

Docket Item # 14 & #15
BAR CASE # 2018-00069
2018-00070

BAR Meeting
April 4, 2018

ISSUE: Partial Demolition/Capsulation and an Addition/Alterations

APPLICANT: Danielle N. George

LOCATION: 311 South Royal Street

ZONE: RM / Townhouse zone

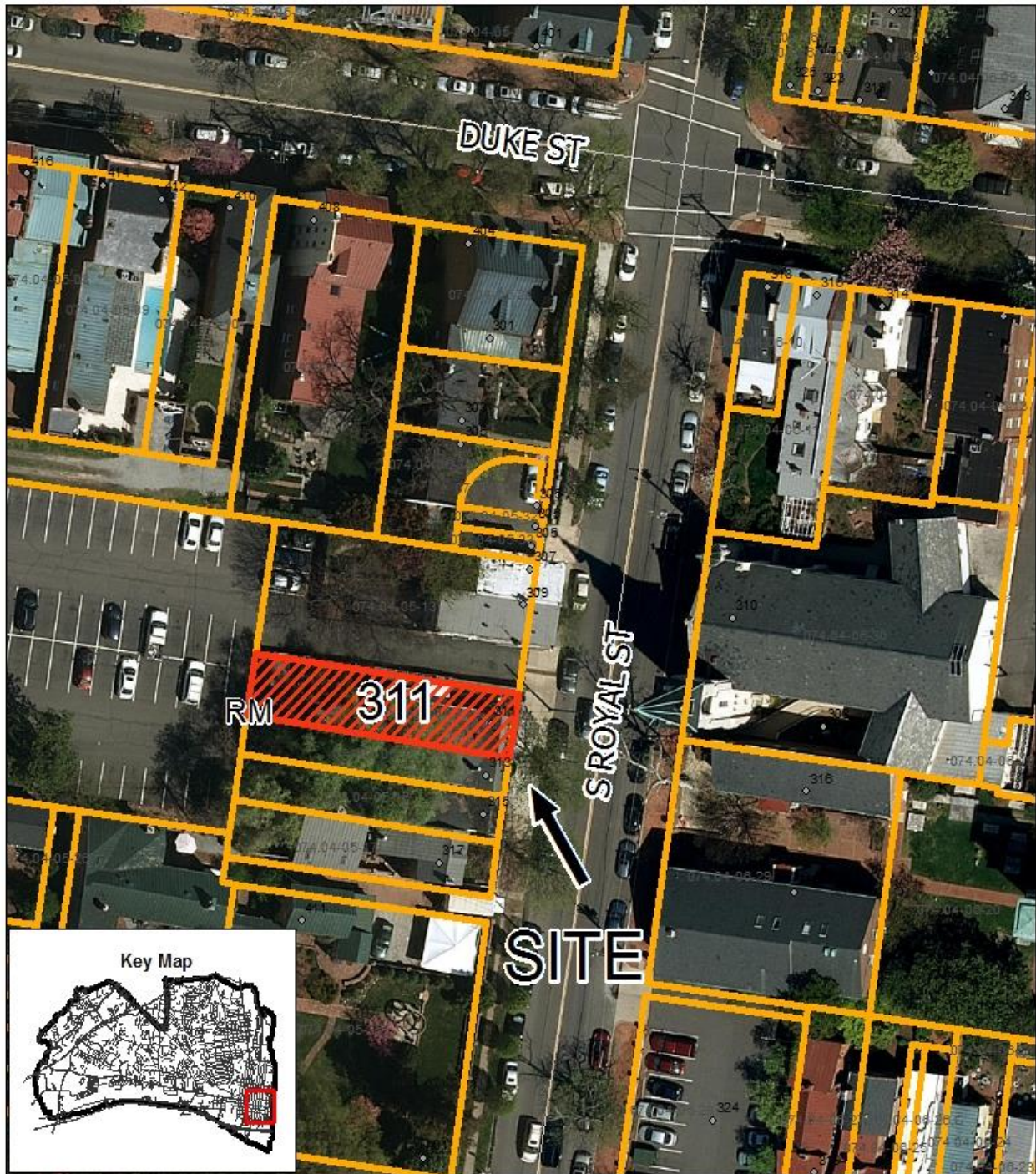
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness for an addition and alterations with the following conditions:

1. Work with staff on additional detailing for the columns on the rear porch and balustrade.
2. Use an architecturally appropriate but slightly different profile siding to better differentiate the new portions of the building from the old.
3. Use 1/1 sash windows on the new addition.
4. The statements in archaeology conditions below shall appear in the General Notes of all site plans and 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 in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
 - 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 collecting 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 Case #2018-00069
& 00070**

311 South Royal Street

0 0.003 0.006 0.012 0.018 0.024 Miles



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-0069) and Certificate of Appropriateness (BAR #2018-0070) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

Demolition/Capsulation

The applicant proposes demolition of the rear 14' of the house at the rear addition as well as the 20' long attached shed structure. A covered metal porch on the north elevation will also be removed.



Figure 1. Looking south to property with red box showing approximate area of demolition.

Certificate of Appropriateness

Addition

The applicant proposes to construct a new rear addition measuring approximately 20' by 18' with an open porch and deck on the rear (west) elevation. The rear addition will have a side gable roof. The addition will recall many elements of the existing house.

Alterations

The rear yard shed will be modified and significantly reduced in size (6' by 7'). The applicant will also repair the existing historic windows and any historic siding that is present underneath the aluminum siding. New shutters will be installed.

Visibility

Due to the presence of the large parking lot for St. Mary's Basilica adjacent to the site, the project is visible from the public way (South Royal and South Pitt streets).

II. HISTORY

311 South Royal is a two-bay, two-story frame dwelling with a gable roof constructed as one in a row of three similar rowhouses. According to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*, the three rowhouses were either renovated or built by A. D. Collinsworth in **1847**. The three houses appear on the 1877 *Atlas of Alexandria, VA* by G.M. Hopkins. The 1885 Sanborn Fire Insurance Map shows this dwelling as having a two-story main block with a two-story rear ell plus a one-story rear addition. By 1896, the one-story rear addition became two stories in height and slightly larger though later maps depict the rearmost addition as one story. By 1921, the rear ell is no longer shown as inset. By 1941, another small two-story rear porch has been added to the rear addition. The house now has historic 2/2 sash wood windows which stylistically were more commonly found with late 19th- and early 20th-century Victorian period buildings. The other buildings in this group have multilight windows and staff suspects that the 2/2 windows were part of the evolution of the property and reflect a late 19th-century update. While very likely not original to the house, the windows appear to be intact and have themselves acquired historic significance.

In 1995, the BAR approved Supradur mineral fiber shingles, a synthetic slate product at that time (BAR Case #95-31, April 5, 1995). In 1968, the BAR approved the installation of aluminum siding “with stipulations” (6/19/1968).

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
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The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. From 2012 thru 2016, the BAR approved approximately 92 additions. BAR staff - and the Board - have typically supported such requests if the new construction is sensitively attached and only a limited amount of historic fabric is demolished or capsulated. As described in the zoning ordinance criteria for demolition, the specific amount that can be supported depends upon the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated.

The proposed demolition is limited to that which is necessary to accommodate a reasonable addition. Staff finds that the area proposed for demolition is limited to the rear portion which appears to have been modified in various configurations in the middle of the 20th century, featuring four different window patterns. The rear frame addition proposed to be demolished does not have unusual materials or craftsmanship nor does it particularly aid in one's understanding of this property or the history of Old Town. Therefore, staff has no objection to the proposed demolition.

Certificate of Appropriateness

Addition

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The Guidelines also note that "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [modern times] while being compatible with the historic character of the districts."

The applicant's design approach has been to recall key elements of the historic vernacular design including the side gable roof, double-hung windows with shutters and frame construction. The subtle differentiation between the new and the old will primarily occur with the change in materials, as the new construction will have fiber cement siding and windows in a modern material. Often windows on an addition reflect a slightly later style. It would be appropriate to utilize 1/1 sash windows in the addition to make this subtle distinction, as these were the style available immediately following 2/2 sash and were used on the rear of the existing additions. Staff further recommends a different siding profile or exposure to further differentiate the historic section from the addition.

Staff notes that this addition will be quite visible from the public way and should, therefore, be appropriately detailed on all sides. The proposed rear porch with a generic deck needs additional refinement so that it does not appear as an afterthought. Specifically, better articulation of the porch columns in a classical style and a more refined balustrade at the second floor. Staff recommends that the applicant work out the final design details with staff as part of the permitting process. Whether it is a rendering issue or not, the proportions of the rear transom also need refinement. Staff recommends either making it taller or eliminating it. As currently drawn, it appears to not adequately serve the purpose of a transom.

Alterations

Many alterations proposed at this property, including repairing or replacing historic wood siding, wood windows and shutters in-kind are all requests that staff routinely does administratively based on the BAR's adopted policies. Staff will meet with the applicant in the field to determine whether historic siding exists under the aluminum siding and what the condition of such siding may be. Staff will also work with the applicant to evaluate the condition of the windows and determine if any of the historic windows are so far deteriorated that replacement is warranted. Replacement shutters must be hinged, operable and sized to fit the opening. The recently revised *BAR Policies for Administrative Approval* permits the use of high-quality composition shutters so long as they are paintable, millable and solid-through-the-core.

A replacement cedar shingle roof is appropriate and encouraged by staff. Staff supports the removal of the existing Supradur roof shingles which are beyond repair. In recent years, cedar shingles have evolved to be a much better and more durable roofing selection and staff finds that cedar shingles were most likely what was historic to this house and what is consistent with the 1885 Sanborn Fire Insurance Map. **It is the expectation that the historic portion of the house will be fully rehabilitated in accordance with the BAR's practices and policies that promote retention and repair of historic materials rather than replacement.**

Staff has no objection to the modifications to the small garden shed, noting that staff may administratively approve a shed up to 50 square feet in area and 7 feet in height.

STAFF

Catherine K. Miliaras, Principal 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

C-1 Proposed scope of work complies with zoning.

