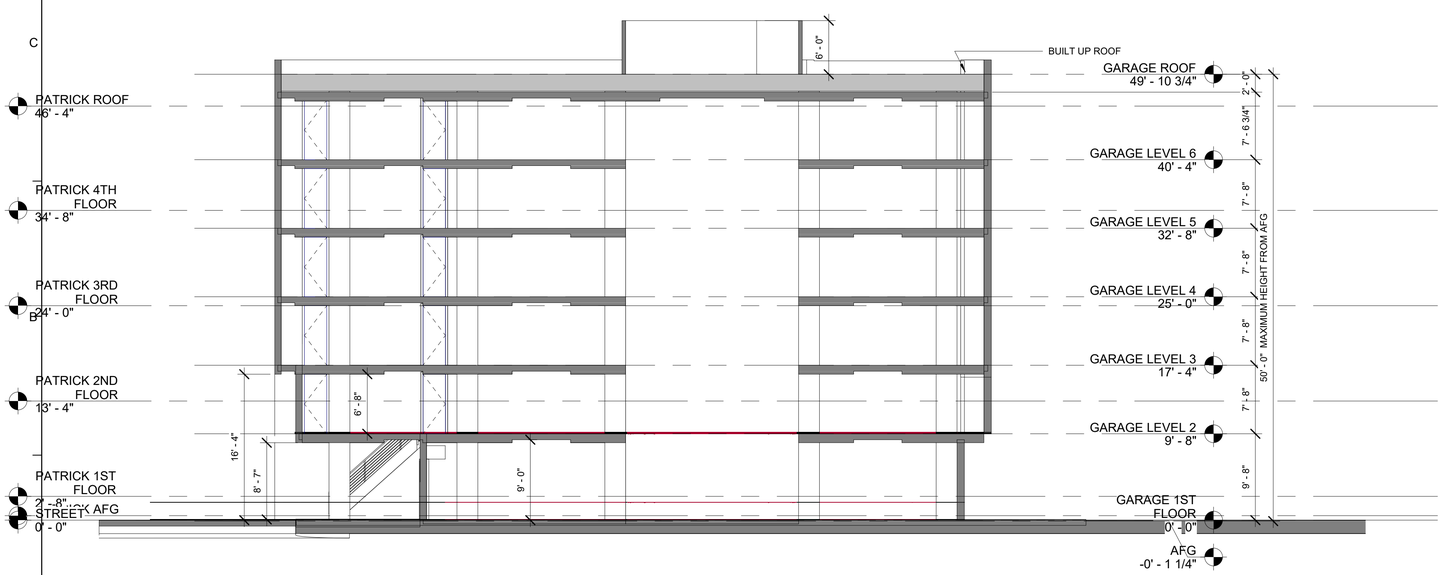
SHEET NUMBER:

A-011

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



D1 ROOF_FAR
3/32" = 1'-0"



A1 N-S GARAGE SECTION
1/8" = 1'-0"

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	12/20/2019	DSUP CONCEPT II
	12/20/2019	BAR CONCEPT I

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

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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

0 8' 16' 32'
SCALE : 3/32" = 1'-0"

PROJECT
N
VIRGINIA
STATE GRID
NORTH
NAD 83/93

SHEET TITLE:
FAR & OPEN SPACE PLANS

SHEET NUMBER:

A-012

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

RESIDENTIAL FAR TABULATION

116 S.HENRY STREET - RESIDENTIAL

LVL	HEIGHTS	GSF FLOOR	GSF OPENSPACE	FAR DEDUCTIONS	FAR SF
1st	16'-0"	3,533	584	1,046	2,487
2nd	10'-8"	4,969	0	986	3,983
3rd	10'-8"	4,969	0	986	3,983
4th	13'-5"	4,422	0	844	3,578
Roof	VARIES	547	1,906	483	64
Total		18440	2,490	4,345	14,095

* Not counted towards FAR % Deductions 0.24

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

109 S.PATRICK STREET - RESIDENTIAL

LVL	HEIGHTS	GSF FLOOR	GSF OPENSPACE	FAR DEDUCTIONS	FAR SF
1st	10'-8"	1,622	0	339	1,283
2nd	10'-8"	1,622	0	404	1,218
3rd	10'-8"	1,622	0	230	1,392
4th	11'-8"	1,339	144	162	1,177
Total		6205	144	1,135	5,070

* Not counted towards FAR % Deductions 0.18

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	TOTAL
1st	472	33	541	1,046
2nd	483	153	350	986
3rd	483	153	350	986
4th	483	111	250	844
Roof	483	0	0	483
Total	2404	450	1491	4,345

* Not counted towards FAR

LVL	FAR DEDUCTIONS STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	TOTAL
1st	209	80	50	339
2nd	174	80	150	404
3rd	130	0	100	230
4th	112	0	50	162
Total	625	160	350	1,135

* Not counted towards FAR

RESIDENTIAL		
SITE		15,332.00
ALLOWABLE FAR	1.25	19,165.00
PROPOSED FAR	1.25	19,165.00
REMAINING SF		0.00
# OF UNITS ALLOWED (35 PER ACRE)		19
PROPOSED # OF UNITS		19
REQUIRED OPEN SPACE		2,850.00
PROPOSED OPENSPACE		2,634.00
ALLOWABLE HEIGHT ABOVE AFG		50'-0"
PROPOSED HEIGHT ABOVE AFG		50'-0"

