

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

APPLICANT: SW Alfred Development LLC

LOCATION: Parker-Gray District
315 North Alfred Street

ZONE: RB/Residential Townhouse Zone

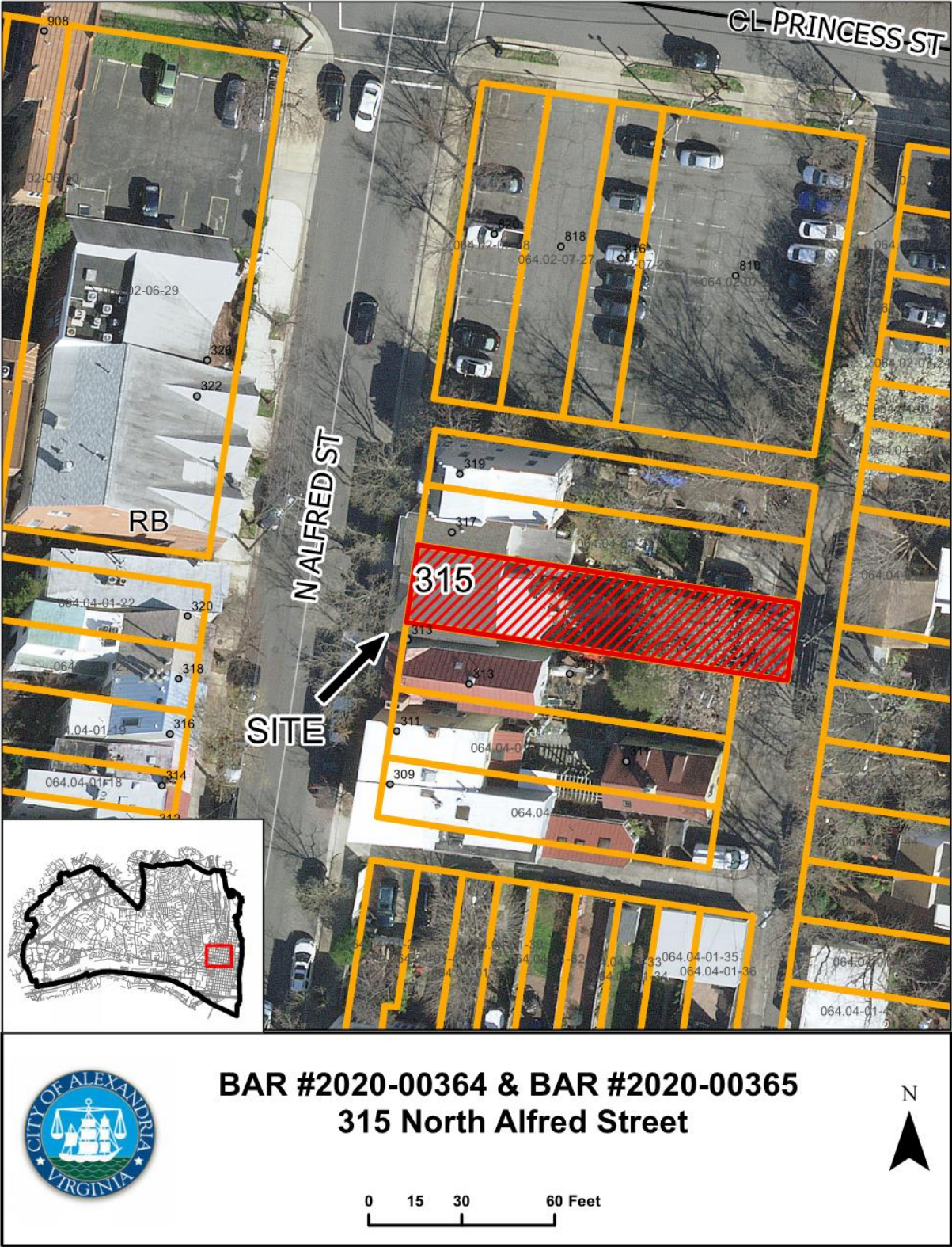
STAFF RECOMMENDATION

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

1. 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 (BAR2020-00365) and Certificate of Appropriateness (BAR2020-00364) 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 construct a two-story addition, and accessory structure (free-standing garage), as well as alterations, at 315 North Alfred Street.

Permit to Demolish/Capsulate

- Demolish existing concrete block two-story addition, deck, stairs, and chimney on east elevation
- Removal windows and doors on west, east, and south elevation
- Removal of siding on the west and south elevation

Certificate of Appropriateness

Addition

The proposed two-story addition (approximately 734 square feet) will be located on the east elevation and will consist of an asphalt shingle shed roof, lap fiber cement siding with a 7" smooth exposure, single-panel casement and double-hung aluminum-clad wood windows, a wood door, and synthetic trim.

Accessory structure

The proposed two-story freestanding garage (approximately 616 square feet) will be located on the east elevation and will consist of an asphalt shingle gable roof, lap fiber cement siding with a 7" smooth exposure, single-panel casement and double-hung aluminum-clad windows, synthetic wood doors, wood-clad French doors, composite stairs and railing, and synthetic trim.

Alterations (east and south elevation)

- New double-hung aluminum-clad wood windows with synthetic wood crown moulding and trim
- New wood door and door surround consisting of a standing seam metal cap, synthetic wood crown moulding, and pilasters
- Uncovering and repair of 5" wood siding on the west elevation
- New exterior lighting on the west elevation

Site context

The alley to the east, behind the subject property, is public. The proposed addition will be visible from the right-of-way.

II. HISTORY

A two-story dwelling with a one-story ell was shown at 315 North Alfred Street on the Sanborn Fire Insurance map until 1931. At that time, it occupied the lot in much the same location as the present structure. Sanborn mapping indicates that this same structure was demolished by 1941. The current two-story, three-bay semi-detached townhouse first appears on the 1958 Sanborn Fire Insurance map.

Previous BAR Approvals

No prior BAR approvals.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B). 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 historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. This mid-20th century property is not considered historic or of unusual or uncommon design, texture or materials and could be reproduced easily in the future.

Certificate of Appropriateness

The applicant is requesting a number of modifications at 315 North Alfred Street, including the construction of a new two-story accessory structure, a rear addition , and alterations.

Addition

The *Design Guidelines* states that as a general rule, additions should be contextual background buildings which allow historic structures to maintain the primary visual importance. Additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood. Furthermore, additions should make use of the design vocabulary of the existing historic structure and should be clearly distinguishable from the original structure

The proposed two-story rear addition on its east elevation will have minimum impact on the 1958 main structure. The exterior finish for the east and south elevation of the rear addition will be fiber cement siding with a smooth 7" exposure. This change in finishes will differentiate the proposed addition from the mid-20th century structure. It will also connect the accessory structure and the main building because of the shared exterior finish.

Accessory Structure

The proposed free-standing garage is an approximately 14' wide x 22' deep x 16'-5" tall accessory structure that is set back 20' feet from the rear (east) lot line. The *Design Guidelines* states that free-standing accessory structures should complement, not compete with, the architecture of the main building. The materials of accessory structures should follow the historic usage of materials and should not visually detract from the materials of the main building.

The proposed free-standing garage fits the criteria set forth in the *Design Guidelines*, it's small size and materials do not compete with the main building or the historic neighboring dwellings and its location and setback minimally interrupts the present openness of the property.

Alterations

The applicant is proposing further alterations to the property in addition to the accessory structure and rear addition. The window openings on the west and south elevations of the main block will be reconfigured and new windows will be installed. A new wood door is proposed for the west elevation and the wood siding on the west elevation will be uncovered and repaired.

Staff has no objection to the proposed Permit to Demolish and Certificate of Appropriateness. 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

C-1 Proposed alteration and proposed new garage comply 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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties

and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 This lot has seen its share of activity since the early nineteenth century. Between 1817 and 1830 a free Black man named Dominic Bearcroft operated an oyster house and refectory on the property. By the Civil War the Union army built a large 24.5 ft. by 114.5 ft. two story barracks (covering just about the entire property) on the lot that housed two companies of soldiers. By the latter 1870s a large building straddled both 315 and 317 N. Alfred St. And by the latter nineteenth century the large structure had been torn down and replaced by the dwelling that stands on the property today. The property has the potential to yield significant archaeological remains about nineteenth-century Alexandria.
- 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. (Archaeology)
- 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. (Archaeology)

V. ATTACHMENTS

- 1 – Application for BAR 2020-00365 & 2020-00364: 315 N Alfred Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 315 North Alfred Street

TAX MAP AND PARCEL: 064.04-01-25

ZONING: RB

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: SW Alfred Development LLC

Address: 1199 N. Fairfax Street, Ste.210

City: Alexandria

State: VA

Zip: 22314-1483

Phone: (703) 622-3282

E-mail: JSparrow@AdvancedConstructGroup.com

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

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: SW Alfred Development LLC

Address: 1199 N. Fairfax Street, Ste.210

City: Alexandria

State: VA

Zip: 22314-1483

Phone: (703) 622-3282

E-mail: JSparrow@AdvancedConstructGroup.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.*

☐ 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).*

Existing two-family duplex to be converted to a single-family home. Work includes the removal of the rear two story concrete block addition to be replaced with a two-story wood framed addition and the addition of a freestanding garage.

