

Docket Item # 7 & 8
BAR CASE # 2018-00267 &
2018-00268

BAR Meeting
September 19, 2018

ISSUE: Partial Demolition/Capsulation and Addition

APPLICANT: Michael and Alexis Doxey

LOCATION: 801 South Royal Street

ZONE: RM/ Townhouse zone.

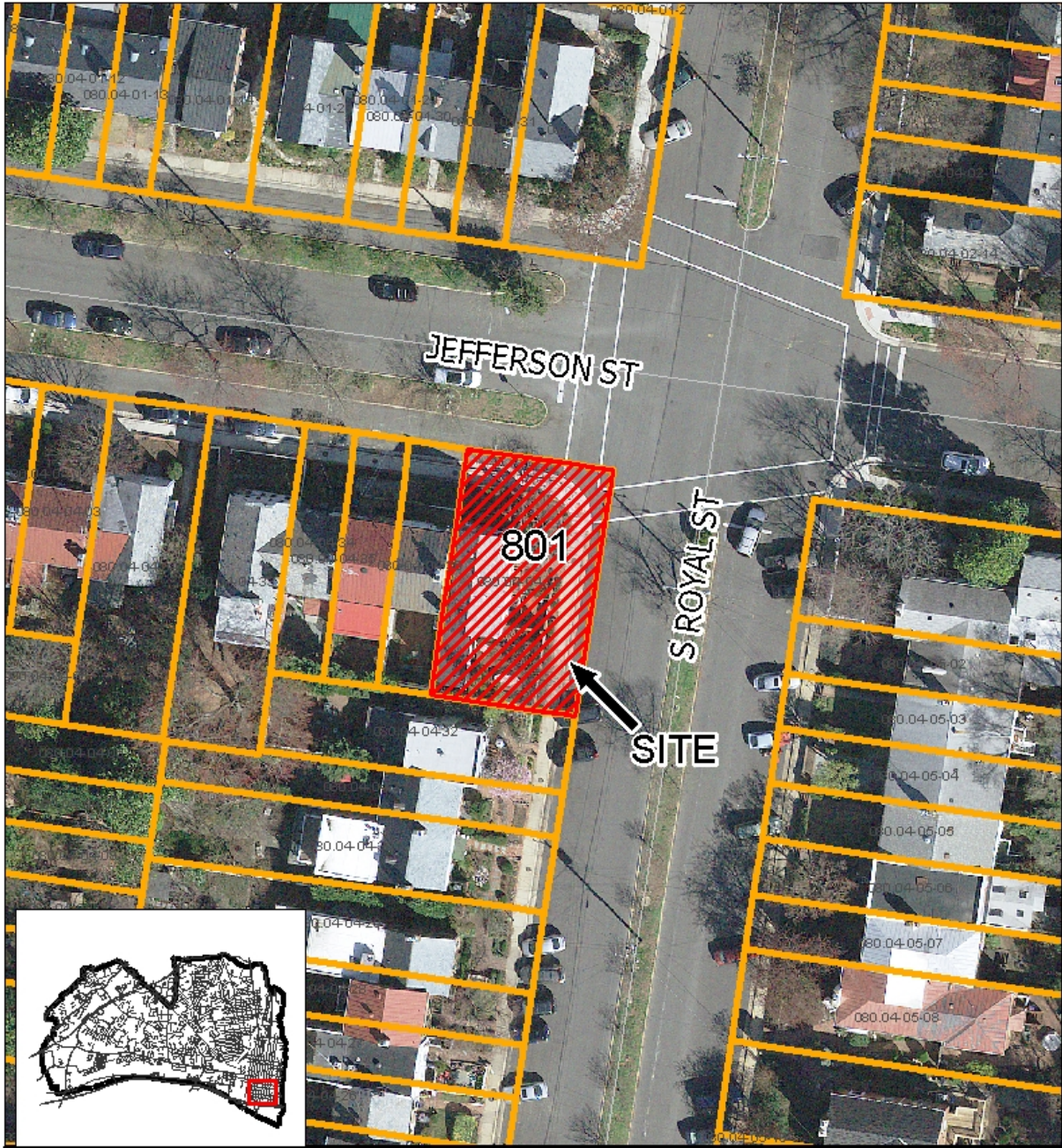
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness to expand the existing addition, with the following conditions:

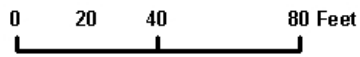
1. The new windows must fully comply with the Alexandria New and Replacement Window and Door Performance Specifications.
2. The following statements shall appear in the General Notes of all construction documents and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** 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.
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 #2018-00267 & BAR #2018-00268
801 South Royal Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-00267) and Certificate of Appropriateness (BAR #2018-00268) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting a Permit to Demolish and Certificate of Appropriateness to expand the existing one-story addition on the south end of the townhouse at 801 South Royal Street. The proposed work will be visible from the public right-of-way and includes the following:

Demolition/Capsulation

- Demolition of the roof and east wall of the existing one-story addition;
- Partial encapsulation and demolition of the south wall of the original structure;
- Demolition of the planter wall and existing side stoop.

Addition

- Expansion of the existing one-story addition to the east, recessed approximately 3' from the face of the front building wall;
- Construction of a second-floor addition above the existing and expanded one-story addition;
- White wash the addition to match the original structure.

Materials on the addition consist of painted brick veneer, to match the existing one-story addition, six-over-six aluminum clad windows and an composition shingle roof. A new brick stoop with wrought-iron railing will be constructed to provide access.

II. HISTORY

801 South Royal Street is a three-bay, end unit rowhouse constructed of common bond brick. The Colonial Revival-style property was constructed in **1940** as part of the Yates Garden subdivision. Built as a part of the November 1940 – December 1941 expansion phase, the property first appears on the 1941 Sanborn Fire Insurance Map.

Previous Approvals:

May 13, 1964 – approved with conditions for HVAC screening.

April 17, 1974 – an application was filed to add a wall and alter the front stoop.

May 15, 1974 – approved for an addition.

July 25, 2018 – approved for alterations (window reconfiguration and whitewashing brick on Jefferson Street elevation).

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 portions to be demolished date to the **mid-1970s** addition and the proposed capsulation on the historic structure is limited to the sections of the south wall. The material that will be demolished and capsulated is not of unusual or uncommon design and it could be reproduced easily.

Addition

Staff finds the design of the proposed addition to be consistent with the 1974 addition and clearly distinguishable from, yet compatible with, the 1940 original structure. The Board’s *Design Guideline for Residential Additions* states that an addition should not obscure or dilute the architectural and historic importance of an existing building. The proposed addition is a distinct yet compatible contrast to the original building through the use of modern materials, such as aluminum clad windows and painted brick veneer. The addition also references the Colonial Revival townhouse by maintaining a compatible fenestration with jack arches and utilizing a gable roof form.

