

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition

APPLICANT: Nancy S. Hendee

LOCATION: Old and Historic Alexandria District
525 Oronoco Street

ZONE: RM/Residential Townhouse Zone

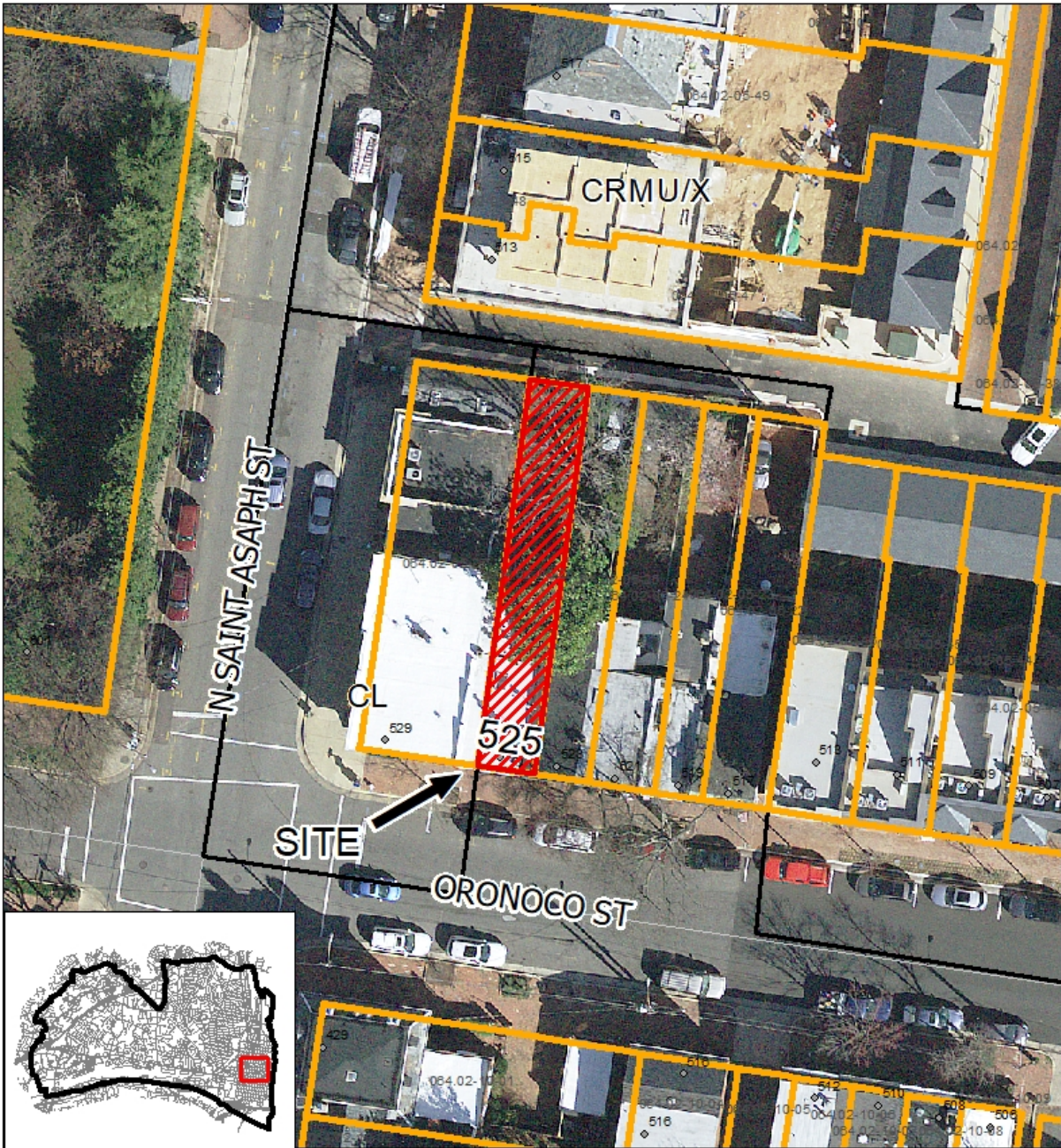
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition with the following conditions:

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 construction documents involving any ground disturbing activities; and,
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 construction documents involving any ground disturbing activities.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2019-00424 & BAR #2019-00425
525 Oronoco Street



0 15 30 60 Feet

Note: *Staff coupled the applications for a Permit to Demolish (BAR #2019-00424) and Certificate of Appropriateness (BAR #2019-00425) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose a portion of the existing horse alley on the east elevation to add a bathroom at 525 Oronoco Street.

Permit to Demolish/Capsulate

The applicant proposes to demolish seventeen (17) square feet of existing exterior wall on the east elevation of the house in order to create a doorway into the proposed bathroom. The proposed bathroom will capsulate a total of approximately eighty (80) square feet of the original west wall of the horse alley.

Certificate of Appropriateness

The applicant proposes to construct a bathroom measuring 2'-6" X 10' in the horse alley on the east elevation. The proposed bathroom will encompass the entire width of the alley and will begin 12' back from the gate leading into the alley on the south/primary elevation. The proposed siding for the addition will consist of tongue and groove wood siding removed from the demolition of the extant exterior wall, as well as new tongue and groove wood siding created to match the existing material. Arched windows measuring 20" X 24" at the apex of the addition's north and south walls will retain a sense of the horse alley's porosity.

Site context

525 Oronoco Street sits in a row of five nineteenth century townhouses, with Old Town School for Dogs, historically a commercial building, adjacent on the west elevation. One other house in the row of five has a horse alley. The top of the addition will be minimally visible when viewed from Oronoco Street over the top of the horse alley gate.

II. HISTORY

Based on historic maps, 525 Oronoco Street was built between **1863 and 1877**. It does not appear on the 1863 "Birds Eye View of Alexandria," but it does appear on the "G.M. Hopkins 1877 *City Atlas of Alexandria*." The 1978 Tax Assessor Property Record Card notes the construction date as **1869**. The two-bay, two-story Italianate style house consists of a masonry main block with a small one-story rear/north addition. Historic maps indicate that the footprint of the house has remained virtually unchanged (Figures 1 & 2). Note that both maps indicate the horse alley on the east elevation.

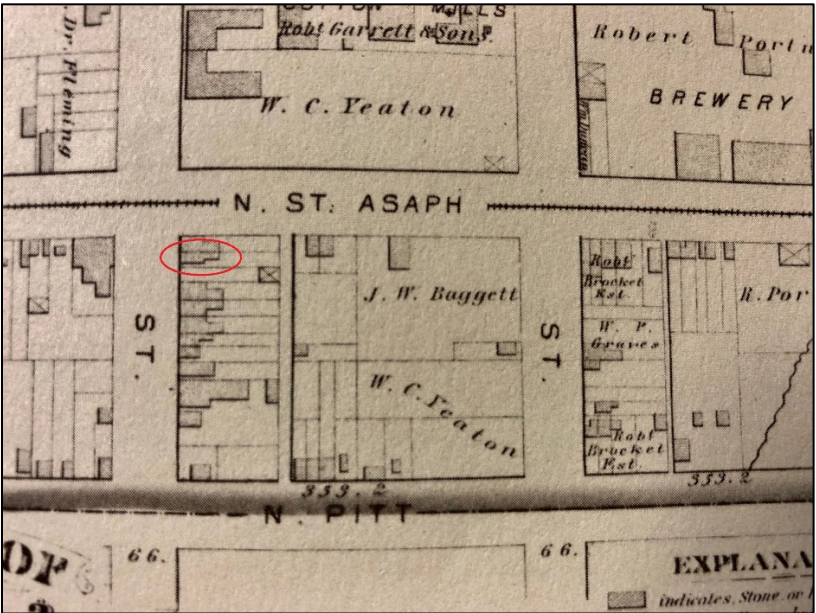


Figure 1: G.M. Hopkins 1877 City Atlas of Alexandria

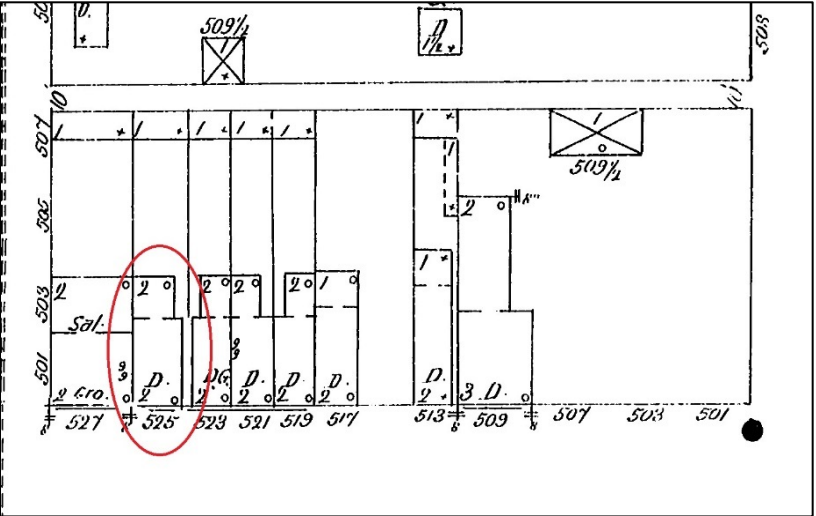


Figure 2: 1896 Sanborn Fire Insurance Map

Building permit records contain various repair projects, but no major alterations. The cornice molding was replaced in 1936, a bathroom was added to the second floor in 1973, and the roof was replaced in 1978. In 1963, the house was in poor condition, necessitating repair or replacement of rotten windows and frames, gutters, the chimney, hot water heater, interior partitions, interior and exterior woodwork, as well as a host of other issues.

