

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

APPLICANT: Erick Min

LOCATION: Old and Historic Alexandria District
923 South Alfred Street

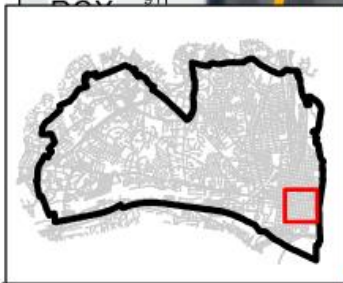
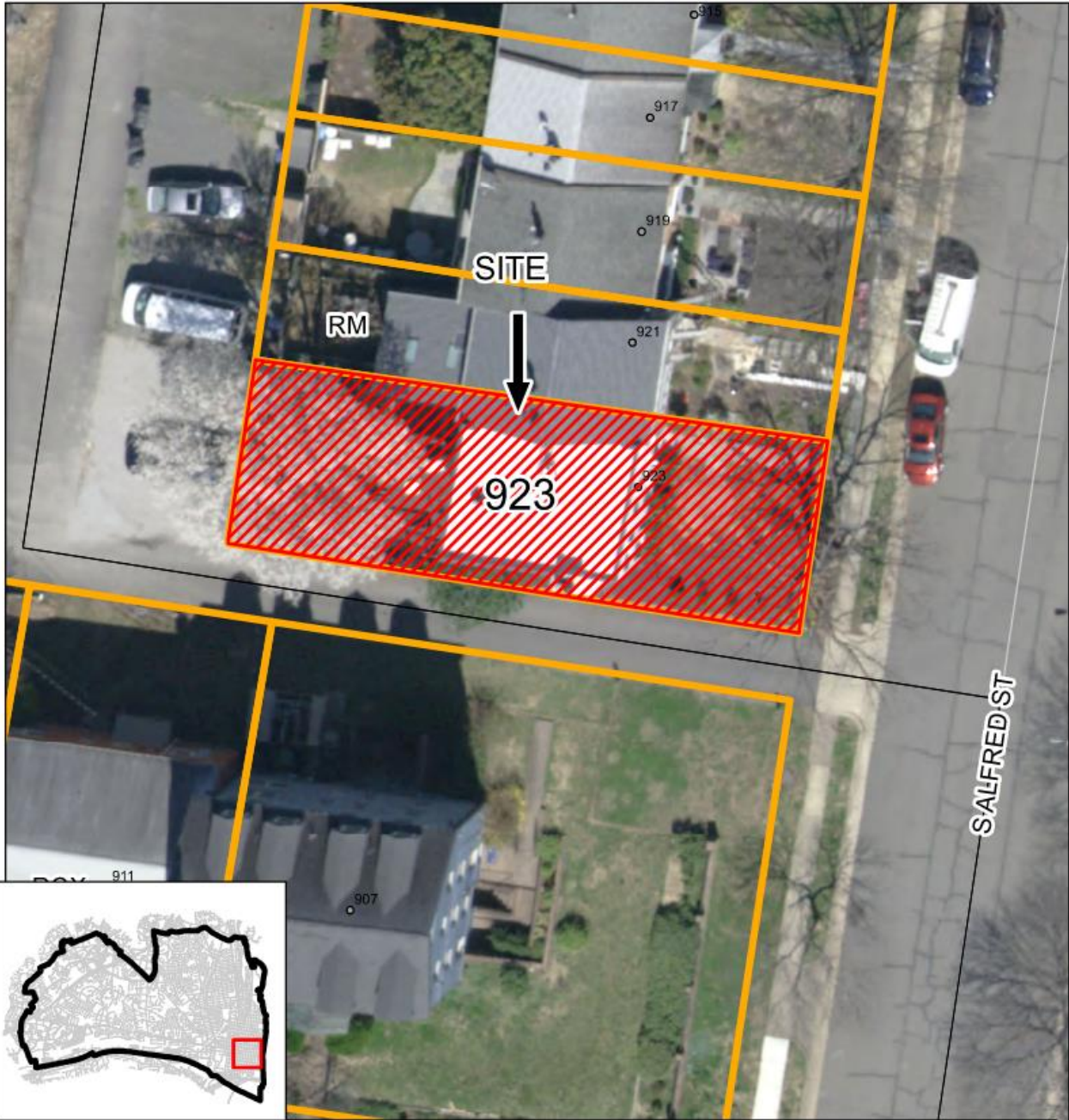
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the condition that the railing material be wood or metal.

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#2023-00532 & BAR#2023-00533
923 S Alfred Street



0 10 20 40 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose the existing rear deck, at 923 South Alfred Street.

Permit to Demolish/Capsulate

The project consists of enclosing the existing second story deck with screening which will capsulate approximately 110 SF of the rear/west elevation wall, second story (Figure 1).



Figure 1 - Existing rear deck to be enclosed.

Certificate of Appropriateness

The applicant is proposing to enclose/screen the rear deck on the west elevation with a flat TPO roof and Screen EZ System. The deck railing will be Trex Trascends “white” vinyl, and the roof, stair stringer, and deck frame clad with white PVC material. The deck will then function as a porch.

Site context

The subject building sits at the 900 Block of South Alfred Street, west side. The townhouse is the southernmost of a row of eight. There is an alley running adjacent to the south and another at the rear, to the west of the building, from where the proposed project will be highly visible (Figure 2).



Figure 2 - Rear visibility

II. HISTORY

The two-story brick-clad cinderblock rowhouse at 923 South Alfred Street was originally part of an apartment complex constructed in the mid-20th century. The apartment complex first appears on the 1958 Sanborn Fire Insurance Map. In 1977, the Board approved the conversion of the four connected apartment buildings (then known as 911, 915, 919 & 932 South Alfred Street) to eight single family rowhomes (now known as 909, 911, 913, 915, 917, 919, 921 and 923 South Alfred Street). Michael & Michael served as the architect for the conversion. Architectural embellishments were added to the fronts of all eight units and the exteriors of several units were painted while openings at the rear were altered, allowing each unit to read and function as a separate two-story rowhouse. The work was completed in **1978**.

Previous BAR Approvals

In 1981, the Board approved the construction of a wood deck.

In 2017, the Board approved the demolition and reconstruction of the rear deck BAR2017-00340 & BAR2017-00341.

Also in 2017, staff administratively approved the in-kind replacement of the front door and repair of the rear fence BAR2017-00351.