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 12 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 structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

N/A

- ☐ ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

N/A

- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 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: Stephen Kulinski

Printed Name: STEPHEN W. KULINSKI, AIA

Date: 08/03/20

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 ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Justin Sparrow	315 N Alfred Street Alexandria, VA 22314	55%
2. L. Allen Sparrow	315 N Alfred Street Alexandria, VA 22314	25%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 315 N. Alfred Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Justin Sparrow	315 N Alfred Street Alexandria, VA 22314	55%
2. L. Allen Sparrow	315 N Alfred Street Alexandria, VA 22314	25%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08/03/20

Date

STEPHEN W. KULINSKI, AIA

Printed Name

Stephen Kulinski

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 315 N. ALFRED STREET RB
Street Address Zone

A2. 3,147.00 x 0.75 = 2,360.25
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 704.00

Second Floor 704.00

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 1,408.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,408.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,408.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor 364.00

Second Floor 349.00

Third Floor

Attic

Porches 21.00

Balcony/Deck

Lavatory***

Other 616.00

Allowable Exclusions**

Basement**

Stairways** 101.00

Mechanical** 10.00

Attic less than 7'*** 218.00

Porches** 21.00

Balcony/Deck**

Lavatory*** 123.00

Other**

Other**

C1. 1,350.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 473.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 877.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 1,350.00 C2. **Total Exclusions** 473.00

D. Total Floor Area

D1. 2,285.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,360.25 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,583.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 824.00 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: _____

14

Date: _____

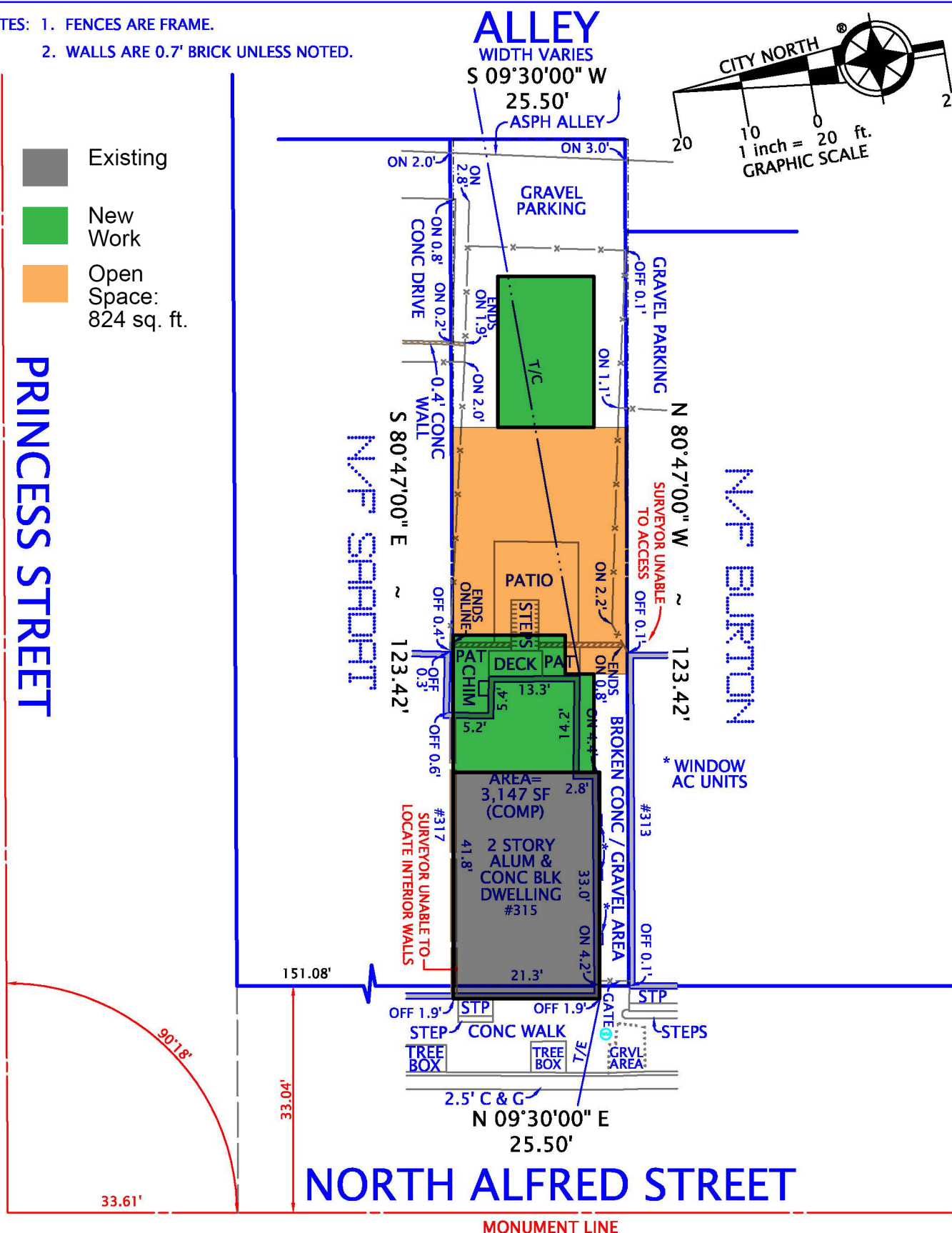
8/14/20

Existing

New Work

Open Space:
824 sq. ft.

PRINCESS STREET
MONUMENT LINE



(DEED BOOK 1195, PAGE 1737)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MAY 17, 2019

COMMONWEALTH OF VIRGINIA

05/17/2019

GEORGE M. O'QUINN

LICENSE NO.
2069

LAND SURVEYOR

George M. O'Quinn

**228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339**



MBH
Settlement Group, L.C.

 **DOMINION** Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

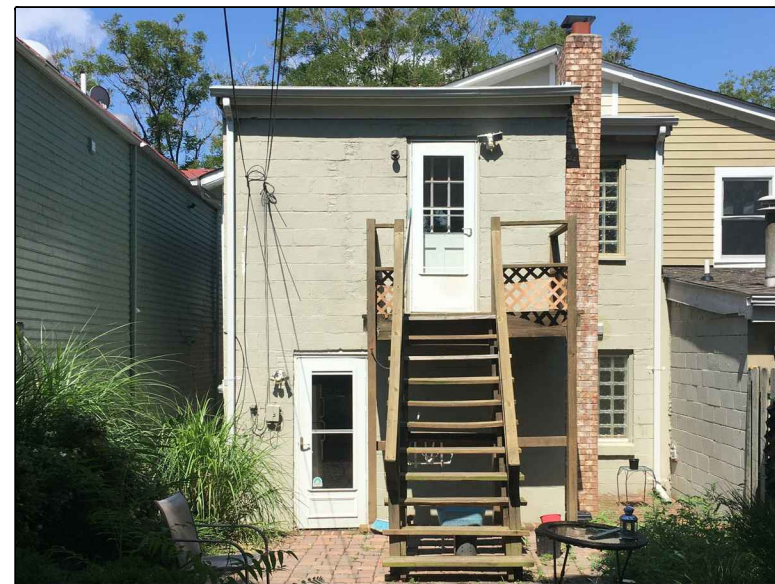
315 N. ALFRED STREET
 (SUBJECT PROPERTY)



