

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

APPLICANT: Laurie & Patrick Jennings

LOCATION: Old and Historic Alexandria District
204 South Pitt Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the permit to Demolish/Capsulate and Certificate of Appropriateness as submitted.

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.



N

A horizontal number line with tick marks at 0, 15, 30, and 60. The label "60 Feet" is placed to the right of the 60 tick mark.

Note: Staff coupled the applications for a Permit to Demolish (BAR #2019-00478) and Certificate of Appropriateness (BAR #2019-00477) 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 raise portion of the rear roof to accommodate a master bedroom, as well as alterations, at 204 South Pitt Street.

Permit to Demolish/Capsulate

- Remove the approximately 159.5 square foot, 4½:12 pitched shed form roof on the 1983 rear addition,
- Remove two 4' x 5' windows at the rear east elevation on the 1983 addition to install two pair of French doors. Approximately sixteen square feet of the rear (east) masonry wall area will be demolished

Certificate of Appropriateness

- Build a new TPO 2:12 pitched roof over new raised framing
- Install two pair of Weather Shield single light, wood French doors
- Install two custom made Juliette style balconies with 1/2" square iron balusters in front of the new French doors.

Site context

The subject property is in the middle of a row of six townhouses on the east side of the 200 block of South Pitt Street. A *public* alley runs east/west adjacent to the southernmost townhouse in the row. The rear of these townhouses are visible from this alley.

II. HISTORY

The three-story, two-bay, side gable roofed, brick Greek Revival townhouse at 204 South Pitt Street, along with its twin at 206 and the virtually identical three-bay townhouses at 208-210 were all built in **1952-1853** by George O. Dixon and his brother James on land they bought in 1840, according to Ethelyn Cox in her book Historic Alexandria Virginia Street by Street.

The primary elevation of 204 South Pitt Street retains many original features, including stone lintels, a brick dentiled cornice, octagonally paneled foyer doors, a cast iron balcony rail at the first floor window, red Seneca sandstone steps with cast iron handrails, a door surround with a full classical entablature and pilasters, and windows that decrease in size from the first to the upper floors, characteristic of mid-19th century Greek revival style townhouses in Alexandria (Figure 1).



Figure 1: South Pitt Street elevation

Previous BAR Approvals

In 1971 the BAR approved alterations to window trim and, in 1979, replacement shutters. Staff administratively approved repointing the chimney in 2015 (BAR#2015-00284). A rear addition was approved on November 7, 1983 (permit No. 0861) without BAR review. (Ownership of the alley may have been considered private at that time and the rear would not have been visible from a public way.)

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

Staff does not believe that the proposed demolition meets any of the criteria above, as the areas to be demolished are on the 1983 rear addition which has not achieved historic significance in its own right or as the work of a nationally recognized architect. The demolition does not remove any character defining features of old and unusual or uncommon design or historic merit, does not compromise the integrity of historic areas of the district, and will not be a detriment to the public interest. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

The project consists of elevating the 1983 rear addition's roof line from a 4 ½ :12 to 2:12 pitch to accommodate a master bedroom in the second floor. The applicant also proposes to replace the rear windows on the second floor with two pair of French doors and Juliet balconies. The alterations will be minimally visible from the public alley that runs east/west at the end of this row of townhomes, three units down to the south (Figure 2). The townhouse at 208 South Pitt Street has a prominent addition at the rear that obstructs the vision of the subject property's rear (east) elevation. The visibility of the rear alteration will be limited to the upper portion of the second story and portion of the windows on the third floor (Figure 3).



Figure 2 – rear east elevation visibility from the public alley

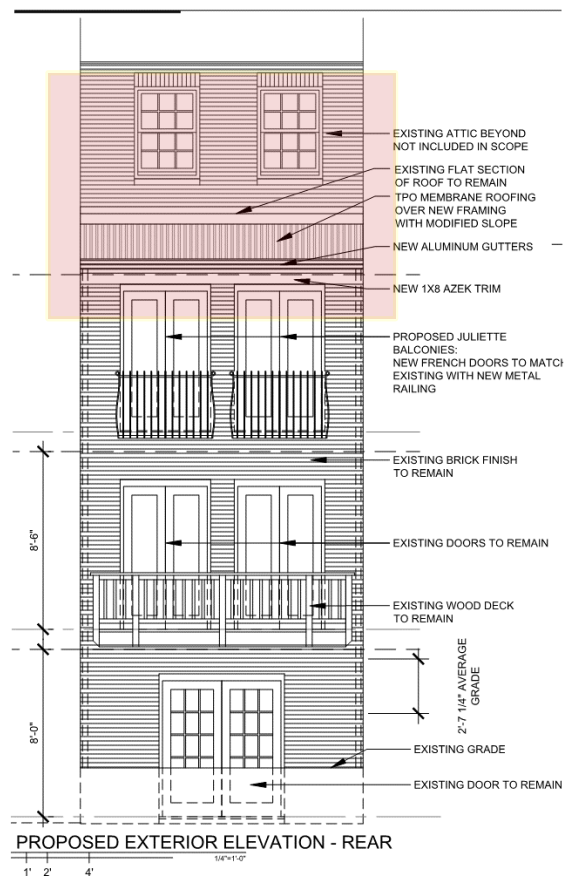


Figure 3 – East elevation showing the proposed alterations.
 The highlighted area is the portion that will be visible from the public alley.

The *Design Guidelines* state that “As a general rule, the stylistic characteristics of additions to residential buildings should reflect the historical architectural styles found within the historic districts. Because of the long history and diversity of architectural styles in Alexandria, the Board does not consider this a limiting factor. It is the strong preference of the Board that architectural elements of particular styles are not mixed and matched on the same addition. For example, Victorian windows and surrounds should not be combined with Federal style cornice on an addition.” Furthermore, it is not the Board’s intention to restrict creativity, but to achieve the best outcome that accommodates the property owner’s requirements and tastes and harmonizes with the overall characteristics of the historic district as well.

While the rear elevation of this townhouse has a mixture of mismatched doors, windows, muntins and railings, and it is not any specific architectural style, only a small portion of the top floors is visible from a distance while standing in the public alley and subject to BAR review. The visible section is neutral in character and materials and will have no adverse effect on this historic townhouse or the neighboring properties. Staff finds the minor alterations to the 1983 addition on the rear elevation to be compatible and appropriate and recommends approval of the Certificate of Appropriateness for the proposed alterations as submitted.

STAFF

Marina Novaes, 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 current FAR is 1,631.50 and the applicant proposes to construct additional bathrooms in the existing gross FAR. As a result of the proposed, net FAR is 1,521. The proposed application will bring the building more into compliance with the RM zone. Overall bulk will not increase.

Code Administration

No comments provided.

Transportation and Environmental Services

No comments provided.

Alexandria Archaeology

F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR 2019-00477& 20109-00478: 204 South Pitt Street*

ADDRESS OF PROJECT: 204 S. PITT ST. ALEXANDRIA, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.02-16-03 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: LAURIE & PATRICK JENNINGSAddress: 204 S. PITT ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 339-222-0232 E-mail: LPAZZANO@GMAIL.COM**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ GENERAL CONTRACTORName: HARRY BRASWELL INC. / GRETCHEN BROWN - PROJECT MANAGER/ DESIGNER Phone: 571-436-3974E-mail: GRETCHEN@HARRYBRASWELL.COM**Legal Property Owner:**Name: LAURIE & PATRICK JENNINGSAddress: 204 S. PITT ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 339-222-0232 E-mail: LPAZZANO@GMAIL.COM

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

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

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 checked="" 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 checked="" type="checkbox"/> other <u>ALTER ROOF LINE, ADD FRENCH DOORS & ADD JULIETTE BALCONY TO BACK OF EXTERIOR</u> | | | |
- ☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

ALTER ROOF LINE AND ADD TPO ROOFING. REMOVE TWO EXTERIOR WINDOWS AND ADD TWO NEW FRENCH DOORS. FRENCH DOORS TO BE THE SAME WIDTH AS EXISTING WINDOWS. CREATE TWO NEW JULIETTE BALCONIES.