Previous BAR Approvals

No previous BAR approvals were located for this property.

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

In staff's opinion, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The exterior wall on the east elevation (west elevation of the horse alley) was protected from weather and appears to be original beaded siding. The siding is in relatively good condition and the applicant proposes to reuse material salvaged from the capsulated area on the north and south exterior walls of the bath. Beaded siding of this sort is commonly reproduced and is easily available today.



Figure 3: Beaded siding on the west wall of the horse alley

Certificate of Appropriateness

Horse alleys represent a character-defining feature of historic Alexandria, where the blocks subdivided into quarters for auction in 1749 did not contain public alleys and the only way for many owners to access their rear yard was through a small private alley. These alleys were only slightly wider than a horse and may have enabled access to a stable in the rear yard. They are often open at the first floor but covered by the house above, as is the case here. These alleys embody an important part of our architectural and social history and provide visual interest when pedestrians on the sidewalk are able to look through or above the gates to a garden beyond. Closing off a horse alley cannot be taken lightly. That said, the applicant has taken great pains to minimize the negative effects of enclosure by setting the proposed addition 12' back from the façade and including windows in each end.

The addition walls will be clad in the beaded siding to be carefully removed from the east elevation (see the west wall of the alley in Figure 3). The arched windows at the apex of the north and south walls of the addition recall the brick arch of the alley entrance and provide some sense of the light that was previously visible during certain portions of the day, a key element of the existing horse alley. While the *Design Guidelines* do not specifically provide means to approve additions in horse alleys, they do state that “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design

elements of the existing structure.” In the opinion of staff, the proposed addition closely adheres to this guideline. By placing the addition twelve feet back from the property line and gate to the horse alley, the applicant further respects the horse alley. Pedestrians walking by the house will still see the form of the horse alley, and the addition within it will be minimized.

The BAR has addressed issues of permeability and porosity in the past. For example, in case BAR2017-00324, the Board recommended that the applicant, the Alfred Street Baptist Church, increase the site’s physical and/or visual porosity. However, this case addressed an entire complex, not a small addition to a private dwelling. The concept review of 1300 King Street, BAR case 2019-0007, discussed the importance of porosity for the second-floor balconies facing King Street. Staff does not find that either of these cases directly relate to 525 Oronoco Street.

In summary, staff recommends approval of the project. The applicant has taken great pains to respect the horse alley and streetscape, making the addition minimally visible from the street and sidewalk. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, 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 addition complies with zoning.

Code Administration

C-1 A building permit and plan review 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, if a separate demolition permit is required. (T&ES)

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

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

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

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

Alexandria Archaeology

- F-1 Tax records indicate that free black households were located on the 500 block of Oronoco Street in the first half of the nineteenth century, but the exact addresses are unknown. This property therefore has the potential to yield archaeological resources which could provide insight into residential activities of free African Americans living in Alexandria in the early nineteenth century.
- R-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.
- R-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.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00424 & 2019-00425; 525 Oronoco Street

ADDRESS OF PROJECT: 525 Oronoco St, Alexandria, VA

DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: 06A-02-05-20 ZONING: RM

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Nancy S. Hendera

Address: 525 Oronoco St.

City: Alexandria State: VA Zip: 22314

Phone: 103 548 4281 E-mail: nhendera@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - 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).*

First floor bathroom (10ft x 30in x 8ft high), enclosed within attached covered and gated alley (25ft long by 30in.) This addition would be set 12 feet north of the front alley gate. Two foot windows would sit at top of each north and south constructed wall to maintain a sense of visual access through alley space and provide ventilation. The walls would be covered in tongue and groove, similar to material on western alley wall.

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.

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: Nancy Stender
Printed Name: Nancy Stender
Date: 9/30/2019

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.	Nancy Handee	525 Oronoco St	100%
2.		Alex. VA 22304	
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.	Same as above		
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.	Nancy Handee	NA	NA
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.

9/30/2019 Nancy Handee Nancy Handee
 Date Printed Name Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

Revised 10/24/2019

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 style="width: 100%; height: 100%;" 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"/>	

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.

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

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

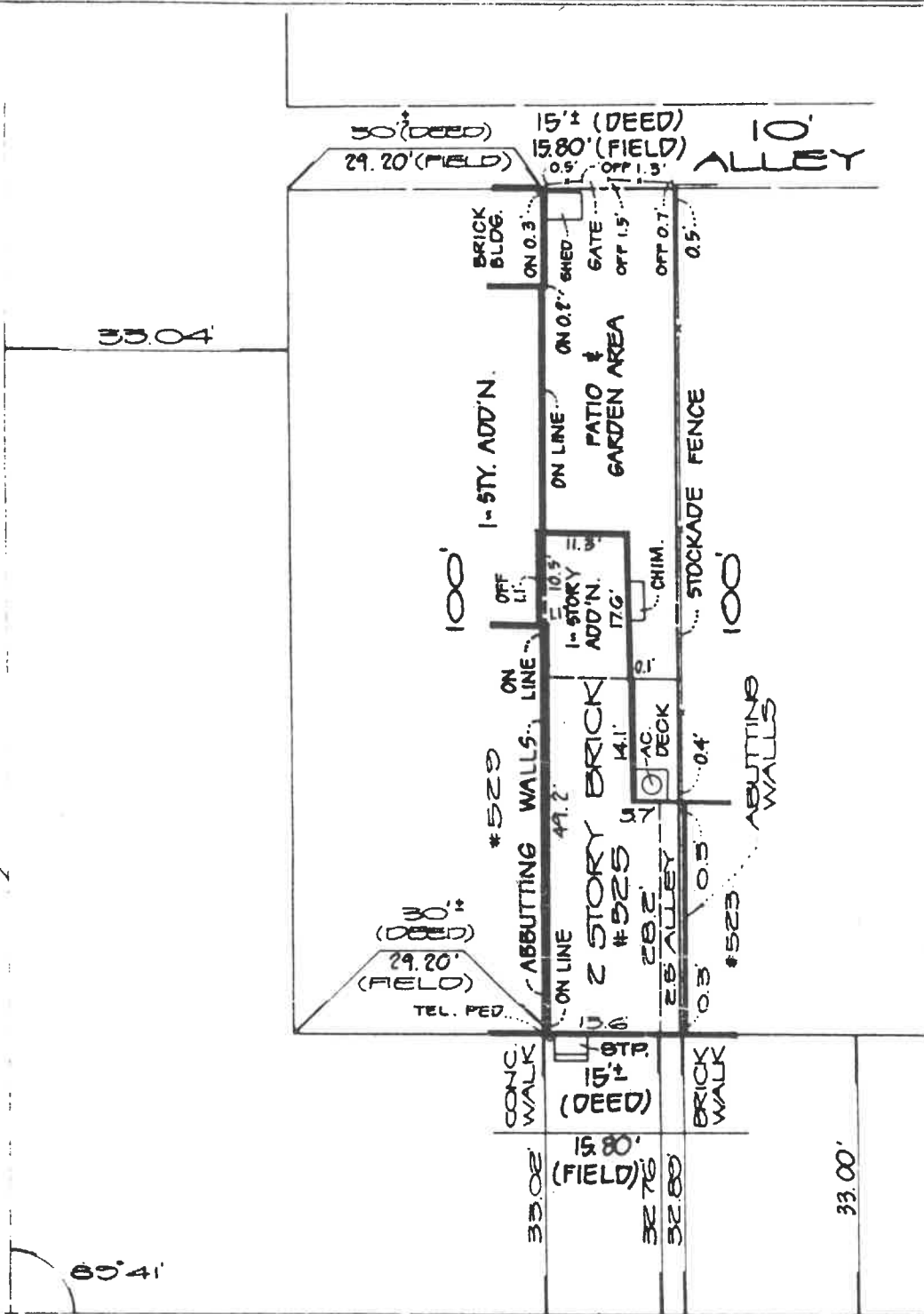
E3. Sq. Ft.
Proposed Open Space

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

Signature: _____ Date: _____

N. ST. ASAPH STREET

MON. LINE



ORONOCO STREET

PLAT

SHOWING HOUSE LOCATION ON THE PROPERTY LOCATED AT

325 ORONOCO STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

AUGUST 12, 1993

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF RECORD

TITLE REPORT NOT FURNISHED

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLY ENCROACHMENTS

Kenneth W. White

KENNETH W WHITE

L.S.



