

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for alterations, and Waiver of Fence Height

APPLICANT: Errol de Montille

LOCATION: Old and Historic Alexandria District
227 South Fairfax Street

ZONE: RM/Residential Townhouse Zone

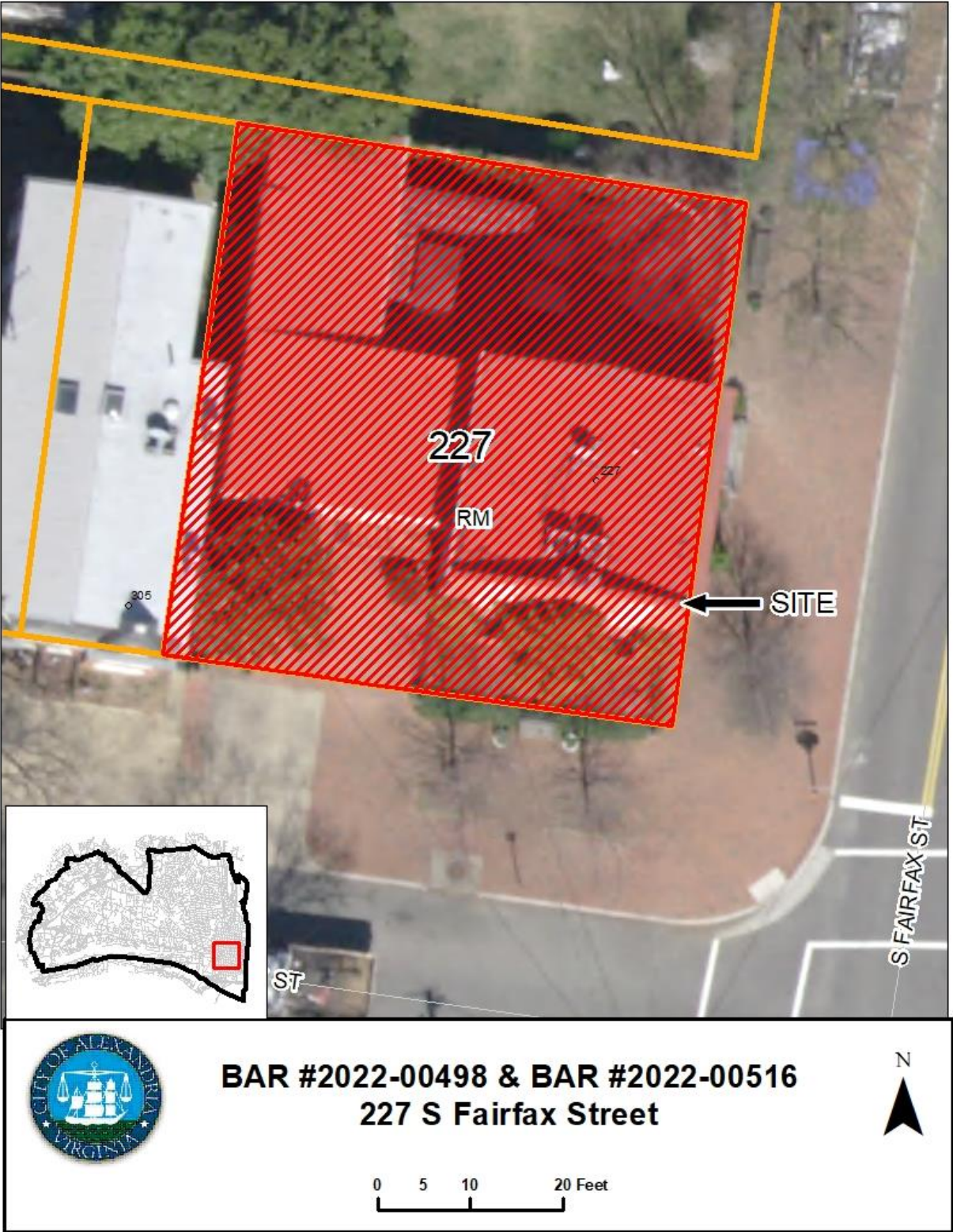
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and Waiver of Fence Height with the following conditions:

1. The applicant should work with staff to select an architectural appropriate gate design prior to applying for a building permit; and,
2. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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.
 - c. 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.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR2022-00498) and Certificate of Appropriateness (BAR2022-00516) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial), Certificate of Appropriateness and Waiver of Fence Height to remove a damaged brick garden wall and install a new 6'-0" closed-wood fence in the secondary front yard, at 227 South Fairfax Street.

