

Docket Item # 12 & 13
BAR CASE # 2012-0407 & 2013-0175

BAR Meeting
June 19, 2013

ISSUE: Permit to Demolish and New Construction

APPLICANT: Royal Marketplace, LLC by Stephen W. Kulinski, AIA

LOCATION: 333 North Royal Street and 316 Princess Street

ZONE: RM / Residential

STAFF RECOMMENDATION

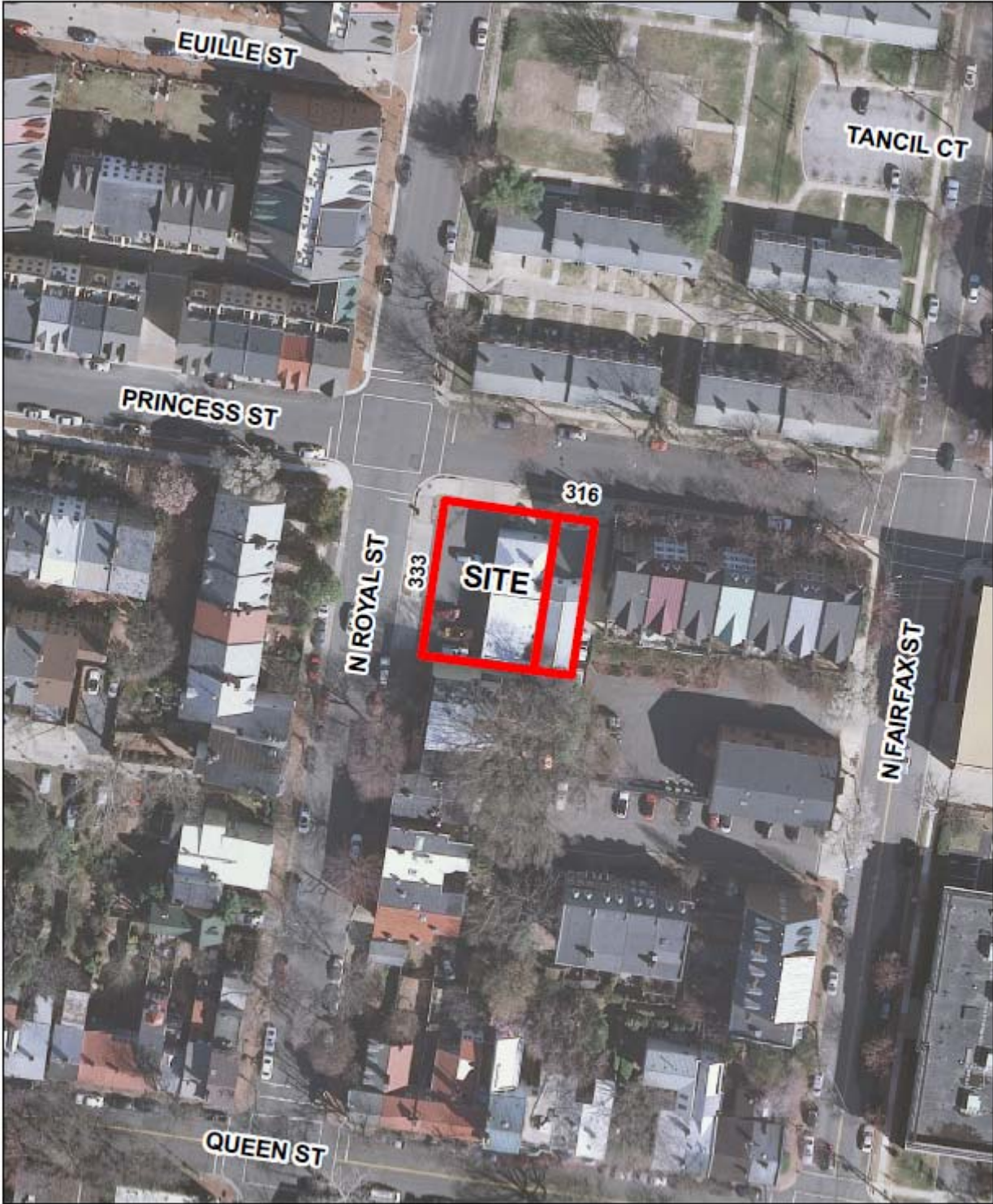
Staff recommends approval of the Permit to Demolish, approval of a Certificate of Appropriateness, and a Waiver of Rooftop Mechanical Screening with the following conditions:

1. The final location of all rooftop units must be approved by Staff in the field to insure the least possible visibility from a public way;
2. Install standing seam metal roofing on the two middle townhouses;
3. Install 6/6 windows on the south (side) and east (rear) elevations of the southernmost townhouse to match the Colonial Revival style detailing on the front;
4. Revise or eliminate the muntins in the arched third floor windows in the gable of the middle two units;
5. Install two vertical muntins on the basement windows on the two middle units to reflect the Craftsman style window sash design above.
6. On the second floor open porch on the east side of the corner unit, use a single column instead of a double corner column at the corner.

****EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

****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.



BAR2013-00175 & BAR2013-00407



Note: Staff coupled the reports for BAR #2012-0407 (Permit to Demolish) and BAR #2013-0175 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

BACKGROUND

At the March 20, 2013 informal work session on the subject townhouse project, the Board found the proposed development generally appropriate in terms of height, scale, mass, general architectural character and site layout, subject to further design development. The Board provided a number of comments for the applicant's consideration prior to the resubmission of the project for Certificate of Appropriateness approval, including:

- Define a clear architectural style for each townhouse.
- Refine the materials and architectural details for each building.
- Consider using an enclosed porch vocabulary at the rear of the corner townhouse in order to break up the mass of the townhouse
- Further refine the rear elevations of the four townhouses so that the materials and details coordinate with the corresponding front elevations.
- Consider ways to further mitigate the relationship between the new townhouse and the adjacent historic townhouses to the south to provide a smoother transition between the old and new.

On May 7, 2013, the Planning Commission approved a development site plan for the proposed project, with modifications (open space, setbacks, visions clearance and aisle width), and the subdivision of the subject property from 2 lots to 4 lots to permit the construction of four townhouses (Development Site Plan #2012-0029 and Subdivision #2012-0005).

I. ISSUE

Since the Board last saw the proposed project, the applicant has made a number of relatively minor changes to the townhouses in response to BAR comments. The two existing buildings on the site, the Royal Market and a vacant building previously used as a dry cleaner, will be demolished and the lot will be subdivided into four residential lots. The four townhouses will front on North Royal Street and will measure 3 stories in height with a basement. The three northernmost townhouses will be located on the front property line, while the southernmost townhouse will be set back approximately 4 feet from the front property line and 5 feet from the side property line in deference to the adjacent historic townhouse. The brick clad townhouses will have varied heights and roof forms along North Royal Street, as well as different architectural styles so as to give the impression that they were built over time. The materials proposed by the applicant include:

- Brick (varied in color between townhouses)
- Hardie plank smooth lap siding
- Stone veneer at the two end unit foundations
- Aluminum-clad wood windows (Jeld-Wen)
- Stained wood doors
- Synthetic wood for trim and cornice
- Precast concrete for trim and banding
- Multi-colored synthetic slate shingles
- Stone or iron stoops and metal handrails
- London Street electric lights (Bevolo)

The applicant has submitted a material board which Staff will bring to the BAR hearing.

Each townhouse will have two surface parking spaces at the rear of each unit which will be accessed from an existing private, shared alley accessed from Princess Street. A 6' high wood privacy fence is proposed along the Princess Street frontage to screen the parking. As no front yard is required in the RM zone or provided on this corner lot, the 6' fence does not require a height waiver from the Board.

Corner building

The Richardsonian Romanesque style corner building is the most visually and architecturally prominent of the four townhouses, with a three-story tower element anchoring the corner and the entrance to the historic district on North Royal Street. The brick townhouse will feature a coarse stone base, an arched front entry and arched windows on the first story. The tower feature will have a standing seam metal roof while the Mansard portions of this townhouse have synthetic slate. The tower element wraps the corner and ties the two elevations together. The quality of materials and detailing on Princess Street echoes that seen on the Royal Street frontage. There is a prominent Mansard style roof at the third story and balanced fenestration on both facades. At the east side, above the one-story addition, the applicant has added an open porch to respond to the Board's previous request to provide a better transition between the main mass of the house and the rear ell.

