

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

**APPLICANT:** Andrew Floyd

**LOCATION:** Parker-Gray District  
907 Oronoco Street

**ZONE:** RM/Residential Townhouse Zone

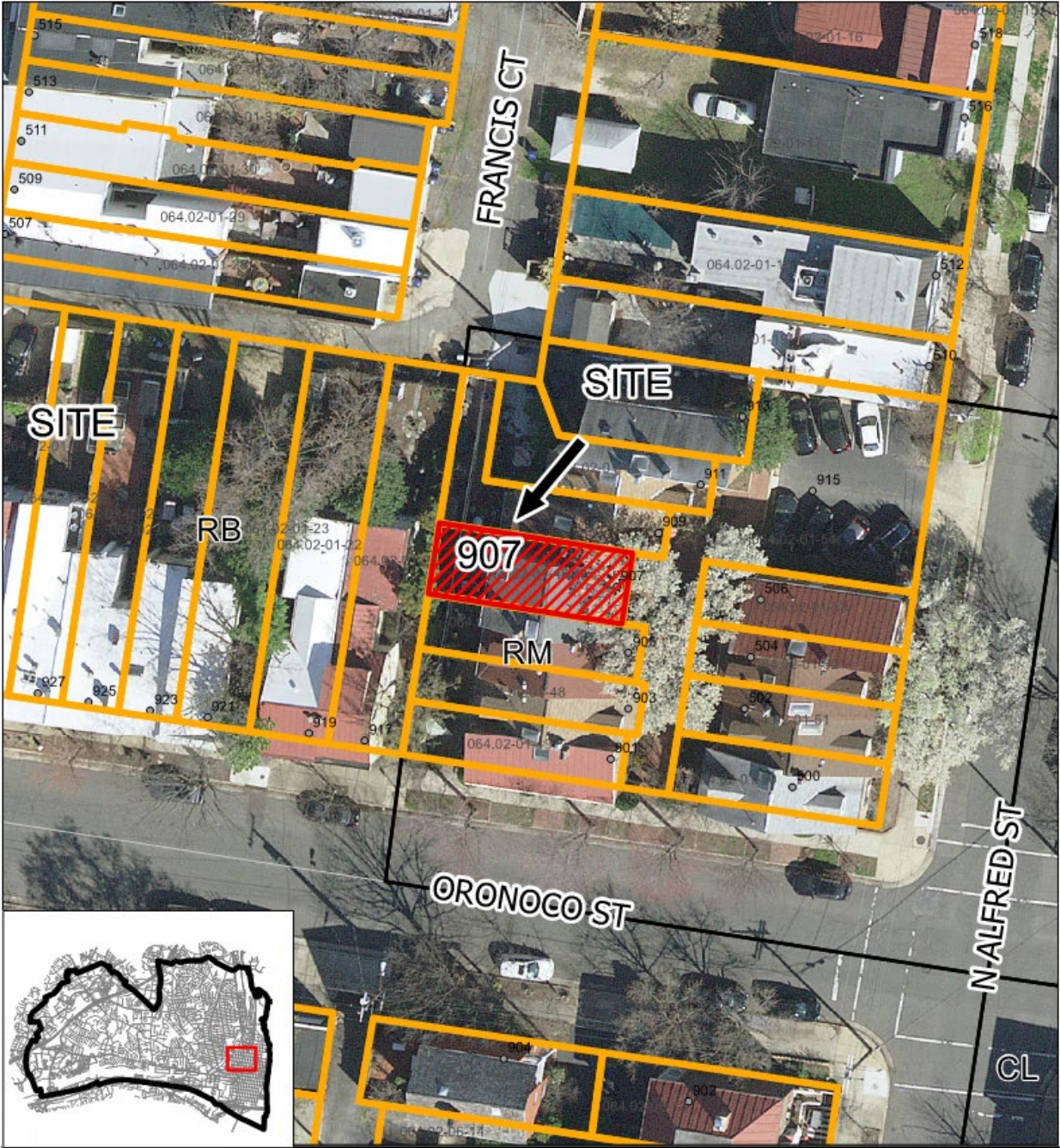
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness (Option A), 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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.

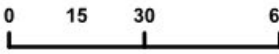




**BAR #2020-00447 & BAR #2020-00459**  
**907 Oronoco Street**



0 15 30 60 Feet



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00447) and Certificate of Appropriateness (BAR #2020-00459) 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 for a dormer on the rear roof slope at 907 Oronoco Street.

### **Permit to Demolish/Capsulate**

A portion of the west-facing rear roof slope and the two low-profile existing skylights will be demolished to construct a new dormer.

### **Certificate of Appropriateness**

The proposed dormer will be located on the rear (west) roof slope and will have smooth fiber cement siding, solid synthetic trim and an asphalt shingle roof. The dormer fenestration will consist of a pair of Jeld-Wen aluminum-clad single-light windows in the casement style. The applicant has submitted two different dormer designs, a gable roof dormer (option A) and a shed dormer (option B) shown below in Figure 1 and 2, with a preference for option A. No changes are proposed on the front façade.



**Figure 1: Option A**



**Figure 2: Option B**

### **Site context**

This property is a mid-row townhouse on an interior court at the corner of North Alfred and Oronoco streets. The rear elevation of the subject property is visible obliquely from Oronoco Street and the public alley in the center of the block, Francis Court.

## II. HISTORY

The two-bay, three-story masonry townhouse at 913 Oronoco Street is one of 11 townhouses in the Carriage Works development, constructed in **1978**.

### *Previous BAR Approvals*

Staff could locate no previous BAR approvals for the subject property.

## III. ANALYSIS

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(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 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	No



	architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, while this mid-20<sup>th</sup> century townhouse is a successful background building and compatible with nearby historic resources, it is without individual historical significance or uncommon architectural merit and not of the criteria for demolition or capsulation are met and the Permit to Demolish should be granted.

#### Certificate of Appropriateness

The request for attic dormers is not unusual in the historic districts, as residents seek to achieve additional living space while preserving outdoor space. Although the *Design Guidelines* generally discourage the installation of shed style dormers, in recent years the Board has approved many shed dormers, especially on later buildings. In the opinion of staff, the design of both dormers complies with the overall intent of the *Guidelines*, which is to be stylistically appropriate and not out of scale with the building. The townhouses in the Carriage Works development are modern interpretation of the Colonial Revival style and staff finds the design of both dormers to be compatible with this mid-20<sup>th</sup> century townhouse. The proportions of the gabled dormer (option A) are somewhat more awkward than the shed style dormer, but staff has no objection to the construction of the applicant's preferred design because views to the new dormer will be oblique, either from the alley in the center of the block or from Oronoco Street. The style of the gable dormer is also consistent with the gable dormers on the adjacent townhouses in the row.

Staff recommends approval of Option A, as submitted.

#### **STAFF**

Stephanie Sample, 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 new dormer complies with zoning.

F-1 Proposed dormer ceiling height is less than seven feet and therefore can be excluded from FAR.

- F-2 Applicant submitted two versions of the proposed dormer- one with a shed roof and one with a pitch roof. Both versions are less than 35 feet and therefore meet the height regulation for the RM zone.

### **Code Administration**

- C-1 A building permit is required prior to the start of construction.

### **Transportation and Environmental Services**

#### **CONDITIONS**

- 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)

#### **FINDINGS**

- F-1 Previously reviewed under BAR2020-00459. (T&ES)
- F-2 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-3 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)

#### **CODE REQUIREMENTS**

- 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)

**V. ATTACHMENTS**

- 1 – Application for BAR #2020-00447 & BAR #2020-00459: 907 Oronoco Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: \_\_\_\_\_

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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



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

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

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

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**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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.

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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:           *Andrew Floyd*          

Printed Name: \_\_\_\_\_

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.		
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 907 Oronoco St. (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. Andrew or Jessica Floyd	907 Oronoco St.	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. 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.

<u>9/15/2020</u> Date	<u>Andrew Floyd</u> Printed Name	<u>Andrew Floyd</u> Signature
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# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 907 ORONOCO STREET RM  
Street Address Zone

A2. 926.00 x 1.50 = 1,389.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**	0.00	B1. 1,716.00 Sq. Ft.
First Floor	572.00	Stairways**	201.00	Existing Gross Floor Area*
Second Floor	572.00	Mechanical**	25.00	B2. 346.00 Sq. Ft.
Third Floor	572.00	Attic less than 7'***	0.00	Allowable Floor Exclusions**
Attic	0.00	Porches**	0.00	B3. 1,370.00 Sq. Ft.
Porches		Balcony/Deck**	0.00	Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	120.00	(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		
B1. <b>Total Gross</b>	1,716.00	B2. <b>Total Exclusions</b>	346.00	

**Comments for Existing Gross Floor Area**

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 301.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 301.00 Sq. Ft.
Third Floor		Attic less than 7'***	301.00	Allowable Floor Exclusions**
Attic	301.00	Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. <b>Total Gross</b>	301.00	C2. <b>Total Exclusions</b>	301.00	

### D. Total Floor Area

D1. 1,370.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 1,389.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space (RA & RB Zones)

