

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

APPLICANT: CH Sullyfield Assoc, LLC, Randon Sullyfield, LLC, and CH South Washington Assoc LLC

LOCATION: Old and Historic Alexandria District
700 S. Washington Street (Parcel Address: 610 Franklin Street)

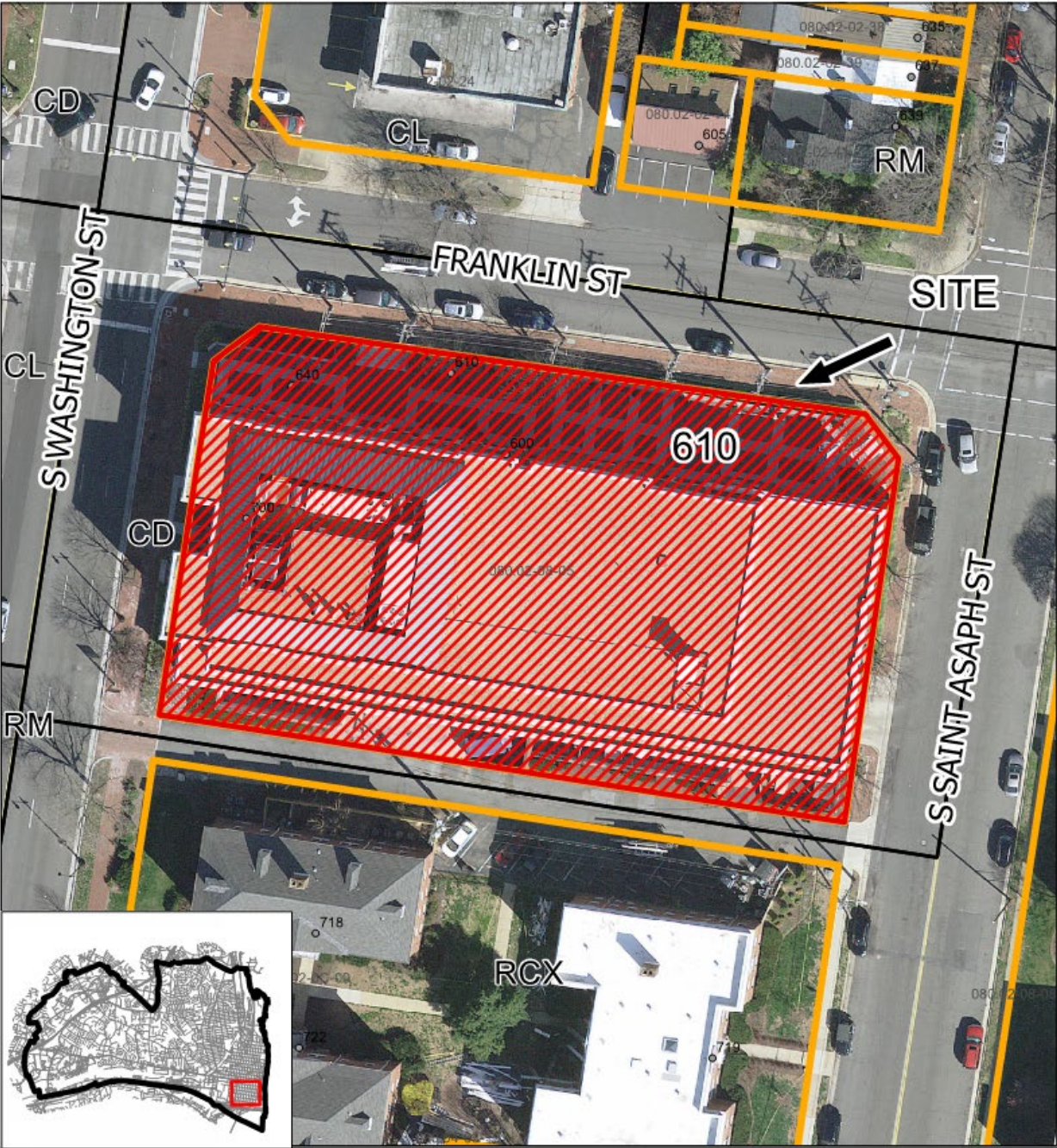
ZONE: CD/Commercial Downtown

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the condition that the windows on the addition comply with the *Alexandria New and Replacement Window Performance Specifications*.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2020-00345 & BAR #2020-00361
700 South Washington Street
(Parcel Address: 610 Franklin Street)

0 20 40 80 Feet



Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00361) and Certificate of Appropriateness (BAR #2020-00345) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a one-story addition on the terrace at 610 Franklin/700 S. Washington Street.

Permit to Demolish/Capsulate

The area of capsulation will be approximately 88' by 14' on the first floor of the building on the terrace facing Franklin Street.

Certificate of Appropriateness

The proposed one-story addition will measure 88' wide by approximately 12' deep (1,122 square feet) and will project from the face of the buildings in front of the grocery tenant, Balducci's, to provide seating for customers. The proposed addition is intended to read as a conservatory, with multi-light windows and transoms and two classical door surrounds with double doors under semi-circular transoms. The materials consist of synthetic wood paneling and trim, painted white, and wood windows with simulated divided lights. Downlights will be installed on the bottom portion of the door surrounds to illuminate the terrace.