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?	N/A
(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. Most of the fabric to be capsulated is on the rear/west elevation will not compromise the integrity of the main block. In addition, the Board routinely approves small changes on the rear and side elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Certificate of Appropriateness

The *Design Guidelines* state that “Decks should not hide, obscure or cause the removal of historic architectural details.” Furthermore, “Decks should be made of materials which are sympathetic to the building materials generally found in the historic districts. For example, throughout the historic districts painted wood is an appropriate material for porch construction. In addition, metal is an appropriate material for decks on 20th century buildings.”

Staff has no objection to the project’s proposal to enclose the existing rear/west deck since it will not obscure or cause the removal of architectural details. However, the proposed railing material is vinyl which is not compatible with materials generally found in the historic districts. Staff recommends the railing material be wood or metal.

With the conditions above, staff recommends approval of the project.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning (format all comments like the below two)

- C-1 Proposed covering and existing deck with a flat roof will comply with zoning.
- C-2 With a roof the existing deck becomes included in the FAR of the property.

Code Administration

- C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address RM Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="629.85"/>	Basement**	<input type="text" value="629.85"/>	B1. <input type="text" value="2,061.15"/> Sq. Ft.
First Floor	<input type="text" value="629.85"/>	Stairways**	<input type="text" value="149.00"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="629.85"/>	Mechanical**	<input type="text"/>	B2. <input type="text" value="939.80"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text" value="1,121.35"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text" value="171.60"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text" value="88.95"/>	
Other**	<input type="text" value="88.95"/>	Other**	<input type="text"/>	
B1. Total Gross	<input type="text" value="2,061.15"/>	B2. Total Exclusions	<input type="text" value="939.80"/>	

Comments for Existing Gross Floor Area

Stairways: deck & front. Other1 - Front stoops & patio. Other2 - Movable shed.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="216.61"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text" value="216.61"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text" value="216.61"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross	<input type="text" value="216.61"/>	C2. Total Exclusions	<input type="text"/>	

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 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: MIN.ERICK.1088013626 Digitally signed by MIN.ERICK.1088013626
Date: 2023.12.23 03:11:03 -05'00'

Date: 23 December 2023

BAR CASE# _____

(OFFICE USE ONLY)

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: _____

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:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: *Erick Min*

Printed Name: _____

Date: _____

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.

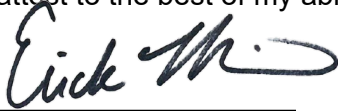
Name	Address	Percent of Ownership
1.		
2.		
3.		

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.		

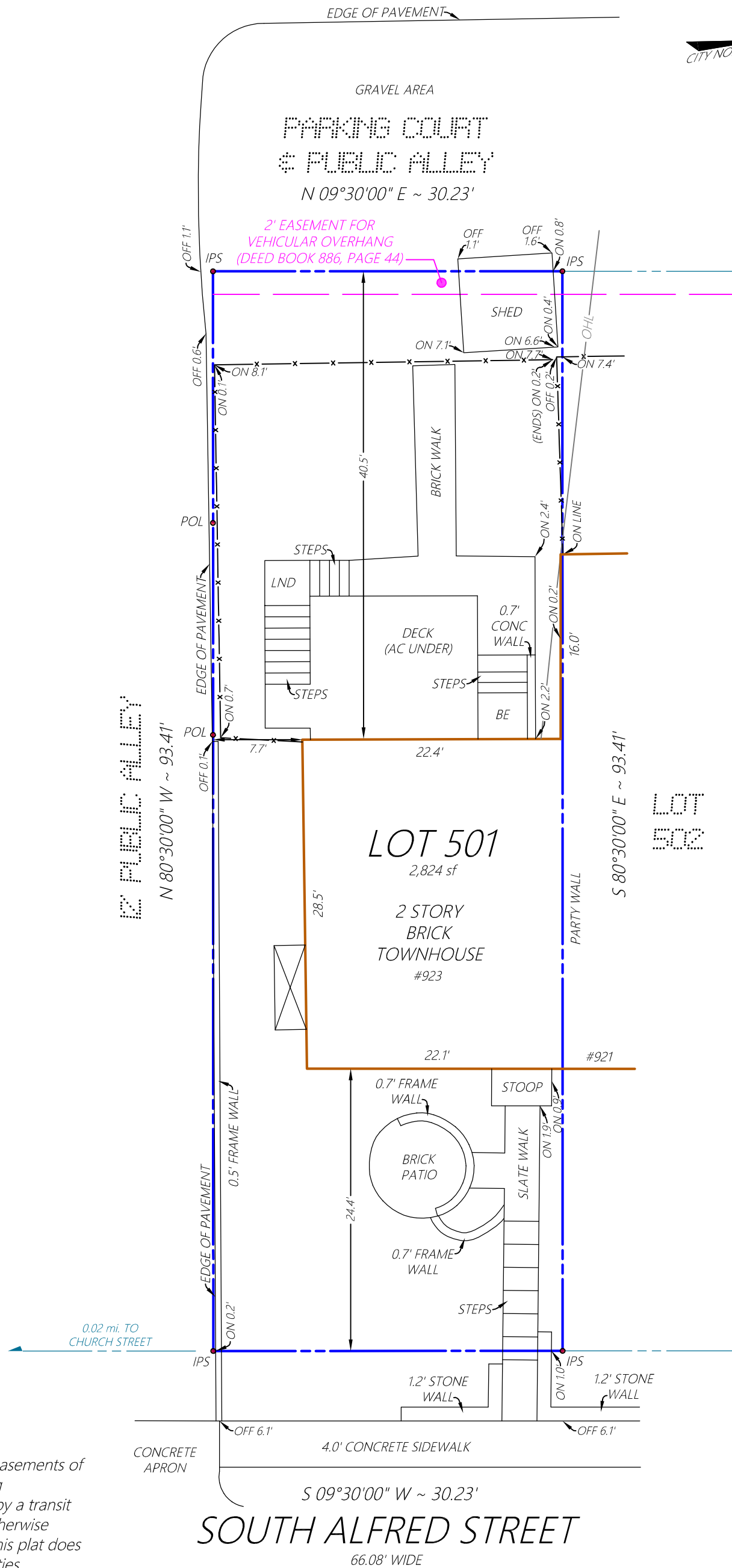
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

_____  _____
 Date Printed Name Signature

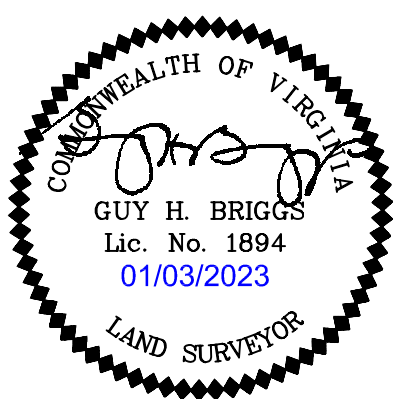
NOTES:

1. Title report not furnished.
2. Fences are frame.
3. Map-Block-Lot #: 080.03-04-15.



KEY	
AC	AIR CONDITIONER
BE	BASEMENT ENTRANCE
	CHIMNEY
CONC	CONCRETE
IPS	IRON PIPE SET
LND	LANDING
mi.	MILES
OHL	OVERHEAD LINE
POL	POINT ON LINE
sf	SQUARE FEET

This plat is subject to restrictions and easements of record. The locations of all the existing improvements have been established by a transit and tape or EDM survey and unless otherwise noted there are no encroachments. This plat does not purport to show underground utilities.