Interior townhouses

The two interior townhouse units are matching two and one-half story brick townhouses with a projecting two-story bay and an intersecting front-facing gable. The applicant has refined the design of these townhouses by removing the transoms above the first floor windows and now proposes more traditional Craftsman-style 3/1 and 4/1 windows. At the third floor level there is a small arched window with an iron guardrail reminiscent of a Juliette balcony. The detailing on these two townhouses is similar to that of the Wardman style townhouses found in Washington, DC and the suburbs and recalls the many twin, or semi-detached, rowhouses found in Old Town. While Staff has no stylistic objection to synthetic slate shingles proposed for these units, this material is shown on all four townhouses and was, historically, uncommon in Alexandria, particularly for Craftsman style dwellings. Staff recommends that these two central units utilize a standing seam metal roof, with slate reserved for the Romanesque corner unit and the Colonial Revival style southern dwelling, as slate is more commonly associated with those styles here.

End unit

The southernmost townhouse has been changed the most since the Board last saw the project at a concept level. The townhouse – which is set back approximately 4' from the front property line and 5' from the side property line – is the most characteristic of a typical Colonial Revival style Old Town townhouse, with its stone foundation. The three bay townhouse has traditional fenestration and a side gable roof form on the front. On the south side, the gable end is represented in brick, while the remainder of the side elevation will be clad with fiber cement siding. The townhouse will have six-over-six, double-hung windows throughout and a six panel wood front door. (The south elevation drawing indicates 6/1 windows but these are a drafting error.)

The rear elevations of the four townhouses are more simple and utilitarian, but with a combination of brick and Hardie plank siding and different fenestration patterns.



Figure 1: Context site plan

II. HISTORY

333 North Royal is a one-story brick structure and paved asphalt parking lot owned by Royal Marketplace. The building was constructed between **1941 and 1958** according to Sanborn Fire Insurance Maps. The detached structure at 316 Princess Street is a rectilinear building and consists of three main blocks. The first block, which faces Princess Street, is a one-story frame and cinderblock structure. The second block is two-stories and faced in stucco. The last block, at the southernmost end, is one-story and faced in stucco. According to Sanborn Fire Insurance Maps, the building was constructed for H.T. Beach and Brothers between **1913 and 1921**. The simple and utilitarian building has been used at one time or another as a storage shed, poultry house, church and dry cleaner.

The block with 333 North Royal Street and 316 Princess Street is located at the northern boundary of the Old and Historic Alexandria District. While there is a block face of historic townhouses immediately to the south, there is also substantial non-historic construction to the east, west and north where there is a mix of garden-style public housing and recent townhouses. In addition, the subject property is located in a noticeable valley with the site sloping downward from southeast to northwest.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

While both buildings the applicant proposes to demolish are over fifty years old, they have both been significantly altered and modified over the years and have lost their historic integrity. Furthermore, neither building relates to the nearby townhouses of historic merit. Therefore, Staff believes that the criteria for demolition are not met and the Permit to Demolish should be granted.

Alexandria Archaeology notes in the comments section that the subject property may be the original location of St. Mary's Catholic Church beginning in the 1770s when it was described as "a small log cabin on the corner of Royal and Princess streets." Which corner of the intersection is open to question. By 1795 the church moved to south Old Town. The church's cemetery may have been located nearby, although like the church itself, an exact location for the cemetery remains unknown. As a result, there are a number of archaeology conditions associated with the Development Site Plan.

New Construction

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit. They do not mandate the use of historic styles for new construction but do state that where new buildings recall historic buildings, that the architectural details used throughout the building should be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The historic district features a range of architectural styles from which to consider when constructing new townhouses. This architectural consistency was one of the comments the Board made during the concept review discussion.

With the proposed changes, Staff finds that the proposed new construction is in keeping with the scale and character of this particular section of the historic district. There are contemporary townhouses on three sides of the project that are all three and four stories in height. The southernmost townhouse of this project steps down in size and sets back in deference to the adjacent historic townhouses to the south. The site placement allows for full use of the private

rear alley and will sufficiently screen the required parking. In addition, the varied setbacks and variety of stoop configurations promote a desirable streetscape variety.

While Staff believes that the changes made by the applicant address the majority of the Board's comments, there are a few outstanding areas where further refinement is needed and staff has recommended these as conditions of approval.

Waiver of Rooftop Screening

The application references rooftop HVAC condensers although no roof plan have been provided and the units are not shown on the elevation drawings. As the Board is aware, the rooftop location allows for more usable open space at ground level. In some cases screening is appropriate while in others it is unnecessary or draws attention to the mechanical units. Section 6-403 of the zoning ordinance allows the BAR to waive the rooftop HVAC screening requirement if the BAR finds that the screening would be architecturally inappropriate. The applicant will need to provide Staff a roof plan and building sections to verify the proposed unit's visibility, at which point Staff can evaluate in the field the least visible location for the rooftop units.

In summary, Staff supports the proposed townhouse development and recommends that the applicant continue to work with staff on the few outstanding design details described above.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.
- C-1 A building and trade permits are required for this project. Five sets of construction documents that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Wall bracing system to adequately transfer lateral loads (wind governing) to the foundation is required for building permit. Provide one of the three following methods: 1) a prescriptive wall bracing method; 2) a proprietary performance system tested and approved by a nationally recognized testing agency; or 3) a signed and sealed lateral

resistance system designed by a licensed design professional (Structural Engineer) in the Commonwealth of Virginia (provide original document)

- C-3 A one-hour fire-resistance-rated exterior wall assembly (exposure from both sides) for all exterior walls within 5ft from the property-line is required for building permit. Provide one of the following: 1) a performance system tested approved by a nationally recognized testing agency, i.e. UL assembly or ICC Evaluation Report; or 2) provide an assembly description based on the Virginia Construction Code "Prescriptive Fire Resistance".

Transportation and Environmental Services

Recommendations

1. Comply with all requirements of DSP2012-00029, which has recently been approved by Council. (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

Archaeology Comments

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
3. If the Documentary Study requested in the above comment discovers archaeological resources, Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
4. 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)

5. 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)

Archaeology Findings

- F-1 The subject property may be the original location of St. Mary's Catholic Church beginning in the 1770s when it was described as "a small log cabin on the corner of Royal and Princess streets." Which corner of the intersection is open to question. By 1795 the church moved to south Old Town. The church's cemetery may have been located nearby, although like the church itself, an exact location for the cemetery remains unknown. In 1810 tax assessors did not assess the south side of Princess St. between Royal and Fairfax streets, a possible indication that it was church-owned at that time, and therefore not taxable. By 1820 the John West estate owned one of the corner lots at Royal and Princess—which one is not clear—and rented the house valued at \$500 to Isaac Riggs. Henry Dangerfield owned the corner lot in 1850 which was vacant at this time and worth \$200. In 1877 an ell shaped structure fronted on both Royal and Princess streets. The building still stood in 1885 and appears to be labeled on a map as "Liquors." The same building is depicted on the lot in 1907, but a 1927 aerial photograph shows the corner lot as vacant and a single row house on the 316 Princess Street parcel. By 1941 the current building—now the Royal Market—had been built.
- F-2 Given the fact that the west half of the lot is paved, and this may have preserved subsurface archaeological deposits, including evidence of the original St. Mary's Catholic Church and possibly an associated cemetery, it is possible that archaeological resources relating to eighteenth-century religious activities could be present.
- F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

City Code

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-0407 & BAR2013-0175 at 333 South Royal Street and 316 Princess Street.