NON-RESIDENTIAL FAR TABULATION

116 S.HENRY STREET - NON RESIDENTIAL

LVL	HEIGHTS	GSF FLOOR	GSF OPENSPACE	FAR DEDUCTIONS	FAR SF
1st	16'-0"	1,437	0	50	1,387.00
2nd	10'-8"	0	0	0	0.00
3rd	10'-8"	0	0	0	0.00
4th	13'-5"	0	0	0	0.00
Roof	VARIES	0	2,363	0	0.00
Total	0.00	1437.00	2,363	50	1,387.00

* Not counted towards FAR % Deductions 0.03

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

AUTOMATED STRUCTURE - NON RESIDENTIAL

LVL	HEIGHTS	GSF FLOOR	GSF OPENSPACE	FAR DEDUCTIONS	FAR SF
1st	9'-8"	6,542	0	3,061	3,481.00
2nd	7'-8"	6,765	0	6,556	209.00
3rd	7'-8"	6,765	0	6,765	0.00
4th	7'-8"	6,765	0	6,765	0.00
5th	7'-8"	6,765	0	6,765	0.00
6th	9'-6.75"	6,765	0	6,765	0.00
Roof	0'	0	0	0	0.00
Total	0.00	40367.00	0	36,677	3,690.00

* Not counted towards FAR % Deductions 0.91

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	TOTAL
1st	0	0	50	50
2nd	0	0	0	0
3rd	0	0	0	0
4th	0	0	0	0
Roof	0	0	0	0
Total	0	0	50	50

* Not counted towards FAR

LVL	FAR DEDUCTIONS STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	TOTAL
1st	1906		1,155	3,061
2nd	1906	0	4,650	6,556
3rd	1906	0	4,859	6,765
4th	1906	0	4,859	6,765
5th	1906	0	4,859	6,765
6th	1906	0	4,859	6,765
Roof	0	0	-	0
Total	11436	0	25241	36,677

NON RESIDENTIAL		
SITE		15,332.00
ALLOWABLE FAR	2.5	38,330.00
PROPOSED FAR	0.3	5,077.00
REMAINING FAR		33,253.00
UNITS		0.00
REQUIRED OPEN SPACE		0.00
PROPOSED OPENSPACE		2,363.00
ALLOWABLE HEIGHT ABOVE AFG		50'-0"
PROPOSED HEIGHT ABOVE AFG		50'-0"

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY

Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	12/20/2019	DSUP CONCEPT II
	12/20/2019	BAR CONCEPT I

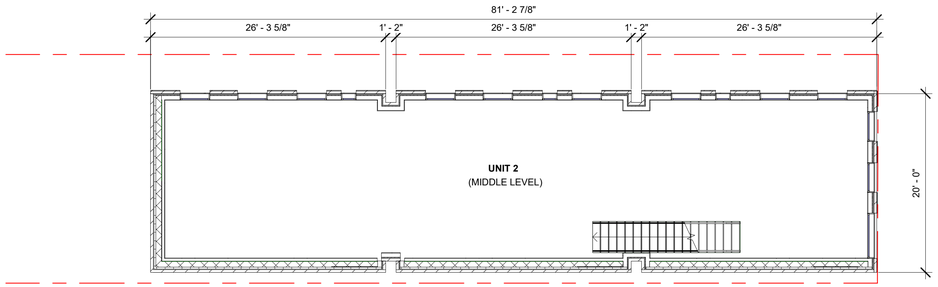
A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
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

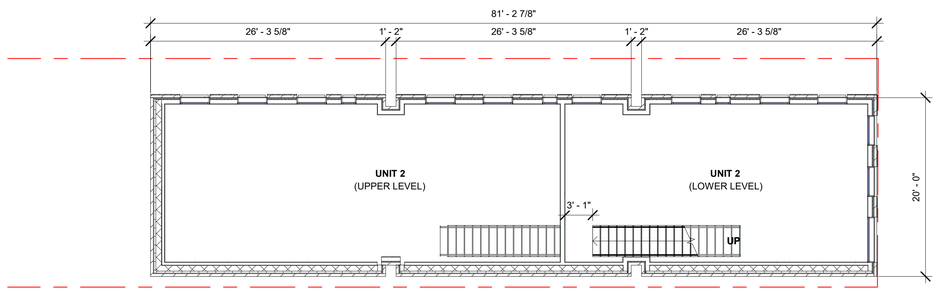
SHEET TITLE:
FAR & OPEN SPACE TABULATIONS

SHEET NUMBER:
A-013

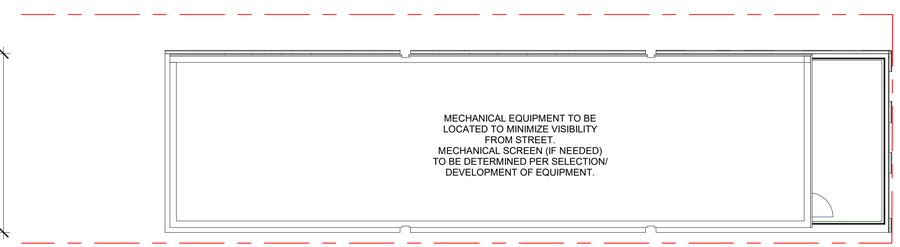
Original drawing is 24" x 36". Scale entities accordingly if reduced.