HOUSE LOCATION SURVEY
ON
LOT 501, BLOCK 4
HUNTING CREEK HOMES
(DEED BOOK 886, PAGE 44)
CITY OF ALEXANDRIA, VIRGINIA

JANUARY 03, 2023

SCALE: 1"=10'
JOB #: 22-0977

APEX SURVEYS, LLP

5240 Port Royal Road Suite 213 14 Springfield, Virginia 22151 703-866-1236

923 S. Alfred St, Alexandria, VA 22314

- Proposal for deck enclosure.
- Using existing deck structure.
- Add flat roof.
- Add screened siding.



- Photo of deck prior to purchasing the home (pre-stained) from backyard point of view.



- Photo of deck prior to purchasing the home (stained) from inside the home point of view.



- Top of the deck roof will be below the 2nd floor windows and below the top of the existing roof of the neighboring townhouse addition. (Reference line is approximate)



- Top of the deck roof will be below the 2nd floor windows and below the top of the existing roof of the neighboring townhouse addition.
(Reference line is approximate)



- Existing deck during winter without leaves on the trees.
- Public Way – Alley to S. Alfred St. that runs along the property.



- Existing deck during winter without leaves on the trees.
- Public Way – Alley to S. Alfred St. that runs along the property.



- Existing deck during summer with leaves on the trees.
- Shed is a temporary and movable structure fitted on cinder blocks and wood.

Min Residence

923 S Alfred St Alexandria, VA 22314



BOLT BUILDERS
8472 TYCO RD 2ND FL
VIENNA, VA 22182
703.525.0719 O
BOLTBUILT.COM

Cover Sheet

DRAWINGS PROVIDED BY:
JUSTIN OLEWACK
BOLT BUILDERS
703.525.0719 | 301.580.9107
JUSTIN@BOLTBUILDINGGROUP.COM
BOLTBUILT.COM

DATE:

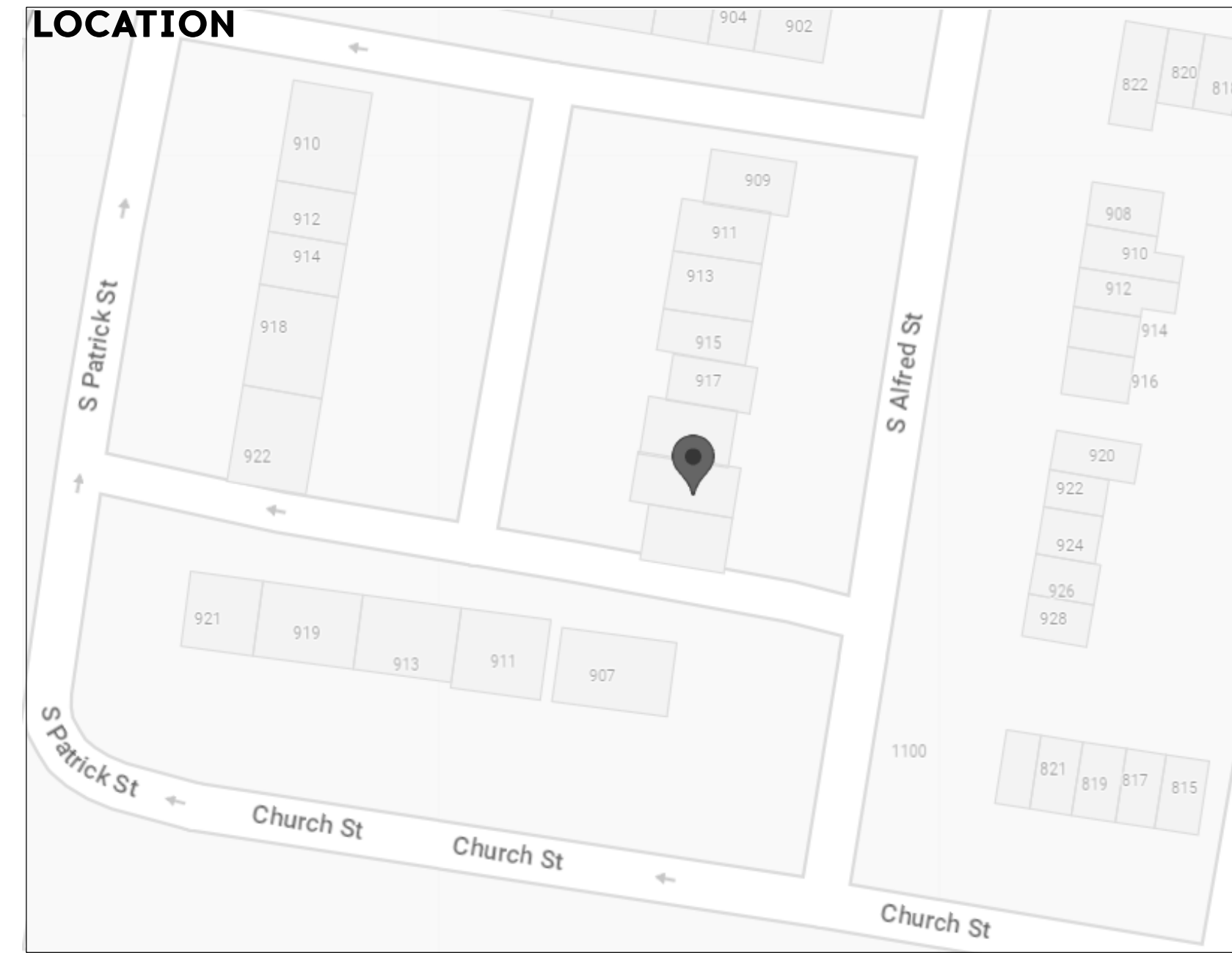
12/18/2023

SCALE:

SHEET:

P-1

VICINITY MAP | PROJECT LOCATION



SHEET INDEX

PAGE	TITLE
P-2	SITE PLAN
A-1	DECK PLAN
A-2	EXTERIOR ELEVATIONS
A-3	PHOTOS

CLIENT

Erick Min
923 S Alfred St
Alexandria, VA 22314

DESIGNER

BOLT BUILDERS
8472 TYCO RD 2ND FL
VIENNA, VA 22182

CONSULTANTS

PROJECT DESCRIPTION

NO CHANGE IN USE

CONVERT 2ND STORY EXISTING DECK TO ADD FLAT PORCH ROOF. REMOVE PRESSURE TREATED DECKING AND PRESSURE TREATED DECK RAILS AND REPLACE WITH COMPOSITE DECKING AND VINYL RAILING SYSTEM. EXISTING DECK STRUCTURE AND STAIR TO REMAIN EXISTING.

