

Docket Item #6 & #7
BAR CASE # 2016-00104
& 2016-00105

BAR Meeting
May 4, 2016

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for
Alterations and Additions
Waiver of Section 7-202 (Fence Height Requirement)

APPLICANT: Oscar and Kristin Grajales by Scot McBroom, Architect

LOCATION: 603 S Fairfax Street

ZONE: RM / Residential Zone

STAFF RECOMMENDATION

Staff recommends that the Board approve the Permit to Demolish/Capsulate, Certificate of Appropriateness, and Waiver of Fence Height.

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, 703-838-4360 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.



BAR2016-0104 & BAR2016-0105



Note: Staff coupled the reports for BAR #2016-00104 (Permit to Demolish/Capsulate) and BAR #2016-00105 (Certificate of Appropriateness) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations and additions at 603 South Fairfax Street.

Permit to Demolish/Capsulate

- Demolition of the existing 1960s 7.9' x 7.9', (62.5 square foot footprint) one-story, masonry rear addition.
- Demolition of the remaining portions of the ell's rear wall and roof structure.
- Demolition of a portion of the rear roof slope of the main block of the house.
- Demolition on three separate areas on the second and third floor of the south elevation's gable end for new windows (22 square feet total.)
- Demolition of two separate areas on the south elevation of the ell for new windows (25.6 square feet total)
- Demolition of the brick wall along the rear property line.

Alterations

- Alterations include the removal of the existing beaded lap siding on the existing rear addition to reuse on the new addition.
- Removal of the existing French doors on the first floor of the south elevation and installation of a new wood/composite SDL window 3.5' x 2.5' (8.75 square feet.)
- Replacement of the existing brick wall along the rear property line enclosing the rear yard and abutting private alley with a 6' high wood board fence.
- Addition of two feet to the existing brick wall (5.5' high) along the north property line to provide additional screening and privacy. This additional two feet requires the Board to approve a *Waiver of Height Requirement* (Section 7-202 (C)). The bricks from the demolition of the rear wall will be reused for this project.
- No changes proposed on the front elevation.

Additions

The proposal includes a third story addition and a two-story rear extension. The existing one-story masonry addition and the rear wall and roof structure of the existing two-story ell will be demolished (approx. 490 square feet) to add these new additions.

The two-story rear extension will have a rooftop deck and a footprint that measures roughly 7.9' by 11.6', the same depth as the existing one-story addition, but roughly four feet wider to encompass the full width of the lot permitted by zoning. This new, two-story extension's rear wall will be visible from Gibbon Street but only slightly visible from South Fairfax Street down the adjacent horse alley.

The new, third story addition will be placed on top of the existing rear ell. At its highest point, the third-story addition will be 27.5' high, which is approximately 1.5' taller than the ridge on the main block of the house. As shown in the edited image below (figure 4), it is this portion of the addition which will be visible from Gibbon Street over the roof of the adjacent house. The third story's south elevation wall will also be very slightly visible from South Fairfax Street when looking down the adjacent horse alley.

Both of the proposed additions will be clad with the salvaged beaded lap siding and smooth fiber cement siding with painted material (unknown) for the cornice, window trim, and corner boards and rear balustrade. The HVAC units will be relocated to the flat roof of the rear two-story extension and will not be visible, as they will be surrounded by a three-foot high balustrade. The roof is to be a black or dark gray pre-finished standing seam metal roof. The double-hung windows and door on the addition will be 2/2 (1-1/4" muntin) and 6/6 (5/8" muntin), simulated divided light constructed of painted wood composite materials manufactured by Kolbe (Heritage Series - PDL) in compliance with the Board's *Window Policy*.

II. HISTORY

603 South Fairfax Street is a 2-1/2 story, two-bay frame Colonial Revival townhouse approved for construction by the BAR on May 22, 1963, according to BAR hearing minutes (see below.) The building currently is clad in beaded lap siding and sheathed in a standing seam metal roof. The six-panel wood entrance door is surrounded by a simple fluted trim. The windows are 6/6 true-divided light flanked by inoperable shutters. While an earlier foundation may have been reused, based on the uniform pattern of running bond brick and the interior roof and floor framing, staff finds that the entire structure dates from **1963** (see interior photos below.)

4. Consideration of a request of Charles Reardon for permission to demolish the structure at 603 South Fairfax Street.

Upon motion by Mr. Montague seconded by Mr. Recker, this application was approved as submitted. No representative appeared for this submission.

Figure 1: Excerpt from May 22, 1963 BAR Hearing Minutes



Figure 2: Photos of 20th century framing: second floor ceiling joists and roof rafters

The existing brick wall that encloses the rear of the property was built in 1984, according to BAR hearing minutes (see below.)

11) Case #BAR-84-150

Request for a new brick wall at the rear of the property located at 603 S. Fairfax Street, zoned RM residential.

APPLICANT: Seth G. Heald.

Mr. Heald represented the application.

Mr. Anderson asked for a presentation on what was being proposed.

Mr. Heald explained the proposal and described the proposed fence.

A MOTION BY MR. ANDERSON, SECONDED BY MR. MACDOUGAL, TO CERTIFY THE WALL APPROPRIATE CARRIED ON A VOTE OF 4-0.

Figure 3: Excerpt from September 5, 1984 BAR Hearing Minutes

III. ANALYSIS

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

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 house?	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	No

	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?	
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The scope of the proposed demolition/capsulation is located almost entirely at the rear ell, except for the rear roof slope of the main block. As documented above, this building appears to have been completely rebuilt during the 1963 renovation and no historic fabric remains from the early structure. Therefore, staff finds that none of the criteria for demolition/capsulation are met and the Permit to Demolish/Capsulate should be granted with the standard archaeology conditions.

New construction

The construction of additions to any building within the historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “residential additions that reflect the building massing prevailing along the blockface” and “should not overwhelm the existing structure or neighboring buildings.” Additionally, the *Guidelines* recommend that “the existing form of a residential building is retained in the expression of the addition” and the proposed “roof form should reflect the roof forms expressed along the blockface”¹

During the architect’s schematic design process, staff provided feedback and conveyed the board’s general policies and recommendations contained in the *Design Guidelines* for new additions. Staff recommended that the bulk and height of the addition be subservient to the original main block of the house and that the addition’s visibility from Fairfax and Gibbon Streets should be minimized for an appropriate and compatible design. As shown in the staff generated image below, the proposed third story addition is not only slightly taller than the adjacent historic buildings, but it will be visible both from Fairfax Street and Gibbon Street.

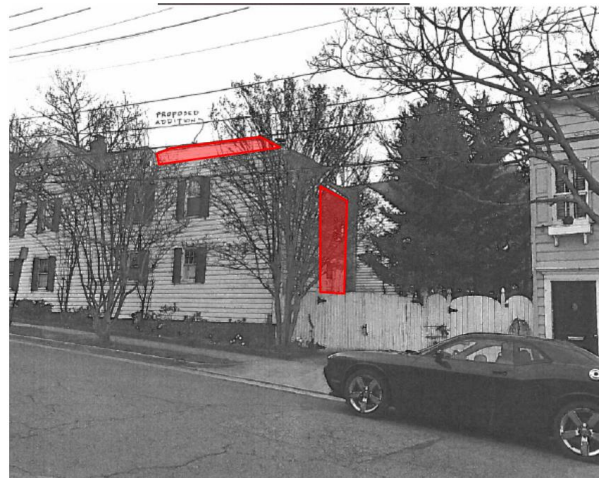
Although there are other three story homes along this block, including some also visible from Fairfax and Gibbon,² staff finds that the majority of the buildings on this blockface are two stories in height, though some of the other two story houses are larger than this one. Staff finds that the proposed two-story addition generally meets the Board’s *Guidelines* for new additions, as it is designed to be a contextual/background addition, and will allow the surrounding historic structures to maintain primary importance. Having visited the interior of this house, the proposed third floor addition is quite modest. While it will undeniably be visible from Gibbon Street, it is as realistically as small as it can be.

¹ From Pages 6 and 7 of the *Design Guidelines* - Residential Additions.

² 604, 613, 615, and 635 South Fairfax are the only three story houses in the 600 Block of South Fairfax. 12 of the 21 houses are 2 stories in height. 4 of the 21 houses are 2-1/2 stories in height. One of the 21 houses is one story in height.



View from Fairfax St. through the horse alley



View from Gibbon Street

Figure 4: Areas where additions will be visible from ROW

The Board's adopted modern materials policy supports the use of modern materials on new construction, in part to help subtly differentiate new construction and historic construction. Thus, the use of fiber cement siding and composite/wood windows on the new addition is in conformance with the Board's adopted modern materials policy.

Alterations

Staff supports the installation of new windows on the south elevation of the main block of the house and finds that the proposed windows are consistent with the BAR's window policy.

Although the applicant does not propose any changes to the front façade of the house, staff strongly encourages the applicant to consider removing the fixed shutters (for which no previous approval could be located) and replacing them with operable wood shutters. Likewise, if in the future the owner elects to replace the existing 6/6 wood windows on the front elevation, based on the Board's adopted Window Policy, staff can approve the replacement of these 1963 windows through the Board's administrative review process.

Finally, staff finds that the removal of the existing c1984 brick wall at the rear of the property and replacing it with a six foot high wood fence is consistent with the Board's policies.

Waiver of Height Requirement

Per Section 7-202 (C) of the Zoning Ordinance, "In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 7-202(A)(1) and 7-202(B)(3) may be waived or modified by the Board of Architectural Review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district." In the opinion of Staff, the proposed 7.5' brick wall along the north property line for a length of approximately 5.5' meets these requirements as it is consistent with neighboring brick walls which are similar in height. The additional wall height will provide privacy in the rear yard. Staff recommends approval of the Waiver of Fence Height.

STAFF

Michele Oaks, 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 Comments

- C-1 Clarify if the AC unit in the alley is part of this project or is it existing? (Not shown on existing conditions plat.) If the unit is proposed to be located in the alley, the applicant must submit documentation of the alley ownership allowing the unit to be placed in the alley.
- C-2 Proposed rear fence must be located completely on the subject property or if any portions of the fence project into the alley, submit documentation of the alley ownership allowing the fence to be placed in the alley.
- C-3 If any portions of the proposed addition encroach onto the adjacent property at 601 South Fairfax, an easement for those encroachments must be obtained.
- C-4 Proposal appears to be reducing the already deficient open space. Applicant must submit an open space plan to show that no reduction in open space is proposed.
- F-1 The subject property is less than 25' in width, no side yard setbacks are required.
- F-2 Proposed roof top AC unit is screened in compliance with zoning.