1 EXISTING STREETScape
 A1 SCALE: N/A

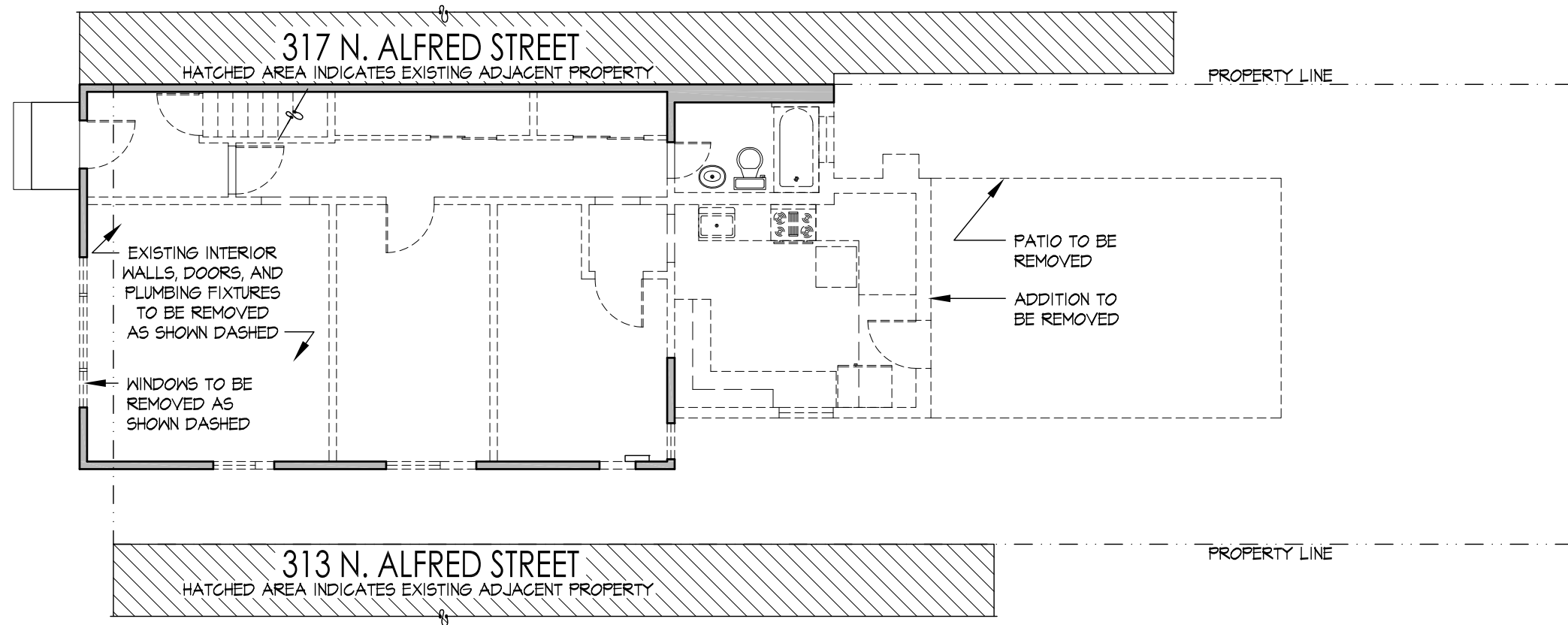


2 EXISTING IMAGE LOOKING EAST
 A1 SCALE: N/A

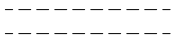



3 EXISTING IMAGE LOOKING WEST
 A1 SCALE: N/A

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

SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN

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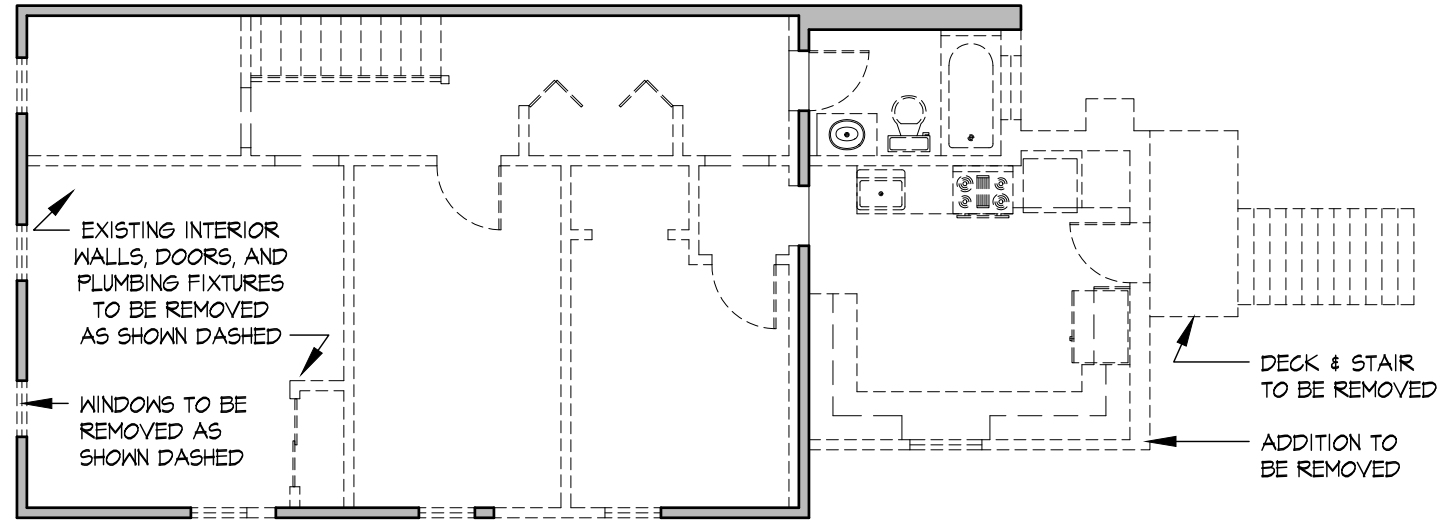
315 N. ALFRED STREET
 315 N. ALFRED STREET ALEXANDRIA, VA 22314