ELECTRICAL TO CODE.

HOME



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

GENERAL NOTES

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

PROJECT INFORMATION

PROJECT ADDRESS: 923 S ALFRED ST S ALEXANDRIA, VA 22314

NEIGHBORHOOD: HUNTING CREEK HOMES

ZONING DISTRICT: RM

PARCEL, LOT, BLOCK: LOT 501/ BLOCK 4

LOT AREA: 8,420 SQ FT

USE OCCUPANCY: TOWNHOME

NUMBER OF STORIES: 2-LEVELS

STORM WATER#: _____

BLDG PERMIT#: _____

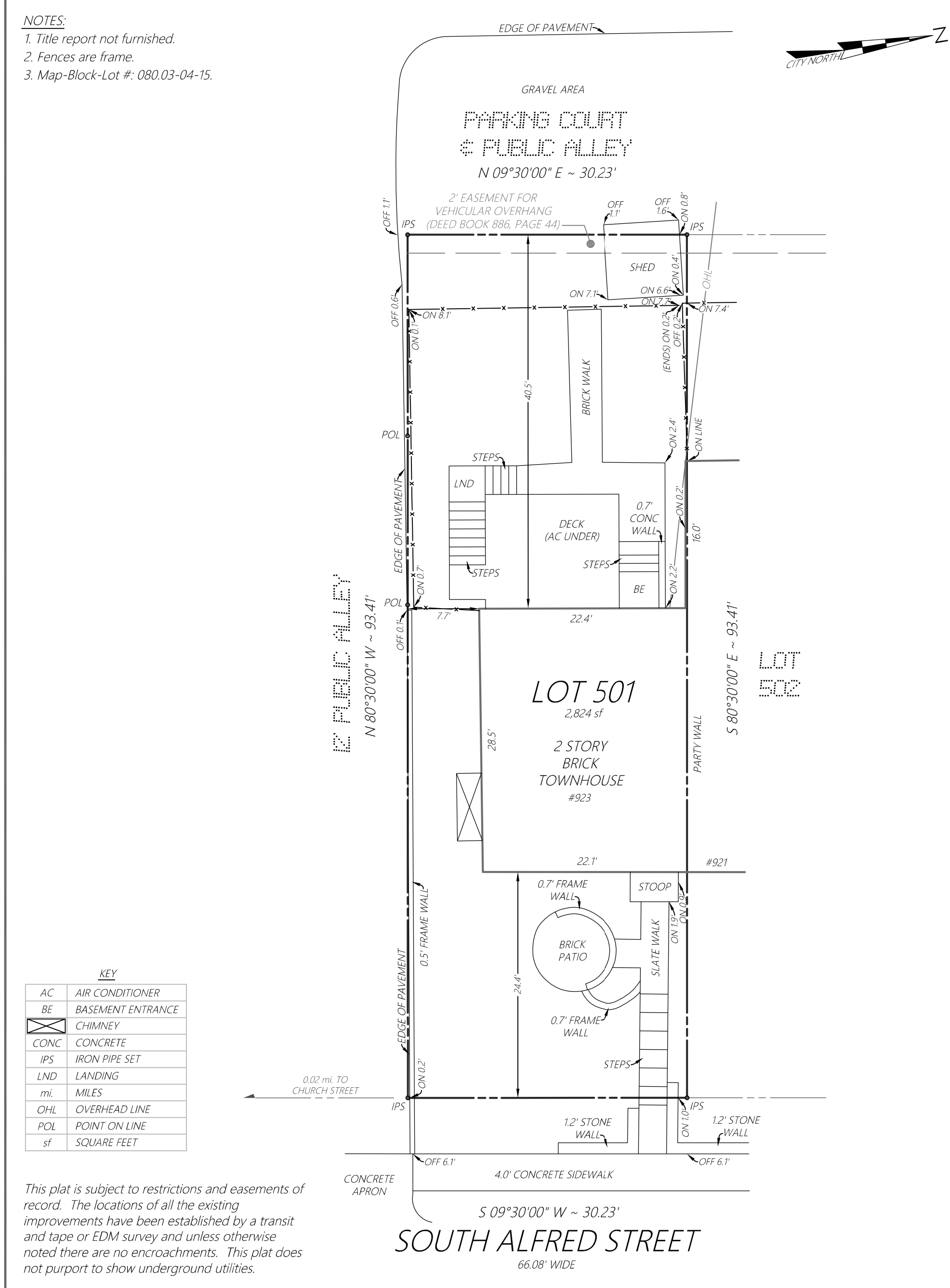
BUILDING AREA

BUILDING AREA:	FLOOR 1:	SQ. FT.
	FLOOR 2:	SQ. FT.
	FOUNDATION:	SQ. FT.
	GARAGE:	SQ. FT.
	TOTAL:	SQ. FT.
	DECKS	193 SQ. FT.
	LIVABLE AREA:	_____ SQ. FT.

GOVERNING BUILDING CODES

BUILDING:
MECHANICAL:
PLUMBING:
ELECTRICAL:
FUEL AND GAS:
FIRE PROTECTION CODES:

NOTES:
 1. Title report not furnished.
 2. Fences are frame.
 3. Map-Block-Lot #: 080.03-04-15.