Site context

The building is flanked on three sides by public streets and a public alley to the south. The building is located on the George Washington Memorial Parkway.

II. HISTORY

The three-story brick building located at 700 S. Washington Street and 610 Franklin Street was constructed in **1987** (BAR Case #1987-0127, 11/4/87 and SIT #1987-00031). It is a mixed-use retail and office building with a postmodern architectural vocabulary.

Previous BAR approvals

There have been numerous BAR approvals at the subject property since it's construction, as tenants have changed and required different signage on the building. On May 4, 1994 the BAR approved the construction of a canopy addition at the corner of the building at Franklin and S. Washington Street to provide seating for a restaurant tenant (BAR Case #1994-0056). The Board subsequently approved the demolition of that structure on July 24, 2013 (BAR Case #2013-0209).

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. No demolition is proposed, and the area of capsulation could be easily exposed if the addition is removed.

Certificate of Appropriateness

According to the *Design Guidelines*, “Respectful additions make use of the design vocabulary of the existing historic structure.” In this case, the architect utilizes the same Colonial Revival design vocabulary as the 1980s office and retail building, with some variation to differentiate the new construction from the original building. The addition is designed to mimic a conservatory, with multi-light windows and doors and slightly exaggerated door surrounds to reflect the over scaled

entrances on the building. Staff has no objection to the use of modern materials on the addition and does not object to the installation of composite or aluminum clad windows, rather than the wood windows proposed. Regardless of the window material, staff conditions the approval on the new windows complying with the *Alexandria New and Replacement Window Performance Specifications*.

With the condition noted above, staff recommends approval of the application.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition complies with zoning.

Code Administration

F-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

C-1 Comply with all requirements of SIT87-0031(T&ES)

C-2 A minor amendment to the Site Plan must be approved and released and a copy of that plan must be attached to the permit application. No permit will be issued in advance unless the minor amendment includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 According to historic maps and aerial photographs, the property at 712 S. Pitt St. remained vacant until the mid-twentieth century. John Daingerfeld owned the entire block in the 1870s as a real estate investment, but this particular lot did not get developed until much later.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to

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

V. ATTACHMENTS

- 1 – Application for BAR 2020-00345 & 2020-00361: 700 S. Washington Street (Parcel Address: 610 Franklin Street)*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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.



CH Sullyfield Assoc, LLC
Randon Sullyfield, LLC
CH South Washington Assoc, LLC
23 Vitti Street, Suite 201
New Canaan, CT 06840

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

July 20, 2020

Re: Authorization to File Application for Certificate of Appropriateness
700 South Washington Street (Parcel Address: 610 Franklin Street) ;
TM ID #080.02-08-05 ("The Property")

Dear Mr. Moritz:

CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, and CH South Washington Associates, LLC hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on their behalf for the filing and representation of a Certificate of Appropriateness and associated requests on the Property.

Very Truly Yours,

CH Sullyfield Associates, LLC, Randon Sullyfield, LLC,
and CH South Washington Associates, LLC

By: 

Its: President of Manager

Date: July 16, 2020

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

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☒ ☐ Description of the reason for demolition/encapsulation.
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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

- ☐ ^{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.

Board of Architectural Review – Old and Historic Alexandria District
700 South Washington Street Certificate of Appropriateness

Project Narrative

July 20, 2020

The Applicant requests approval of a Certificate of Appropriateness to allow an encapsulation of part of an existing building façade, and construction of an approximately 1,122 square foot addition to the existing building at 700 South Washington Street (tax parcel address, 610 Franklin Street) (the “Property”). The Property is a 34,992 square foot lot located in the Old and Historic District, and is developed with a three-story office and retail building.

By way of background, the building was constructed in 1987 in accordance with BAR #87-127 and SIT 1987-00031. On May 4, 1994, the Board of Architectural Review (BAR) approved BAR #94-56 to allow construction of an approximately 707 square foot canopy addition to the northwest corner of the building to serve as an enclosed seating area for a restaurant tenant. On July 24, 2013, following the departure of the former restaurant tenant, the BAR approved BAR #2013-0209 to permit the demolition of the canopy structure.

As depicted in the submitted materials, the proposed encapsulation and addition consists of a one-story English conservatory that will be added to the northern facade. This will necessarily require an encapsulation, but no portion of the existing façade will be demolished. The encapsulation will be over the main entrance, but will still allow ingress and egress for patrons. Similar to the previously approved canopy structure, the proposed addition will provide an enclosed seating area for patrons of the Balducci’s grocery store on the ground floor of the building. The one-story addition is compatible with the existing building and surrounding buildings in terms of height, mass and scale, and the architectural style is compatible with structures throughout Old Town. The glass enclosed seating area will be visible from the surrounding sidewalks, and will activate the existing terrace area on the northern portion of the Property. The proposed addition is integrated with the existing building, and will enhance the character of the surrounding area.