Code Administration

No Comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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)

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

Alexandria Archaeology

- F-1 Historic maps indicate that this block was occupied in the early nineteenth century, although this particular lot may have remained undeveloped until the twentieth century. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in nineteenth-century Alexandria.
- 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 BAR2016-00104 & 00105; 603 S Fairfax



Attachment #1

Our full spectrum of brilliant colors and natural-looking textures provides plenty of options for designing a classic house in any style.

Application Materials
 BAR2016-00104/00105
 603 S. Fairfax St
 4/5/2016

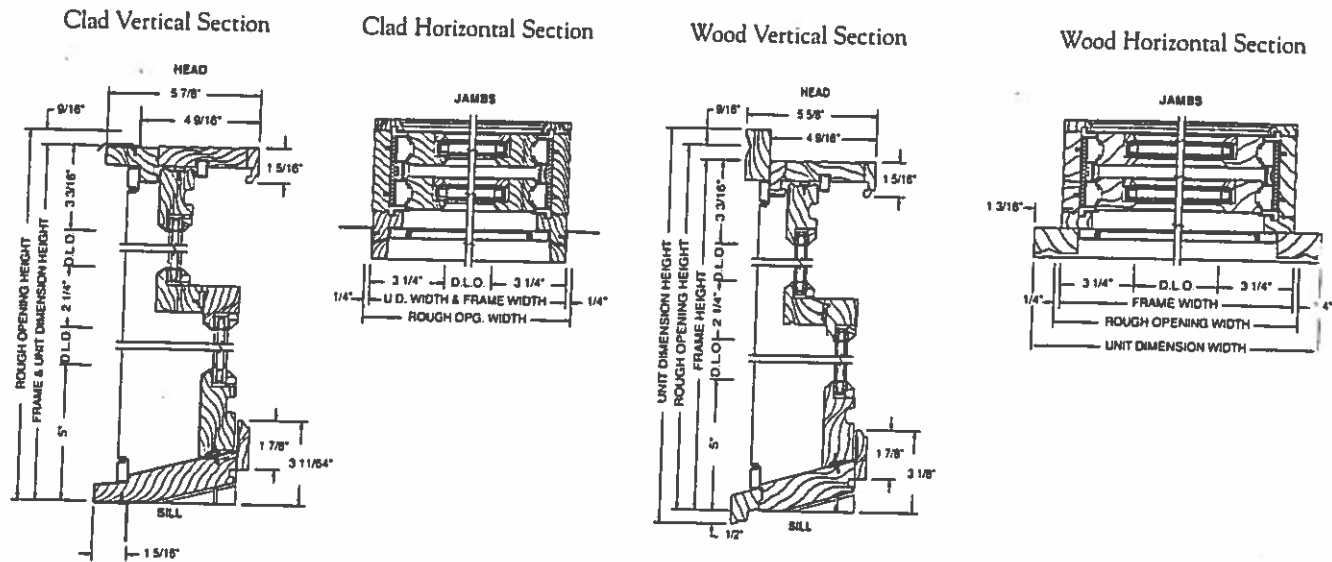
Hardie Plank Smooth Face Clapboards
 - Painted

Roof to be Pre-finished Galvalume
 w/ "Historic" standing seam
 , Black or Dark Gray to match existing

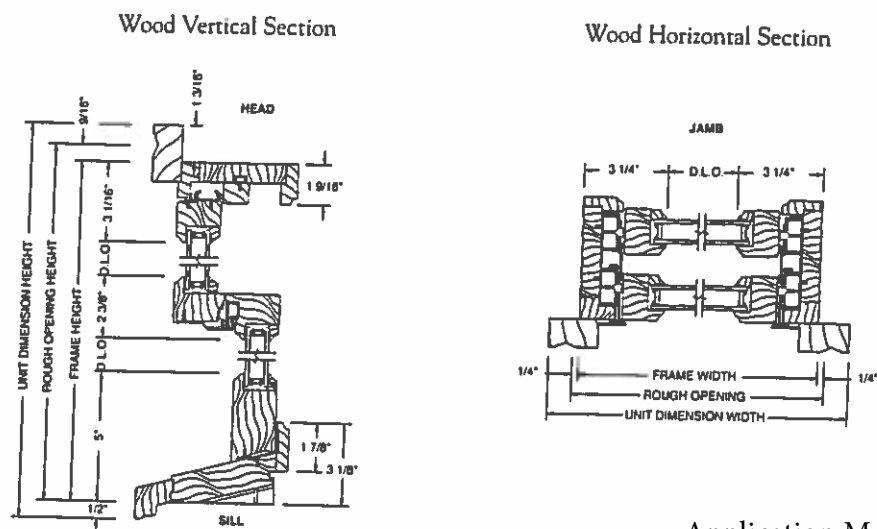
DOUBLE HUNG

Kolbe - Double Hung Windows - Painted Wood/Composition
 - 6 over 6 w/ 5/8" muntin - S.D.L.
 - 2 over 2 w/ 1/4" muntin - S.D.L.

TRADITIONAL DOUBLE HUNG CROSS SECTION DRAWINGS



STERLING DOUBLE HUNG CROSS SECTION DRAWINGS



Application Materials
 BAR2016-00104/00105
 603 S. Fairfax St
 4/5/2016

Drawings are not to scale.

HERITAGE SERIES | CLASSIQUE

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016

CLASSIQUE INSWING PATIO DOORS

WOOD U.D.	2'-8 1/2"	5'-1 11/16"	5'-1 11/16"	7'-6 7/8"	7'-6 7/8"	3'-2 1/2"	6'-1 11/16"	6'-1 11/16"	9'-0 7/8"	9'-0 7/8"
CLAD U.D.	2'-6 1/4"	4'-11 7/16"	4'-11 7/16"	7'-4 5/8"	7'-4 5/8"	3'-0 1/4"	5'-11 7/16"	5'-11 7/16"	8'-10 5/8"	8'-10 5/8"
R.O.	2'-6 3/4"	4'-11 15/16"	4'-11 15/16"	7'-5 1/8"	7'-5 1/8"	3'-0 3/4"	5'-11 15/16"	5'-11 15/16"	8'-11 1/8"	8'-11 1/8"
G.S.	20 5/16"	20 5/16"	20 5/16"	20 5/16"	20 5/16"	26 5/16"	26 5/16"	26 5/16"	26 5/16"	26 5/16"

6'-8 5/8"	6'-7 1/2"	6'-8"	6'-5 11/16"							
2668	41166AS	41166SA	7566SASR	7566SASL	3068	51166AS	51166SA	81166SASR	81166SASL	
8'-0 23/32"	7'-11 5/8"	8'-0 1/8"	81 3/4" 17 1/2"							
2680*	41180AS*	41180SA*	7580SASR*	7580SASL*	3080*	51180AS*	51180SA*	81180SASR*	81180SASL*	

NOTES:

All measurements are nominal. Elevation charts are not to scale.

Grilles are optional. The grille configuration shown for a single panel is typical for each panel in the unit. Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines.

* Two glass size heights are given for 8-0 high doors; 81-3/4" for clad units and 77-1/2" for wood units. This is due to the larger bottom rail height (11-3/4") on 8-0 high wood Classique doors.

PRODUCT CODES:

To order clad units, add "SPC" before the product number (Ex: SPC81180SASL).

To order wood units, add "SPW" before the product number (Ex: SPW81180SASL). When ordering single units, specify stationary, hinged left or hinged right. Operation is viewed from the interior.

U.D. = Unit Dimension • R.O. = Rough Opening • G.S. = Glass Size (Glass sizes are shown per panel.)

DIMENSION CALCULATIONS

Elevation charts provide wood unit dimensions for units with the standard 1 15/16" brickmould. Below are the calculations to determine the frame size of units with brickmould.

	WIDTH	HEIGHT
1 15/16" brickmould; U.D. to FS.	-2 1/4"	-1 1/8"
3 1/2" flat or profiled casing; U.D. to FS.	-5 3/8"	-2 11/16"
3 1/2" casing and backband; U.D. to FS.	-6 7/8"	-3 7/16"

NOTE: On clad units, unit dimension and frame size are the same.

FS. to Panel O.S.M. (1-wide, active)	-1 13/16"	-2 23/32"
(1-wide, stationary)	-1 3/4"	-2 23/32"
(2-wide)	-2 9/16"+2	-2 23/32"
(3-wide)	-3 5/16"+3	-2 23/32"
Panel O.S.M. to G.S. (all but wood 8-0 ht.)	-8 1/8"	-11 3/32"
(wood 8-0 ht.)	-8 1/8"	-15 3/8"
G.S. to D.L.O.	-1"	-1"

NOTE: Clear opening dimensions can be found on pg. 340.

FS. = Frame Size • G.S. = Glass Size • O.S.M. = Outside Measurement
D.L.O. = Daylight Opening • U.D. = Unit Dimension

OVERVIEW

CONSTRUCTION

WOOD & CLAD UNITS

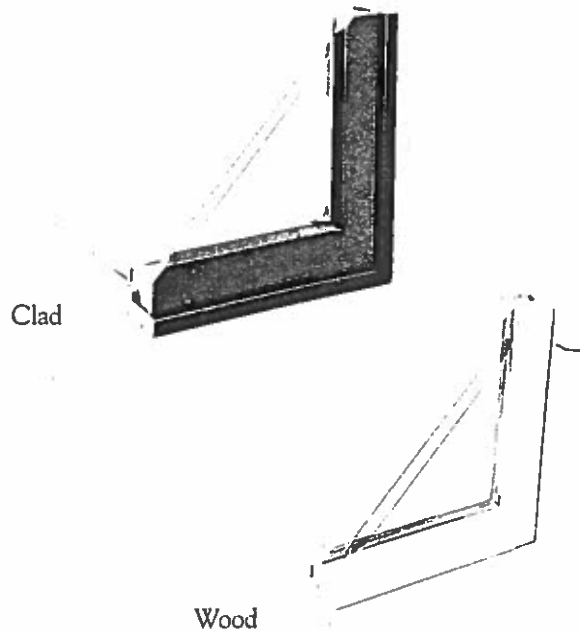
- > Constructed of western pine with pine interior stops
- > Glazed to the interior with beveled wood glazing beads
- > H²K insulating glass (details on pg. 10)
- > Exterior wood parts are preservative-treated

WOOD UNITS

- > 1-15/16" brickmould applied

CLAD UNITS

- > Frames and sash are covered with heavy gauge, 5052 alloy, roll-formed aluminum
- > Heavy vinyl nailing fins applied