CASE NAME

HENDEE

ALLEN

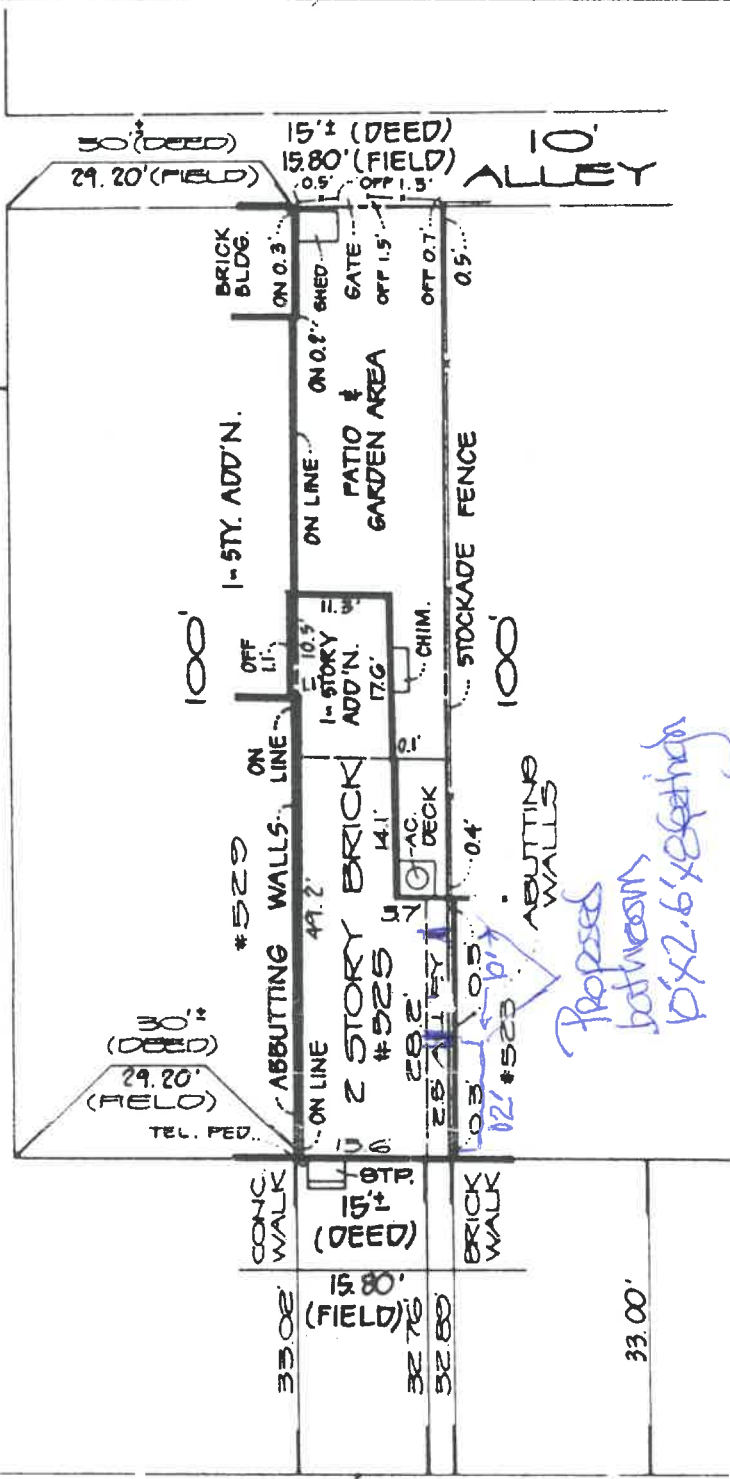
ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

N. ST. ASAPH STREET

MON. LINE

33.04'

30' (DEED)
29.20' (FIELD)
15.2' (DEED)
15.80' (FIELD)
10' ALLEY



*Proposed
between
10' x 2.6' x 2.6' high*

85°41'

MON. LINE

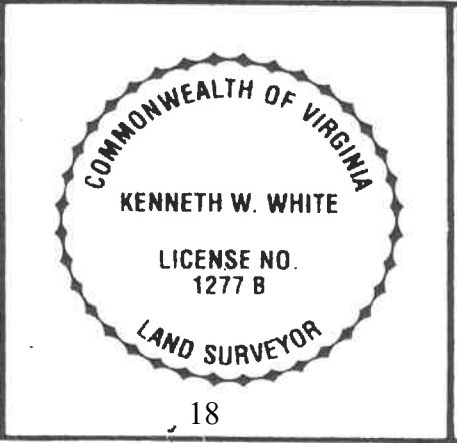
ORONOCO STREET

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
325 ORONOCO STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 12, 1993

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
PLAT SUBJECT TO RESTRICTIONS OF RECORD
TITLE REPORT NOT FURNISHED

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L.S.



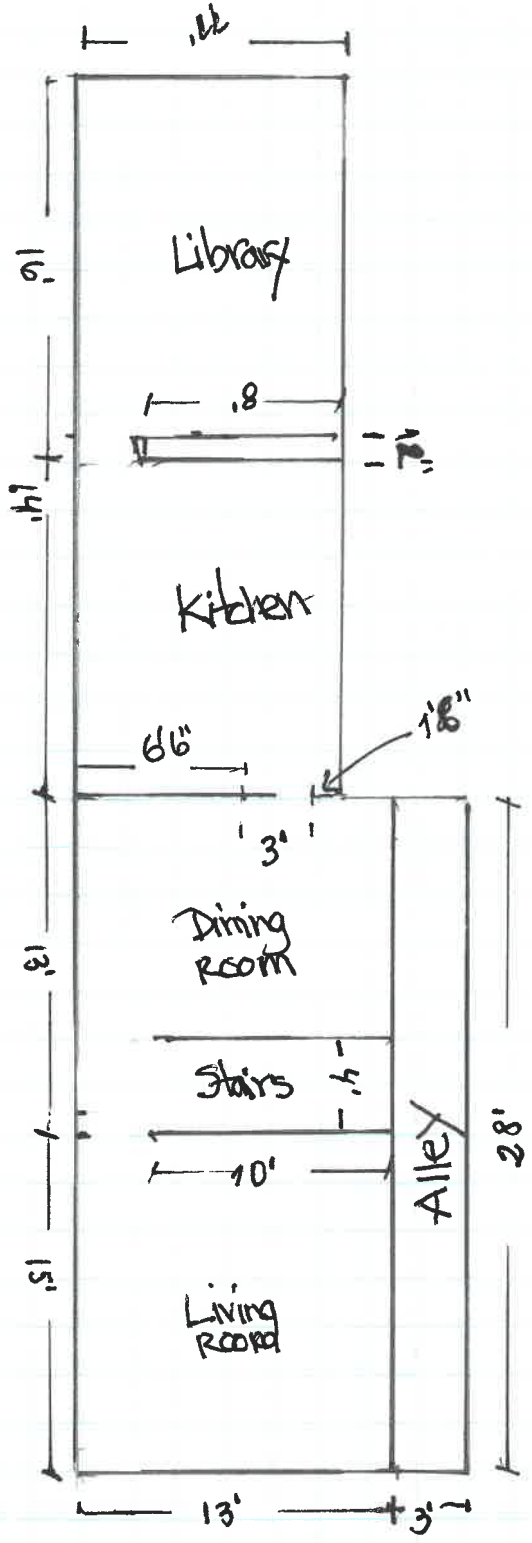
CASE NAME:
HENDEE

ALLEN

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

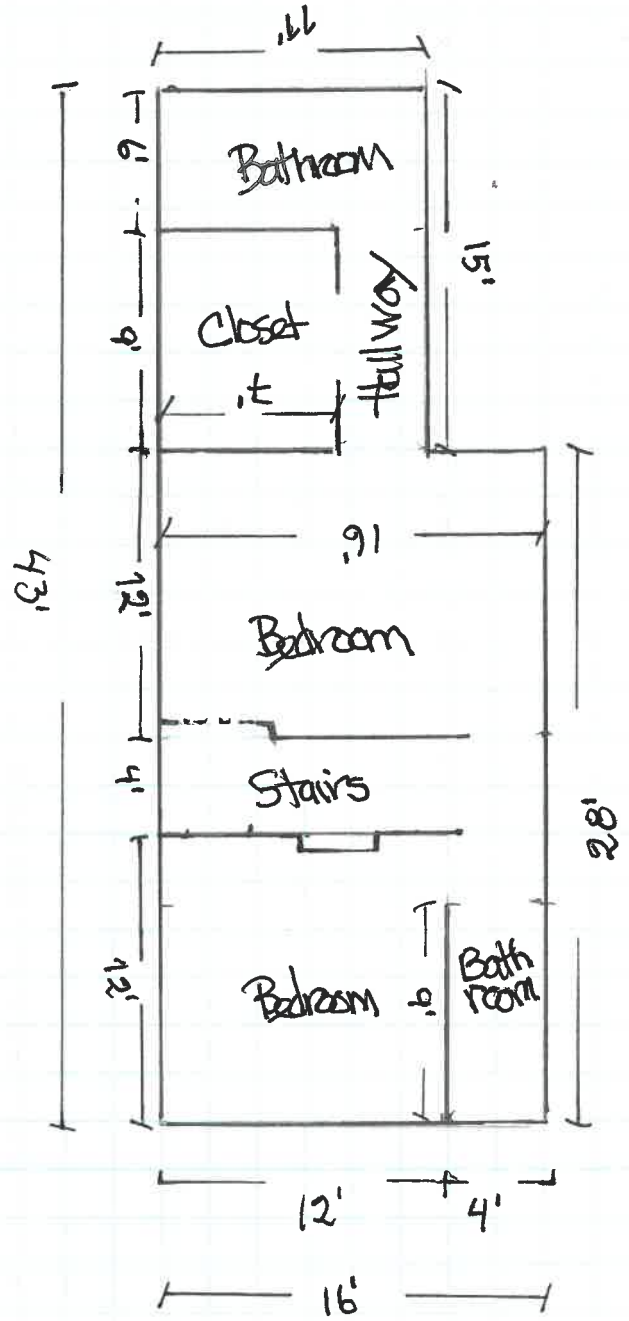
1/8" = 1'

First Floor



Back

Second Floor



Front
 525 Dronoco St.
 Alexandria, VA



DRAFT CARE LLC
 14730 MASON CREEK CIRCLE
 WOODBRIDGE, VIRGINIA 22191
 PHONE: 540-507-9873

GENERAL NOTES:

Blank space for general notes.