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: _____

Printed Name: GRETCHEN BROWN

Date: _____

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. LAURIE & PATRICK JENNINGS	204 S. PITT ST. ALEXANDRIA, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. LAURIE & PATRICK JENNINGS	204 S. PITT ST. ALEXANDRIA, VA 22314	100%
2.		
3.		

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

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

11-4-19
Date

GRETCHEN BROWN
Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 204 S. PITT ST. RM
Street Address Zone

A2. 1,014.00 x 1.50 = 1,521.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 668.00
First Floor 668.00
Second Floor 668.00
Third Floor
Attic 396.00
Porches
Balcony/Deck 41.00
Lavatory***
Other**

Allowable Exclusions**

Basement** 668.00
Stairways** 126.00
Mechanical**
Attic less than 7'** 132.20
Porches**
Balcony/Deck** 41.00
Lavatory*** 93.50
Other** 46.90
Other**

B1. 2,441.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,107.60 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,333.40 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

No proposed changes to existing FAR

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor 0.00
Second Floor 0.00
Third Floor
Attic 0.00
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways** 0.00
Mechanical** 0.00
Attic less than 7'**
Porches**
Balcony/Deck**
Lavatory*** 50.00
Other** 0.00
Other** 0.00

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 50.00 Sq. Ft.
Allowable Floor Exclusions**

C3. -50.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 1,283.40 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,521.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 364.68 Sq. Ft.
Existing Open Space

E2. 354.90 Sq. Ft.
Required Open Space

E3. 0.00 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.

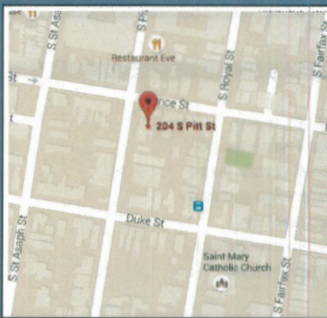
Signature: _____

Date: _____

11/4/19

EXACTA
VIRGINIA SURVEYORS

LB # 0407005699
www.exactaVA.com - P 703.258.0630 - F 703.258.0361
5494 RODRIGUEZ LANE, HAYMARKET, VA 20169



PROPERTY ADDRESS: 204 S. PITT ST ALEXANDRIA, VIRGINIA 22314

SURVEY NUMBER: VA1606.0665

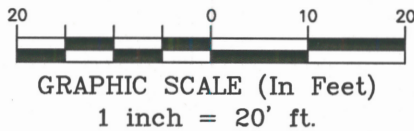
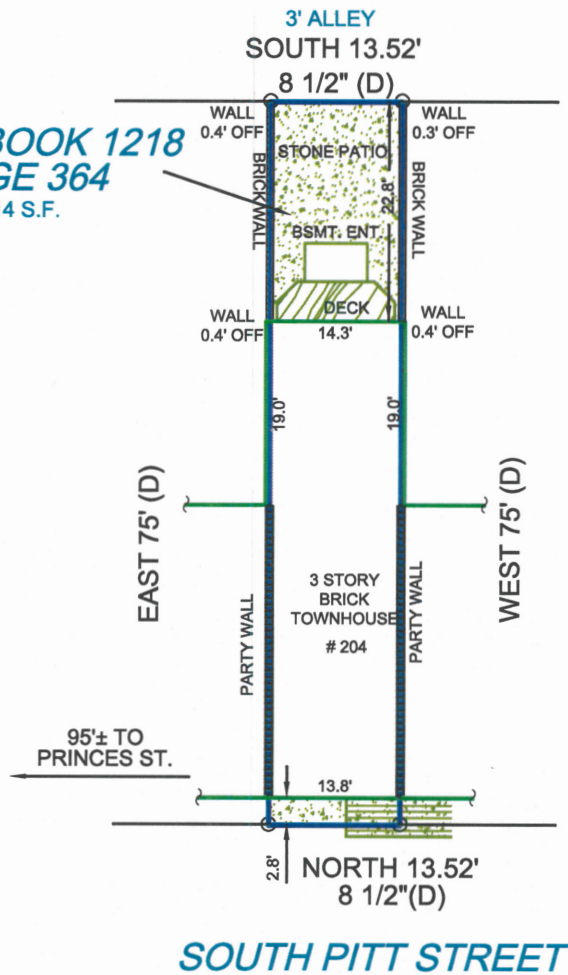
FIELD WORK DATE: 6/9/2016

REVISION HISTORY: (REV.1 6/9/2016)

VA1606.0665
LOCATION DRAWING
204 S. PITT ST
THE CITY OF ALEXANDRIA, VIRGINIA
06-09-2016 SCALE 1"=20'



DEED BOOK 1218
PAGE 364
1,014 S.F.



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 2016-038

DATE: 6/9/2016

BUYER: PATRICK REED JENNINGS

SELLER: GLORIA LISEC TRUST

CERTIFIED TO: PATRICK REED JENNINGS; RPB TITLE, LLC; WFG; USAA

THE MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE SUPERVISION AND DIRECTION OF A VIRGINIA LICENSED SURVEYOR AND SAID SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE VIRGINIA BOARD OF PROFESSIONAL LAND SURVEYORS.

Barbara Cousens

c: 703.966.4180
o: 703.549.9292
Barbaracousensvg@aol.com

ORDERED BY:

RP&B REDMON, PEYTON & BRASWELL LLP
510 KING STREET • SUITE 301 • ALEXANDRIA, VA 22314
(703) 684-2000 • WWW.RPB-LAW.COM

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

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VIRGINIA SURVEYORS

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5494 RODRIGUEZ LANE, HAYMARKET, VA 20169



SURVEY NUMBER: VA1606.0665

ALEXANDRIA, VIRGINIA 22314

PROPERTY ADDRESS: 204 S. PITT ST

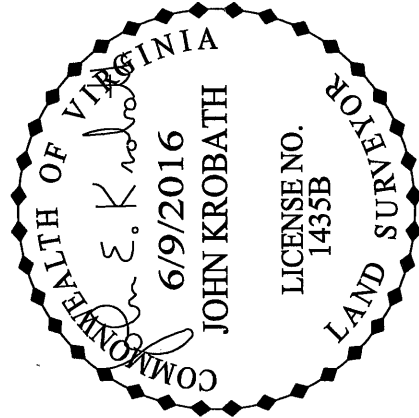
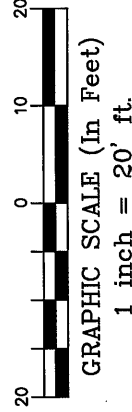
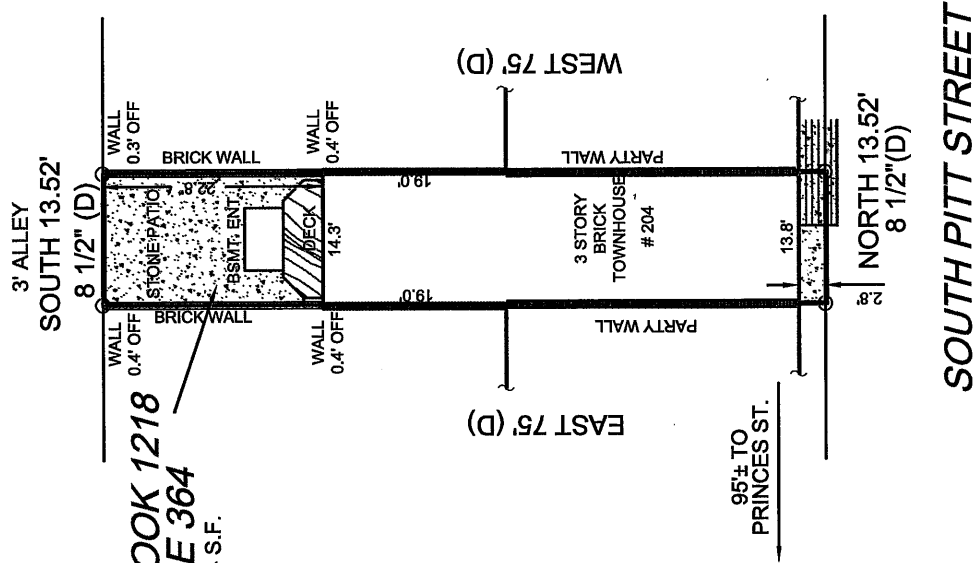
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PEYTON &
BRASWELL LLP