GRILLE OPTIONS



Grilles-in-the-Airspace



Wood Removable Grilles



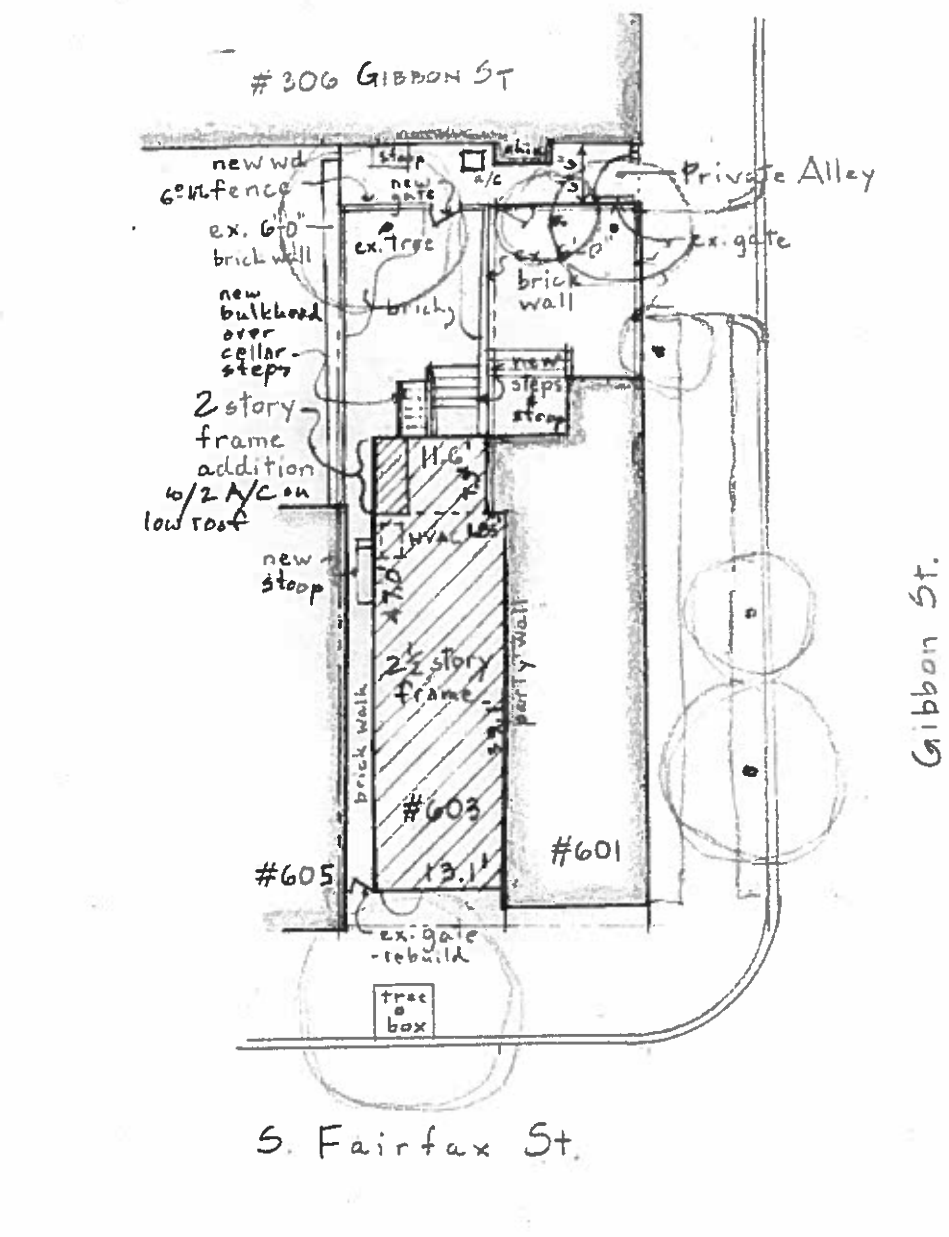
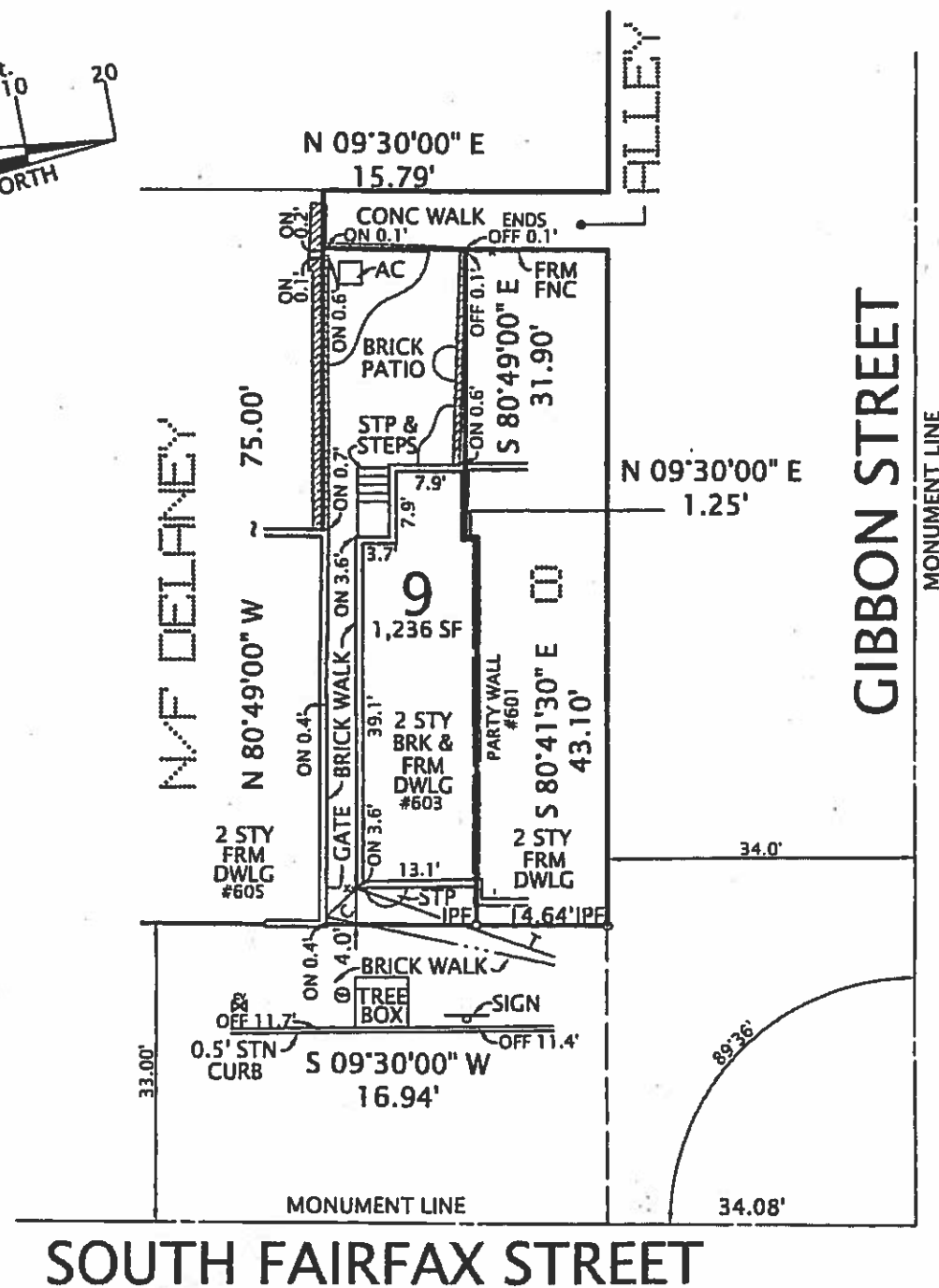
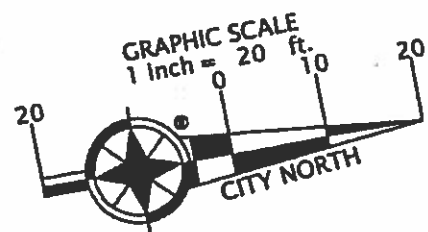
Performance Divided Lites (PDL)



Cutlite

For further details on grille options, see pg. 12.

"putty glazing" profile
 at exterior



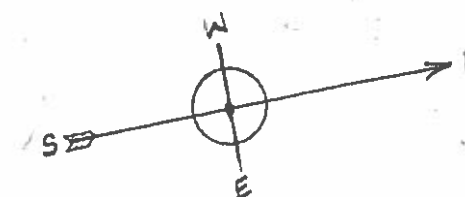
Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016

PLAT
SHOWING HOUSE LOCATION ON
LOT 9
NYDEGGER-CAGLE
(DEED BOOK 638, PAGE 129)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 6, 2015

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.	COMMONWEALTH OF VIRGINIA 08/06/2015 GEORGE M. O'QUINN LICENSE NO. 2069 LAND SURVEYOR <i>George M. O'Quinn</i>	ORDERED BY: OSCAR GRAJALES
		DOMINION Surveyors Inc. 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

CASE NAME: GRAJALES #150727012

PROPOSED SITE
1" = 20'



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125
ADAMS ARCHITECTURE PLANNING INTERIORS

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:
4 April 2016

Sheet:
1
of 16

Application Materials
 BAR2016-00104/00105
 603 S. Fairfax St
 4/5/2016




603 S. FAIRFAX ST.
 EAST ELEVATION
 (NO CHANGES PROPOSED)



603
 South
 Fairfax St.



603
 South
 Fairfax St



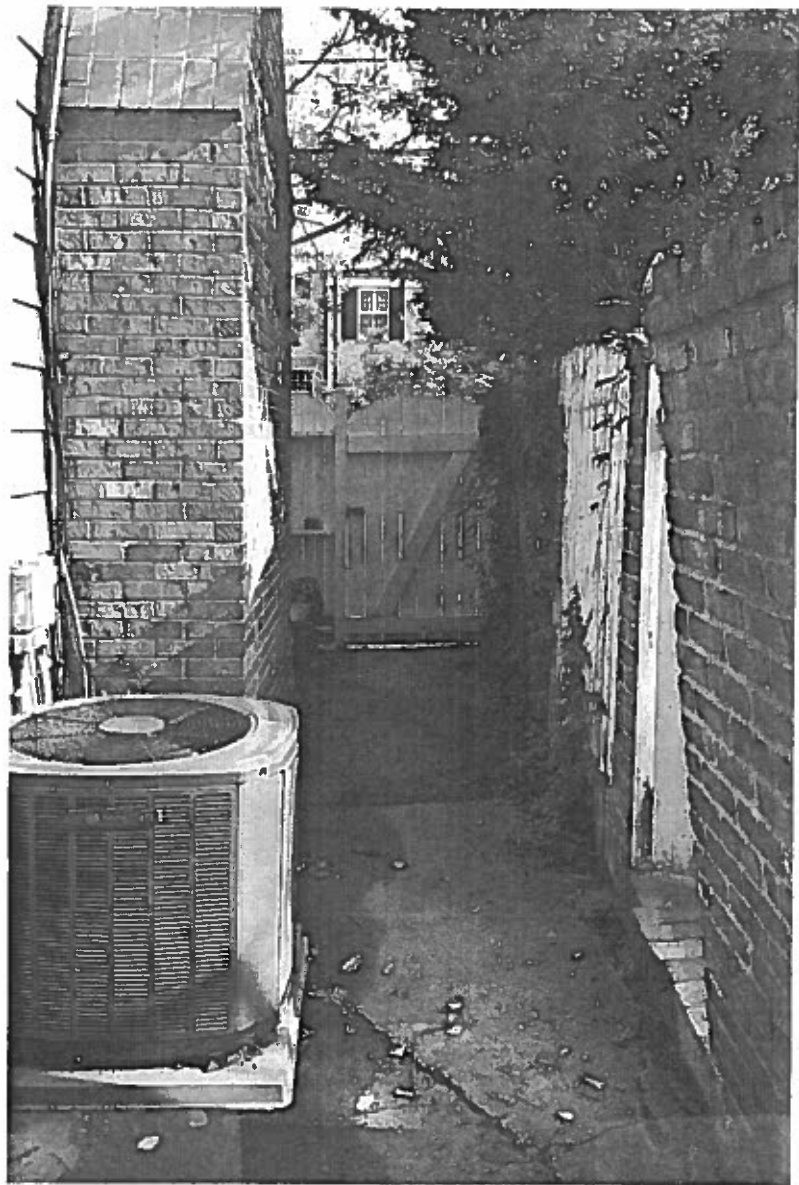
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 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125

