

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

APPLICANT: Carlos and Lisa Cecchi

LOCATION: Old and Historic Alexandria District
407 Prince Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness with the following conditions:

1. The transoms in the proposed and replacement doors must be a vertical three panel transom to match the existing as noted on sheet A2;
2. All replacement windows and doors must comply with the Alexandria New and Replacement Window Performance Specifications in the Historic District; and,
3. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. Call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

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.



Note: *Staff coupled the applications for a Permit to Demolish (BAR2020-00291) and Certificate of Appropriateness (BAR #2020-00292) 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 add one story addition to the west elevation (side) and replace the existing awning, as well as alterations, at 407 Prince Street.

Permit to Demolish/Capsulate

- Demolish 169 square feet of wall area to create three new openings
- Remove existing covered porch/awning
- Remove existing cellar doors

Certificate of Appropriateness

- Construct a one-story addition (324 square feet)
- Install a new covered porch
- Replace two existing doors and one window
- Install a new door and window

All proposed demolition and alterations will be located the west (side) elevation. The materials include Aztek trim and wood-clad siding doors and windows. The applicant also proposes to remove a door from the north (rear) elevation; the door is not visible from the public right-of-way and no Board approval is required.

II. HISTORY

The three-story Victorian Second Empire rowhouse at 407 Prince Street was constructed before 1877, according to the Hopkins Atlas of Alexandria and likely in the mid-19th century. The 400 block of Prince Street was first mapped in the 1885 Sanborn Fire Insurance Map. The building on the 1885 Sanborn map consisted of a two-story main block with a two-story and one-story rear ells. Between 1896 and 1902 the third-story was added to the main block of the building.

The mansard roof and smooth face brick with thin joints confirm that the building was constructed as a Victorian Second Empire building. During the late 1960s there were significant alterations made to the exterior of this building. These alterations were probably in anticipation of the country's bicentennial, when many Victorian buildings within the historic district were "early-ed up" with colonial and federal elements, such as the 6/6 windows and shutters. The front stoop however is original; the use of Seneca sandstone steps was consistent with other Victorian townhouse of this stature.

Previous BAR Approvals

3/20/2019 – Approved for exterior alterations.
6/16/1971 – Approved for a new brick wall.

5/8/1968 – Approved for replacement of doors.

4/10/1968 – Approved for exterior alterations.

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/capsulation meets any of the criteria above, as the areas impacted are not of unusual or uncommon design and could be reproduced easily today.

Certificate of Appropriateness

According to the *Design Guidelines*, an addition to a historic structure should be clearly distinguishable from the historic structure. Also, it should not obscure or dilute the architectural

and historic importance of an existing house. In the proposed addition, the architect clearly differentiates the addition from the existing house with the use of modern materials for the trim and molding and sliding glass doors. The addition also incorporates the existing design vocabulary with the use of transoms over the proposed sliding doors and the size of the sliding doors are similar to the size of the existing doors. The addition's roof line will extend to the south creating a covered porch. The proposed covered porch will include Doric columns and a stone porch floor.

The *Design Guidelines* state that windows are character defining features of architectural styles. The proposed replacement doors and window on the west elevation are architecturally appropriate and comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic District*. Staff supports the use of wood-clad replacement windows and doors. Since the ells of the property were significantly altered during the 1960s, minimal historic fabric will be lost. Staff has no objection to the proposed alterations.