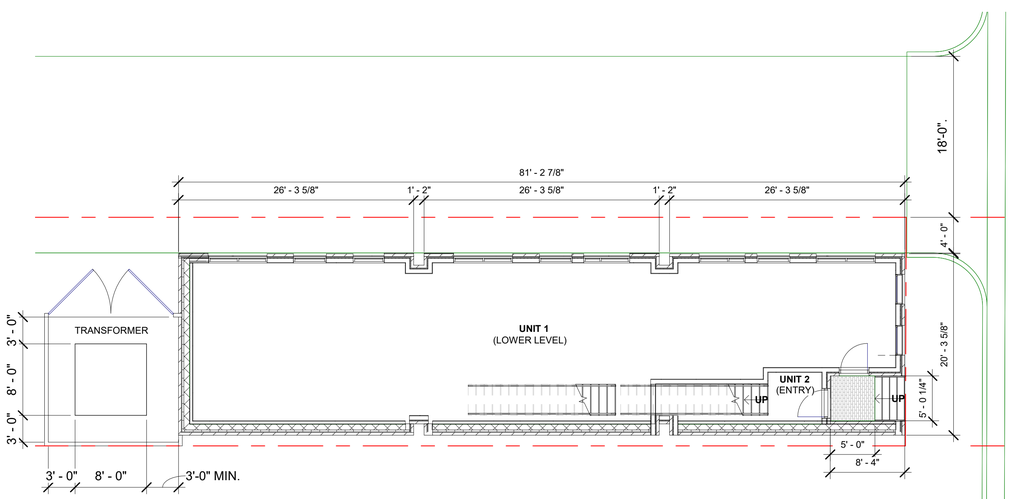
E2 PATRICK THIRD FLOOR
1/8" = 1'-0"



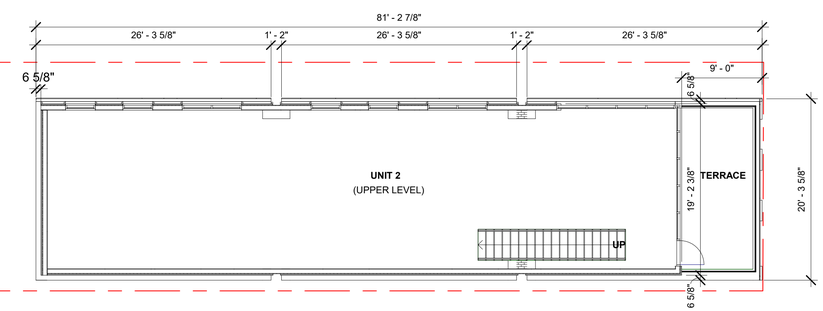
C2 PATRICK SECOND FLOOR
1/8" = 1'-0"



C6 PATRICK ROOF PLAN
1/8" = 1'-0"



A2 PATRICK FIRST FLOOR PLAN
1/8" = 1'-0"



A6 PATRICK FOURTH FLOOR
1/8" = 1'-0"

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY

Alexandria, VA

WINSTANLEY
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COMMONWEALTH OF VIRGINIA
MICHAEL P. ROBERTS
WINSTANLEY
No. 012577
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SITE PLAN NO.
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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

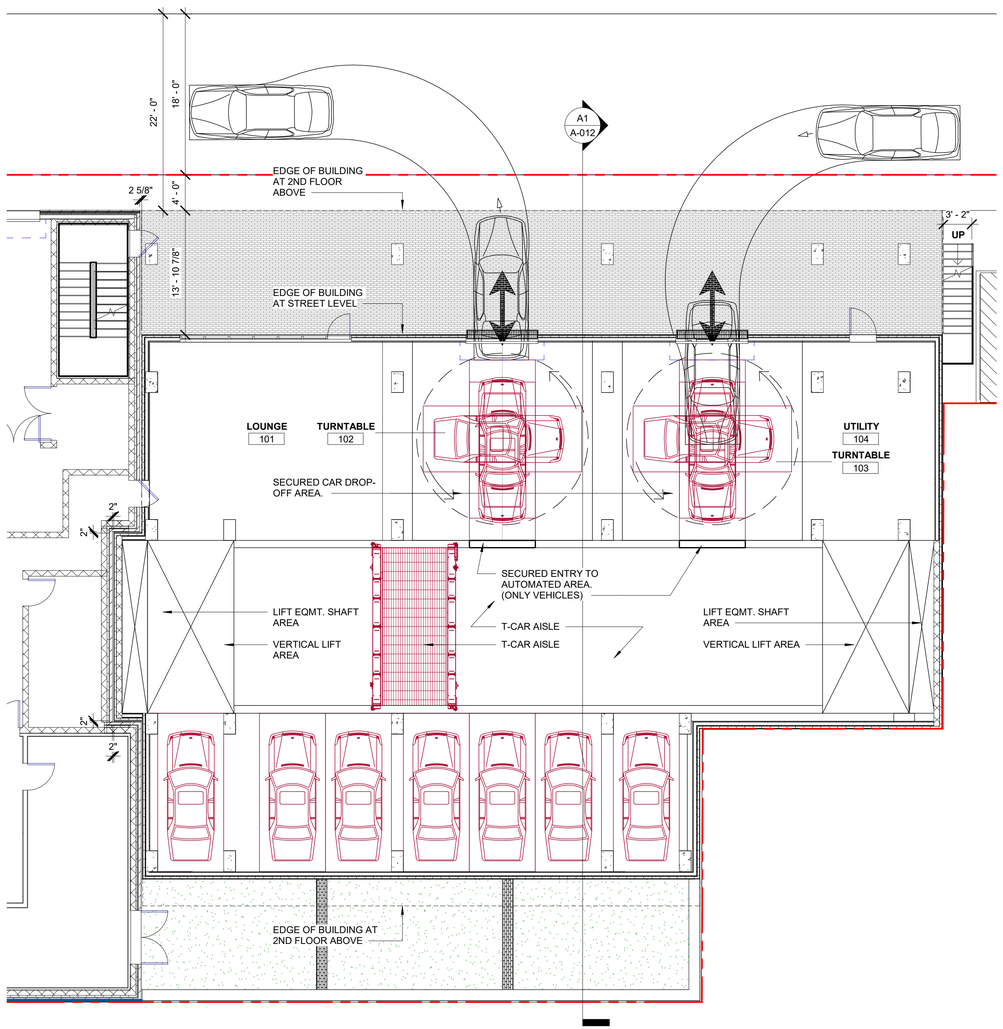
PROJECT
N
VIRGINIA
STATE GRID
NORTH
NAD 83/93