L1.01

DATE: 02.15.13

PROJECT NO: 12078

SITE PLAN NO. DSP2012-00029

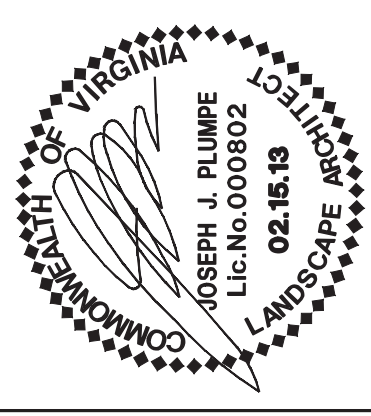
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DESIGN: DD
DRAWN: AT
CHECKED: DD

OVERALL SITE PLAN

REVISIONS:
COMPLETENESS REVIEW 03.08.13

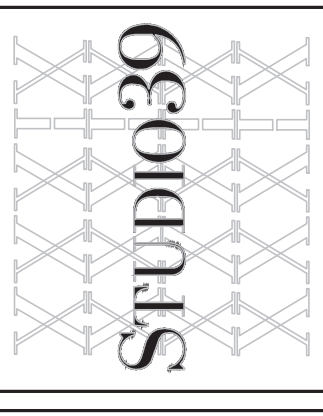


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1000 COMMONWEALTH AVENUE, SUITE 100A
ALEXANDRIA, VIRGINIA 22304
TEL: 703.719.6500 FAX: 703.719.6503
EMAIL: JPLUME@STUDIO39.COM

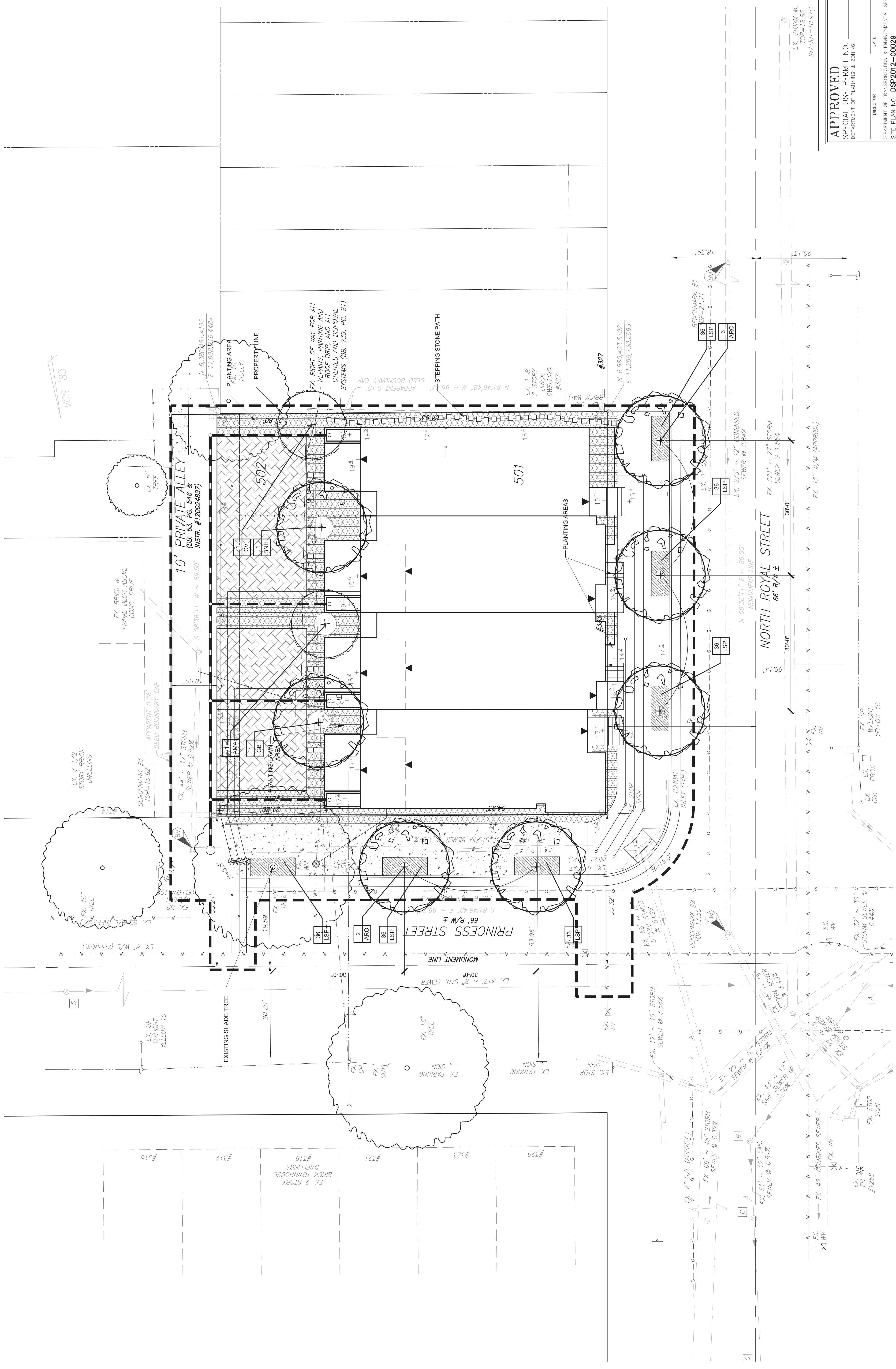
THE MIDDLETON

CITY OF ALEXANDRIA
ALABAMA AVENUE, L.C.

Landscape Architecture, P.C.
6414 Greenleaf Drive, Suite 100A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: jplume@studio39.com



APPROVED	
SPECIAL USE PERMIT NO. _____	DATE _____
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. DSP2012-00029	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	PAGE NO. _____
INSTRUMENT NO. _____	DEED BOOK NO. _____



“The Middleton” –Old and Historic District

Materials Specification List

I. 339 (Corner Unit)

1. West Elevation

- Two panel wood door
 - Arched brick entry surround to match field brick
 - Stained natural
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Bronze aluminum clad
 - Arched brick window heads to match field brick
 - Flat precast window header
- Porch light
 - London Street electric lamp by Bevalo
- Porch stoop and stairs
 - Metal handrail / guardrail
 - Precast stone treads
 - Stone veneer risers
- Natural Stone Veneer Water Table
 - Rough cut field stone
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted bronze
- Precast concrete details
 - Banding
 - Window / door headers
 - Stair treads
- Face brick
 - Red field color
- Synthetic slate shingle roof
 - Multi-colored

2. North East and South Elevations

- One panel wood patio door
 - Bronze aluminum clad
 - Flat precast window header
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Bronze aluminum clad
 - Arched brick window heads to match field brick
 - Flat precast window header
- Porch light
 - London Street electric lamp by Bevalo

“The Middleton” –Old and Historic District

- Natural Stone Veneer Water Table
 - Rough cut field stone
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted bronze
- Precast concrete details
 - Banding
 - Window / door headers
 - Stair treads
- Face brick
 - Dark red field color
- Synthetic slate shingle roof
 - Multi-colored
- Low slope roof
 - EPDM self-adhering roofing membrane

II. 337 (Interior Unit)

1. West Elevation

- Two panel wood door
 - Stained natural
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Beige aluminum clad
 - Precast concrete window surround
- Porch light
 - London Street electric lamp by Bevolo
- Porch stoop and stairs
 - Metal handrail
 - Metal stoop
 - Metal stairs
 - Brick piers
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted beige
- Synthetic Wood Railing and Balustrade
 - Azek (or similar)
 - Painted beige
- Precast concrete details
 - Banding
 - Window / door headers
- Face brick
 - Light grey

“The Middleton” –Old and Historic District

2. North East and South Elevations

- One panel wood patio door
 - Beige aluminum clad
 - Flat precast window header
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Beige aluminum clad
 - Flat precast window header
- Porch light
 - London Street electric lamp by Bevolo
- Hardie-plank lap siding
 - Light grey
 - 5” exposure
 - Smooth face
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted Beige
- Synthetic Wood Trim
 - Azek (or similar)
 - Painted beige
 - 5/4x6 corner trim
 - 5/4x4 window trim
 - 5/4x Frieze boards
- Precast concrete details
 - Banding
 - Window / door headers
- Face brick
 - Light grey
- Synthetic slate shingle roof
 - Multi-colored
- Low slope roof
 - EPDM self-adhering roofing membrane

III. 337 (Interior Unit)

1. West Elevation

- Two panel wood door
 - Stained natural
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Beige aluminum clad
 - Precast concrete window surround
- Porch light

“The Middleton” –Old and Historic District

- London Street electric lamp by Bevolo
- Porch stoop and stairs
 - Metal handrail
 - Metal stoop
 - Metal stairs
 - Brick piers
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted beige
- Synthetic Wood Railing and Balustrade
 - Azek (or similar)
 - Painted beige
- Precast concrete details
 - Banding
 - Window / door headers
- Face brick
 - Light grey