FIRST FLOOR DEMOLITION PLAN

corrected 8/28/2020

8/3/2020

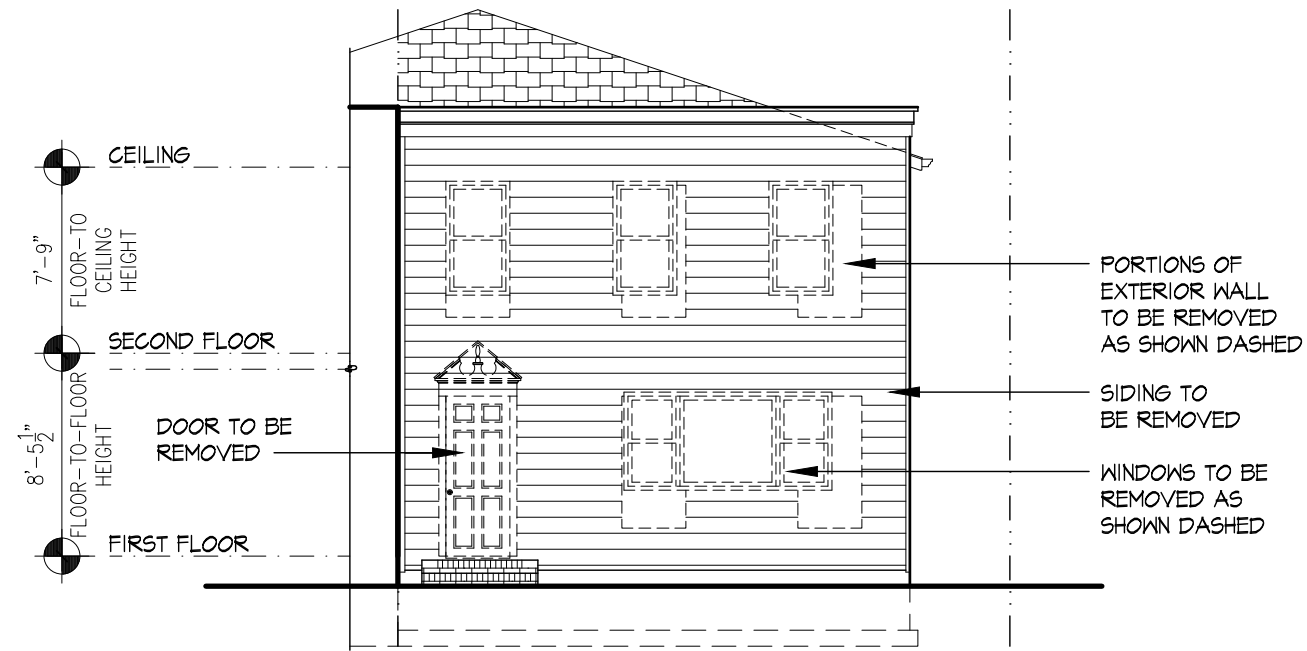
A2



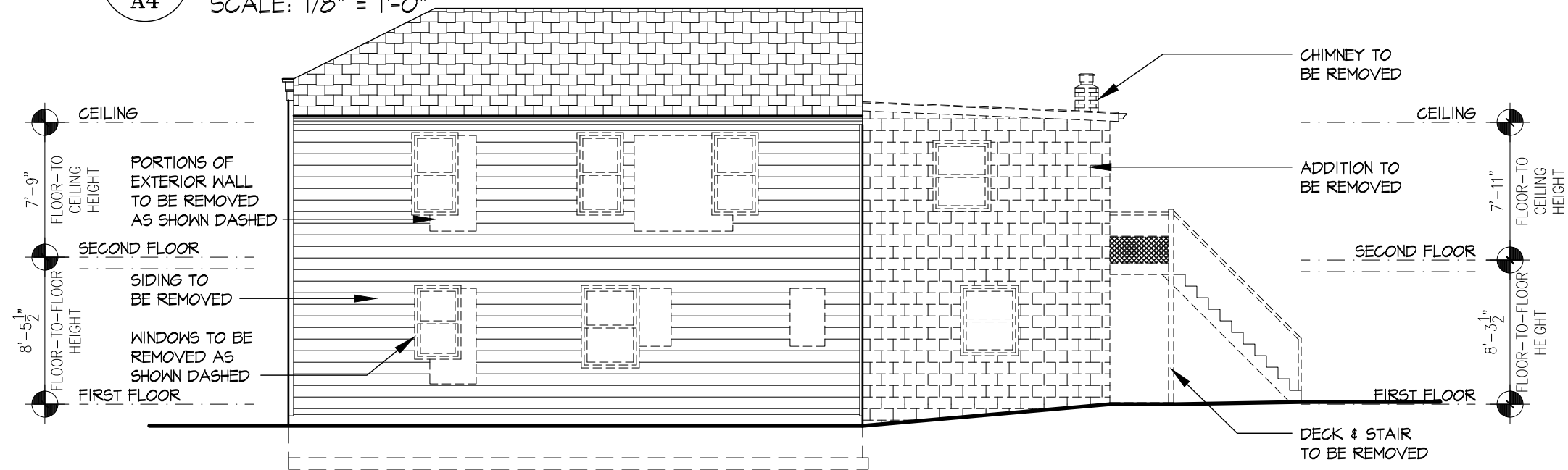
1 SECOND FLOOR DEMOLITION PLAN
 A3 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED
=====	EXISTING FULL HEIGHT WALL TO REMAIN

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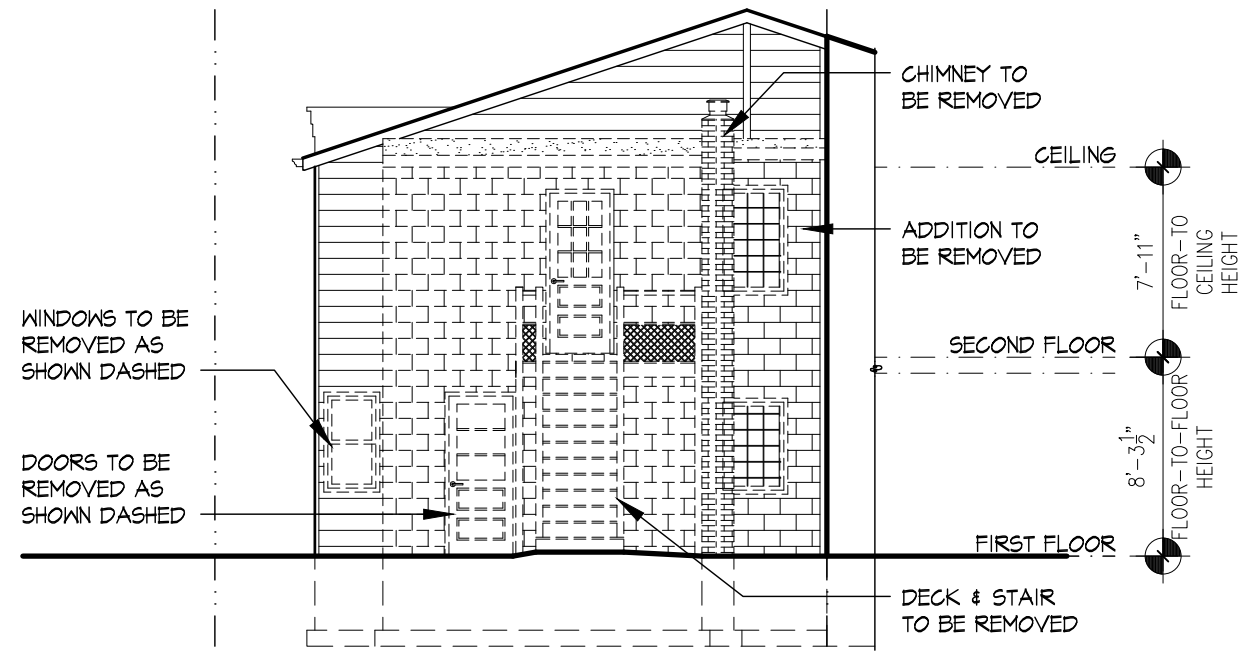


1 WEST DEMOLITION ELEVATION
A4 SCALE: 1/8" = 1'-0"

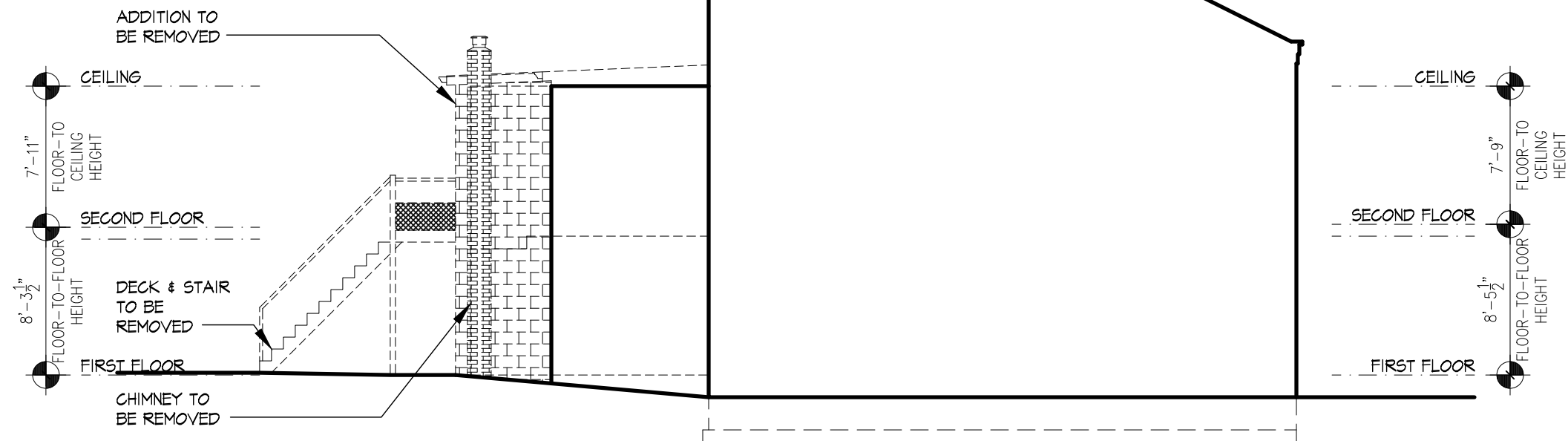


2 SOUTH DEMOLITION ELEVATION
A4 SCALE: 1/8" = 1'-0"

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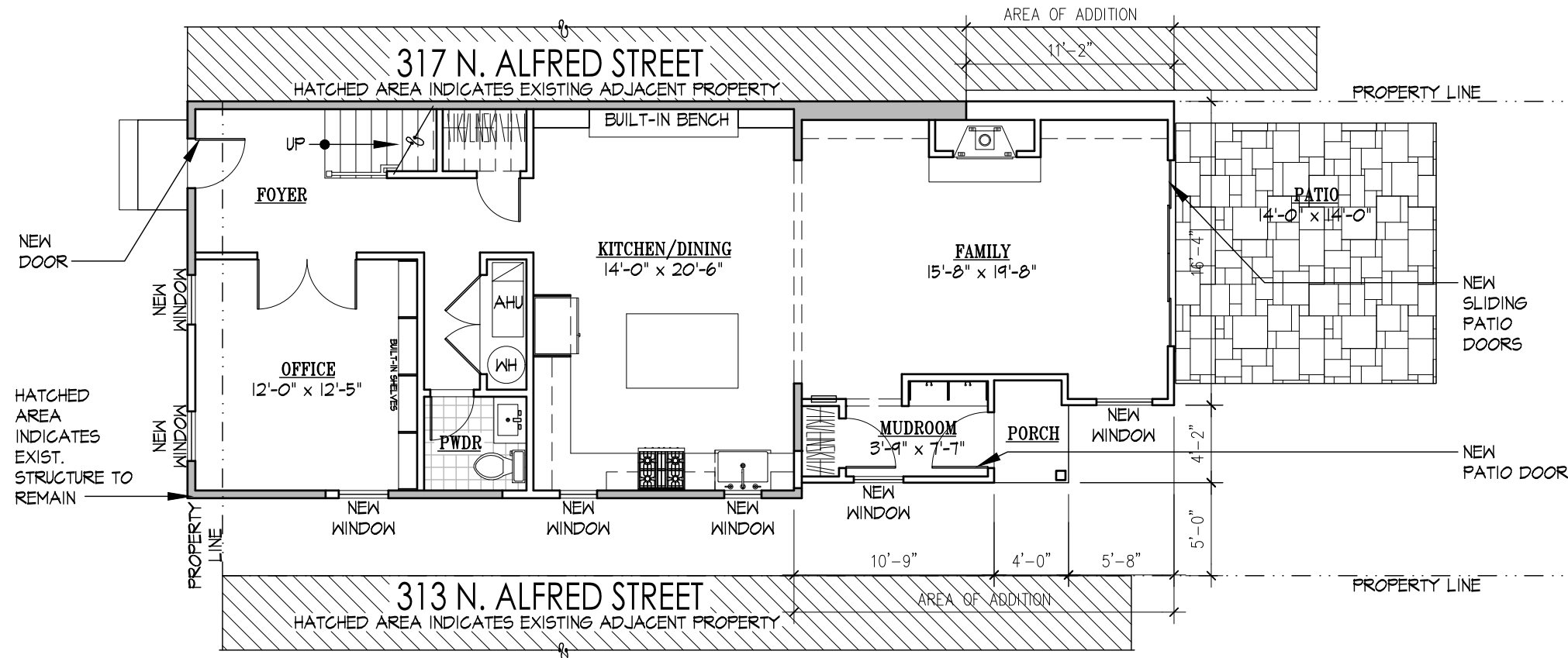


