

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

APPLICANT: J. Block Lawrence

LOCATION: Old and Historic Alexandria District
105 Franklin Street

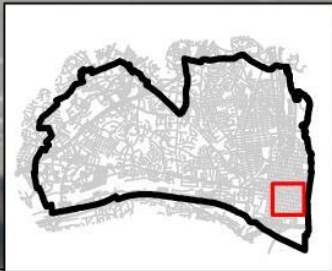
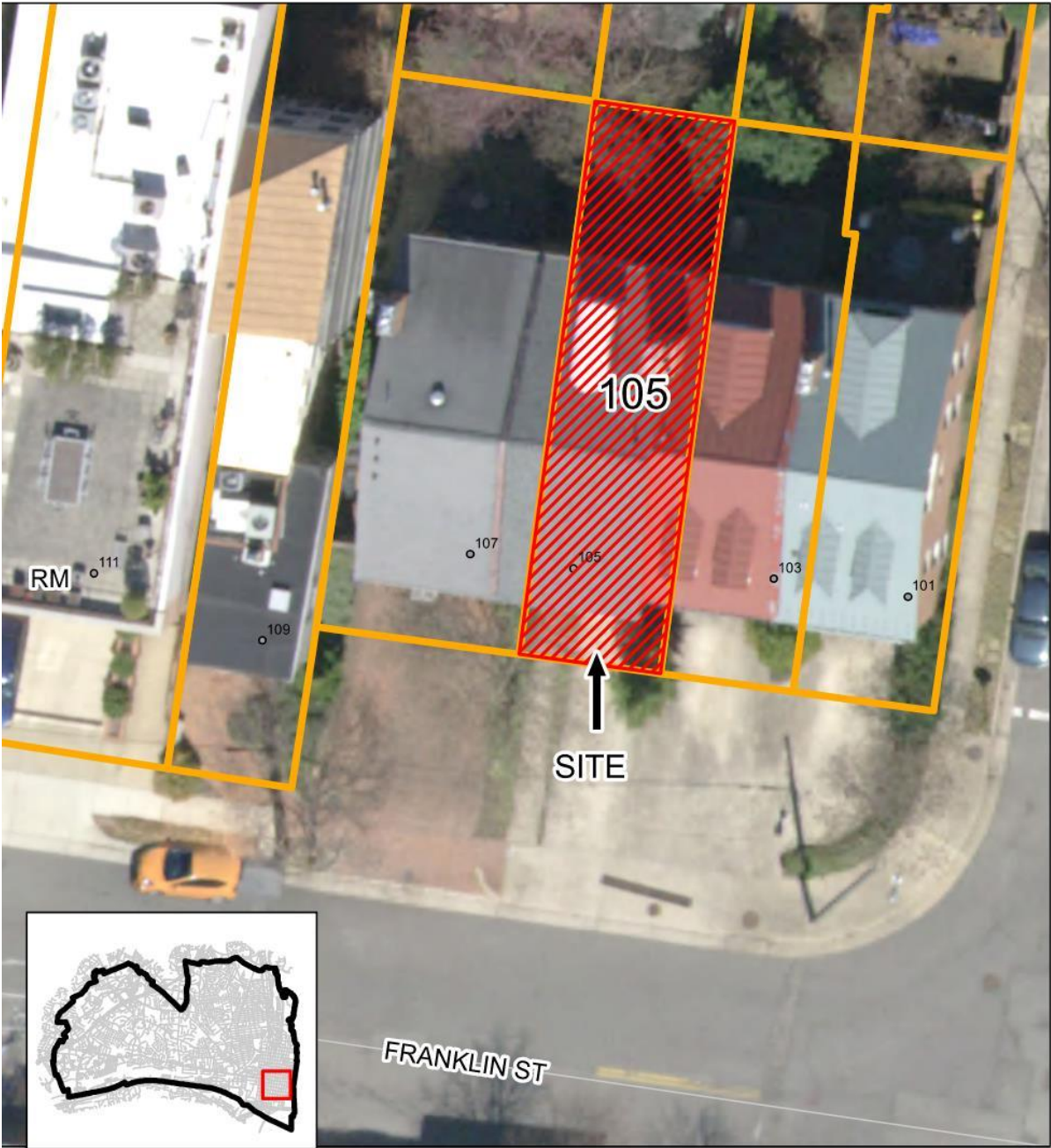
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the condition that: the French door and window glazing comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*,

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#2023-00390 & BAR#2023-00391
105 Franklin Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00390) and Certificate of Appropriateness (BAR #2023-00391) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

Please note that the application materials include the demolition of the existing north/rear deck and construction of a new deck, as well as the replacement of the front light fixture. The applicant has removed those proposals from the scope of the project. Drawings also appear to indicate a garage door change which will not be included in this application either.