Permit to Demolish

Removal of existing damage 17'-7" long brick wall on the west property line. Prior to the damage the brick wall was 2' in height with ivy covered wire fencing above. The 6' brick pillar will also be demolished.

Certificate of Appropriateness & Waiver of Fence Height

Installation of a 6' high closed-wood fence with a single gate along the west property line in the secondary front yard which fronts Duke Street. A Waiver of Fence Height is required because proposed wall be located in the secondary front yard.

Site context

The alley to the north, behind the subject property, is private. The proposed fence will be visible from Duke Street.

II. HISTORY

This brick dwelling is an example of the evolution of a prominent Alexandria City house. This stately house has evolved from an **early 19th century, 1-1/2 story outbuilding** through several periods of construction including the addition of the **main Greek Revival building mass about 1851**, to the demolition of a c. 1977 addition and the construction of a conservatory in 2010.

Previous BAR Approvals

BAR2011-00054 – The Board approved a Certificate of Appropriateness for alterations to an existing fence. (4/6/2011)

BAR2010-0149 – The Board approved a Certificate of Appropriateness for new shutters, exterior lighting, and a fence. (7/7/2010)

BAR2009-00243/00245 – The BAR approved a Certificate of Appropriateness and a Waiver of the Rooftop HVAC Screening Requirement. (11/9/2009)

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

The analysis of the standards indicated above relate only to the brick garden wall proposed for demolition/capsulation, not the adjacent building. 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 garden wall proposed for demolition is not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness & Wavier of Fence Height

Staff has no objection to the proposed alterations. The *Design Guidelines* states that fences are an important visual feature of the historic districts that define property lines. Fences serve as a distinctive feature of the streetscape and individual yards. They also provide a sense of privacy and enclosure for property owners. The proposed wood fence is appropriate in material, design and scale to the period and character of the structure it abuts. The applicant didn't submit a mock-up of the proposed gate design. The applicant should therefore work with staff to select an architectural appropriate gate design prior to applying for a building permit.

With the condition above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, 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 location of the 6' fence is on the subject property and will comply with zoning.

C-2 Staff notes that wall to be demolished is located on the property at 305 Duke Street, and the column to be removed is located partially in the right of way, on 305 Duke Street and the subject property. Demolition will comply with zoning. Staff notes: TES and neighbor have agreed to demo in the right of way and on their property.

Code Administration

C-1 Permit may be required if the fence is for swimming pool or over 6ft tall. Neighbor's notification is required for construction.

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)

Alexandria Archaeology

- F-1 Historical research indicates a possibility that there was a free African American household on this corner in 1790. There were structures present on the street face in the 18th century, and by 1830, tax records note the presence of a house at the corner of Duke and Fairfax streets. The lot therefore has the potential to yield archaeological resources that could provide insight into domestic activities in the 18th and 19th centuries.
- 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 – Supplemental Materials

2 – Application for BAR2022-00498 & BAR2022-00516: 227 S. Fairfax St.

ADDRESS OF PROJECT: 227 S Fairfax Street, Alexandria, VA, 22314

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

TAX MAP AND PARCEL: 075 03-01-08 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: Errol de Montille

Address: 227 S Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 3017922430 E-mail: edemontille@intabagroup.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Errol de Montille Trust

Address: 227 S Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 3017922430 E-mail: edemontille@intabagroup.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☐ doors☐ lighting☐ other _____☒ fence, gate or garden wall☐ windows☐ pergola/trellis☐ HVAC equipment☐ siding☐ painting unpainted masonry☐ shutters☐ shed☐ ADDITION☒ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Removal of existing wall/fence between parking pad (entrance Duke Street) and the neighbor's property. The wall was about two feet high (over time it has collapsed to rubble in places) topped with wire fencing and ivy it is twenty feet long.

