

Docket Item #7 & 8
BAR #2018-00571 & 2018-00579

BAR Meeting
January 16, 2019

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriates for Addition and Alterations

APPLICANT: Stephen & Maureen Sanders, by Patrick Jansen, contract purchaser

LOCATION: 1015 Duke Street

ZONE: CL / Commercial Low Zone

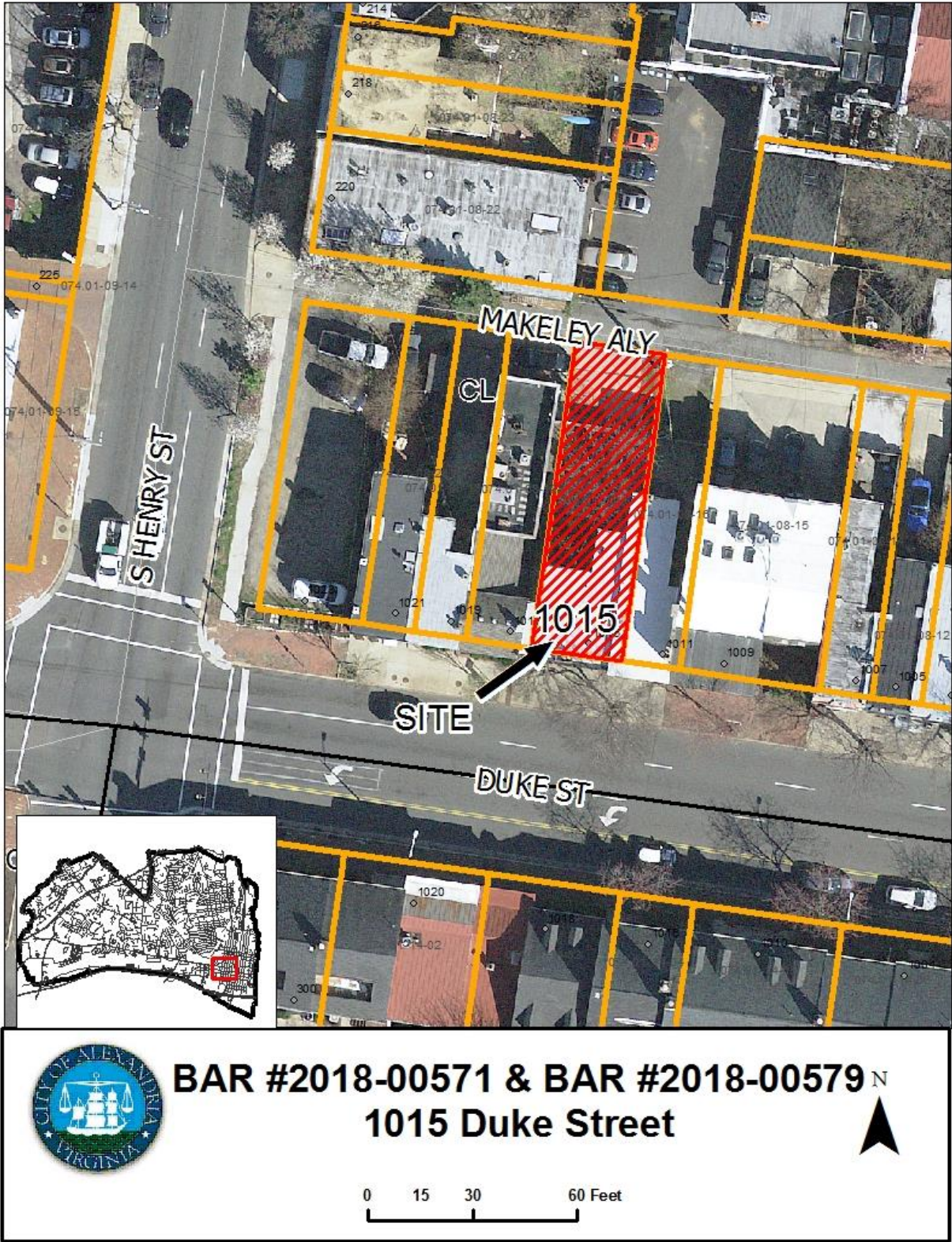
STAFF RECOMMENDATION

Staff recommends the following:

1. *Approval* of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the two-story addition.
2. *Denial* of the request to enlarge the existing window and door openings on the north elevation of the rear ell with a larger, full-light window and door.
3. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
4. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (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.



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2018-00571) and Certificate of Appropriateness (BAR #2018-00578) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a two-story rear addition at 1015 Duke Street.

Demolition/Capsulation

The new addition will occupy the open space adjacent to the rear ell and will fully capsulate the two-story rear wall of the main block as well as the two-story west elevation of the historic rear ell. Demolition is limited to enlarging the existing window openings to function as doors into the new addition.

On the rear elevation of the original ell, facing the yard, the single window and door will be removed and the openings will be enlarged to accommodate a larger window and door.

Addition

The proposed two-story addition will measure 14'-2.5" deep by 15' wide and will project two feet beyond the existing rear ell. The roof of the addition will have a 2.5' roof monitor with clerestory windows. The west elevation is largely devoid of openings, except for narrow horizontal windows on the second floor. The rear (north elevation) will have triple full-light windows on each floor. The addition will be clad with white stucco and have aluminum clad casement windows.

Alterations

Alterations to the existing rear ell consist of the installation of a single full-light window on the second floor matching the windows on the addition and full-light sliding glass doors on the first floor.

The property at 1015 Duke is presently connected on the interior to the adjacent structure at 1011 Duke (there is no 1013 Duke Street), though nothing on the exterior of that townhouse is proposed to be changed as part of this application.

II. HISTORY

The two-story, four-bay brick attached townhouse was likely constructed before **1877**, as a building with a similar footprint appears on the Hopkins Atlas of Alexandria. However, it is apparent that the front façade was reconstructed using modern, machine cut brick sometime in the early 20th century.

On December 10, 2018 the Board of Zoning Appeals approved BZA#2018-0018 to waive the required front yard setback at 1015 Duke in order to convert the commercially-used townhouse back to its original residential use. While the BAR does not review use, staff brings the zoning comments in this report to the applicant's attention, as construction of the proposed addition will preclude future residential use of the property.

Staff could not locate any BAR approvals for the subject property, but the BAR has approved additions at the flanking townhouses at 1017 and 1009 Duke Street, as well as the 7' brick wall behind 1015, 1011 and 1009 Duke Street the early 1990s.

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 exterior demolition/capsulation regardless of visibility from a public way.

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

While the small rear ell is likely original to the first period of construction, it is not a character defining feature of the building, as early 19th century shed roofed ells are. The windows have been replaced and there are ghost marks in the masonry suggesting other fenestration changes have occurred over the years. While a significant portion of masonry will be capsulated, there is a minimal amount of demolition to convert window openings to doors, and there remains a possibly in the future of reversing the proposed addition and re-exposing the historic brick walls, if desired. The features that will be demolished and capsulated are not of unusual or uncommon design and they could be reproduced easily. Staff recommends approval of the Permit to Demolish/Capsulate.