The applicant is requesting approval of several changes to the property including the following:

Permit to Demolish/Capsulate

- Demolish portions of the north and south elevations to accommodate dormer additions. Each dormer will measure 2.6" by 4'.
- Demolish majority of second floor on south (front) elevation for new bay window measuring 12'9" by 9'8.5".
- Demolish portion of first story wall on north (rear) elevation for new French doors measuring 72" by 80".
- Demolish dormer window and portion of fourth story wall for new French doors measuring 72' by 80'.

Certificate of Appropriateness for alterations

- Install projecting bay window at second story on south (front) elevation.
- Install two single hipped dormers on south (front) elevation. The dormers will have fiber cement siding and shingles to match existing.
- Install three new French doors at first story north (rear) elevation.
- Install French doors and a porch at fourth floor north (rear) elevation, replacing an existing dormer. The porch roof will be supported by pilasters.
- Replace three French doors at second story (rear) elevation.
- Replace two windows at third story of the south (front) elevation.
- All windows and French doors will be Andersen 100 series.
- Remove all shutters.

Site context

The subject property is third from the corner of Franklin and South Union streets. The rear of the property is therefore slightly visible from South Union Street.

II. HISTORY

The three-story, two-bay brick townhouse at 105 Franklin Street was constructed in **1971** as part of the Pommander Square subdivision. The project was approved in concept by the Board on March 31, 1971 and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA, of Springfield, Virginia.

Previous BAR Approvals

On October 15, 1975 the Board approved “to alter residence – approved with the addition of one muntin.” Staff believes that this approved the addition of the north/rear dormer.

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. The area which will be demolished on this 1970s townhouse is not historic and the proposed demolition does not compromise its integrity. The materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The *Design Guidelines* state that “Alterations are usually made to change or upgrade the physical appearance of a structure” and “When considered individually, many of these items may seem relatively minor in nature...” For this particular project, the applicant proposes making numerous relatively minor changes which will serve to upgrade the physical appearance of the building. Staff finds the proposed alterations to be a substantial improvement on the existing, non-historic townhouse. For example, the simple south/front elevation will be enhanced by the addition of two dormers and a bay window. Staff finds the proposed bay window and pair of dormers on the south/front elevation to be appropriately proportioned and detailed and consistent with alterations the Board has approved on similarly styled townhouses. See Figure 1 for 101, 103, and 105 Franklin (reading right to left) and Figure 2 for 105 Franklin. The images show that 105 Franklin has a fairly mundane design: two-bay, three-story, with a garage and entry on the first level. The proposed dormers and bay window in this application will transform its appearance to look much like 101 Franklin, at the far right in Figure 1. The Board approved these alterations to 101 Franklin on October 19, 2011 (BAR2011-00275 and 00276).



Figure 1: 101 to 105 Franklin south elevation. 105 Franklin is at far left; 101 Franklin is at far right.



Figure 2: 105 Franklin south elevation

Similarly, in the opinion of staff, the proposed alterations to the north/rear elevation will also improve the appearance of the dwelling. See Figures 2 and 3 for the current north/rear elevation. Figure 3 depicts the row of houses 101, 103, and 105 Franklin (reading left to right). Figure 4 is a closer view of 105 Franklin. The proposed French doors and porch at the upper story will be a great improvement over the existing curved/bonnet dormer. As with the south elevation, this proposed porch on the north elevation will closely resemble that of 101 Franklin, which was also approved by the Board on October 19, 2011. It will, however, be less prominent and less visible, as it is further from South Union Street. The addition of French doors at the first level will serve to add symmetry to this elevation. The current first level has two doors, one at the west side of the elevation and one at the east side. Replacing these doors with a set of triple French doors will greatly improve the design, tying the appearance of the first level with that of the second.

The Andersen 100 series Fibrex windows and doors comply with *Design Guidelines* and could be approved administratively. However, the applicant has not supplied specifications for the glazing or the muntin pattern; those must therefore be conditioned. Dormer shingles will match the existing roof shingles and the dormers will have fiber cement siding. As the siding will be minimally visible, it is appropriate for this project.



Figure 3: 101, 103, 105 Franklin north elevations. 105 Franklin is the curved/bonnet dormer to the far right.



Figure 4: 105 Franklin north elevation close up

With the condition that the French door and window glazing and muntins comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, 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

C-1 Proposed alteration will comply with zoning.

C-2 Deck expansion has been removed from plans. Will submit for a future building permit.