1 EAST DEMOLITION ELEVATION
A5 SCALE: 1/8" = 1'-0"




2 NORTH DEMOLITION ELEVATION
A5 SCALE: 1/8" = 1'-0"

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1 FIRST FLOOR NEW WORK PLAN
 A6 SCALE: 1/8" = 1'-0"

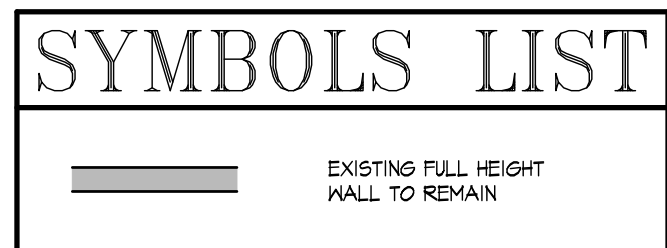
SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

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SECOND FLOOR NEW WORK PLAN

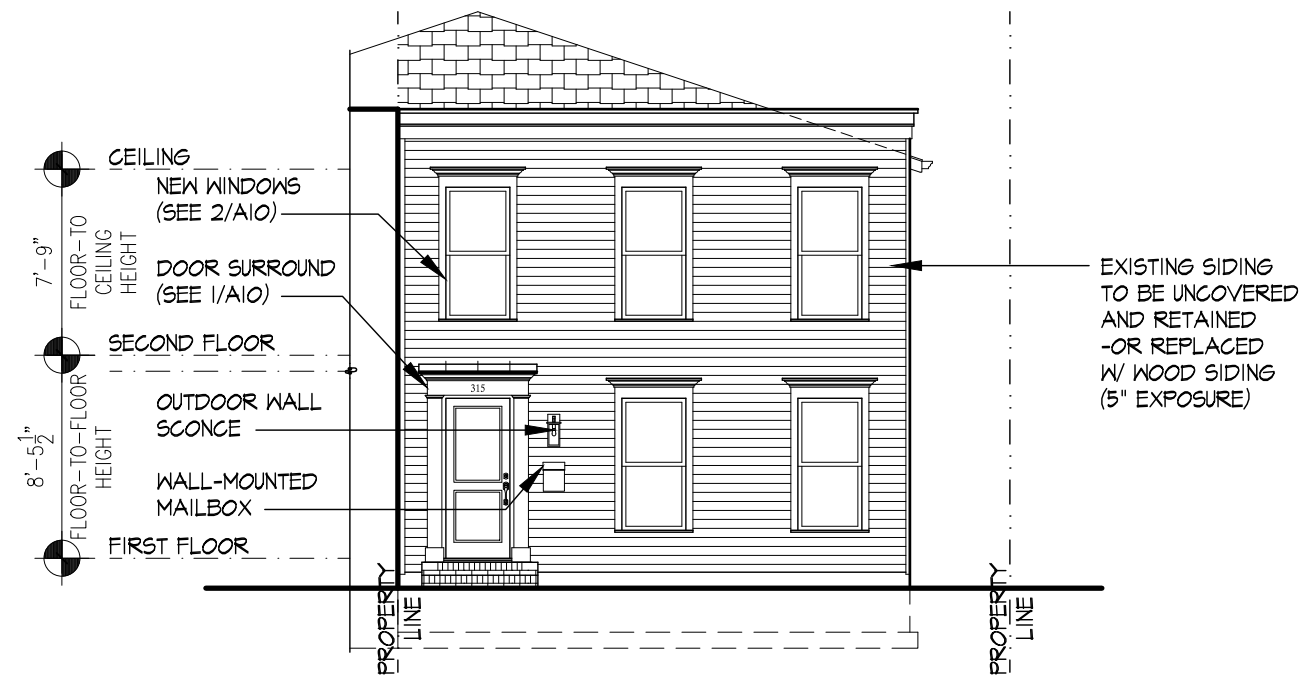
8/14/2020

A7



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1 SECOND FLOOR NEW WORK PLAN
A7 SCALE: 1/8" = 1'-0"