Addition & Alterations

The design of the proposed addition is consistent the recommendations contained in the *Design Guideline for Residential Additions*: "...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." Over the years the Board has seen a wide stylistic variety of additions to historic buildings, ranging from those that are subtly differentiated to more starkly contrasting designs. The form, fenestration and materials of the proposed addition are clearly distinct from the main building. However, given that the addition is in the rear, is only visible from a portion of the rear alley over a tall brick wall, and is located on a block with a wide variety of modern rear additions, staff has no objection to the proposed design. As the aerial map below shows, the size of the proposed addition will be among the more modest in this block. (Figure 1).



Figure 1: Aerial image showing proposed addition in red

However, staff does not recommend approval of the new fenestration on the historic west wall of the ell. While the proposed fenestration relates the new construction to the existing house, staff finds the form and size of the openings to be historically inappropriate and architecturally incompatible with the original ell wall. Staff has no objection to the replacing the existing non-historic door with a single light French door and installing a 1/1 sash window within the existing openings, provided that they meet the BAR's *New and Replacement Window Performance Specifications*.

While not a part of the proposed scope of work, it is unfortunate that the inappropriate Colonial Revival style 6/6 windows on the Duke Street façade are not proposed to be replaced with 1/1 or 2/2 sash windows more historically appropriate to this late Victorian period structure. Staff can administratively approve this alteration separately, should the owner wish to do so in the future.



Figure 2: Rear (north) elevation from alley showing the proposed addition in red

While the BAR does not review paint color, material colors are reviewed. The applicant has proposed white stucco. While a tan stucco would be more historically appropriate, in this case the walls of the existing and adjacent masonry ells are already painted white and the white stucco will blend in with these structures.

With the condition noted above, staff recommends approval of the application.

STAFF

Stephanie Sample, 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 building will continue to be used commercially. The proposed addition will negate the recent variance which approved a reduction to the required front yard setback if the building was to be used residentially. While open space is not required for commercial uses, the proposed addition would reduce the required open space for a residential use beyond what is required.
- F-2 Submitted floor plans show the buildings at 1015 and 1011 are connected and both will be used commercially. There is a current SUP application to be reviewed by the Planning Commission and the City Council in February 2019 for 1011 Duke Street for a parking reduction and lot modifications of the residential requirements in the CL zone to convert the property from commercial to residential use. The SUP includes a condition that open space may not be reduced from the existing amount if the property is to be used residentially. Applicant should clarify the intended use of both properties.
- C-2 Proposed addition and alterations comply with zoning as long as the use at 1011 Duke Street remains commercial.

Code Administration

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

Transportation and Environmental Services

- C-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)
- C-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- C-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)
- C-4 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-5 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-6 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-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (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)

Alexandria Archaeology

- F-1 Tax records and census records from 1810 suggest that a soap manufacturer may have been operating on this block, but the exact location is not known. Later records from 1830 and 1850 indicate the presence of free African American households on the street face, but again, exact addresses are unknown. The U.S. Military Railroad map prepared by the Union in 1865 and the G.M. Hopkins fire insurance atlas of 1877 show structures on or adjacent to the site.
- C-1 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- C-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

V. ATTACHMENTS

- 1 – Application for BAR 2018-00571 & 2018-00578: 1015 Duke Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 1015 Duke St.

TAX MAP AND PARCEL: 074.01-08-17 ZONING: CL

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: Steven & Marleen Sanders

Address: 1015 Duke St.

City: Alexandria State: Va Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent *(if applicable):* ☐ Attorney ☐ Architect ☒ Purchaser

Name: Patrick Jansen Phone: _____

E-mail: PATRICK@JANSENPAULBA.COM

Legal Property Owner:

Name: Steven & Marleen Sanders

Address: 1015 Duke St.

City: Alexandria State: Va Zip: 22314

Phone: _____ E-mail: _____

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input 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.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input 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).*

Create a Two story addition on the back of the property. Meeting FAR Requirements
 The Demolition consists of opening two walls. This is where the addition will attach to the house.

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: Petrik Jansen

Date: 12/17/18

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. <i>Steven Saunders</i>	<i>1015 Duke St</i>	<i>50 %</i>
2. <i>Naveen Saunders</i>	<i>1015 Duke St</i>	<i>50 %</i>
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at *1015 Duke 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. <i>Steven Saunders</i>	<i>1015 Duke St.</i>	<i>50%</i>
2. <i>Naveen Saunders</i>	<i>1015 Duke St.</i>	<i>50 %</i>
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. <i>N/A</i>	<i>N/A</i>	<i>N/A</i>
2. <i>N/A</i>	<i>N/A</i>	<i>N/A</i>
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.

12/17/18 *Patrick Lensen* *[Signature]*
 Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

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

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

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

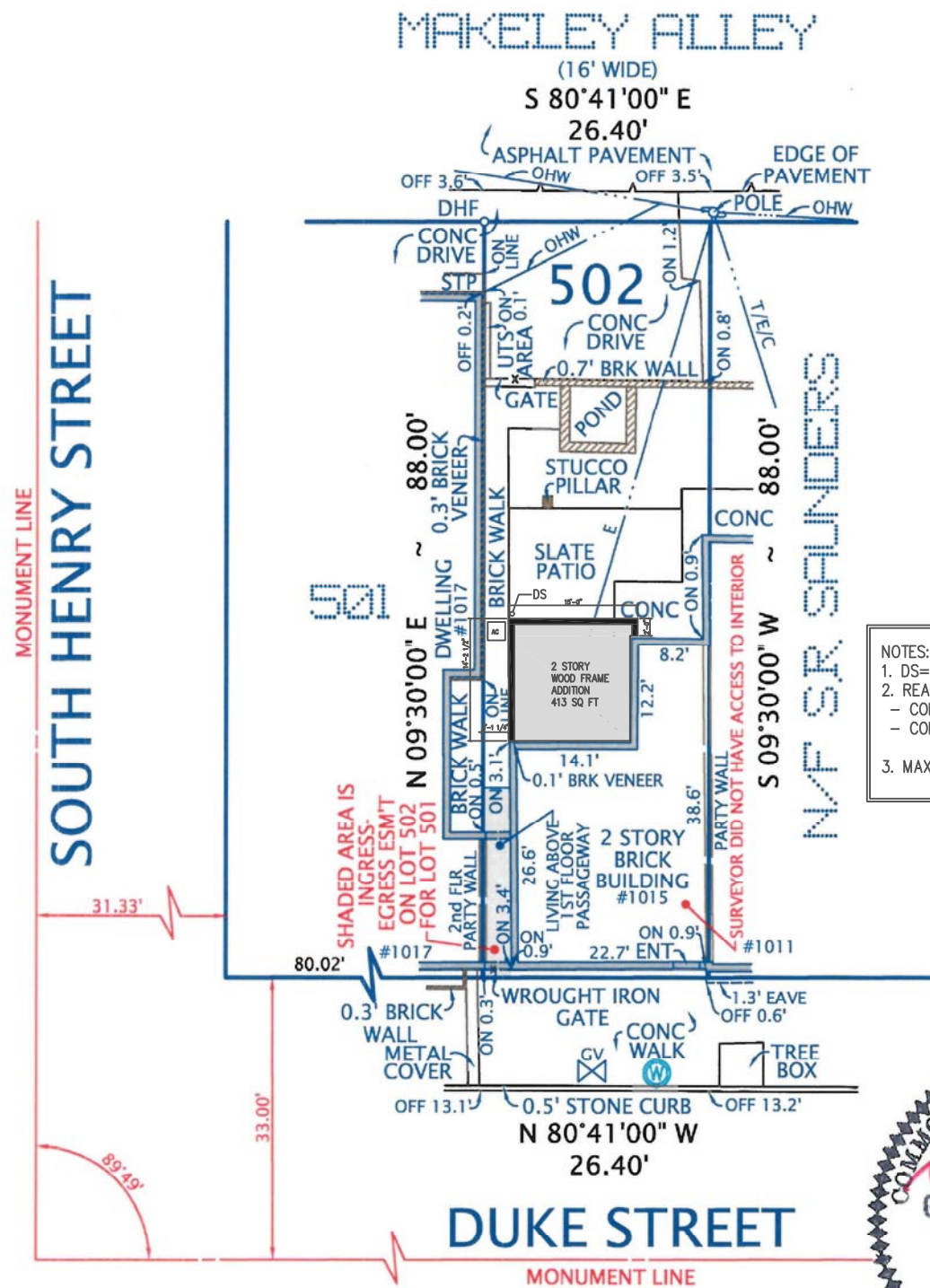
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **SALVATORE BENVENGA** Digitally signed by SALVATORE BENVENGA
DN: cn=SALVATORE BENVENGA, o=SB DESIGN STUDIOS, ou=SB DESIGN STUDIOS, email=SALVATORE@SBDESIGNSTUDIOS.COM, c=US
Date: 2018.12.07 16:46:28 -0500