Code Administration

C-1 Building permit is required.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

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

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 105 Franklin Street Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 001.01-02-40 ZONING: RMAPPLICATION 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: Corey Duko - Northern Virginia Investments LLC.Address: 6712 Arlington Blvd.City: Falls Church State: VA Zip: 22042Phone: 703-501-5252 E-mail: projectdsaa@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ ownerName: Devi AwadallahPhone: 703-501-5252E-mail: projectdsaa@gmail.com

Legal Property Owner:

Name: J Block LawrenceAddress: 105 Franklin StreetCity: Alexandria State: VA Zip: 22314Phone: 703-928-3915 E-mail: mark.middendorf@longandfoster.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☒ shutters
 ☐ doors ☒ windows ☐ siding ☐ shed
 ☒ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other _____
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

- Remove and replace first story south (front) elevation exterior light door fixture.
 - Install projecting bay window at second story on south (front) elevation.
 - Replace two windows at third story on south (front) elevation.
 - Install two single hipped dormers on south (front) elevation.
 - Remove 8 shutters on windows at south (front) elevation. Will have entire south (front) elevation power-washed to ensure existing brick color matches upon shutter removal.

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.

DESCRIPTION OF PROPOSED WORK:

- Forth story on north (rear) hipped roof dormer-installing French doors and porch on north (rear) elevation. The porch roof will be supported by pilasters.
- Construct new trek at second story of north (rear) elevation with pilasters below deck at first story.
- Install three new French doors at first story north (rear) elevation.
- Replace three new French doors at second story north (rear) elevation.
- Demolish portions of north and south elevations to accommodate dormer additions.
- Demolish majority of second floor on south (front) elevation for new bay window.
- Demolish existing rear deck.
- Demolish portion of forth story north (rear) elevation dormer for new French doors

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 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: _____

Printed Name: Deyi AyadallahDate: 9-21-2023

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. Corey Duko - Northern Virginia Investments LLC	6712 Arlington Blvd Falls Church, VA 22042	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 Franklin Street (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. Corey Duko - Northern Virginia Investments LLC	6712 Arlington Blvd Falls Church, VA 22042	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

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.

9-21-2023 Deji Awadallah [Signature]
 Date Printed Name Signature

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. Northern Virginia Investments LLC.	105 West Broad Street #200 Falls Church, VA 22046	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 Franklin Street Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Northern Virginia Investments LLC.	105 West Broad Street #200 Falls Church, VA 22046	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. None	None	None
2. None	None	None
3. None	None	None

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.

9/14/2023

Date

Deyi Awadallah

Printed Name

DocuSigned by:

Deyi Awadallah

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 105 Franklin Street Alexandria, VA 22314 R-20
Street Address Zone

A2. 1330 x .75 = 997.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	464	Basement**		B1. 2692 Sq. Ft.
First Floor	714	Stairways**		Existing Gross Floor Area*
Second Floor	714	Mechanical**		B2. 0.00 Sq. Ft.
Third Floor	350	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 Sq. Ft.
Porches	100	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck	100	Garage**		(subtract B2 from B1)
Garage	250	Other***		
Other***		Other***		
B1. Total Gross	2692	B2. Total Exclusions	0.00	

Comments for Existing Gross Floor Area
No existing floor is being added.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	464	Basement**		C1. 2692 Sq. Ft.
First Floor	714	Stairways**		Proposed Gross Floor Area*
Second Floor	714	Mechanical**		C2. 0.00 Sq. Ft.
Third Floor	350	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches	100	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck	100	Garage**		(subtract C2 from C1)
Garage	250	Other***		
Other***		Other***		
C1. Total Gross	2692	C2. Total Exclusions	0.00	

D. Total Floor Area

D1. 2692 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2692 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 2208 Sq. Ft.
Existing Open Space

E2. 0.00 Sq. Ft.
Required Open Space

E3. 0.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: DocuSigned by:
54214DA9E40A4B0...