C-3 Per 3-1108 (C)(2), each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet. The proposed addition has a 5'-3" setback and therefore meets this requirement.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

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)

F1. The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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 Tax records indicate that free black households were present on this street face in 1830 and 1850, but the exact addresses are not known. The G.M. Hopkins Insurance Atlas indicates that a house was present on this lot by 1877, and deed evidence suggests the house was standing by 1850. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps relating to African Americans, in 19th-century Alexandria.
- R-1 The statements in archaeology conditions below 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 in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
 - 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 collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00069 & 2018-00070: 311 South Royal Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 311 South Royal StreetTAX MAP AND PARCEL: 074.04-05-14ZONING: 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: Gayland French, Inc.Address: 7905 Bolling DriveCity: Alexandria State: VA Zip: 22308Phone: 703-517-7589 E-mail: gaylandf@frenchremodel.com**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☒ ContractorName: Gayland FrenchPhone: 703-517-7589E-mail: gaylandf@frenchremodel.com**Legal Property Owner:**Name: Danielle N. GeorgeAddress: 311 South Royal StreetCity: Alexandria State: VA Zip: 22308Phone: 703-517-7589 E-mail: gaylandf@frenchremodel.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.

BAR Case # _____

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).*

Demolish rear portion of the structure.
 Construct an approximate 20' x 18' addition to the rear of the existing house.
 Replace existing windows and doors.
 Replace all aluminum siding.
 Add new 8' x 8' second floor wood-framed deck.
 New HVAC system w/ exterior A/C compressor.
 New roof to match existing.
 Alter existing shed to approximate 6' x 7'.

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.

BAR Case # _____

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:  _____Printed Name: Gayland FrenchDate: 2/7/18

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. Danielle N. George	311 South Royal Street Alexandria, VA 22314	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 311 South 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. Danielle N. George	311 South Royal Street Alexandria, VA 22314	100%
2.		
3.		

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

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

7-16-2018
Date

Gayland French
Printed Name


Signature

BAR Application
311 S Royal St.
Alexandria, VA

Submittal Requirement Descriptions:

Demolition:

The front section of the house structure (42' from front to back) will remain as is. No additional structural alterations will be made. The rear 14' of house structure, plus an additional 20'9" of shed structure will be removed. The footprint of the new addition will be larger than the existing structure. The current foundation and frame structure are not constructed to support any of the proposed addition.



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

A. Property Information

A1. Street Address 311 S Royal Zone _____
 A2. 2536.38 x 1.5 = 3804.57
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	1076	Stairways**	74
Second Floor	694	Mechanical**	44
Third Floor		Other**	670
Porches/ Other	91	Total Exclusions	788
Total Gross *	1861		

B1. Existing Gross Floor Area *
1861 Sq. Ft.

B2. Allowable Floor Exclusions**
788 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1073 Sq. Ft.
 (subtract B2 from B1)

99 second Floor Demo
 480 1st Floor Demo
 91 awnings/patio Demo

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

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	
First Floor	596	Stairways**	72
Second Floor	377	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	64/5nd 49	Total Exclusions	72
Total Gross *	1086		

C1. Proposed Gross Floor Area *
1086 Sq. Ft.

C2. Allowable Floor Exclusions**
72 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
1014 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2159 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3804.5 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	1155
Required Open Space	887
Proposed Open Space	1125

- 590 in rear / 535 inside yard

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

Signature: _____

Date: 3-1-2018

George Residence

311 South Royal Street
Alexandria, VA

General Description of Project

This set of drawings includes information for the addition to the rear of the stated property. The existing rear section of the house will be removed, including a portion of the shed. A new two story addition will be added, with a modification to create a smaller shed. All other existing window, doors, siding, and roofing will be replaced.

General Notes

Materials Specifications

Exterior:

- All new addition siding to be HardiePlank smooth cementitious siding, painted white, on Tyvek house wrap.
- All existing cedar siding will be re-used where possible, and repaired or replaced as needed. Painted.
- The new foundation walls are to be parged concrete where exposed.
- All exterior trim to be fully primed and painted clear pine, or Azek materials.
- Roof materials to be cedar shake shingle, to match existing.
- Gutters to be new aluminum half-round with a 5" diameter, the downspouts to be 3" diameter. All witha white finish. Gutters and downspouts on the existing structure will remain.
- Insulation to be as follows: 2x4 walls to have minimum R-13 batt insulation, 2x6 framed walls to have minimum R-19 batt insulation, and all roof framing to have minimum R-38 batt insulation.
- Windows and glazed doors to be Kolbe Wood Heritage Line (or equal), double hung, 1-1/4" muntins, PDL, lowE glass, sizes per plans, muntin configuration per standard. All are primed and painted Ultra Pure White.
- All existing windows will be re-used where possible, and repiared or replaced with identical as needed. Painted.
- All new shutter will be constructed with wood and painted finish, will be appropriately sized for each window, and will be installed with operable hinges.

Interior:

- Walls and ceilings to be 1/2" gypsum board (water resistant green board at baths, laundry, and wet areas).
- All new floors on the first and second floor additions to be red oak strip flooring, to match existing. The new second floor bathroom will have tile.
- All new interior doors to be solid wood 5-panel doors with new hardware.
- Interior trim to be painted pine.
- Built-ins per architectural drawings.
- Kitchen to be Ikea cabinets or similar, painted with raised panel doors, stone counter tops (or similar), mid-range appliances, re-use existing refrigerator.
- HVAC to be provided by others.
- Electrical will be all new wiring, outlets, and fixtures in the new addition. Existing electrical to remain. New fire/smoke detectors.

Drawing Index

CS	Cover Sheet
EV-1	Existing Elevations
EV-2	Proposed Elevations
A-1	Existing Floor Plan
A-2	Demolition Plan
A-3	Construction Plan
S-1	First Floor / Second Floor Framing
S-2	Roof Framing
S-3	Section / Details

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

Cover Sheet

PROJECT DESCRIPTION:

George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:

GFI
7905 Bolling Drive
Alexandria, VA

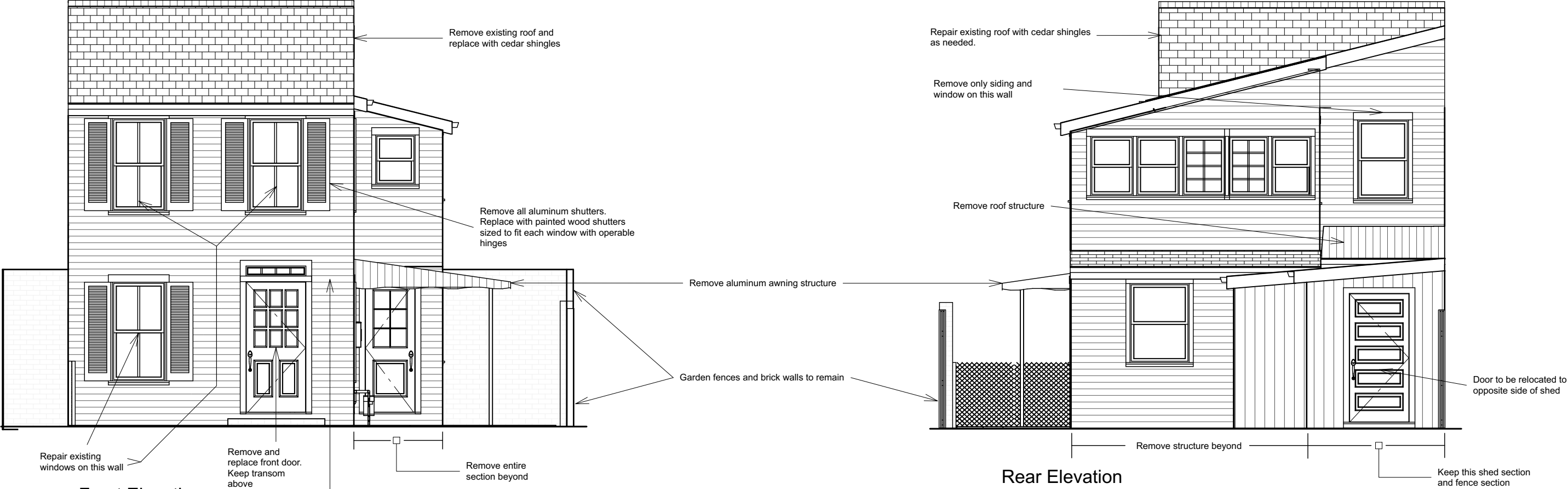
DATE:

3.5.18

SCALE:

SHEET:

CS

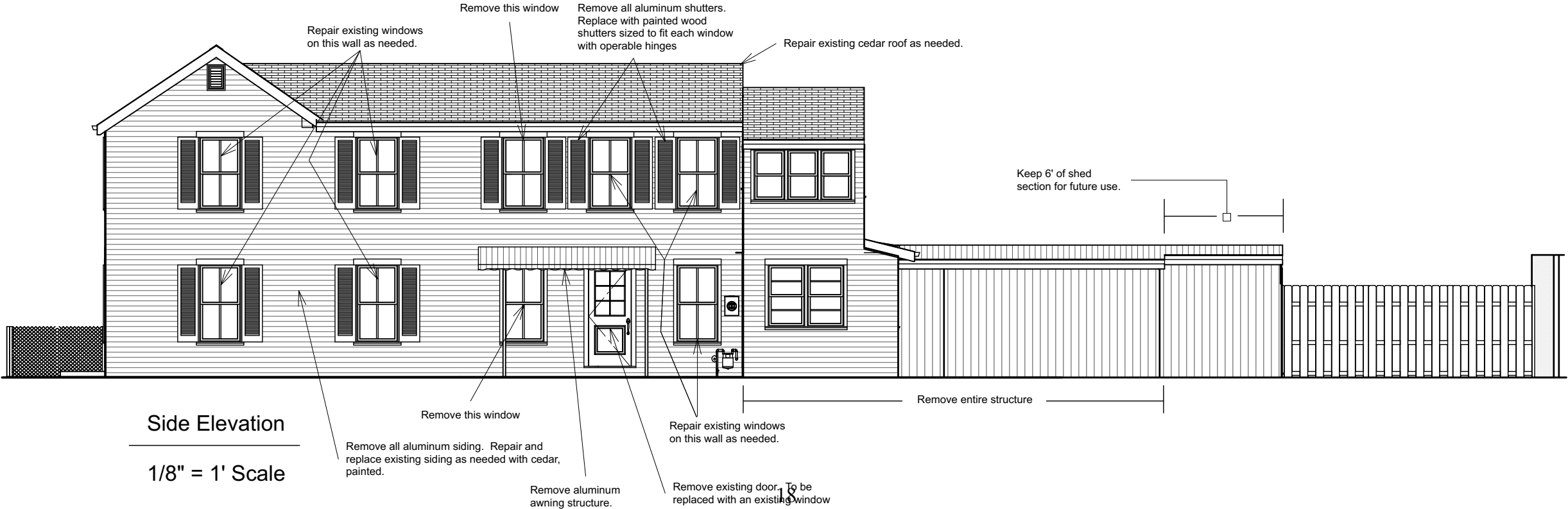


Front Elevation

3/16" = 1' Scale

Rear Elevation

3/16" = 1' Scale



Side Elevation

1/8" = 1' Scale

NO.	DESCRIPTION	BY	DATE
		MM	
		MM	
		MM	

SHEET TITLE:
PHASE 2
Existing Condition Elevations

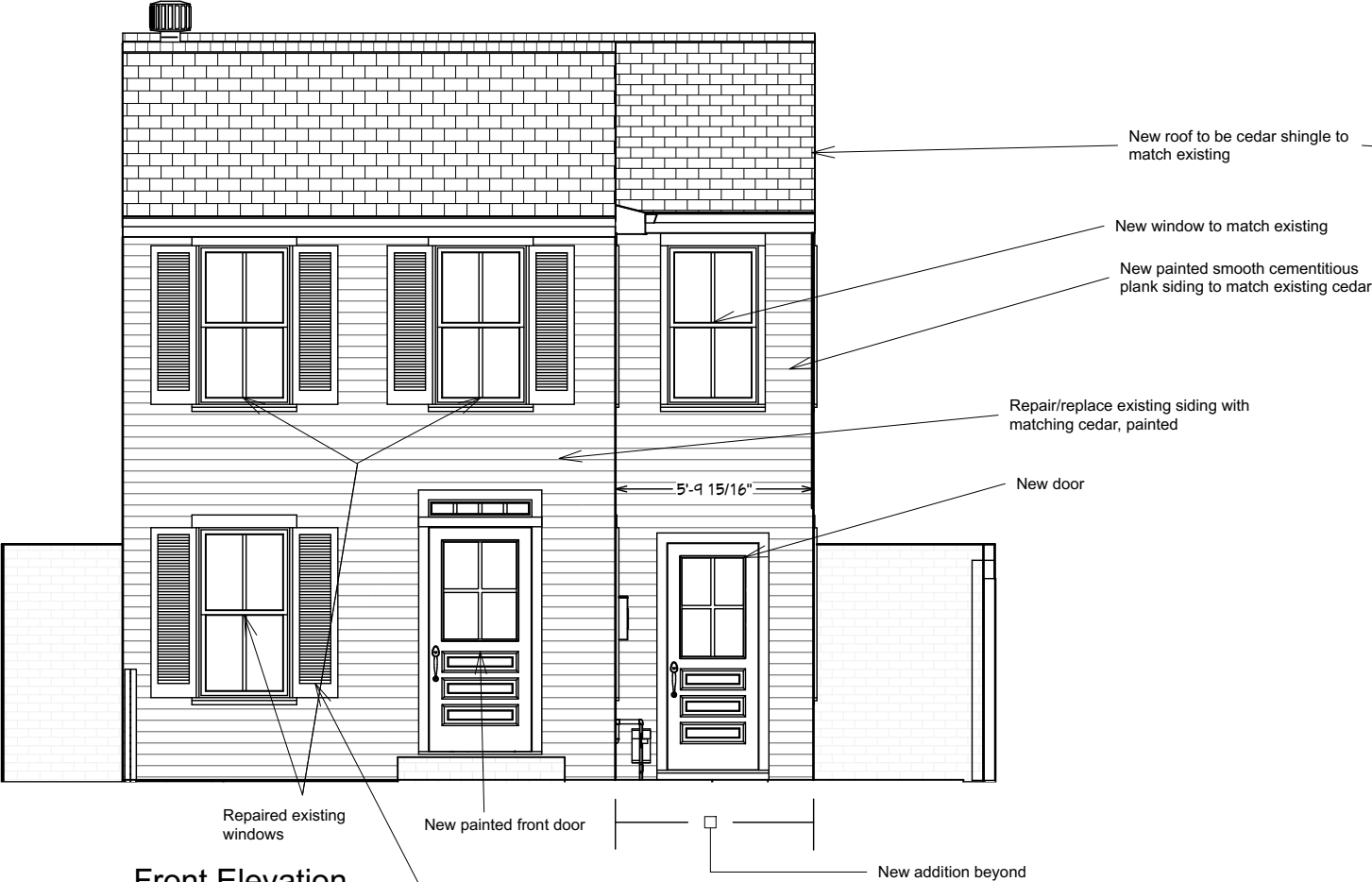
PROJECT DESCRIPTION:
George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:
GFI
7905 Bolling Drive
Alexandria, VA