Date: _____



#180827015



NOTES:

1. DS= DOWNSPOUT TO SPLASHBLOCK
2. REAR YARD TO BE USED AS:
 - CONTROLLED CONSTRUCTION ENTRANCE
 - CONSTRUCTION STAGING AREA
3. MAX AREA OF DISTURBANCE: 872 SQ FT



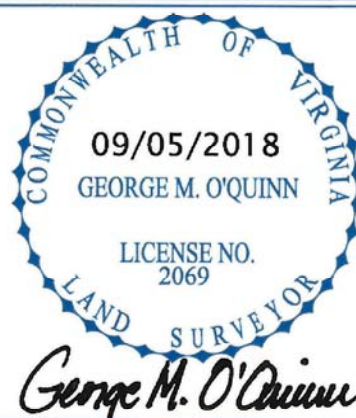
PLAT
SHOWING BUILDING LOCATION ON
LOT 502
OF A RESUBDIVISION OF
#1015-1017 DUKE STREET
(DEED BOOK 1142, PAGE 637)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 05, 2018

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.



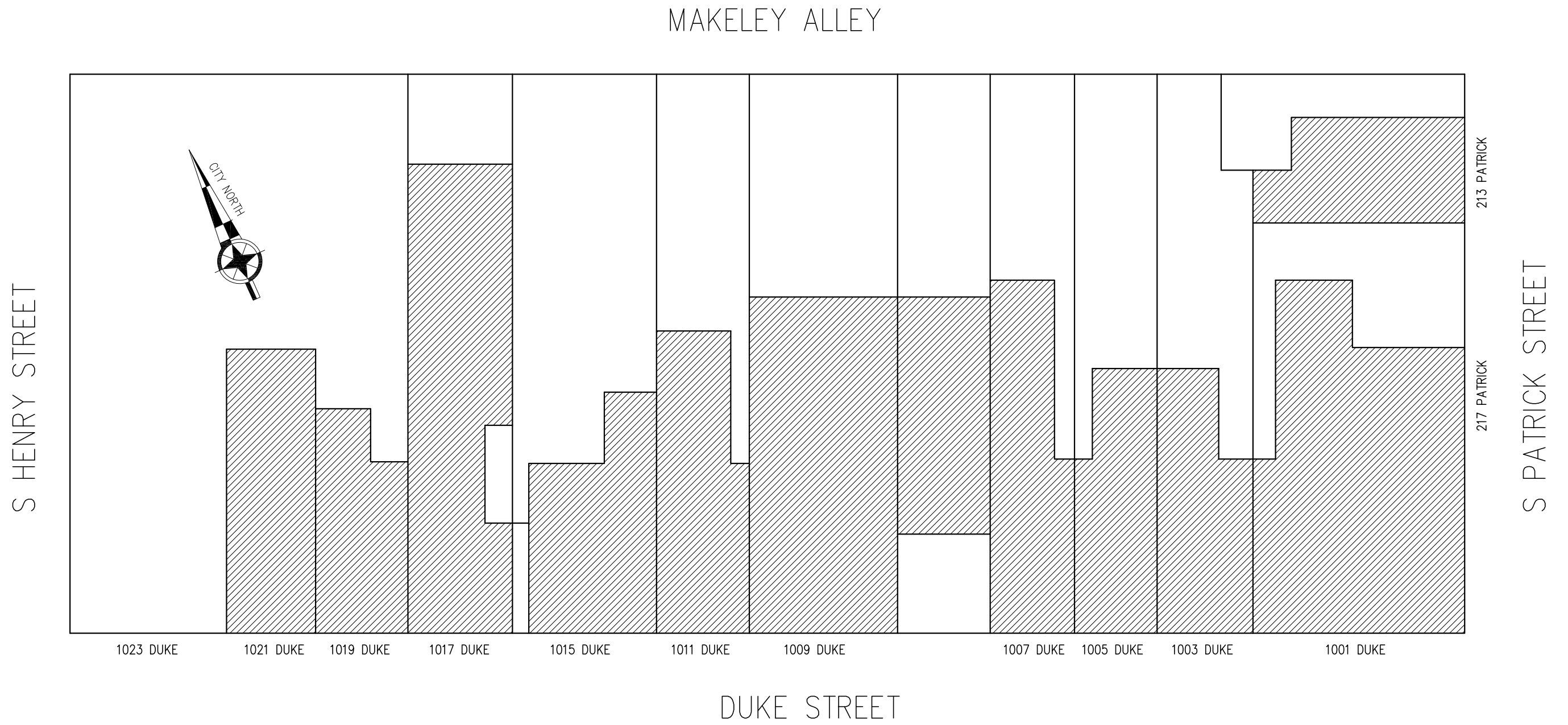
CASE NAME:

STEVE SAUNDERS



CASE NAME: SAUNDERS

#180827015

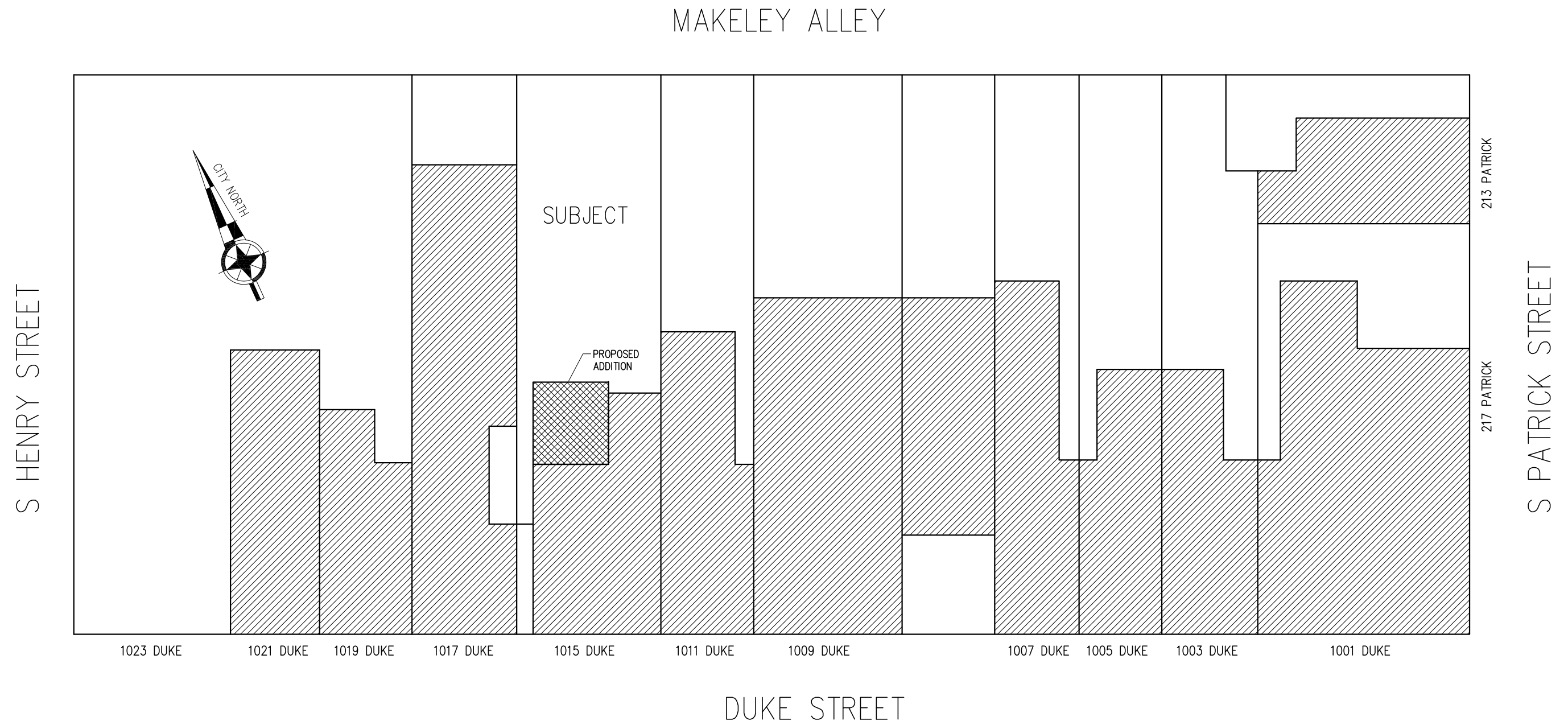


A

EXISTING BLOCK PLAN

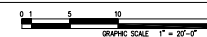
SCALE: 1" = 20'

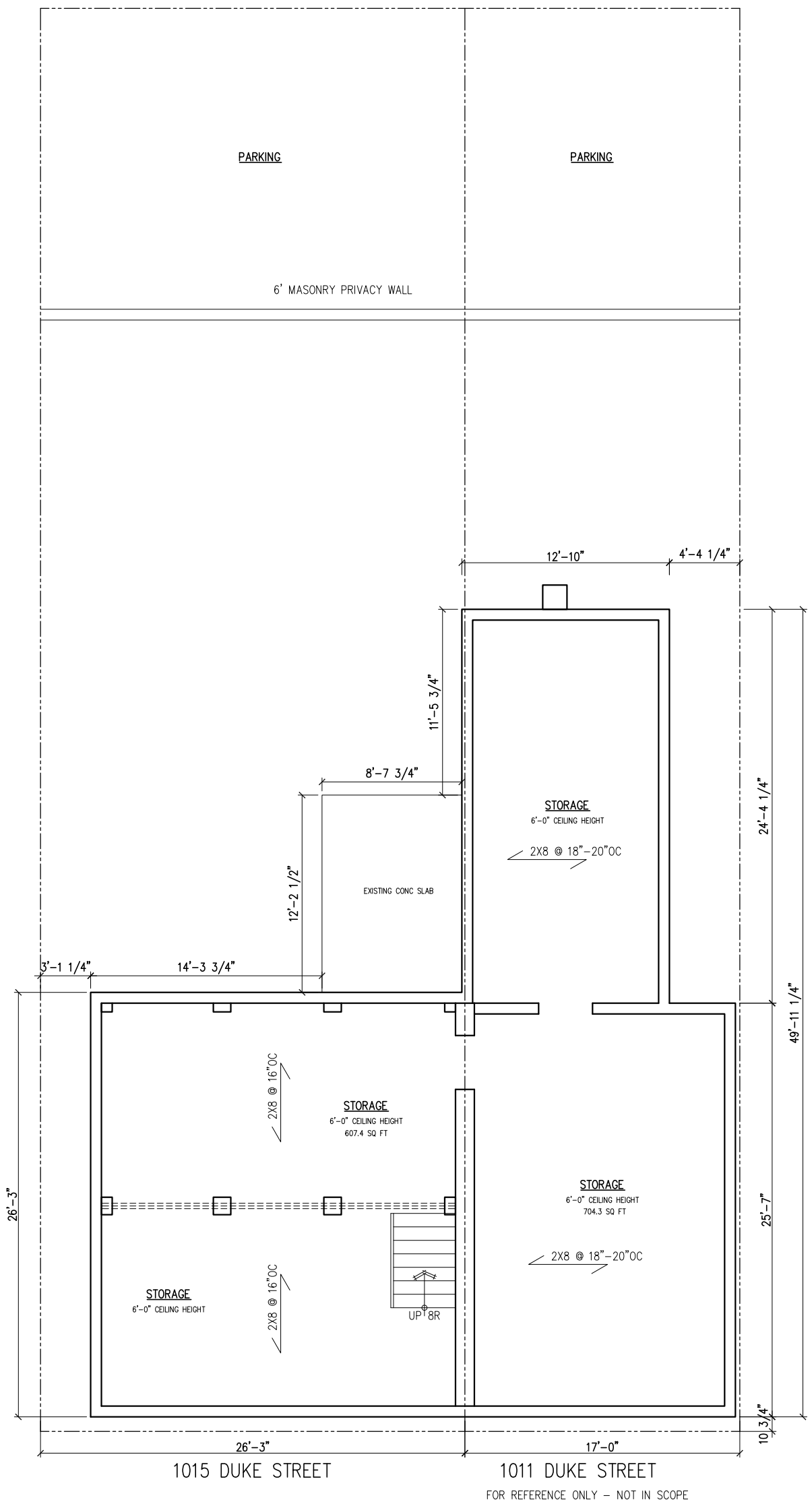
0 5 10 20
GRAPHIC SCALE 1" = 20'-0"