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DRAWING LIST:

ARCHITECTURAL

- CS - COVER SHEET, ZONING INFORMATION & PLAT
A1.0 - F.A.R EXCLUSION DIAGRAMS-1
A2.0 - F.A.R EXCLUSION DIAGRAMS-2

- A3.0 - FIRST FLOOR - EXISTING & PROPOSED
A4.0 - SECOND FLOOR - EXISTING & PROPOSED
A5.0 - ROOF PLAN - EXISTING & PROPOSED

- A6.0 - EXISTING EXT. ELEVATION & SECTION
A7.0 - PROPOSED EXT. ELEVATION & SECTION

JENNINGS RESIDENCE

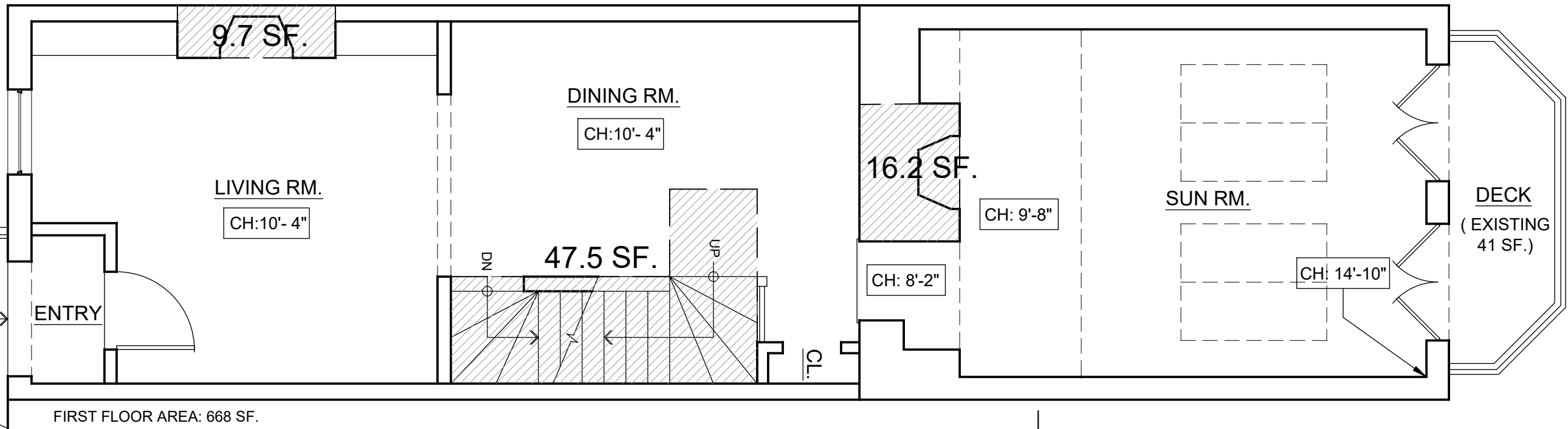
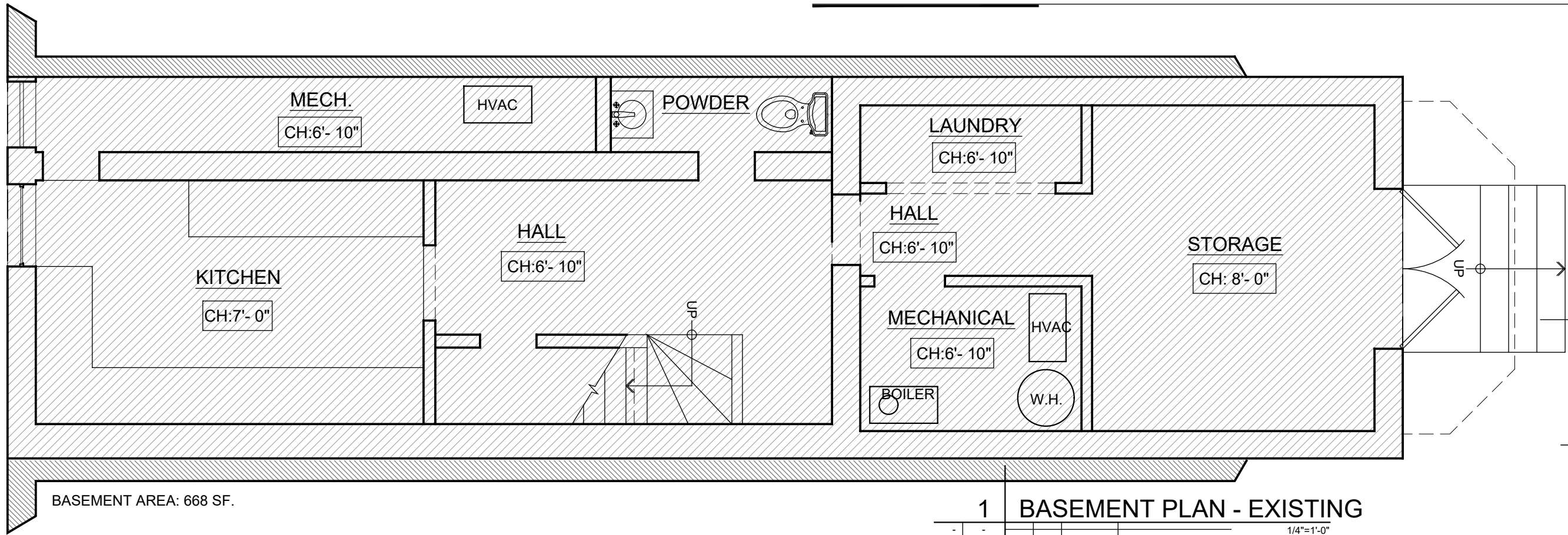
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SHEET 1 OF 8

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FAR ALLOWABLE EXCLUSIONS (A):

(Basement + First Floor)

a. Stairways:
47.5 SF.

d. Other (Fireplace):
9.7+16.2=25.9 SF.