STAMP:

Blank space for stamp.

SUBMISSION

DATE	DESCRIPTION
9.6.2019	1st SET DRAWING

PROJECT TITLE

NANCY HENDEE
 525 ORONOCO STREET
 ALEXANDRIA, VIRGINIA 22314

JOB NO: ##### DRAWN BY: J.C.W.

SCALE: ON DRAWING

DRAWING TITLE

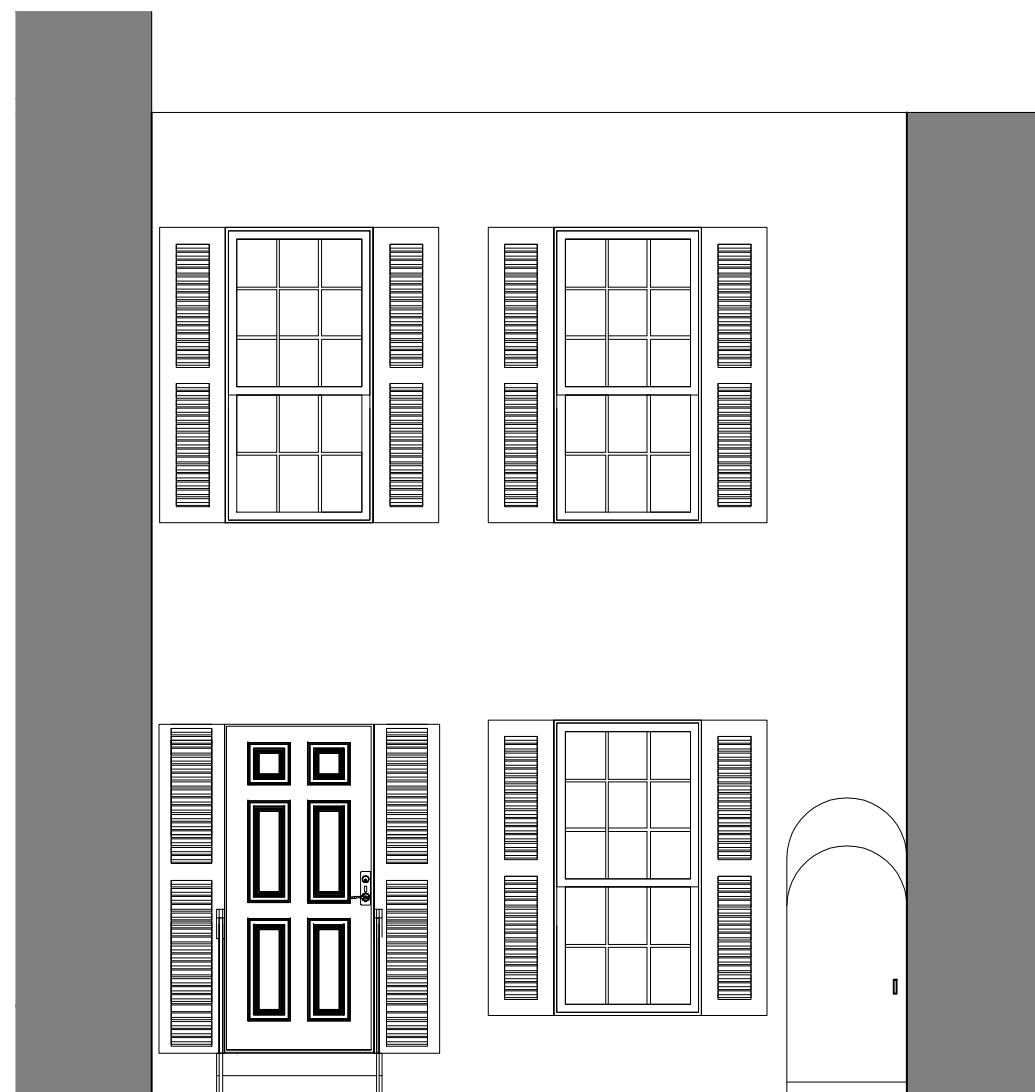
COVER SHEET

DRAWING NUMBER

FIRST PAGE

NANCY HENDEE

(BATHROOM DRAWINGS)





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GENERAL NOTES:
BATHROOM AREA 2'-6" WIDE
BY 10' LONG 8' HIGH.
EXTERIOR WALL OF
BATHROOM WILL BE SAME
MATERIAL EXISTING ON
EXTERIOR OF ALLEY WAY.

STAMP:

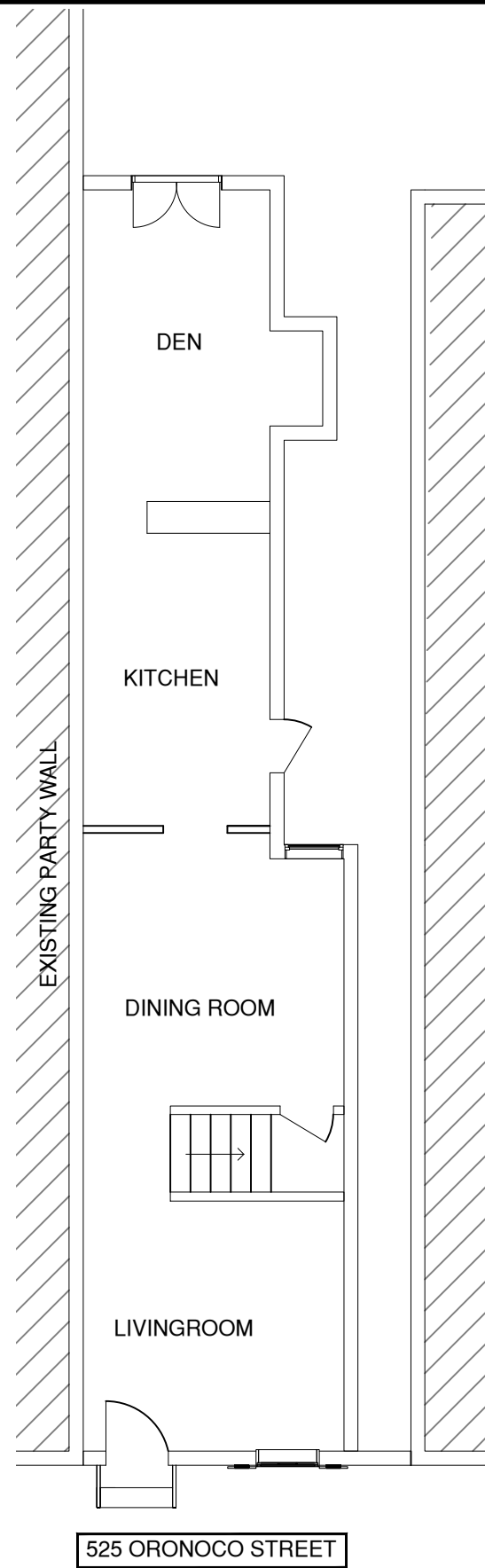
SUBMISSION	
DATE	DESCRIPTION
9.6.2019	1st SET DRAWING

PROJECT TITLE
NANCY HENDEE
 525 ORONOCO STREET
 ALEXANDRIA, VIRGINIA 22314

JOB NO: ##### DRAWN BY: J.C.W.
 SCALE: ON DRAWING

DRAWING TITLE
EXISTING FLOOR PLAN

DRAWING NUMBER
A1



1 **EXISTING FLOOR PLAN**
 A1 SCALE: 1/8"=1'-0"



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GENERAL NOTES:

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PROJECT TITLE

NANCY HENDEE

525 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314

JOB NO: #0000 DRAWN BY: J.C.W.