Repairing the area where the wall is removed with brick matching the existing parking pad.

Replace wall with painted wooden fence with a gate to neighbor's property..

SUBMITTAL REQUIREMENTS:

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

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

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

N/A

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

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

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

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

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

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

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

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: Errol de Montille

Printed Name: Errol de Montille

Date: November 5 2022

305 Duke Street
Alexandria, VA 22314
October 28, 2022

Alexandria Board of Architectural Review
City of Alexandria, VA
301 King Street
Alexandria, VA 22314

Dear Board,

I am providing this letter in support of the application by Mr. Errol de Montille, of 227 S. Fairfax Street, to demolish a wall/fence and to replace it with another. I live next door to the de Montilles to the West, on the other side of the subject wall/fence. The wall/ fence in question is made of brick and wire. The upper $\frac{1}{2}$ to $\frac{3}{4}$ is made of wire and has mostly been covered by ivy in the past. The wall has been gradually forced over through the years by a tree, weather, and the invasive ivy itself. The wire is not just an eyesore but has also been somewhat dangerous in the years I have lived here, due to the inevitable sharp edges and rust. Recent rain has caused it to collapse from the masonry base. Mr. de Montille application will include demolition of the wall/fence, providing a seat for the base of a new fence with stable support, and a fence that will be more maintainable with more graceful degradation as it ages.

Please contact if you have questions regarding my support for Mr. de Montille's application regarding the demolition of the wall and subsequent construction of a new fence at (703) 477-4085.

Very Respectfully,



Candace E. Clary



DJ Fence

26 Westmoreland Drive | Sterling, Virginia 20165
7038991082 | <https://www.djfences.com/>

RECIPIENT:

Errol de Montille

227 South Fairfax Street
Alexandria, Virginia 22314
Phone: 301 792 2430

Quote #2376

Sent on	Nov 17, 2022
Job	New Installation
Sales Rep	Lorenzo (lorenzo@djfences.com)
Wood System	Solid Board
Height	6'
Board Width	6"
Type of Post	4x4
Single Gates	1
Footage	23'
Layout	Following Grade
Dry Pack Concrete	Yes
Removal and Disposal of Old Fence	No
Pool Code	No

Total	\$1,977.60
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PRODUCT / SERVICE	DESCRIPTION	TOTAL
Estimate 1	23 LF Solid Board 6ft high with (1) single gate Pressure treated pine	\$1,920.00
Estimate 2	23 LF Solid Board 6ft high with (1) single gate. CEDAR	\$2,370.00

Not included

A deposit of \$988.80 will be required to begin.



DJ Fence

26 Westmoreland Drive | Sterling, Virginia 20165
7038991082 | <https://www.djfences.com/>

PLEASE FULLY READ

Payment Schedule: A deposit of 50% is required before work begins. Unless weaved by estimator. All custom jobs (vinyl and aluminum) have required deposits. In all cases, payment is due upon completion of work.

Acceptable forms of Payment: Cash , Check , and Credit Cards. The cc fee can be taken off by paying in cash or a check. Must "Contact Us" so we can update the quote so you can still proceed to sign. Once we have deposit in hand we will contact you when we can put you on the schedule.

Miss Utility: We call Miss Utility before digging but we are not responsible for unidentified or unmarked lines on their behalf.

Customer's Responsibilities: The customer is responsible for identifying : sprinkler systems , invisible pet fence, drain pipes, walk way lighting lines , and underground swimming pool power lines and systems. All such hazards , and DJ Fence will make every possible attempt to avoid any damage. Customer is also responsible for identifying property lines.

Warranty: You have a 1 year warranty from the date of install on all new installations. Repairs DO NOT have warranty. Jobs not recommended or advised against will not be covered under the warranty as well.