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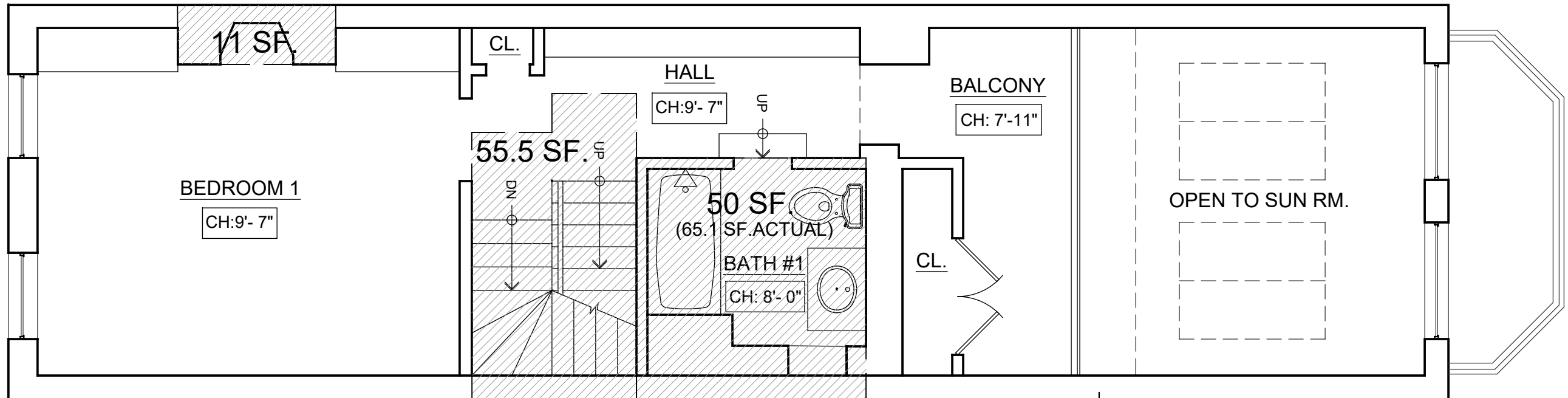
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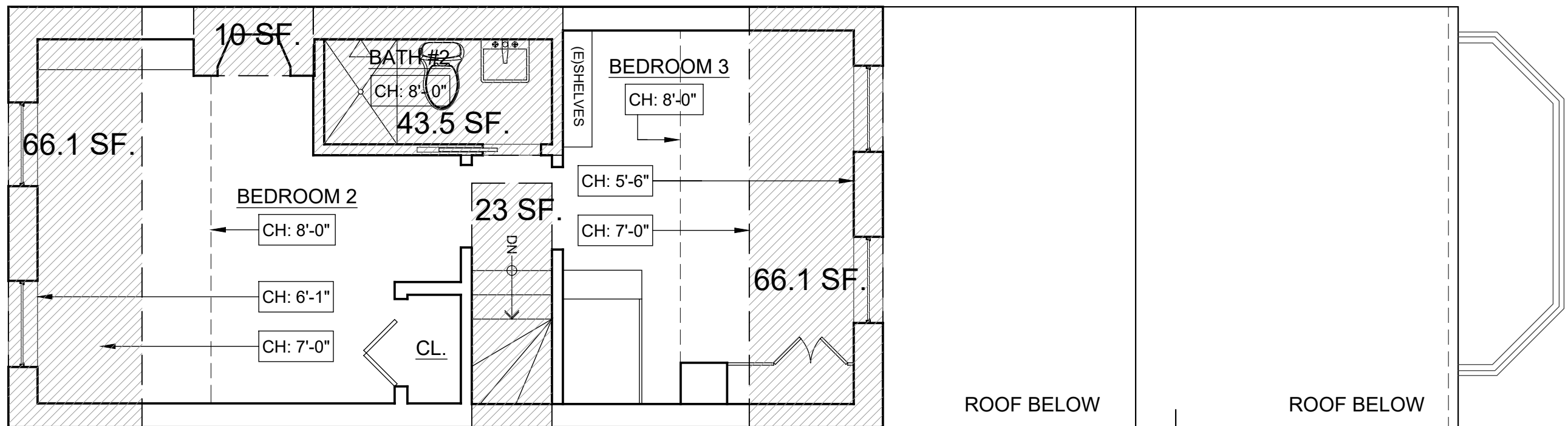
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SHEET 2 OF 8



SECOND FLOOR AREA: 668 SF.

1 SECOND FLOOR PLAN - EXISTING
1/4"=1'-0"



ATTIC AREA: 396 SF.

2 ATTIC PLAN - EXISTING
1/4"=1'-0"

FAR ALLOWABLE EXCLUSIONS (B):

(Second Floor + Attic)

a. Stairways:
55.5+23=78.5 SF.

c. Other (Fireplace):
10+11=21 SF.

b. Lavatory:
50+43.5=93.5 SF.

d. Attic less than 7'
66.1+66.1= 132.2 SF.

FAR ALLOWABLE EXCLUSIONS (A+B):

