

Docket Item # 6 & #7  
BAR CASE # 2018-00180  
& 2018-00181

BAR Meeting  
May 16, 2018

**ISSUE:** Partial Demolition/Capsulation, Addition and HVAC Waiver

**APPLICANT:** Chris and Lauren Bishop

**LOCATION:** 410 South Fairfax Street

**ZONE:** RM / Residential Townhouse Zone

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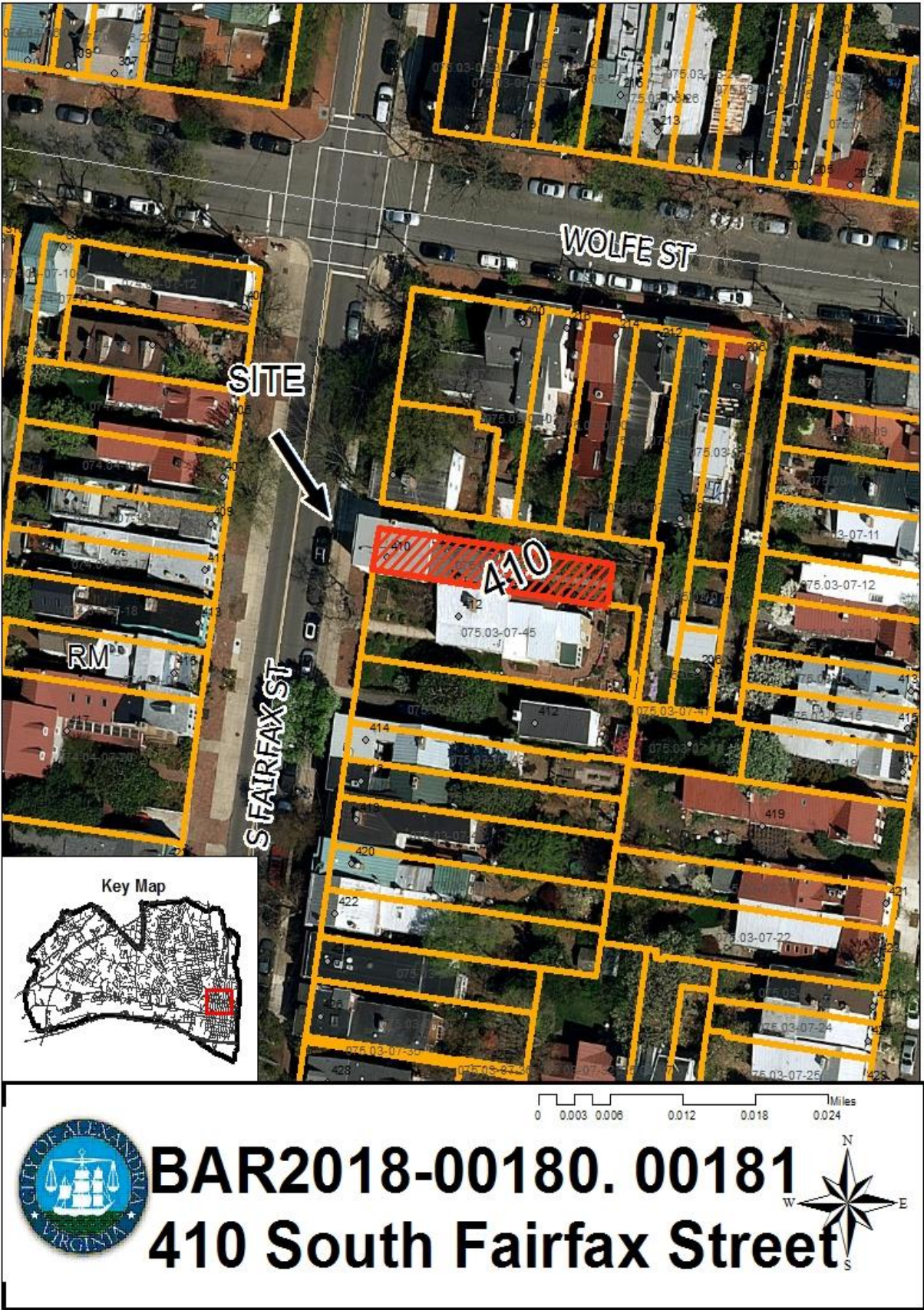
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness and waiver of rooftop HVAC screening with the following conditions:

1. Any new rooftop mechanical equipment must be located on the roof of the hyphen.
2. Photographically document the condition of the existing historic alley prior to initiating any construction. The applicant shall be responsible for the mitigating any damage to historic materials caused by construction of this project.