The addition is recessed 3’-4” from the façade of the original structure, enabling the original structure to maintain its primary visual importance. It is also differentiated from the original structure by its lower height and the exclusion of some architectural details that are found on the original façade such as shutters and side lights on the door. Staff also notes that the majority of

the first story of the addition will not be visible from the public street because of the existing masonry wall.

Staff recommends approval of the application, with the condition that the new windows fully comply with the Alexandria New and Replacement Window and Door Performance Specifications

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

Proposed addition must comply with BZA 2018-00015 approved on September 13, 2018.

Code Administration

A building permit plan review and inspections are required for the alteration listed in the scope of work.

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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (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)

Archaeology

- F-1 Based on historic maps that date back to the Civil War era, it would appear the subject property (and the entire block) remained largely vacant until the mid-twentieth century. However, unrecorded habitation or activity could have occurred on the lot. Given the close proximity of Battery Rodgers two blocks to the east, the possibility exists that Civil War soldiers temporarily encamped on the vacant block during the war. Therefore, archaeological resources related to the nineteenth century or later may be present on the property.
- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00267 & BAR2018-00268: 801 South Royal Street*
- 2 – Supplemental Materials*

File Copy

BAR Case # _____

ADDRESS OF PROJECT: 801 S. Royal Street

TAX MAP AND PARCEL: 080.04-04-37 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: Michael + Alexis Doxey

Address: 801 S. Royal Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: mldoxey@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Rebecca LG Bostick, Architects Inc Phone: 703 768 2250

E-mail: rbarch@mindspring.com

Legal Property Owner:

Name: Michael & Alexis Doxey

Address: 801 S. Royal Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: mldoxey@gmail.com

(mailing address till July 20)
PSC 482 Box 2677
FPO, AP96362

- 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).*

*enlarge 1st floor previous addition + provide a 2nd flr over both.
1st floor enlarges the family room + 2nd floor provides a master bedroom*

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 3 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 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 3 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: Rebecca LG Bostick
Printed Name: Rebecca LG Bostick
Date: 6/4/2018

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. Michael + Alexis Dorey	801 S. Royal St	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 801 S. Royal 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. Michael + Alexis Dorey	801 S. Royal St	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.		
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.

6/4/18 Rebecca LG Bostick Rebecca Bostick
 Date Printed Name Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 801 S Royal street RM
 Street Address Zone

A2. 3,622.00 x 1.50 = 5,433.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	648.00	Basement**	648.00	B1. 2,788.00 Sq. Ft. Existing Gross Floor Area*
First Floor	844.00	Stairways**	126.05	B2. 1,422.05 Sq. Ft. Allowable Floor Exclusions**
Second Floor	648.00	Mechanical**		B3. 1,365.95 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7***	648.00	
Attic	648.00	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	2,788.00	B2. Total Exclusions	1,422.05	Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 2,108.62 712.42 Sq. Ft. Proposed Gross Floor Area*
First Floor	107.40	Stairways**		C2. 302.51 Sq. Ft. Allowable Floor Exclusions**
Second Floor	302.51	Mechanical**		C3. 4,806.41 409.91 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7***	302.51	
Attic	302.51	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	2,108.62 712.42	C2. Total Exclusions	302.51	

D. Total Floor Area

D1. ~~3,172.06~~ **1,775.86** Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 5,433.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,503.60 Sq. Ft.
 Existing Open Space

E2. 1,267.70 Sq. Ft.
 Required Open Space

E3. 1,396.20 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.

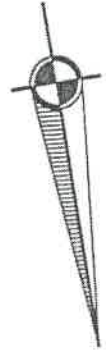
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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: Rebecca J. Bostick, Architect Date: 6/4/18

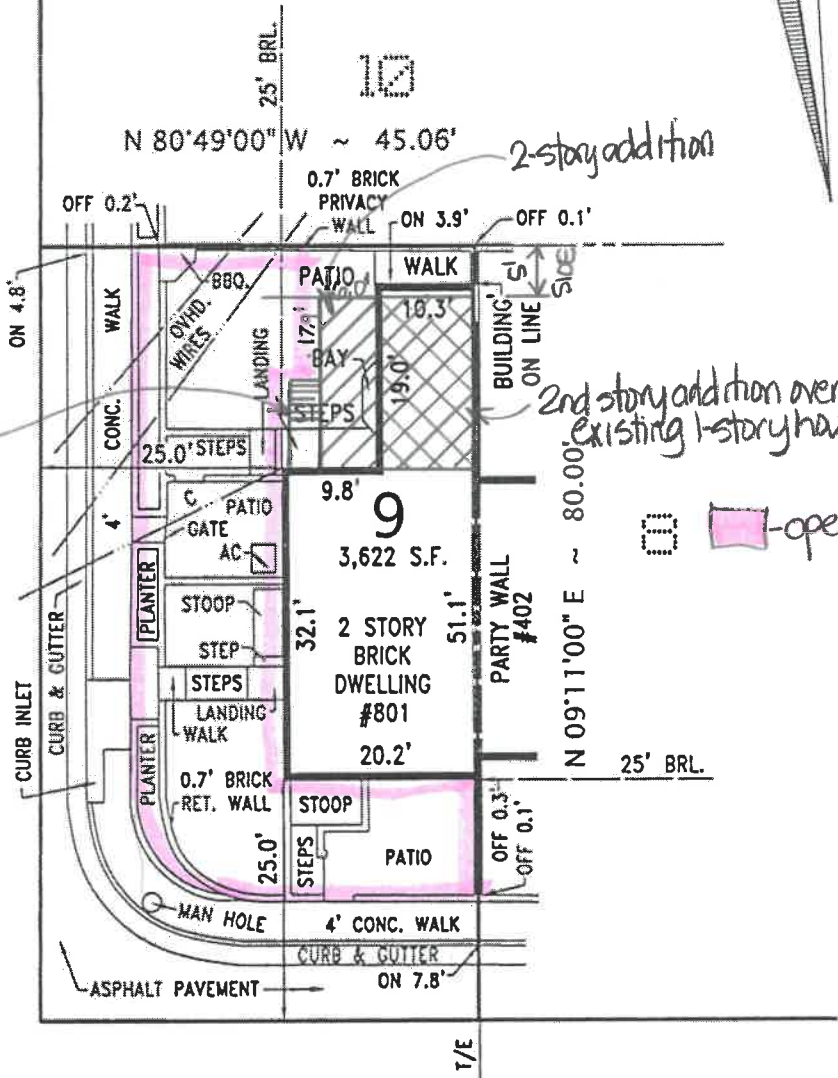
NOTE: WALLS ARE 0.7' BRICK



SOUTH ROYAL STREET

66' R/W

S 09°30'00" W ~ 80.00'