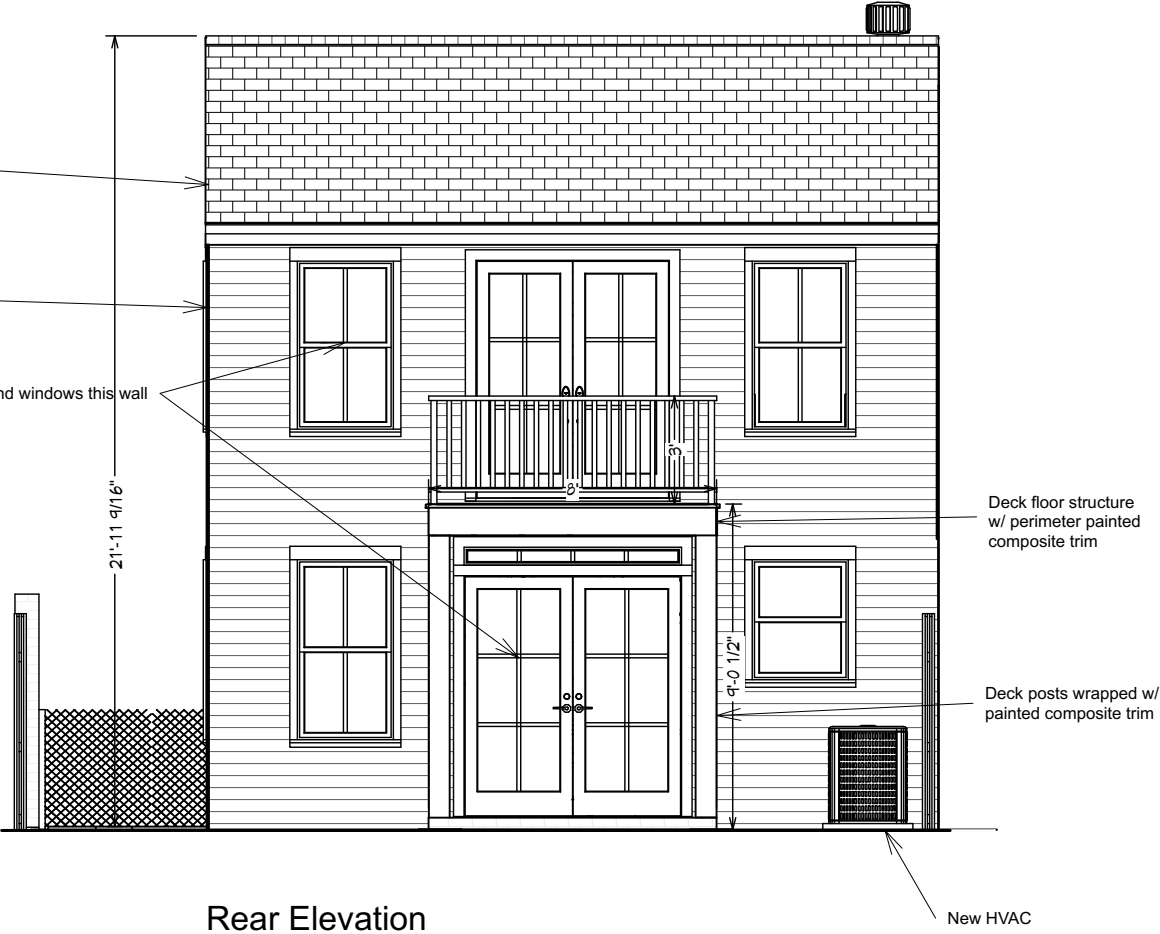
DATE:
3.2.18

SCALE:
Various

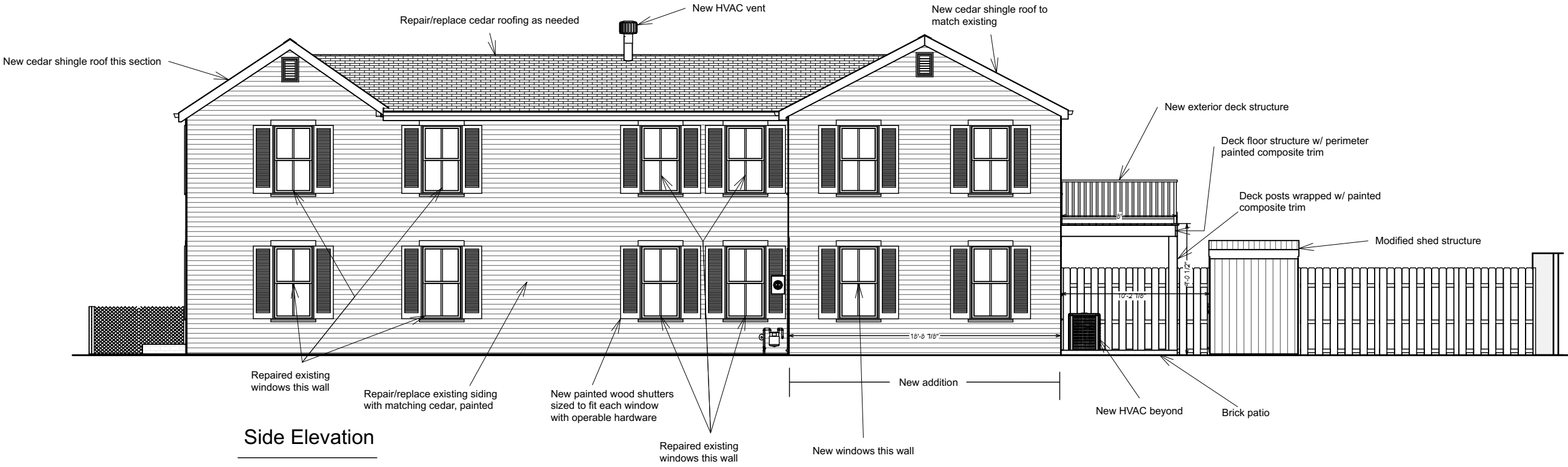
SHEET:
EV-1



Front Elevation
3/16" = 1" Scale



Rear Elevation
3/16" = 1' Scale



Side Elevation
1/8" = 1' Scale

NO.	DESCRIPTION	BY	DATE
		MM	
		MM	
		MM	

SHEET TITLE:
PHASE 2
Proposed Elevations

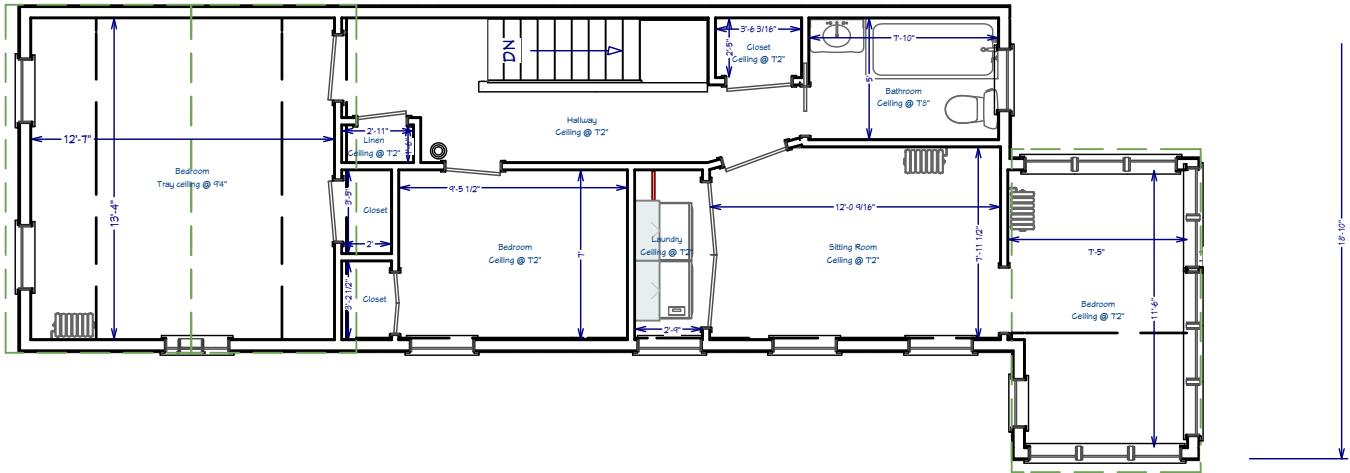
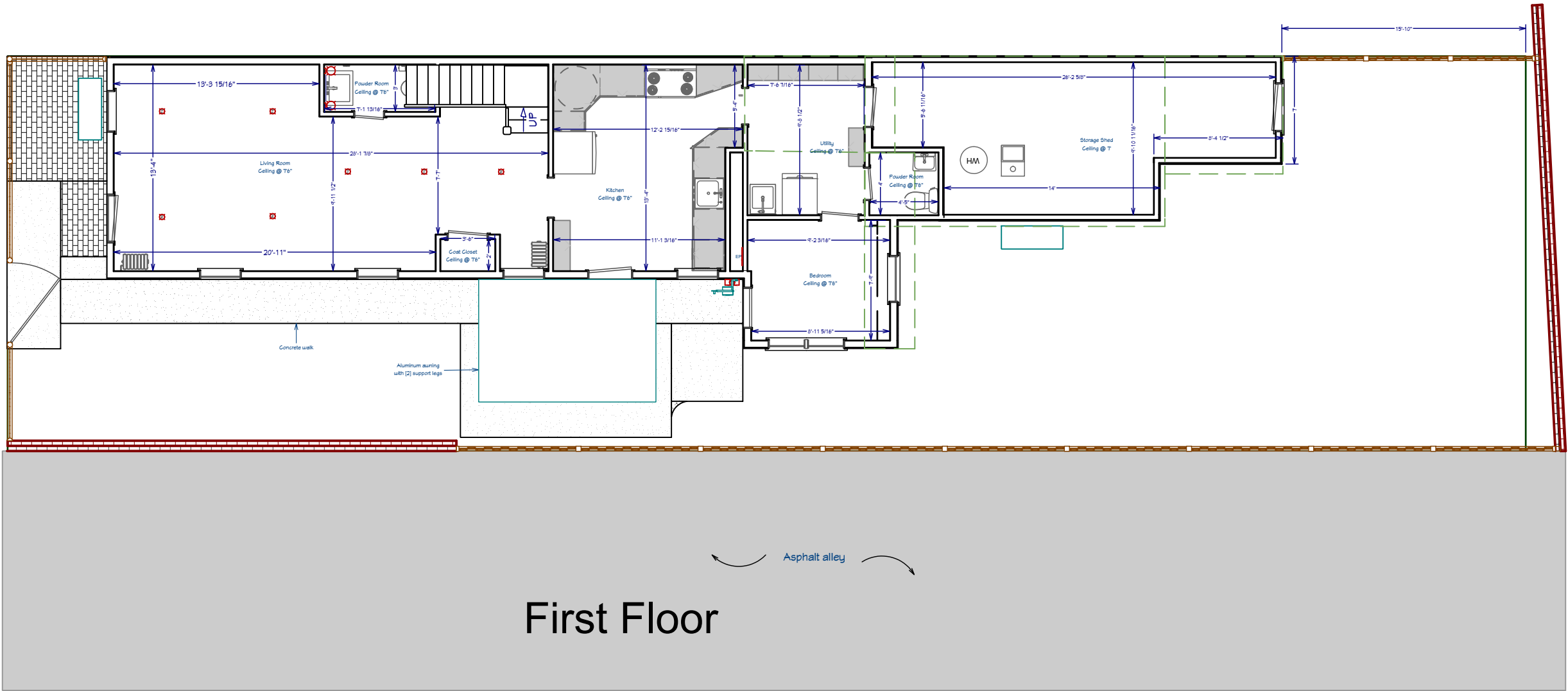
PROJECT DESCRIPTION:
George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:
GFI
7905 Bolling Drive
Alexandria, VA

DATE:
3.5.18

SCALE:
Various

SHEET:
EV-2



SECOND FLOOR

NO.	DESCRIPTION	BY	DATE
		MM	
		MM	
		MM	

SHEET TITLE:
PHASE 2
Existing Condition Plan

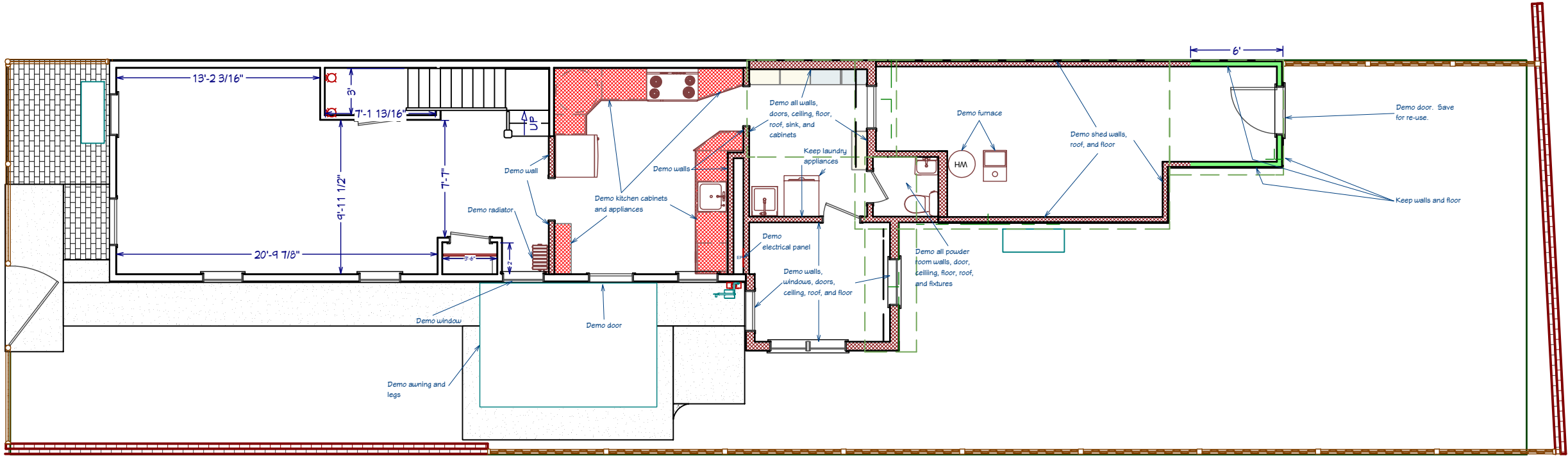
PROJECT DESCRIPTION:
George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:
GFI
7905 Bolling Drive
Alexandria, VA