## **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](mailto: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.





**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2018-00180) and Certificate of Appropriateness (BAR #2018-00181) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. ISSUE**

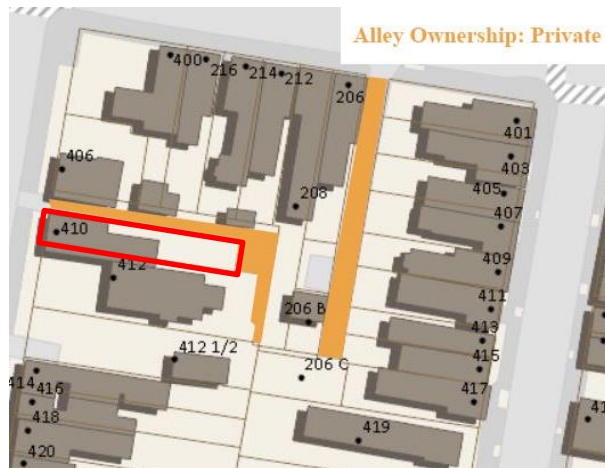
The applicant is requesting a Permit to Demolish and for partial demolition and capsulation of the following:

- Demolition of the 1952 cinder block addition
- A portion of the fence to be removed on the north/side elevation
- Capsulation of the east/rear elevation including one window and door on the original house, door and window are not original to the house.

The applicant is requesting a Certificate of Appropriateness for a 710 square foot two-story addition to the east of the original house. The new addition is ten feet deeper than the current addition. From the north (side) elevation there will be two distinct styles (see figure 1).



**Figure 1: North/side elevation from private alley, the addition is indicated in the red rectangle.**



**Figure 2: Alley ownership is private. The north/side elevation will be minimally visible from the public right of way.**

The addition closest to the original house (17 feet and 10 inches long) will have the following finishes (reference figure 1):

- HardiePlank siding at a seven-inch exposure with a smooth finish
- Six-over-six simulated divided light (SDL) double hung windows on the second floor, a nine SDL casement window on the first floor, and a wood door with six SDL window.
- Doric pilasters
- Brick foundation
- Rubber membrane roof

The addition farthest away from the original house (19 feet long) will have the following finishes visible from the public right of way:

- Stucco finish
- Two-over-two SDL double hung windows

The applicant also requests a waiver of rooftop HVAC screening requirement for a new AC conditioner (see figure 1).

## II. HISTORY

410 South Fairfax was constructed in the 19<sup>th</sup> century. Ethelyn Cox states that “the house at 410, enlarged and Victorianized, may date from the ownership of John Hunter, who bought the lot in 1795.”<sup>1</sup> The main house as it stands is a Victorian period structure with a flat roof and Italianate features. There have been a few different additions on the rear of the property, based from Sanborn Fire Insurance Maps from 1907 to 1989. In 1952 a two-story cinder block stucco addition was constructed to contain two rooms, two bathrooms, one bar kitchen, two fireplaces and balcony (Permit No. 10362). The front façade’s pediment was also removed at this time. The current addition was constructed in 1952.

### Previous Permits

May 21, 1940

Permit No 3592 Cover wood siding with asbestos shingles, repair cornice

July 21, 1952

Permit No 10362 Remove pediment on street façade, repaint and rear addition

## 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

<sup>1</sup> Cox, Ethelyn. *Historic Alexandria Virginia Street by Street. A Survey of Existing Early Buildings*. Historic Alexandria Foundation, 1976. Pg. 49.

(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The capsulation of the original building and removal of the 1952 addition would not compromise the integrity of the building. Although the property was purchased in 1795, the form of the building is heavily Italianate post-civil war and none of the Italianate building will be demolished. The material that will be demolished is not of unusual or uncommon design and it could be reproduced easily. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

#### Addition

In general, staff finds the design of the proposed addition to be consistent with the Board's *Design Guideline for Residential Additions*, which recommends: "...a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original elements." The mass of the addition is broken into two parts, with the façade of the middle section set back slightly from the adjacent sections and having a lower roof. By doing this, it functions as a visual hyphen between the original building mass in front and a larger addition on the rear. The new addition is further differentiated from the existing brick structure through the finish materials: the hyphen will be clad with smooth, fiber cement siding and the rear will be smooth stucco. Also, the new addition uses modern materials such as the HardiePlank fiber cement siding and Jeld Wen SDL aluminum clad windows, as permitted by the BAR's policies for new construction.