2. North East and South Elevations

- One panel wood patio door
 - Beige aluminum clad
 - Flat precast window header
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Beige aluminum clad
- Porch light
 - London Street electric lamp by Bevolo
- Hardie-plank lap siding
 - Tan
 - 5” exposure
 - Smooth face
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted Beige
- Synthetic Wood Trim
 - Azek (or similar)
 - Painted beige
 - 5/4x6 corner trim
 - 5/4x4 window trim
 - 5/4x Frieze boards
- Precast concrete details
 - Banding

“The Middleton” –Old and Historic District

- Window / door headers
- Face brick
 - Tan
- Synthetic slate shingle roof
 - Multi-colored
- Low slope roof
 - EPDM self-adhering roofing membrane

IV. 333 (End Unit)

1. West Elevation

- Six panel wood door
 - Stained natural
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Beige aluminum clad
 - Precast jack arch window header
- Porch light
 - London Street electric lamp by Bevolo
- Porch stoop and stairs
 - Metal handrail
 - Brick stoop
- Natural Stone Veneer Water Table
 - Rough cut field stone
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted beige
- Synthetic Wood Railing and Balustrade
 - Azek (or similar)
 - Painted beige
- Precast concrete details
 - Banding
 - Window / door headers
- Face brick
 - Light red

2. North East and South Elevations

- One panel wood patio door
 - Beige aluminum clad
 - Flat precast window header
- Double hung windows – Jeld-Wen Sitrine EX Wood Clad Windows
 - Beige aluminum clad
- Porch light

“The Middleton” –Old and Historic District

- London Street electric lamp by Bevolo
- Hardie-plank lap siding
 - Lighter red tone than adjacent brick
 - 5” exposure
 - Smooth face
- Synthetic Wood Cornice
 - Azek (or similar)
 - Painted Beige
- Synthetic Wood Trim
 - Azek (or similar)
 - Painted beige
 - 5/4x6 corner trim
 - 5/4x4 window trim
 - 5/4x Frieze boards
- Synthetic slate shingle roof
 - Multi-colored
- Low slope roof
 - EPDM self-adhering roofing membrane

V. Miscellaneous Exterior

- Gutters to be metal ogee
 - Painted to match trim color
- Downspouts to be metal square
 - Painted to match trim color
- Exposed foundation
 - Parged concrete finish
- Exterior mechanical units
 - Roof Mounted
- Window well
 - Metal grate at ground level for fall protection

CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 BASEMENT PLANS
 A1 SCALE: 1/4" = 1'-0"

THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314
BASEMENT PLANS

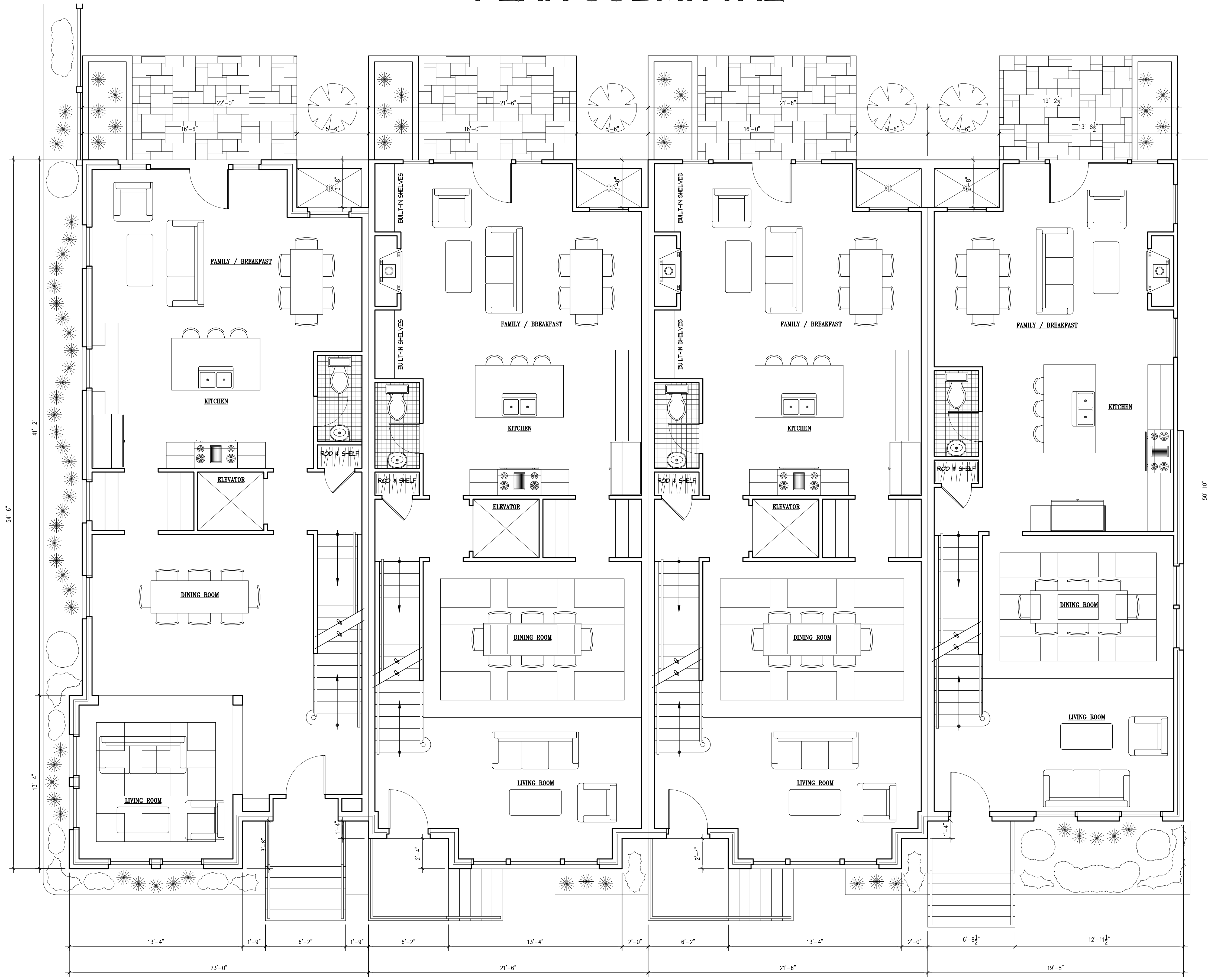
REVISIONS

PROJECT NUMBER	1248
DATE	5/1/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

SHEET NUMBER
A1
 1248-PLANS

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CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 FIRST FLOOR PLANS
 A2 SCALE: 1/4" = 1'-0"



THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314

FIRST FLOOR PLANS

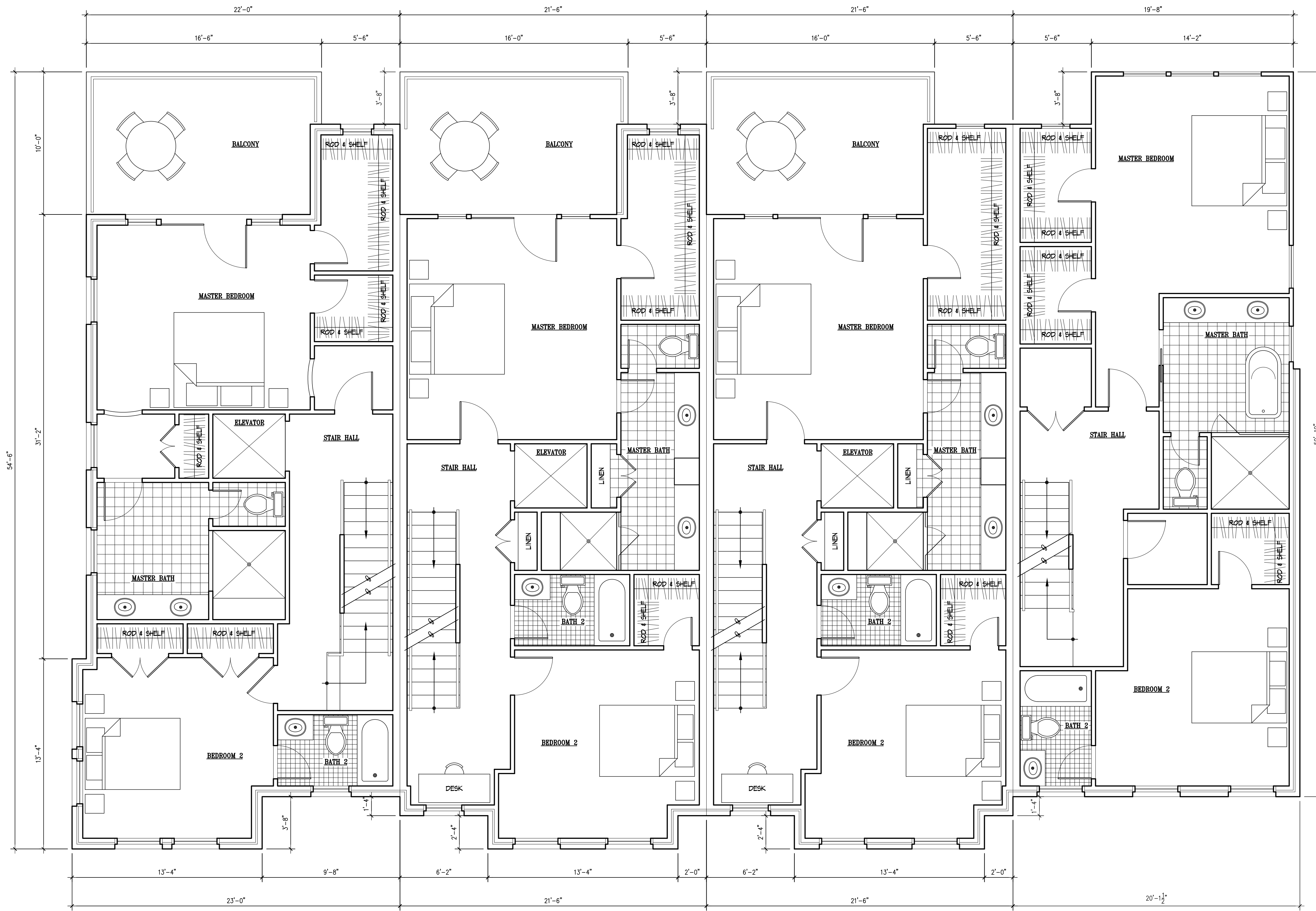
REVISIONS

PROJECT NUMBER	1248
DATE	5/1/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

SHEET NUMBER
A2
 1248-PLANS

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CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 SECOND FLOOR PLANS
 A3 SCALE: 1/4" = 1'-0"



THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314
SECOND FLOOR PLANS

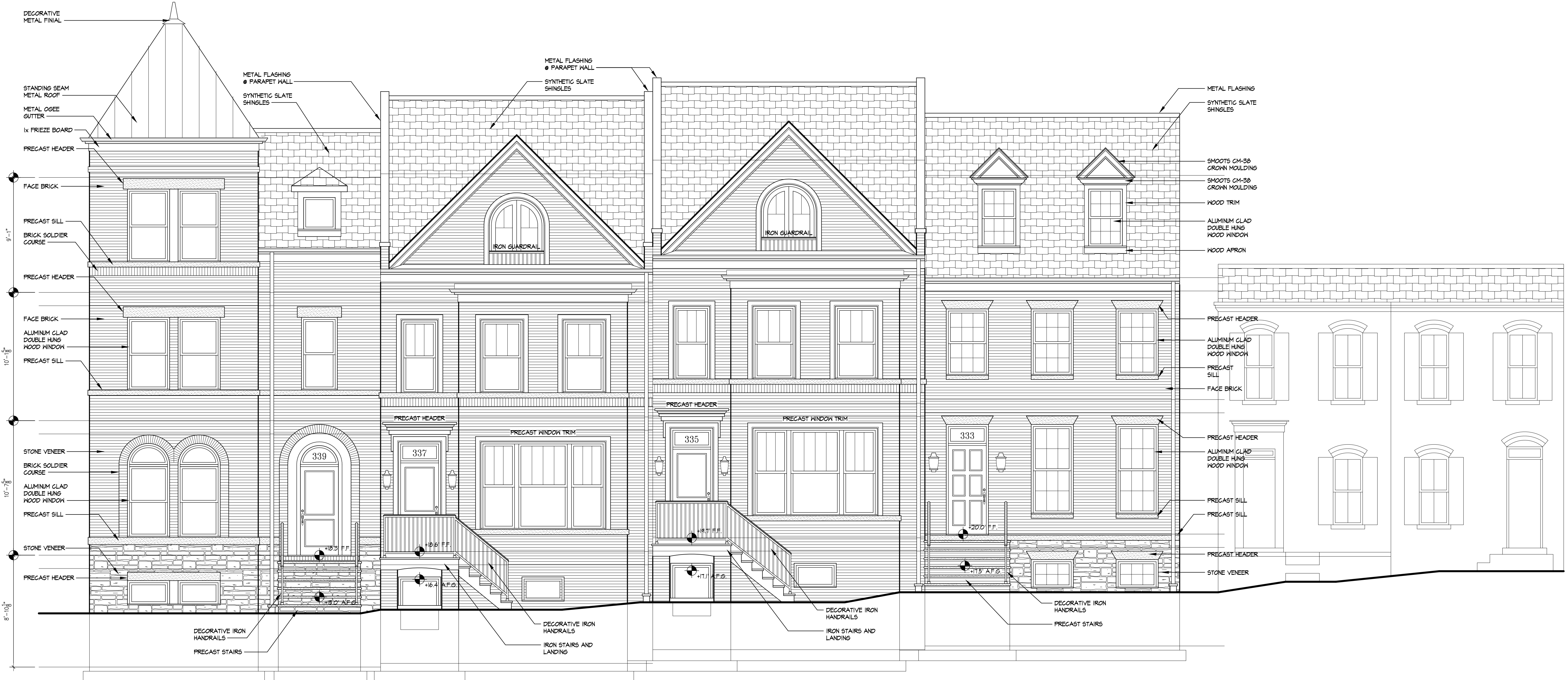
REVISIONS

PROJECT NUMBER	1248
DATE	5/1/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

SHEET NUMBER
A3
 1248-PLANS

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CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 ROYAL STREET ELEVATION
 A6 SCALE: 1/4" = 1'-0"

THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314
 ROYAL STREET ELEVATION