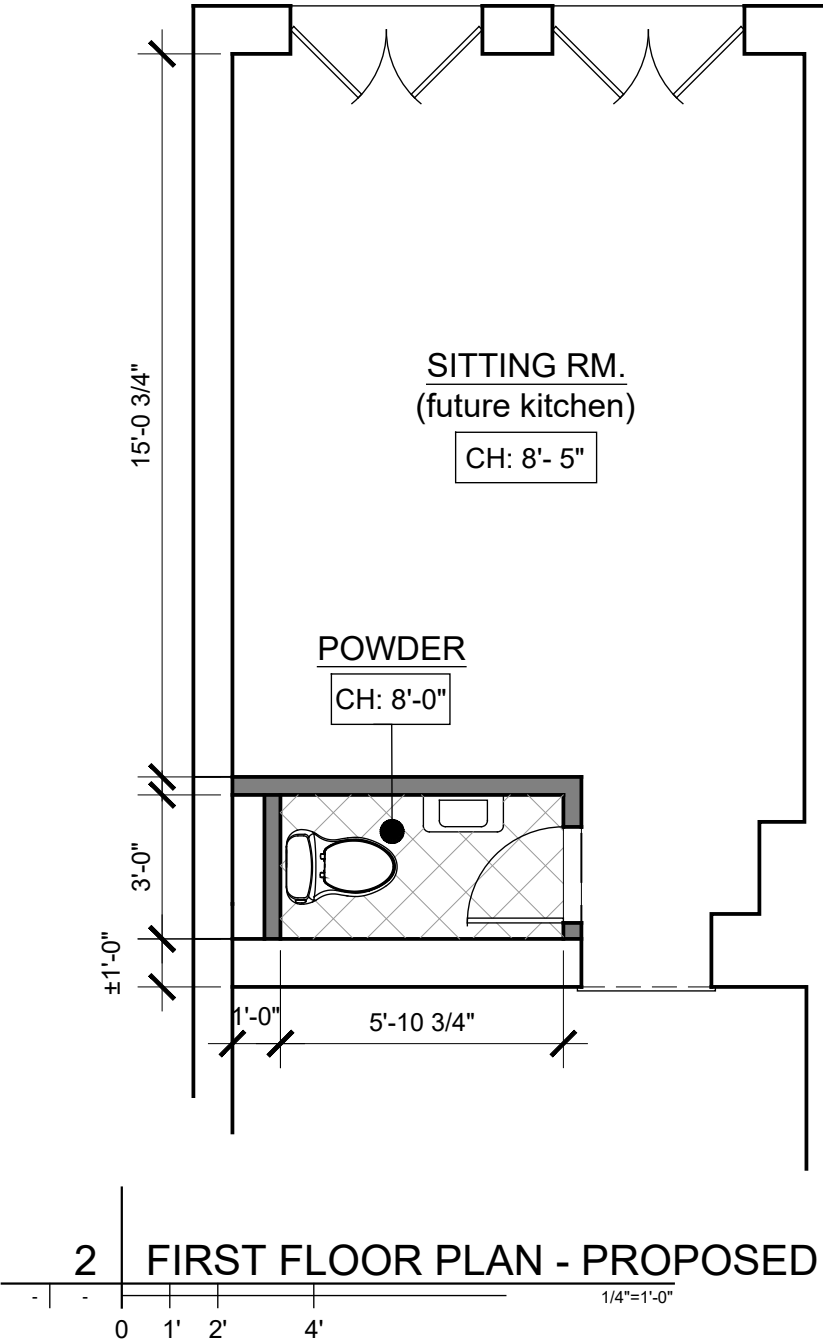
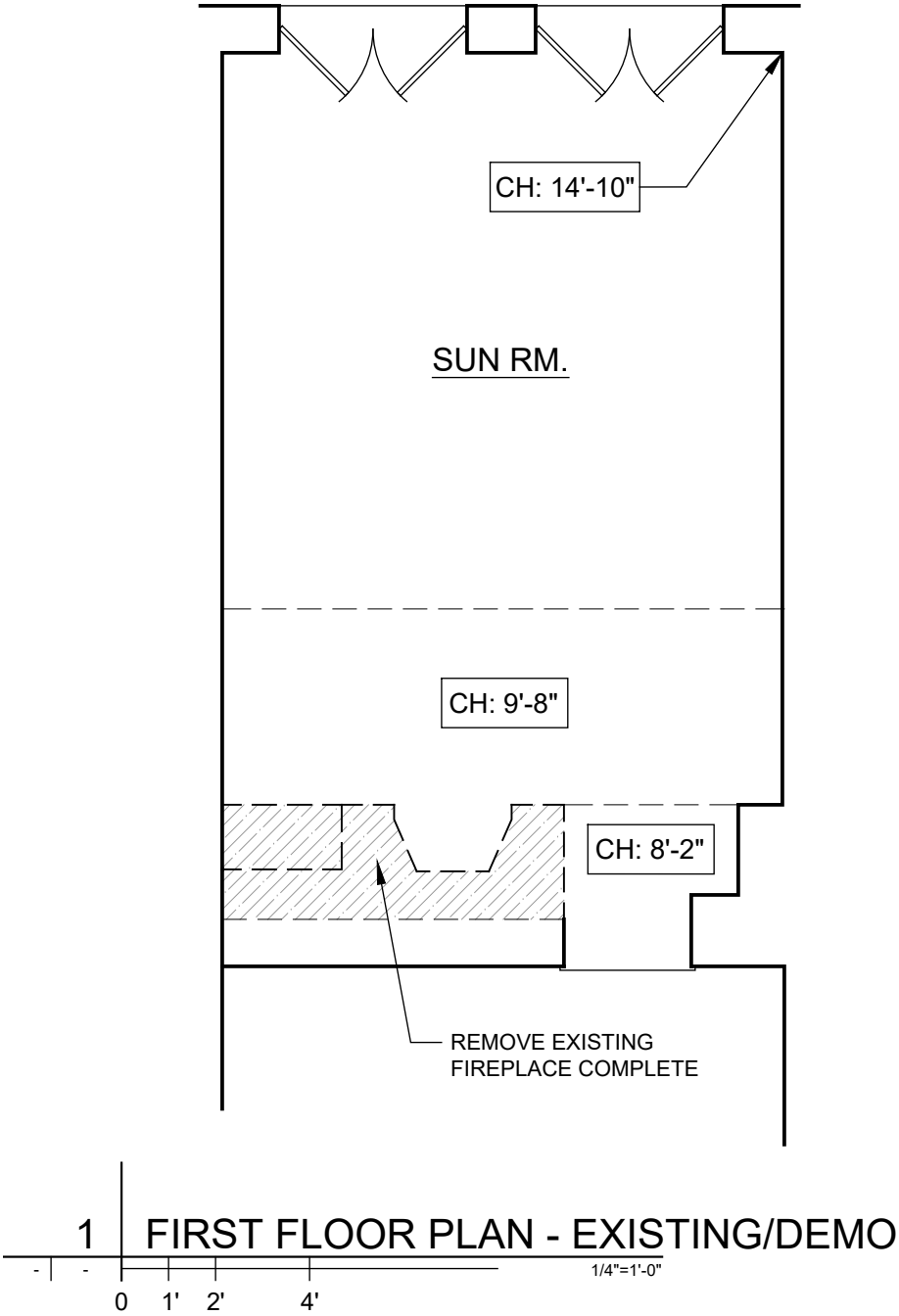
TOTALS:

a. Stairways:
47.5+78.5 =126 SF.

c. Other (Fireplace):
25.9+21=46.9 SF.

b. Lavatory:
93.5 SF.

d. Attic less than 7'
66.1+66.1= 132.2 SF.