ADAMS
 ARCHITECTURE
 PLANNING
 INTERIORS

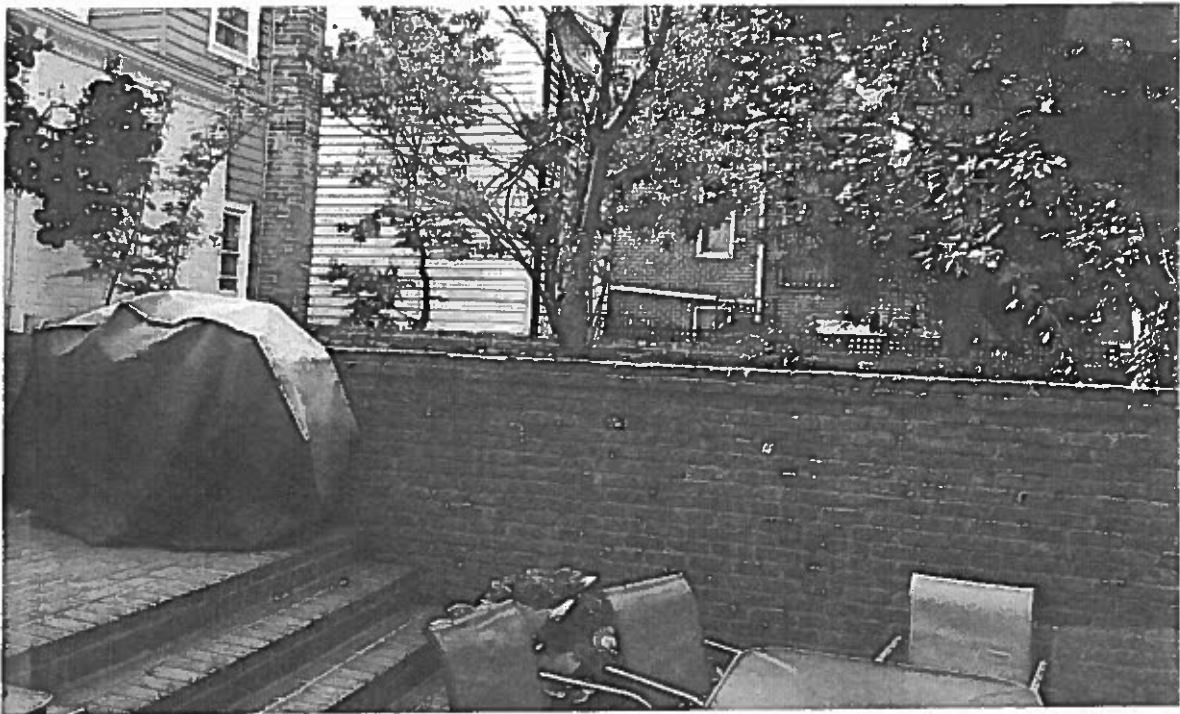
Addition and Alterations
Grajales Residence
 603 S. Fairfax Street
 Alexandria, Virginia

Date:	Scale:	Sheet:
4 April 2016		2

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



PRIVATE ALLEY BETWEEN 603 S FAIRFAX ST.
& 306 GIBBON ST. - BRICK GARDEN WALL
TO BE REPLACED w/ wood fence & gate



GARDEN WALL BTWN 601 S. FAIRFAX ST. & SUBJECT PROPERTY



GATE TO PRIVATE ALLEY BTWN 306 GIBBON ST. & SUPT. PROP.



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405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:
4 April 2016

Scale:

Sheet:

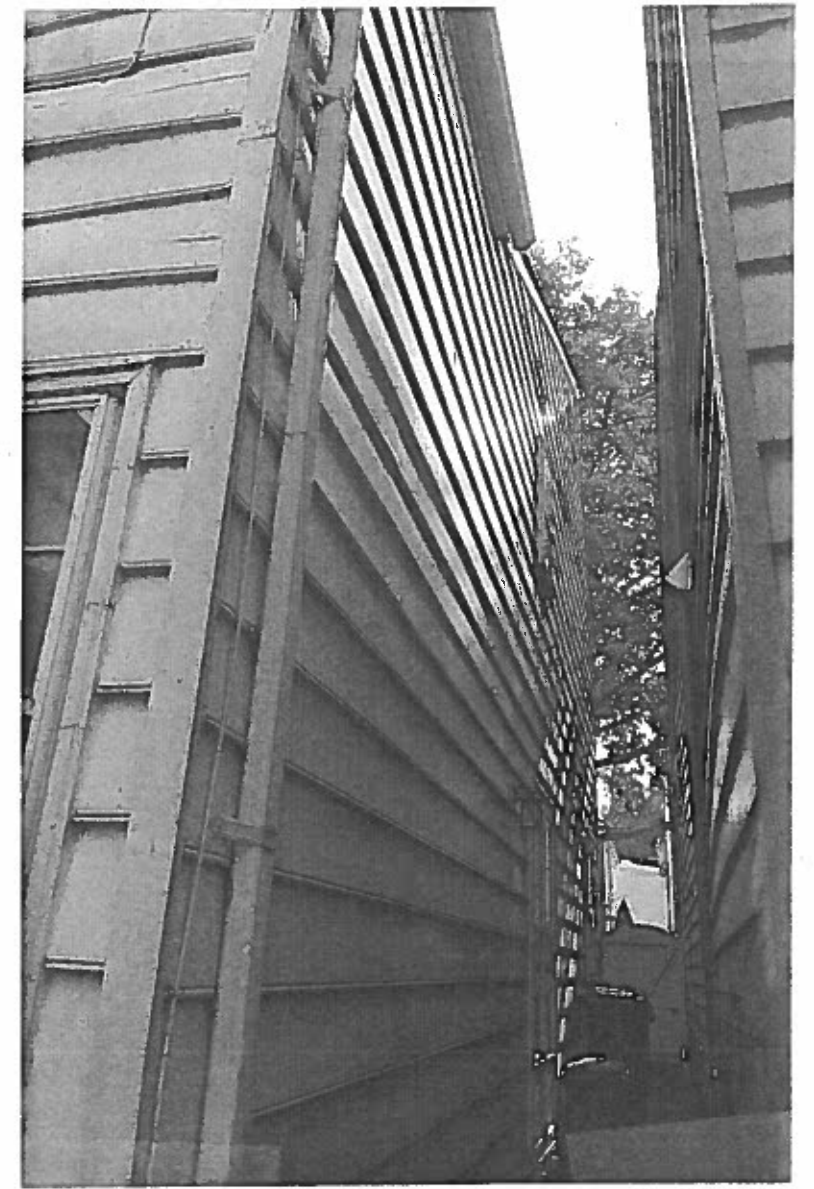
3



WEST ELEVATION
WITH 601 S. FAIRFAX TO NORTH



BRICK STEPS & WALK @ SIDEYARD



SIDE YARD
BETWEEN 603 & 605 S. FAIRFAX ST.

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



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ADAMS ARCHITECTURE PLANNING INTERIORS

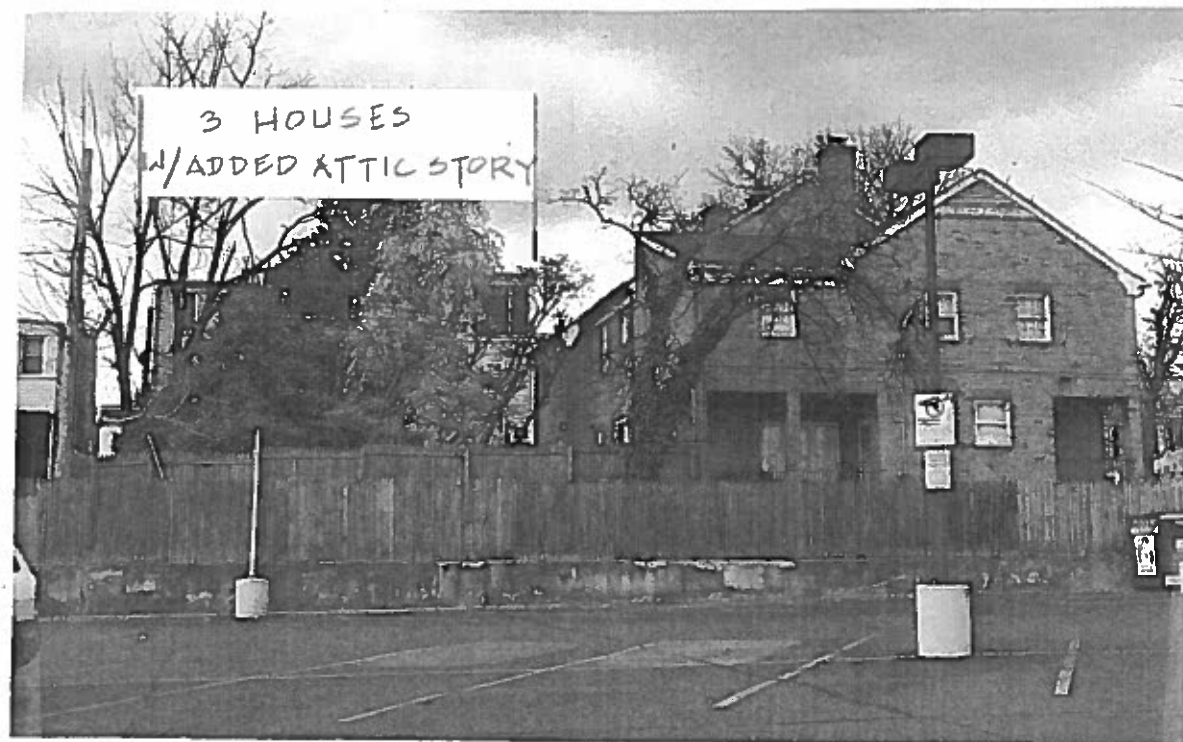
Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:
4 April 2016

Scale:

Sheet:

4



Ⓐ WEST ELEVATION OF HOUSES ON 500 BLOCK OF S. FAIRFAX ST.