Close Front View: Facing South



Front View, Right Side: South Elevation



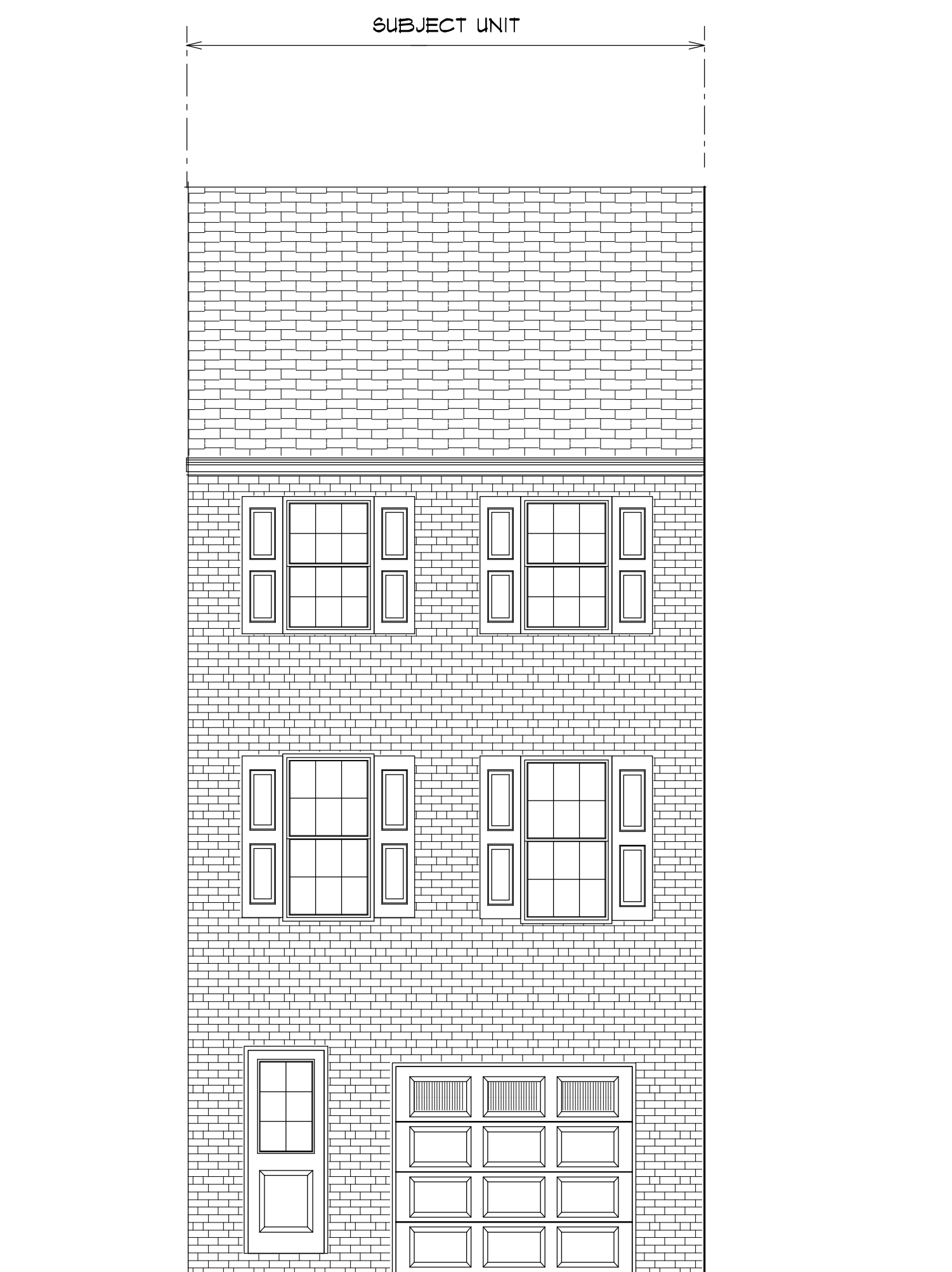
Close Left Side View & Rear View: Facing Northeast



Close Front View-Exterior Light Fixture: South Elevation



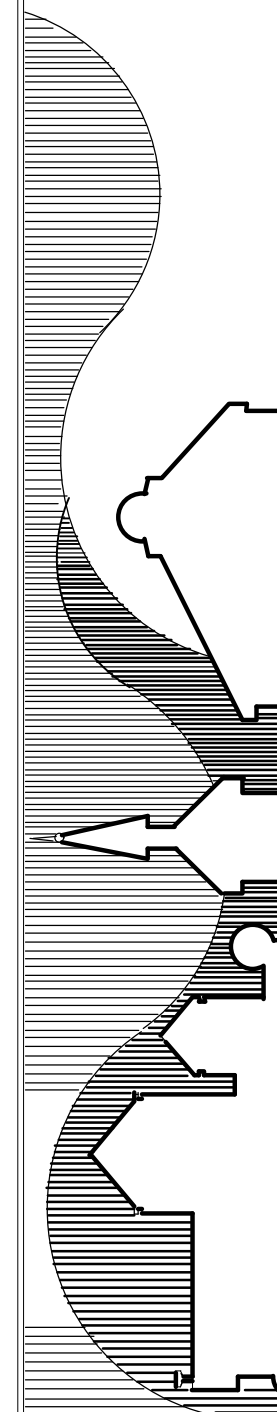
FRANKLIN STREET STREETSCAPE
 SCALE: 1/4" = 1'-0"