SHEET TITLE:
PATRICK FLOOR PLANS

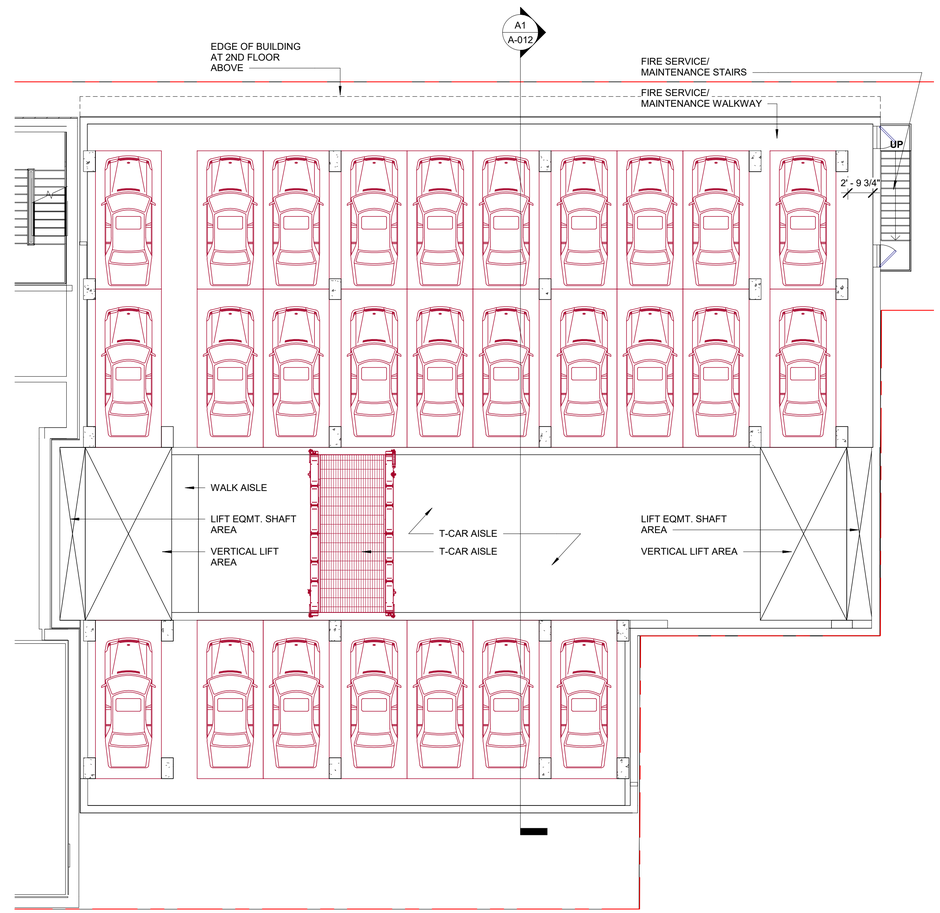
SHEET NUMBER:

A-P111

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



A1 AUTOMATED STRUCTURE 1ST FLOOR PLAN
1/8" = 1'-0"



A5 AUTOMATED STRUCTURE 2ND FLOOR PLAN
1/8" = 1'-0"

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY

Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	12/20/2019	DSUP CONCEPT II
	12/20/2019	BAR CONCEPT I

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

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
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

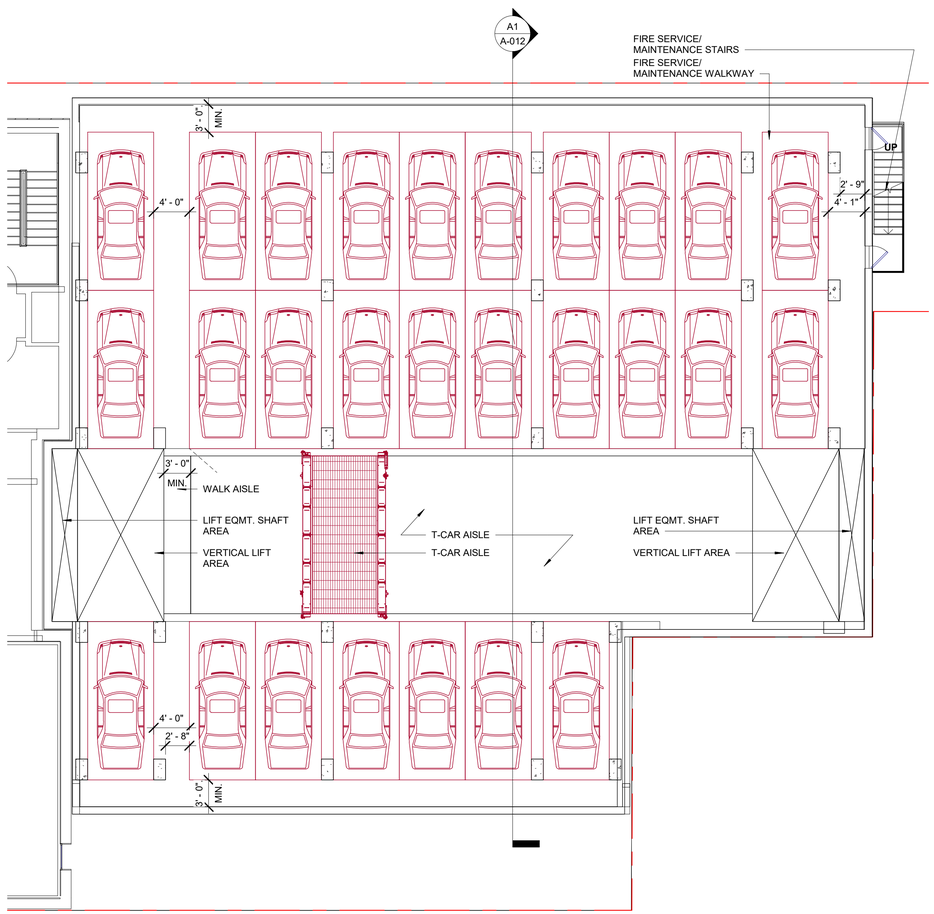
0 4' 8' 16'
SCALE : 1/8" = 1'-0"
PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
AUTOMATED STRUCTURE CONSTRUCTION PLANS