A PROPOSED BLOCK PLAN

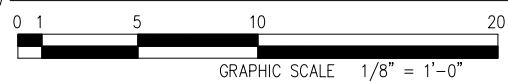
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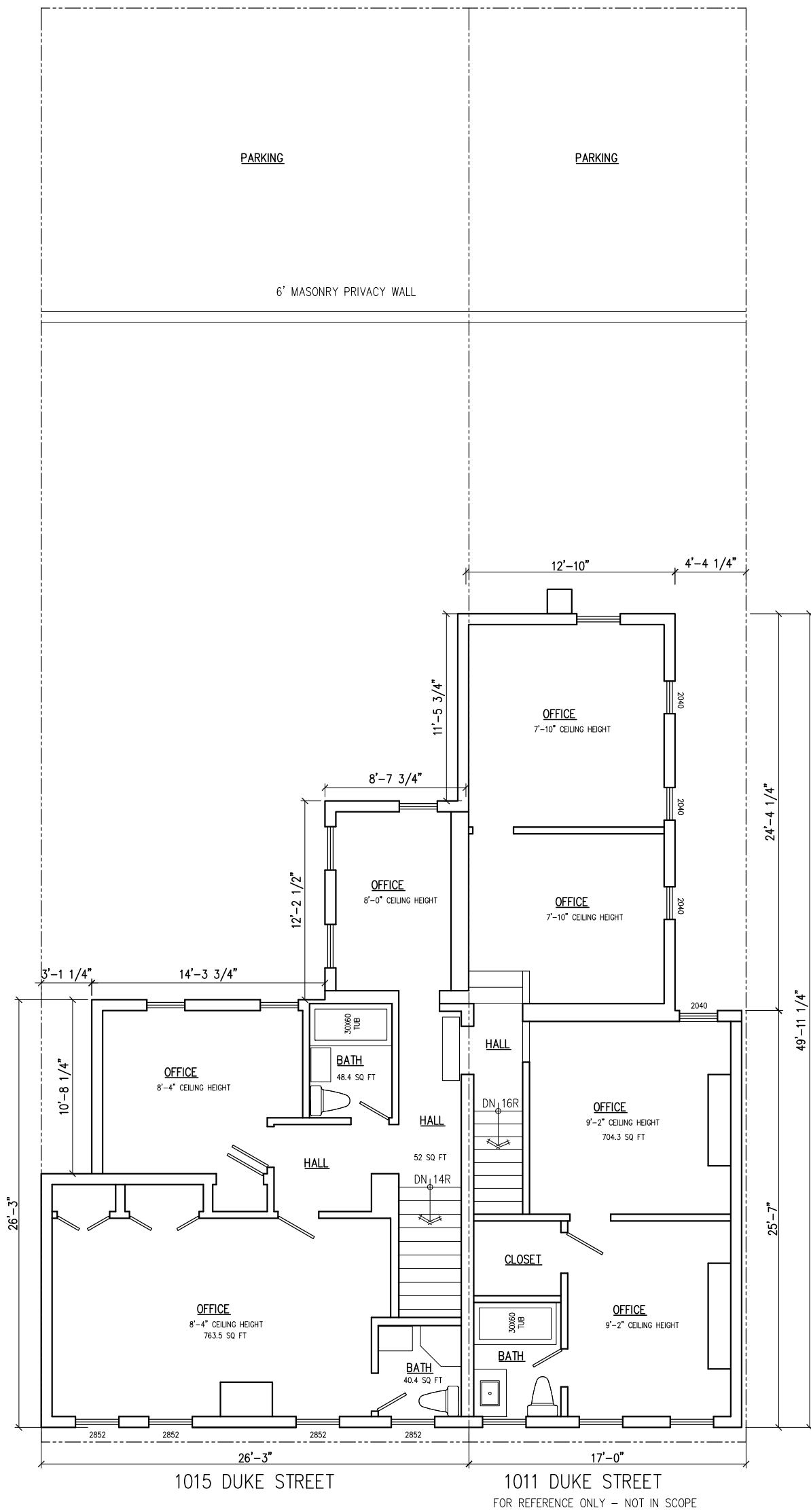




A

EXISTING BASEMENT FLOOR PLAN





C EXISTING 2ND FLOOR PLAN

0 1 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"





1015 DUKE STREET

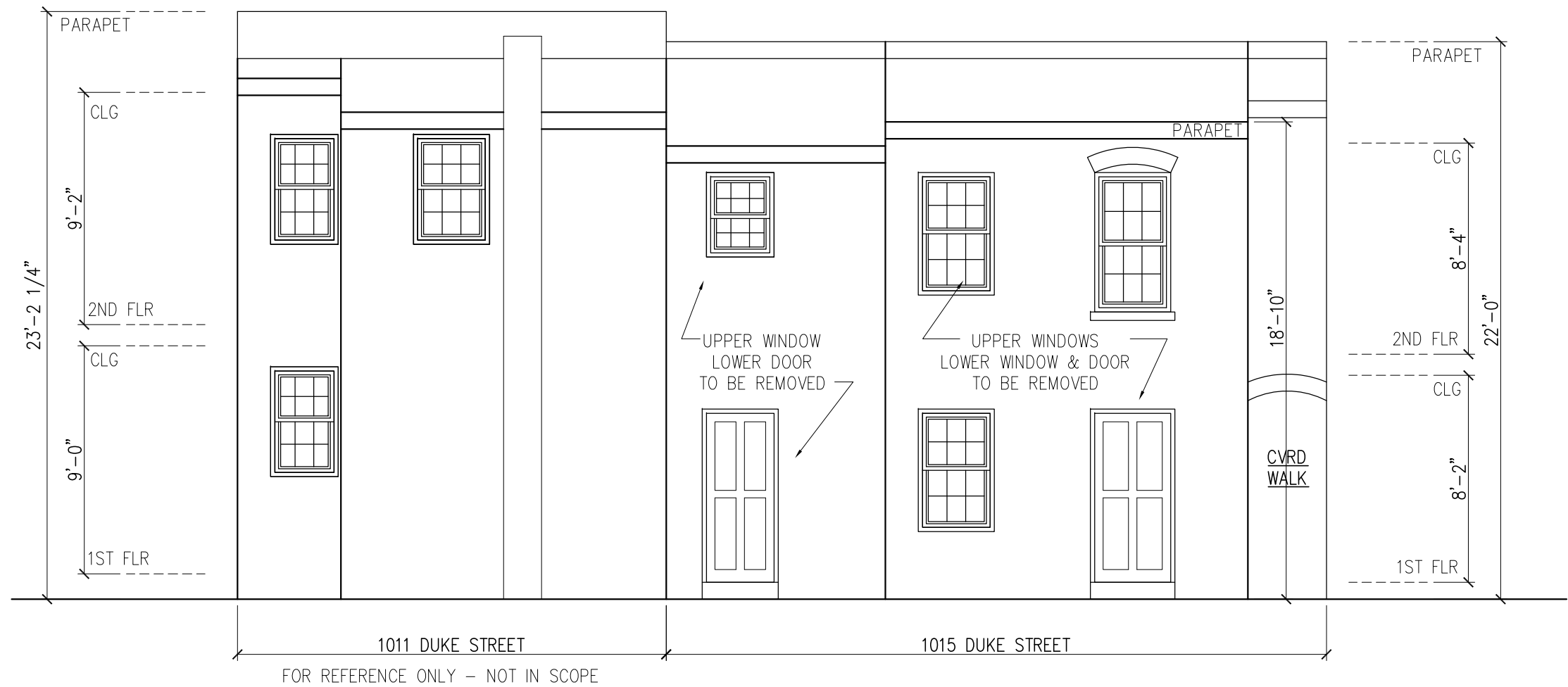
1011 DUKE STREET
FOR REFERENCE ONLY – NOT IN SCOPE