E1. 325.00 Sq. Ft.  
Existing Open Space

E2. 300.00 Sq. Ft.  
Required Open Space

E3. 325.00 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: **SALVATORE BENVENGA**  
Digitally signed by SALVATORE BENVENGA  
DN: cn=SALVATORE BENVENGA, o=SB DESIGN STUDIOS, email=SBDESIGNSTUDIOS.COM, c=US  
Date: 2020.09.04 15:28:11 -0400

Date: **09-15-2020**

PROPERTY ADDRESS

907 ORONOCO STREET ALEXANDRIA, VIRGINIA 22314

SURVEY NUMBER

3191

FIELD WORK DATE: 3/20/2014

REVISION DATE(S): (REV.1 3/21/2014)

1403.2221

LOCATION DRAWING

LOT 4

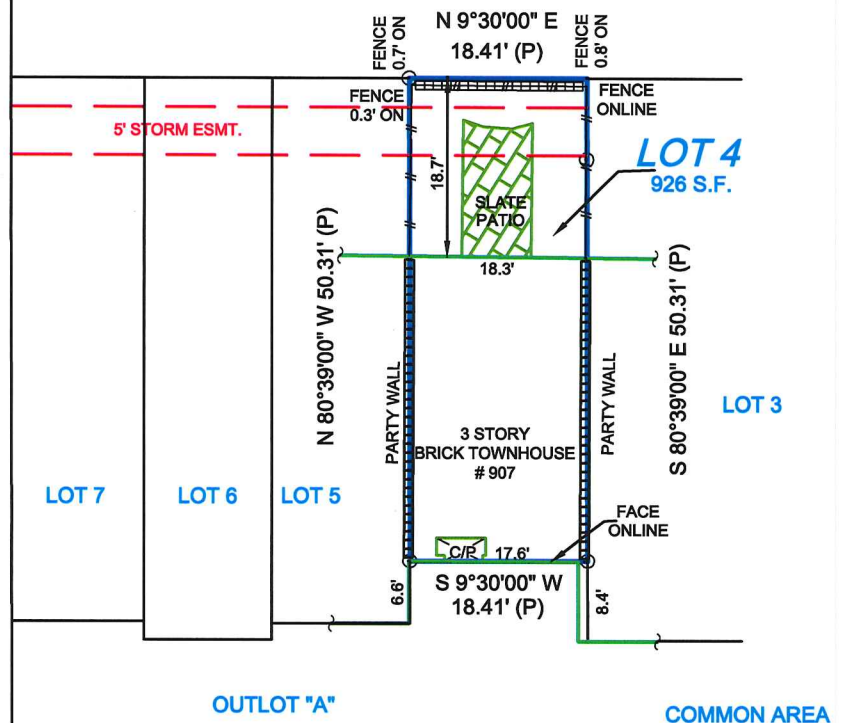
THE CARRIAGE WORKS

THE CITY OF ALEXANDRIA, VIRGINIA

03-20-2014 SCALE 1"=20'



ORONOCO STREET



GRAPHIC SCALE (In Feet)  
1 inch = 20' ft.

NOTES  
NONE VISIBLE

CLIENT NUMBER 116169BETSV

DATE 3/21/2014

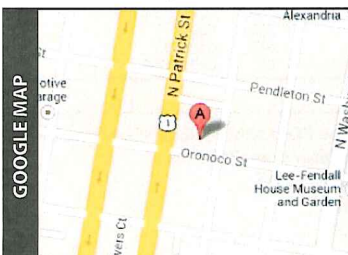
BUYER: Andrew Floyd and Jessica Floyd,

SELLER: PAULA W. SCHUBERT

CERTIFIED TO: Andrew Floyd and Jessica Floyd, ; Sage Title Group, LLC; First American Title Insurance Company; First Savings Mortgage Corporation .



7700 Georgetown Road  
Bethesda, MD 20814  
p. 310.654.2560 f. 301.654.0325



MARGIE HALEM

c: (301) 775-4196

o: (301) 215-6910

www.margiehalemrealtor.com

margiehalem@longandfoster.com



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EXACTA  
Virginia Surveyors, Inc.

LB# 0407005699

www.exactaVA.com  
P 703.258.0630 • F 703.258.0361  
5494 Rodriguez Lane | Haymarket, VA 20169

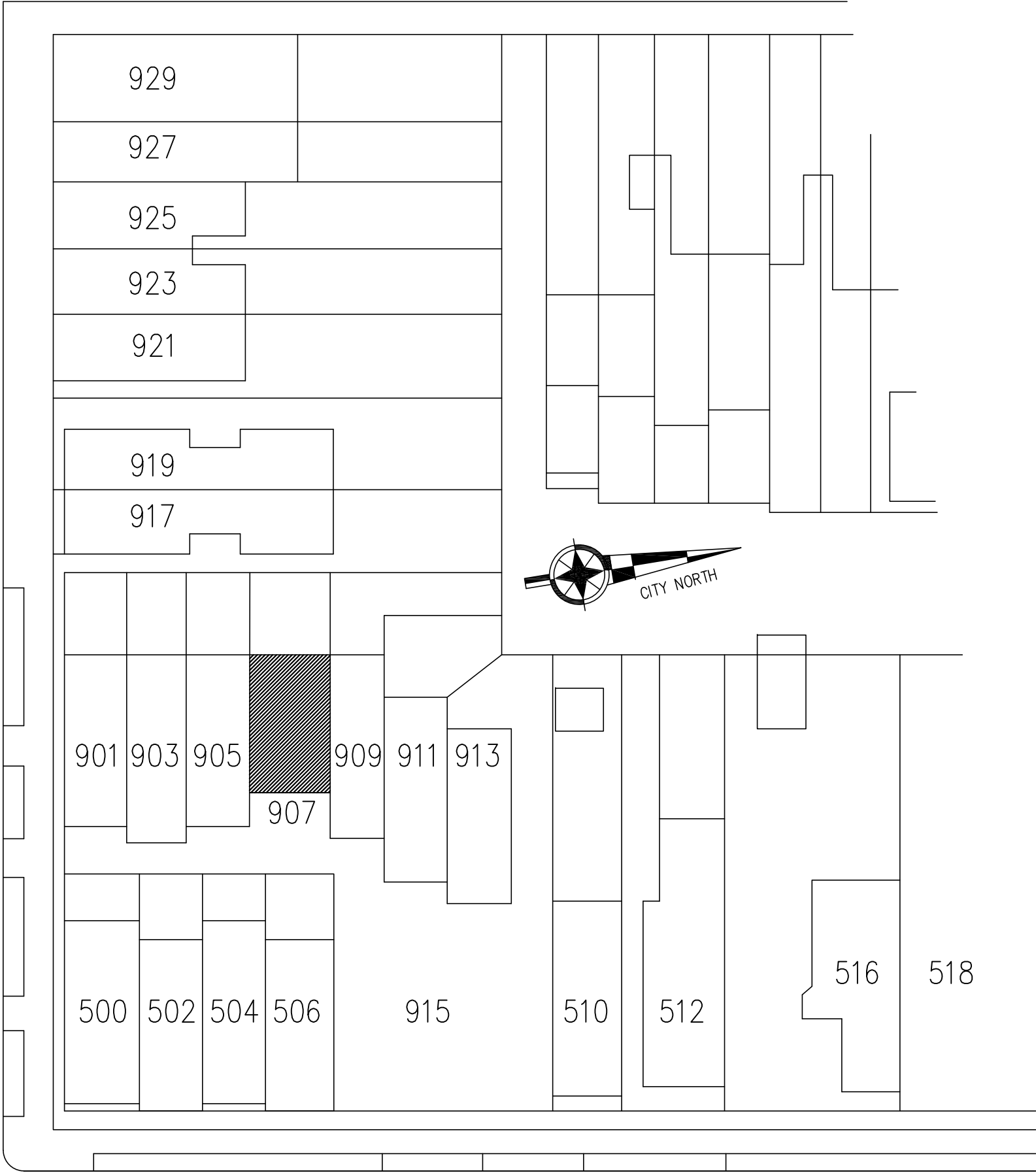
PLEASE NOTE

Axis Vendor Group (Axis) is a vendor management company specializing in electronic survey coordination for the title insurance and mortgage lending industries. The following product has been prepared by a state licensed land surveying firm as indicated on the 'plat' page of the survey product. Axis provides service coordination services and the digitally encrypted transmission and archiving of these products and is not involved in any aspect of the surveying process. All transmissions of this product are via a secure SHA-1 secure hash message digest authentication code within its signature file. A manually signed and sealed log of this survey's signature file is kept on file at the performing surveyor's office.