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

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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: Robert Brant

Printed Name: _____

Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 700 South Washington Street
Street Address

CD
Zone

A2. 34,992 x 1.55* (* per approved site plan) = 54,237.60
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area | | Allowable Exclusions** | | |
|------------------------|--------|-----------------------------|-------|--------------------------------------|
| Basement | | Basement** | | B1. 58,464 Sq. Ft. |
| First Floor | | Stairways** | | Existing Gross Floor Area* |
| Second Floor | | Mechanical** | | B2. 4,252 Sq. Ft. |
| Third Floor | | Attic less than 7'*** | | Allowable Floor Exclusions** |
| Attic | | Porches** | | B3. 54,212 Sq. Ft. |
| Porches | | Balcony/Deck** | | Existing Floor Area Minus Exclusions |
| Balcony/Deck | | Lavatory*** | | (subtract B2 from B1) |
| Lavatory*** | | Other** | | |
| Other** | | Other** | | |
| B1. Total Gross | 58,464 | B2. Total Exclusions | 4,252 | |

Comments for Existing Gross Floor Area
EXISTING VALUES AS PER APPROVED PLANS
PROJECT: 600 FRANKLIN STREET BUILDING
R.C. FIELDS, JR. & ASSOCIATES
SITE PLAN DATED NOV. 12, 1987

C. Proposed Gross Floor Area

| Proposed Gross Area | | Allowable Exclusions** | | |
|------------------------|-------|-----------------------------|-------|--------------------------------------|
| Basement | | Basement** | | C1. 1,122 Sq. Ft. |
| First Floor | 1,122 | Stairways** | | Proposed Gross Floor Area* |
| Second Floor | | Mechanical** | | C2. 1,123 Sq. Ft. |
| Third Floor | | Attic less than 7'*** | | Allowable Floor Exclusions** |
| Attic | | Porches** | | C3. -1 Sq. Ft. |
| Porches | | Balcony/Deck** | | Proposed Floor Area Minus Exclusions |
| Balcony/Deck | | Lavatory*** | 630 | (subtract C2 from C1) |
| Lavatory*** | | Other** | 493 | |
| Other | | Other** | | |
| C1. Total Gross | 1,122 | C2. Total Exclusions | 1,123 | |

D. Total Floor Area

D1. 54,211 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 54,237.60 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 6,965 Sq. Ft.
Existing Open Space

E2. 0 Sq. Ft.
Required Open Space

E3. 5,843 Sq. Ft.
Proposed Open Space

Notes

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

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

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

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

Signature: _____

Date: _____

07.20.2020

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. | | |
| 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 _____ (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. | | |
| 2. | | |
| 3. | | |

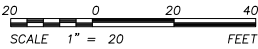
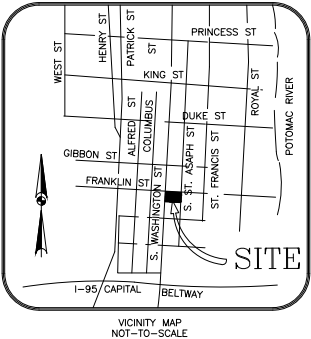
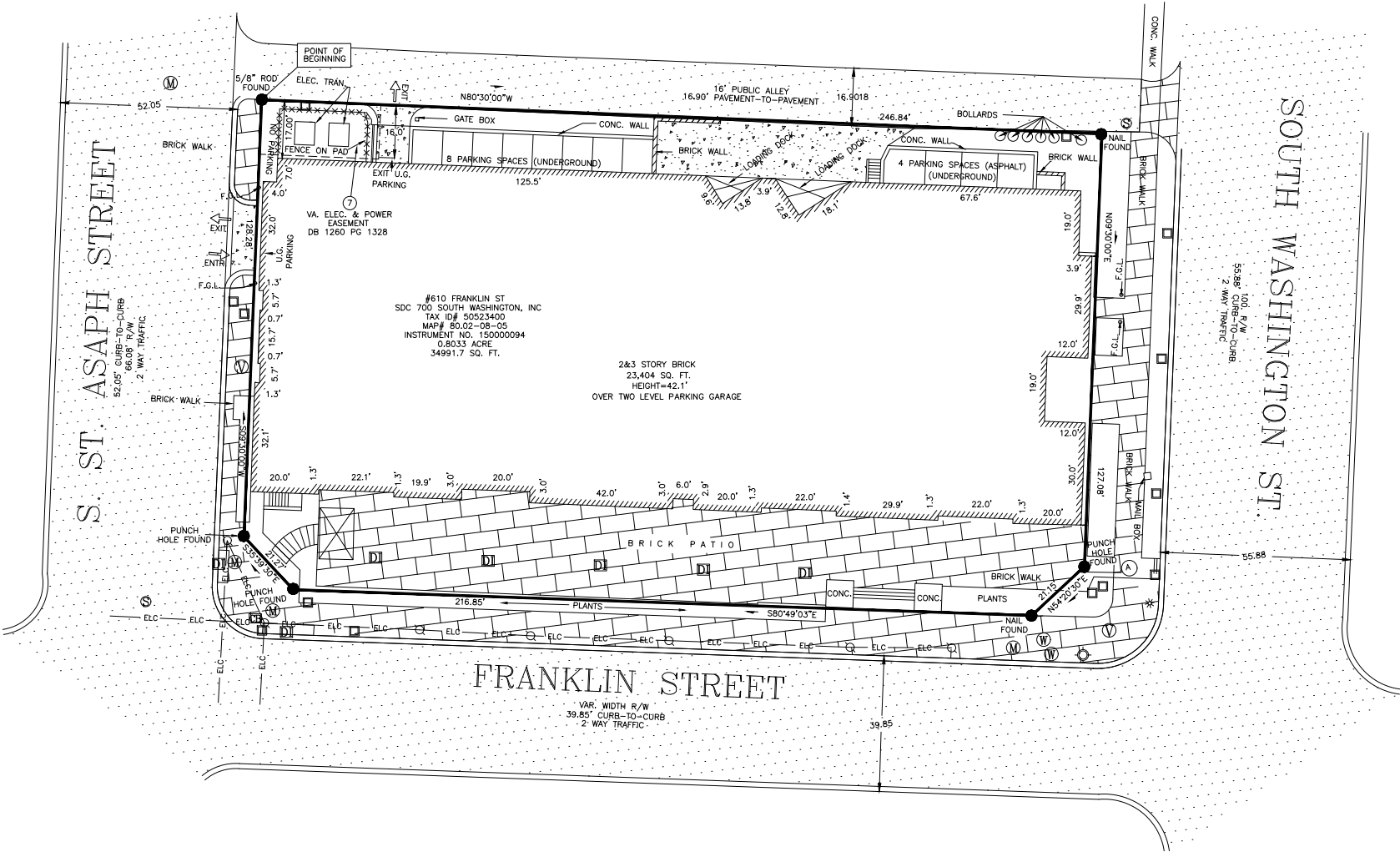
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. | | |
| 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.