Quotes may need to be updated at the beginning of every month due to current price fluctuation in the industry

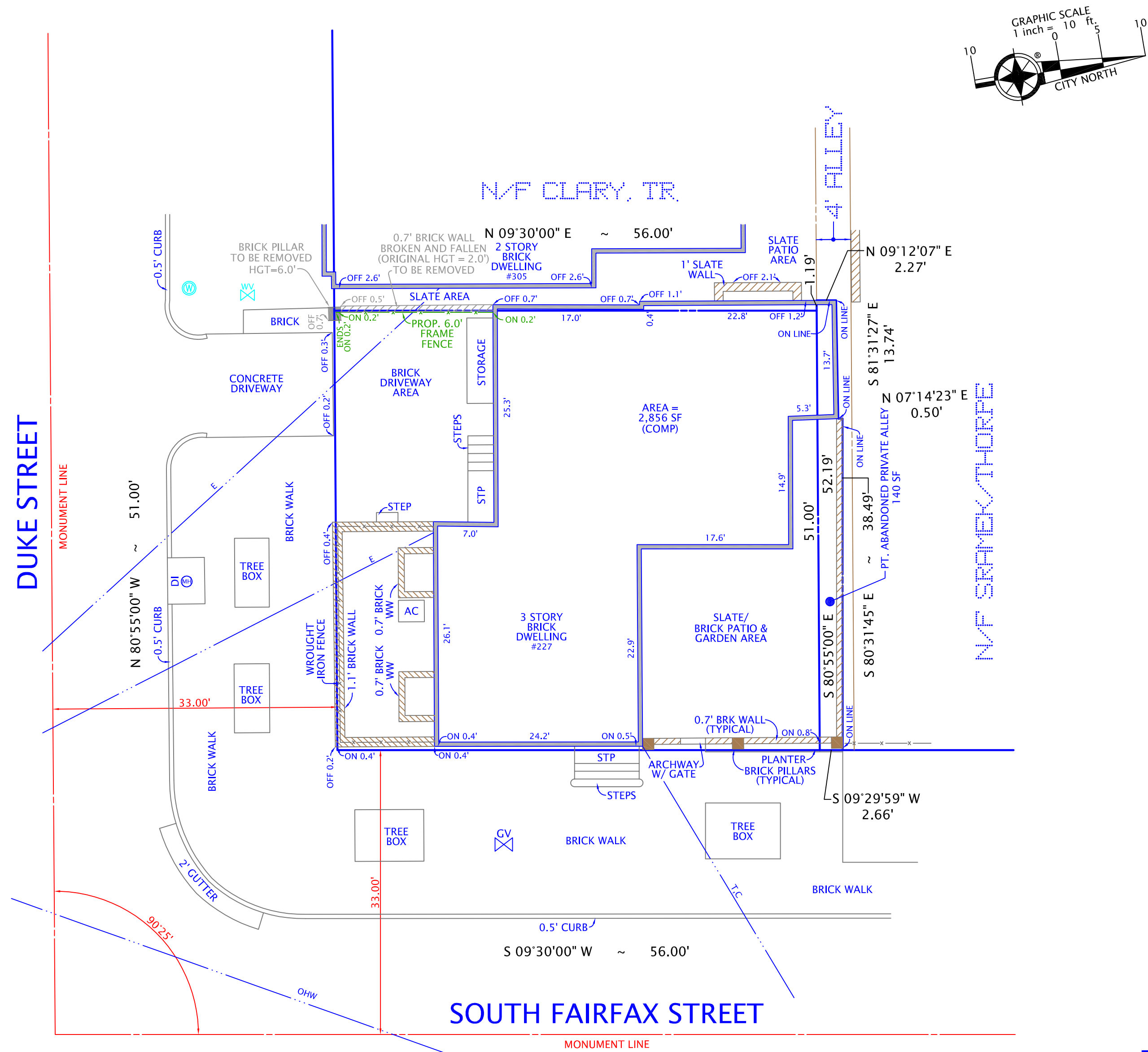
Financing Additional Instructions

Please call the office for additional instructions. A deposit is always required when accepting a financing plan. We can negotiate a deposit lower than the required deposit.