N. PATRICK STREET

ORONOCO STREET



N. ALFRED STREET

EXISTING BLOCK PLAN

ORONOCO STREET



FRANCIS COURT

A

EXISTING EAST STREET SCAPE



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

NO MODIFICATIONS TO THIS SIDE

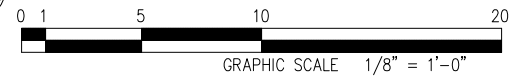
FRANCIS COURT



ORONOCO STREET

A

EXISTING WEST STREET SCAPE





**A** PROPOSED WEST STREET SCAPE

0 1 5 10 20

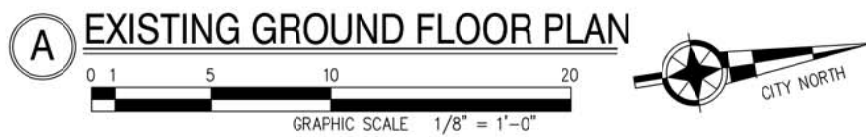
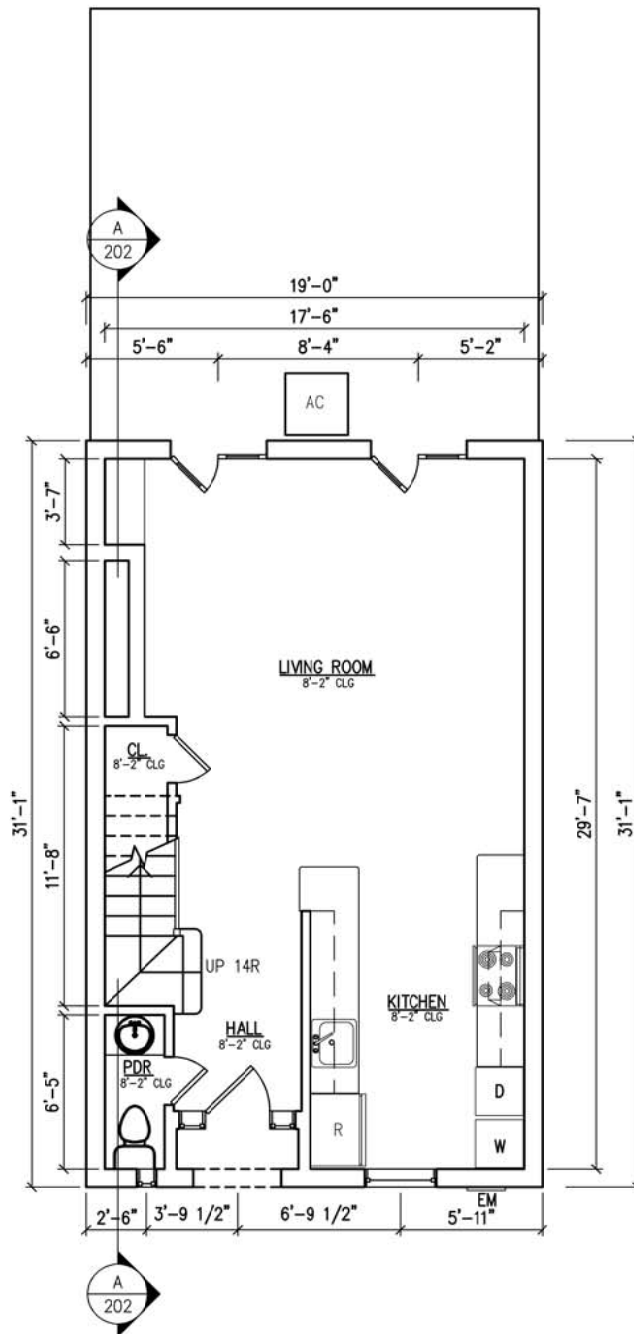
GRAPHIC SCALE 1/8" = 1'-0"