S 80°49'00" E ~ 45.50'

JEFFERSON STREET

66' R/W

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 9, BLOCK 2, SECTION 1
YATES GARDENS
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' NOVEMBER 03, 2000

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White

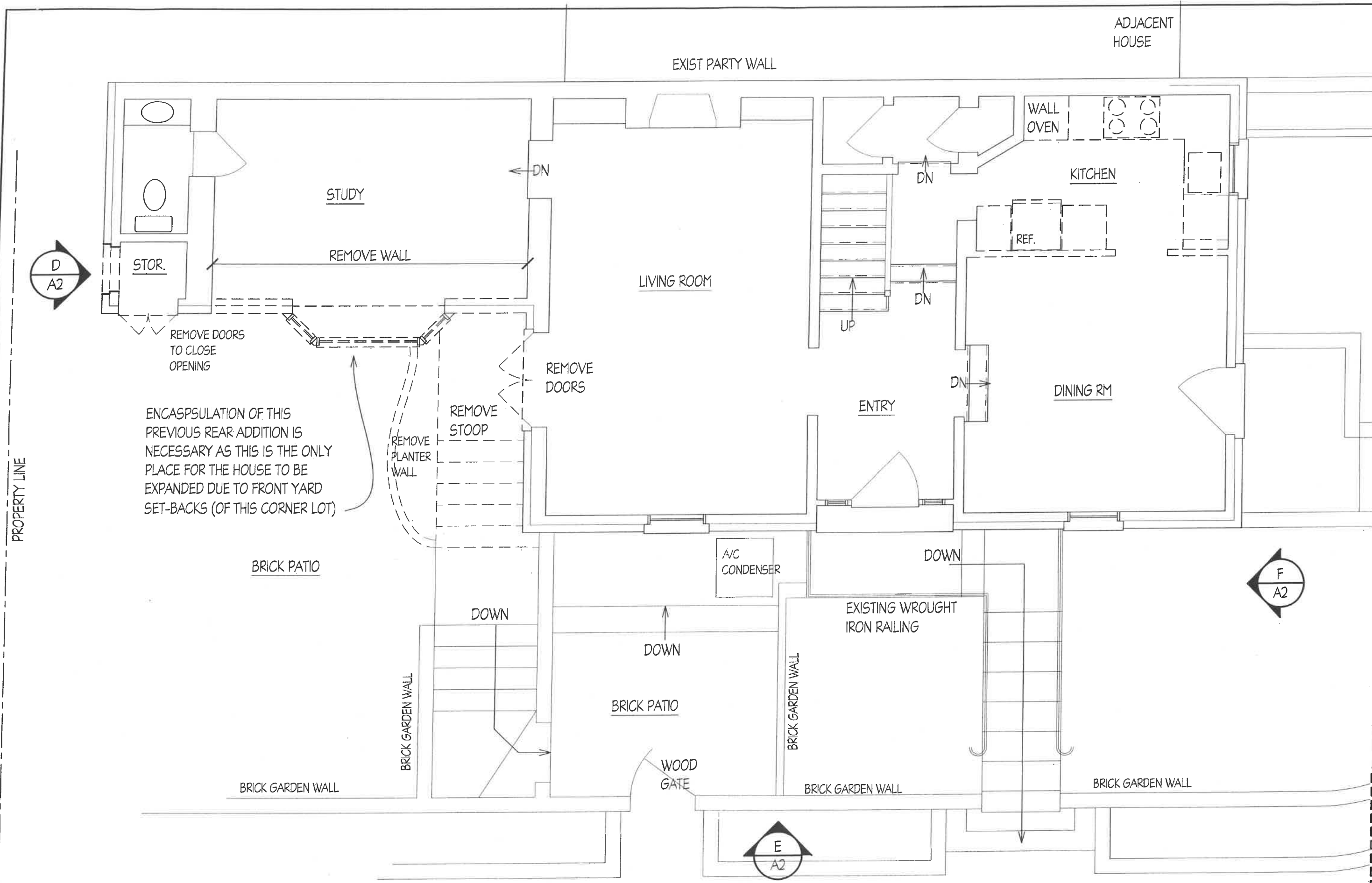
KENNETH W. WHITE L.S.



CASE NAME:

BLANCHERI - KIERCE
 CURTIN, NOLAN,
 GALLAGHER & MROZ, LTD.

ALEXANDRIA SURVEYS, INC.
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306
 703-660-6615
 FAX 703-788-7764



PROPERTY LINE

ADJACENT HOUSE

EXIST PARTY WALL

STUDY

STOR.

REMOVE WALL

LIVING ROOM

WALL OVEN

KITCHEN

REF.

DN

UP

DN

DN

ENTRY

DINING RM

ENCAPSULATION OF THIS PREVIOUS REAR ADDITION IS NECESSARY AS THIS IS THE ONLY PLACE FOR THE HOUSE TO BE EXPANDED DUE TO FRONT YARD SET-BACKS (OF THIS CORNER LOT)

REMOVE STOOP

REMOVE PLANTER WALL

REMOVE DOORS

BRICK PATIO

A/C CONDENSER

DOWN

EXISTING WROUGHT IRON RAILING

DOWN

DOWN

BRICK PATIO

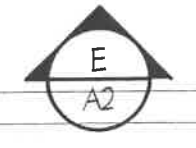
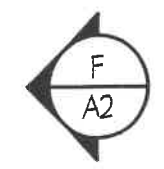
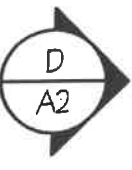
BRICK GARDEN WALL