| | | |
|-------|--------------|---------------------|
| _____ | _____ | <i>Robert Brant</i> |
| Date | Printed Name | Signature |



GENERAL NOTES

1. THIS PROPERTY HAS DIRECT ACCESS TO ST. ASPH STREET, FRANKLIN STREET, AND SOUTH WASHINGTON STREET ALL PUBLIC STREETS OR HIGHWAYS.
2. THE NUMBER OF STRIPED PARKING SPACES IS 160, OF WHICH 4 ARE HANDICAP SPACES.
3. WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
4. RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DESIGNATED BY THIS SURVEY.
5. SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
6. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
9. THERE IS NO ABOVE GROUND VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT TIME OF SURVEY.
10. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 51581804E, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2011, IN THE CITY OF ALEXANDRIA, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- | | | | |
|--|-------------------|--|--------------------------|
| | = ASPHALT | | = SANITARY SEWER MANHOLE |
| | = CONCRETE | | = FIRE HYDRANT |
| | = MANHOLE | | = POWER POLE |
| | = VERIZON MANHOLE | | = CABLE BOX |
| | = WATER VALVE | | = VERIZON MANHOLE |
| | = DROP INLET | | |
| | = SIGN | | |

POTENTIAL ENCROACHMENTS

NONE NOTED AT TIME OF SURVEY

ZONING DATA

ZONING: CD (COMMERCIAL DOWNTOWN)

MINIMUM YARD REQUIREMENTS
FRONT: 0
SIDE: 0
REAR: 0

HEIGHT: 50' MAX
BULK REQUIREMENTS: NONE

COUNTY OF ALEXANDRIA ZONING DEPARTMENT
CONTACT: EMILY SWENSON (703) 838 4688

LEGAL DESCRIPTION

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LOCATED AND BEING IN THE CITY OF ALEXANDRIA, STATE OF VIRGINIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 500 AS THE SAME IS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 1230 AT PAGE 406, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 4, YATES GARDENS (RECORDED IN DEED BOOK 175, AT PAGE 17), A 5/8 INCH ROD FOUND, LOCATED ON THE WEST SIDE OF SOUTH ST. ASAPH STREET AND THE NORTH SIDE OF A 16 FOOT PUBLIC ALLEY, THENCE WITH THE 16 FOOT PUBLIC ALLEY, N. 80 DEGREES 30 MINUTES W. 246.84 FEET TO A NAIL FOUND ON THE EAST SIDE OF SOUTH WASHINGTON STREET (100' WIDE), THENCE WITH SOUTH WASHINGTON STREET, N. 09 DEGREES 30 MINUTES E. 127.08 FEET TO A PUNCH HOLE FOUND, THENCE N. 64 DEGREES 20 MINUTES 30 SECONDS E. 21.15 FEET TO A NAIL FOUND ON THE SOUTH SIDE OF FRANKLIN STREET (AS VACATED BY CITY ORDINANCE NO. 2892); THENCE WITH FRANKLIN STREET, S. 80 DEGREES 49 MINUTES 03 SECONDS E. 216.85 FEET TO A PUNCH HOLE FOUND, THENCE S. 35 DEGREES 39 MINUTES 30 SECONDS E. 21.27 FEET TO A PUNCH HOLE FOUND ON THE WEST SIDE OF SOUTH ST. ASAPH STREET; THENCE WITH SOUTH ST. ASAPH STREET, S. 09 DEGREES 30 MINUTES W. 128.28 FEET TO THE PLACE AND POINT OF BEGINNING AND CONTAINING AN AREA OF 34,992 SQUARE FEET OR 0.80331 ACRES OF LAND, MORE OR LESS.