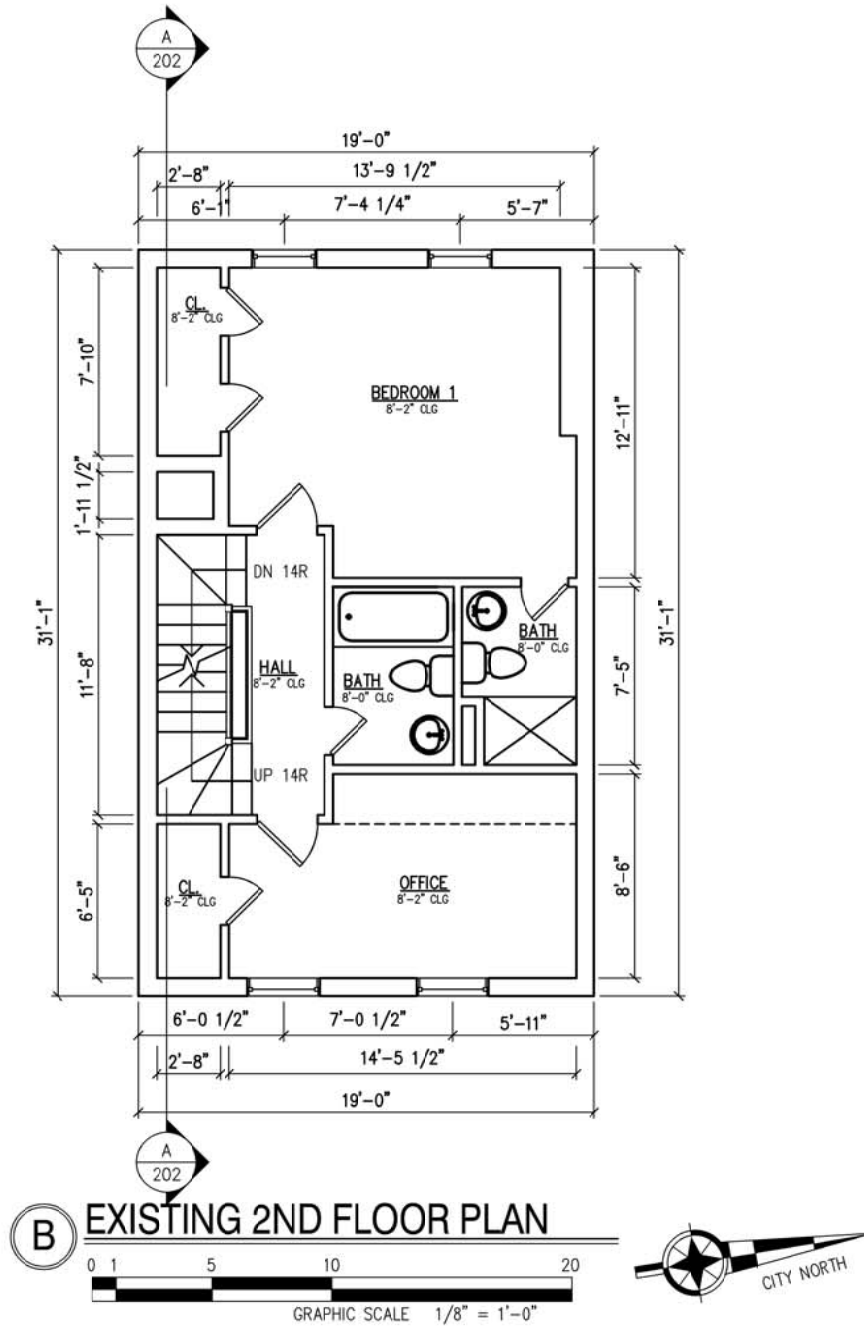
**B** PROPOSED WEST STREET SCAPE

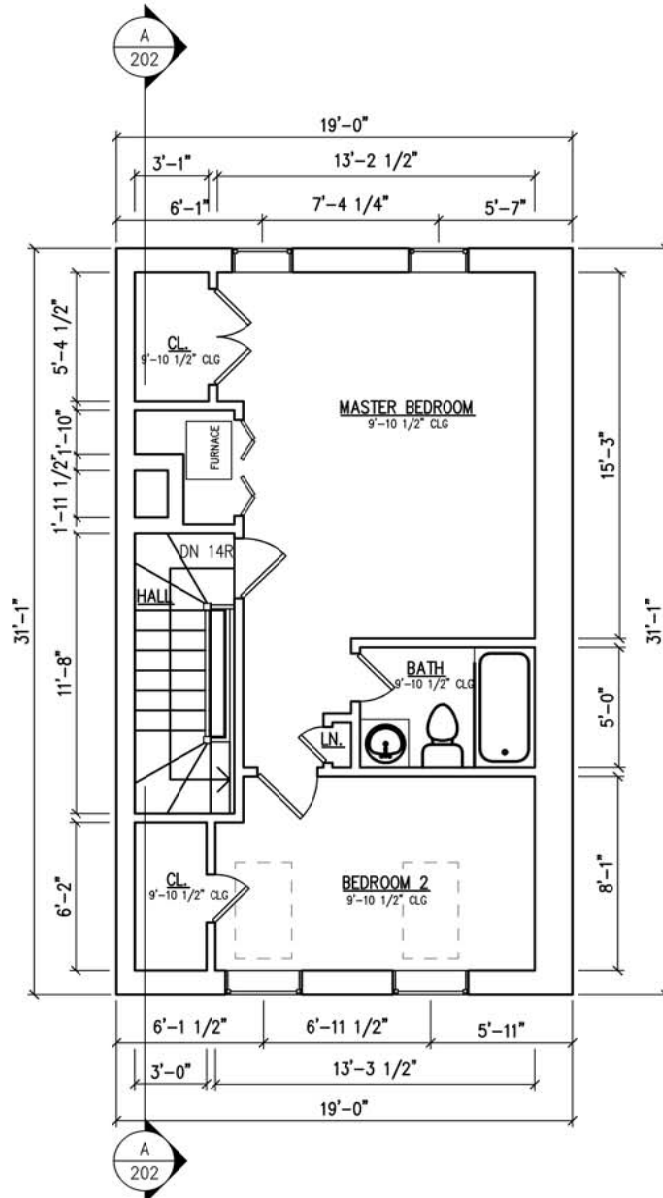
0 1 5 10 20

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



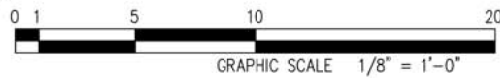


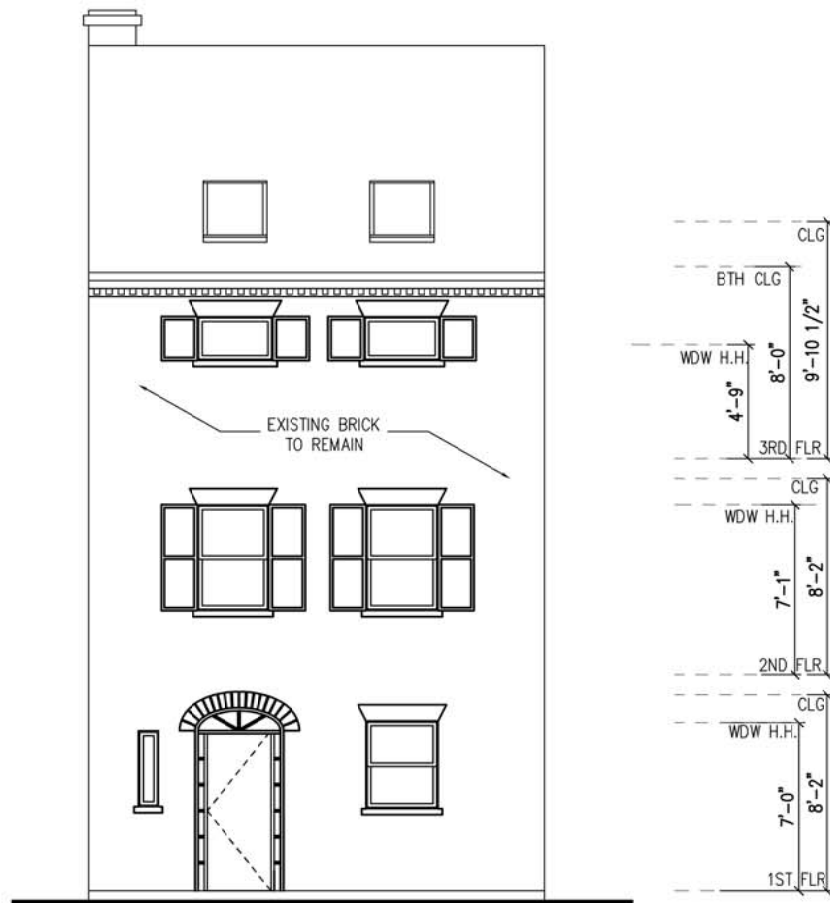




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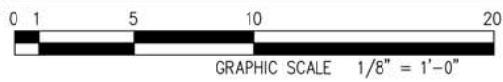
# EXISTING 3RD FLOOR PLAN