WOOD GATE

BRICK GARDEN WALL

BRICK GARDEN WALL

BRICK GARDEN WALL



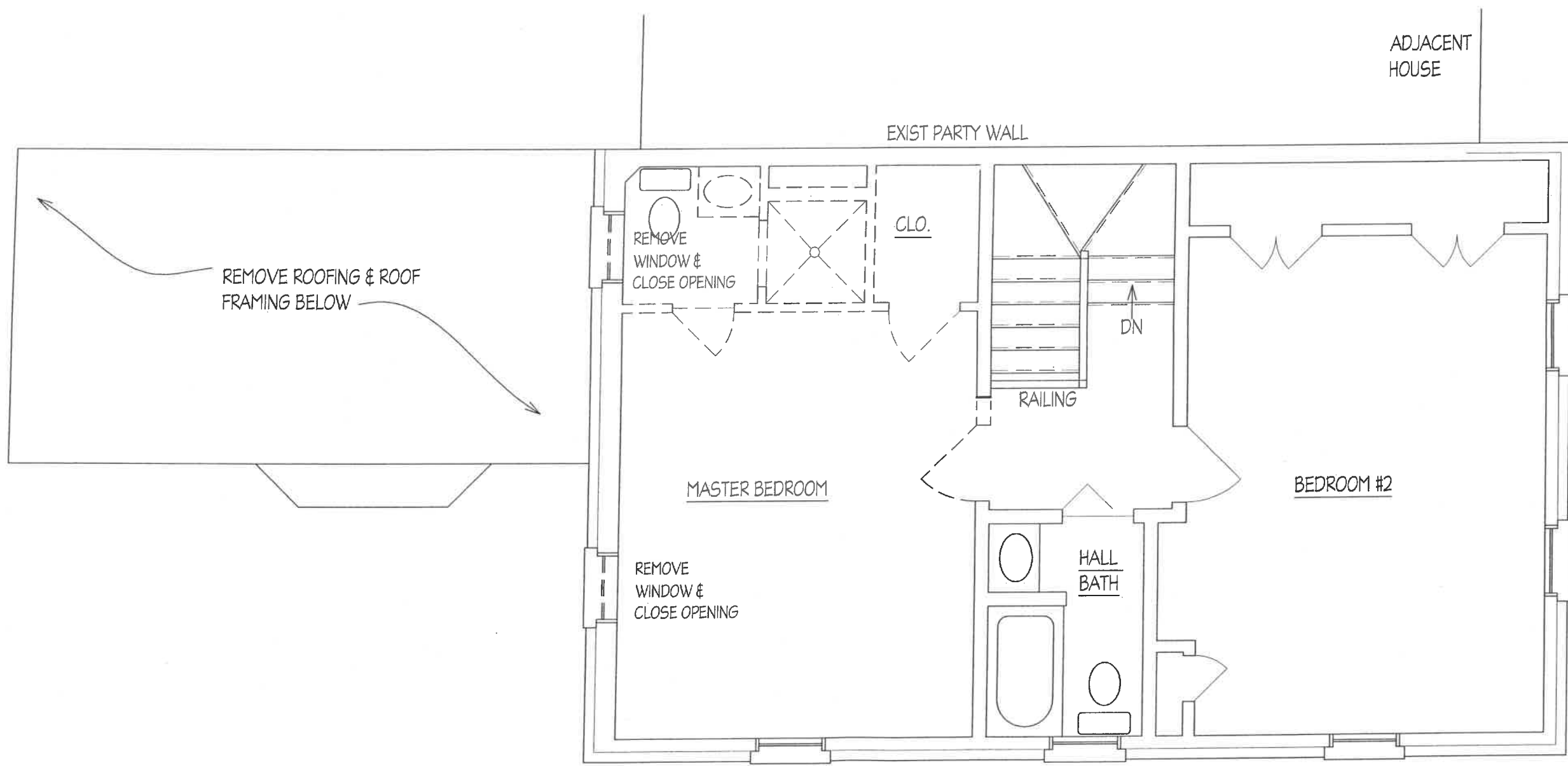
Addition to the

DOXEY RESIDENCE

801 S. ROYAL STREET, ALEXANDRIA, VA 22314

REBECCA L.G. BOSTICK, AIA
 ARCHITECT

1819 DRURY LANE, SUITE 101
 ALEXANDRIA, VA 22307
 (703) 768-2250



SECOND FLOOR PLAN - EXISTING
 1/4" - 1'-0"

REBECCA L.G. BOSTICK, AIA ARCHITECT

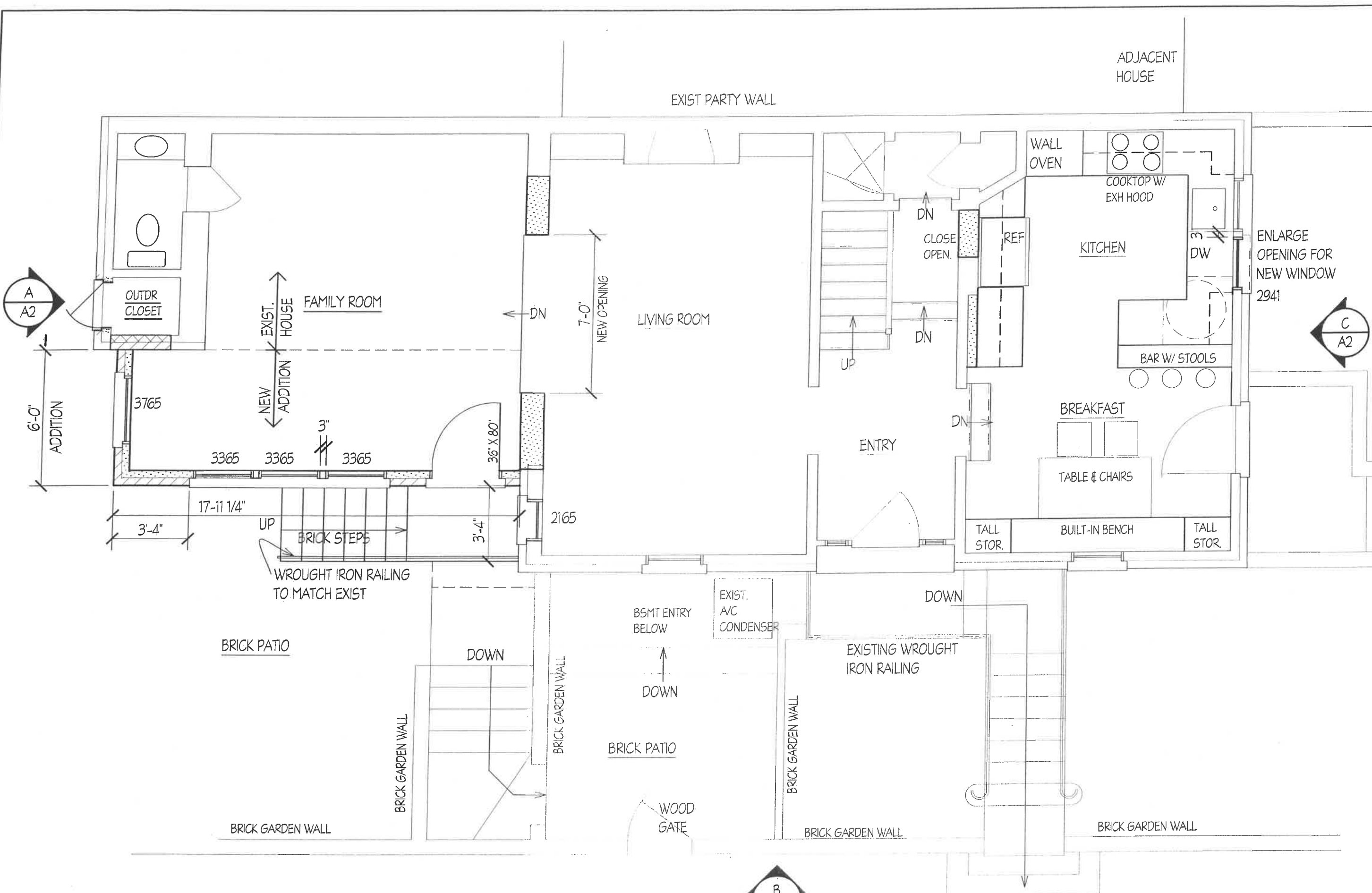
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
 (703) 768-2250