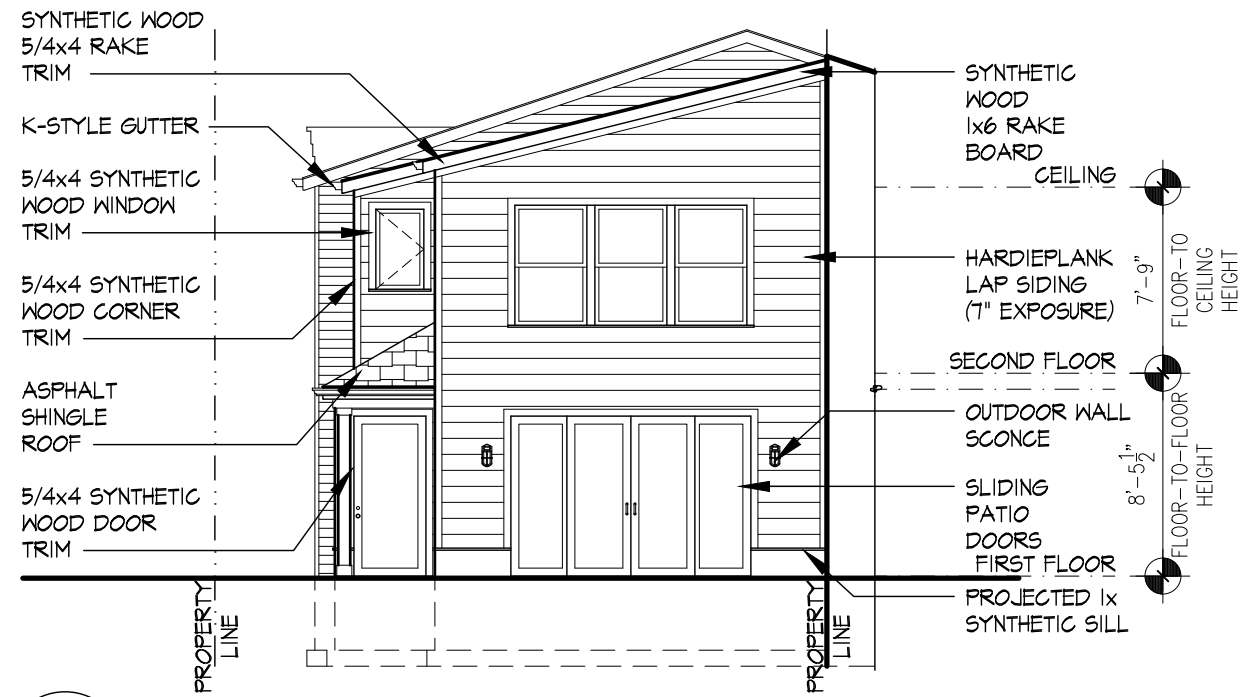


1 WEST NEW WORK ELEVATION
 A8 SCALE: 1/8" = 1'-0"

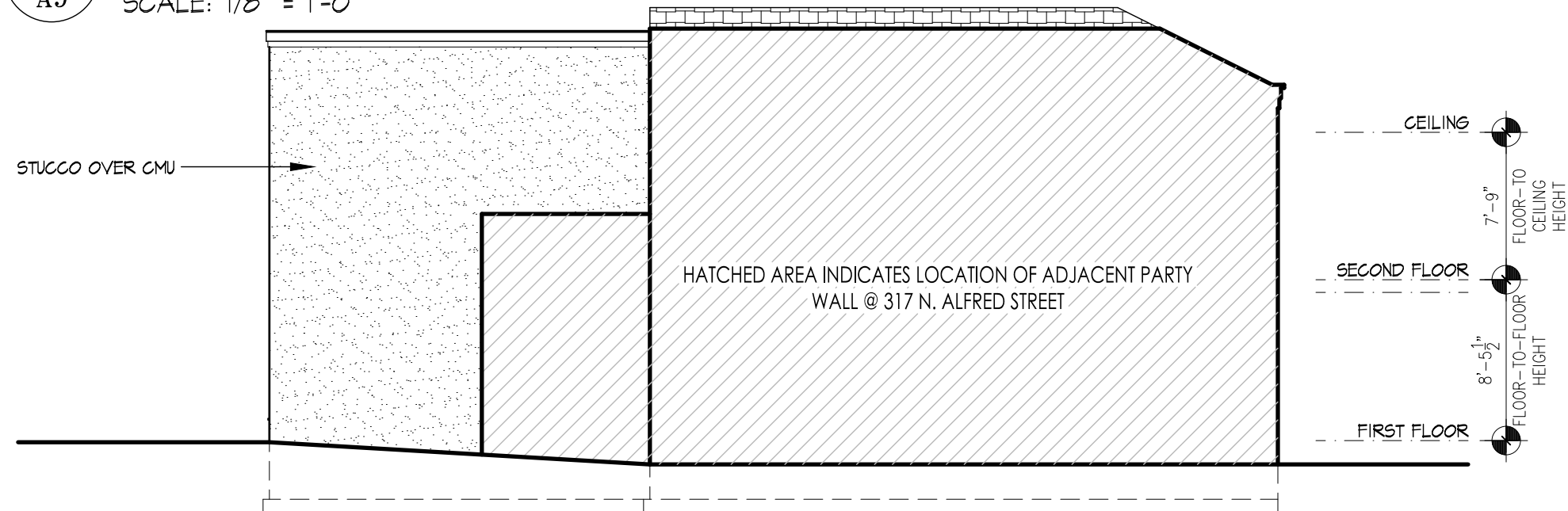


2 SOUTH NEW WORK ELEVATION
 A8 SCALE: 1/8" = 1'-0"

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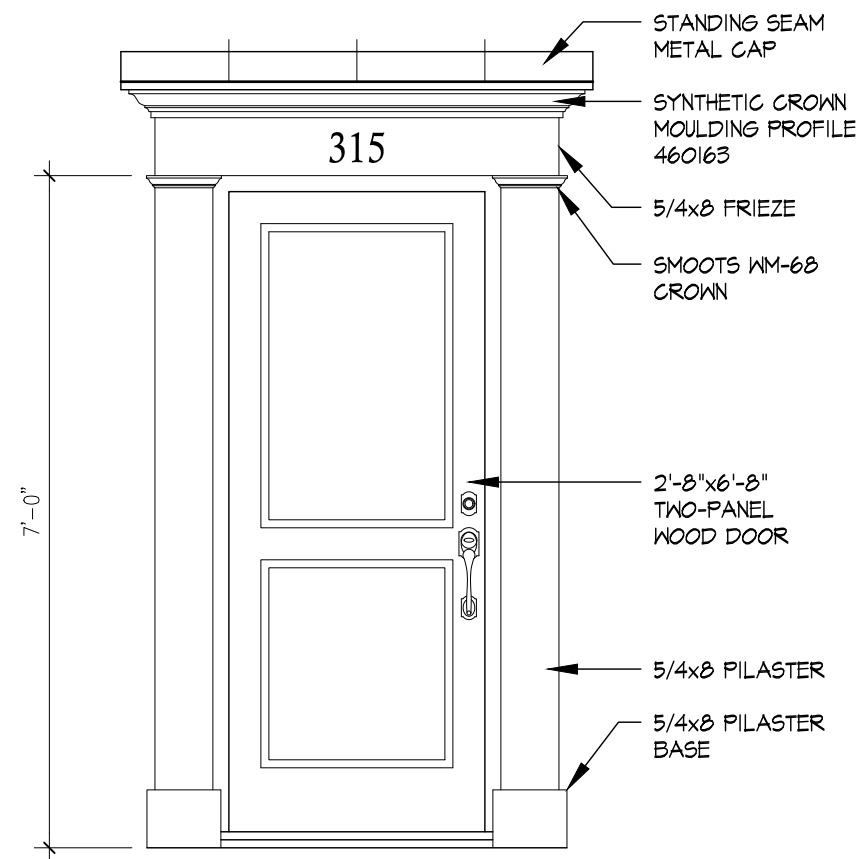


1 EAST NEW WORK ELEVATION
A9 SCALE: 1/8" = 1'-0"

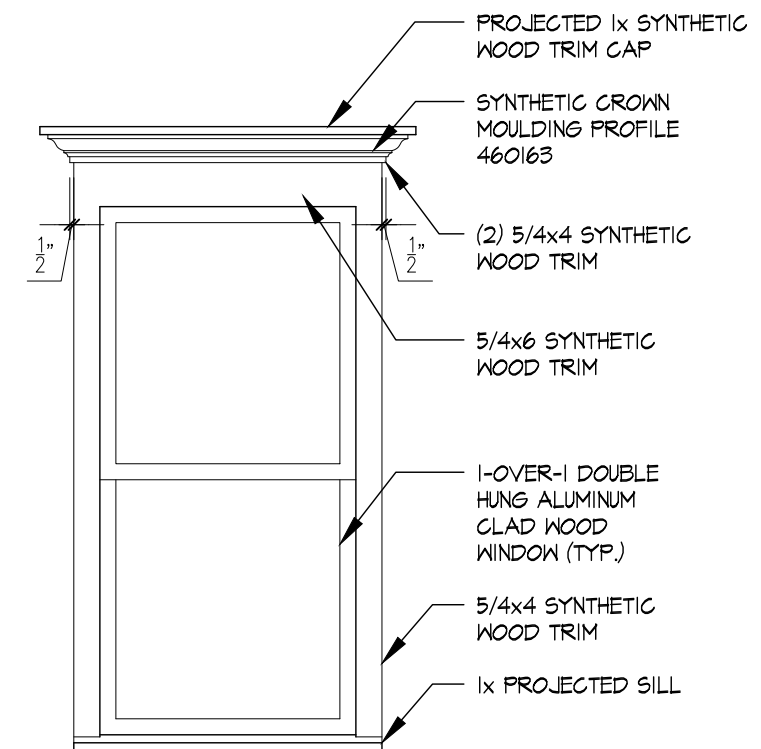


2 NORTH NEW WORK ELEVATION
A9 SCALE: 1/8" = 1'-0"

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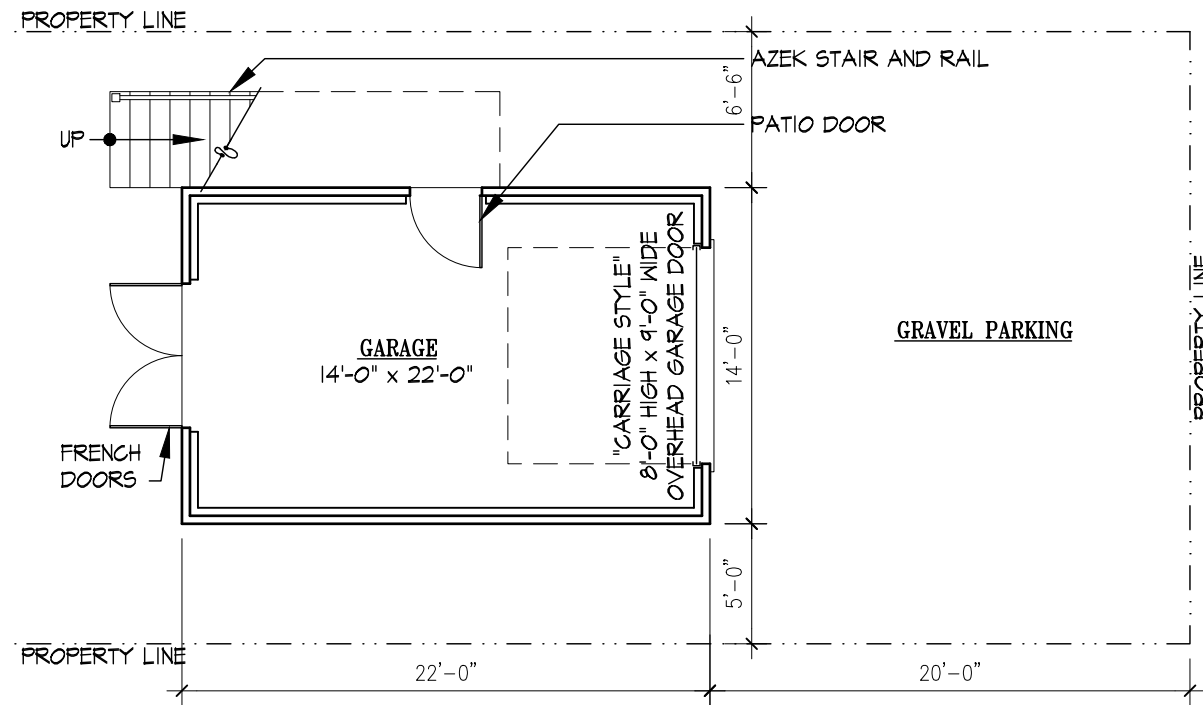