#### Windows

Staff recommends approval of the Jeld Wen aluminum clad windows with SDL because the windows are being installed on new construction, staff supports the use of a modern window material, provided that the windows meet the *Alexandria Replacement Window Performance Specifications*.

#### Waiver of Rooftop HVAC Screening

The BAR has the authority to waive the zoning ordinance requirement that all rooftop mechanical equipment be screened or concealed. The BAR often waives this zoning ordinance requirement when the unit is in the best possible location but the screening itself will be larger and more visually obtrusive than the units themselves. The new HVAC condenser is proposed adjacent to an existing rooftop condenser on the main roof. While this will not be visible from the public way in many instances (see Figure 1) and staff supports a waiver of the rooftop HVAC screening staff believes that locating the new unit over the hyphen would be virtually invisible from anywhere. Furthermore, this is new construction and there are better opportunities for structural support, moisture protection and sound isolation. Therefore, staff supports the waiver with the condition that any new HVAC units be placed on the hyphen.

#### **STAFF**

Jenny Rowan, 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**

F-1 The proposed scope of work will result in 724 square feet of open space, which will meet the open space requirement of 723.8 square feet.

C-1 Proposed scope of work complies with zoning.

C-2 A new, unscreened A/C unit is proposed for the roof. Pursuant to § 6-403(B)(3), the board of architectural review may waive or modify the screening requirement of subsection (B)(1) of this section.

#### **Code Administration**

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

C-2 Openings are not allowed when located less than three feet from the property line.

#### **Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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)
- 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**

No comments received.

**V. ATTACHMENTS**

*1 – Application for BAR 2018-00180 & 2018-00181: 410 South Fairfax Street*

*2 – Supplemental Materials*



BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 410 SOUTH FAIRFAXTAX MAP AND PARCEL: 7503-07-46 ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☒ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 8-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: CHRIS & LAUREN BISHOPAddress: 410 SOUTH FAIRFAX STCity: ALEXANDRIA State: VA Zip: 22314Phone: \_\_\_\_\_ E-mail: lbishop@mcneerney.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_Name: PATRICK CAMUSPhone: 703 626 1984E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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 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.

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**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).*

REQUEST APPROVAL TO REMOVE 1990'S EUL AT REAR OF THE PROPERTY AND TO REBUILD A TWO STORY ADDITION, 10 FEET DEEPER THAN EXISTING FOOTPRINT

**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: \_\_\_\_\_

Date: \_\_\_\_\_

*[Handwritten Signature]*  
PATRICK CAMUS  
12 Apr 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 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. CHRIS & LAUREN BISHOP	410 S FAIRFAX	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 410 S FAIRFAX (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. CHRIS & LAUREN BISHOP	410 S FAIRFAX	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.		