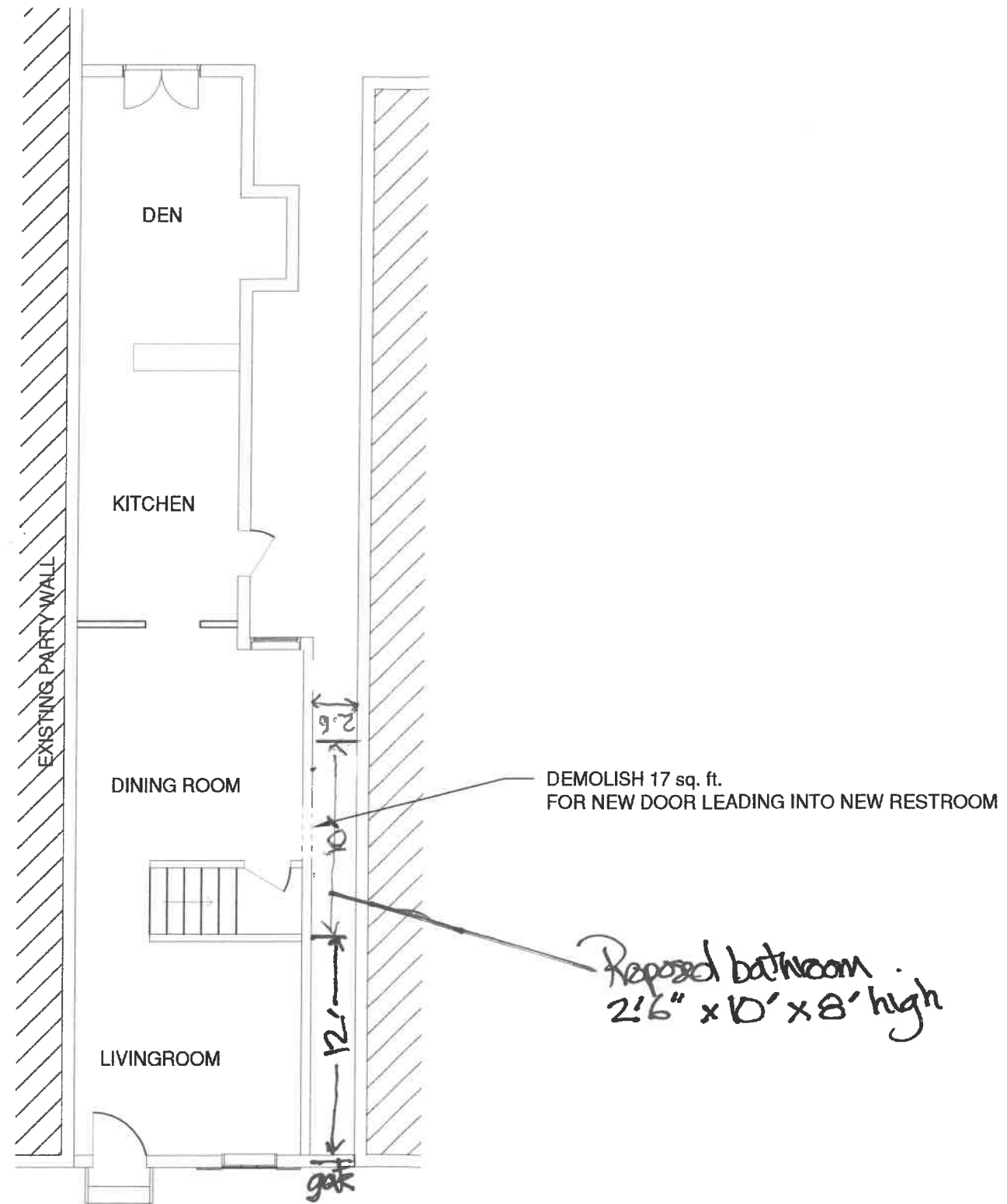
SCALE: ON DRAWING

DRAWING TITLE

DEMO FLOOR PLAN

DRAWING NUMBER

A2



525 ORONOCO STREET

1 EXISTING FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

Northern elevation



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 BY 10' LONG 8' HIGH.
 EXTERIOR WALL OF
 BATHROOM WILL BE SAME
 MATERIAL EXISTING ON
 EXTERIOR OF ALLEY WAY.

STAMP:

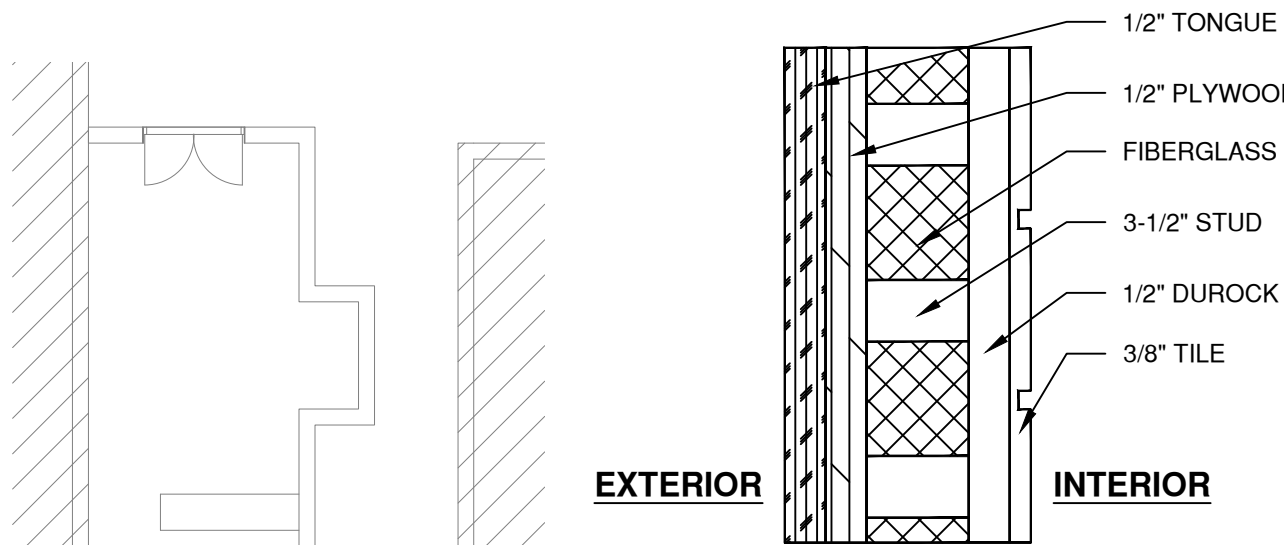
SUBMISSION	
DATE	DESCRIPTION
9.6.2019	1st SET DRAWING

PROJECT TITLE
NANCY HENDEE
 525 ORONOCO STREET
 ALEXANDRIA, VIRGINIA 22314

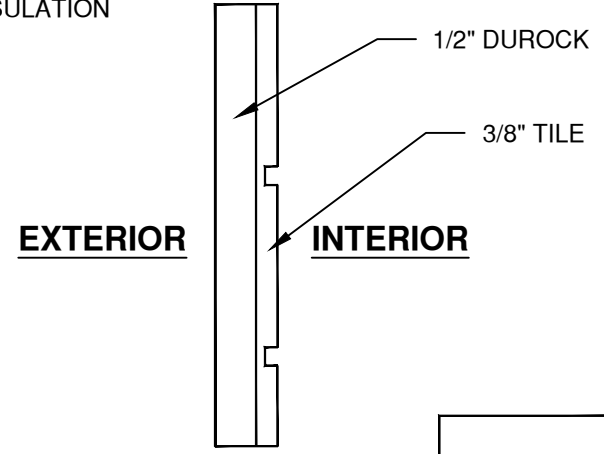
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 SCALE: ON DRAWING

DRAWING TITLE
PROPOSED FLOOR PLAN

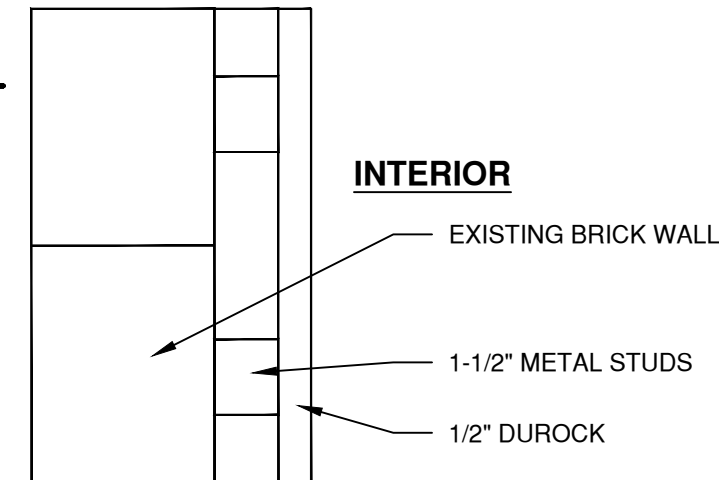
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A3