A

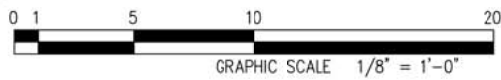
## EXISTING EAST ELEVATION

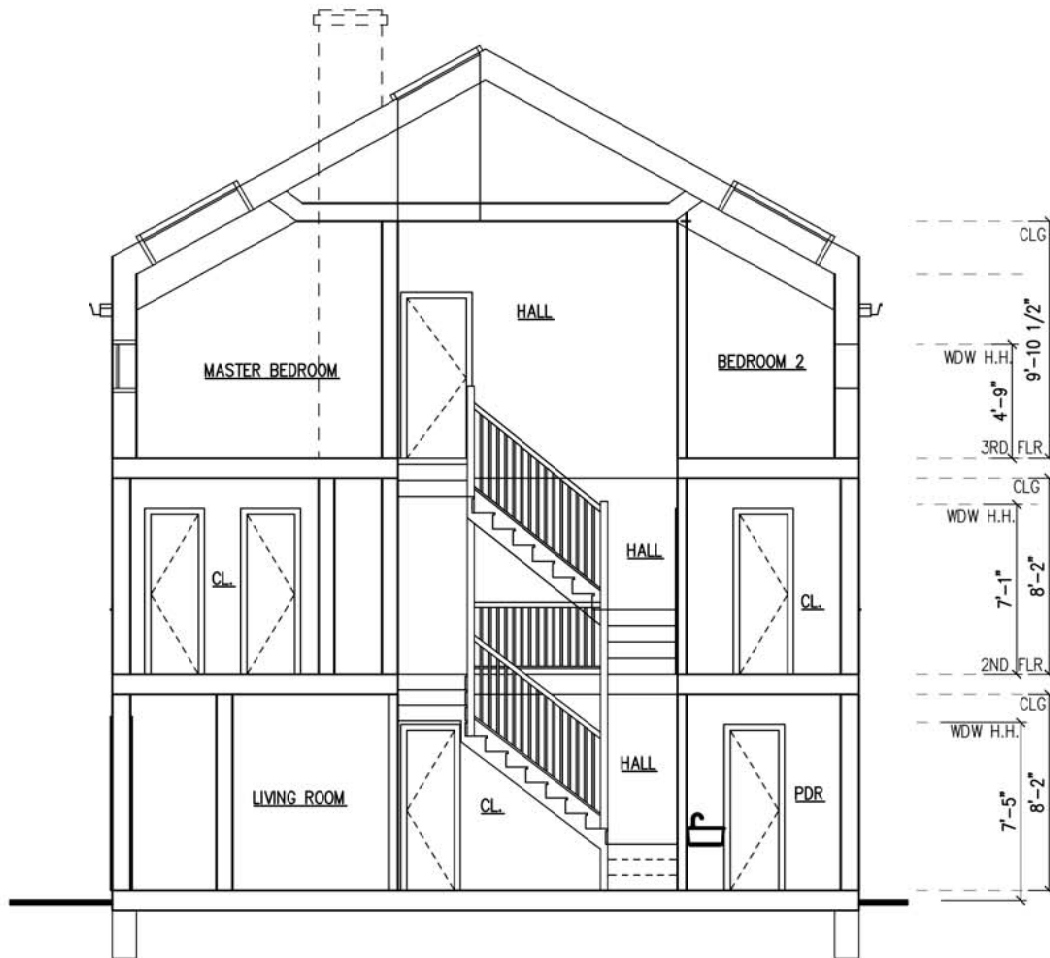




A

## EXISTING WEST ELEVATION

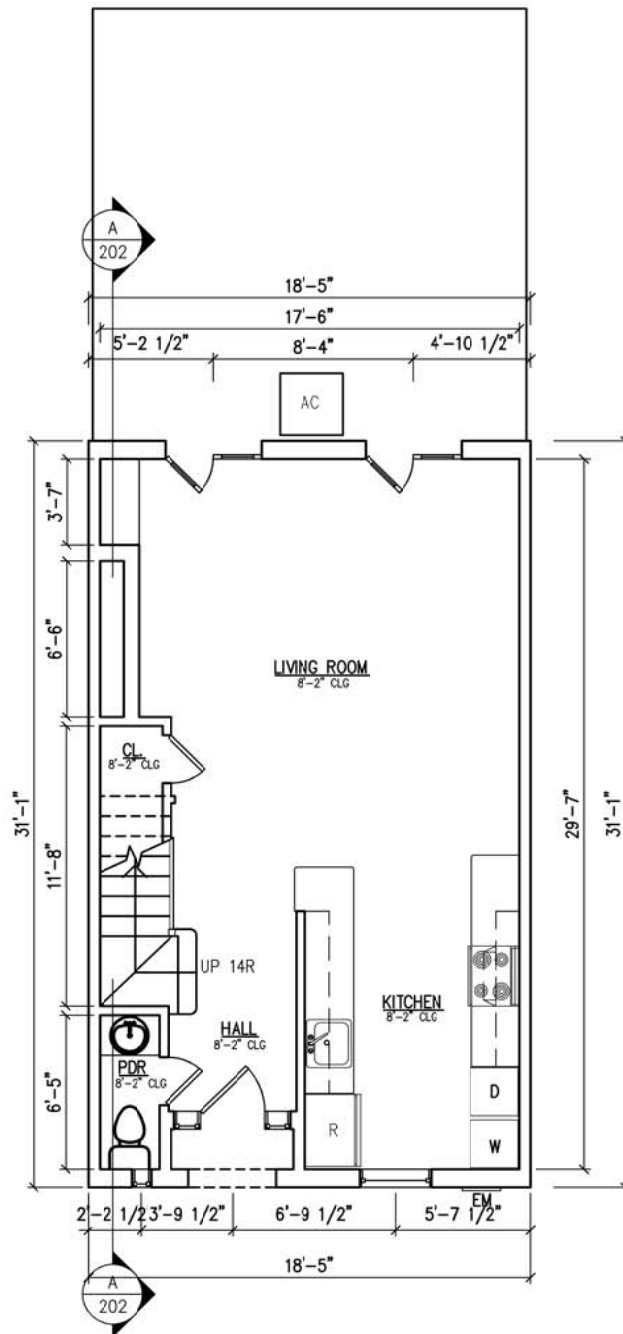




**A** EXISTING SECTION A-A

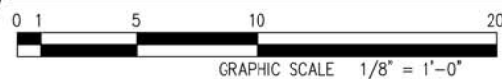
0 1 5 10 20

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

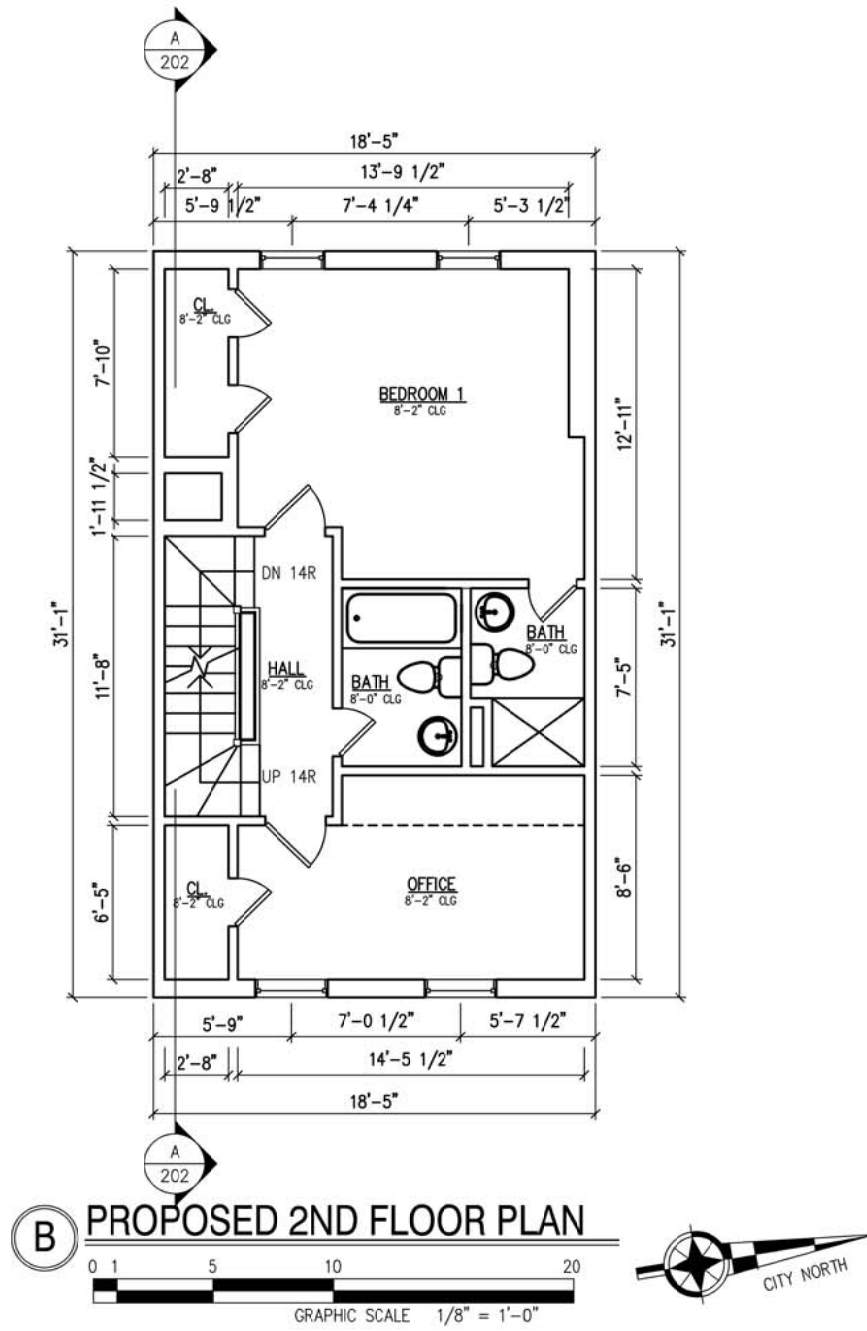


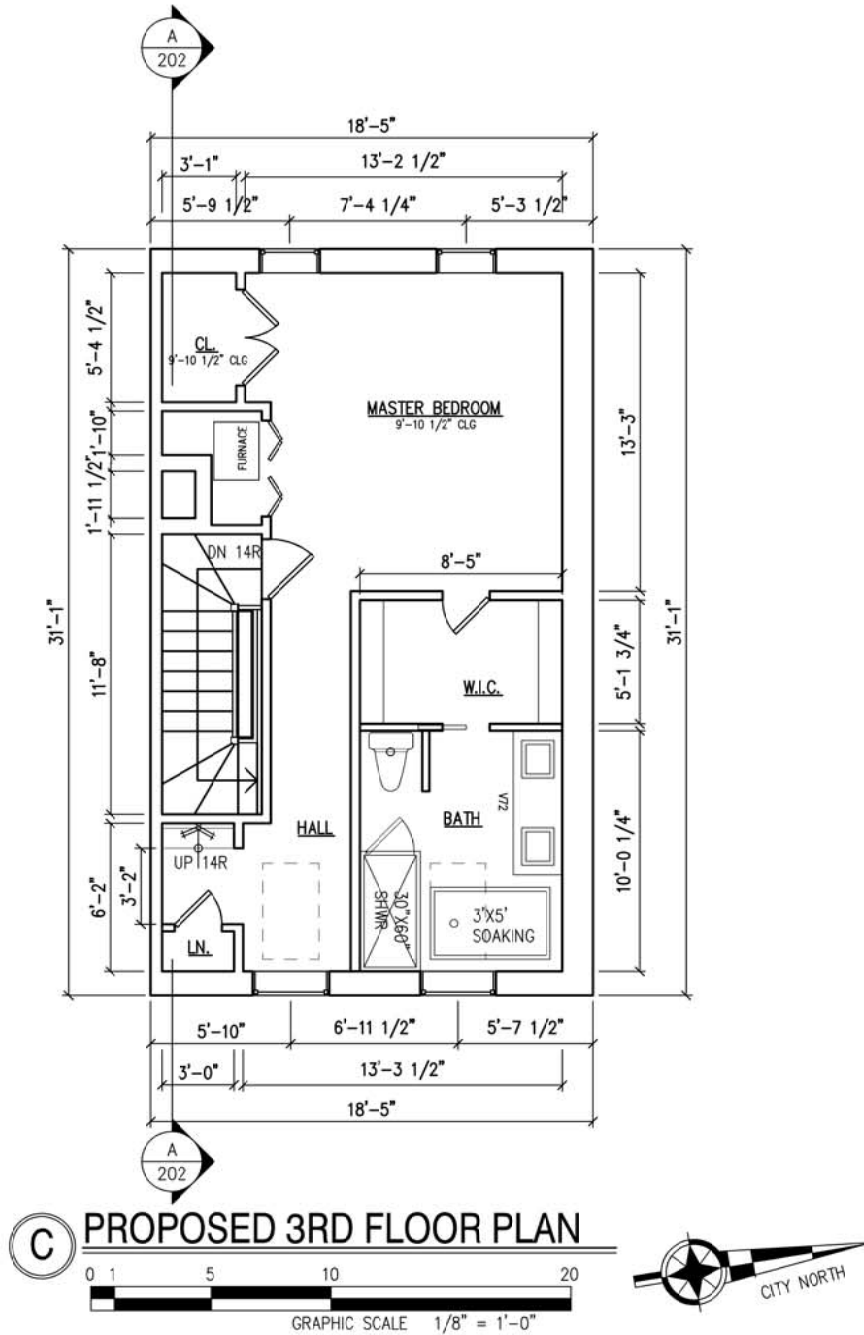
A

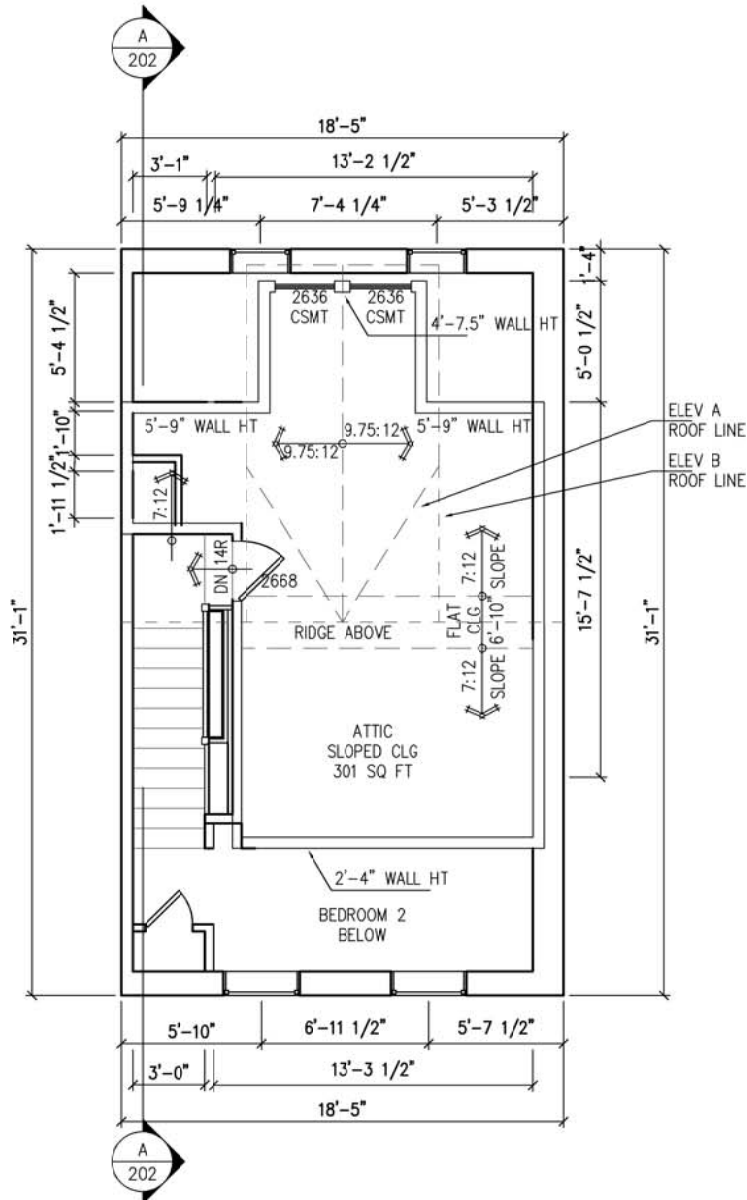
## PROPOSED GROUND FLOOR PLAN





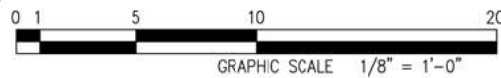


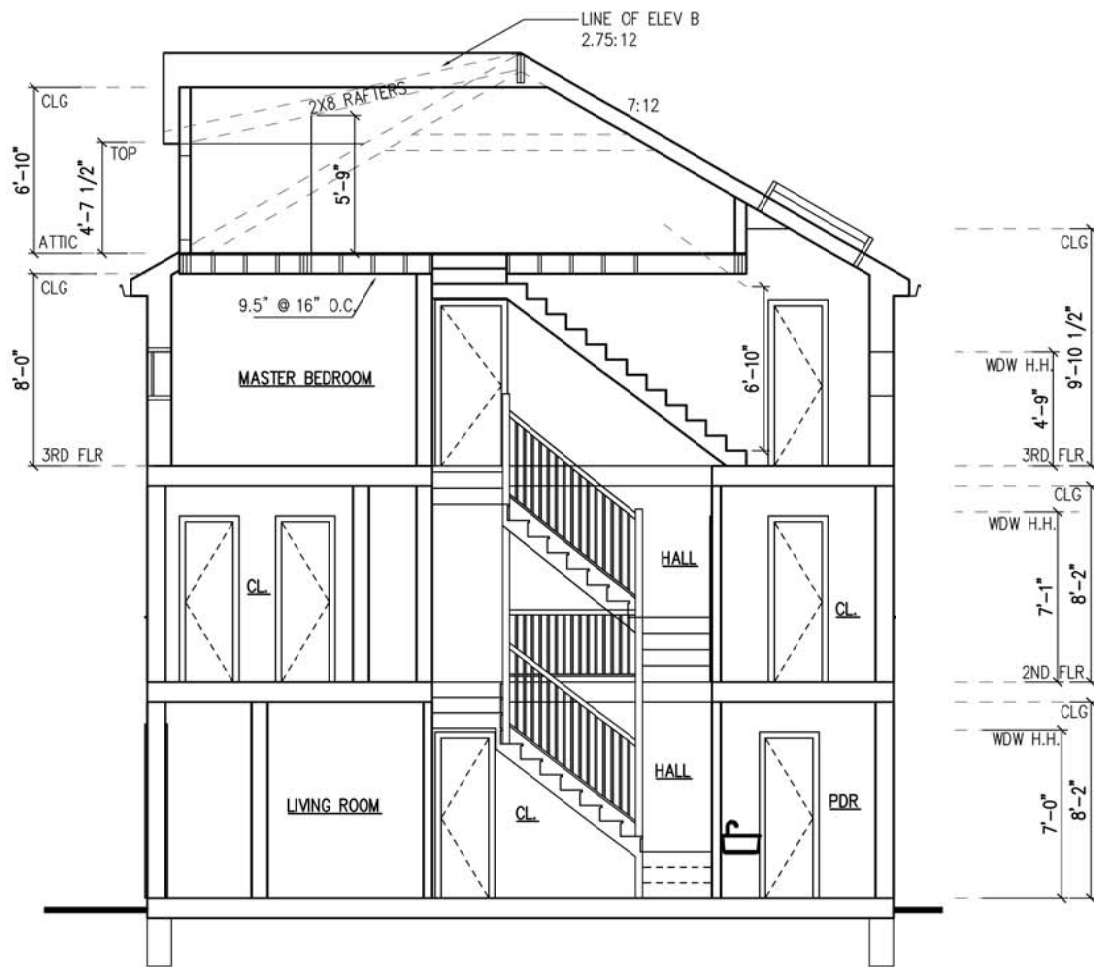




D

# PROPOSED ATTIC FLOOR PLAN





**A** PROPOSED SECTION A-A

0 1 5 10 20

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

HORIZONTAL SIDING AND TRIM

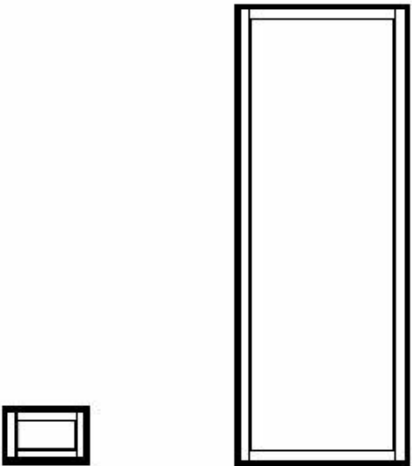


WINDOWS



SITELINE  
CLAD-WOOD WINDOW  
CASEMENT

MIN-MAX SIZING AND FORMULAS



Minimum Size:  
18" x 12"

Maximum Size(s):  
36" x 96"

Understanding JELD-WEN Book Codes:

Product	Prefix	Frame Width	Frame Height
Siteline Clad-Wood Casement	SCC	WW	HH
Siteline Clad-Wood Pushout Casement	SCPOC	WW	HH

Sample Book Code: **SCC2432** [Siteline Clad-Wood Casement, 24" Wide, 32" Tall]

Formulas:  
Rough Opening  
 $(\text{Frame Width} + 3/4") \times (\text{Frame Height} + 3/4")$   
Daylight Opening  
 $((\text{Frame Width} - 5.875") \times (\text{Frame Height} - 5.875")) / 144$   
Masonry Opening  
Unit Size (Height or Width) w/Trim - 1/2"

General Casement Notes:  
-Siteline Clad Casement (SCC/SCPOC) units are available as operating or fixed units.  
-Unit elevations are shown without exterior trim.  
-Masonry Opening will depend on type of trim selected. Refer to ADM Unit Sizing page along with above formula to find Masonry Openings.

EGRESS CHART

	WIDTH (INCHES)						
	18	20	24	28	30	32	36
12	0.53	0.63	0.84	1.05	1.16	1.26	1.48