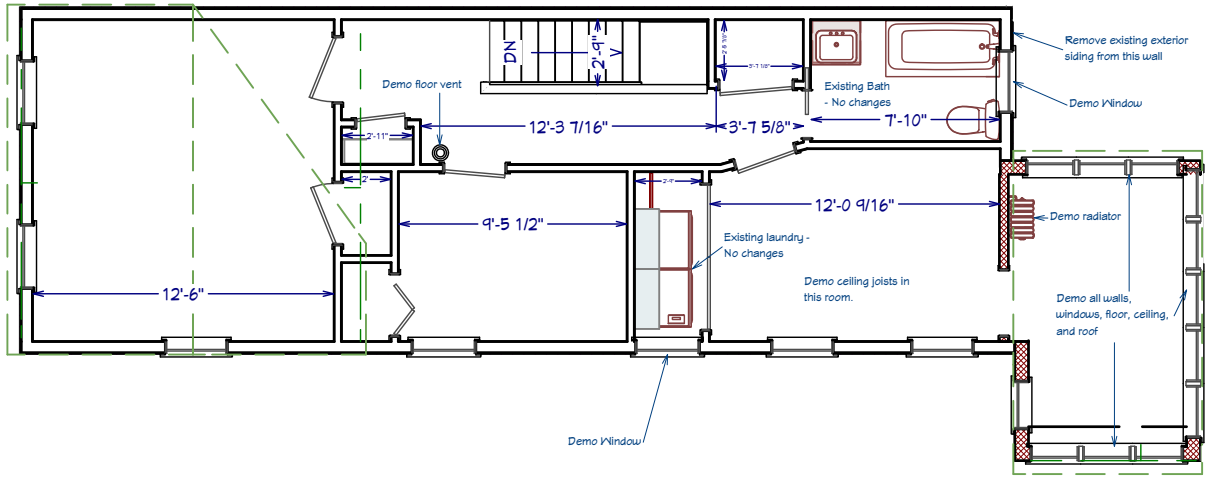
DATE:
3.5.18

SCALE:
1/8" = 1'

SHEET:
A-1



First Floor



Second Floor

NO.	DESCRIPTION	BY	DATE
		MM	MM
		MM	MM
		MM	MM

SHEET TITLE:
PHASE 2
Demolition Plan

PROJECT DESCRIPTION:
George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:
GFI
7905 Bolling Drive
Alexandria, VA

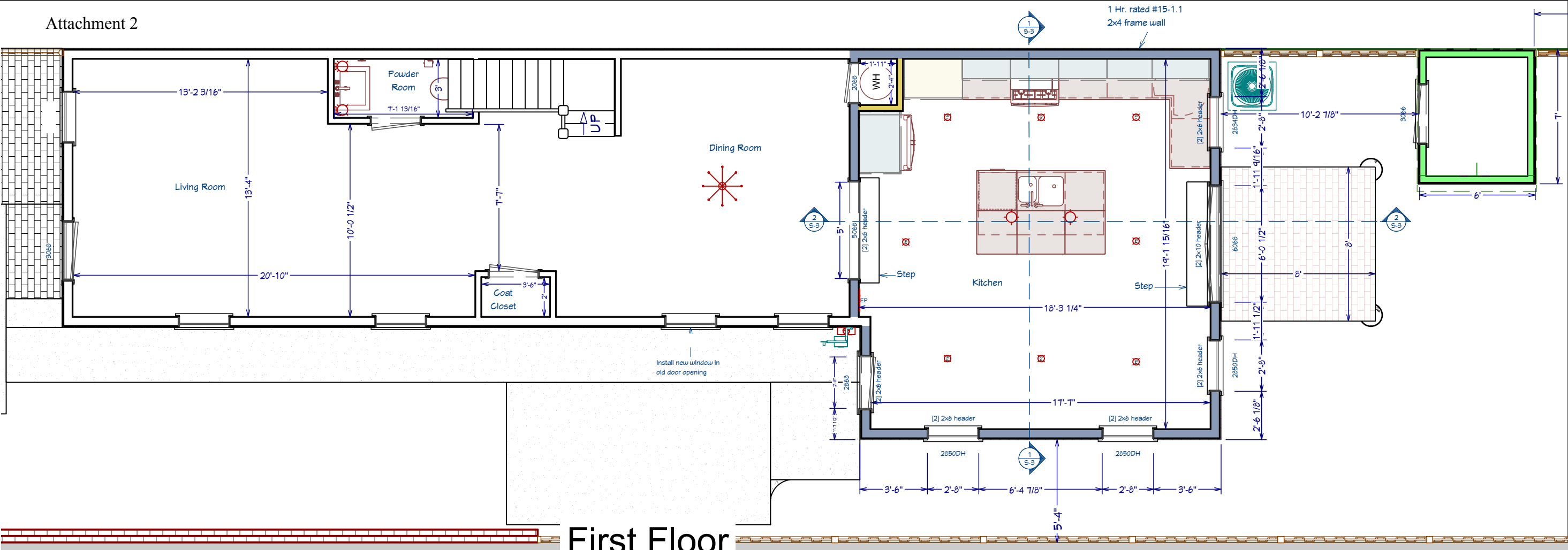
DATE:
3.5.18

SCALE:
1/8" = 1'

SHEET:
A-2

Attachment 2

First Floor



Attachment 2

First Floor

SHEET TITLE:

PROJECT DESCRIPTION:

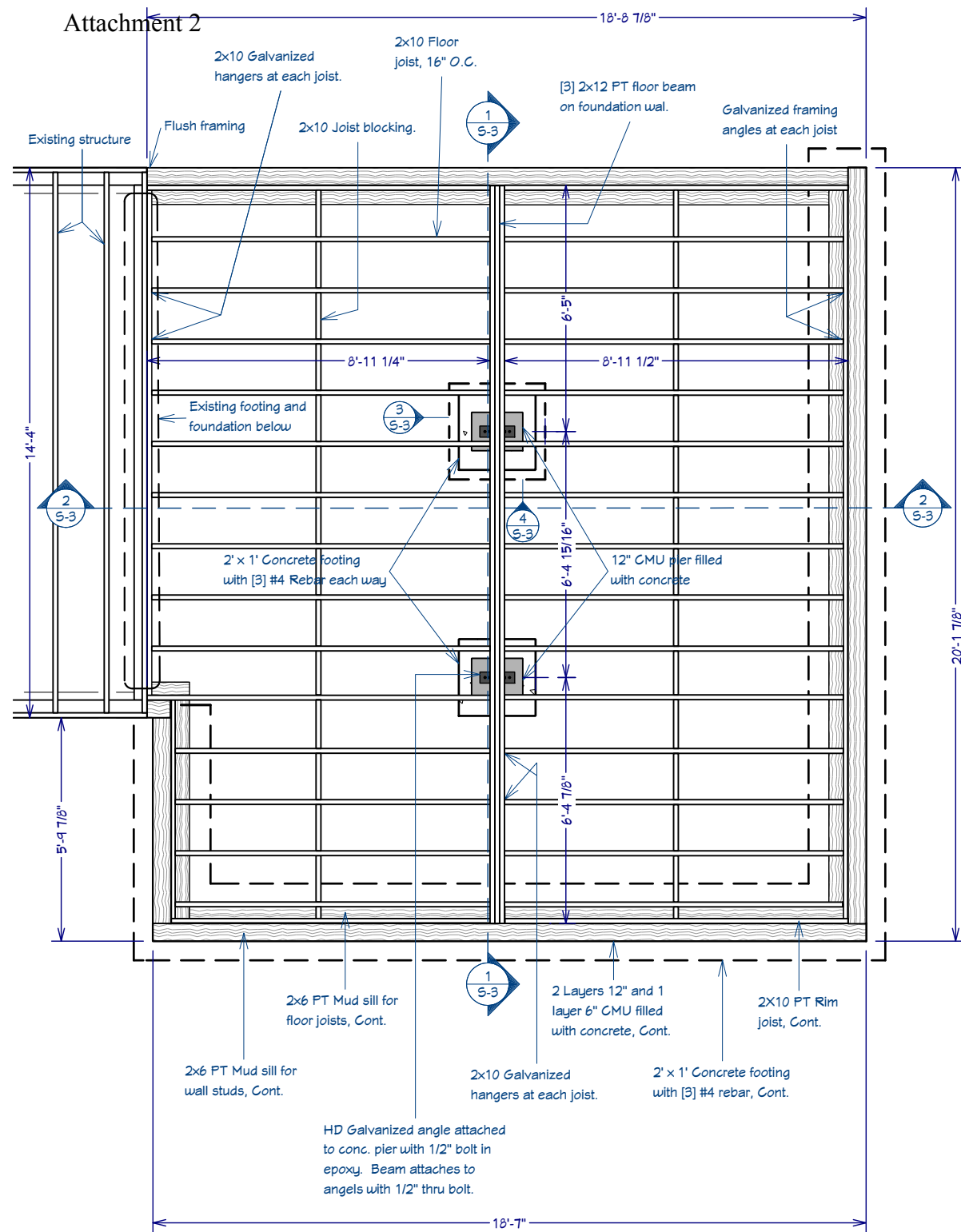
George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:
GFI
7905 Bolling Drive
Alexandria, VA