1 DOOR SURROUND DETAIL
 A10 SCALE: 1/2" = 1'-0"

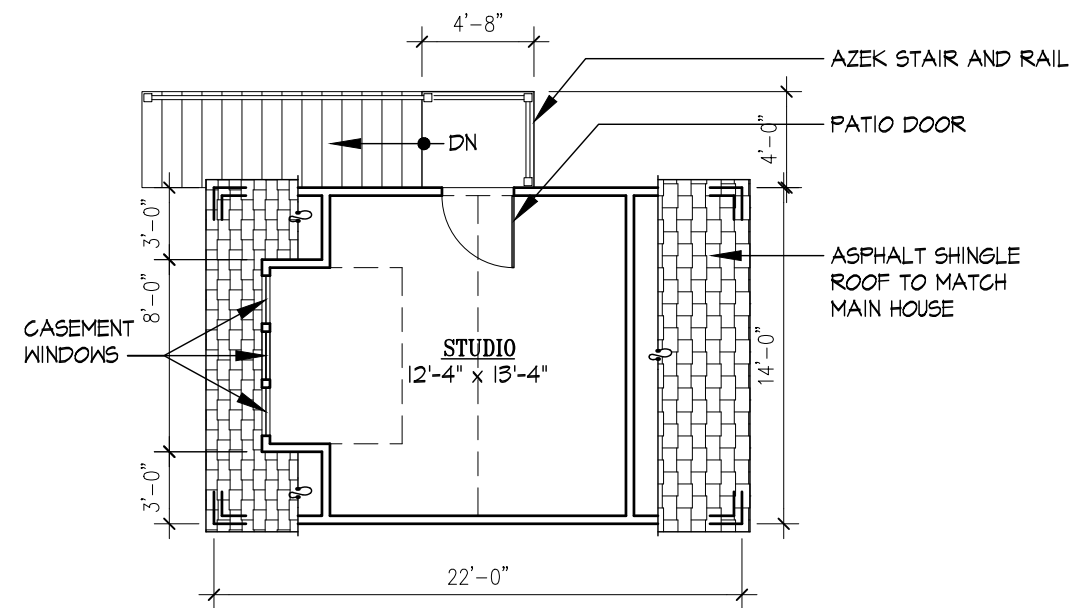


2 WINDOW TRIM DETAIL
 A10 SCALE: 1/2" = 1'-0"

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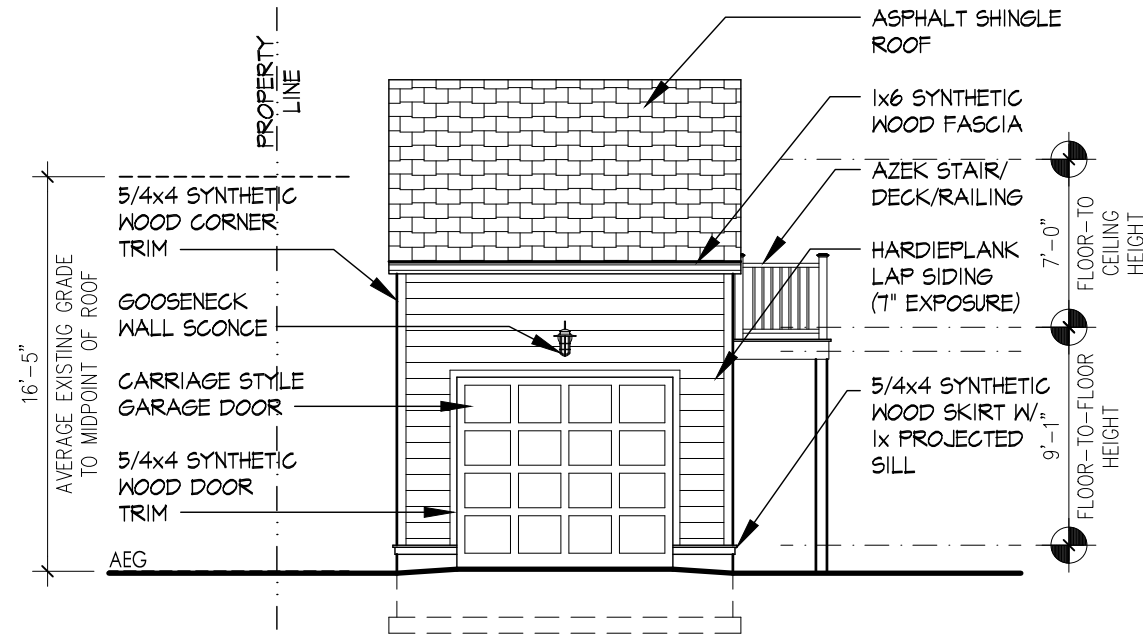


1 GARAGE FIRST FLOOR PLAN
 A11 SCALE: 1/8" = 1'-0"



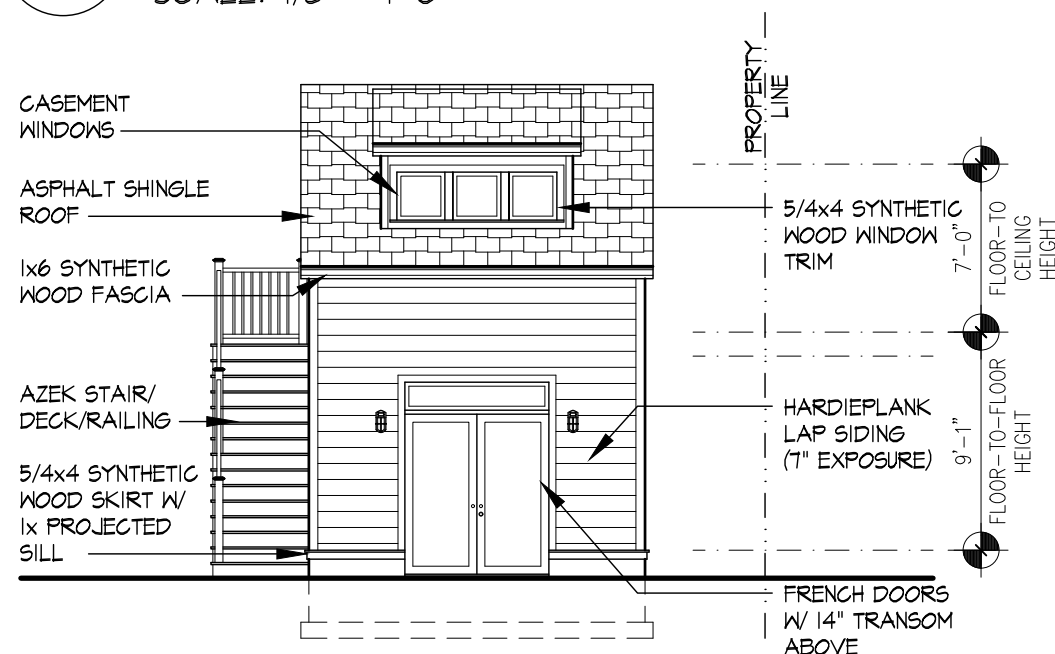
2 GARAGE SECOND FLOOR PLAN
 A11 SCALE: 1/8" = 1'-0"

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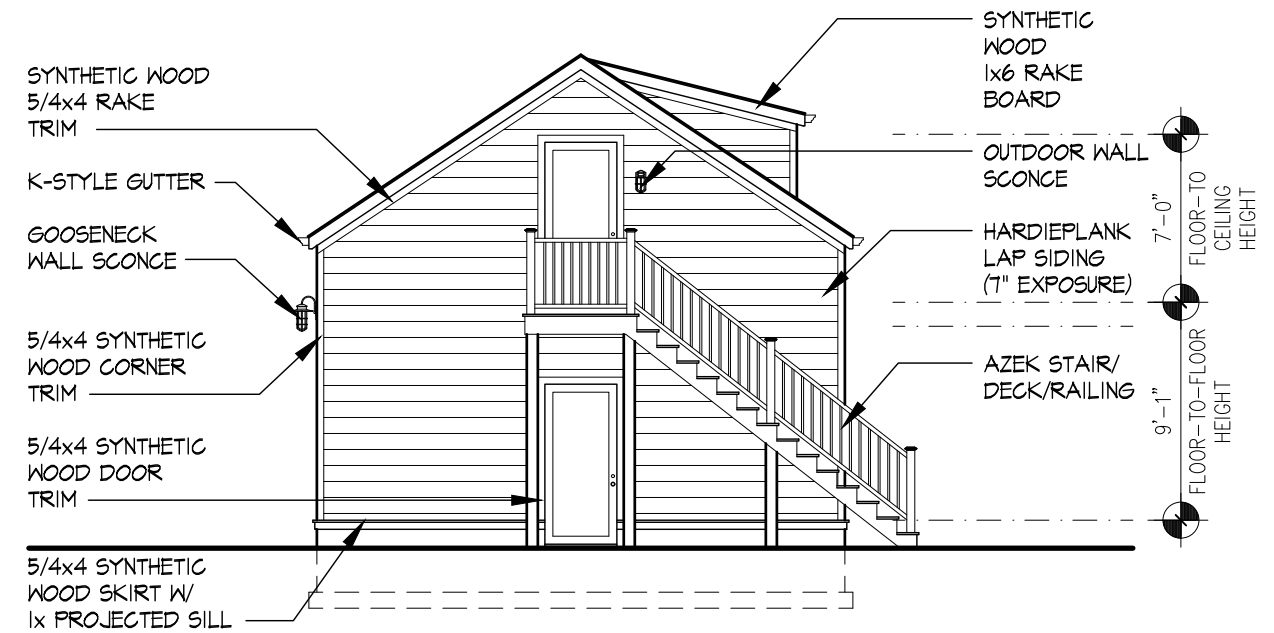
1 GARAGE EAST ELEVATION