Ⓑ NORTH ELEVATION OF HOUSE ON N.W. CORNER OF GIBBON & ROYAL ST.



PARCEL MAP
NOT TO SCALE

• PROPERTIES
W/2 1/2 OR 3 STOR.
BUILDINGS

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:
4 April 2016

Scale:


Sheet:

5

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



View of Proposed Addition from Gibbon Street



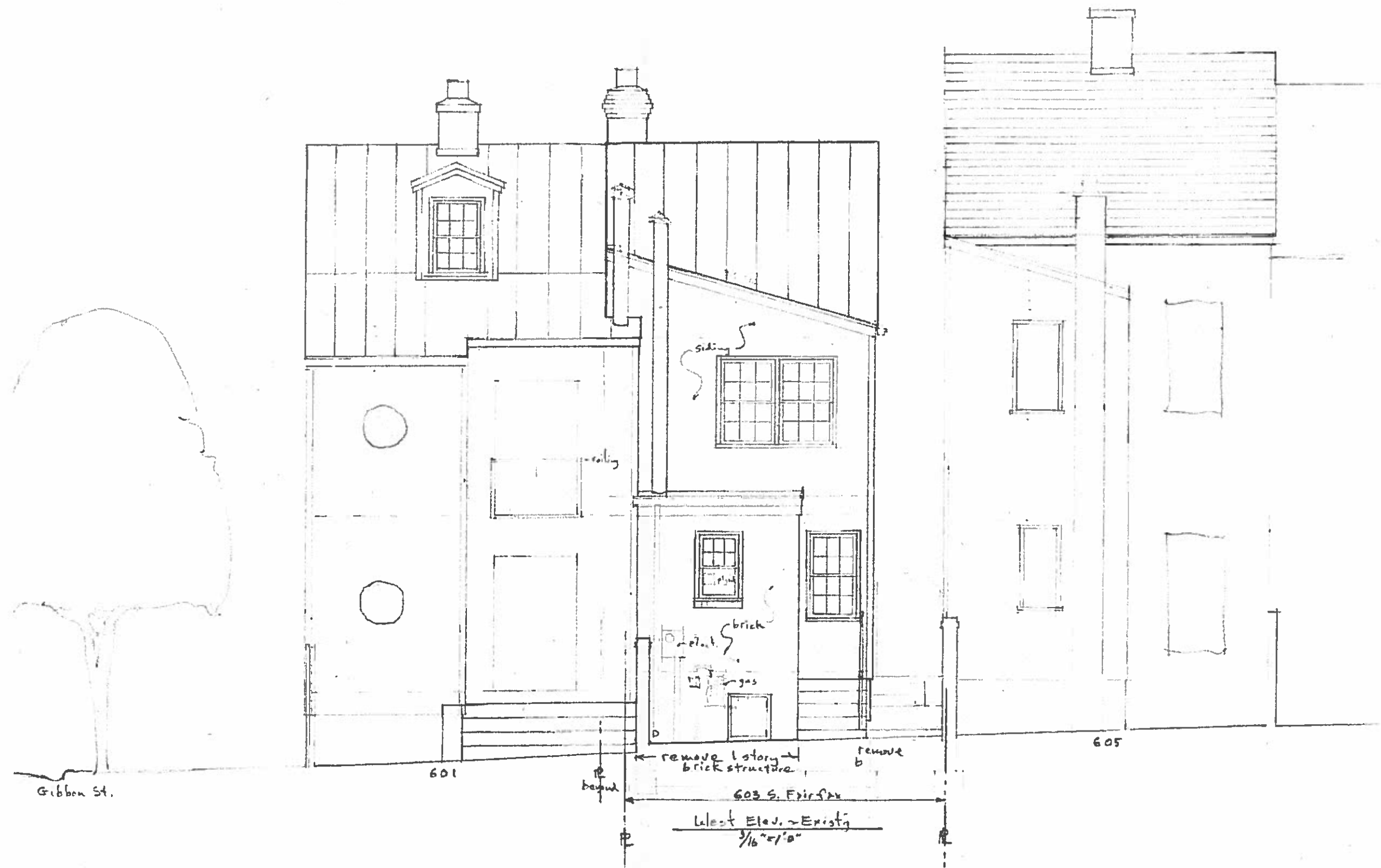
ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 © Fax. 703 549 3125


ADAMS ARCHITECTURE PLANNING INTERIORS

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:	Scale:	Sheet:
4 April 2016	NTS	6

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016





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ADAMS ARCHITECTURE PLANNING INTERIORS

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:	Scale:	Sheet:
4 April 2016	$\frac{3}{16}'' = 1'-0''$	7

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



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ADAMS ARCHITECTURE PLANNING INTERIORS

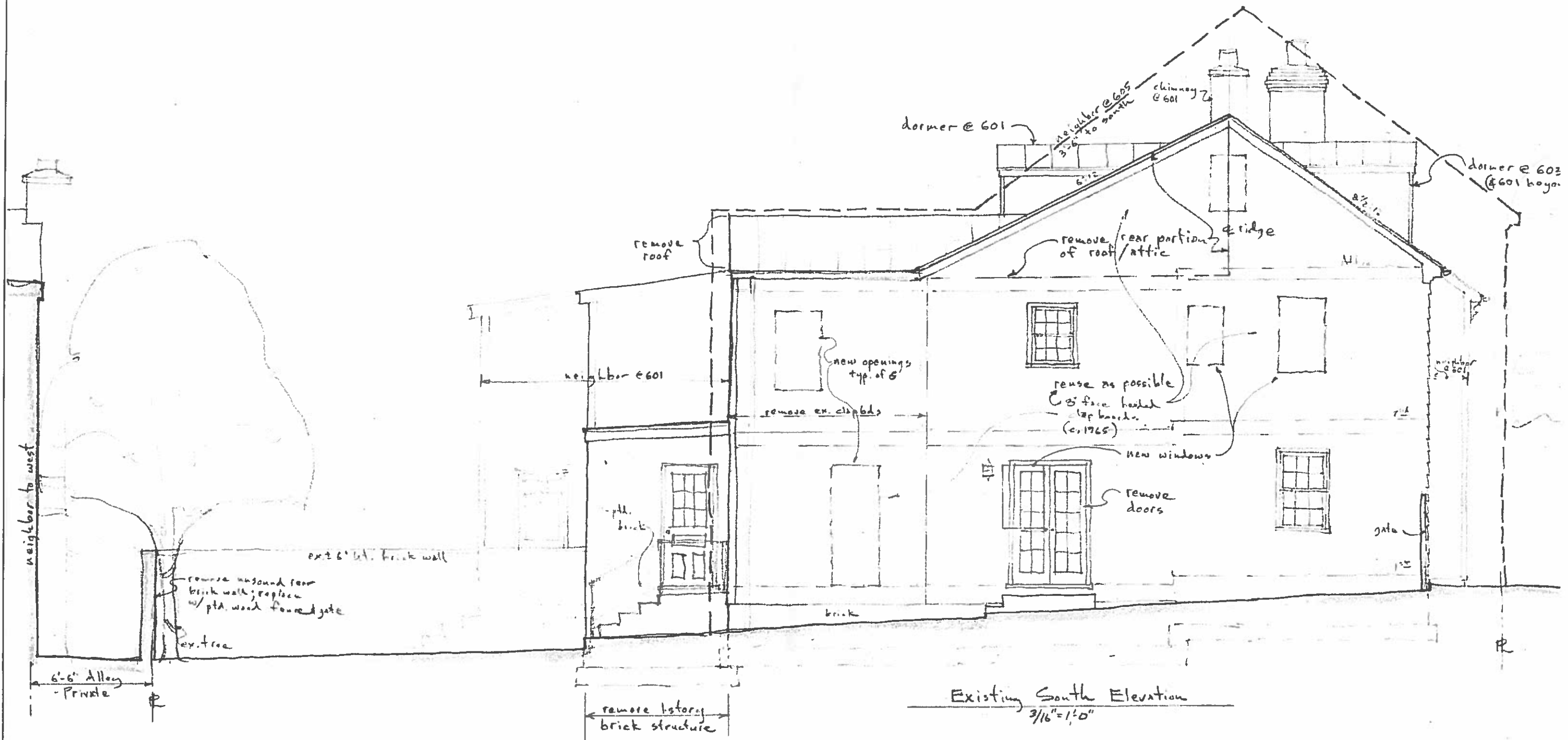
Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date:
4 April 2016