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

F-1 Proposed addition and new porch 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 Based on historic sources, the property at 407 Prince St. has been occupied since the late eighteenth century. According to tax records, by 1798 George Taylor owned and occupied the lot. Taylor served as mayor of the city in 1801-1802 and probably lived at the Prince Street address at that time. In 1804 he vacated the Prince St. house and leased it to a series of renters until he sold the property in the 1820s. The property has the potential to yield archaeological resources related to residential life in Alexandria during the late 18th and 19th centuries.
- R-1 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 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)

- R-3 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 2020-00291& 2020-00292: 407 Prince Street*
2 – Supplemental Materials

ADDRESS OF PROJECT: 407 PRINCE STDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 74.02-16-09 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: CARLOS CECCHI / LISA RIVASAddress: 407 PRINCE STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703 401 2432 E-mail: lrivascecchi@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____Name: PATRICK CAMUSPhone: 703 626 1984E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" 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.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☒ doors ☒ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

REQUEST APPROVAL TO REMOVE PORTIONS OF
SIDE ELL FIRST FLOOR WALL TO ALLOW FOR
A ONE STORY ~~WALL~~ ADDITION IN THE
SIDE GARDEN

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.

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. 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 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: PATRICK CAMUSDate: 13 JUN 20

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. LISA RIVAS CARLOS CECCHI | 407 PRINCE | 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 407 PRINCE (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. LISA RIVAS CARLOS CECCHI | 407 PRINCE | 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. LISA RIVAS CARLOS CECCHI | 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.

13 JUN 20 PATRICK CAMUS

Date

Printed Name


Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

Revised 6.26.2020

B

A. Property Information

A1. 407 Prince Street RM
Street Address Zone

A2. 3909 x 1.5 = 5863
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area | | Allowable Exclusions** | | |
|---------------------|-----------|------------------------|-----------|--|
| Basement | 994 | Basement** | 994 | B1. 4673 Sq. Ft. |
| First Floor | 1508 | Stairways** | 280 | Existing Gross Floor Area* |
| Second Floor | 1508 | Mechanical** | 25 | B2. 1481 Sq. Ft. |
| Third Floor | 631 | Attic less than 7'*** | | Allowable Floor Exclusions** |
| Attic | | Porches** | | B3. 3192 Sq. Ft. |
| Porches | | Balcony/Deck** | | Existing Floor Area Minus Exclusions |
| Balcony/Deck | | Lavatory*** | 150 | (subtract B2 from B1) |
| Lavatory*** | | Other** | | Comments for Existing Gross Floor Area |
| Other** | 32 (shed) | Other** | 32 (shed) | |
| B1. Total Gross | 4673 | B2. Total Exclusions | 1481 | |

C. Proposed Gross Floor Area

| Proposed Gross Area | | Allowable Exclusions** | | |
|---------------------|-----|------------------------|------|--------------------------------------|
| Basement | | Basement** | | C1. 324 Sq. Ft. |
| First Floor | 110 | Stairways** | | Proposed Gross Floor Area* |
| Second Floor | | Mechanical** | | C2. 0.00 Sq. Ft. |
| Third Floor | | Attic less than 7'*** | | Allowable Floor Exclusions** |
| Attic | | Porches** | | C3. 324 Sq. Ft. |
| Porches | 214 | Balcony/Deck** | | Proposed Floor Area Minus Exclusions |
| Balcony/Deck | | Lavatory*** | | (subtract C2 from C1) |
| Lavatory*** | | Other** | | |
| Other | | Other** | | |
| C1. Total Gross | 324 | C2. Total Exclusions | 0.00 | |

D. Total Floor Area

D1. 3516 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 5863 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 54% 2145 Sq. Ft.
Existing Open Space

E2. 35% 1368 Sq. Ft.
Required Open Space

E3. 46% 1819 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.