HOUSE LOCATION SURVEY
 ON
 LOT 501, BLOCK 4
HUNTING CREEK HOMES
 (DEED BOOK 886, PAGE 44)
 CITY OF ALEXANDRIA, VIRGINIA

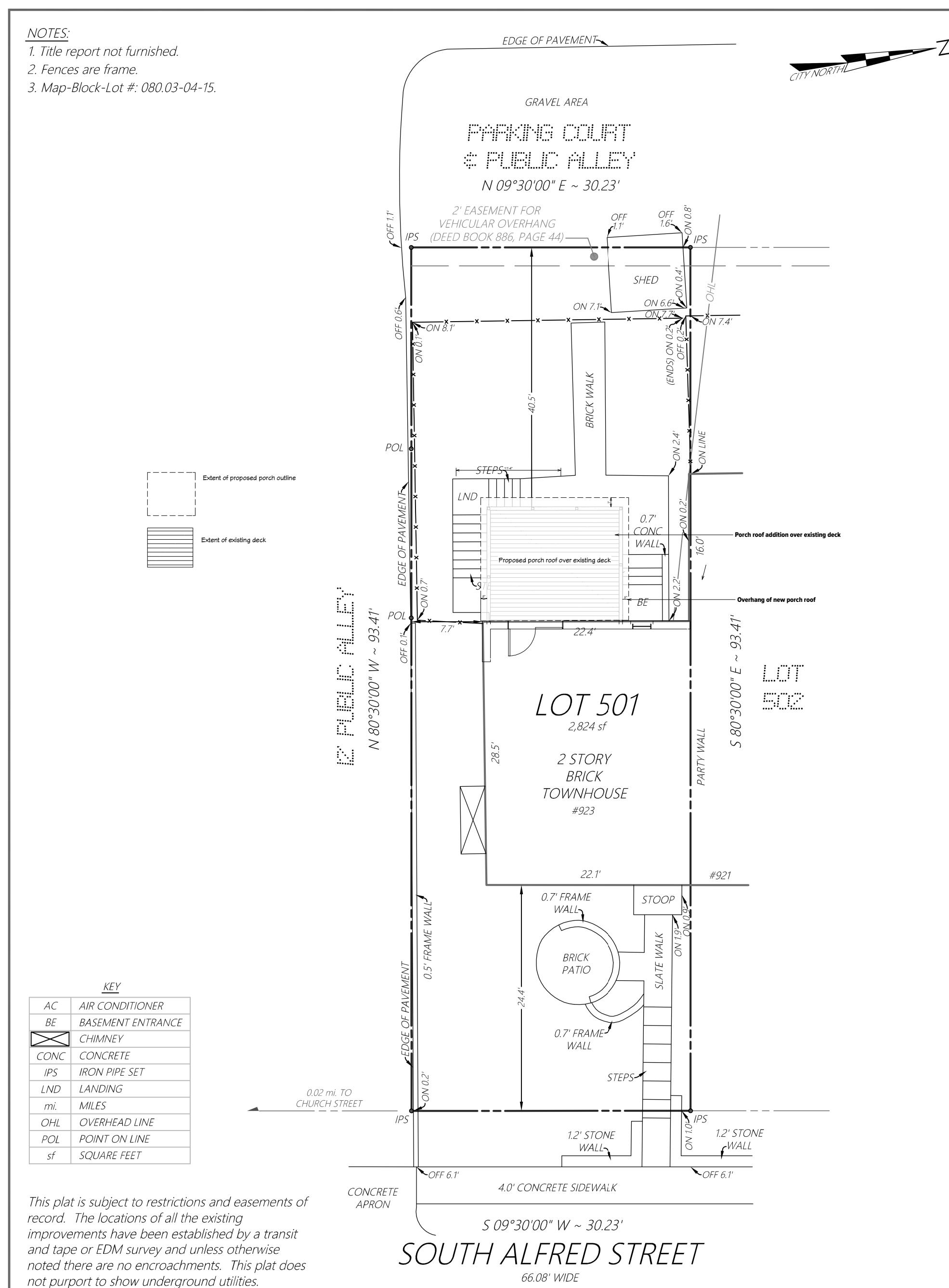
SCALE: 1"=10'
 JOB #: 22-0977

JANUARY 03, 2023

APEX SURVEYS, LLP
 5240 Port Royal Road Suite 213 Springfield, Virginia 22151 703-866-1236

Existing Plot Plan

NOTES:
 1. Title report not furnished.
 2. Fences are frame.
 3. Map-Block-Lot #: 080.03-04-15.



HOUSE LOCATION SURVEY
 ON
 LOT 501, BLOCK 4
HUNTING CREEK HOMES
 (DEED BOOK 886, PAGE 44)
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10'
 JOB #: 22-0977

JANUARY 03, 2023

APEX SURVEYS, LLP
 5240 Port Royal Road Suite 213 Springfield, Virginia 22151 703-866-1236

Existing Plot Plan w/ Proposed Porch Roof



BOLT BUILDERS
 8472 TYCO RD 2ND FL
 VIENNA, VA 22182
 703.525.0719
 BOLTBUILD.COM

Site Plan

DRAWINGS PROVIDED BY:
 JUSTIN OLEWACK
 BOLT BUILDERS
 703.525.0719 | 301.580.9107
 JUSTIN@BOLTBUILDING.COM
 BOLTBUILD.COM

DATE:

12/18/2023

SCALE:

1" = 10'

SHEET:

P-2

Deck Plan

DATE:

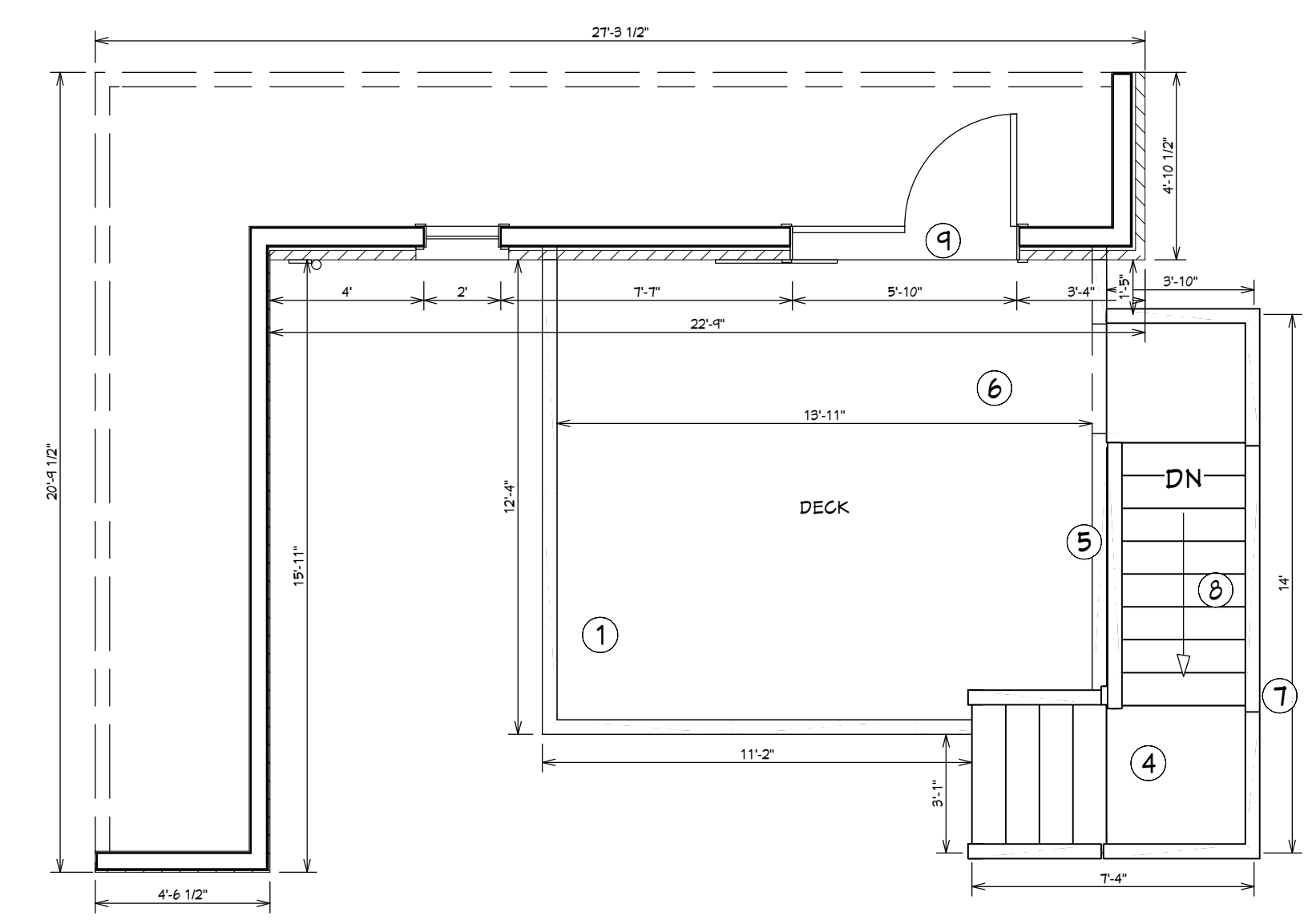
12/18/2023

SCALE:

1/4" = 1"

SHEET:

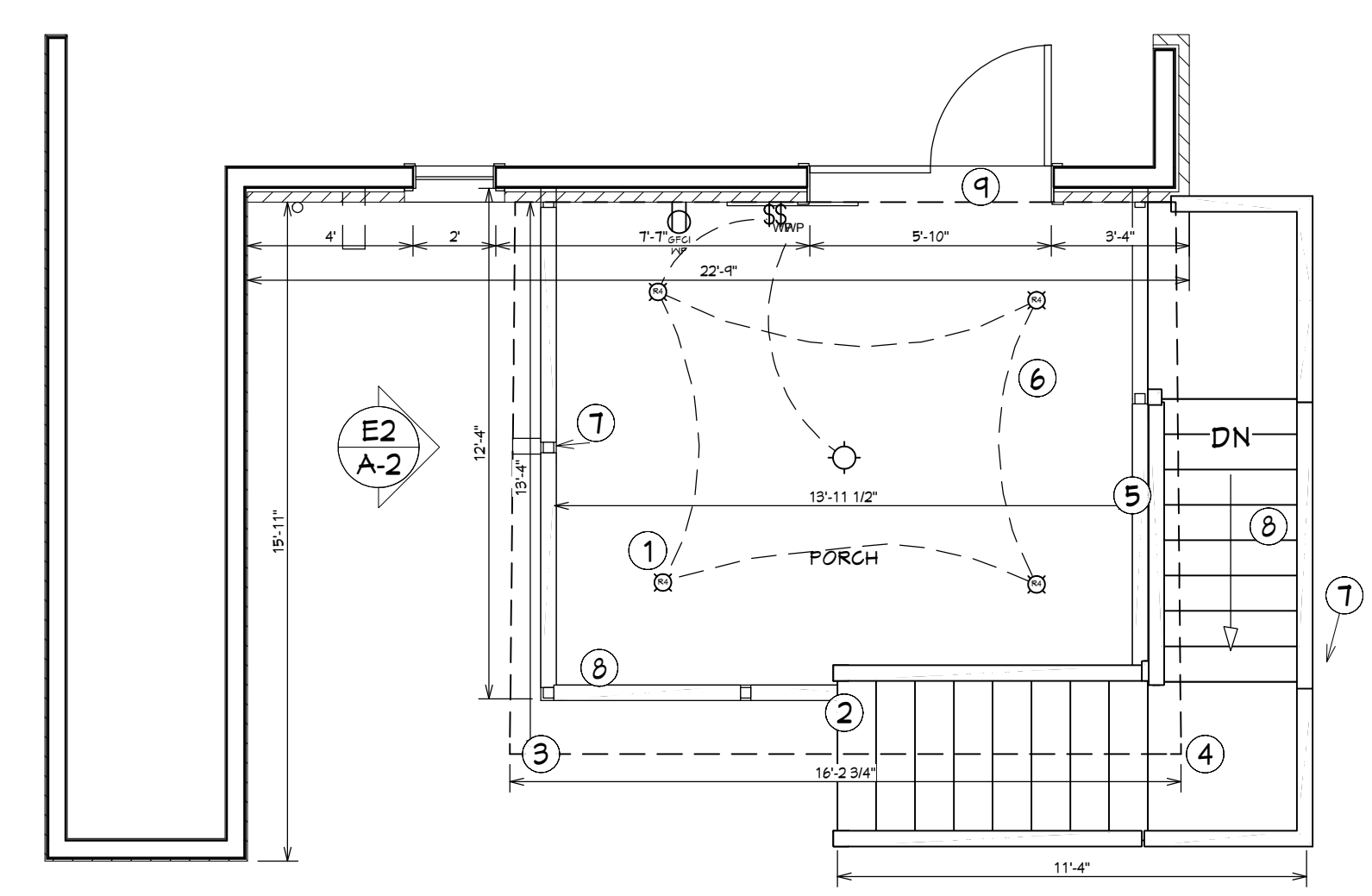
A-1



① EXISTING 2ND FLOOR

Construction Notes:

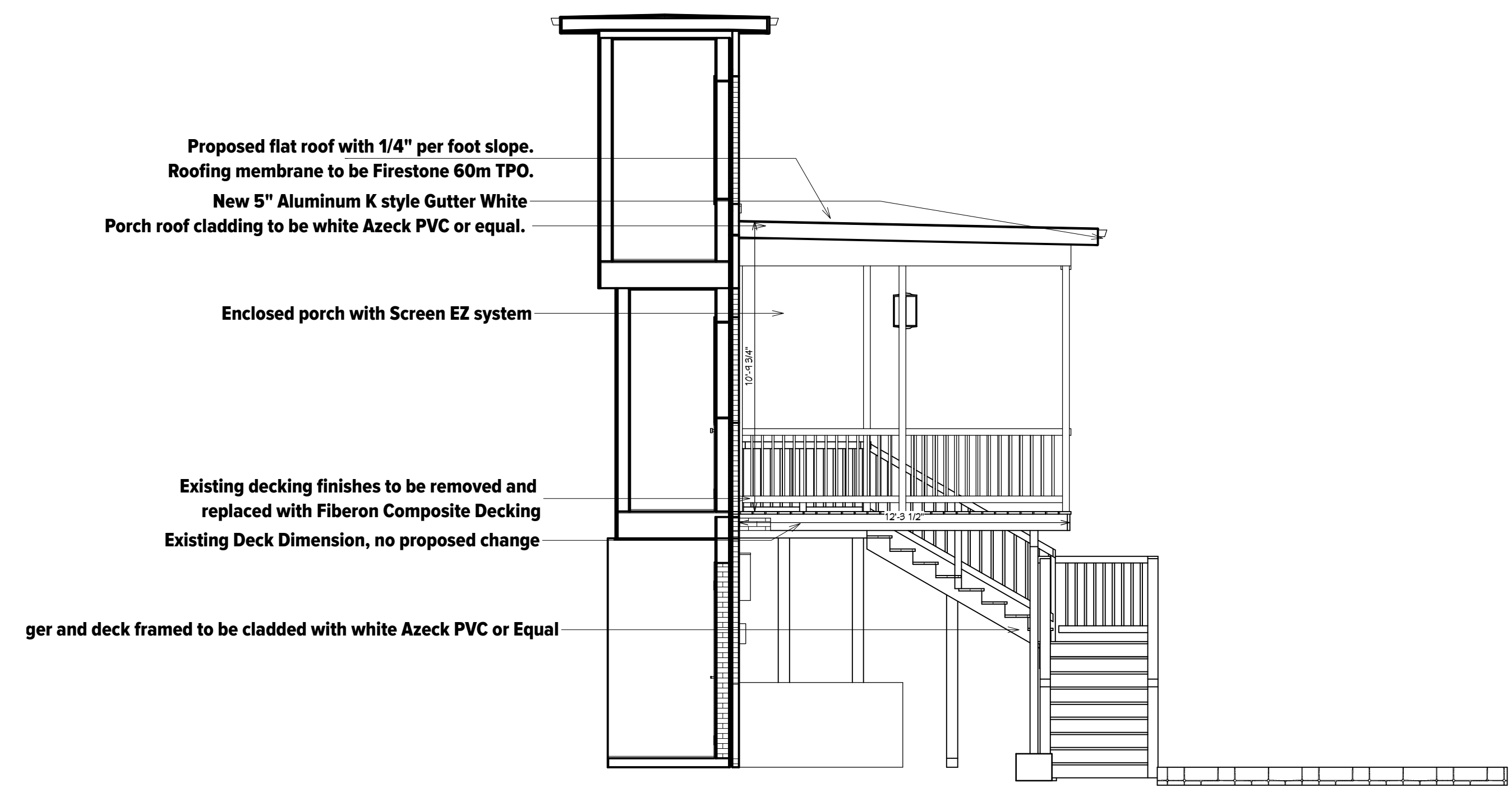
1. Remove and replace P.T. decking materials. Replace with Fiberon "Good Life" scalloped or equal.
2. Remove and replace P.T. deck rails. Replace with Trex Trascends "white" vinyl railing
3. New porch roof structure
4. Existing deck stair and railings. Remove and replace with Fiberon "Good Life" scalloped or equal for decking and replace railings with Trex Trascends "white" vinyl railing
5. Install EZ screen system around decking, under deck screening included
6. New screen door
7. Deck stairs, porch beam and post to be wrapped in Azek PVC trim.
8. Existing deck structure and framing to remain.
9. Repair door frame and trim for double door
10. Replace and repair broken stone veneer on front walk, V.I.F.