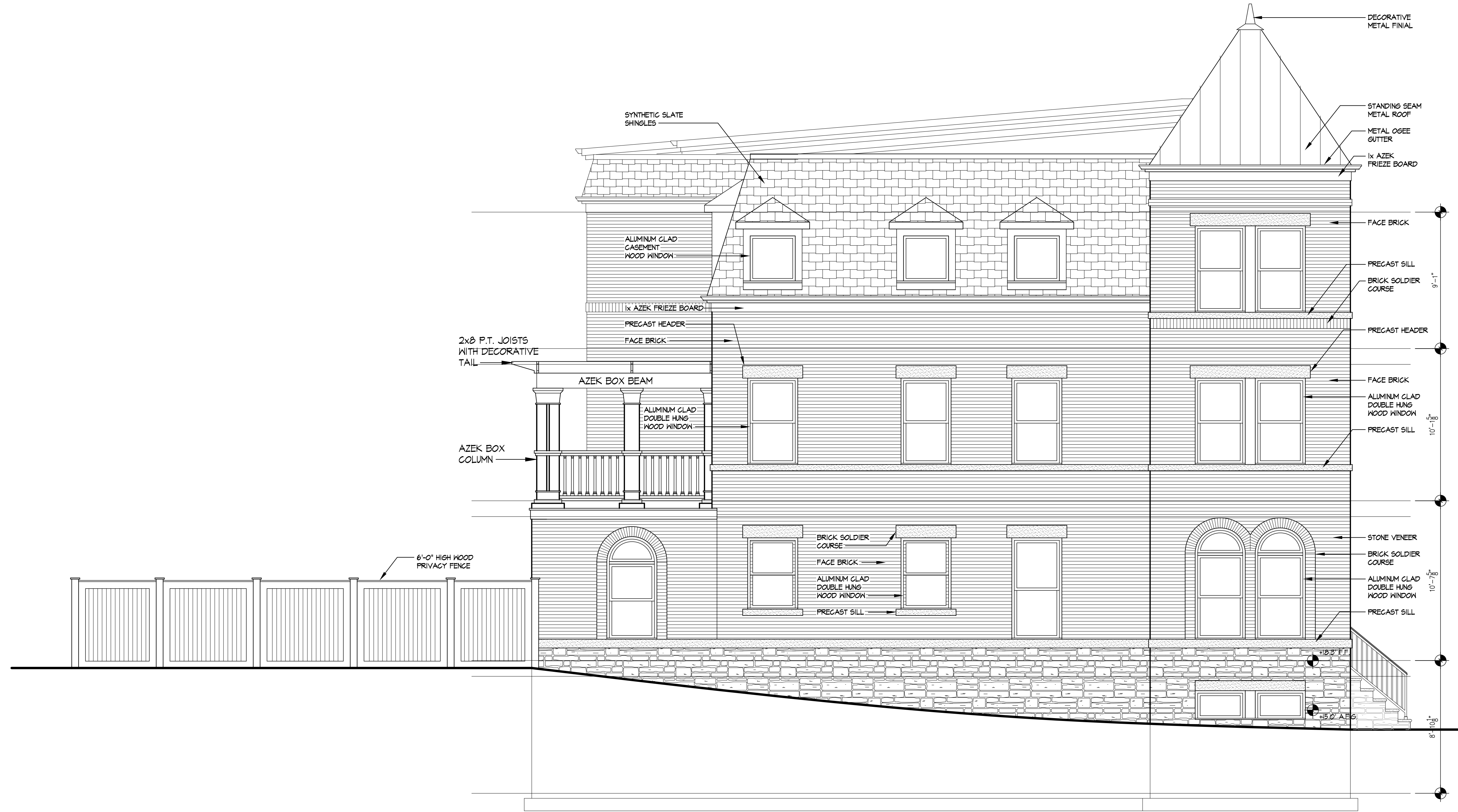
REVISIONS

PROJECT NUMBER	1248
DATE	5/7/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SKK
APPROVED	

SHEET NUMBER
A6
 1248-PLANS

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CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 PRINCESS STREET ELEVATION
 A7 SCALE: 1/4" = 1'-0"

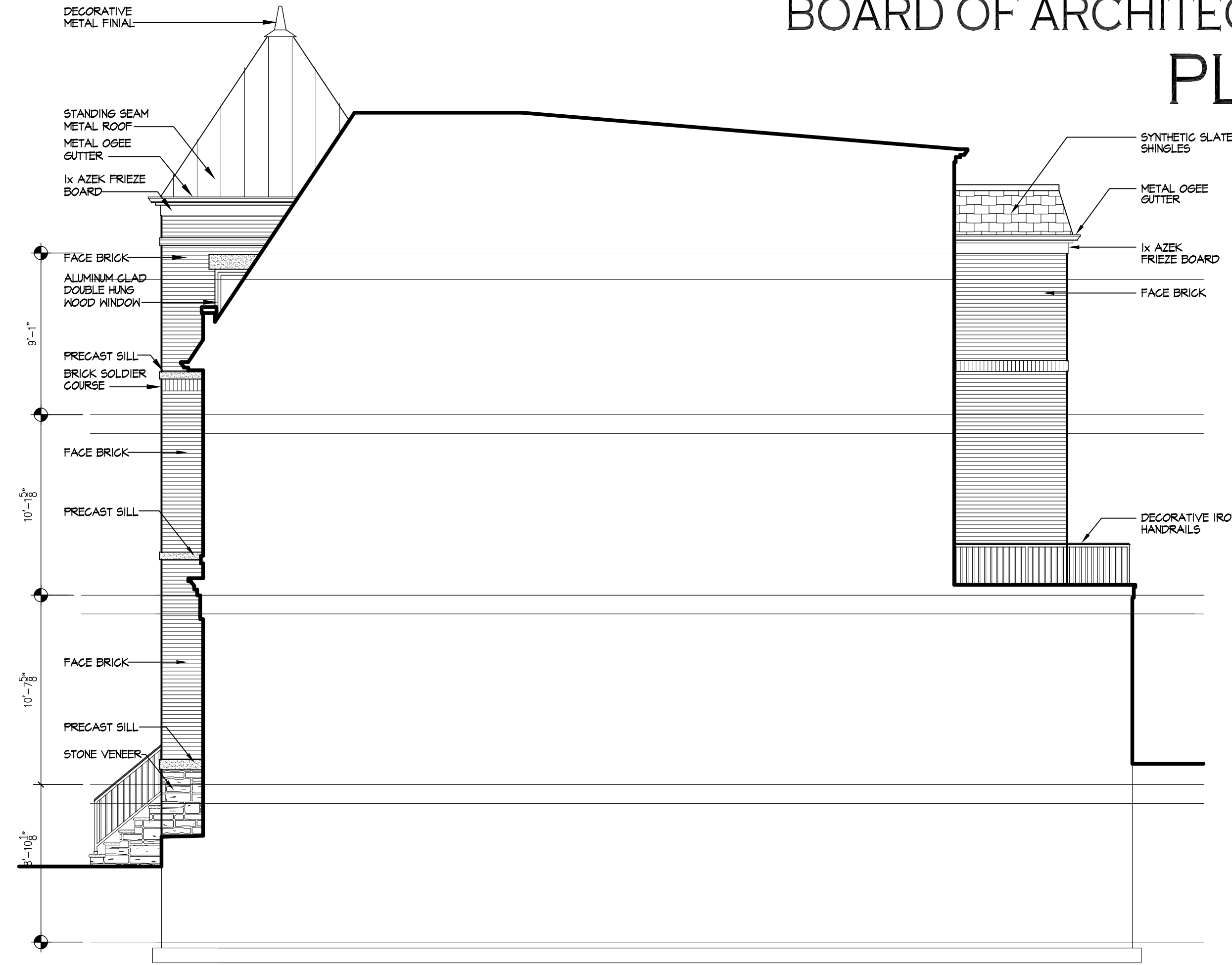
THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314
 PRINCESS STREET ELEVATION

REVISIONS

PROJECT NUMBER	1248
DATE	5/7/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