A

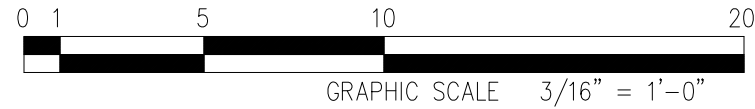
EXISTING SOUTH ELEVATION (FRONT)

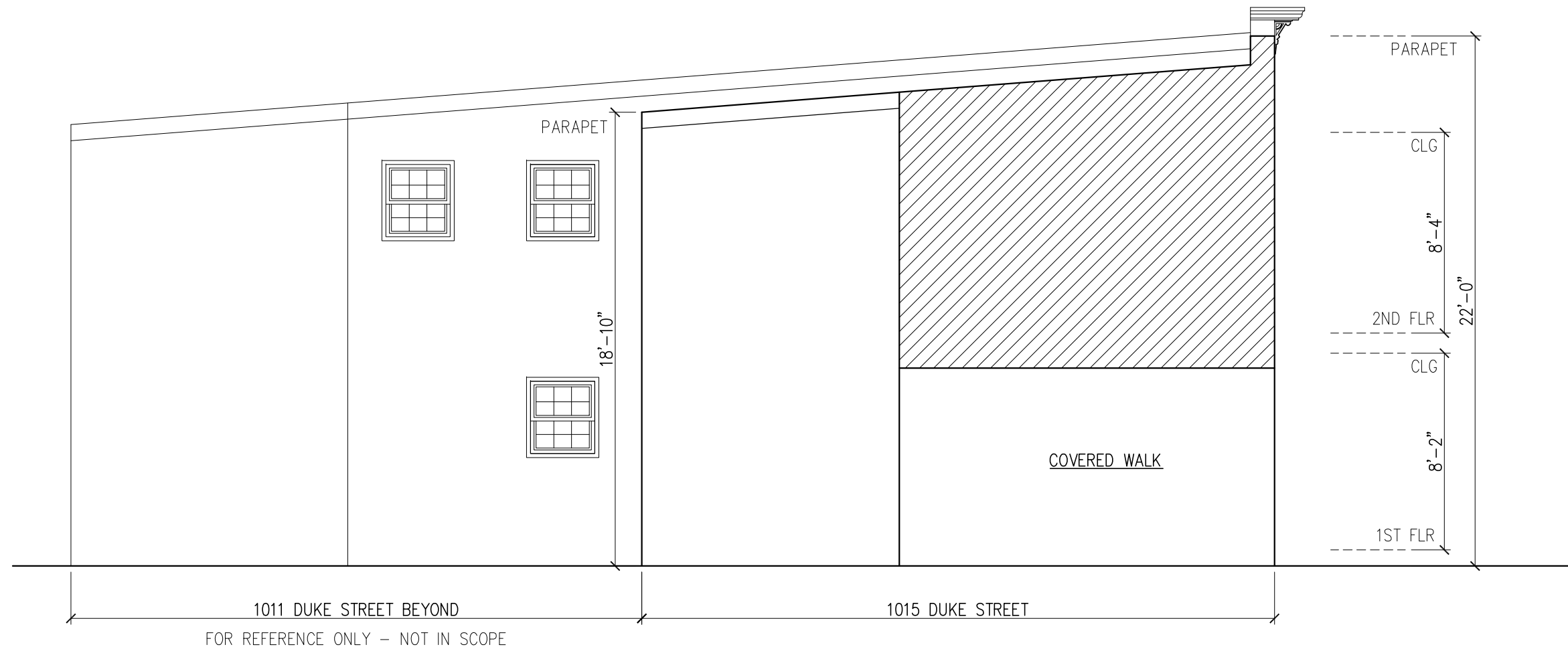


GRAPHIC SCALE 3/16" = 1'-0"



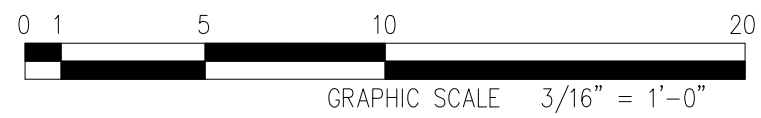
C EXISTING NORTH ELEVATION (REAR)