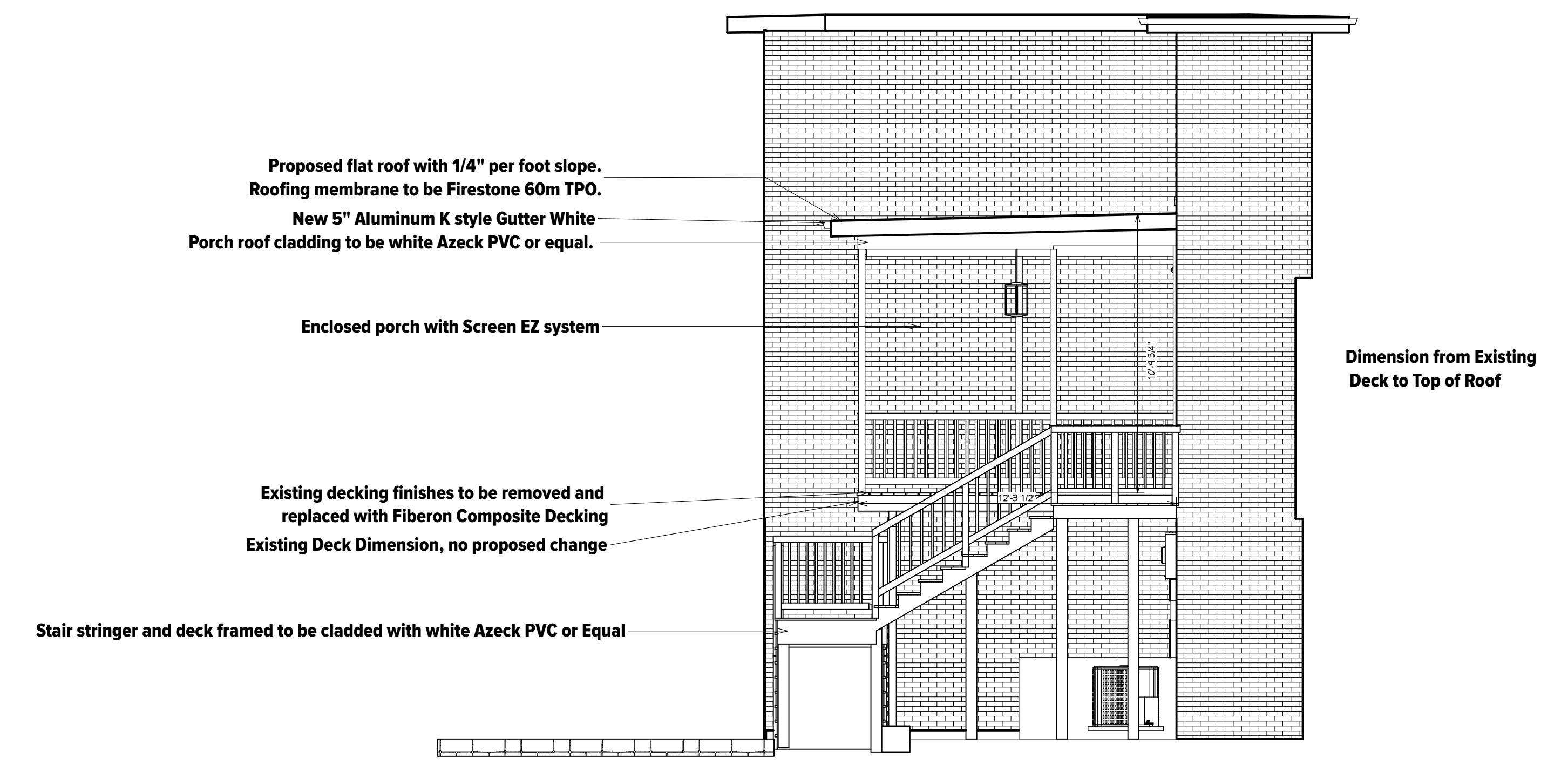
② Proposed Porch Plan

Construction Notes:

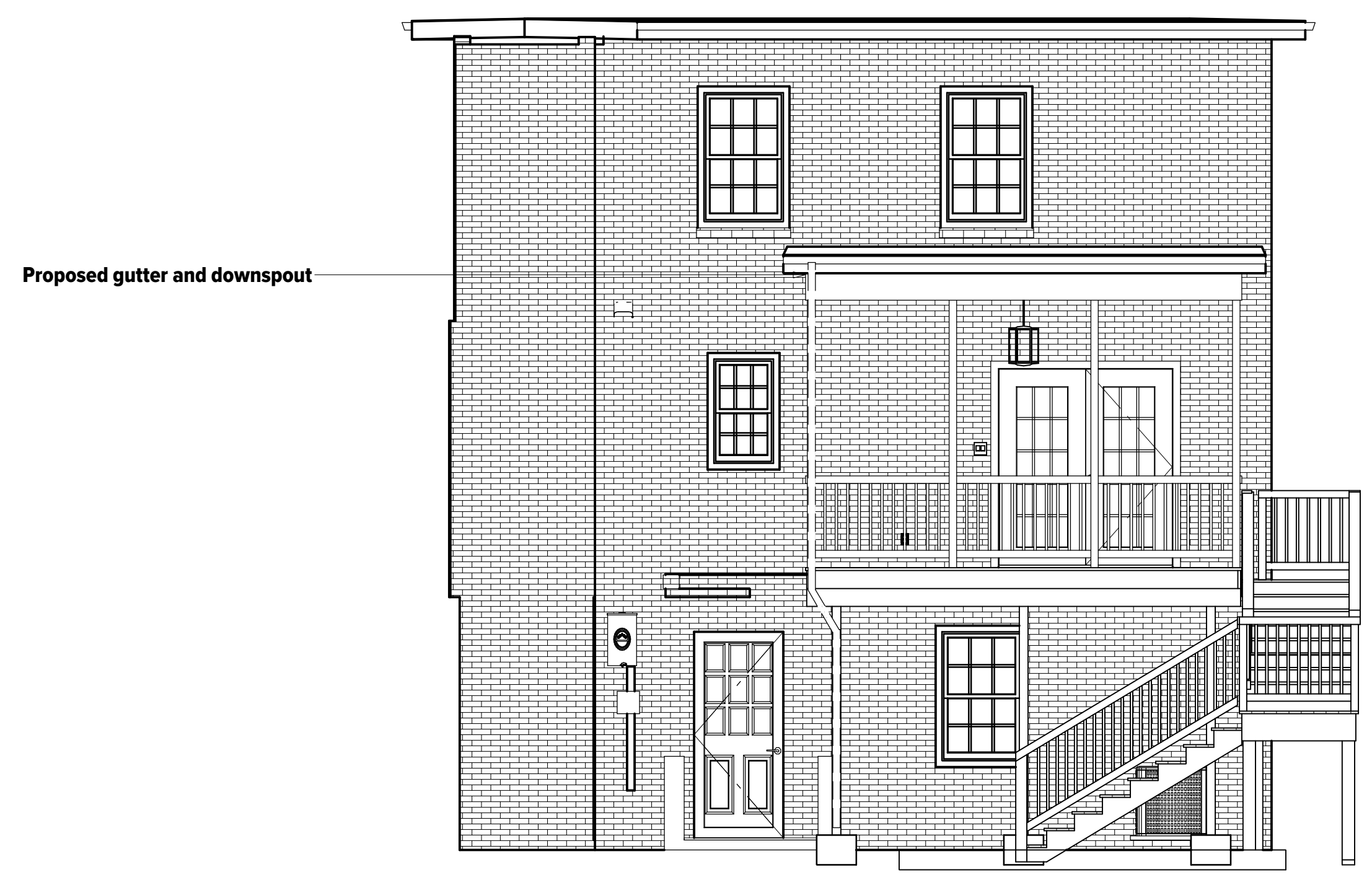
1. Remove and replace P.T. decking materials. Replace with Fiberon "Good Life" scalloped or equal.
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3. New porch roof structure
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10. Replace and repair broken stone veneer on front walk, V.I.F.



1. North Side Elevation



2. South Side Elevation



3. West Side Elevation



Existing Rear



Existing Rear - from Alley



Existing Rear - From Interior



Existing Rear from Alley



Existing Rear Side



Existing Rear



Existing Rear



BOLT BUILDERS

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8472 TYCO RD, 2ND FL
VIENNA, VA 22182
703.525.0719 O
BOLTBUILT.COM

Photos

DRAWINGS PROVIDED BY:
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JUSTIN@BOLTBUILT.COM
BOLTBUILT.COM

DATE:

12/18/2023

SCALE:

SHEET:

A-3