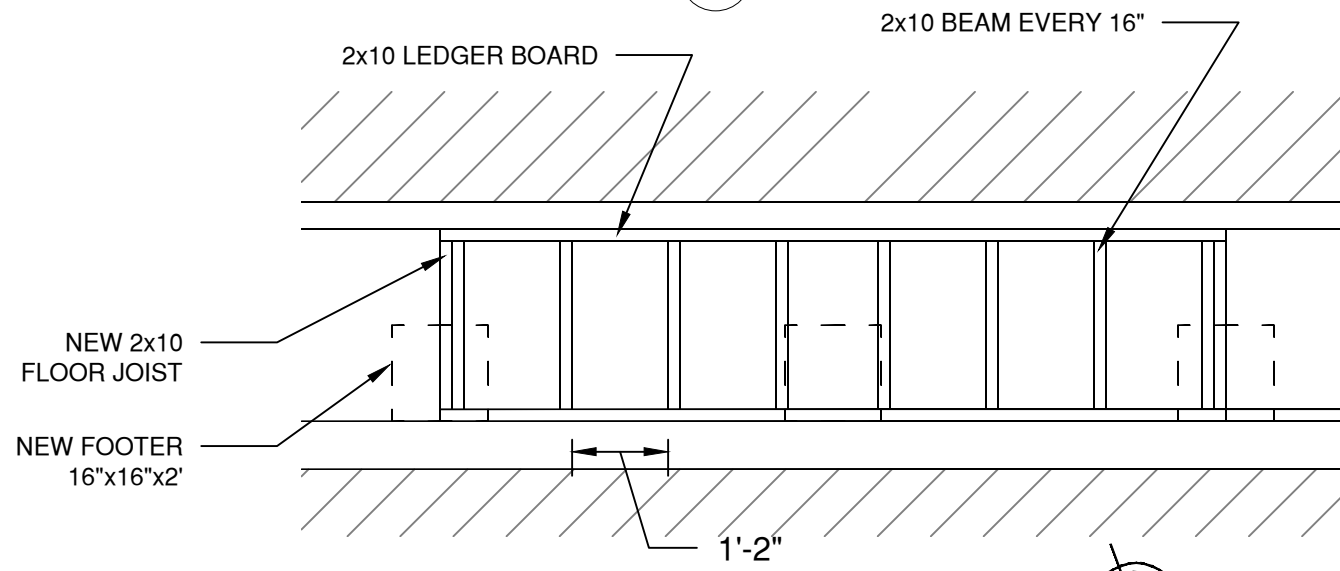
1 WALL TYPE-1
 A3 NOT TO SCALE



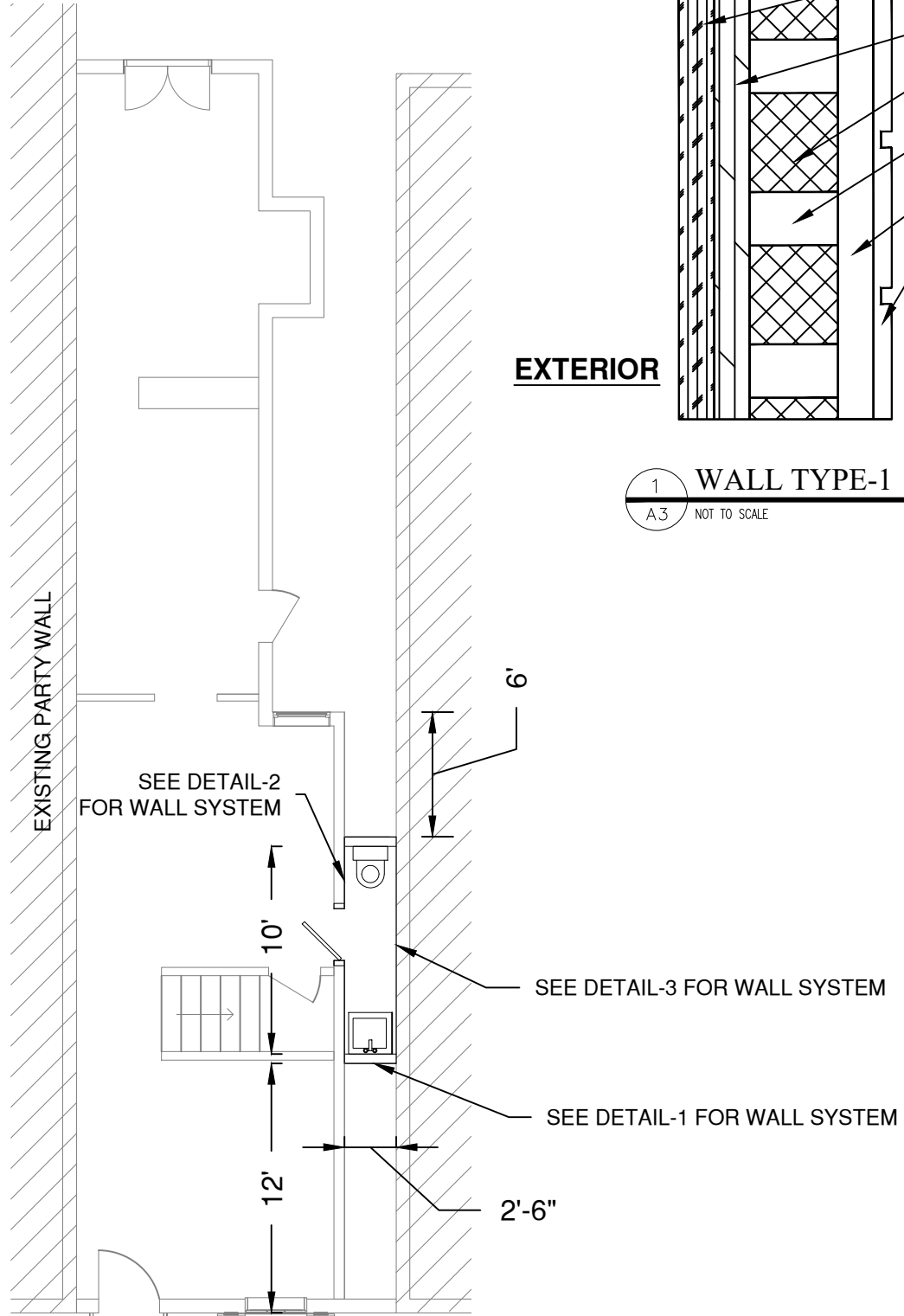
2 WALL TYPE-2
 A3 NOT TO SCALE



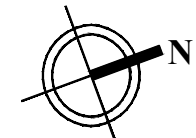
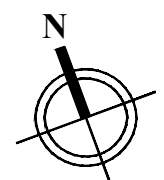
3 WALL TYPE-3
 A3 NOT TO SCALE