EXISTING
 SCALE: 1/4" = 1'-0"

REMODELING OF THE TOWNHOUSE FOR
DEYI AWADALLAH
 636 FRANKLIN STREET, CITY OF ALEXANDRIA, VA

EXISTING AND PROPOSED FRONT ELEVATIONS

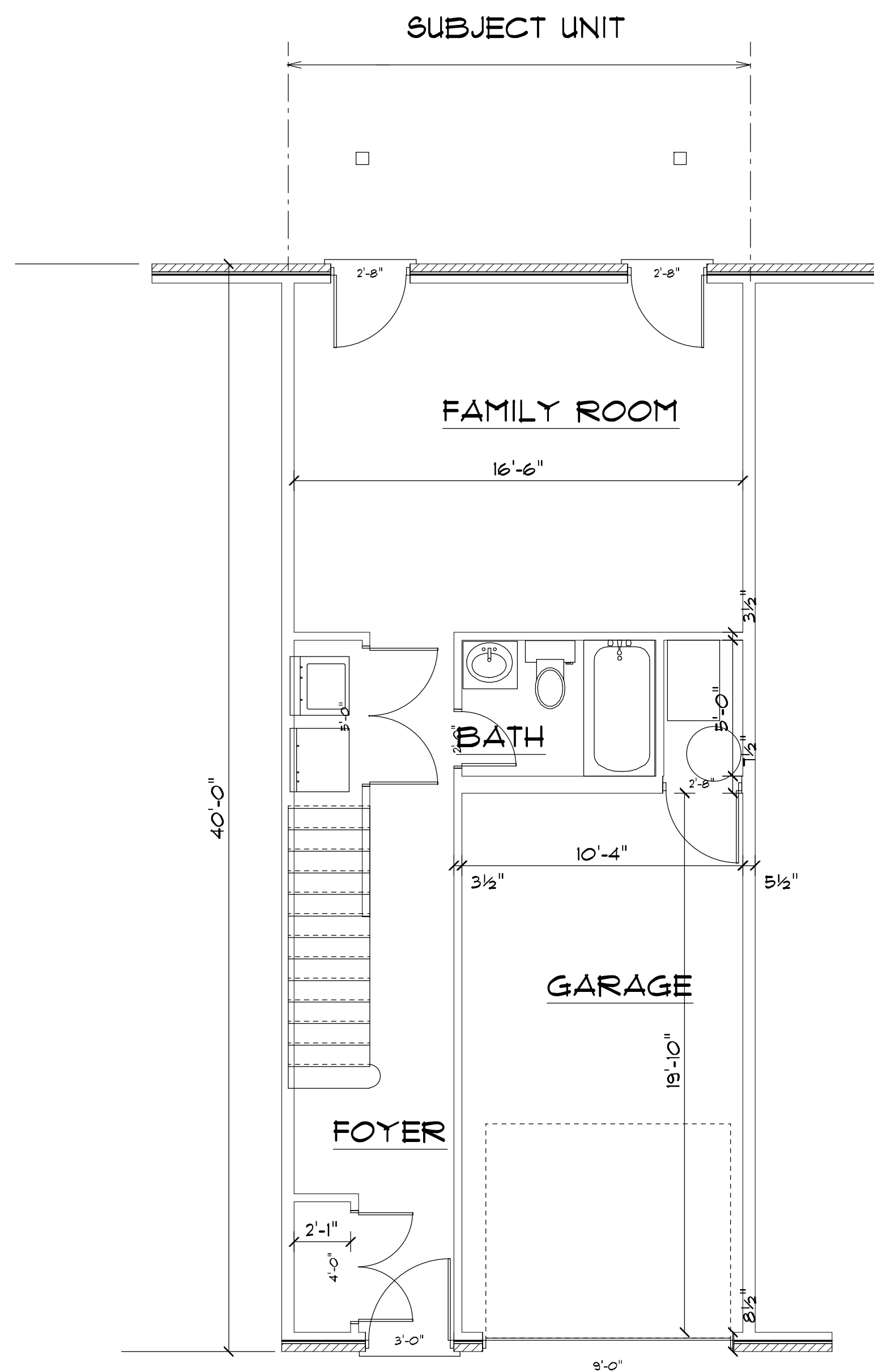


I. THOMAS WALSMAN, ARCHITECT

email: lwalsman.architect@gmail.com cell phone: (240) 886-9417

9-12-2023