Subtotal	\$1,920.00
cc fee (3.0%)	\$57.60
Total	\$1,977.60

Signature: _____ **Date:** _____

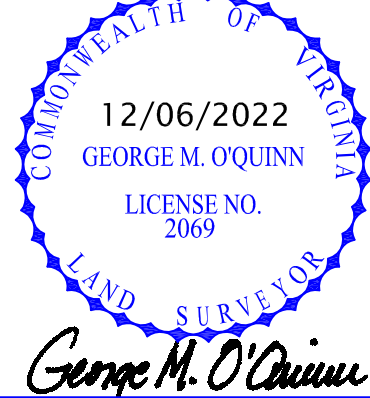
NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#227 SOUTH FAIRFAX STREET
(INST. #210019248)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' DECEMBER 6, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:
ERROL de MONTILLE

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

CASE NAME: de MONTILLE

#221122003



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

A. Property Information

A1. Street Address: 227 South Fairfax Street, Alexandria, Va 22314 Zone: RM

A2. 2,856 SF Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 4,284 SF Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*	Allowable Exclusions
Basement 651 SF	Basement** 651 SF
First Floor 1,711 SF	Stairways** 142 SF
Second Floor 1,453 SF	Mechanical** 0 SF
Third Floor 651 SF	Other** 3RD FLR < 7'-0" 651 SF
Porches/ Other 0 SF	Total Exclusions 1,444 SF
Total Gross * 4,466 SF	

B1. Existing Gross Floor Area * 4,466 SF Sq. Ft.

B2. Allowable Floor Exclusions** 1,444 SF Sq. Ft.

B3. Existing Floor Area minus Exclusions 3,022 SF Sq. Ft. (subtract B2 from B1)

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

Proposed Gross Area*	Allowable Exclusions
Basement 651 SF	Basement** 651 SF
First Floor 1,711 SF	Stairways** 142 SF
Second Floor 1,453 SF	Mechanical** 0 SF
Third Floor 651 SF	Other** 651 SF
Porches/ Other 0 SF	Total Exclusions 1,444 SF
Total Gross * 4,466 SF	

C1. Proposed Gross Floor Area * 4,466 SF Sq. Ft.

C2. Allowable Floor Exclusions** 1,444 SF Sq. Ft.

C3. Proposed Floor Area minus Exclusions 3,022 SF Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3,022 SF Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 4,284 SF Sq. Ft.

F. Open Space Calculations

Existing Open Space	979 SF
Required Open Space	990 SF
Proposed Open Space	1,052 SF

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

Signature: *W. Cranshaw*

Date: 5 OCTOBER 2009

Updated July 10, 2008

GENERAL NOTES:

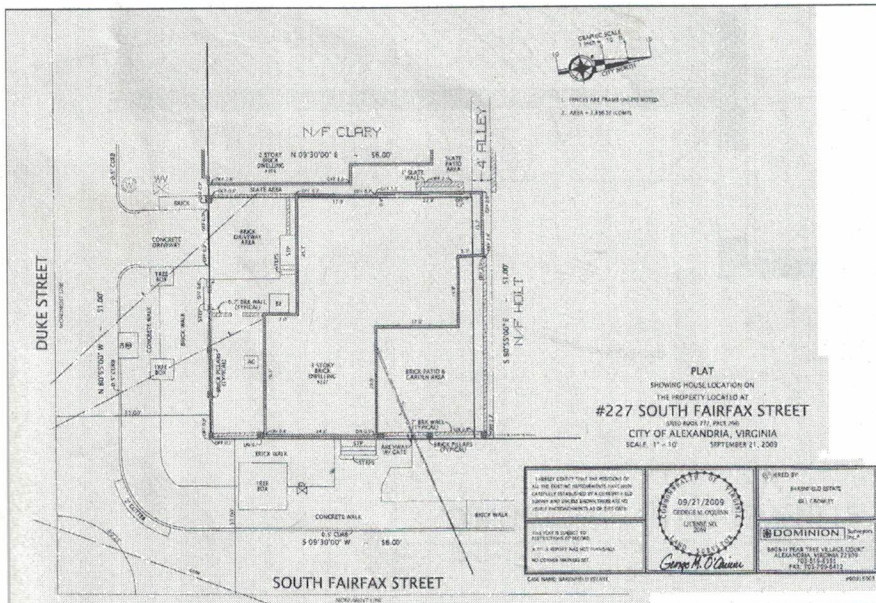
- Protection for existing structure, public property, and adjacent private properties is to be maintained during all phases of demolition and construction.
- All waste material is to be disposed of properly.
- All work is to be done in accordance with all codes, regulations, ordinances, and requirements of all governmental agencies having jurisdiction over this project.
- Main electrical supply, main gas supply and main water supply is to be turned off during demolition to ensure that no hidden electrical devices, or water or gas lines are damaged.
- The applicant / developer shall call Alexandria Archaeology (703-838-4399) immediately 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 discovery until a City archaeologist comes to the site and records the finds.
- The applicant / developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- Provide all necessary fasteners as required for this Work.
- All connections are to be designed and engineered by the supplier unless otherwise noted.
- Do not scale the drawings.
- Contractor shall verify all dimensions and quantities prior to starting construction of the Work. Any discrepancies shall be brought to the attention of the Architect.
- All dimensions are to finish surface unless otherwise noted.