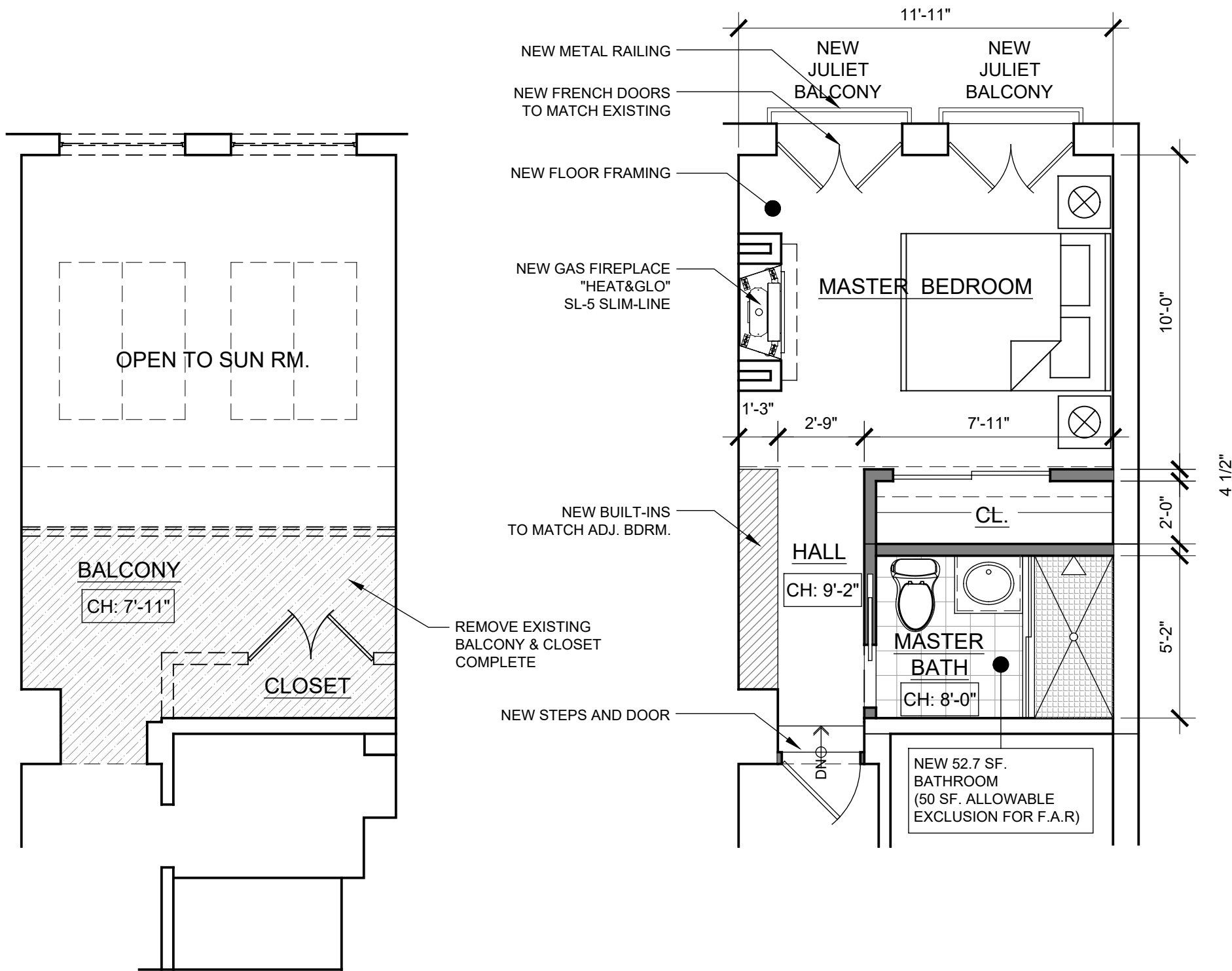


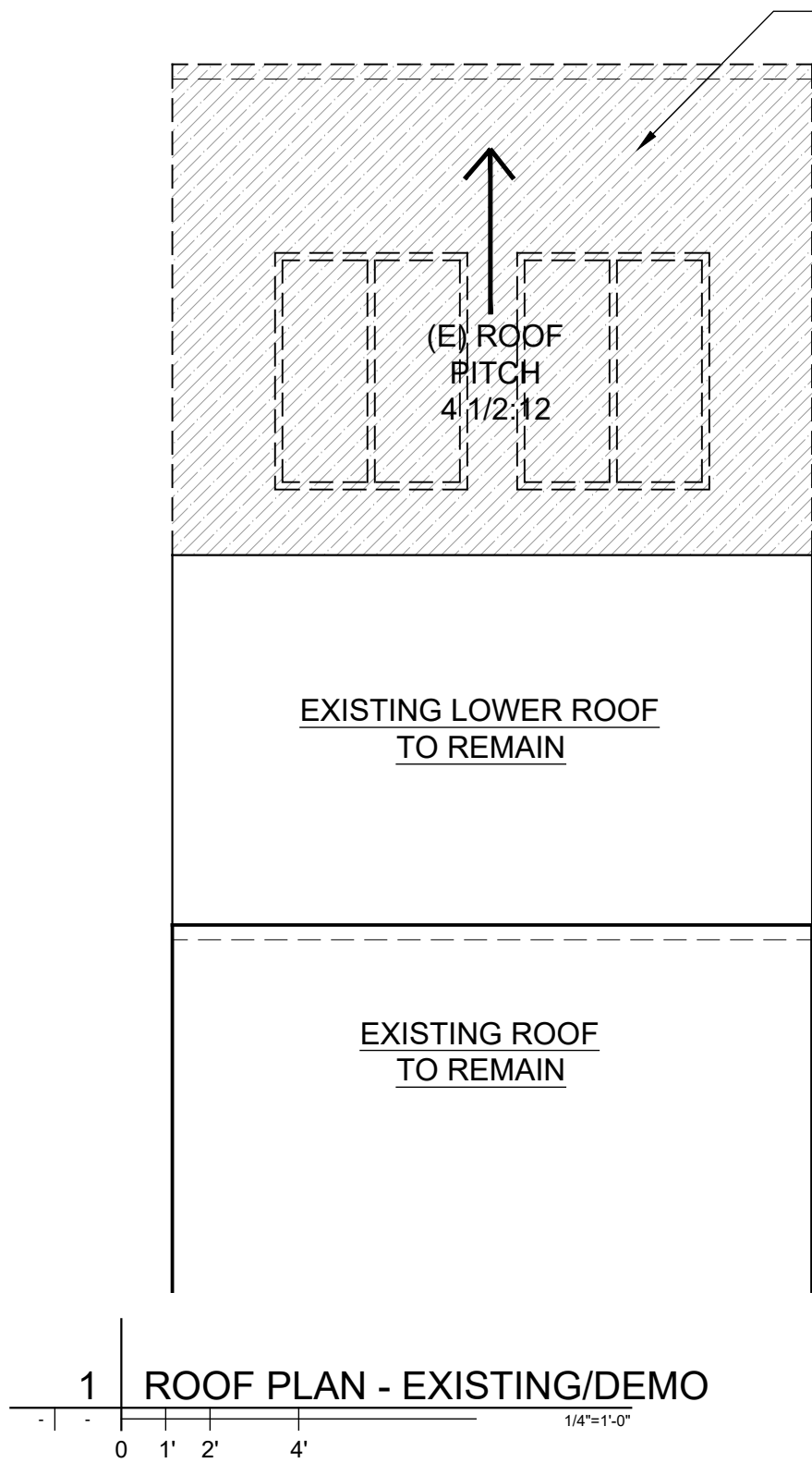
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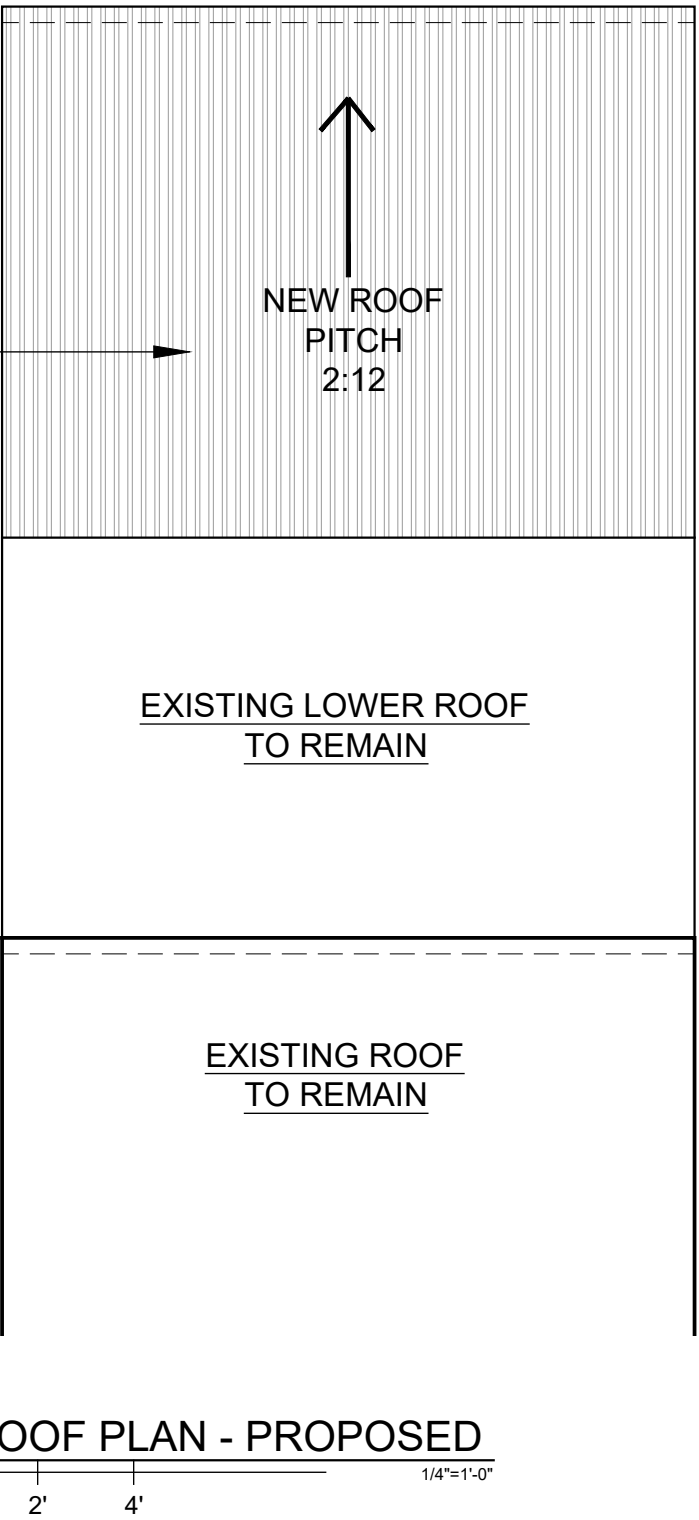
SHEET 4 OF 8





EXISTING SLOPED SECTION
OF ROOF TO BE REMOVED
COMPLETE (FRAMING,
SKYLIGHTS AND EXTERIOR
FINISHES)