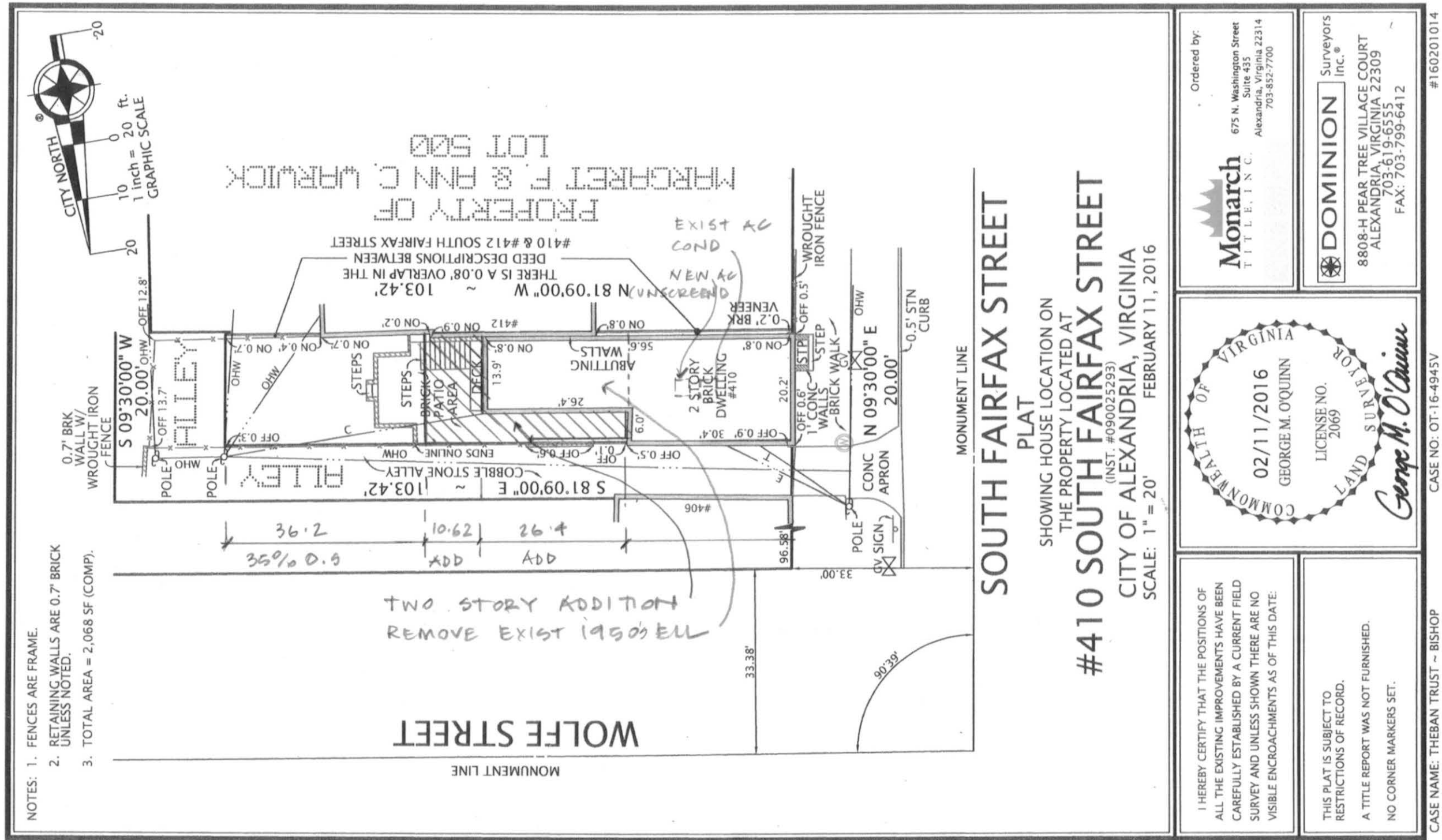
**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

12 Apr 18  
Date

PATRICK CAMUS  
Printed Name

  
Signature







Bevolo "Williamsburg" Square Yolk  
16" h x 10 1/4" w



JELD WEN  
Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.

Wood Window Specs



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

**A. Property Information**  
A1. Street Address 410 SOUTH FAIRFAX Zone RM  
A2. 2068 x 1.5 = 3102  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	608	Basement**	608
First Floor	1001	Stairways**	120
Second Floor	1001	Mechanical**	12
Third Floor		Other**	
Porches/ Other	31	Total Exclusions	740
Total Gross *	2641		

B1. Existing Gross Floor Area \*  
2641 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
740 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1901 Sq. Ft.  
(subtract B2 from B1)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	355	Stairways**	
Second Floor	355	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	0
Total Gross *	710		

C1. Proposed Gross Floor Area \*  
710 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
710 Sq. Ft.  
(subtract C2 from C1)