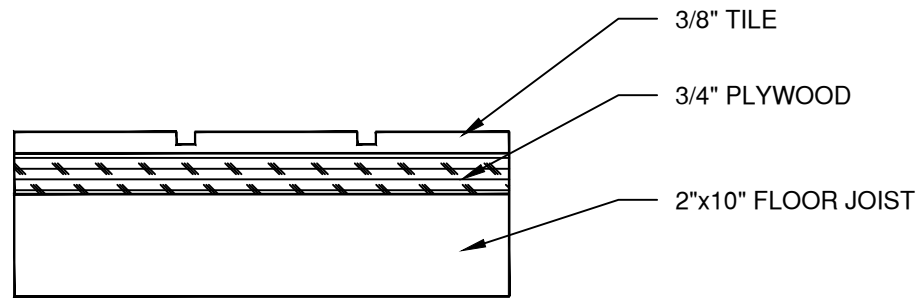


4 FLOOR BEAMS
 A3 SCALE: 3/8"=1'-0"

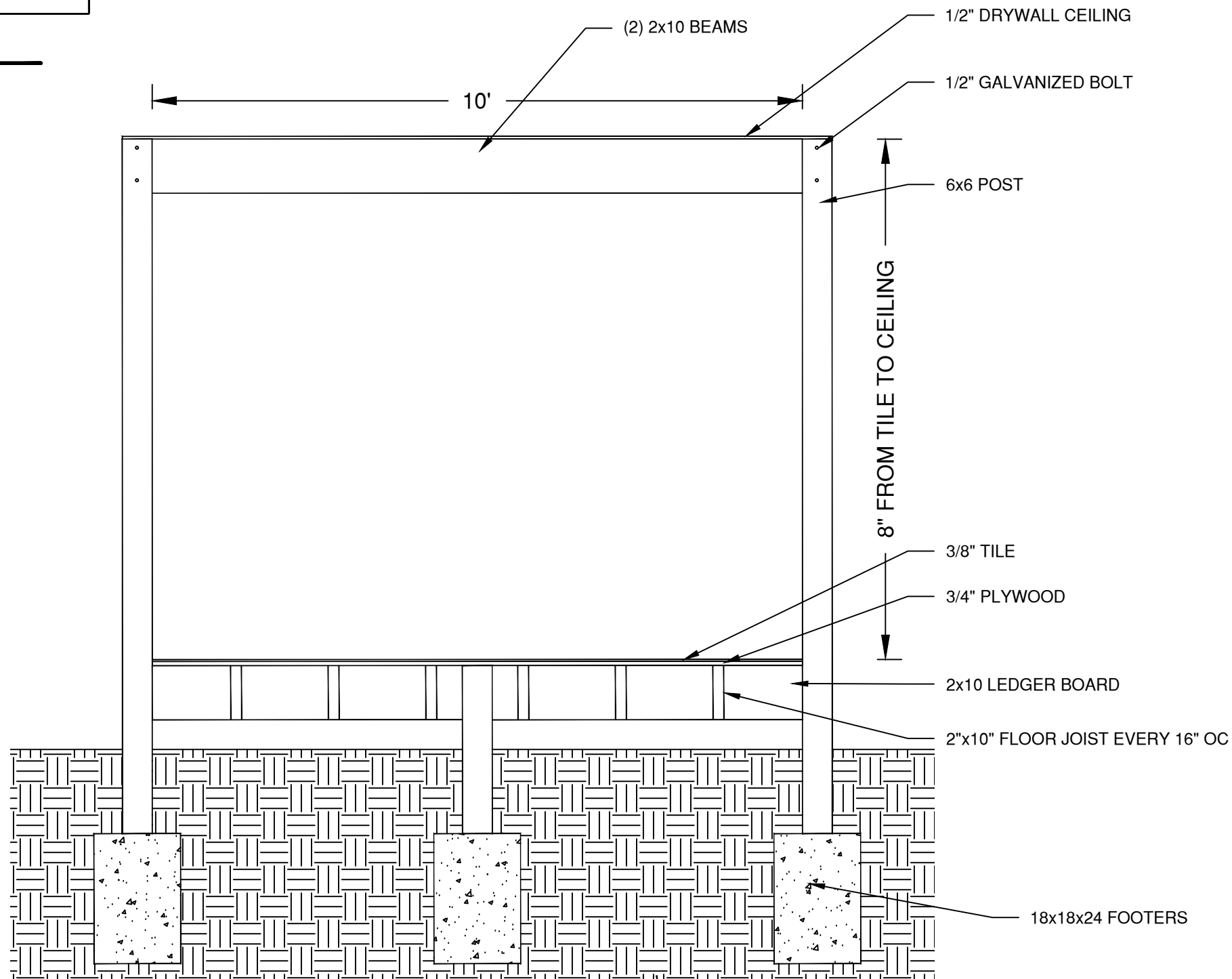


1 PROPOSED FLOOR PLAN
 A3 SCALE: 1/8"=1'-0"





2 FLOOR TYPE
A4 NOT TO SCALE



1 EAST SECTION VIEW
A4 SCALE: 1/2"=1'-0"



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WOODBIDGE, VIRGINIA 22191
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GENERAL NOTES:
NEW ADDITION WILL BE BUILT ON CONCRETE PILLARS WITH 6"x6" PT POST.
TO HOLD DOUBLE BEAMS TO HOLD EXISTING 2nd STORY JOIST FLOOR.
SOUTH NEW WALL WILL HAVE WINDOW FACING THE STREET 20" WIDE 24" TALL. AS SHOWN ON PLAN.
DEMO ON EXISTING WALL WILL BE APPROX. 18 S/F.
LEDGER BOARD 2"x10" WILL BE AGAINST EXISTING FLOOR JOIST OF HOUSE.
TO HOLD FLOOR JOIST OF NEW ADDITION AS PLAN SHOW.

STAMP:

SUBMISSION	
DATE	DESCRIPTION
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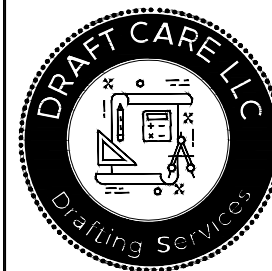
PROJECT TITLE
NANCY HENDEE
525 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314

JOB NO: ##### DRAWN BY: J.C.W.

SCALE: ON DRAWING

DRAWING TITLE
SECTION VIEW

DRAWING NUMBER
A4



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GENERAL NOTES:

STAMP:

SUBMISSION

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PROJECT TITLE

NANCY HENDEE

525 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314

JOB NO: ##### DRAWN BY: J.C.W.

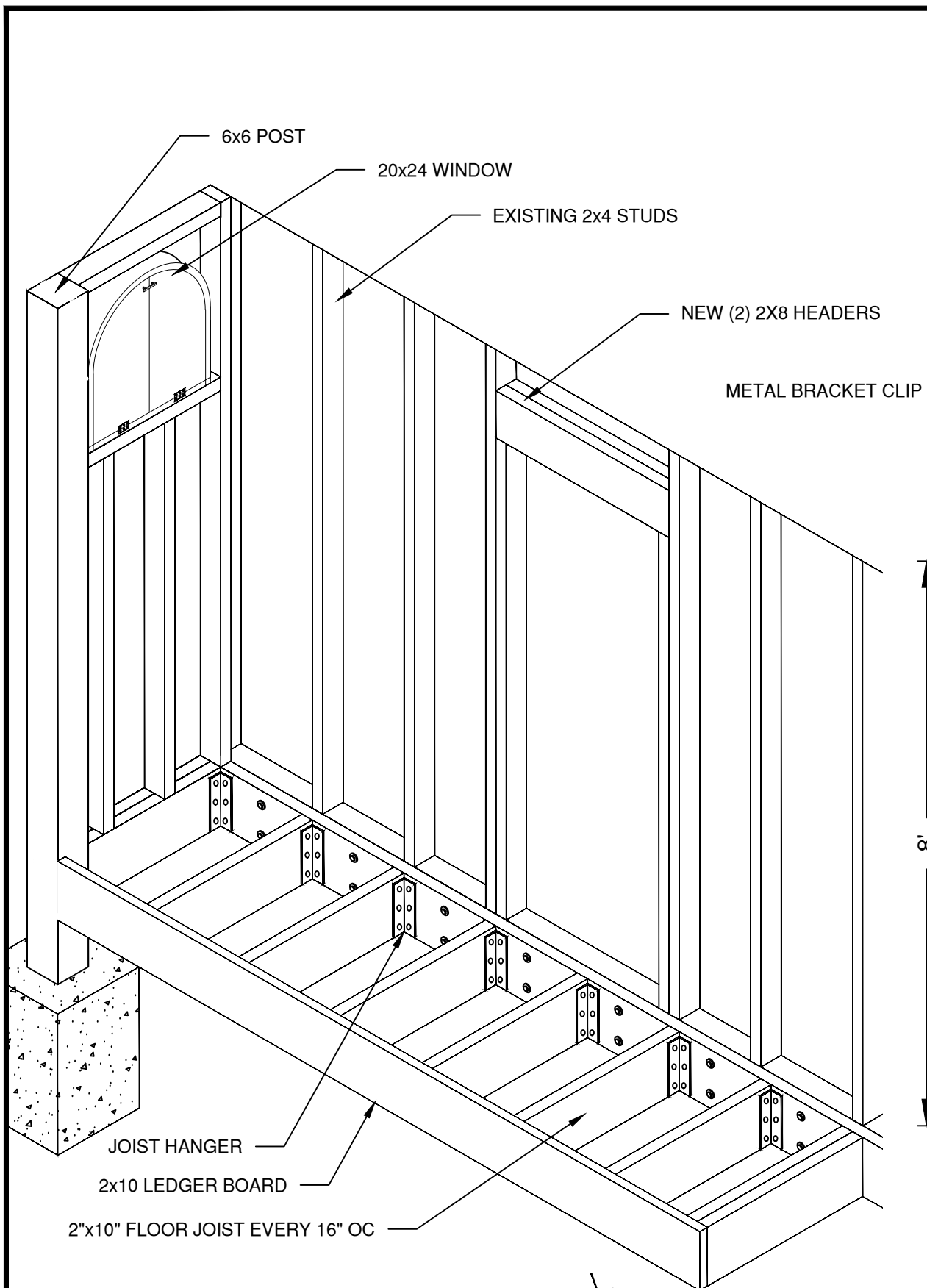
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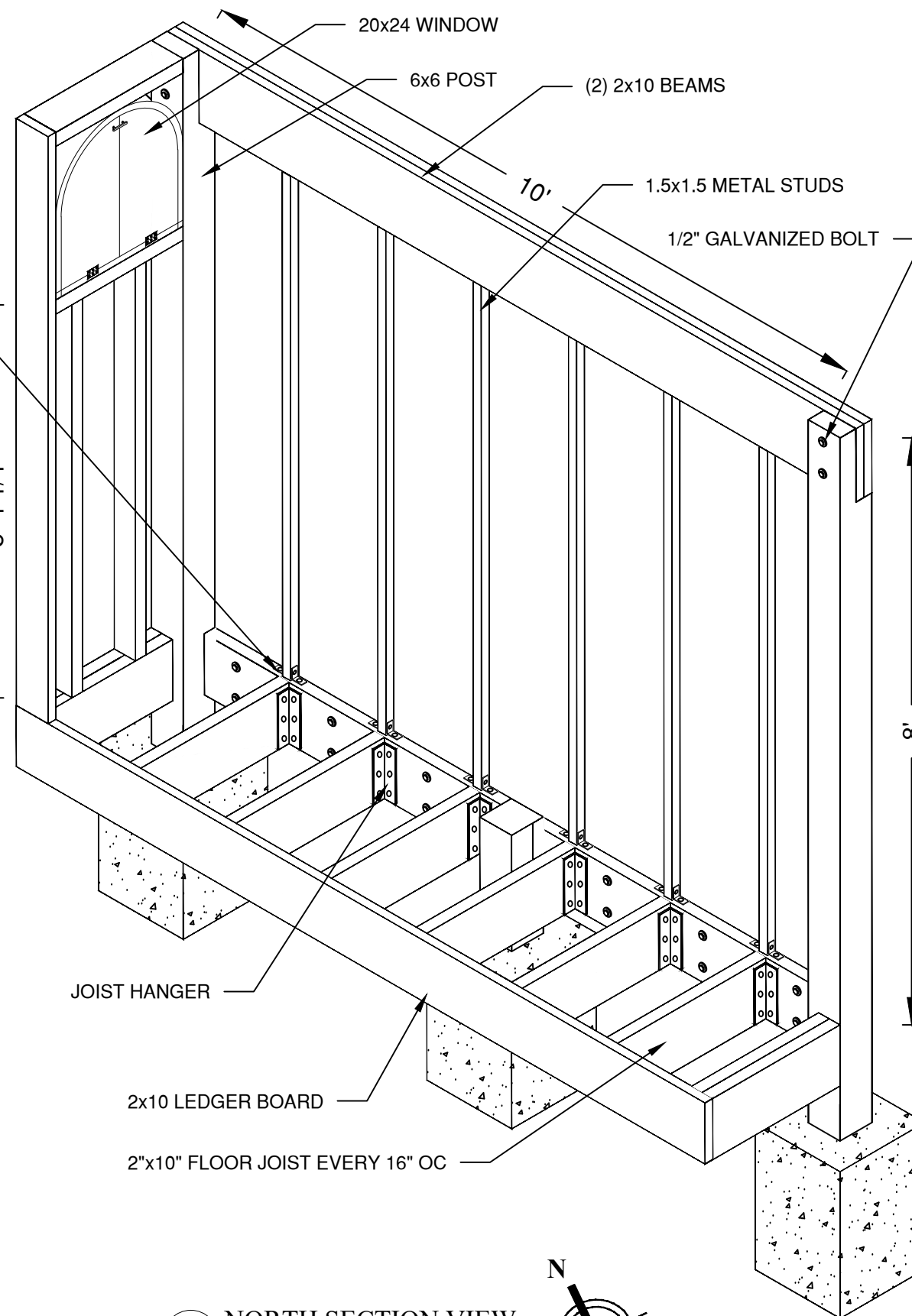
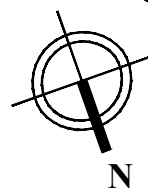
SECTION VIEW