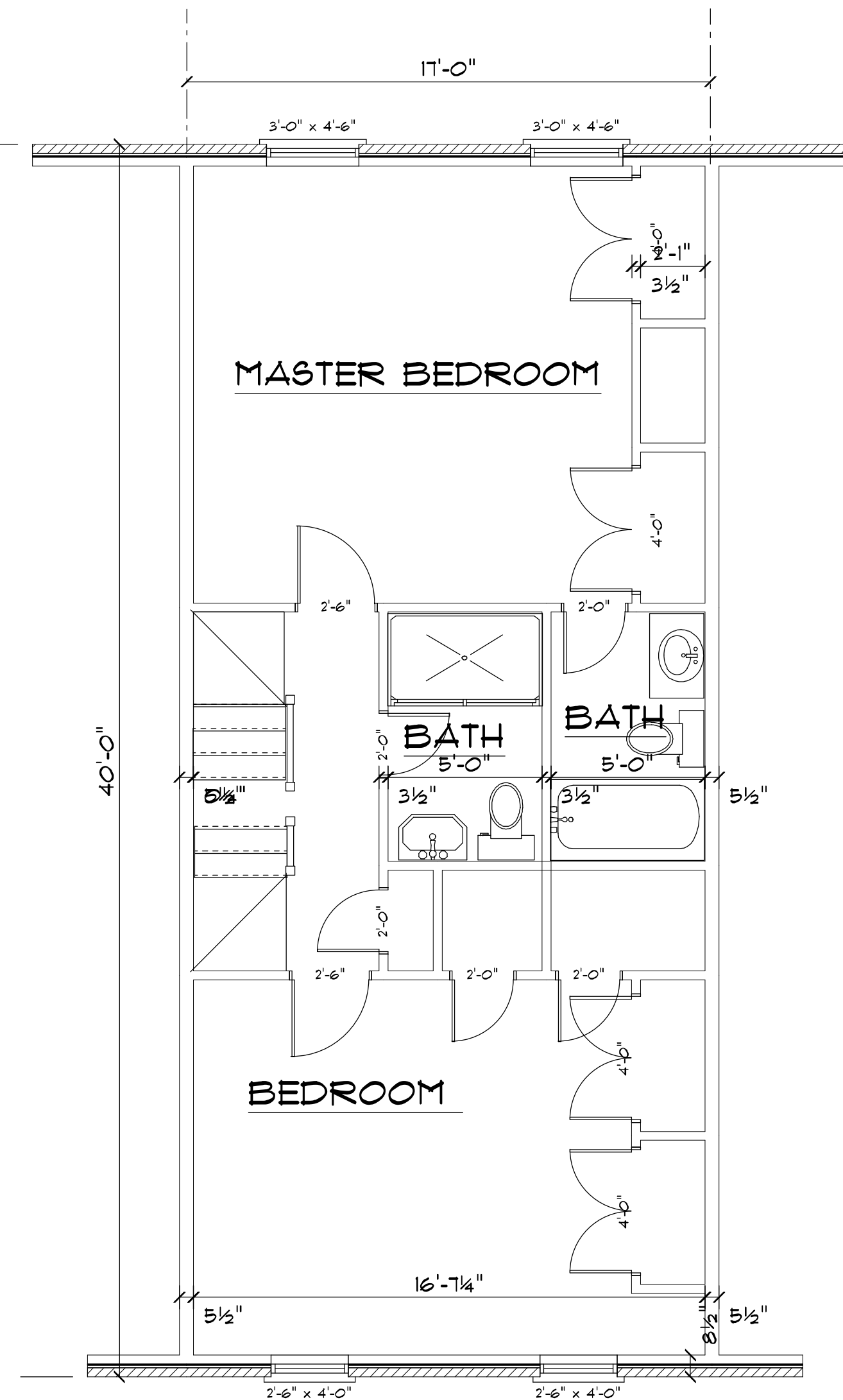
A-003



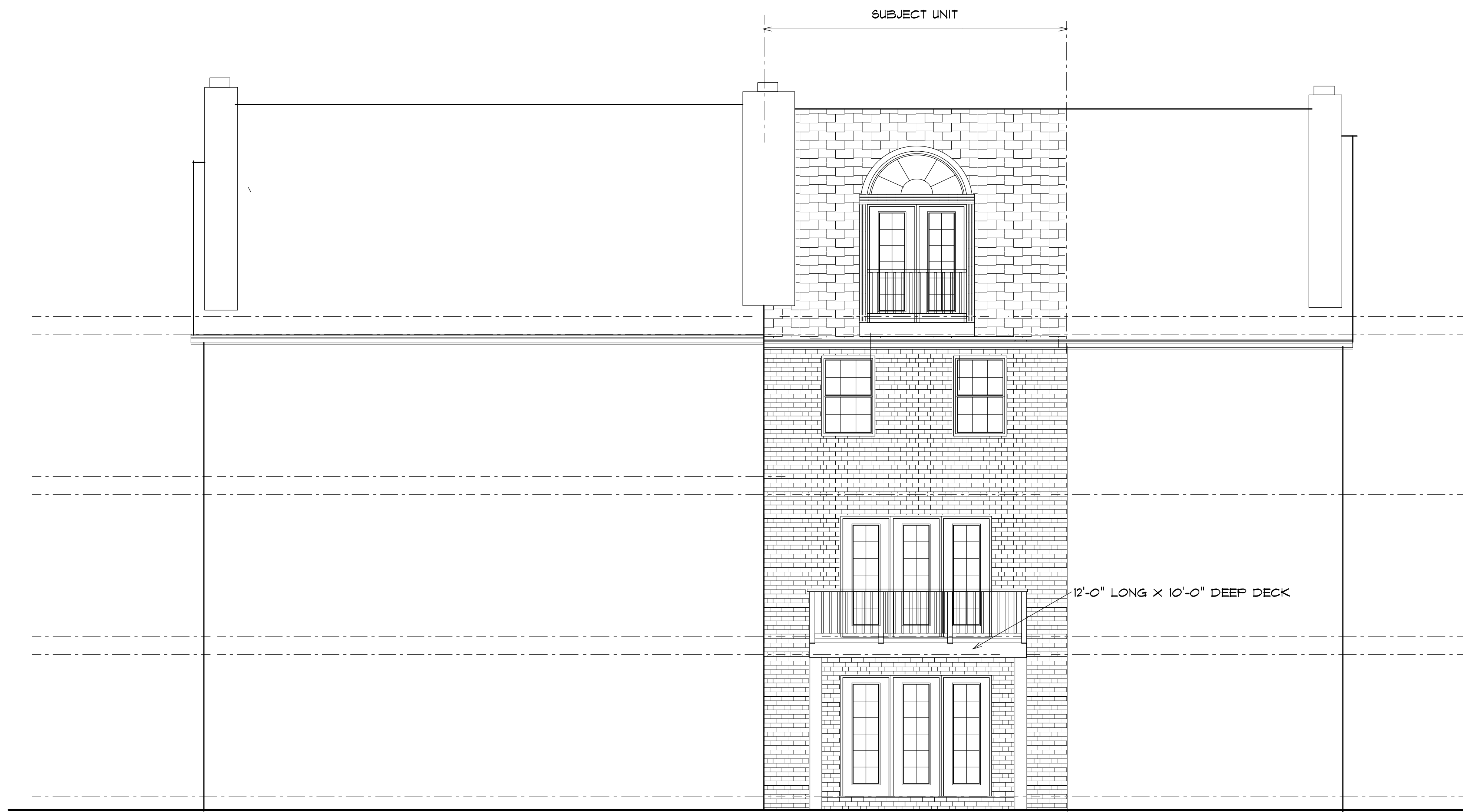
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