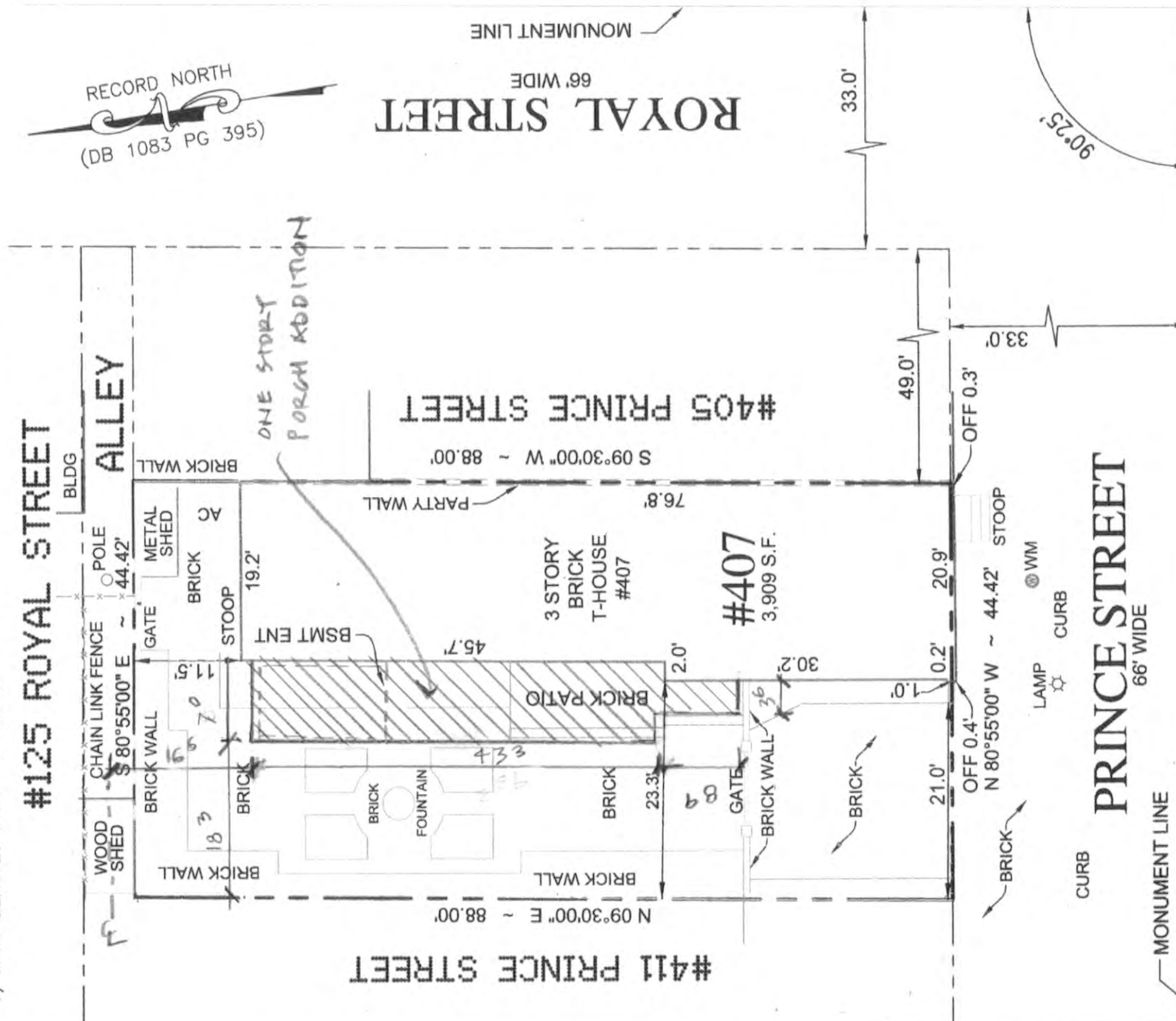
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____ Date: _____



| | |
|-------------------|--------------|
| DATE 13 JUN 20 | SHEET CS1 |
| SCALE AS NOTED | |



SCALE: 1" = 15'