Addition to the

DOXEY RESIDENCE

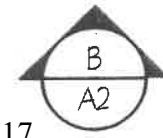
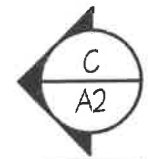
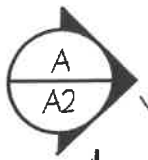
801 S. ROYAL STREET, ALEXANDRIA, VA 22314

A1
 SHEET 2 OF 8
 DATE 6/04/18
 REVISED



EXIST PARTY WALL

ADJACENT HOUSE



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A R C H I T E C T

Addition to the

DOXEY RESIDENCE

801 S. ROYAL STREET, ALEXANDRIA, VA 22314

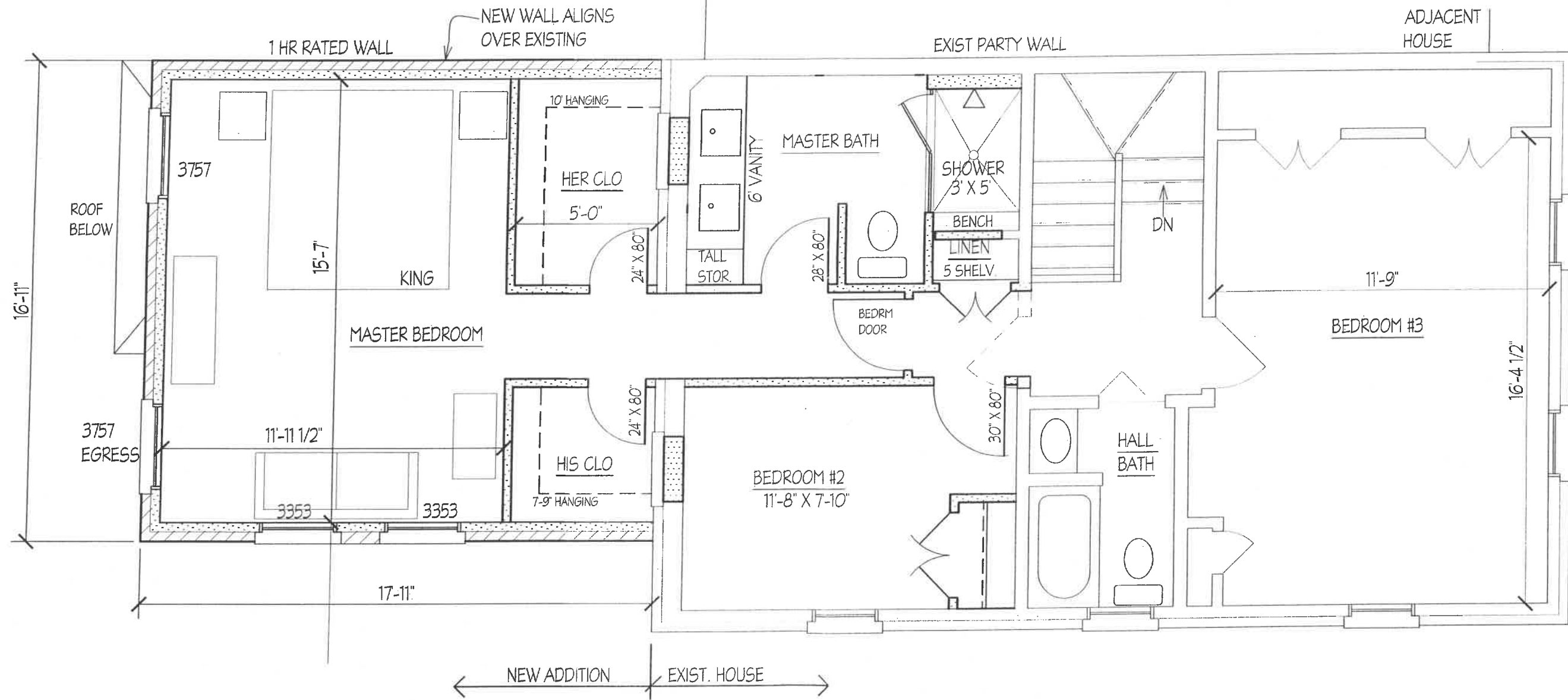
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A1

SHEET 3 OF 8
 DATE 6/04/18

FIRST FLOOR PLAN - PROPOSED

1/4" = 1'-0"