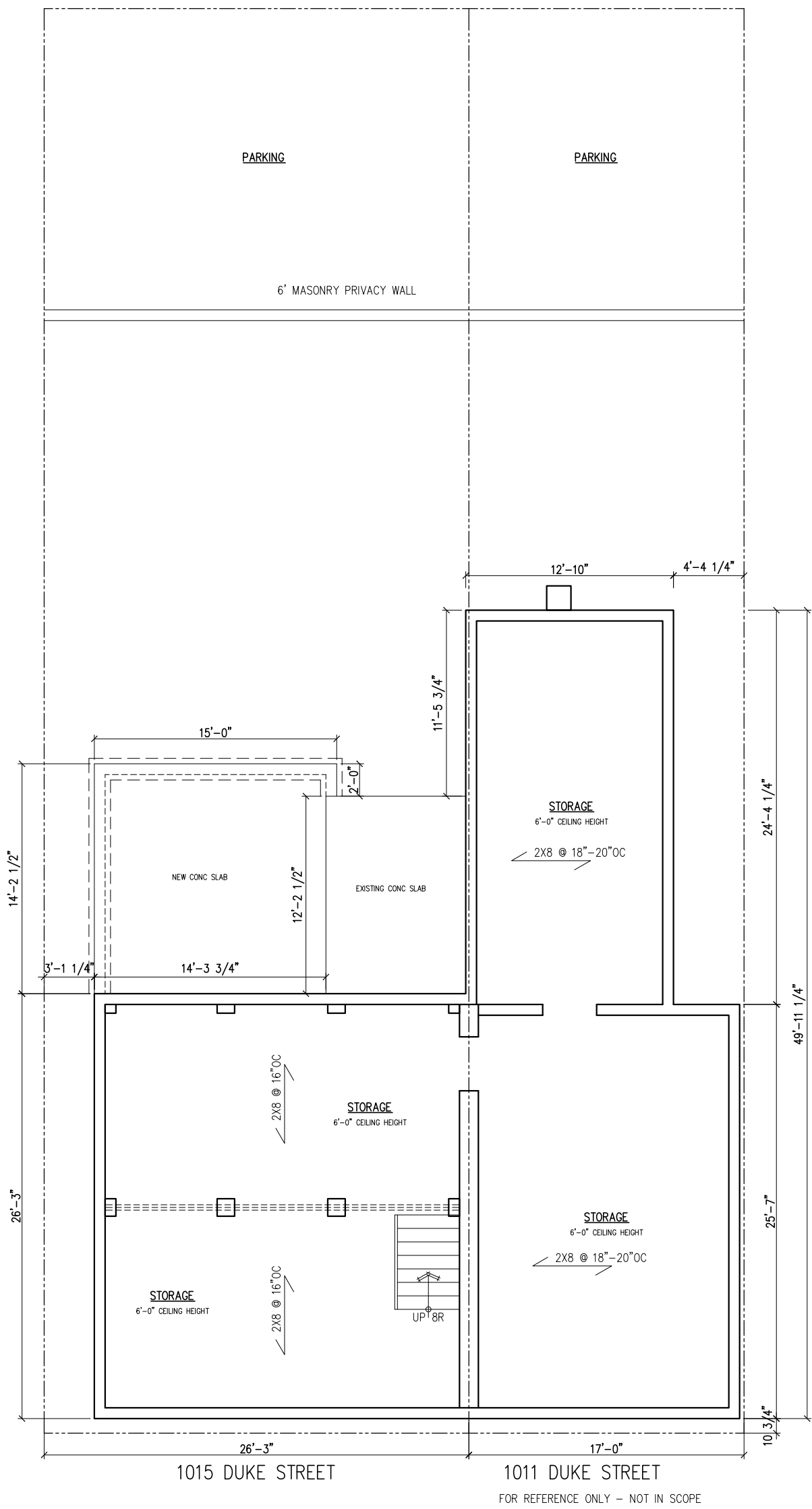




B

EXISTING WEST ELEVATION (LEFT) 1011 DUKE





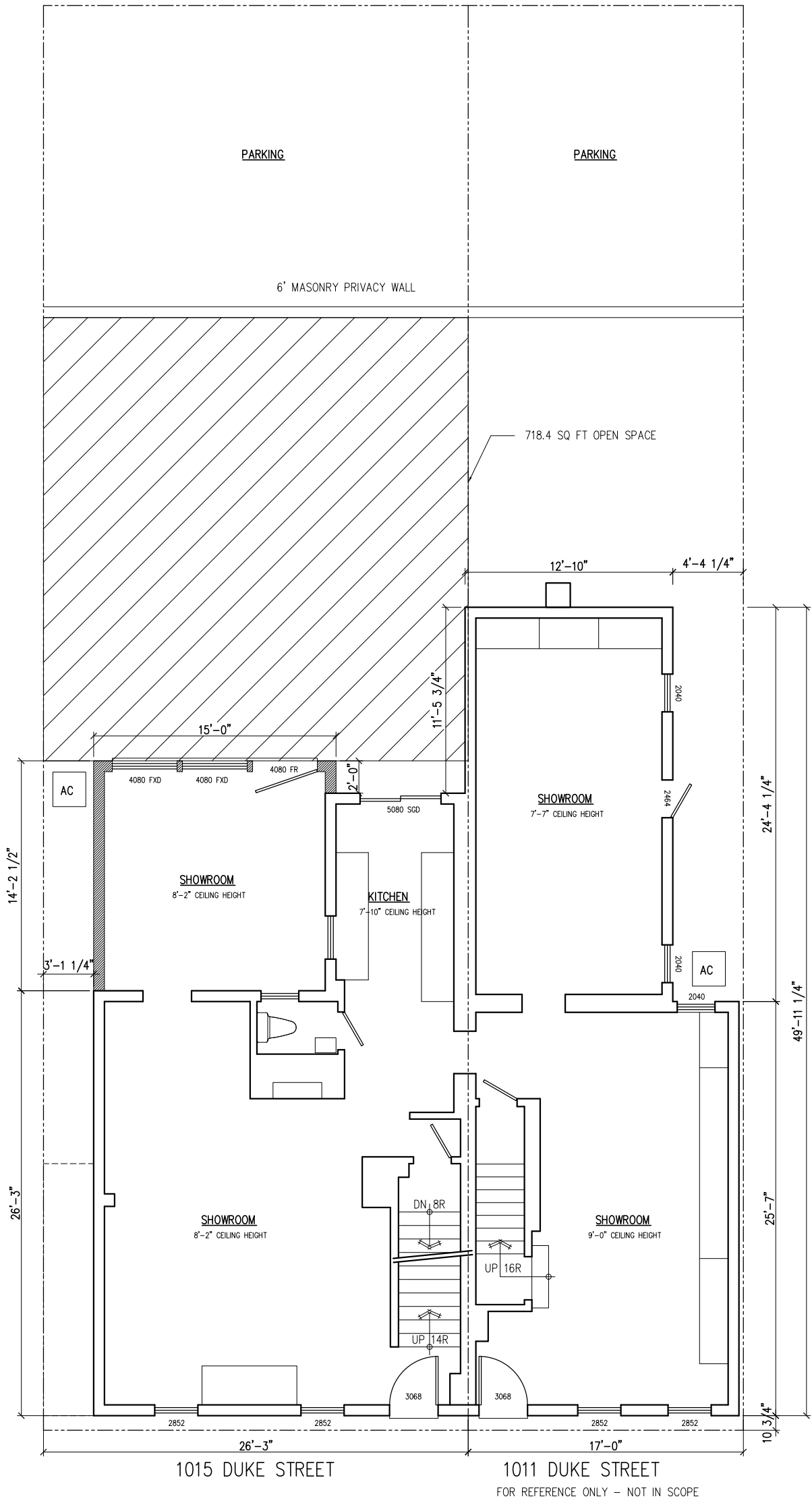
A

PROPOSED BASEMENT FLOOR PLAN

01520

GRAPHIC SCALE 1/8" = 1'-0"

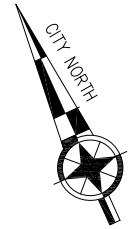
CITY NORTH



B PROPOSED 1ST FLOOR PLAN

0 1 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"