TPO MEMBRANE ROOFING
OVER NEW FRAMING WITH
MODIFIED SLOPE



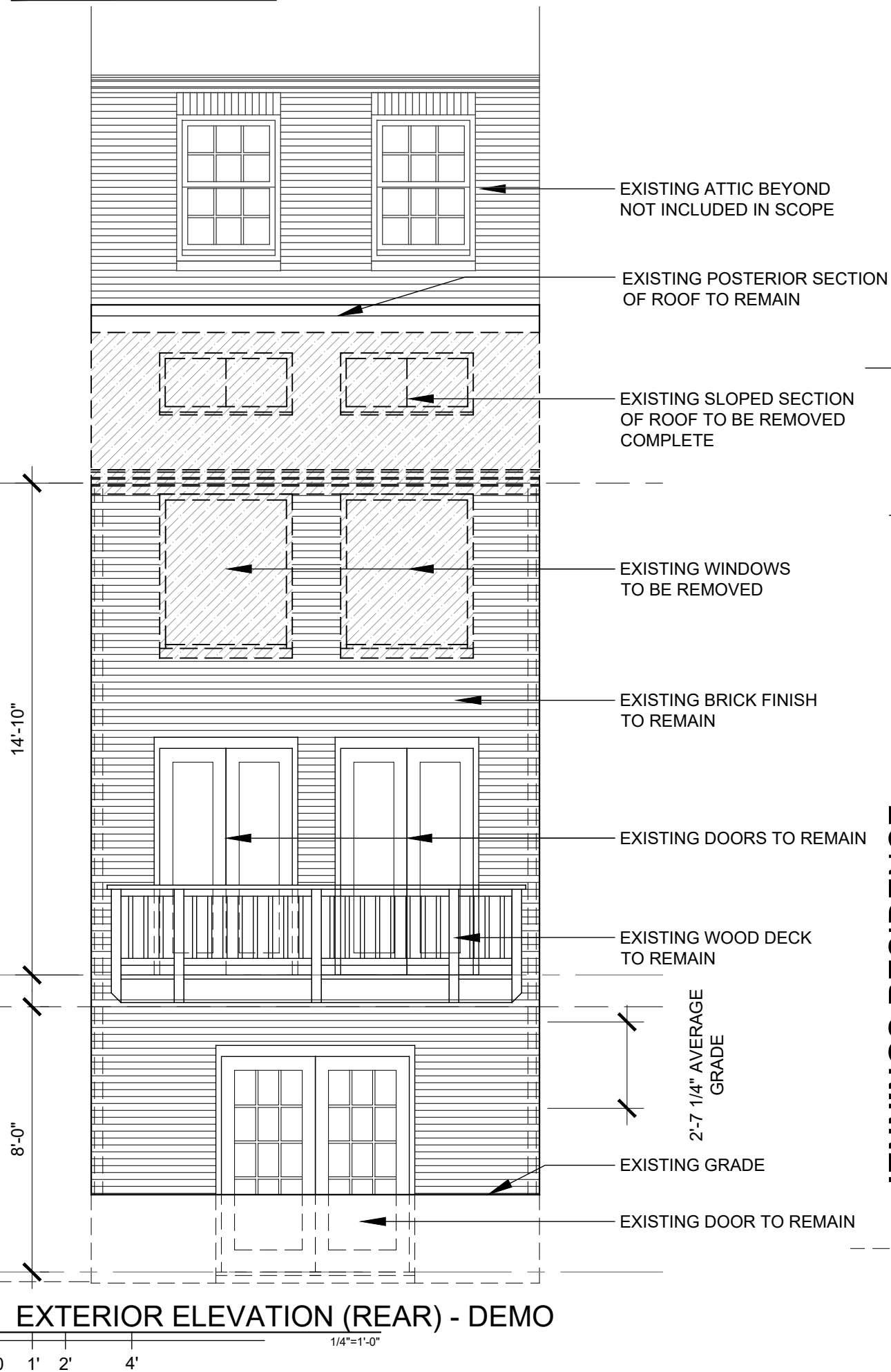
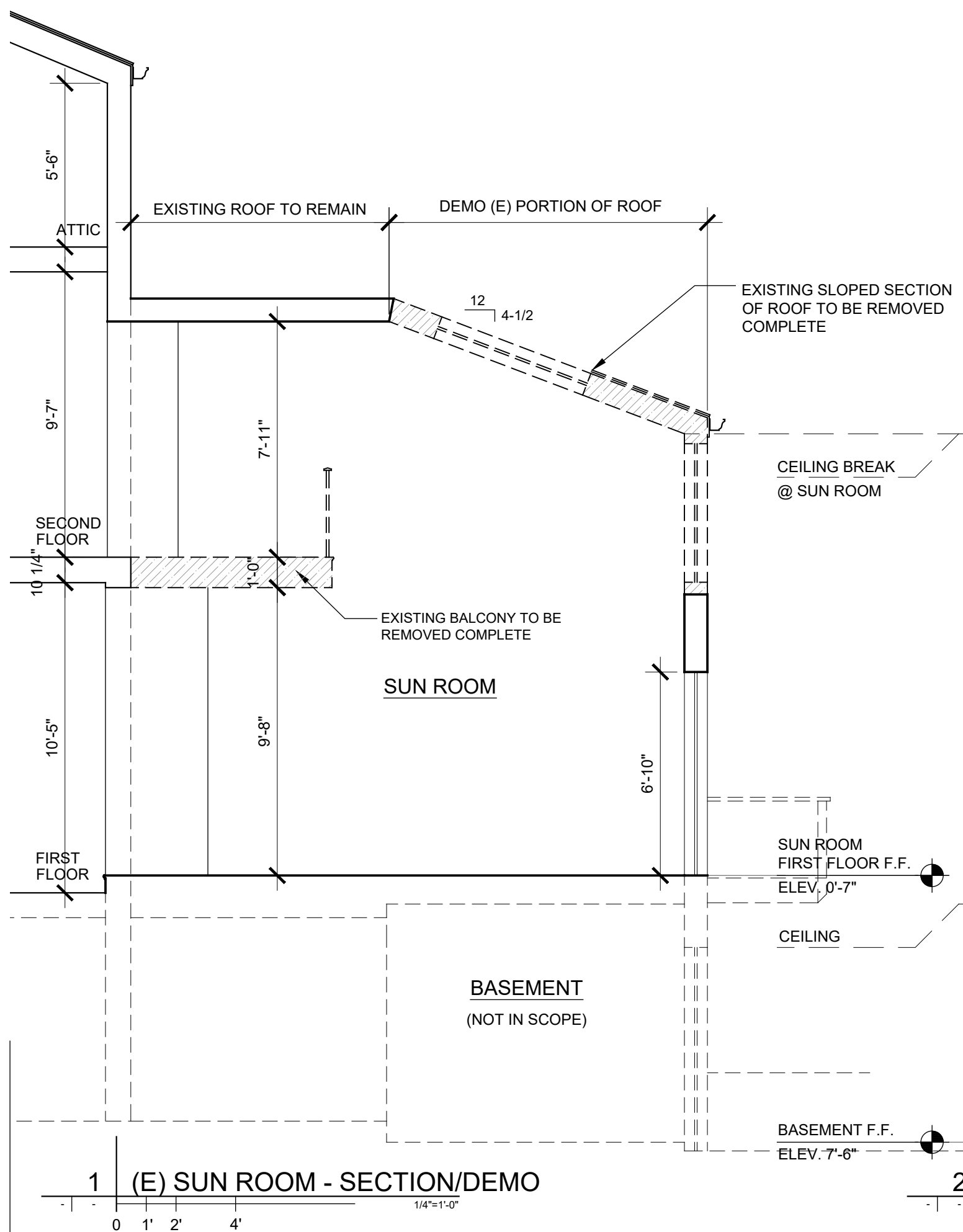
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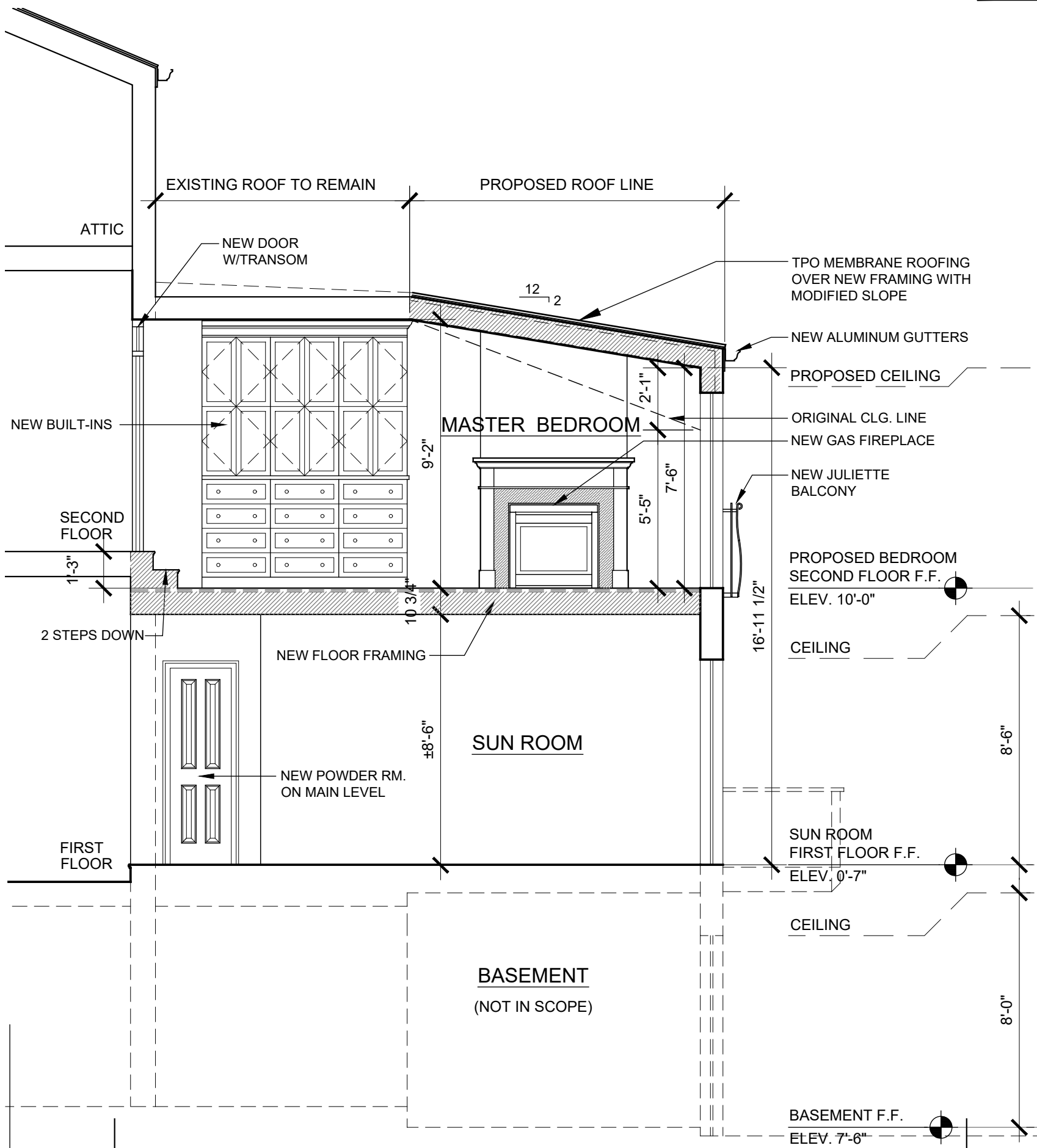