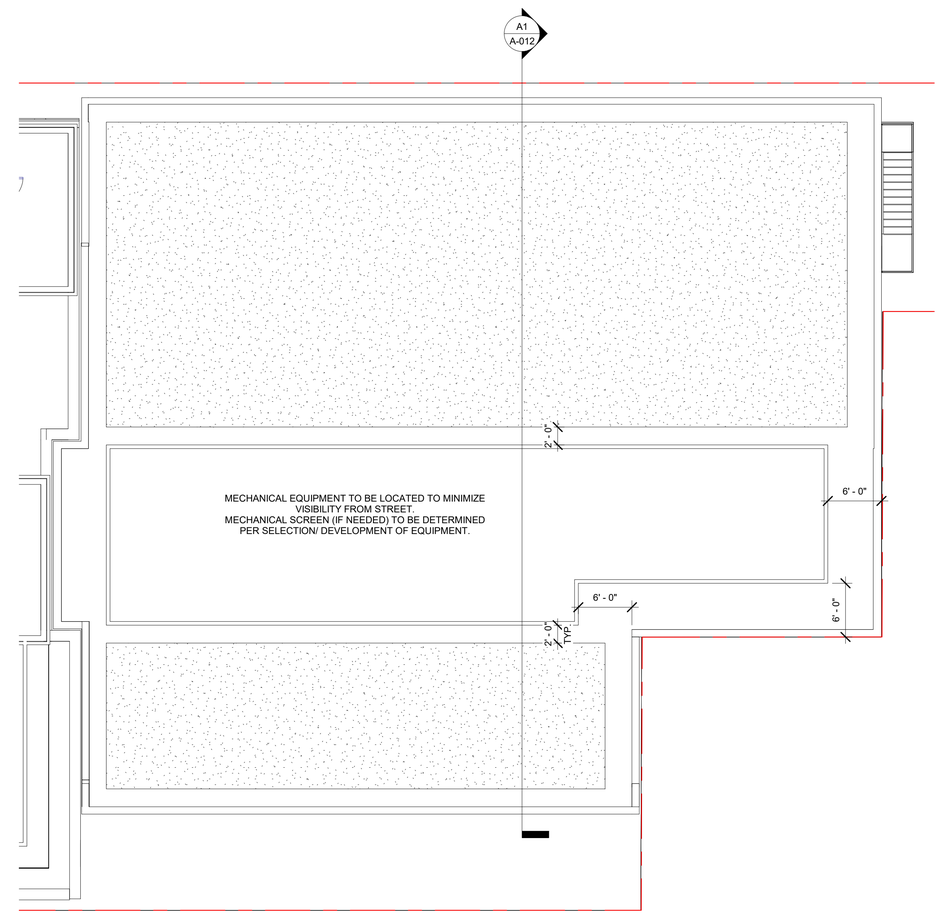
SHEET NUMBER:

A-A111

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



A1 AUTOMATED STRUCTURE 3RD - 6TH FLOOR PLANS
1/8" = 1'-0"



A5 AUTOMATED STRUCTURE ROOF PLAN
1/8" = 1'-0"

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PATRICK - HENRY

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0 4' 8' 16'
SCALE : 1/8" = 1'-0"

PROJECT
N
VIRGINIA
STATE GRID
NORTH
NAD 83/93

SHEET TITLE:
AUTOMATED STRUCTURE CONSTRUCTION PLANS

SHEET NUMBER:

A-A112

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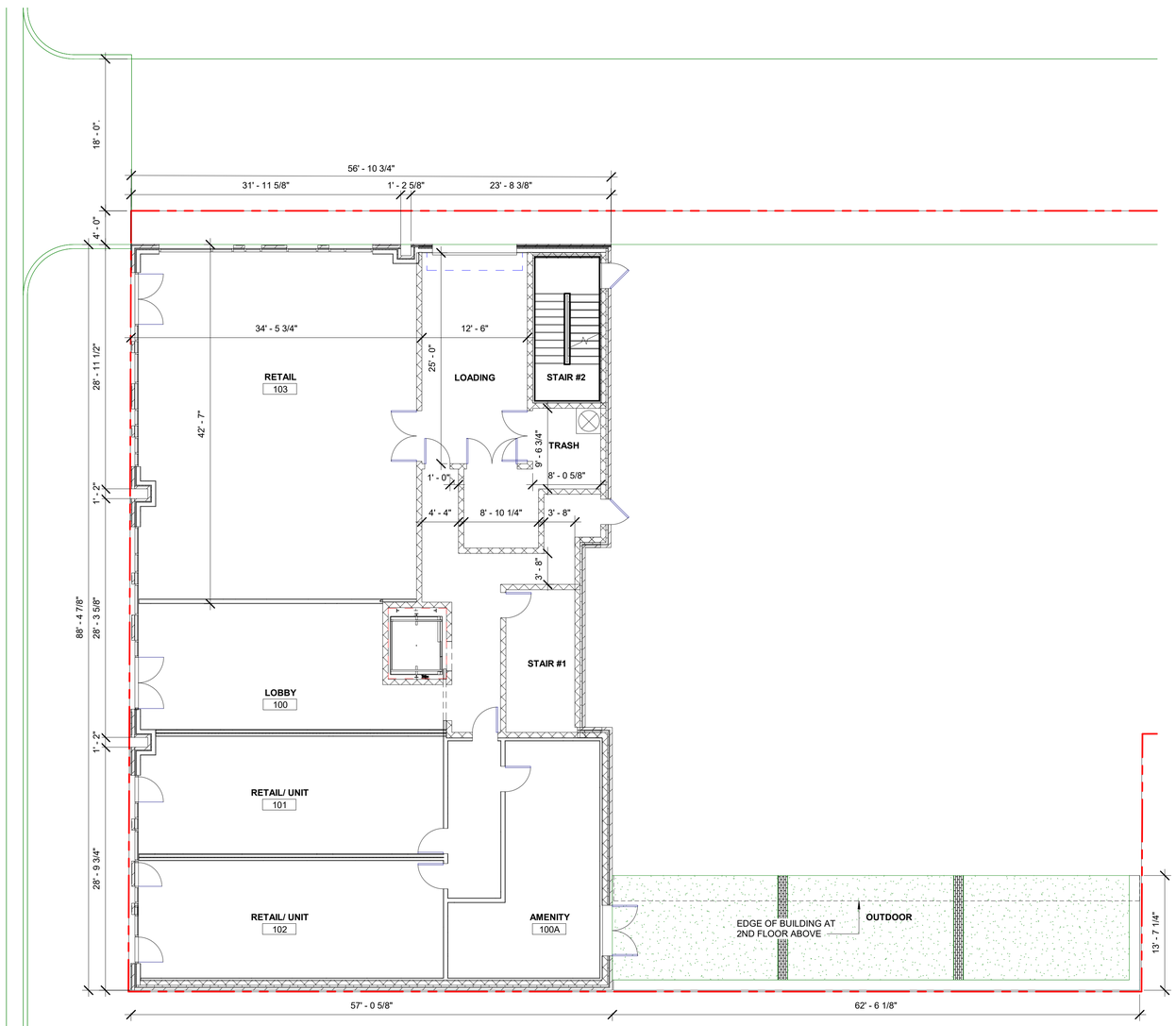
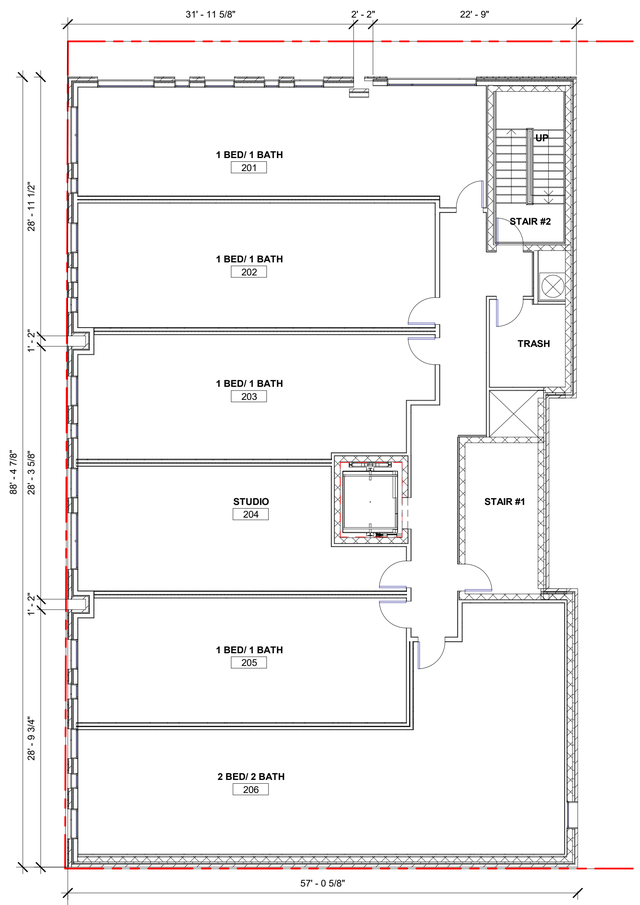


A1 HENRY 1ST FLOOR PLAN
1/8" = 1'-0"



A5 HENRY 2ND FLOOR PLAN
1/8" = 1'-0"

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0 4' 8' 16'
SCALE : 1/8" = 1'-0"
PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
HENRY CONSTRUCTION PLANS

SHEET NUMBER:

A-H111

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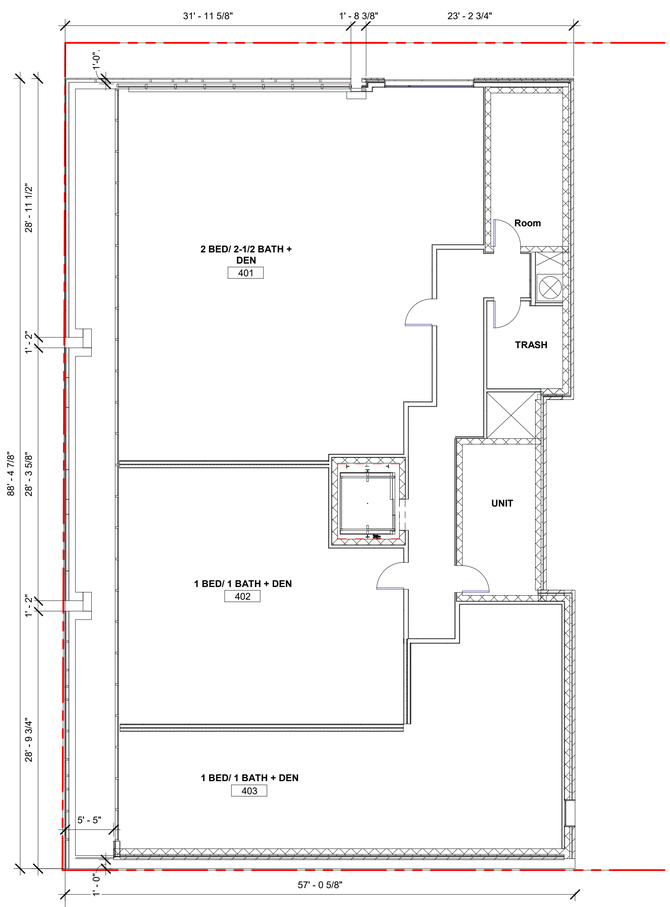
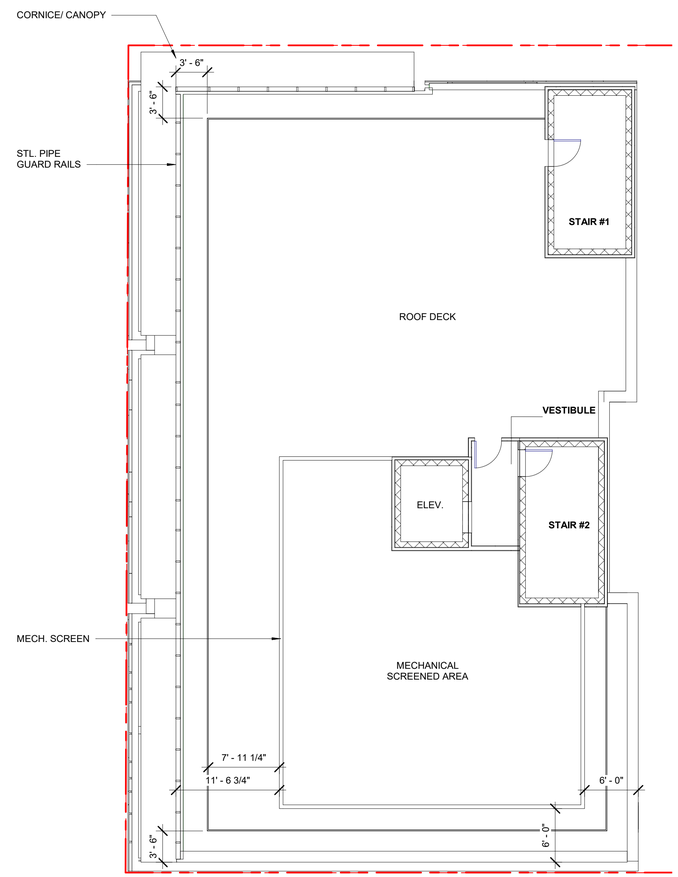


A1 HENRY 4TH FLOOR PLAN
1/8" = 1'-0"



A5 HENRY ROOF PLAN
1/8" = 1'-0"

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0 4' 8' 16'
SCALE : 1/8" = 1'-0"

PROJECT
N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
HENRY CONSTRUCTION PLANS

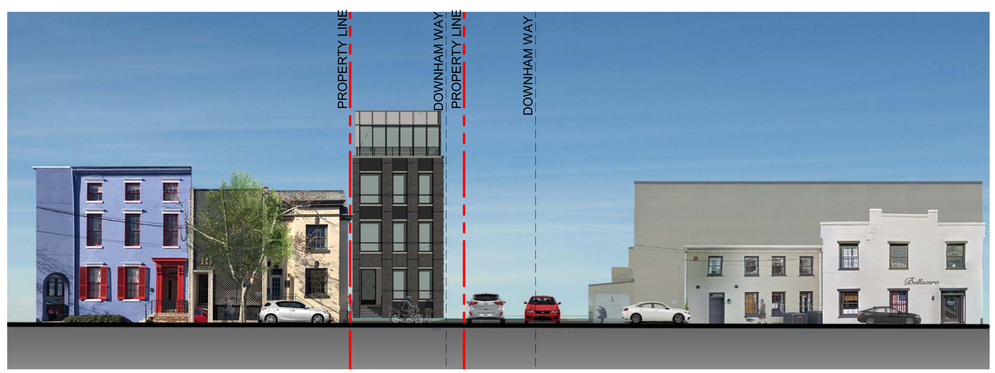
SHEET NUMBER:

A-H112

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

WEST ELEVATION (116 S. HENRY ST. BUILDING)

NORTH ELEVATION (109 S. PATRICK ST + AUTOMATED STRUCTURE
+ 116 S. HENRY ST BUILDINGS AT DOWNHAM ALLEY)



EAST ELEVATION (109 S. PATRICK ST. BUILDING)

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PATRICK - HENRY

Alexandria, VA

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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

0 8' 16' 32'
SCALE : 1/16" = 1'-0"

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-200

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

EAST ELEVATION (109 S. PATRICK ST. BUILDING)

WEST ELEVATION (116 S. HENRY ST. BUILDING)

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PATRICK - HENRY

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0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-201

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

NORTH ELEVATION (109 S. PATRICK ST. BUILDING AT DOWNHAM ALLEY)

NORTH ELEVATION (AUTOMATED STRUCTURE + 116 S. HENRY ST. AT DOWNHAM ALLEY)

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1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY

Alexandria, VA

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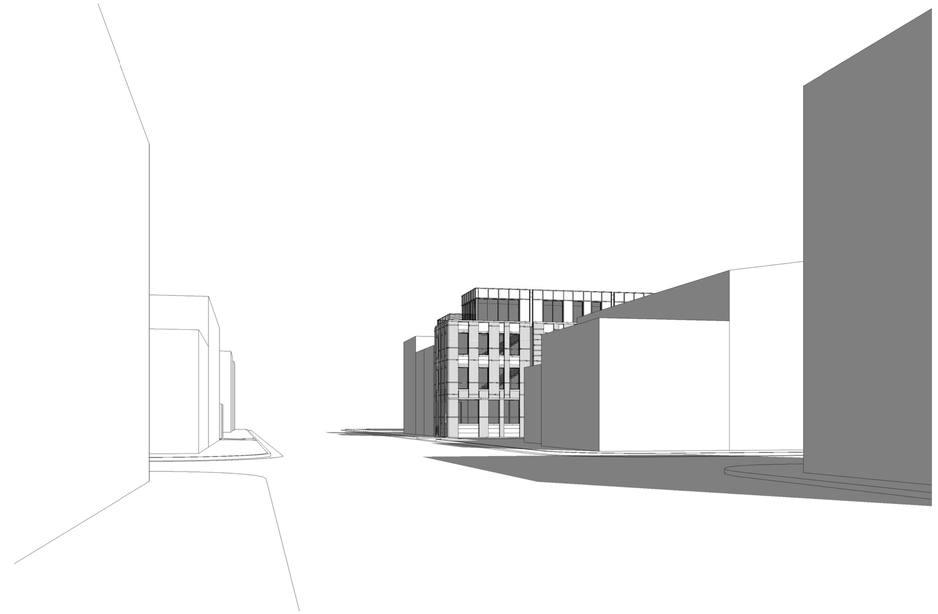
0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-202

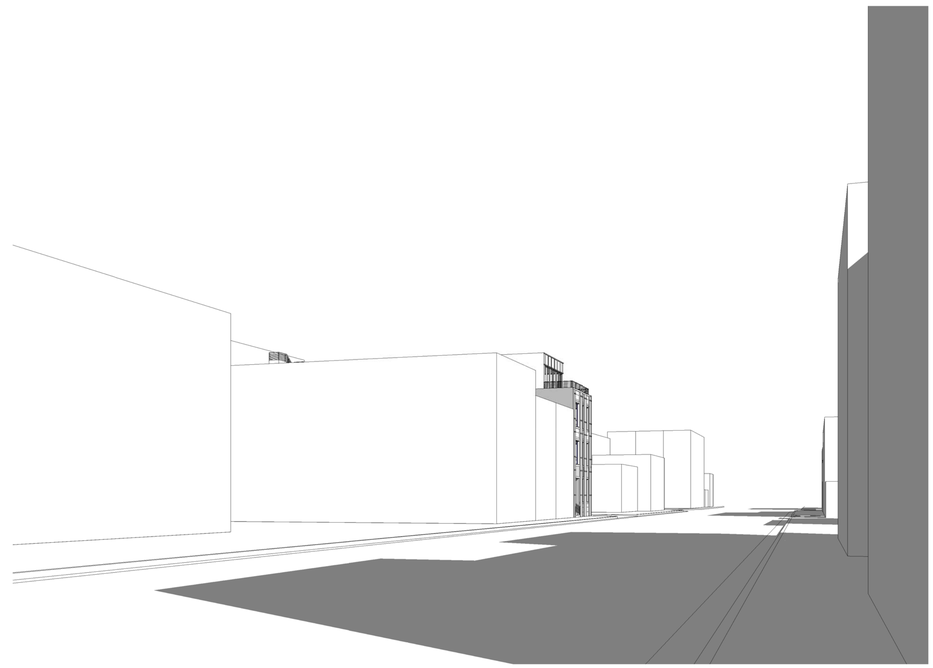
Original drawing is 24" x 36". Scale entities accordingly if reduced.

D1 STREET VIEW - FROM S. PATRICK ST. FACING WEST



D5 STREET VIEW - FROM NE CORNER OF KING ST. & N. PATRICK ST. FACING SOUTH

A1 STREET VIEW - FROM S. PATRICK ST. FACING WEST



A5 STREET VIEW - FROM CORNER OF S. PATRICK ST & PRINCE ST. FACING NORTH

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SHEET TITLE:
MASSING STUDIES - PATRICK

SHEET NUMBER:
A-801

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

D1 STREET VIEW - FROM S. HENRY ST. FACING EAST

2 STREET VIEW - FROM DOWNHAM ALLEY FACING EAST

1 STREET VIEW - FROM NW CORNER OF KING ST. & N. HENRY STREET FACING EAST

A5 STREET VIEW - FROM SW CORNER OF KING ST. & S. HENRY ST. FACING EAST

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PATRICK - HENRY

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SHEET TITLE:
MASSING STUDIES - HENRY

SHEET NUMBER:
A-802

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

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PATRICK - HENRY

Alexandria, VA

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SHEET TITLE:
ILLUSTRATIVE VIEW - HENRY

SHEET NUMBER:
A-804

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

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1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY

Alexandria, VA

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SHEET TITLE:
ILLUSTRATIVE VIEW - PATRICK

SHEET NUMBER:
A-803

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

BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.

2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.

3. The Concept Review will review:
   a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
   b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
   c. The appropriateness of a Permit to Demolish, when one will be required for the project.

4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City's web page and in the BAR's preliminary docket and the property will be placarded by BAR staff as a courtesy.

6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.

7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

Concept Review Submission Materials

Three 11" x 17" hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City's web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR's purview.