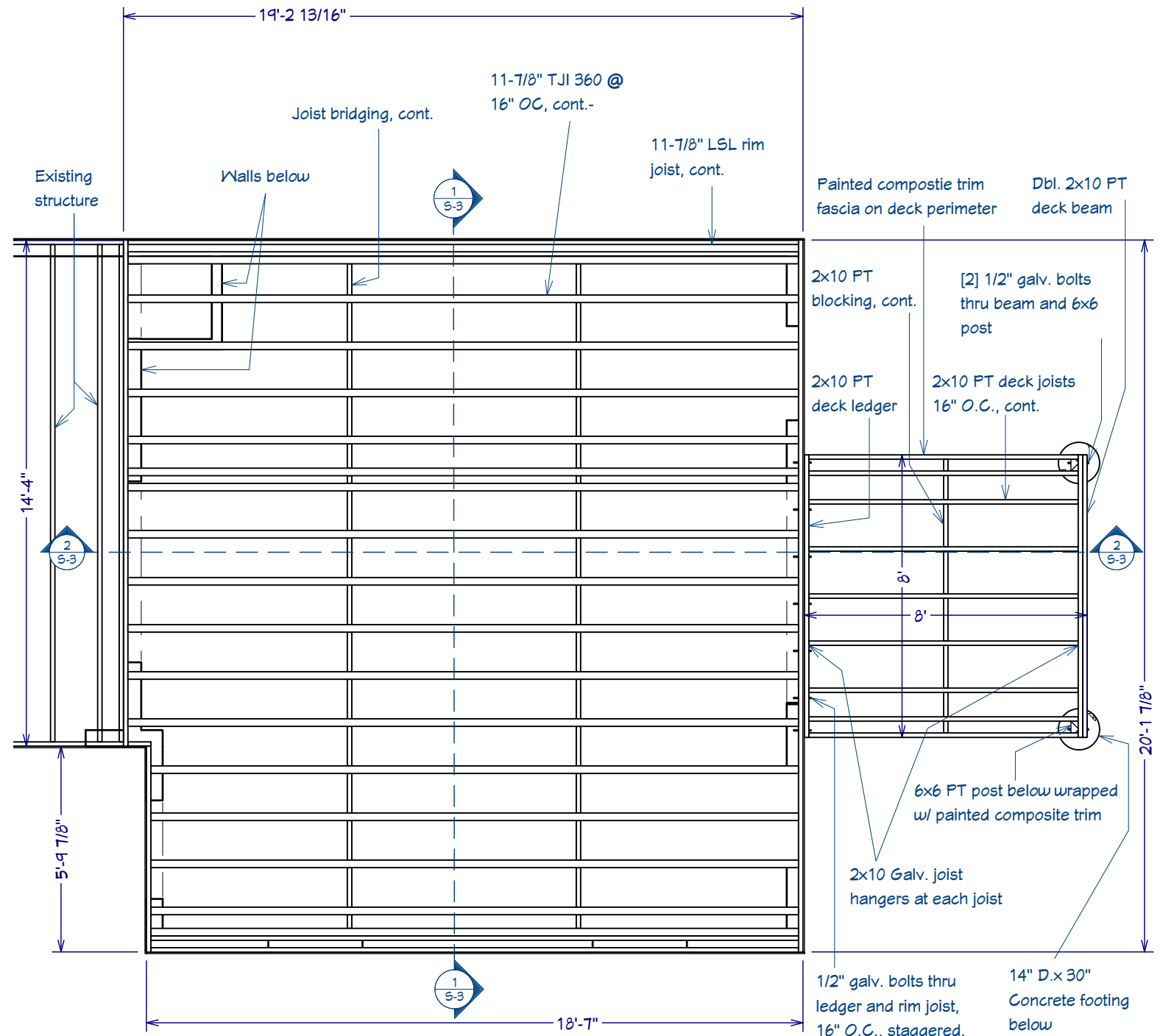
DATE:
3.5.18

SCALE:
3/16" = 1'

SHEET:
A-3



First Floor Framing Plan



Second Floor Framing Plan

NO.	DESCRIPTION	BY	DATE
		MM	
		MM	
		MM	

SHEET TITLE:

PHASE 2
First / Second Floor
Framing Plan

PROJECT DESCRIPTION:

George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:

GFI
7905 Bolling Drive
Alexandria, VA

DATE:

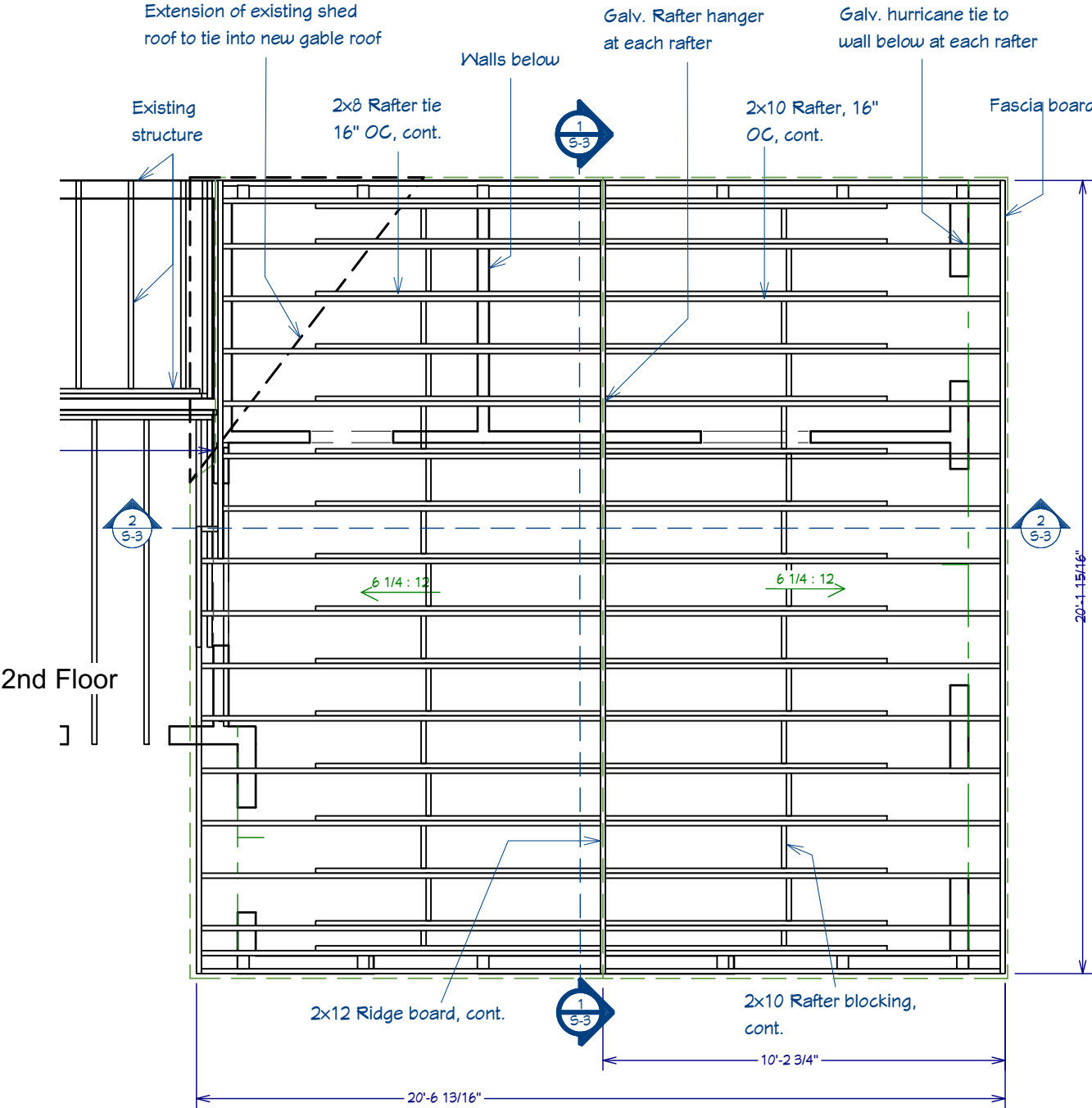
3.5.18

SCALE:

1/4" = 1'

SHEET:

S-1



Roof Framing Plan

NO.	DESCRIPTION	BY	DATE
		MM	MM
		MM	MM
		MM	MM

SHEET TITLE:

PHASE 2
Roof Framing Plan

PROJECT DESCRIPTION:

George Residence
311 S Royal Street
Alexandria, VA

DRAWINGS PROVIDED BY:

GFI
7905 Bolling Drive
Alexandria, VA

DATE:

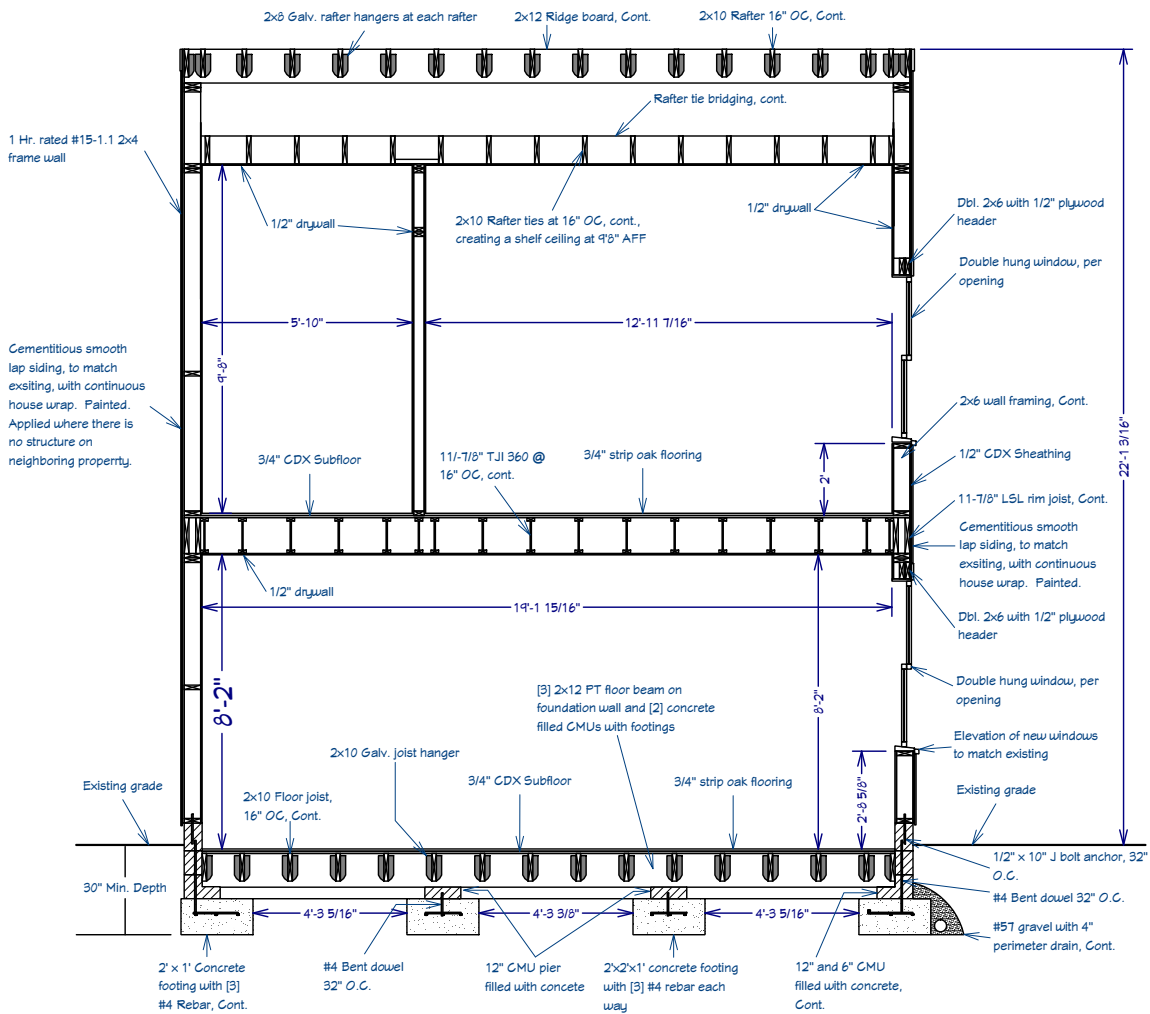
3.5.18

SCALE:

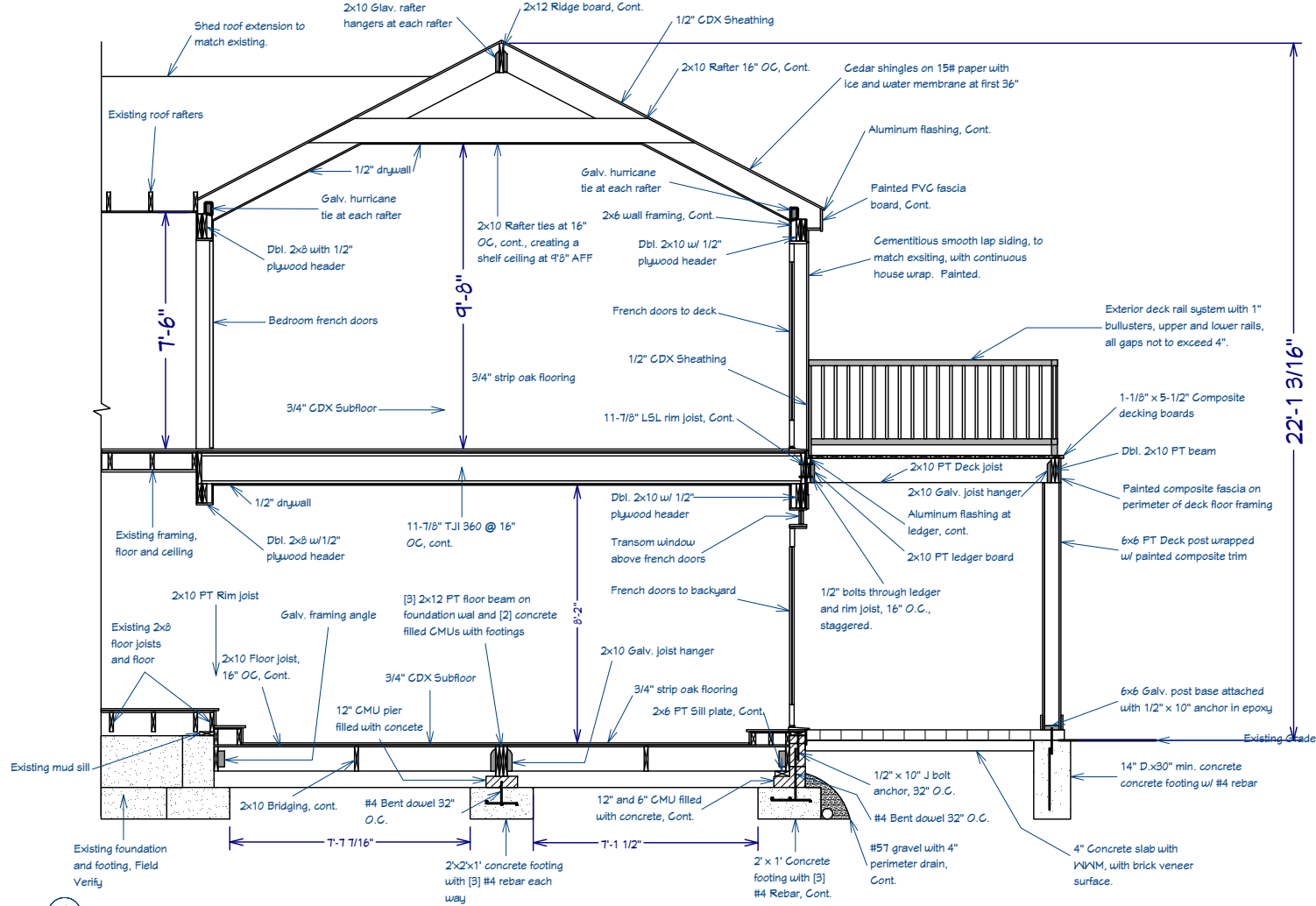
1/4" = 1'

SHEET:

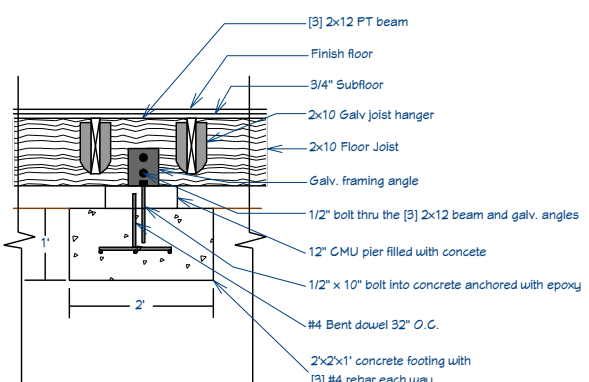
S-2



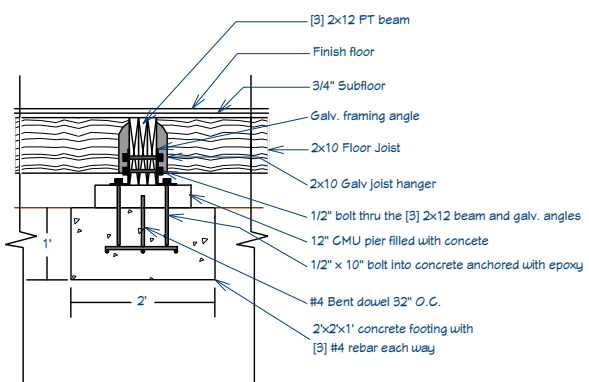
1 3/16" = 1" Scale



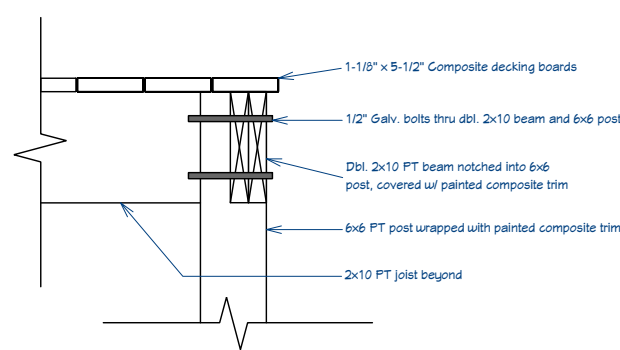
2 3/16" = 1" Scale



3 Detail - Concrete Pier 3/8" = 1" Scale



4 Detail - Concrete Pier 3/8" = 1" Scale



5 Detail - Deck post to beam connection 3/4" = 1" Scale

NO.	DESCRIPTION	BY	DATE
		MM	
		MM	
		MM	

SHEET TITLE:
PHASE 2 Section / Details

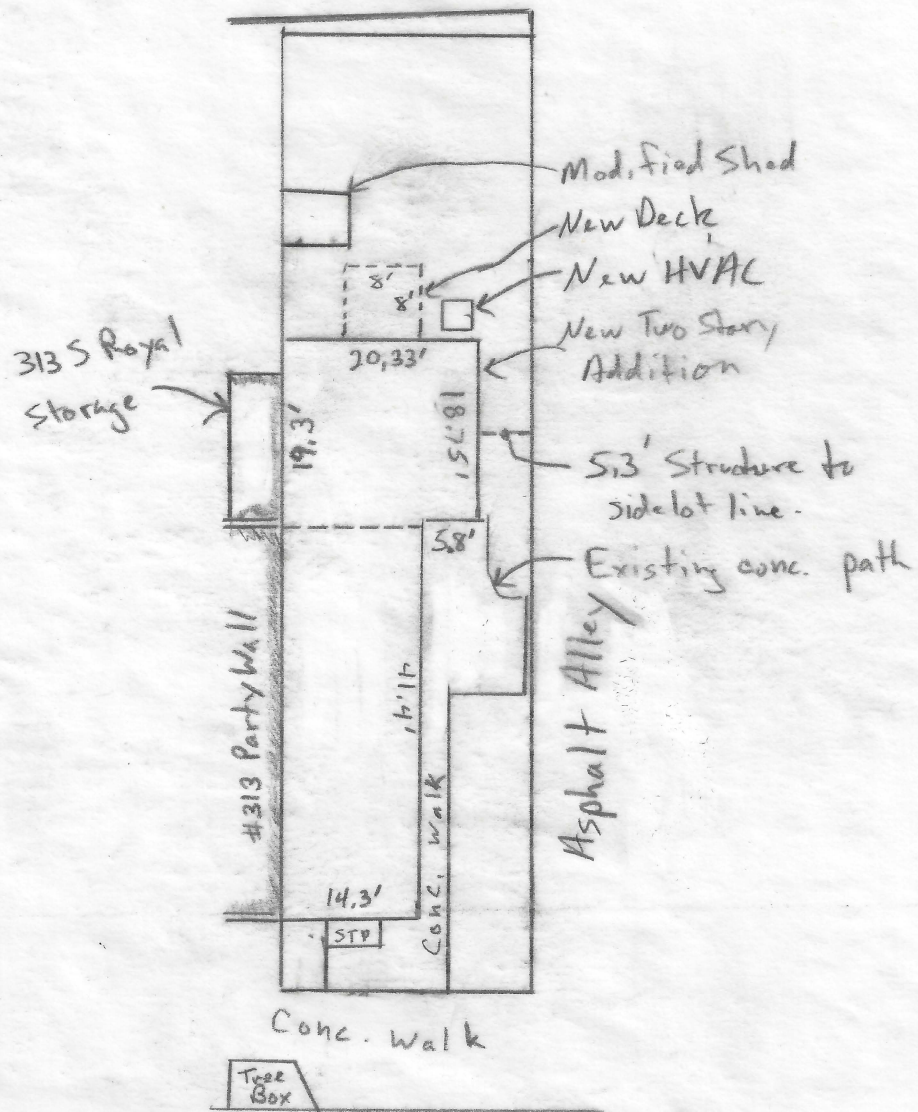
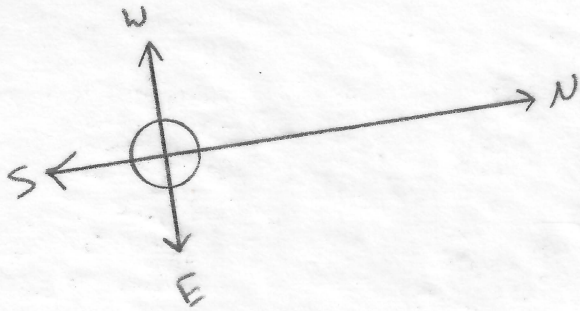
PROJECT DESCRIPTION:
George Residence 311 S Royal Street Alexandria, VA