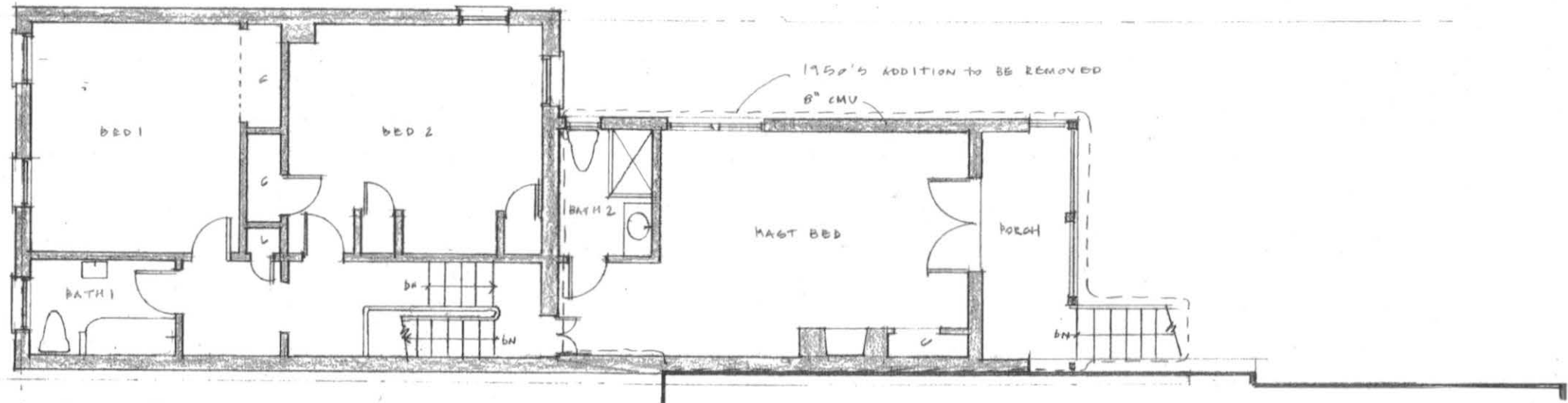
**D. Existing + Proposed Floor Area**  
D1. Total Floor Area (add B3 and C3) 2611 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 3102 Sq. Ft.

\*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	852	41%
Required Open Space	724	35%
Proposed Open Space	724	35%

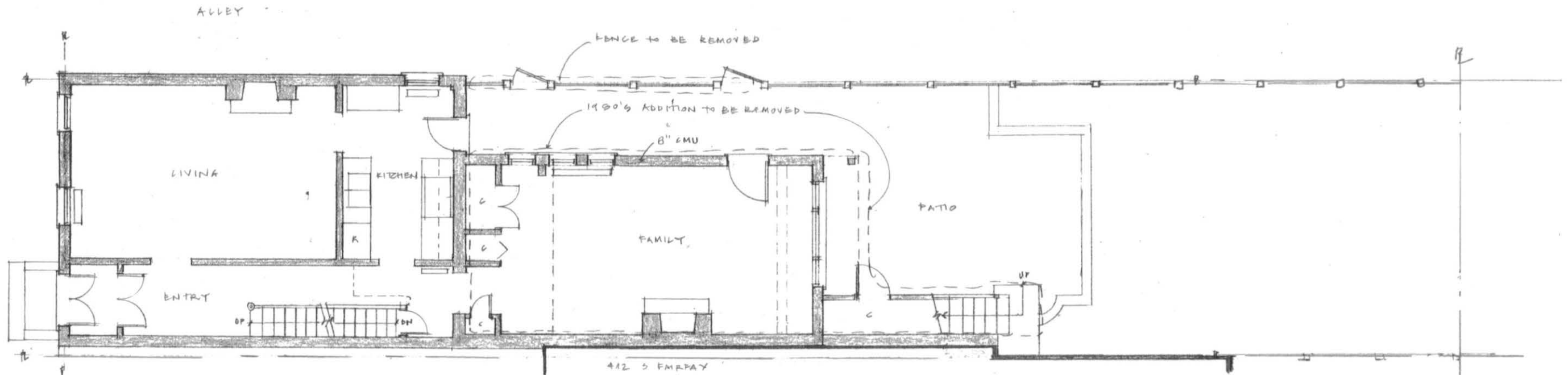
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
Signature: [Signature] Date: 8 APR 18

Updated July 10, 2008



2 SECOND FLOOR PLAN - EXIST & DEMOLITION

406 S FAIRFAX



1 FIRST FLOOR PLAN - EXISTING & DEMOLITION

412 S FAIRFAX



**STUDIO CAMUS LLC**  
225 North Pitt Street Alexandria Virginia 22314  
studiocamus@comcast.net  
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the  
**BISHOP RESIDENCE**  
16410 South Fairfax Street Alexandria Virginia

DATE  
11 APR 18  
SCALE  
1/8"=1'-0"

SHEET  
A1