Scale:
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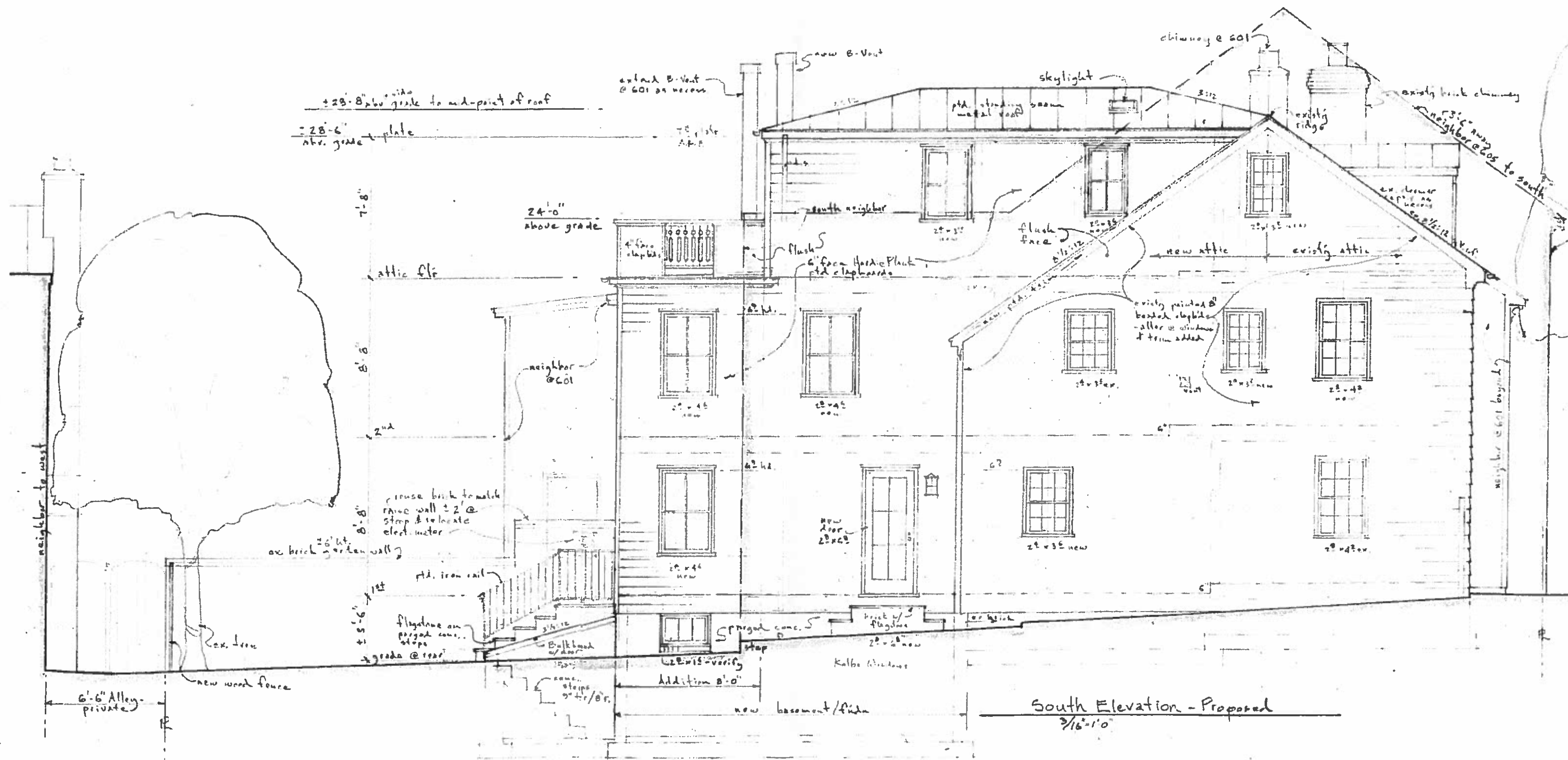
Sheet:
8


Application Materials
 BAR2016-00104/00105
 603 S. Fairfax St
 4/5/2016



Existing South Elevation
 $\frac{3}{16}'' = 1'-0''$

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016




ADAMS ARCHITECTURE PLANNING INTERIORS
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 405 South Washington Street Alexandria, Virginia 22314
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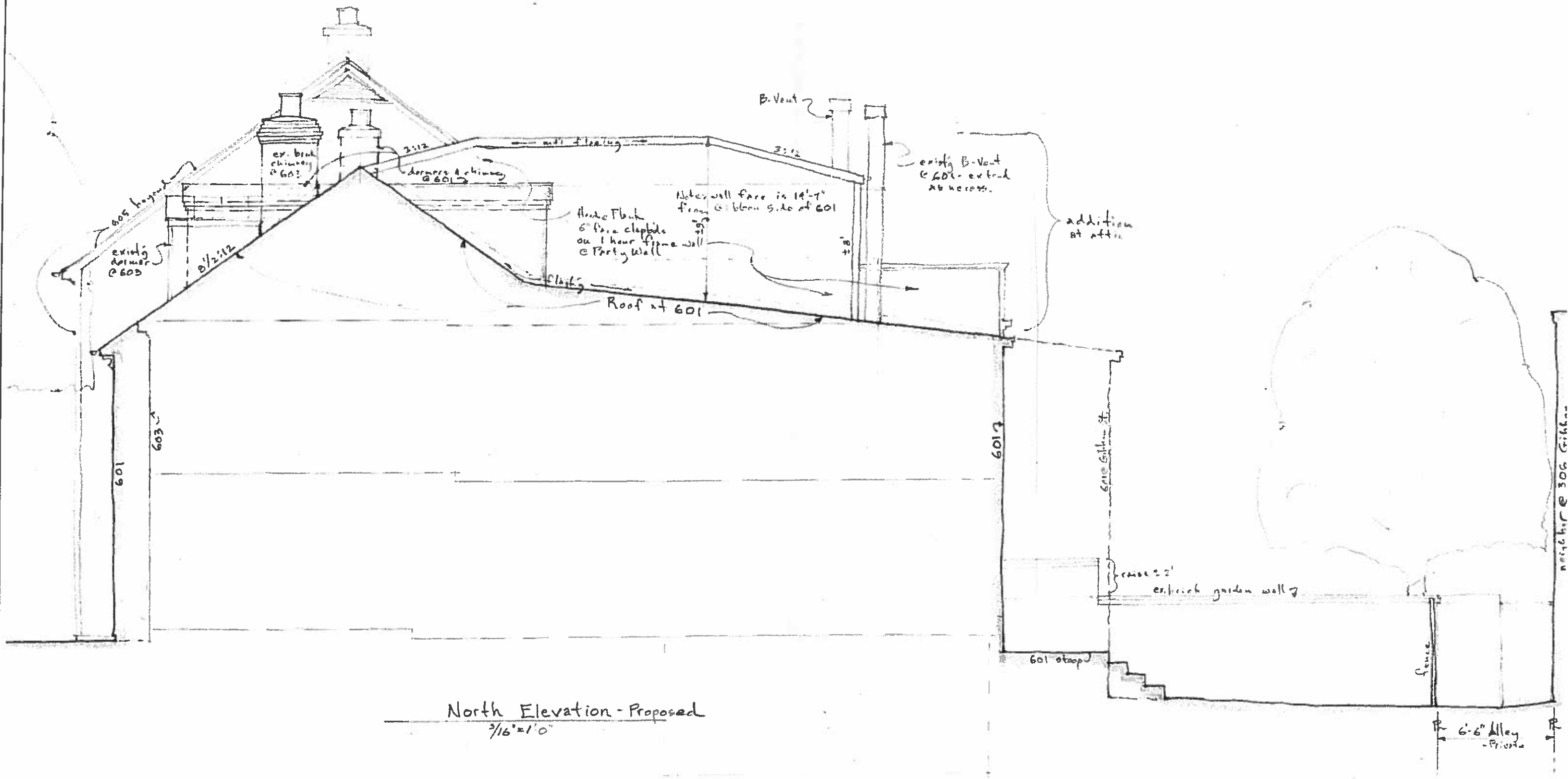
Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date: 4 April 2016

Scale:
 $3/16" = 1'-0"$

Sheet: 10

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



ADAMS ARCHITECTURE PLANNING INTERIORS

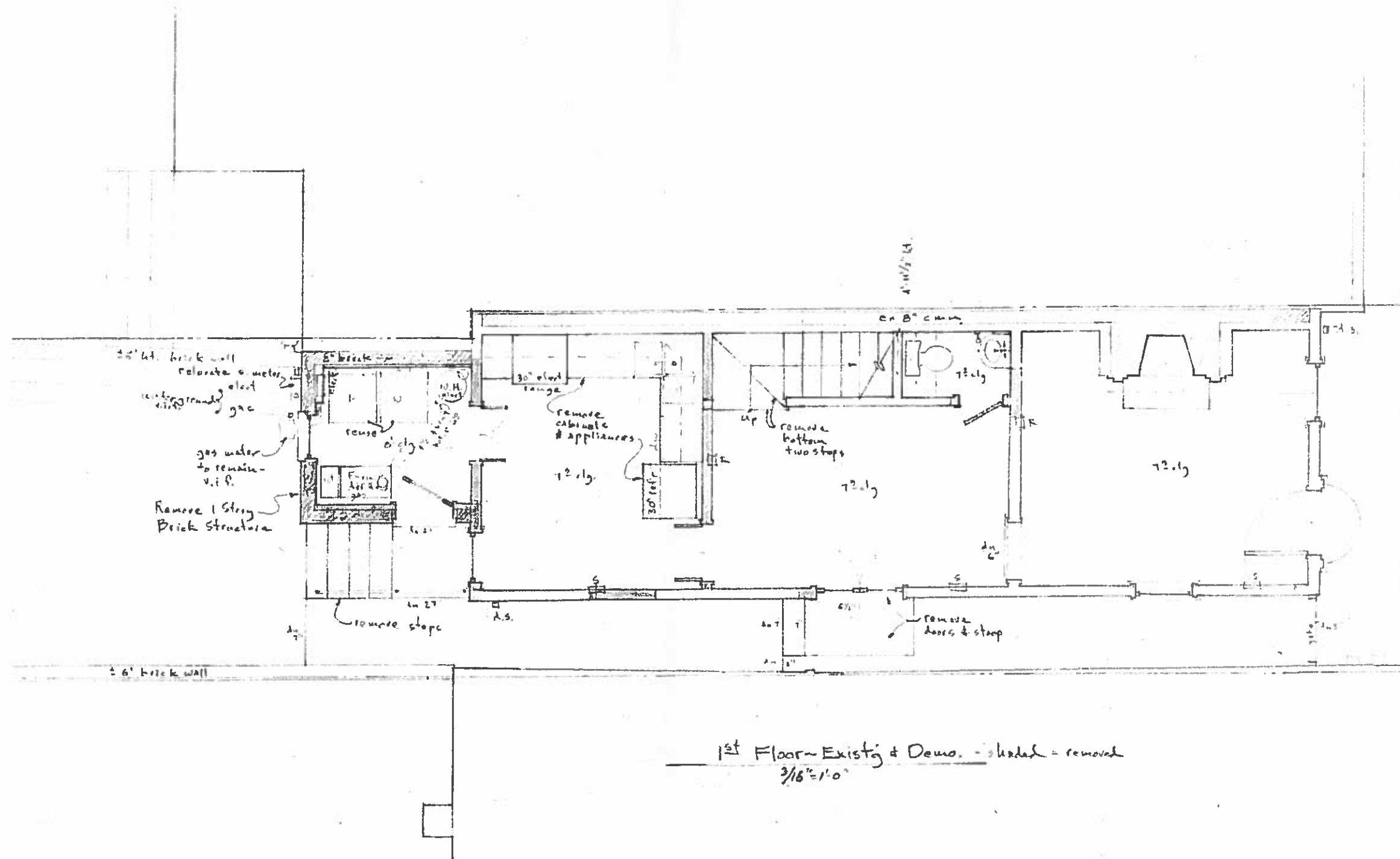
Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date: 4 April 2016

Scale:
 $3/16" = 1'-0"$

Sheet:

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



1st Floor - Existing & Demo. - hatched = removed
3/16" = 1'0"



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ADAMS ARCHITECTURE PLANNING INTERIORS