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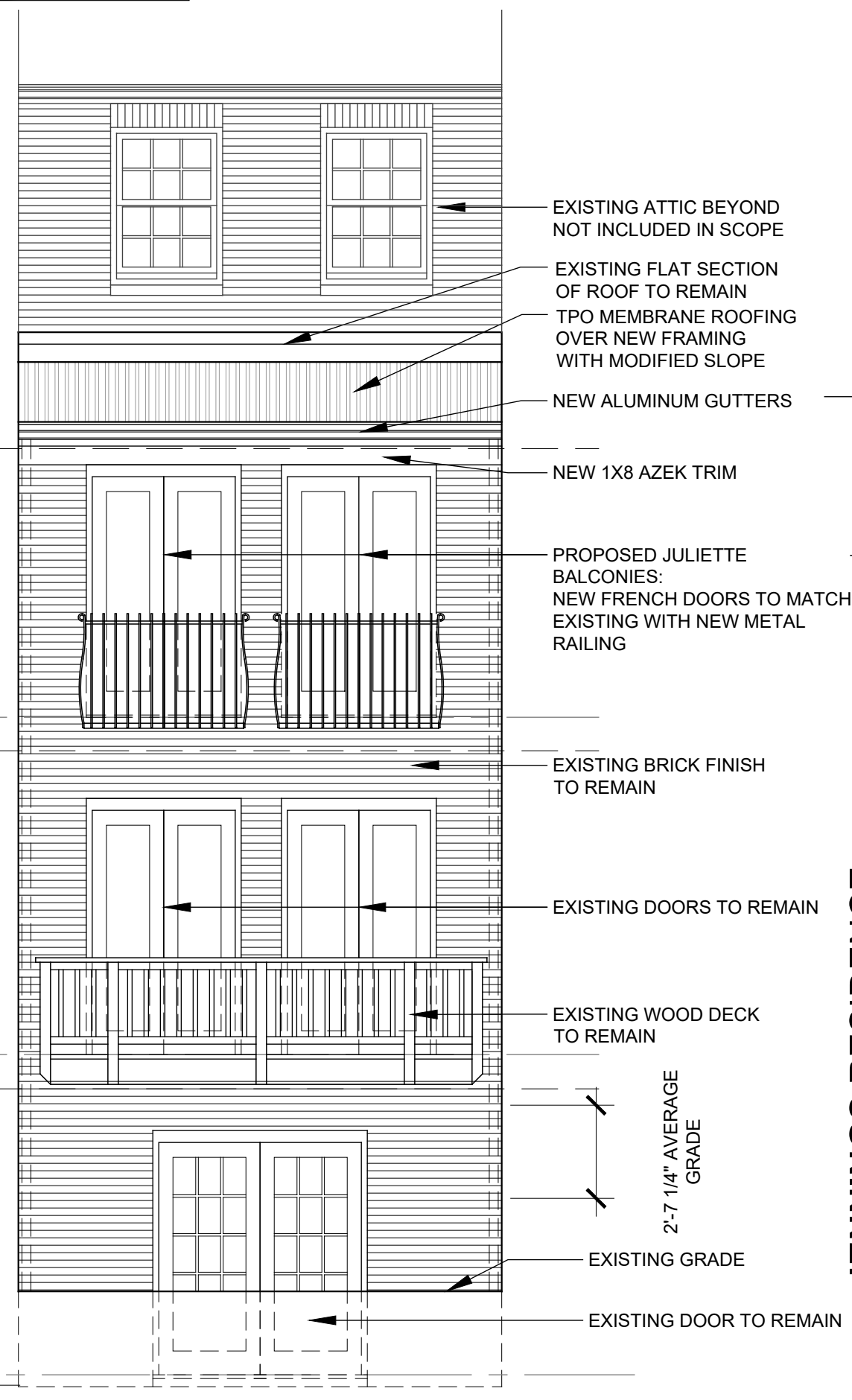
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1 PROPOSED MASTER BDRM. - SECTION



2 PROPOSED EXTERIOR ELEVATION - REAR

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