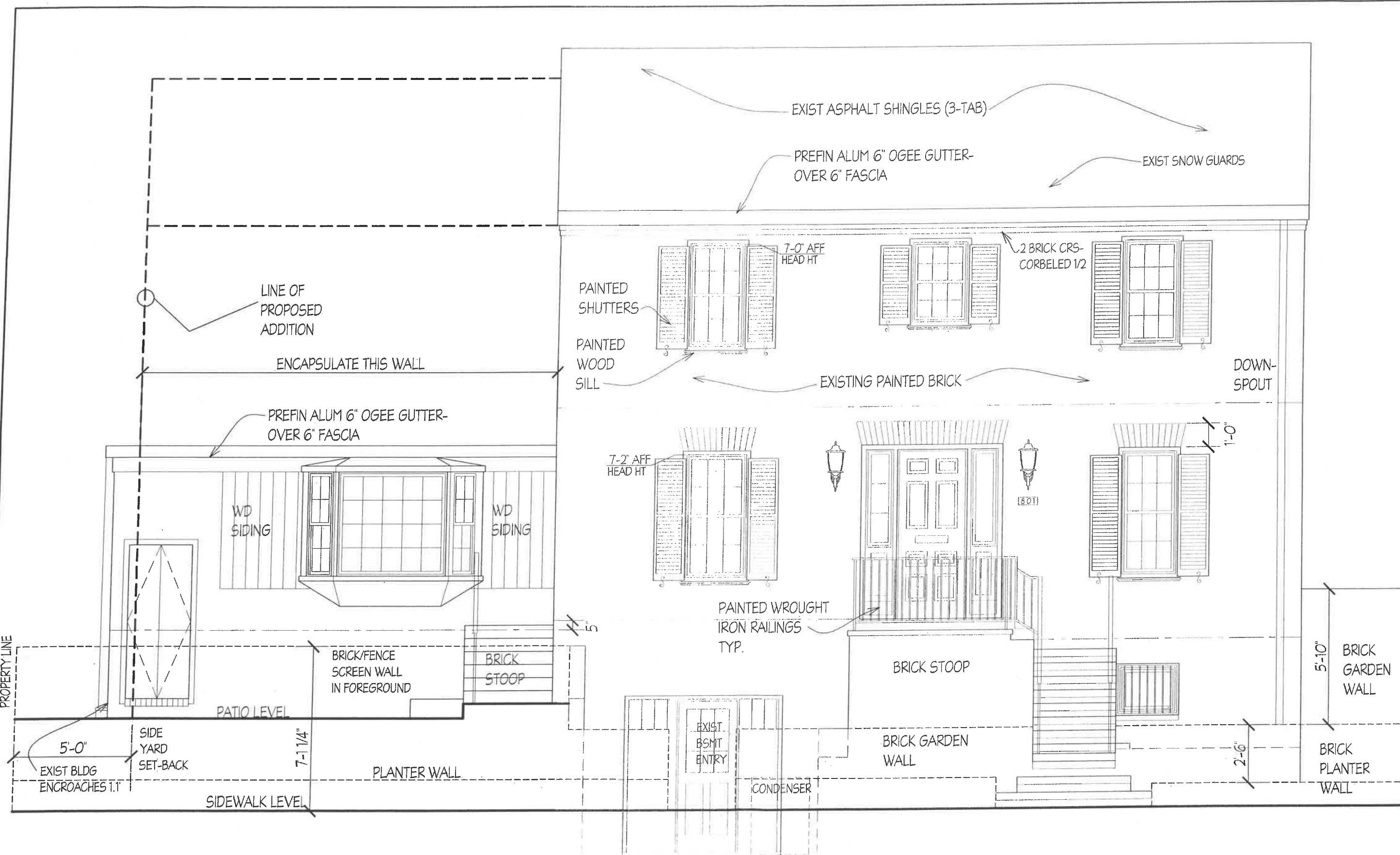
SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

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 ARCHITECT
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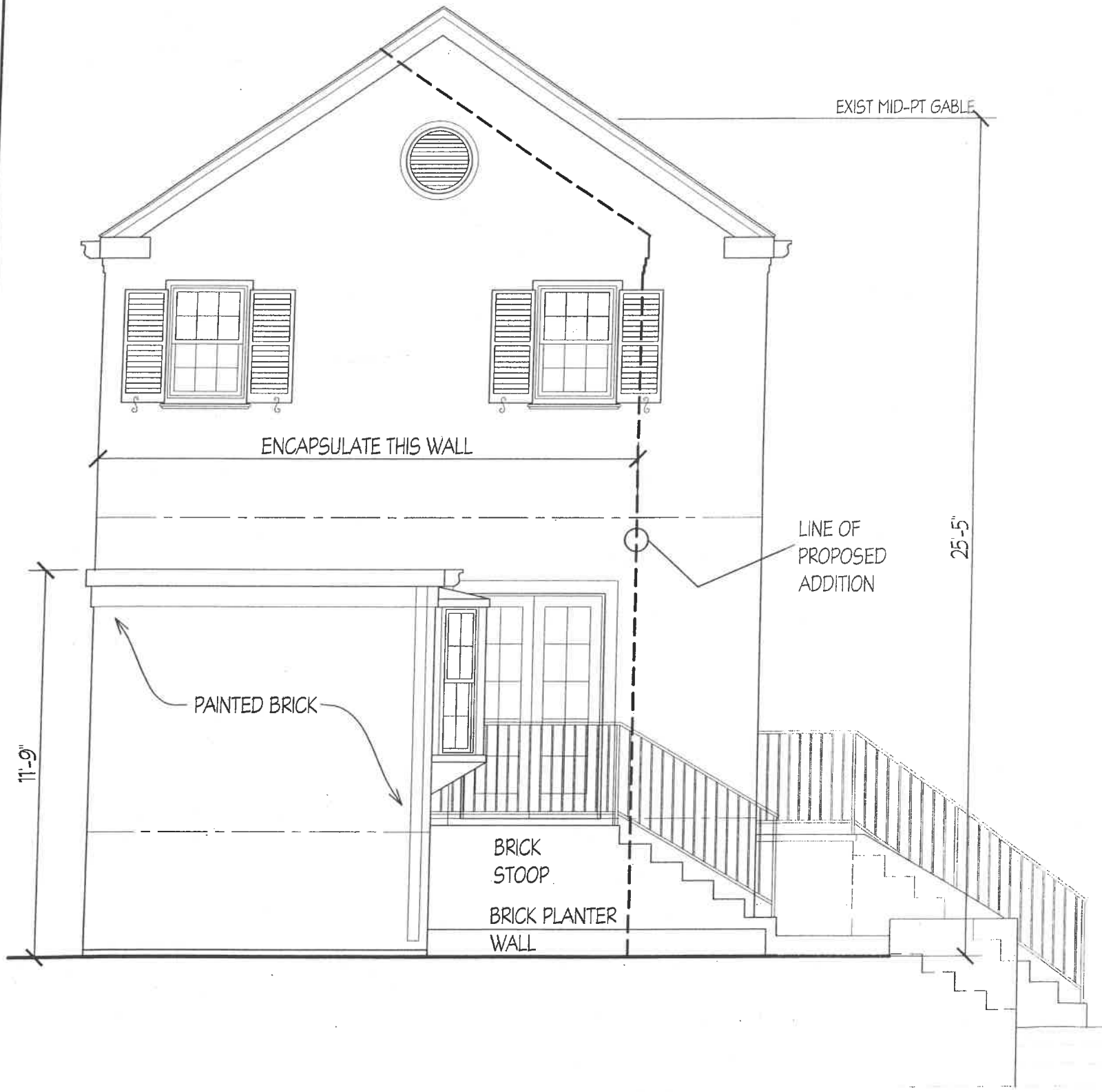
ADDITION TO THE
DOXEY RESIDENCE
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A1