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

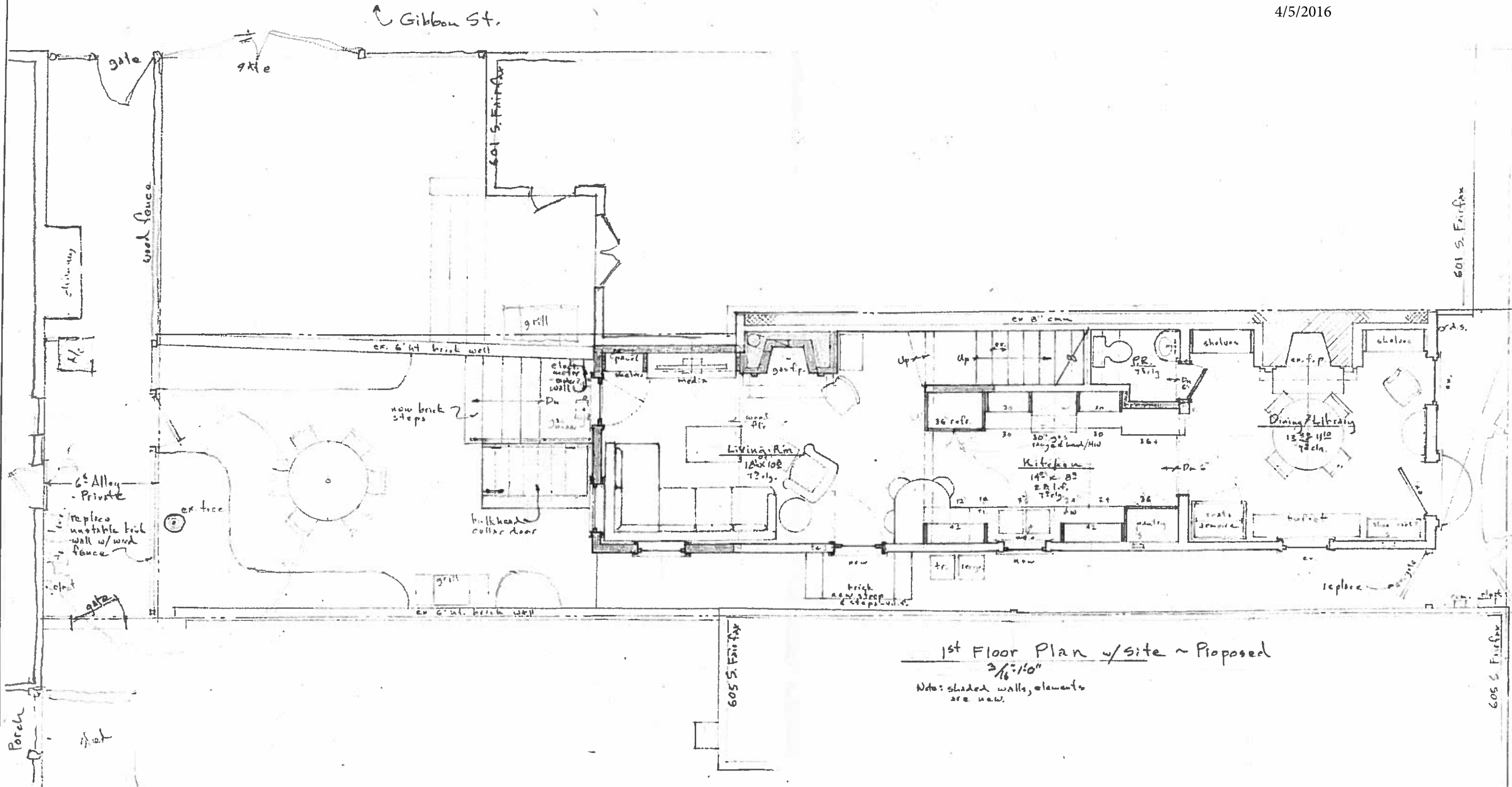
Date: 4 April 2016

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Sheet:

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Application Materials
 BAR2016-00104/00105
 603 S. Fairfax St
 4/5/2016

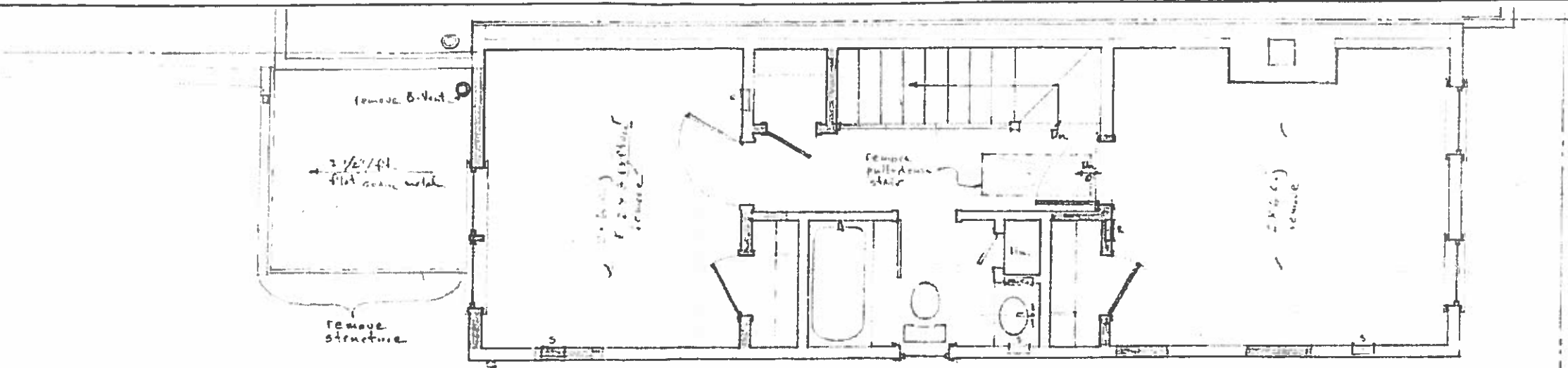


ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria, Virginia 22314
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ADAMS ARCHITECTURE PLANNING INTERIORS

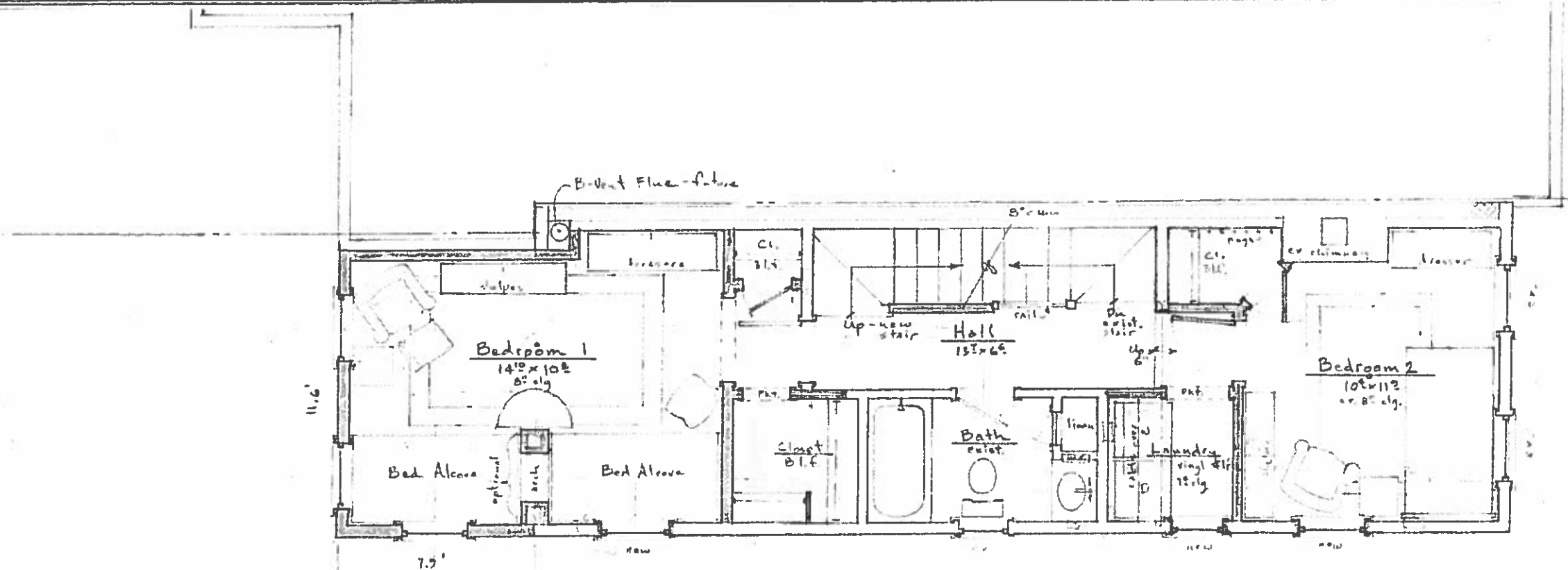
Addition and Alterations
Grajales Residence
 603 S. Fairfax Street
 Alexandria, Virginia

Date: 4 April 2016	Scale: $\frac{3}{16}'' = 1'-0''$	Sheet: 13
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Application Materials
 BAR2016-00104/00105
 603 S. Fairfax St
 4/5/2016



2nd Floor ~ Existing & Demo Shaded walls, elements to be removed
 3/16" = 1'-0"



2nd Floor Plan shaded is new
 3/16" = 1'-0"