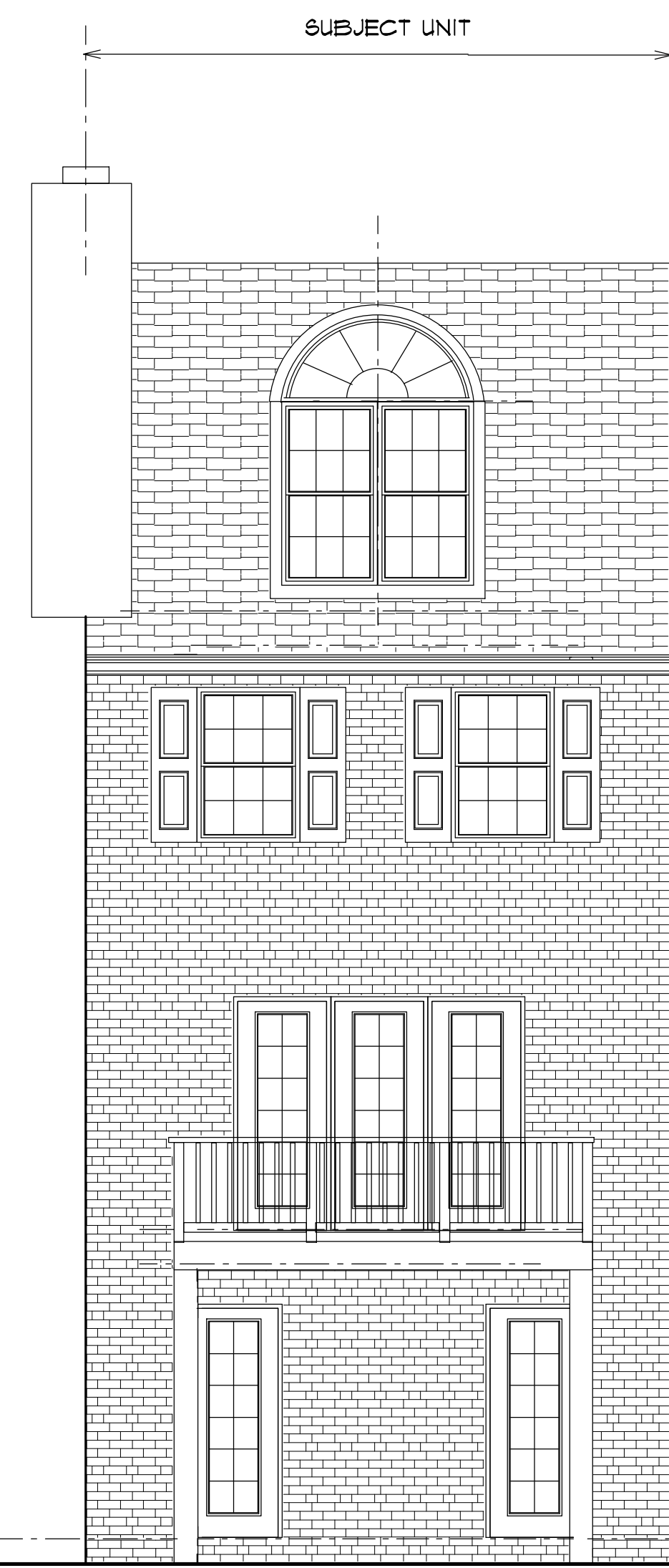
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED REAR STREETSCAPE



EXISTING

REMODELING OF THE TOWNHOUSE FOR
DEYI AWADALLAH
636 FRANKLIN STREET, CITY OF ALEXANDRIA, VA

EXISTING AND PROPOSED REAR ELEVATIONS



I. THOMAS WALSMAN, ARCHITECT

email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

9-12-2023

A-004

NEW DORMERS W/ PAINTED PVC TRIM
AND PAINTED CEMENTIOUS SIDING AND
ASPHALT SHINGLES TO MATCH EXIST. ROOF

MEMBRANE ROOFING TO
MATCH TRIM COLOR

HEADER W/ PAINTED PVC TRIM

FASCIA W/ PAINTED PVC TRIM

6"X6" POST TRIMMED OUT
W/ PAINTED PVC TRIM

NEW WOOD DECK W/ TREX
DECKING OVER MEMBRANE
ROOF AND PAINTED IRON
RAILING

FASCIA W/ PAINTED PVC TRIM

EXISTING BRICK

NEW WOOD DECK W/ TREX
DECKING AND PAINTED IRON
RAILING

FASCIA W/ PAINTED PVC TRIM

WOOD BEAM W/ PAINTED PVC TRIM

6"X6" POST TRIMMED OUT
W/ PAINTED PVC TRIM

FOURTH FLR. LINE

THIRD FLR. LINE

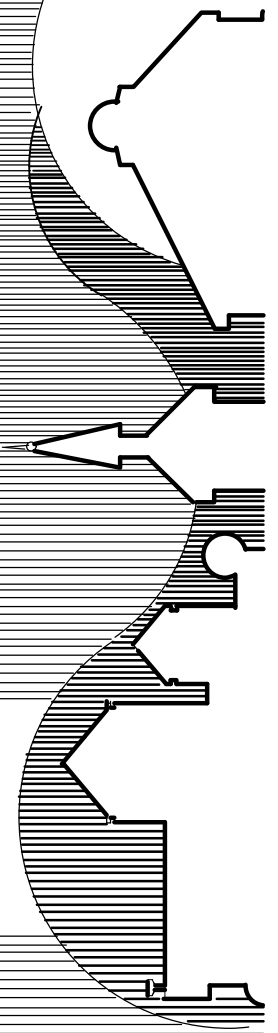
BOX BAY WINDOW W/
PVC TRIM AND PAINTED
WOOD WINDOWS W/
SIMULATED DIVIDED LITES

SECOND FLR. LINE

GARAGE FLR. LINE

CROSS SECTION A
SCALE: 3/8" = 1'-0"

REMODELING OF THE TOWNHOUSE FOR
DEYI AWADALLAH
636 FRANKLIN STREET, CITY OF ALEXANDRIA, VA



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CROSS SECTION A

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A-005