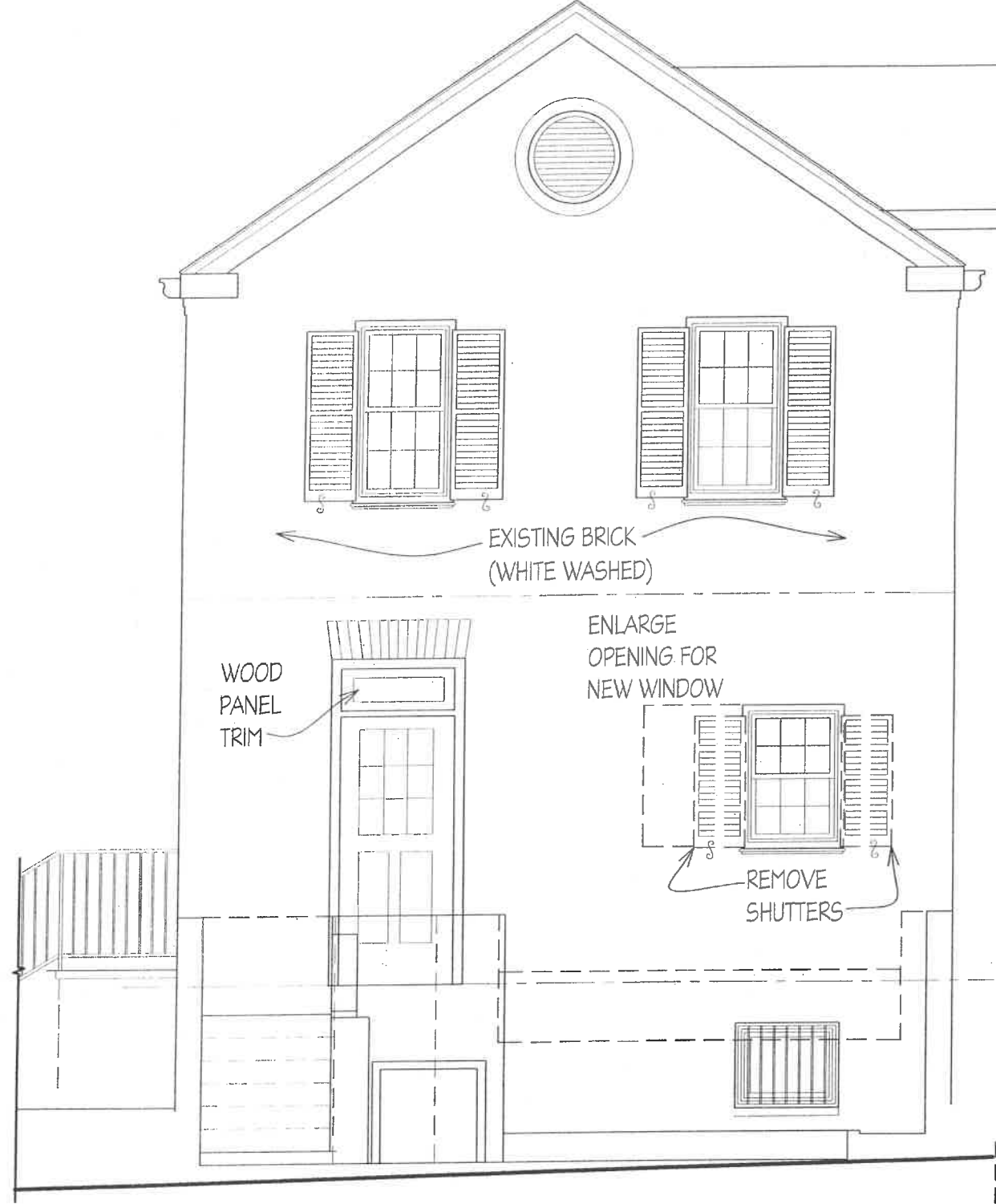
SHEET 4 OF 8
 DATE 6/04/18
 REVISED



E
A2 FRONT ELEVATION (S. ROYAL) - EXISTING
 1/4" = 1'-0"



D END ELEVATION - EXISTING
A2 1/4" - 1'-0"



F FRONT ELEVATION (JEFFERSON) - EXISTING
A2 1/4" - 1'-0"

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A2
 SHEET 6 OF 8
 DATE 6/04/18
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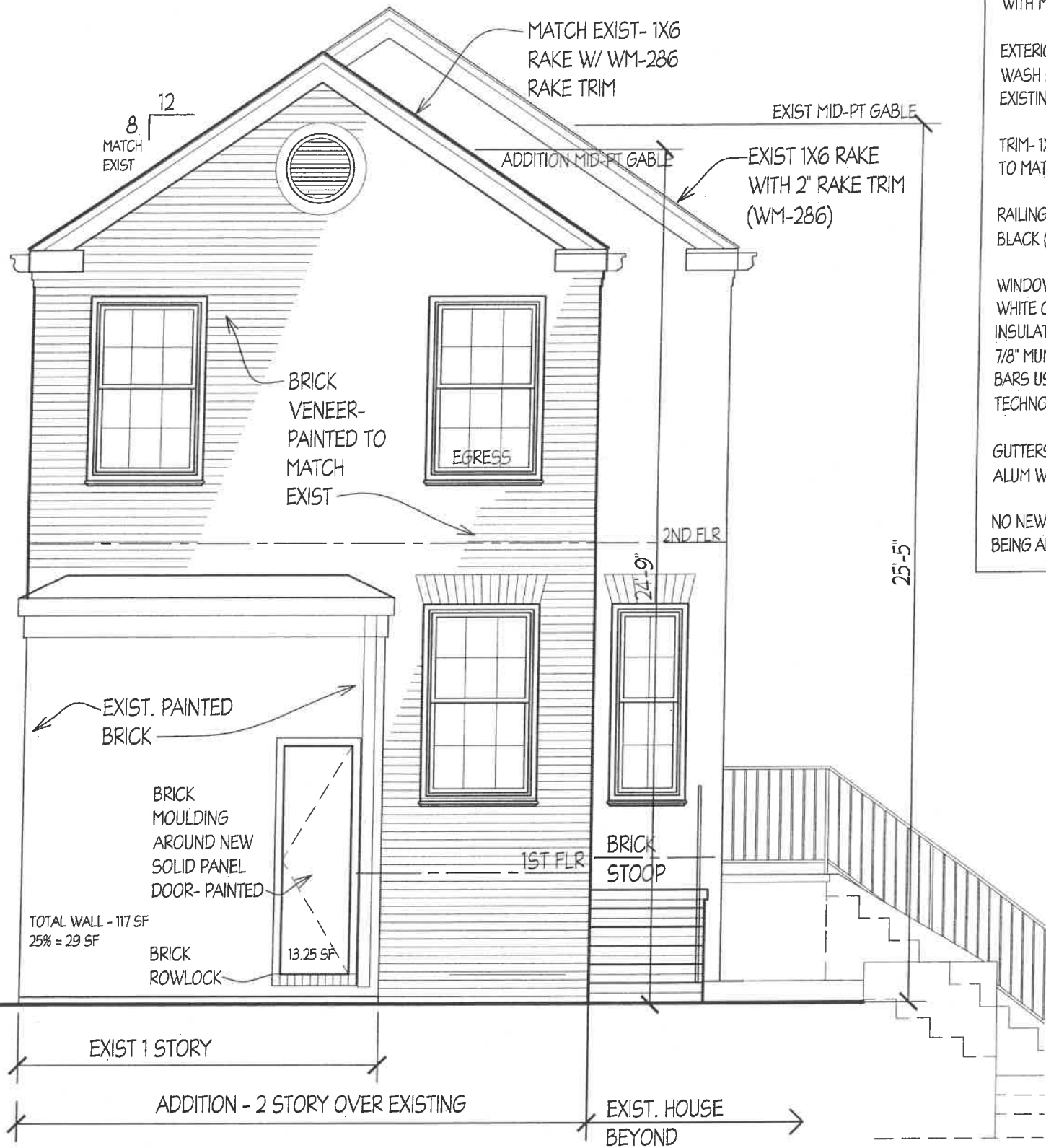
Addition to the
DOXEY RESIDENCE
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21