BEING THE SAME TRACT OF LAND DESCRIBED IN A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. DC1901266, DATED JULY 18, 2019 AT 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

7. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT DATED OCTOBER 12, 1988 AND RECORDED IN DEED BOOK 1260 AT PAGE 1328. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)

ALTA/NSPS LAND TITLE SURVEY

of
610 FRANKLIN STREET
ALEXANDRIA, VA 22314

Surveyor's Certification

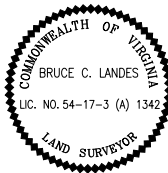
TO: CH SULLYFIELD ASSOCIATES, LLC, RANDON SULLYFIELD, LLC, AND CH SOUTH WASHINGTON ASSOCIATES, LLC; WEBSTER BANK, N.A.; COMMONWEALTH LAND TITLE INSURANCE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6a, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 7/16/19.

DATE OF PLAT OR MAP: 7/26/19

SURVEYOR'S SIGNATURE



REGISTERED SURVEYOR: BRUCE C. LANDES, L.S.
REGISTRATION NUMBER: 1342
WITHIN THE COMMONWEALTH OF VIRGINIA
DATE OF LAST REVISION: 10/15/19



Landmark-Fleet Surveyors, P.C.

LAND SURVEYORS • PLANNERS
8014 Midlinton Turnpike, Suite 103
Richmond, Virginia 23235
Phone (804)327-0333 Fax (804)330-5558

JN 24588
(ref JN 22668)

Sheet 1 of 3

S. ST. ASAPH STREET

16' PUBLIC ALLEY

SOUTH WASHINGTON ST.

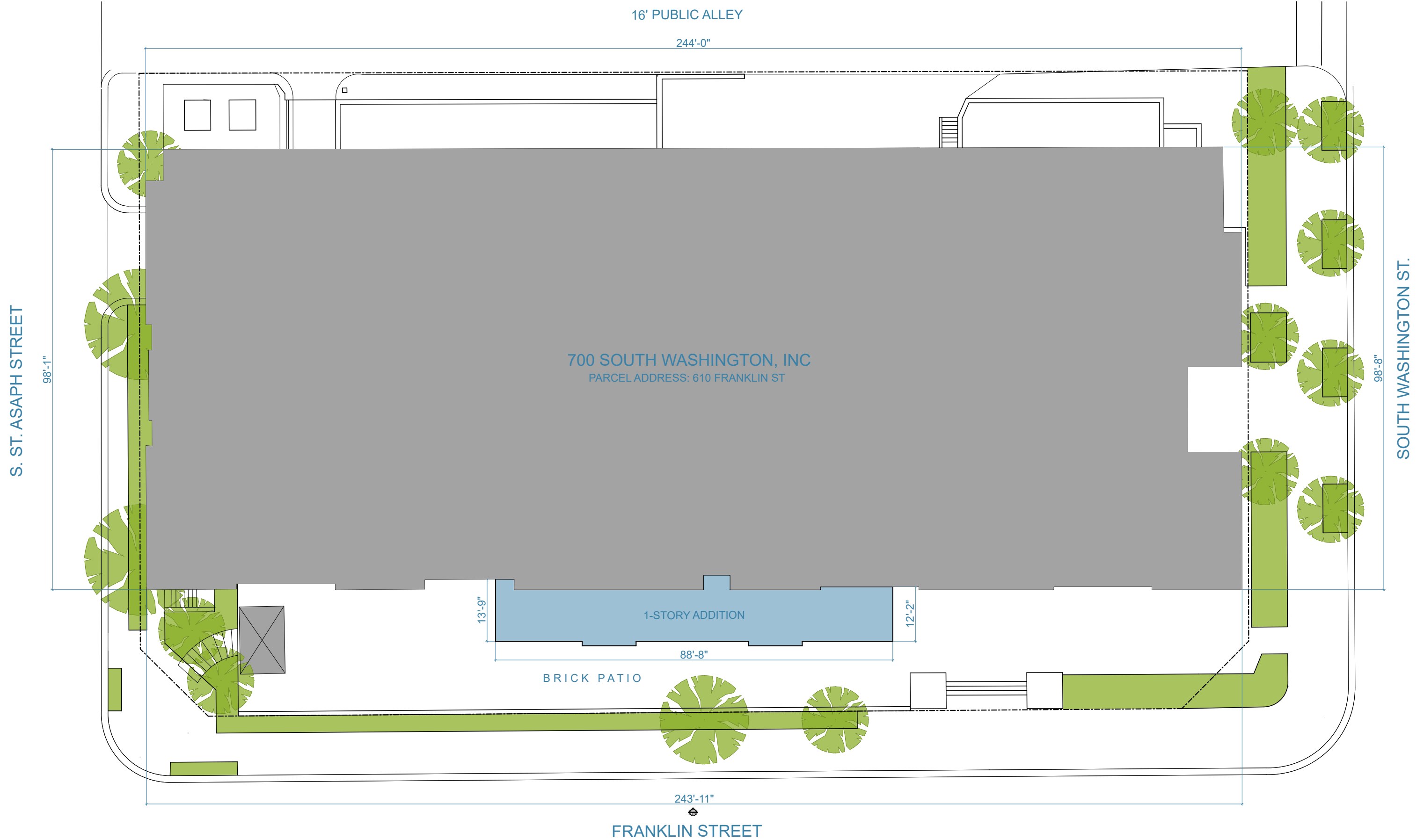
700 SOUTH WASHINGTON, INC
PARCEL ADDRESS: 610 FRANKLIN ST