DRAWINGS PROVIDED BY:
GFI 7905 Bolling Drive Alexandria, VA

DATE:
3.5.18

SCALE:
Various

SHEET:
S-3



311 South Royal Street

Proposed Site

1" = 20' Scale

To be



311 S. Royal St.

313 S. Royal St.

315 S. Royal St.

All existing windows to be removed and replaced.

All existing aluminum siding to be removed and replaced.

All existing doors to be removed and replaced.

313 S. Royal St.

311 S. Royal St.

309 S. Royal St.

All existing aluminum siding to be removed and replaced.

All existing doors and windows to be removed and replaced.

Brick wall at alley

311 S. Royal St.

Asphalt alley





311 S. R

313 S. Royal St.

315 S. Royal St.

317 S. Royal St.

313 S, Royal St.

To be demolished.

Siding and window
to be removed.

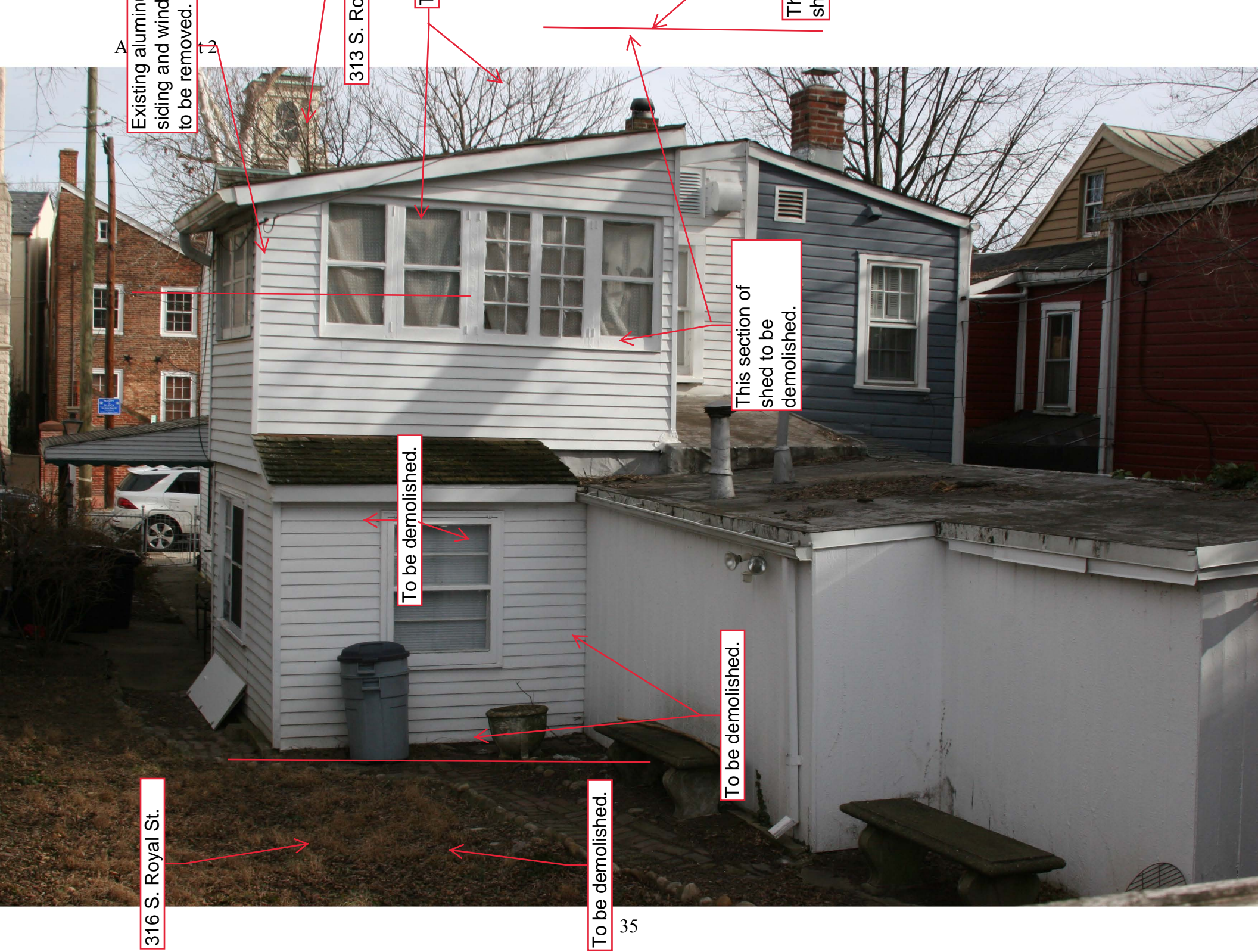
Shed section to
remain, door to be
relocated to
opposite side.

310 S. Royal St.

Existing siding and window to be removed.

To be demolished.

This section of shed to remain.



Existing aluminum siding and windows to be removed.

313 S. Royal St.

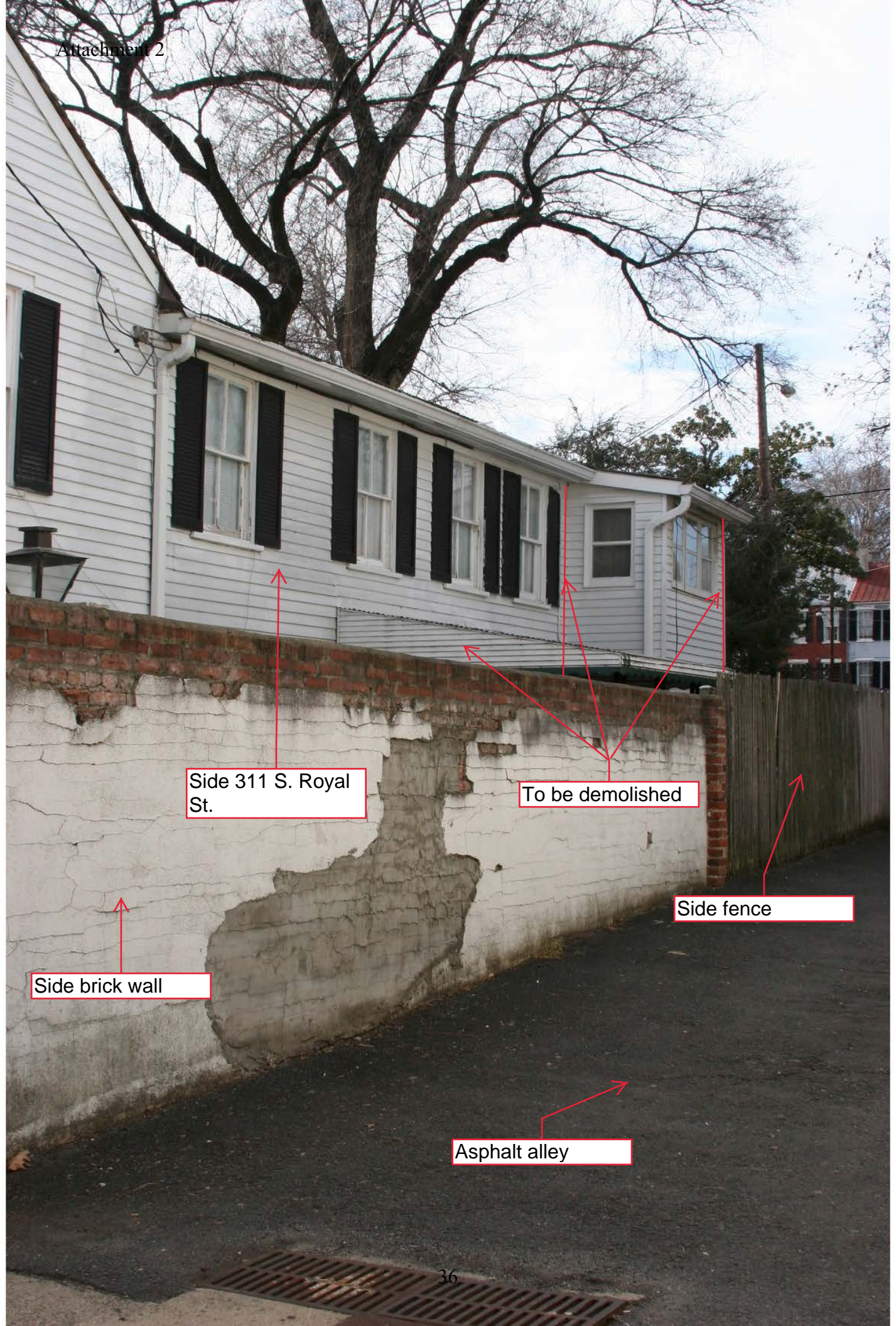
This section of shed to be demolished.

To be demolished.

To be demolished.

316 S. Royal St.

To be demolished.



Side 311 S. Royal
St.

To be demolished

Side brick wall

Side fence

Asphalt alley

All existing aluminum siding to be removed and replaced.

All existing windows and doors to be removed and replaced.

Rear brick wall

To be demolished.