SEPTEMBER 11, 2014

NO TITLE REPORT FURNISHED
THIS IS NOT A BOUNDARY SURVEY

PHYSICAL IMPROVEMENT SURVEY
TM #074.02-07-09

#407 PRINCE STREET

DB 1083 PG 395
CITY OF ALEXANDRIA, VIRGINIA

FOR: WALKER TITLE #A1400808DAG
ROSE M ANTHONY ~ CARLOS A. & LISA J. CECCHI



BL SURVEY ARBORIST

[PH] 703-624-4821
[FAX] 1-703-991-1320

BLSURVEYARBORIST@GMAIL.COM
CLIFTON VA 20124

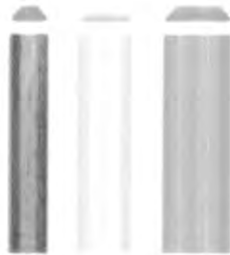
#BL014-0316WT



**JELD WEN
Simulated Divided Lites**

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

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



Clad / Wood Window Specs



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

B

A. Property Information

| | |
|---|--|
| A1. 407 Prince Street Street Address | RM Zone |
| A2. 3909 Total Lot Area | x 1.5 Floor Area Ratio Allowed by Zone = 5863 Maximum Allowable Floor Area |

B. Existing Gross Floor Area

| Existing Gross Area | Allowable Exclusions** | |
|----------------------|---------------------------|---|
| Basement 994 | Basement** 994 | B1. 3596 Sq. Ft. Existing Gross Floor Area* |
| First Floor 1149 | Stairways** 280 | B2. 01481 Sq. Ft. Allowable Floor Exclusions** |
| Second Floor 1149 | Mechanical** 255 | B3. 2115 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1) |
| Third Floor 272 | Attic less than 7** | |
| Attic | Porches** | |
| Porches | Balcony/Deck** | |
| Balcony/Deck | Lavatory*** 150 | Comments for Existing Gross Floor Area |
| Lavatory*** | Other** | |
| Other** 32 (shed) | Other** 32 (shed) | |
| B1. Total Gross 3596 | B2. Total Exclusions 1481 | |

C. Proposed Gross Floor Area

| Proposed Gross Area | Allowable Exclusions** | |
|---------------------|---------------------------|--|
| Basement | Basement** | C1. 324 Sq. Ft. Proposed Gross Floor Area* |
| First Floor 110 | Stairways** | C2. 0.00 Sq. Ft. Allowable Floor Exclusions** |
| Second Floor | Mechanical** | C3. 324 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1) |
| Third Floor | Attic less than 7** | |
| Attic | Porches** | |
| Porches 214 | Balcony/Deck** | |
| Balcony/Deck | Lavatory*** | |
| Lavatory*** | Other** | |
| Other | Other** | |
| C1. Total Gross 324 | C2. Total Exclusions 0.00 | |

D. Total Floor Area

| |
|--|
| D1. 2439 Sq. Ft. Total Floor Area (add B3 and C3) |
| D2. 5863 Sq. Ft. Total Floor Area Allowed by Zone (A2) |

E. Open Space (RA & RB Zones)

| |
|---|
| E1. 64% 2528 (inc parking) Sq. Ft. Existing Open Space |
| E2. 35% 1368 Sq. Ft. Required Open Space |
| E3. 56% 2204 Sq. Ft. Proposed Open Space |