18	0.84	1.13	1.51	1.89	2.08	2.27	2.64
20	1.08	1.30	1.73	2.17	2.38	2.60	3.03
24	1.36	1.63	2.18	2.72	2.99	3.27	3.81
28	1.64	1.97	2.62	3.28	3.61	3.93	4.59
30	1.78	2.13	2.84	3.56	3.91	4.27	4.98
36	2.20	2.63	3.51	4.39	4.83	5.27	6.14
42	2.61	3.13	4.16	5.22	5.75	6.27	7.31
48	3.03	3.64	4.85	6.06	6.66	7.27	8.48
54	3.45	4.14	5.51	6.89	7.58	8.27	9.65
60	3.86	4.64	6.18	7.72	8.50	9.27	10.81
66	4.28	5.14	6.85	8.56	9.41	10.27	11.96
72	4.70	5.64	7.51	9.39	10.33	11.27	13.15
78	5.12	6.14	8.18	10.23	11.25	12.27	14.36 *
84	5.53	6.64	8.85	11.06	12.16	13.27 *	15.57 *

Indicates that the unit meets egress specifications. Clear opening must meet or exceed 20" width, 24" height, and 5.7 ft². The number inside indicates the clear opening square footage. Values are for single operator units only.  
\* These configurations include 20 degree opening sash limiters that do not meet egress requirements.  
28" windows require an egress hinge to meet egress.  
LH - W4622/W405H RH - W4623/W405J



View of Proposed Site on West  
Exterior from Rear Alley







View of Proposed Site on  
West Exterior from Rear Alley





View of Proposed Site on West  
Exterior from Oronoco St.





East Exterior (No proposed Exterior Modifications)



# CARRIAGE WORKS HOA

c/o American Management of Virginia, Inc.  
7900 Sudley Road, Suite 600  
Manassas, VA 20109-2806  
Phone: 703-530-1550 \* Fax: 571-379-4475

**IMPORTANT – PLEASE READ!** Do not fax applications to the office. Faxed applications will not be accepted. You must submit two (2) complete copies of your application. Please be sure you have provided all necessary information. Incomplete applications will be returned. Plan your projects in advance. The ARB will not be responsible for deadlines. Please submit only (1) improvement per application to avoid confusion and/or project delays.