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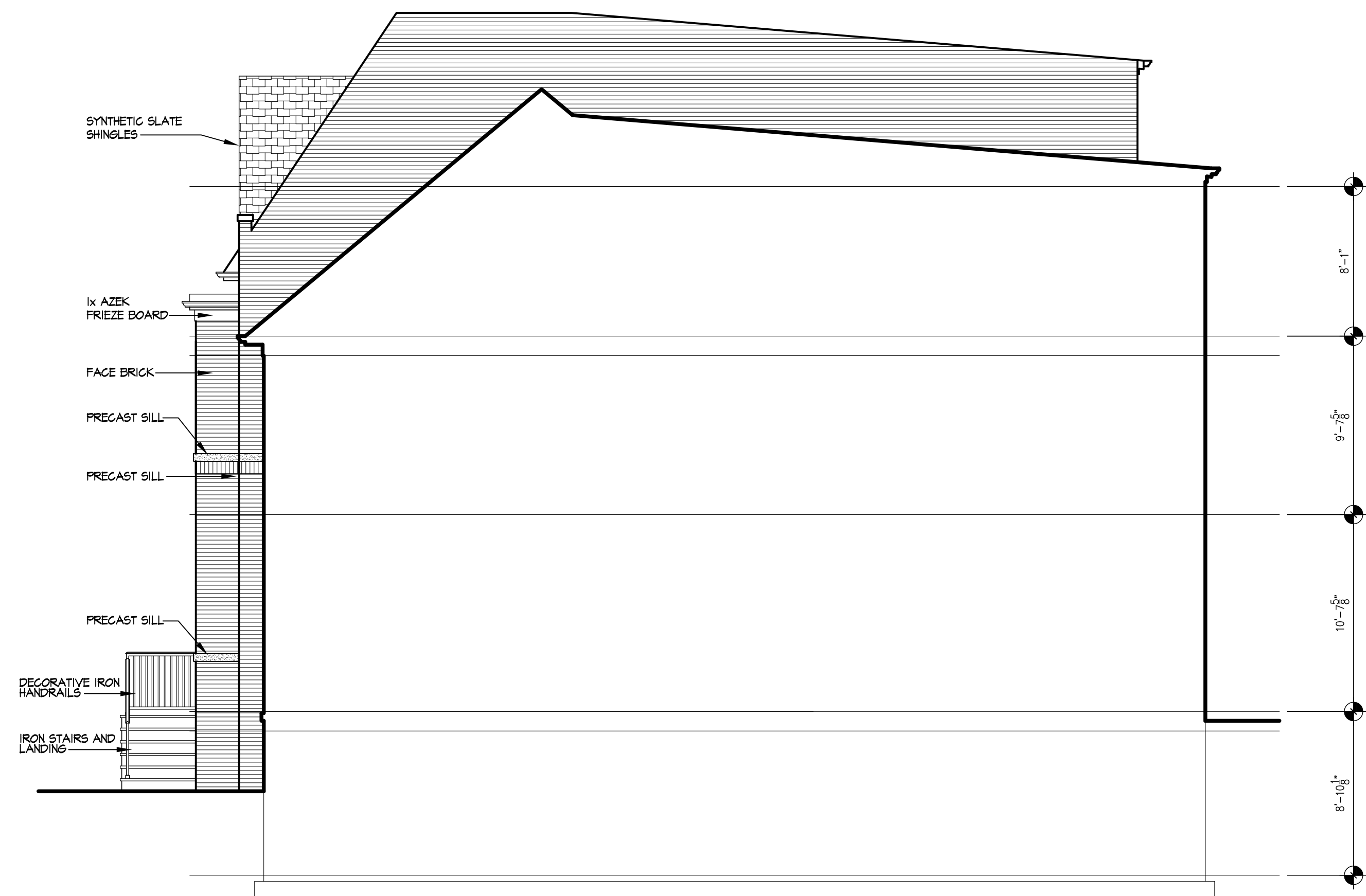
CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 339 SOUTH ELEVATION
 A9 SCALE: 3/16" = 1'-0"



2 337 SOUTH ELEVATION
 A9 SCALE: 3/16" = 1'-0"



3 335 SOUTH ELEVATION
 A9 SCALE: 3/16" = 1'-0"



THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314
 SOUTH ELEVATIONS

REVISIONS

PROJECT NUMBER	1248
DATE	5/11/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