DRAWING NUMBER

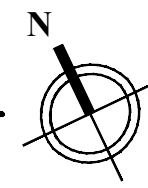
A5



1 SOUTH SECTION VIEW
A5 SCALE: 1/2"=1'-0"



2 NORTH SECTION VIEW
A5 SCALE: 1/2"=1'-0"





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GENERAL NOTES:

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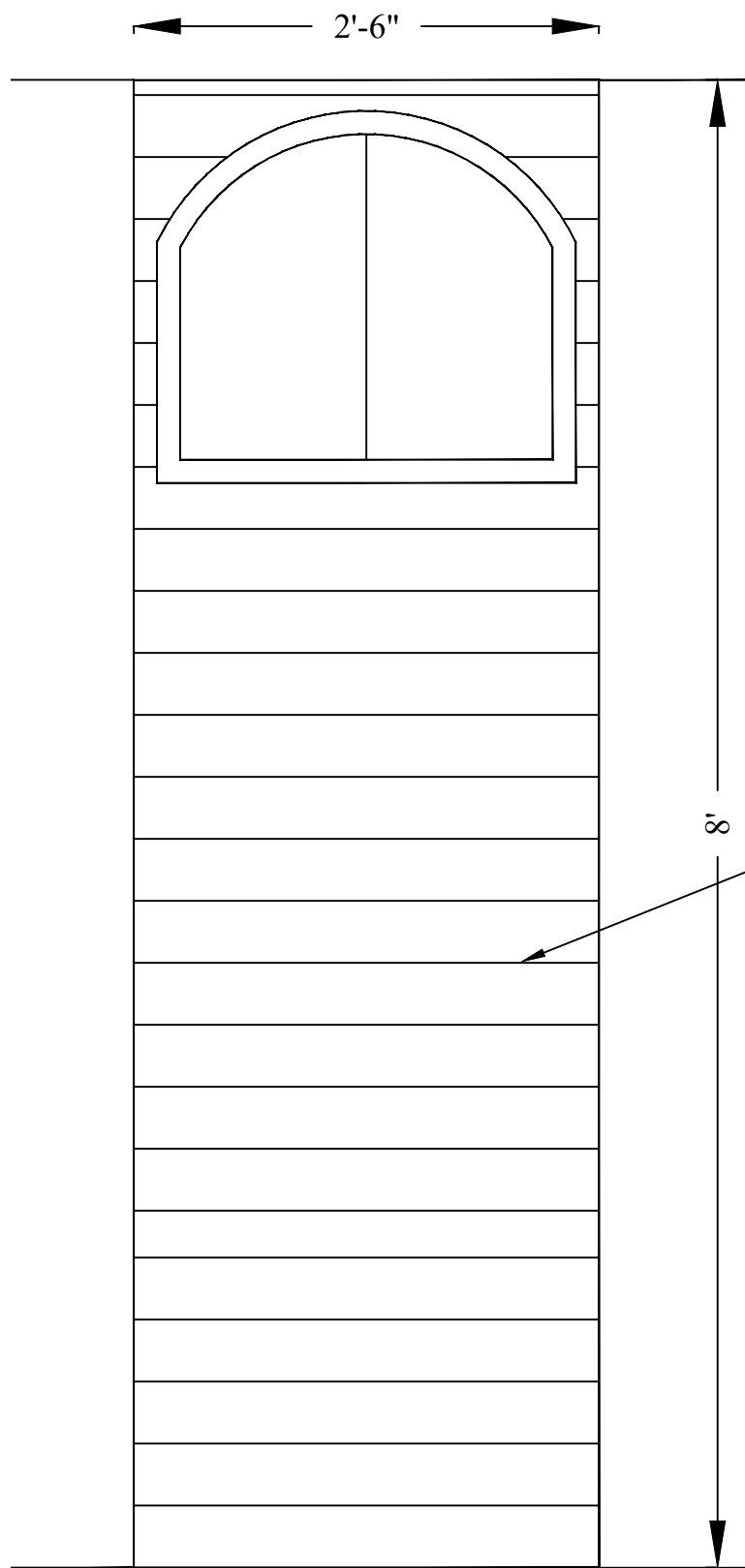
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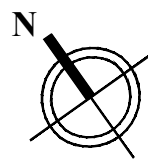
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 SCALE: ON DRAWING

DRAWING TITLE
SECTION VIEW

DRAWING NUMBER
A6

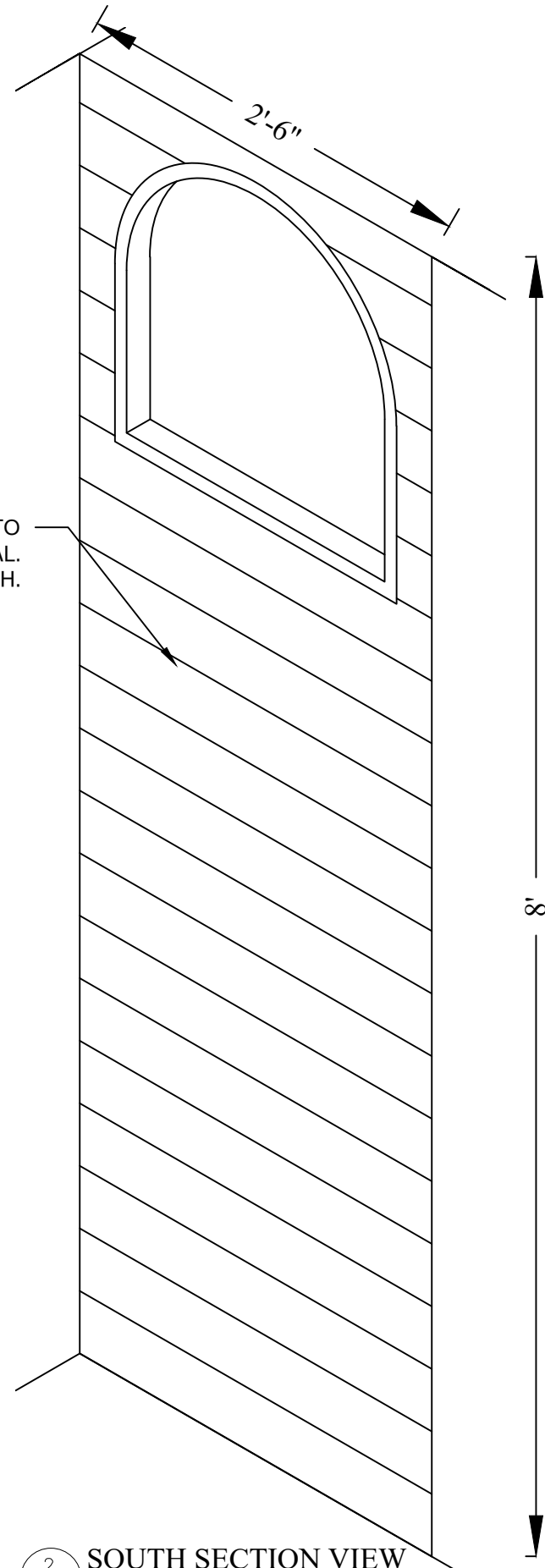


1 NORTH SECTION VIEW
 A6 SCALE: 1"=1'-0"



TONGUE AND GROOVE TO MATCH EXISTING MATERIAL.
 REUSE TONGUE AND GROOVE FROM DEMOLISH.

TONGUE AND GROOVE TO MATCH EXISTING MATERIAL.
 REUSE TONGUE AND GROOVE FROM DEMOLISH.



2 SOUTH SECTION VIEW
 A6 SCALE: 1"=1'-0"