CODE ANALYSIS

Applicable codes:

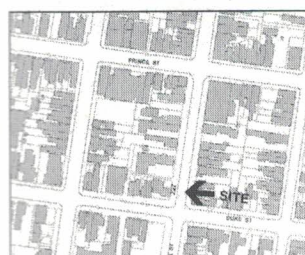
Virginia Uniform Statewide Building Code
2006 International Residential Code
2006 International Fire Prevention Code

Existing Structure:
Use Group R-3 Single Family Residential
Square Footage: 4,466 SF
Zoning: RM



PLAT PLAN

SCALE = 1" = 20'-0"



ABBREVIATIONS:

A.F.F. ABOVE FINISH FLOOR	MTL. METAL
ADJ. ADJACENT	MIN. MINIMUM
B.T.W. BETWEEN	MOUNT. MOUNTED
B.L.KING. BLOCKING	NO. NUMBER
BRICK. BRICK	NOT TO SCALE
C.L. CENTERLINE	ON CENTER
CONC. CONCRETE	PAINTED
CMU. CONCRETE MASONRY UNIT	PTD. PAINTED TREATED
CONT. CONTINUOUS	PR. PRESSURE TREATED
CONSTR. CONSTRUCTION	WOOD WOOD
DTL. DETAIL	PROPERTY LINE
DM. DIMENSION	REQ'D. REQUIRED
DWG. DRAWING	REQ'T. REQUIREMENT
EX. EXHAUST	RHL. ROOM
EA. EACH	SQ. SOLID CORE
ELEC. ELECTRIC (AL)	WOOD DOOR
EQ. EQUAL	SQ. SQUARE
EXST. EXISTING	FOOT(AGE)
EXT. EXTERIOR	STAINED
FIN. FINISH	STAINING
FIN. FINISH	STAINING

SYMBOLS:

SECTION DETAIL	PLAN DETAIL
NT. ELEVATIONS	PARTITION TAG
KEY NOTE	DOOR TAG
WINDOW TAG	ELEVATION TAG

DRAWING LIST:

A1.1 DEMOLITION PLANS & GENERAL INFORMATION
A2.1 DIMENSION & REFLECTED CEILING PLAN - BASEMENT LEVEL
A2.2 DIMENSION & REFLECTED CEILING PLAN - 1ST FLOOR LEVEL
A2.3 DIMENSION & REFLECTED CEILING PLAN - 2ND FLOOR LEVEL
A2.4 DIMENSION & REFLECTED CEILING PLAN - 3RD FLOOR LEVEL
A3.1 EXTERIOR ELEVATIONS - FAIRFAX STREET
A3.2 EXTERIOR ELEVATIONS - DUKE STREET
A3.3 EXTERIOR ELEVATIONS - NORTH FACADE
A7.1 SCHEDULES