B
A2

FRONT ELEVATION (S. ROYAL) - PROPOSED

1/4" = 1'-0"



ROOF: ASPHALT SHINGLES 3-TAB TO MATCH EXISTING- LIGHT GRAY COLOR WITH MATCHING SNOW GUARDS

EXTERIOR WALLS: PAINTED (WHITE WASH FINISH) BRICK- TO MATCH EXISTING HOUSE

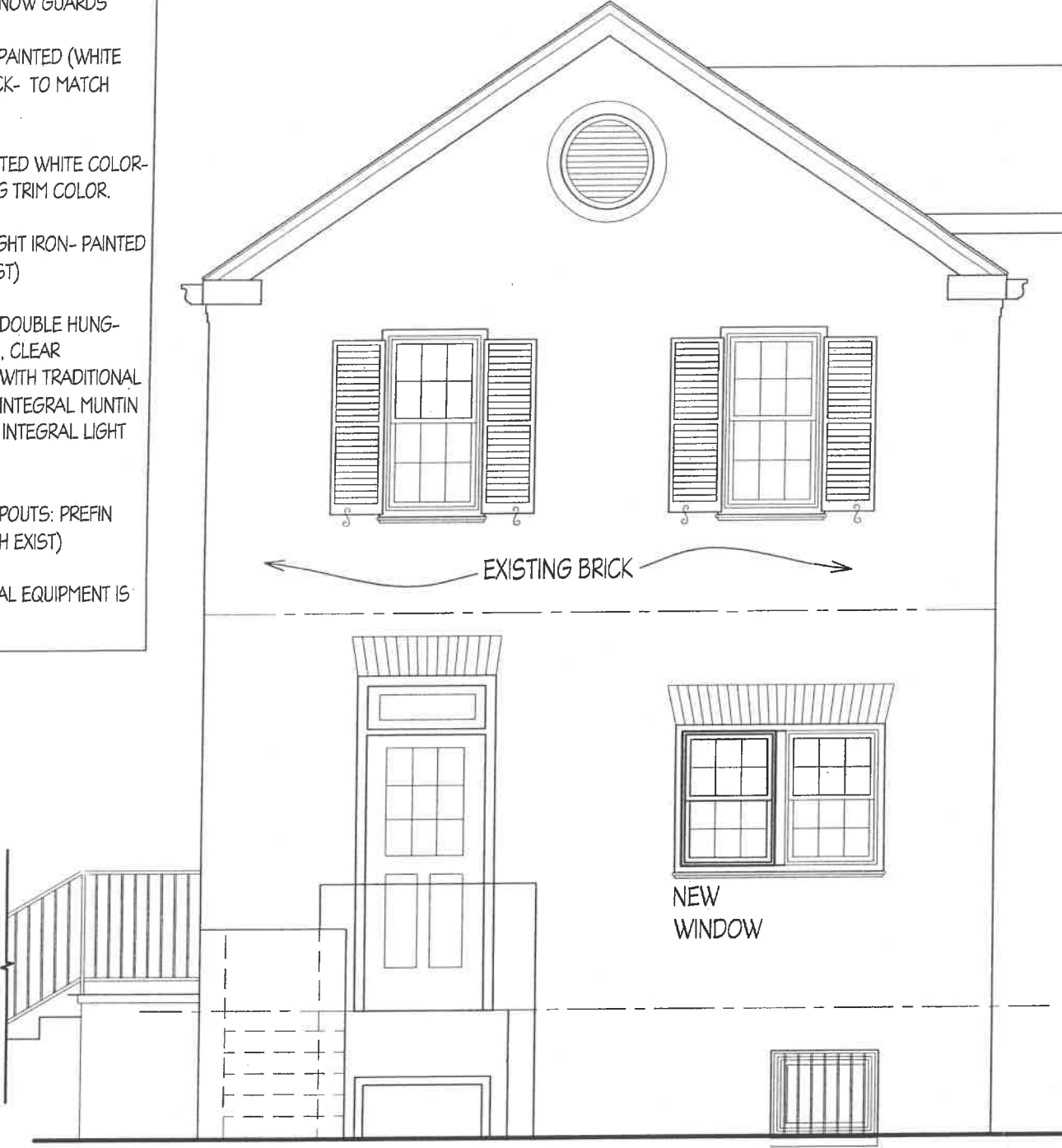
TRIM- 1X PVC, PAINTED WHITE COLOR TO MATCH EXISTING TRIM COLOR.

RAILINGS: 1" WROUGHT IRON- PAINTED BLACK (MATCH EXIST)

WINDOWS: PELLA DOUBLE HUNG- WHITE CLAD FINISH, CLEAR INSULATED GLASS WITH TRADITIONAL 7/8" MUNTIN BARS (INTEGRAL MUNTIN BARS USING PELLA INTEGRAL LIGHT TECHNOLOGY)

GUTTERS & DOWNSPOUTS: PREFIN ALUM WHITE (MATCH EXIST)

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED.



A
A2 END ELEVATION - PROPOSED
1/4" - 1'-0"

C
A2 FRONT ELEVATION (JEFFERSON) - PROPOSED
1/4" - 1'-0"

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