Notes

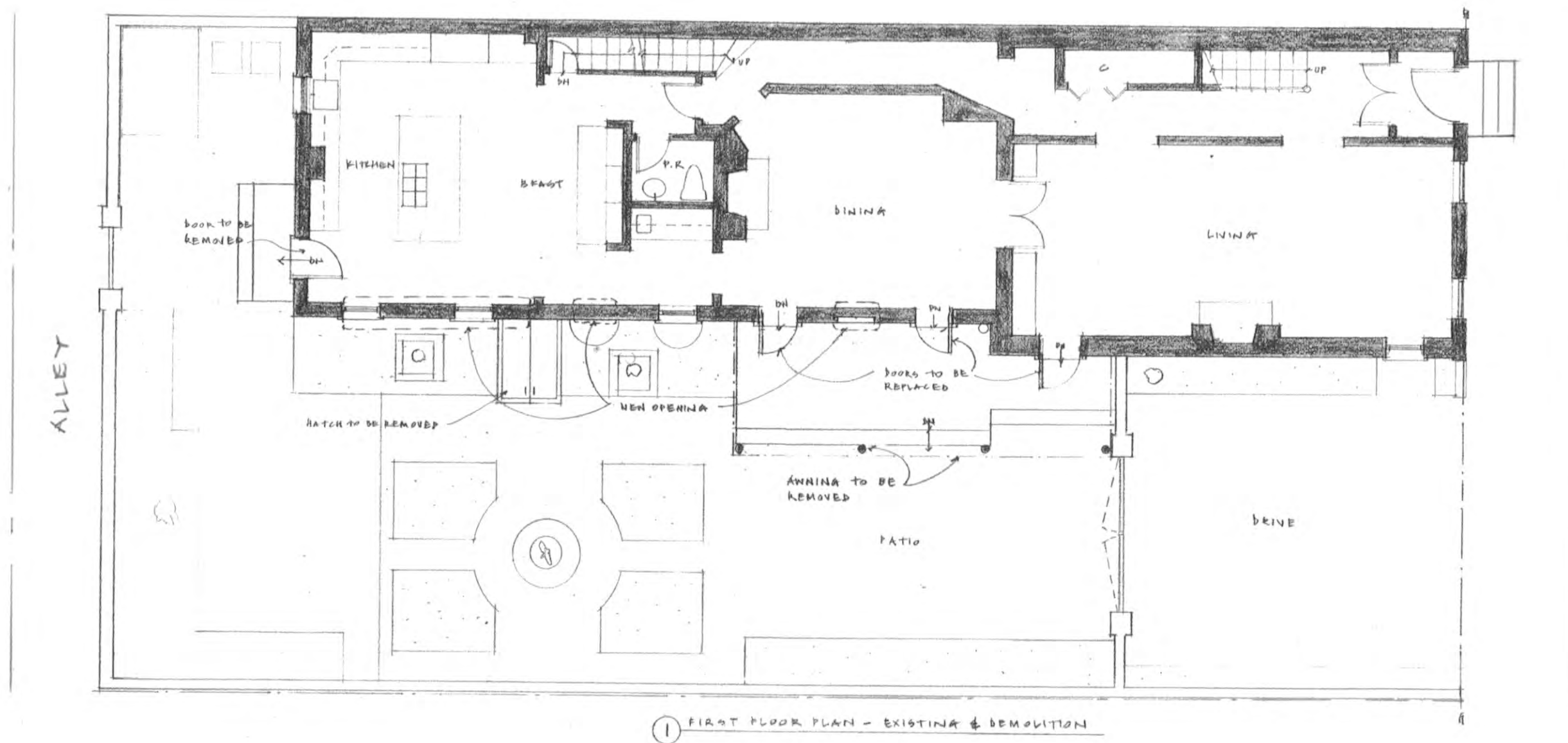
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** 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: 13 JUN 20