## PLEASE PRINT CLEARLY

Name: JESSICA + ANDREW FLOYD  
Address: 907 Okonoco St Lot#: \_\_\_\_\_  
City: Alexandria State: VA Zip: 22314  
Phone: (H): 917-697-8928 (W): SAME (C): SAME  
Email: jessicalynnefloyd@gmail.com  
START DATE: TBD COMPLETION DATE: TBD

PROJECT TYPE (i.e. Deck, Fence, etc.): Finishing attic + adding a dormer to roof

Detailed Description: \_\_\_\_\_  
Plans attached – would add a dormer, as each other change in Carriage Works already has, to ~~the~~ outside/roof. ~~As you can see, there are two plans. We prefer A, as it is more in keep with the current dormers of other houses in the development, but would like your explicit approval and wanted to provide options.~~

## ARCHITECTURAL REVIEW BOARD DECISION

☒ Approved as Submitted

☐ Approved Subject to: \_\_\_\_\_

☐ Suspended Pending Submission of: \_\_\_\_\_

☐ Denied due to: \_\_\_\_\_

Nathan Sady-Dubon - Carriage Works HOA President  
ARB Chairperson

2/21/2020  
Date

**PAGE 2 – ADDRESS:**

**APPLICATION REQUIREMENTS:**

You must submit this information as it applies to complete your application. Your application will be returned to you if you do not submit the required material.

1. Detailed written description of improvement including placement, construction/installation details, etc. (If not provided application will be returned pending additional information). Be as detailed as possible so that the ARB will be able to clearly understand your intent.
2. Plat / survey of your property / lot. Indicate the location of the proposed change(s) on the plat.
3. Sketch, photo or manufacturer's brochure showing the design/style of the improvement.
4. Description of materials. Color / finish of the material – include color samples. *— same as current colors.*
5. Architectural plans/drawings (for major additions/improvements) – construction details. Elevation and overhead view drawings are required for improvements such as decks, screened porches, etc.
6. Grading plan, if applicable.

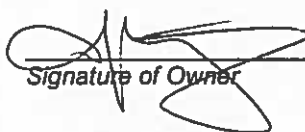
**NEIGHBOR ACKNOWLEDGEMENT:**

You are required to obtain the signature of the two (2) adjacent property owners most affected by the proposed change. Signature by your neighbors indicate an awareness of your proposed change and **does not** constitute approval or disapproval on their part. *— I have reached out to neighbor at 909 but 909 is rented on a long-term rental.*

Name: _____	Name: _____
Address: _____	Address: _____
Lot #: _____	Lot #: _____
Signature: _____	Signature: _____

**Applicant hereby warrants that Applicant shall assume full responsibility for:**

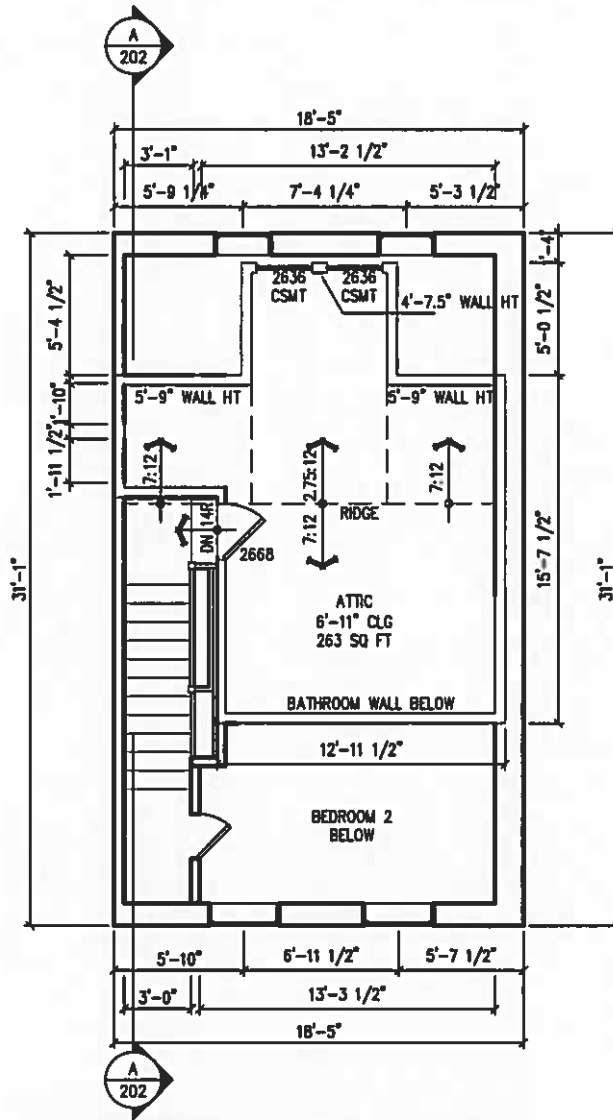
- (i) All landscaping, grading and/or drainage issues relating to the improvements (including replacing bonds or escrows posted by Developer currently in place affecting the lot)
- (ii) Obtaining all required City, Town or County approvals relating to said improvements.
- (iii) Complying with all applicable City, Town or County ordinances.
- (iv) Any damage to adjoining property (including common area) or injury to third persons associated with improvement.
- (v) Applicant hereby states that they have read the ARC guidelines and agree that all work performed will be in compliance with those guidelines.

  
\_\_\_\_\_  
Signature of Owner

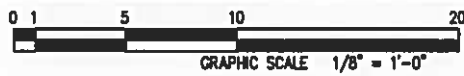
\_\_\_\_\_  
Signature of Owner

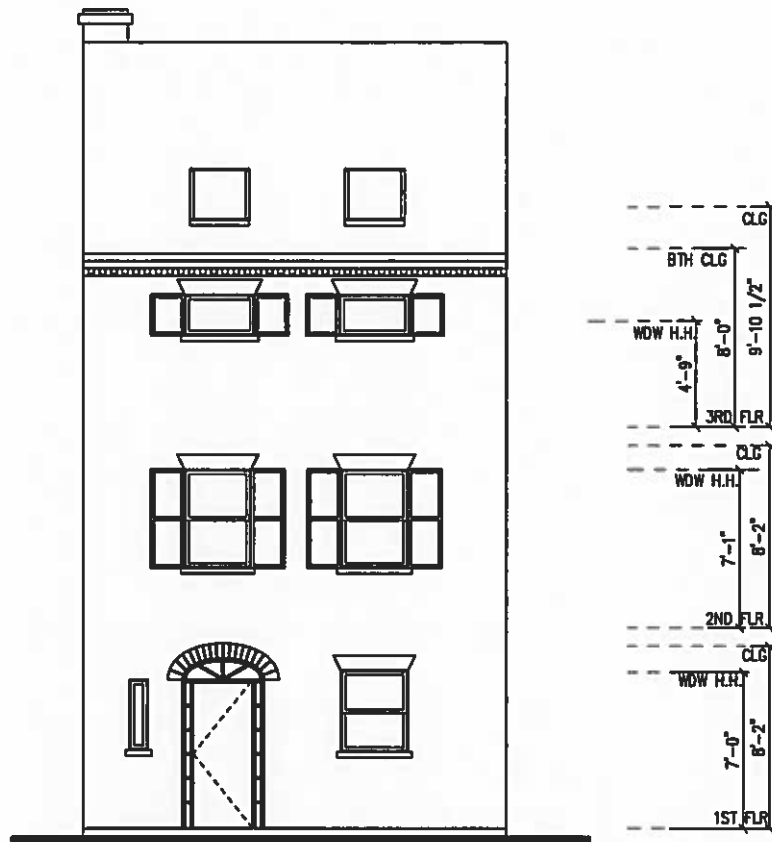
*2/11/19*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