A12 SCALE: 1/8" = 1'-0"



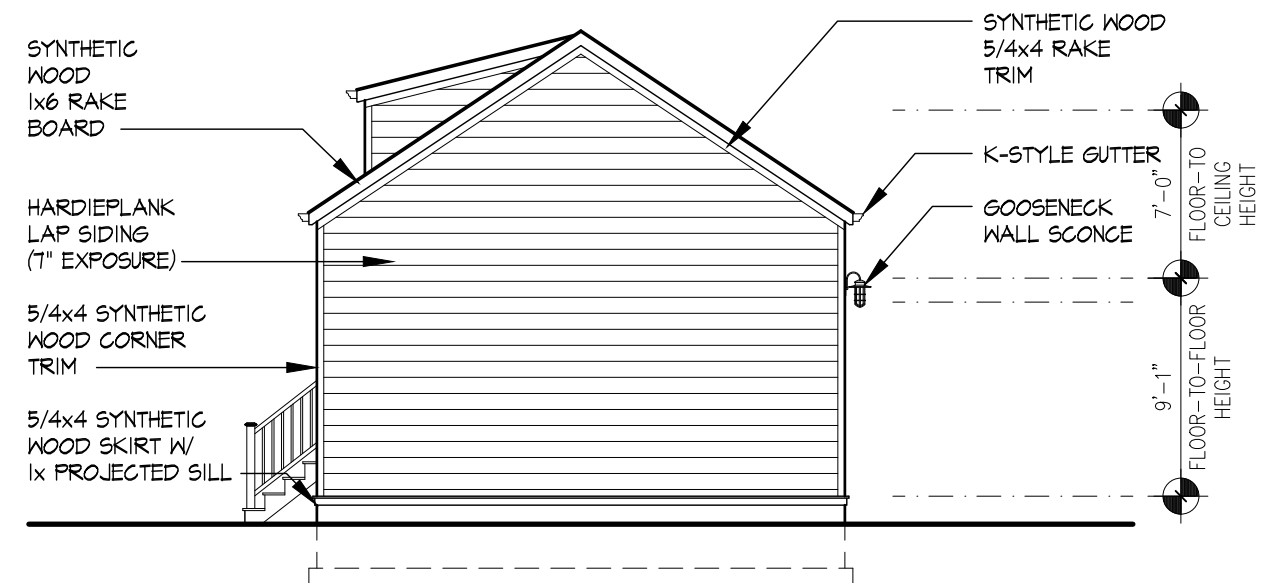
3 GARAGE WEST ELEVATION

A12 SCALE: 1/8" = 1'-0"



2 GARAGE NORTH ELEVATION

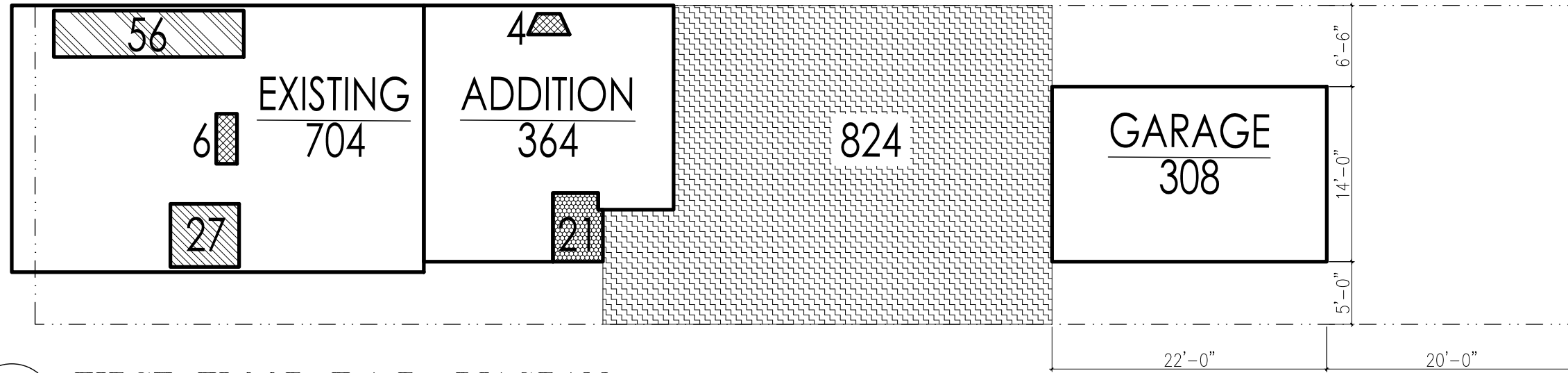
A12 SCALE: 1/8" = 1'-0"



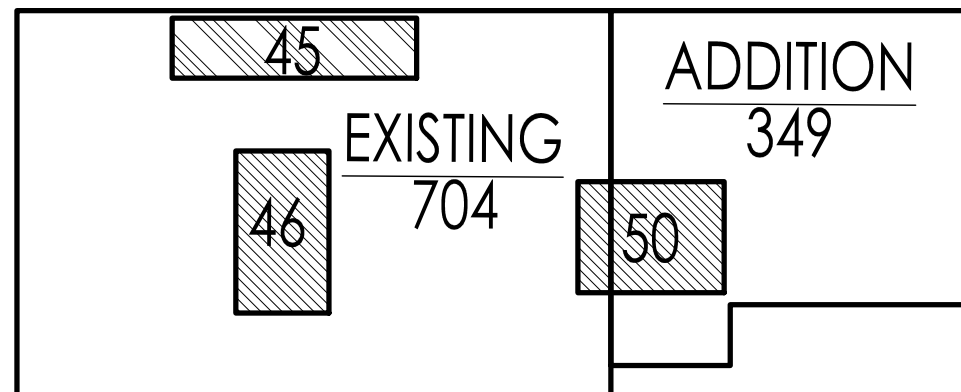
4 GARAGE SOUTH ELEVATION

A12 SCALE: 1/8" = 1'-0"

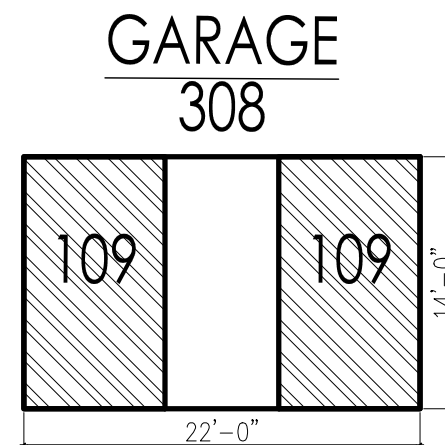
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1 FIRST FLOOR F.A.R. DIAGRAM
 Z1 SCALE: 3/32" = 1'-0"



2 SECOND FLOOR F.A.R. DIAGRAM
 Z1 SCALE: 3/32" = 1'-0"



DRAWING KEY	
LAVATORY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
ATTIC < 7'-0" CEILING HT.	
PORCH	

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WINDOWS

We are removing 5 windows on the main block of the original south elevation:

Window #1 – 12.67 square feet

Window #2 – 12.67 square feet

Window #3 – 12.67 square feet

Window #4 – 11.30 square feet

Window #5 – 15.83 square feet

Total 65.14 square feet

We are replacing those 5 windows with 5 openings, one has two windows in it.

Window #1 – 14.67 square feet

Window #2 – 31.67 square feet (pair of windows)

Window #3 – 14.67 square feet

Window #4 – 6.67 square feet

Window #5 – 6.67 square feet

Total 74.35 square feet

This works out to 9.21 square feet more of opening, equivalent to an extra 3 x 3 window.