1015 DUKE STREET

1011 DUKE STREET

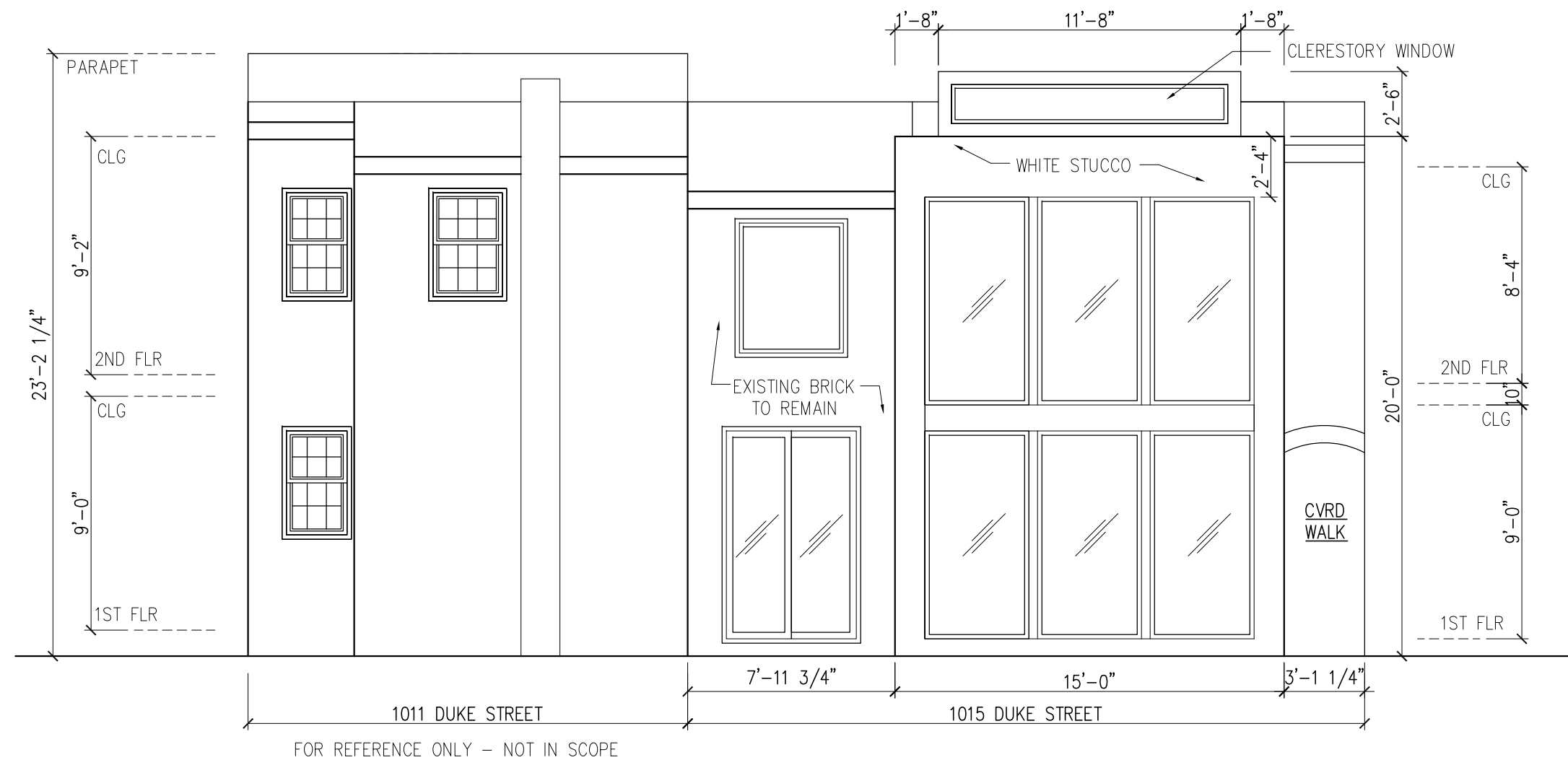
FOR REFERENCE ONLY – NOT IN SCOPE

A

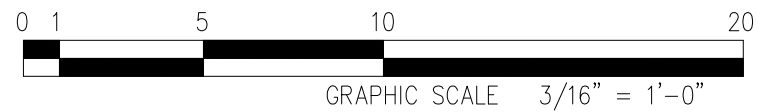
PROPOSED SOUTH ELEVATION (FRONT)



GRAPHIC SCALE 3/16" = 1'-0"



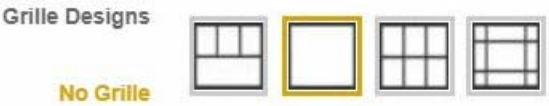
C PROPOSED NORTH ELEVATION (REAR)



SITELINE WOOD CASEMENT WINDOW



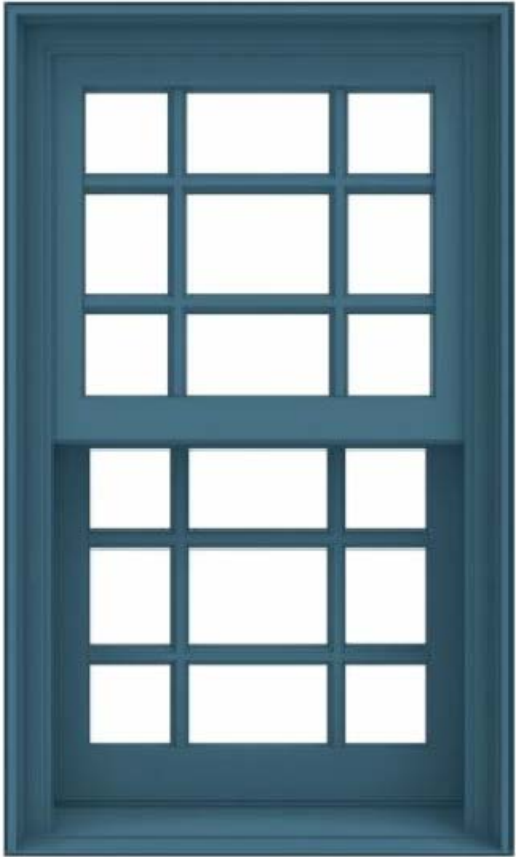
Options [View product details](#) for more options



DOUBLE-HUNG WINDOWS

JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

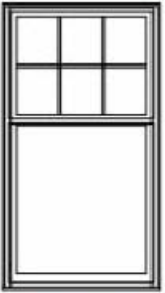
These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.



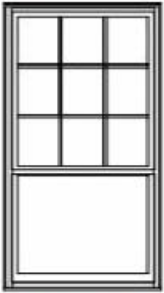
Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

JELD-WEN.COM

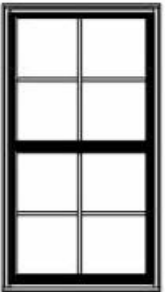
OPTIONAL DESIGNS



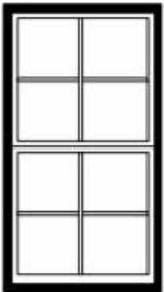
COTTAGE



REVERSE COTTAGE



HYBRID
WOOD FRAME/
CLAD SASH



HYBRID
CLAD FRAME/
WOOD SASH



CHAMBERED COMPOSITE
INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

WINDOW SELECTION