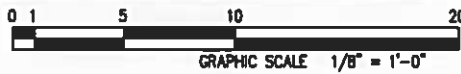


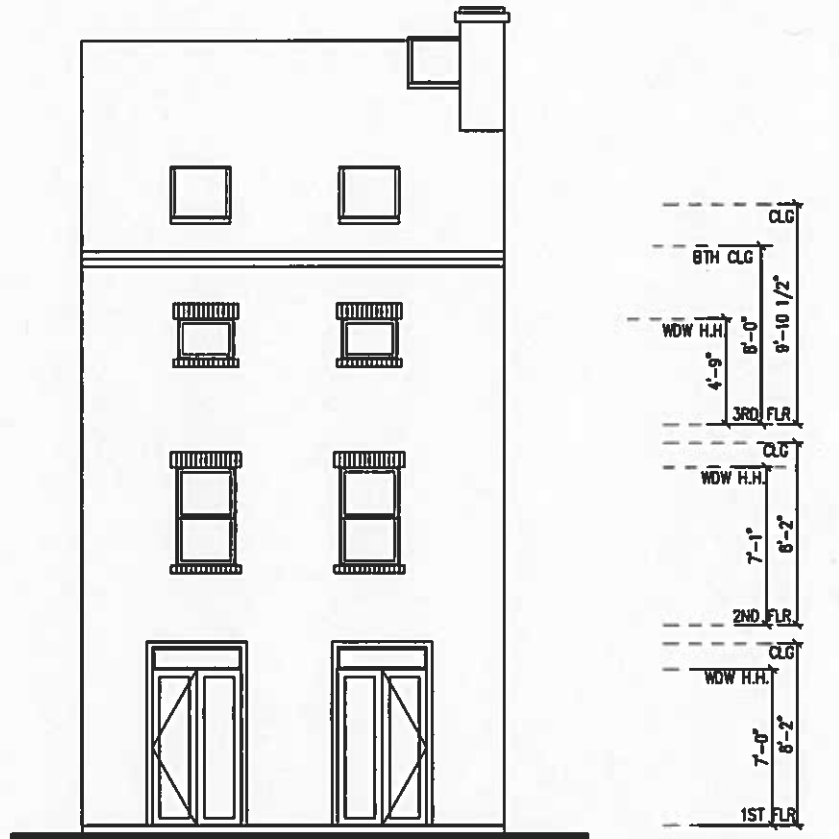
**D PROPOSED ATTIC FLOOR PLAN**





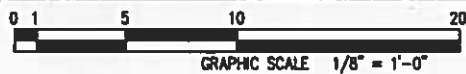
(A) EXISTING EAST ELEVATION



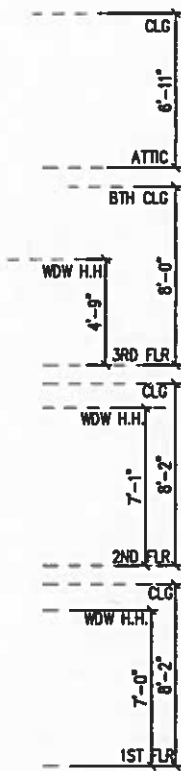
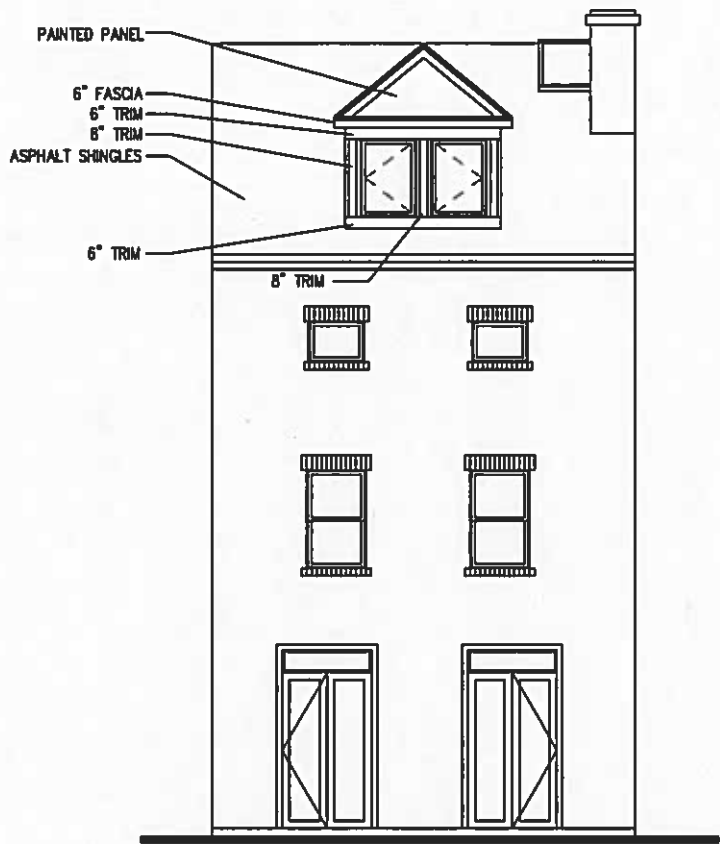


(A)

# EXISTING WEST ELEVATION

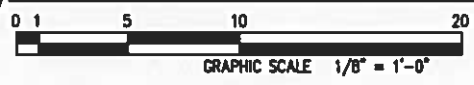


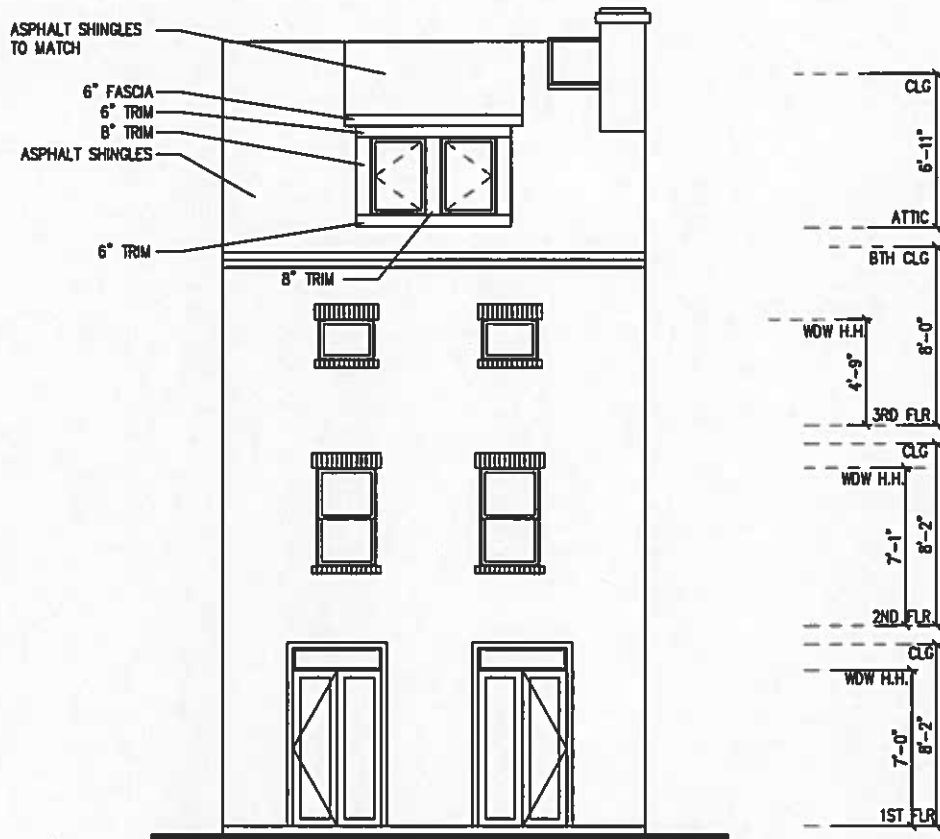




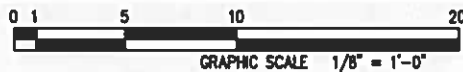
(A)

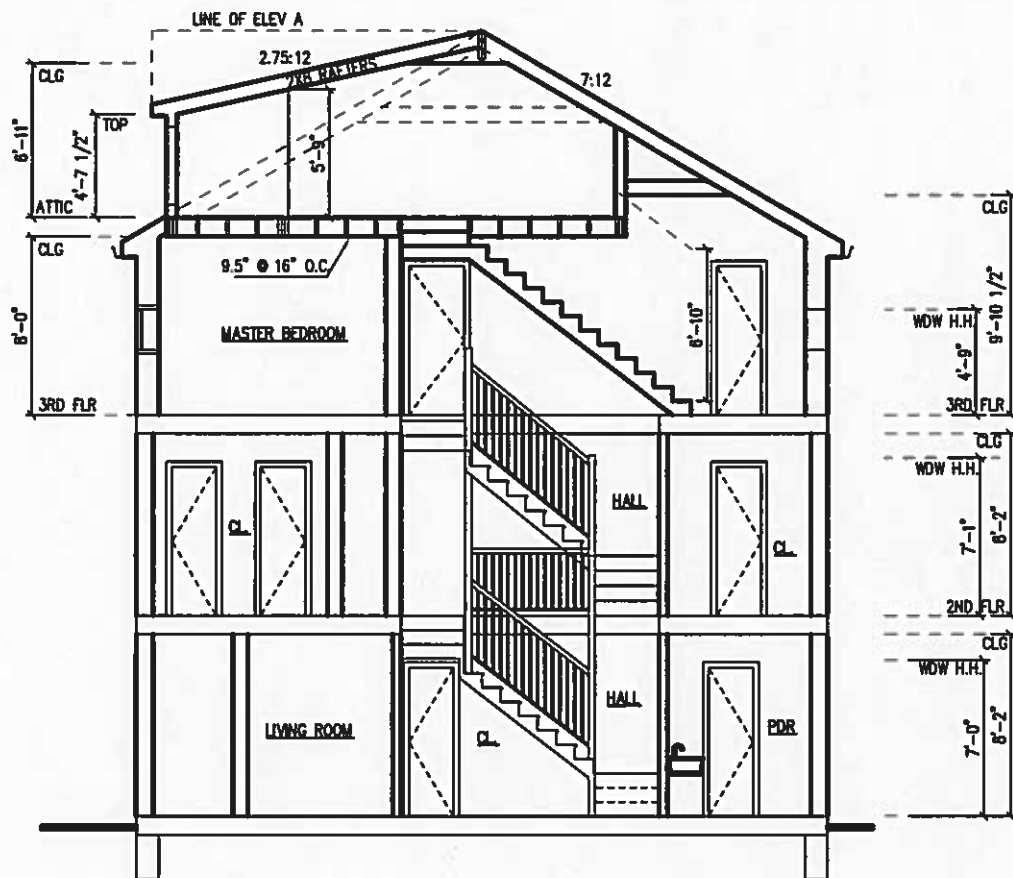
**PROPOSED WEST ELEVATION A**





**(A) PROPOSED WEST ELEVATION B**





**(A) PROPOSED SECTION A-A**

0 1 5 10 20

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