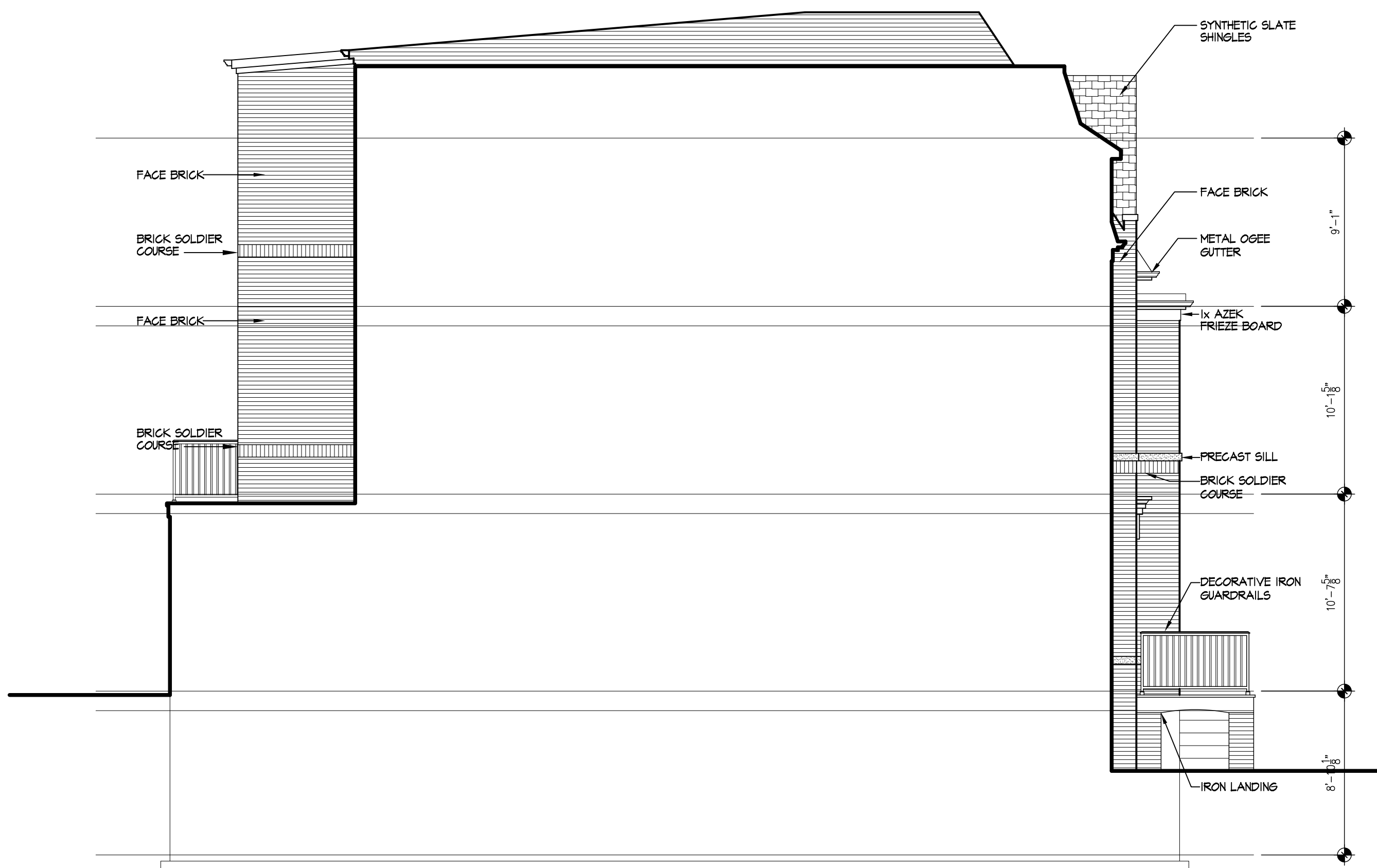
SHEET NUMBER
A9
 1248-PLAN5

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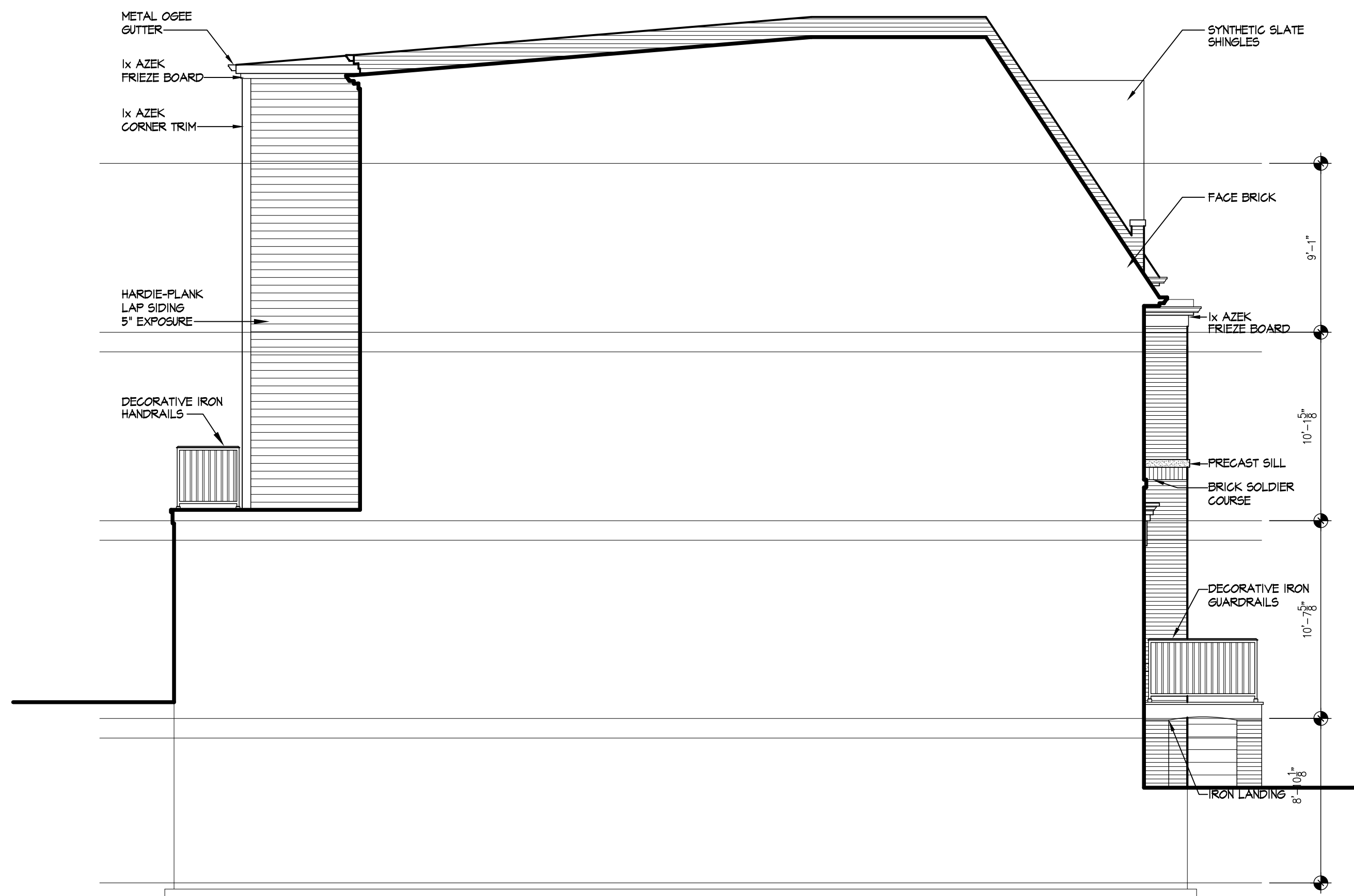
CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314
 NORTH ELEVATIONS



1 337 NORTH ELEVATION
 A10 SCALE: 3/16" = 1'-0"



2 335 NORTH ELEVATION
 A10 SCALE: 3/16" = 1'-0"



3 333 NORTH ELEVATION
 A10 SCALE: 3/16" = 1'-0"

REVISIONS

PROJECT NUMBER	1248
DATE	5/1/13
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

SHEET NUMBER
A10
 1248-PLANS

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CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT
 PLAN SUBMITTAL



1 ROYAL STREET ELEVATION
 A11 SCALE: 1/16" = 1'-0"



2 PRINCESS STREET ELEVATION
 A11 SCALE: 1/16" = 1'-0"

THE MIDDLETON
 333 N ROYAL STREET ALEXANDRIA, VIRGINIA 22314

ROYAL / PRINCESS STREET ELEVATIONS



REVISIONS	

PROJECT NUMBER		
1248		
DATE		
5/1/13		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

SHEET NUMBER
A11
 1248-PLAN5

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ADDRESS OF PROJECT: 333 N Royal Street & 316 Princess Street

TAX MAP AND PARCEL: 065.03-02-01 & 065.03-02-02 **ZONING:** RM

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: Royal Marketplace LLC

Address: 2417 C Mt. Vernon Avenue

City: Alexandria State: VA Zip: 22301

Phone: (703) 765-5544 E-mail: jlhfcg@mac.com

Authorized Agent (if applicable): Attorney Architect _____

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Royal Marketplace LLC

Address: 2417 C Mt. Vernon Avenue

City: Alexandria State: VA Zip: 22301

Phone: (703) 765-5544 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.

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 maybe attached).*

DEMOLISH EXISTING DRY CLEANERS AND MARKET BUILDING. CONSTRUCT 4 NEW TOWNHOUSES FACING NORTH ROYAL STREET. ALL NEW TOWNHOUSES TO BE 2½ STORIES. EXTERIOR MATERIALS TO INCLUDE BRICK, PRECAST AND SYNTHETIC "WOOD" LAP SIDING. THE SCALE AND MASSING TRANSITIONS FROM NEWER CONSTRUCTION TO THE NORTH, EAST AND WEST DOWN TOWARD THE HISTORIC STRUCTURES TO THE SOUTH.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - FAR & Open Space calculation form.
 - Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - Existing elevations must be scaled and include dimensions.
 - Proposed elevations must be scaled and include dimensions. Include the relationship to structures in plan and elevations.
 - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
 - I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - I, the applicant, or an authorized representative will be present at the public hearing.
 - I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.
-

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: STEPHEN W. KULINSKI, AIA

Date: May 20, 2013



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address THE MIDDLETON - LOT 601 Zone RM

A2. 2048 x 1.5 = 3072
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**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
_____ Sq. Ft.
B2. Allowable Floor Exclusions**
_____ Sq. Ft.
B3. Existing Floor Area minus Exclusions
_____ Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1156.7	Basement**	1156.7
First Floor	1156.7	Stairways**	246
Second Floor	996.7	Mechanical**	—
Third Floor	996.7	Other** ELEVATOR	86.4
Porches/ Other	—	Total Exclusions	1489.1
Total Gross *	4306.8		

C1. Proposed Gross Floor Area *
4306.8 Sq. Ft.
C2. Allowable Floor Exclusions**
1489.1 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
2817.7 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2817.7 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3072 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	—
Required Open Space	717
Proposed Open Space	739

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

Signature: _____

Date: 3/4/13



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address THE MIDDLETOWN - Lot 602 Zone RM

A2. 1,864 x 1.5 = 2,796
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**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
 Sq. Ft.
B2. Allowable Floor Exclusions**
 Sq. Ft.
B3. Existing Floor Area minus Exclusions
 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>1,132.5</u>	Basement**	<u>1,132.5</u>
First Floor	<u>1,132.5</u>	Stairways**	<u>225</u>
Second Floor	<u>977.5</u>	Mechanical**	<u>15</u>
Third Floor	<u>946.4</u>	Other** <u>ELEVATOR</u>	<u>86.4</u>
Porches/ Other	<u> </u>	Total Exclusions	<u>1,458.9</u>
Total Gross *	<u>4,188.9</u>		

C1. Proposed Gross Floor Area *
4,188.9 Sq. Ft.
C2. Allowable Floor Exclusions**
1,458.9 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 2,730 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,730 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,796 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	<u> </u>
Required Open Space	<u>652</u>
Proposed Open Space	<u>661</u>

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

Signature: [Signature] Date: 2-14-13



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address THE MIDDLETON - LOT 603 Zone RM

A2. 1,865 x 1.5 = 2,797
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**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
Sq. Ft.
B2. Allowable Floor Exclusions**
Sq. Ft.
B3. Existing Floor Area minus Exclusions
Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1,132.5	Basement**	1,132.5
First Floor	1,132.5	Stairways**	225
Second Floor	977.5	Mechanical**	15
Third Floor	946.4	Other** <u>EVAPORATOR</u>	86.4
Porches/ Other	—	Total Exclusions	1,458.9
Total Gross *	4,188.9		

C1. Proposed Gross Floor Area *
4,188.9 Sq. Ft.
C2. Allowable Floor Exclusions**
1,458.9 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
2,730 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,730 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,797 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	—
Required Open Space	653
Proposed Open Space	661

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

Signature: [Signature] Date: 2.14.13



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address THE MIDDLETOWN - Lot 604 Zone RM

A2. 1,985 x 1.5 = 2,977
 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**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
 _____ Sq. Ft.
 B2. Allowable Floor Exclusions**
 _____ Sq. Ft.
 B3. Existing Floor Area minus Exclusions
 _____ Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	979.5	Basement**	979.5
First Floor	979.5	Stairways**	234
Second Floor	979.5	Mechanical**	15
Third Floor	979.5	Other**	_____
Porches/ Other	_____	Total Exclusions	1,228.5
Total Gross *	3,918		

C1. Proposed Gross Floor Area *
3,918 Sq. Ft.
 C2. Allowable Floor Exclusions**
1,228.5 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
2,689.5 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,689.5 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2,977 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	_____
Required Open Space	695
Proposed Open Space	780

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

Signature: [Signature] Date: 2-14-13