88'-8"

WALL OF ENCAPSULATION

BRICK PATIO

FRANKLIN STREET





VIEW FROM CORNER OF FRANKLIN & S ST ASAPH ST



VIEW FROM CORNER OF FRANKLIN & S WASHINGTON ST



VIEW FROM S WASHINGTON ST



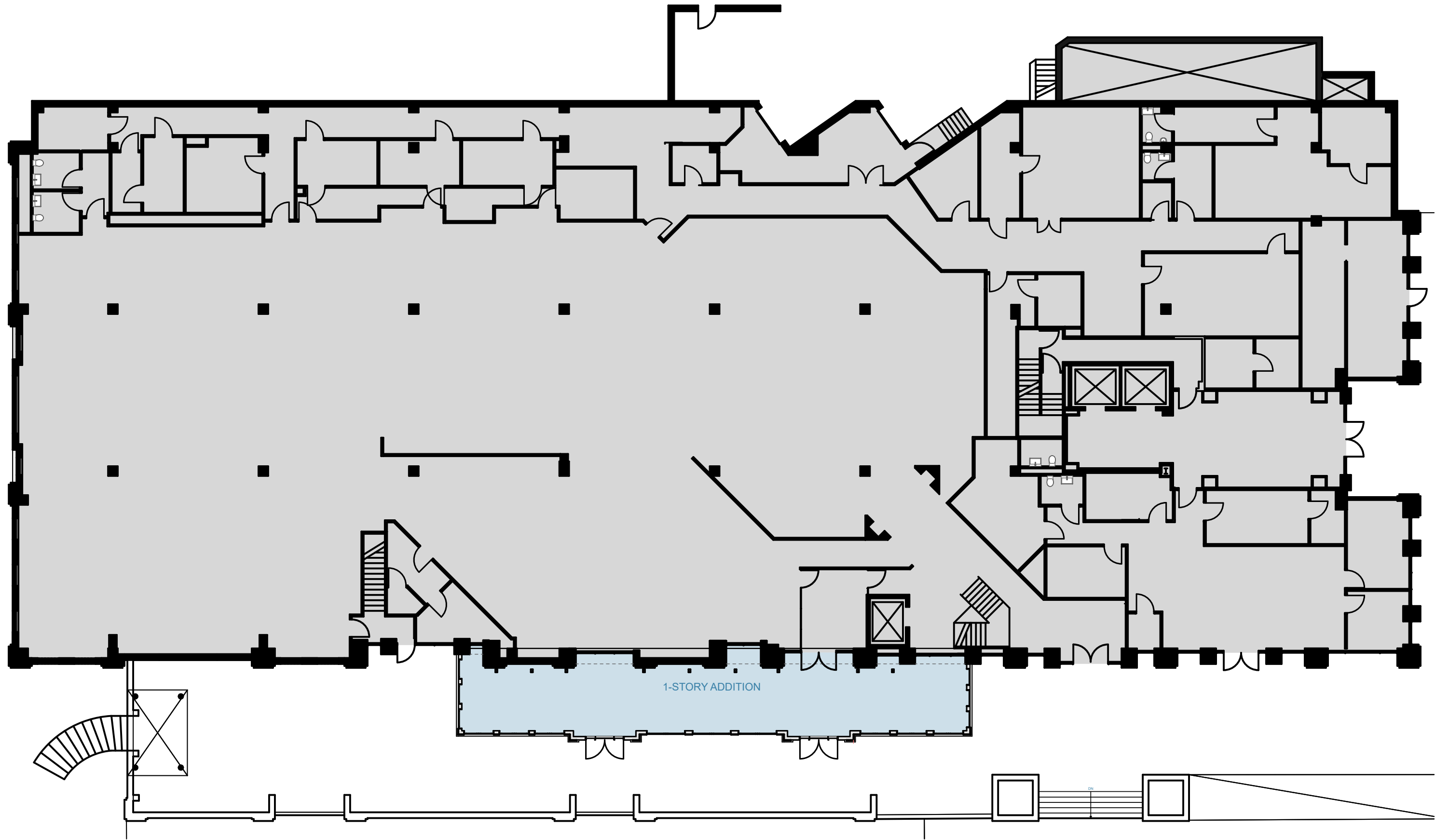
EXISTING PERGOLA

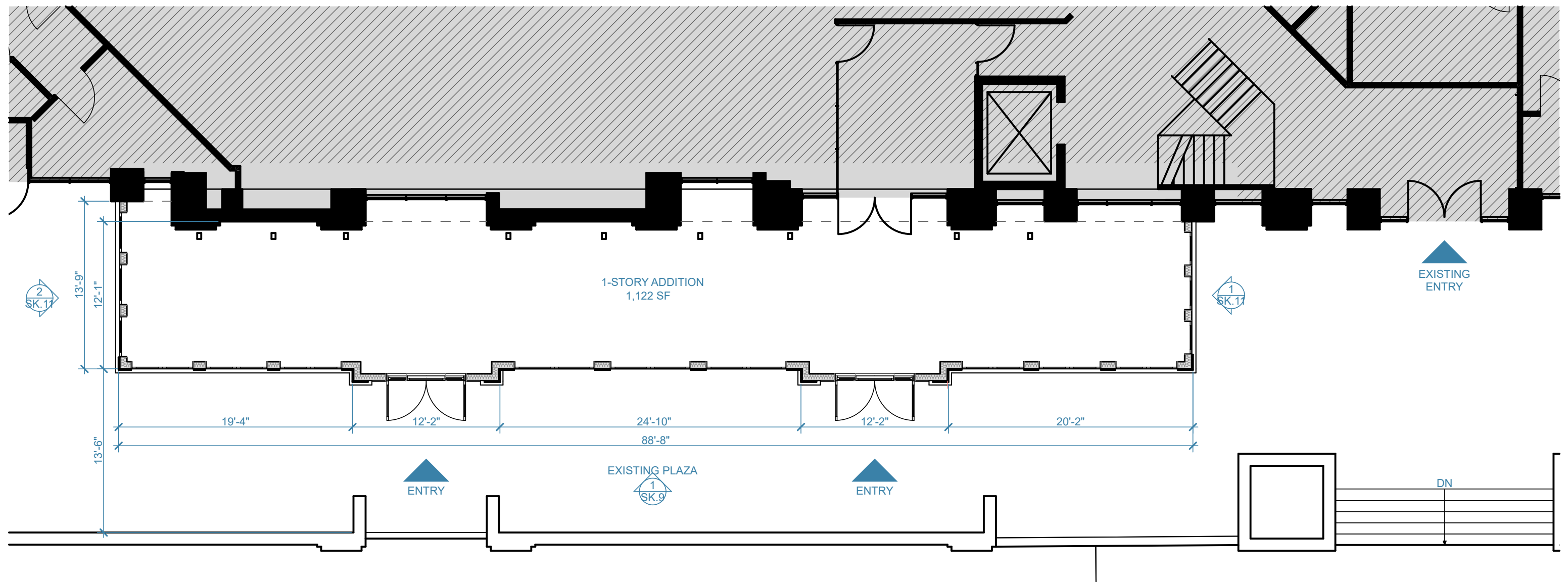


ENTRANCE



WINDOWS





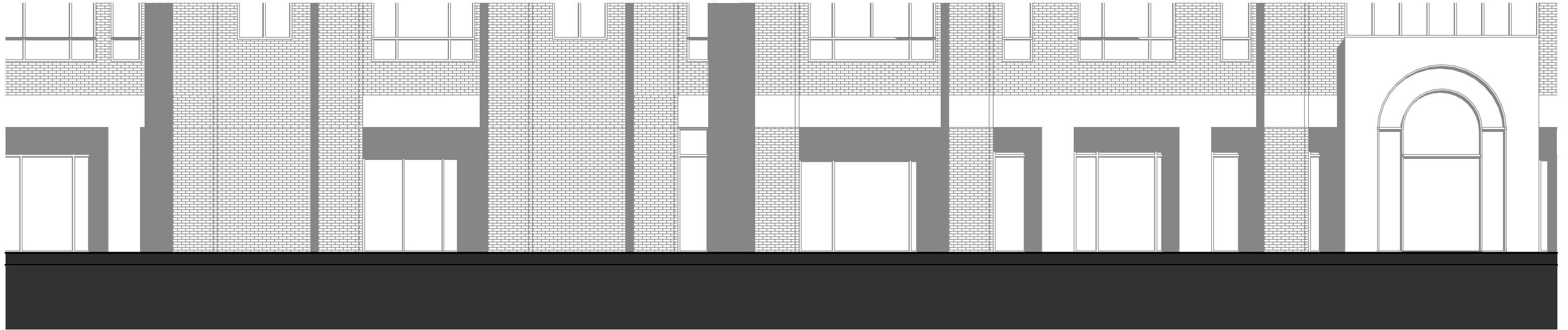


EXISTING FRONT ELEVATION

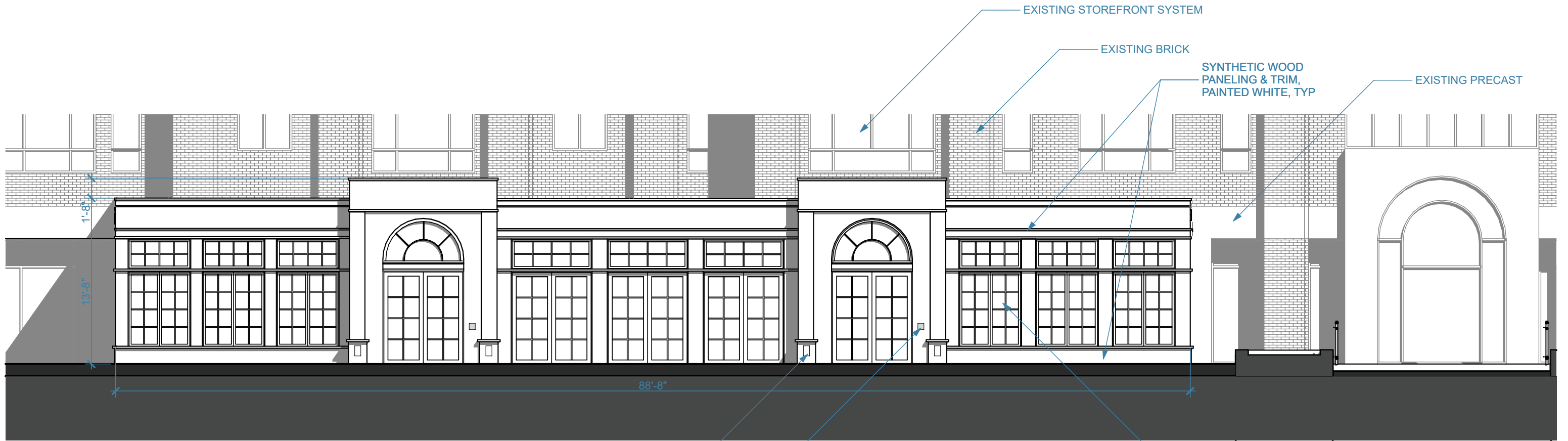
AREA OF ENCAPSULATION



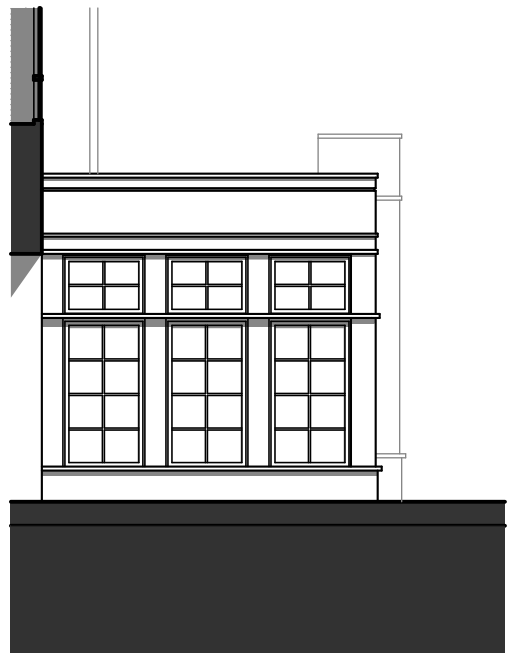
PROPOSED FRONT ELEVATION



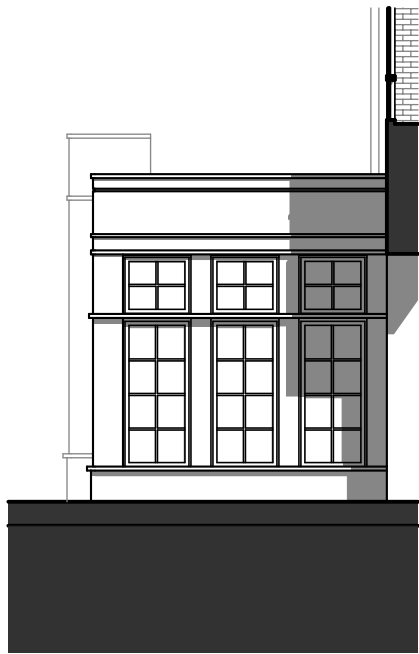
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