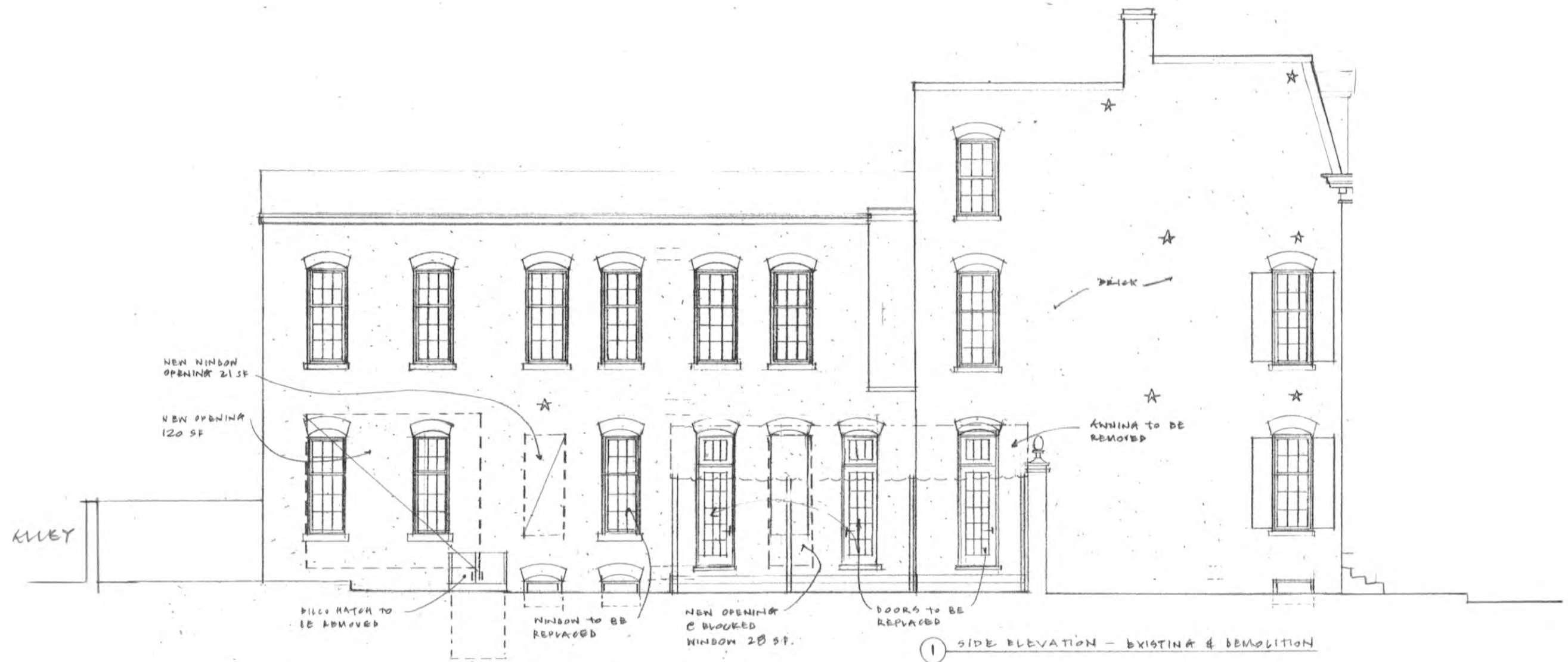
C²

STUDIO CAMUS LLC
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 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
RIVAS/CECCHI RESIDENCE
 407 Prince Street Alexandria Virginia

DATE
 13 JUN 20
 SCALE
 1/8" = 1'-0"