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

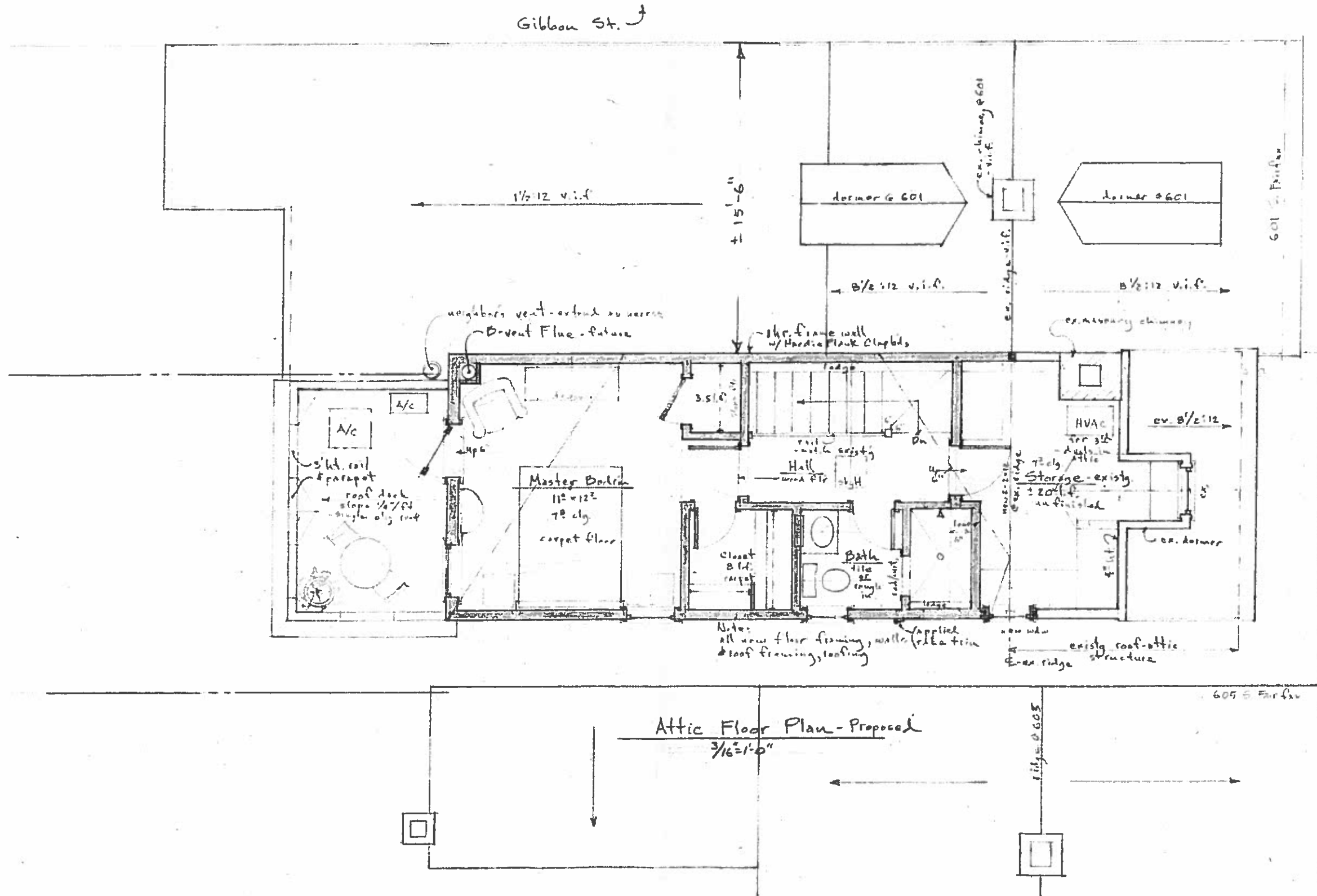
Addition and Alterations
Grajales Residence
 603 S. Fairfax Street
 Alexandria, Virginia


Date:
 4 April 2016

Scale:
 3/16" = 1'-0"

Sheet:
 14

Application Materials
BAR2016-00104/00105
603 S. Fairfax St
4/5/2016



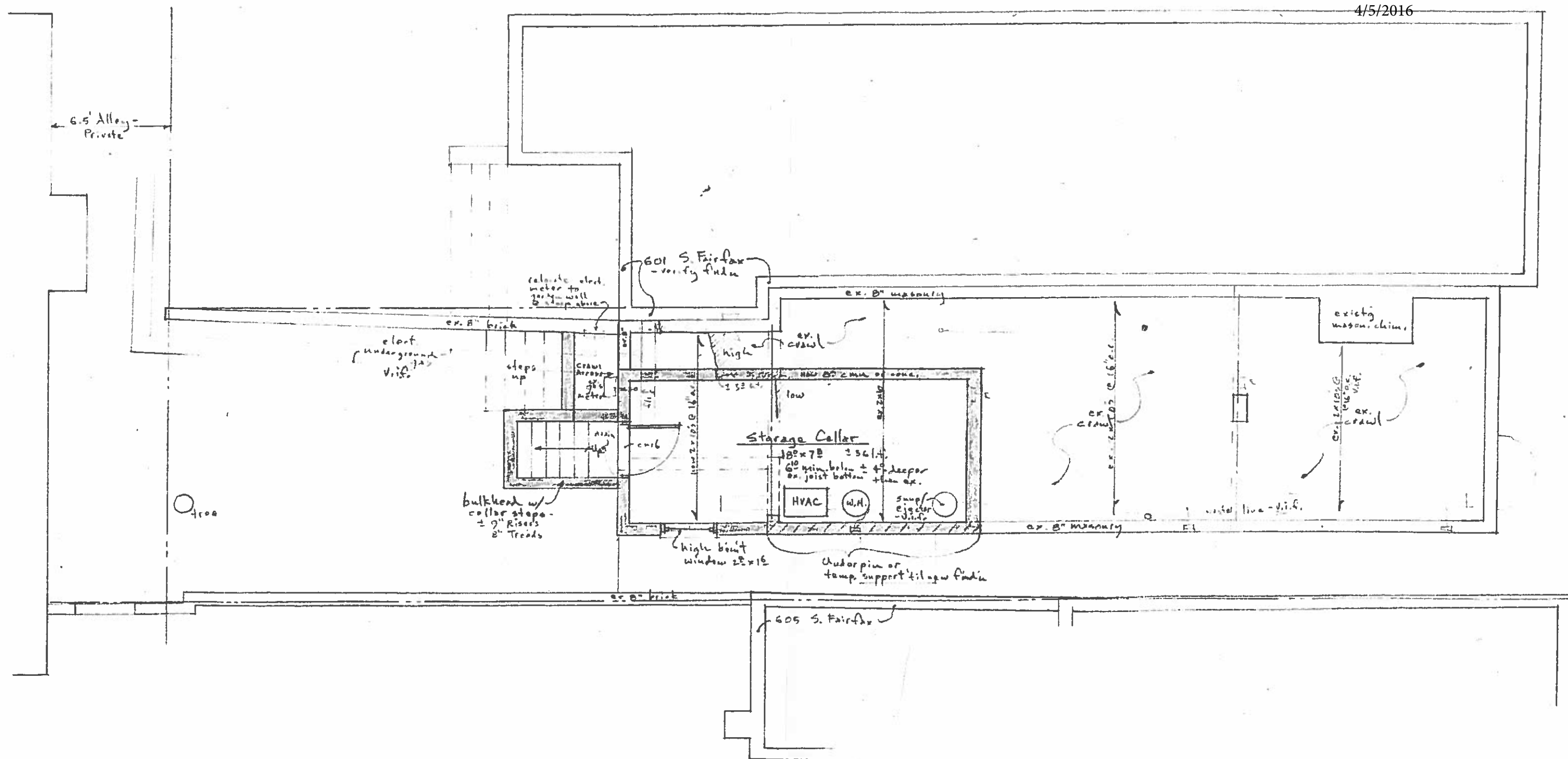

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria, Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125
ADAMS ARCHITECTURE PLANNING INTERIORS

Addition and Alterations
Grajales Residence
603 S. Fairfax Street
Alexandria, Virginia

Date: 4 April 2016

Scale:
 $\frac{3}{16}'' = 1'-0''$

Sheet: 15



PROPOSED CELLAR PLAN

3/16" = 1'-0"

ADDRESS OF PROJECT: 603 S. Fairfax St.TAX MAP AND PARCEL: 080.02-07-24ZONING: 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: Robert Bentley Adams & Assoc., ArchitectsAddress: 405 S. Washington St.City: Alexandria State: VA Zip: 22314Phone: 703-549-0650 E-mail: scot@adamsarchitects.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Scot McBroom Phone: 703-549-0650E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: Oscar & Kristin GrajalesAddress: 603 S. Fairfax St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.
- | | | | |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

- Remove 1 story brick addition & rear upper roof.
- Frame addition of rear and attic of existing frame house
(Note: existing house was entirely reconstructed in 1965)
- Rear addition to have a small roof deck with two A/C units
(one A/C unit is relocated from the rear yard)
- Replace rear (west) brick garden wall that is structurally failing
with a painted wood board fence & gate; replace front side gate.

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.

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> N/A | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.

- ☐ ☐ 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.

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.

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- ☒ ☐ 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.

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- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
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- ☒ ☐ 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: Scot McBroomPrinted Name: Scot McBroomDate: 4/4/16

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 ten 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. Robert Bentley Adams & Assoc.	405 S. Washington St.	none
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 603 S. Fairfax St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Oscar & Kristin Grajales	603 S. Fairfax 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. Robert Bentley Adams & Assoc.	none	B.A.R.
2. Oscar & Kristin Grajales	none	B.A.R.
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.

4/4/16
Date

Scot McBroom
Printed Name

Scot McBroom
Signature



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

A. Property Information

A1. Street Address 603 S. Fairfax St. Zone RM
 A2. 1236 x 1.5 = 1854
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	—
First Floor	575	Stairways**	89
Second Floor	512	Mechanical**	24
Third Floor	—	Other** < 7.5' ht - PR	18
Porches/ Other	—	Total Exclusions	113
Total Gross *	1087		

B1. Existing Gross Floor Area *
1087 Sq. Ft.
 B2. Allowable Floor Exclusions**
113 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
974 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	174	Basement**	174
First Floor	29	Stairways** e 3rd	39
Second Floor	94	Mechanical**	—
Third Floor	450	Other** < 7.5' ht - attic	121
Porches/ Other	—	Total Exclusions	334
Total Gross *	747		

C1. Proposed Gross Floor Area *
747 Sq. Ft.
 C2. Allowable Floor Exclusions**
334 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
413 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1387 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1854 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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

F. Open Space Calculations

Existing Open Space	361	29.2%
Required Open Space	433	35%
Proposed Open Space	379	30.7%

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

Signature: Scott M. B. Date: 4/2/16

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: Scot McBroomPrinted Name: Scot McBroomDate: 4/4/16

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 ten 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. Robert Bentley Adams & Assoc.	405 S. Washington St.	none
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 603 S. Fairfax St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Oscar & Kristin Grajales	603 S. Fairfax 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. Robert Bentley Adams & Assoc.	none	B.A.R.
2. Oscar & Kristin Grajales	none	B.A.R.
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.

4/4/16
Date

Scot McBroom
Printed Name

Scot McBroom
Signature



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

A. Property Information

A1. Street Address 603 S. Fairfax St. Zone RM
 A2. 1236 x 1.5 = 1854
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	—
First Floor	575	Stairways**	89
Second Floor	512	Mechanical**	24
Third Floor	—	Other** < 7.5' ht - PR	18
Porches/ Other	—	Total Exclusions	113
Total Gross *	1087		

B1. Existing Gross Floor Area *
1087 Sq. Ft.
 B2. Allowable Floor Exclusions**
113 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
974 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	174	Basement**	174
First Floor	29	Stairways** e 3rd	39
Second Floor	94	Mechanical**	—
Third Floor	450	Other** < 7.5' ht - attic	121
Porches/ Other	—	Total Exclusions	334
Total Gross *	747		

C1. Proposed Gross Floor Area *
747 Sq. Ft.
 C2. Allowable Floor Exclusions**
334 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
413 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1387 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1854 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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

F. Open Space Calculations

Existing Open Space	361	29.2%
Required Open Space	433	35%
Proposed Open Space	379	30.7%

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

Signature: Scott M. B. Date: 4/2/16