SIDE ELEVATION - LEFT



SIDE ELEVATION - RIGHT







| 700 S WASHINGTON STREET - APPROVED FAR | | | |
|--|-----------------------|-------------------------|-----------------|
| FLOOR | GROSS FLOOR AREA (SF) | ADJUSTMENTS TO FAR (SF) | FLOOR AREA (SF) |
| TOTAL 1st, 2nd & 3rd | 58,464 | 4,252 | 54,212 |
| LOT AREA | 34,992 | | |
| FAR | 1.55 | | |

| 700 S WASHINGTON STREET - EXISTING FAR | | | |
|--|-----------------------|-------------------------|-----------------|
| FLOOR | GROSS FLOOR AREA (SF) | ADJUSTMENTS TO FAR (SF) | FLOOR AREA (SF) |
| TOTAL EXISTING 1st, 2nd & 3rd | 58,464 | 4,252 | 54,212 |
| Restroom Deduction | | 630 | 630 |
| Loading Dock Deduction | | 493 | 493 |
| TOTAL | 58,464 | 5,375 | 53,089 |
| LOT AREA | 34,992 | | |
| FAR | 1.52 | | |

| 700 S WASHINGTON STREET - PROPOSED FAR | | | |
|--|-----------------------|-------------------------|-----------------|
| FLOOR | GROSS FLOOR AREA (SF) | ADJUSTMENTS TO FAR (SF) | FLOOR AREA (SF) |
| TOTAL EXISTING 1st, 2nd & 3rd | 59,586 | 4,252 | 55,334 |
| Restroom Deduction | | 630 | 630 |
| Loading Dock Deduction | | 493 | 493 |
| TOTAL | 59,586 | 5,375 | 54,211 |
| LOT AREA | 34,992 | | |
| FAR | 1.55 | | |