SHEET
 A1



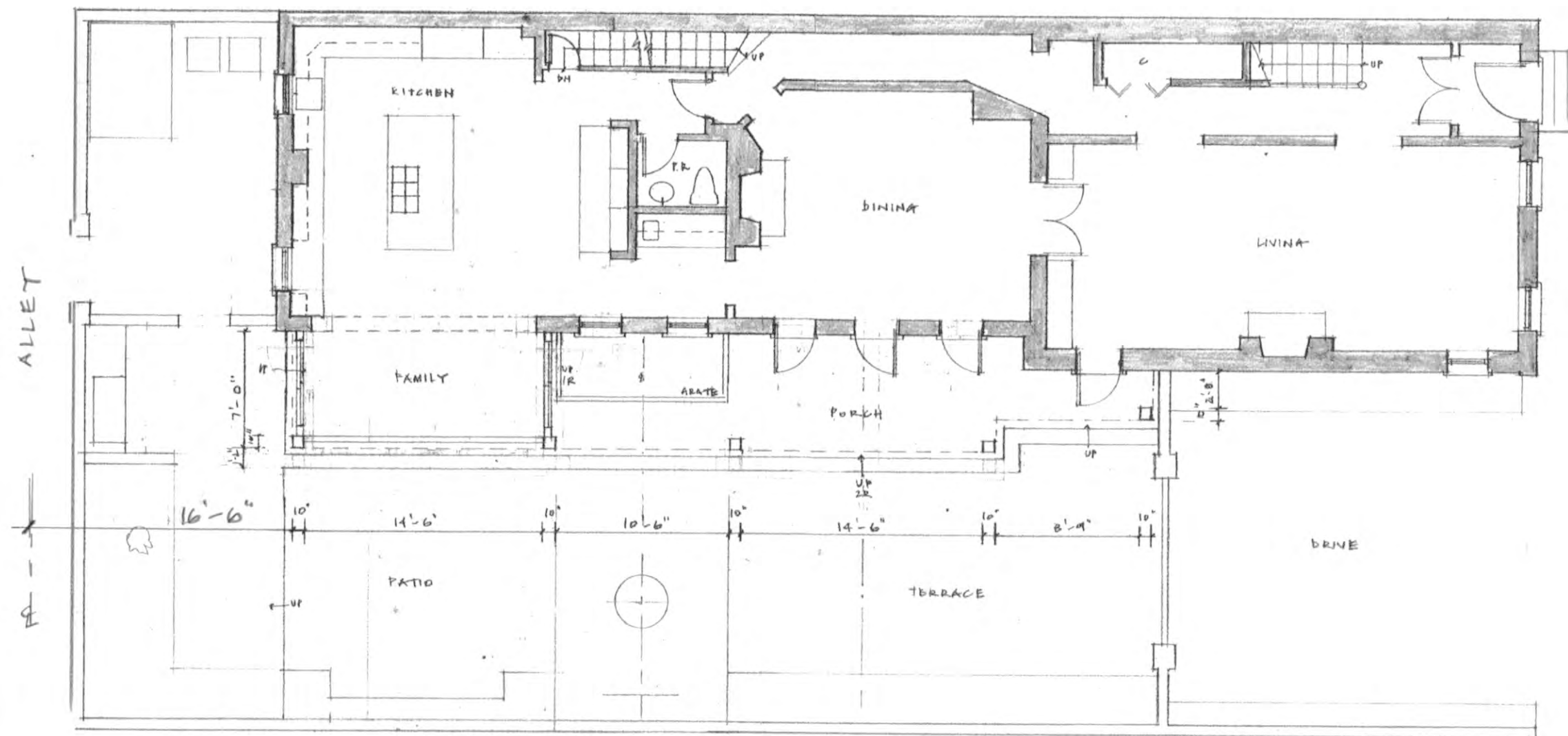
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 A2



① FIRST FLOOR PLAN - PROPOSED

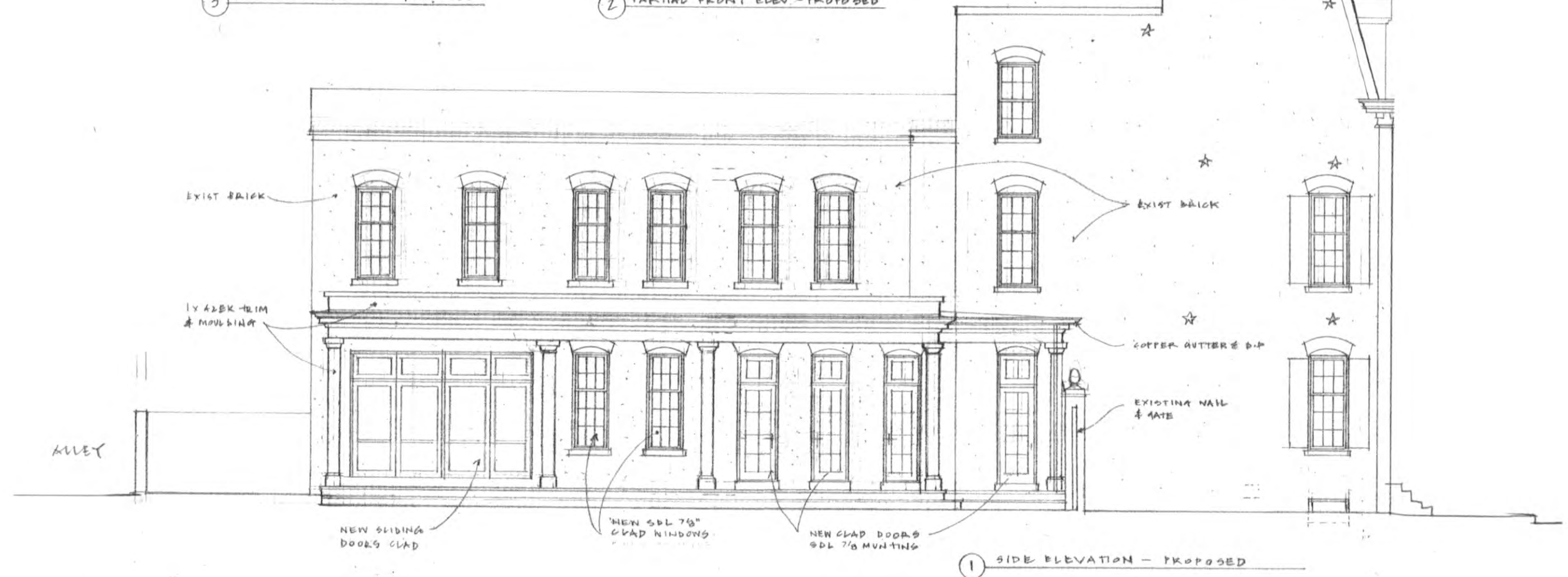
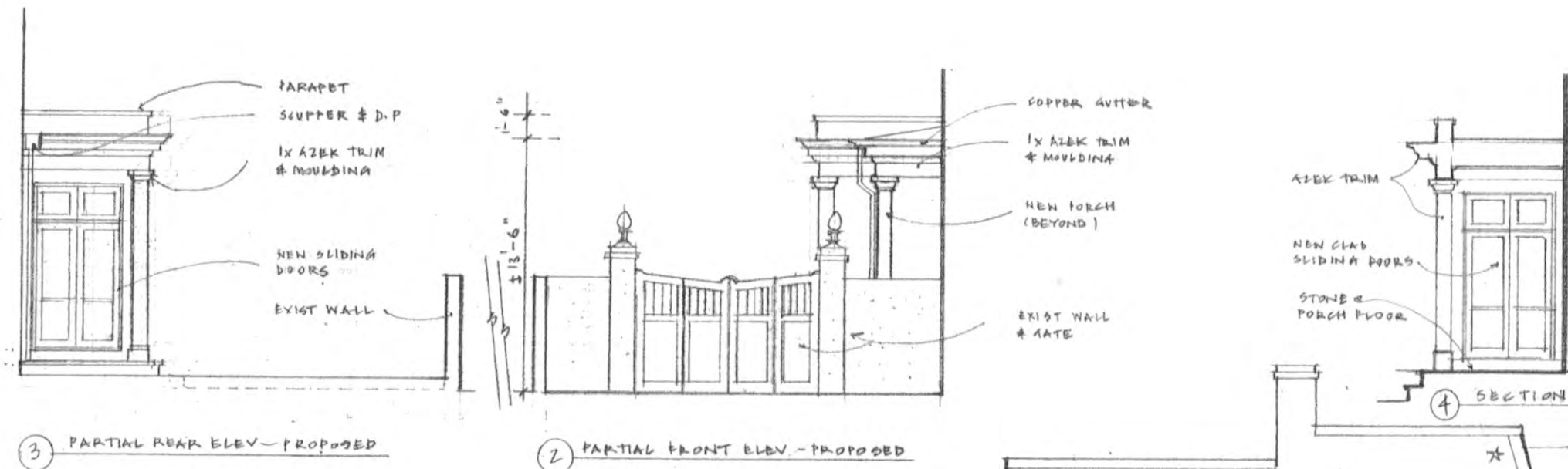


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A4



Prince Street Elevation



Gate Elevation



Garden View (East)



Garden View (South)