

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

APPLICANT: Alabama Avenue LC

LOCATION: Old and Historic Alexandria District or Parker-Gray District
208 South Payne Street

ZONE: CL/Commercial Low Zone

STAFF RECOMMENDATION

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

1. The applicant work with staff to refine the rear deck design
2. The brick chimney be retained
3. The two new windows in the easternmost bay of the north elevation have one-over-one light configuration and comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The other new window on that elevation may have a six-over-six configuration.

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



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2021-00615) and Certificate of Appropriateness (BAR #2021-00616) 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 alterations, at 208 South Payne Street.

Permit to Demolish/Capsulate

The applicant proposes the following:

- Remove all siding from the west/front elevation
- Remove approximately 45 square feet of north elevation wall to add three new windows
- Remove the existing 115 square foot rear deck and stair
- Remove siding and fenestration on the east/rear elevation
- Remove the approximate 150 square foot east/rear shed roof
- Remove the existing chimney

Certificate of Appropriateness

The applicant proposes the following alterations:

- Replace the siding on the west/front elevation with wood siding with a 4" exposure
- Replace siding on the east/rear elevation with wood siding with an 8" exposure
- Retain as much original siding under the aluminum siding on the north elevation as possible, and repair/replace with 8" exposure siding
- Install three new Andersen Windows, 200 Series, with six-over-six light configuration to match the existing, on the north elevation
- Replace the rear existing deck, replacing existing railing with a new Azek Classic composite railing
- Install three new 6x6 posts with 4x4 brackets to support the second story deck on the east/rear elevation
- Install Andersen 200 Series, wood, three-panel hinged patio doors on the west/rear elevation
- Install two new bronze wall sconces by the new first and second story east/rear elevation doors

Site context

The subject property sits on the east side of the 200 Block of South Payne Street. There is a public alley running adjacent to the property north elevation and a private alley at the rear.

II. HISTORY

The two-story, three-bay, frame vernacular building with Italianate features. The building features a bracketed cornice, one-over-one light configuration windows with Craftsman details, and a door with a transom. The frame building has an adjacent twin at 210 South Payne. The 1877 G.M. Hopkins *Atlas of Alexandria, Va* shows a vacant lot at this location. The 1902 Sanborn Fire Insurance map is the first to include this block of the City. It depicts 208 and 210 South Payne as two story, frame dwellings with one-story additions, and slate or tin roofs. The house was therefore constructed at some point between **1877 and 1902**.

Previous BAR Approvals

Staff could locate no previous BAR approvals.

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,	No

	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?	
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In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The applicant proposes a limited amount of wall area to be demolished. The area that will be demolished is not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The *Design Guidelines* state that “Decks should not hide, obscure or cause the removal of historic architectural details. Decks should be made of materials which are sympathetic to the building materials...” “Decks should generally be painted the predominant color of the building or the color of the trim work.” In addition, the *Guidelines* recognize that while open decks are primarily a late-20th century occurrence and are suburban in character, and thus not appropriate in the historic districts, the Board has approved the construction of decks in sections of the historic districts with a distinctly suburban feel or where they are minimally visible from a public way.

Although the proposed deck is visible from public ways, it will replace an existing deck with the same footprint, minus the stairs. Staff has no objection to the deck replacement but feels that its design and materials should be refined to feel less suburban and more compatible with the Victorian period building. Staff recommends working with the applicant to resolve this issue.

Moreover, the *Guidelines* state that “The size, location, type and trim of windows are a defining element of historic architectural styles.” Despite the fact that this building is Victorian and the stylistically appropriate window would have a one-over-one or two-over-two light configuration, it was a common practice to have the stylistic, more expensive windows, on the building’s façade and less expensive windows (multipaned) on the sides and rear. Because the existing windows to be retained on the north elevation are six-over-six, staff has no objection to the proposed new six-over-six window on the main historic building. However, staff recommends that the two new windows on the easternmost bay of the north elevation (Figure 1) have one-over-one windows to differentiate them from the historic main block and to be compatible with the new proposed full-light doors on the rear/east elevation.



Figure 1- location of new windows on the rear addition

Staff does not support the removal of the woodburning fireplace chimney since it is a historic feature of the building and is contrary to the recommendations of the BAR. Furthermore, the *Guidelines*, recommend that “Existing chimneys should be maintained in situ and not removed without a compelling reason and substantial justification.” Thus, staff recommends denial of chimney removal.

Staff does not object to the proposed light fixtures on the rear/east elevation and will work with the applicant to determine whether any historic siding exists and can be retained and repaired.

With the conditions noted above, staff recommends approval of the project.

STAFF

Marina Novaes, 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 The proposed alteration and new deck comply with the special exception approved by BZA2021-00001 and therefore the proposal complies with zoning.

Code Administration

C-1 A building permit and a building permit plan review prior to 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 Archaeological oversight will not be necessary for this undertaking

V. ATTACHMENTS

1 - Application Materials

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 208 South Payne Street

TAX MAP AND PARCEL: 074.01-10-41

ZONING: CL

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: Alabama Avenue LC

Address: 618 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 765-5544 E-mail:

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

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Alabama Avenue LC

Address: 618 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 765-5544 E-mail:

☐ Yes ☒ No Is there an historic preservation easement on this property?

☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?

☐ Yes ☒ No Is there a homeowner's association for this property?

☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

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

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

☐ NEW CONSTRUCTION

☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☒ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other _____

☐ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

Renovation and raising the existing roof at the rear of the property.

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: 12/21/20

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. Scott Mitchell	618 South Alfred Street Alexandria, VA 22314	50%
2. Larry Hirsch	618 South Alfred Street Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 208 South Payne 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. Scott Mitchell	618 South Alfred Street Alexandria, VA 22314	50%
2. Larry Hirsch	618 South Alfred Street Alexandria, VA 22314	50%
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. None		100%
2. None		
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.

12/21/20

STEPHEN W. KULINSKI, AIA

Date

Printed Name

Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 208 S. PAYNE STREET
Street Address CL
Zone

A2. 1,800.00 x 0.75 = 1,350.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 1,049.00

Second Floor 1,049.00

Third Floor

Attic

Porches

Balcony/Deck 115.00

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 92.00

Mechanical** 27.00

Attic less than 7'***

Porches**

Balcony/Deck** 115.00

Lavatory*** 150.00

Other**

Other**

B1. 2,213.00 Sq. Ft.
Existing Gross Floor Area*

B2. 384.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,829.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,213.00 B2. **Total Exclusions** 384.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

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

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 1,829.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,350.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 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.

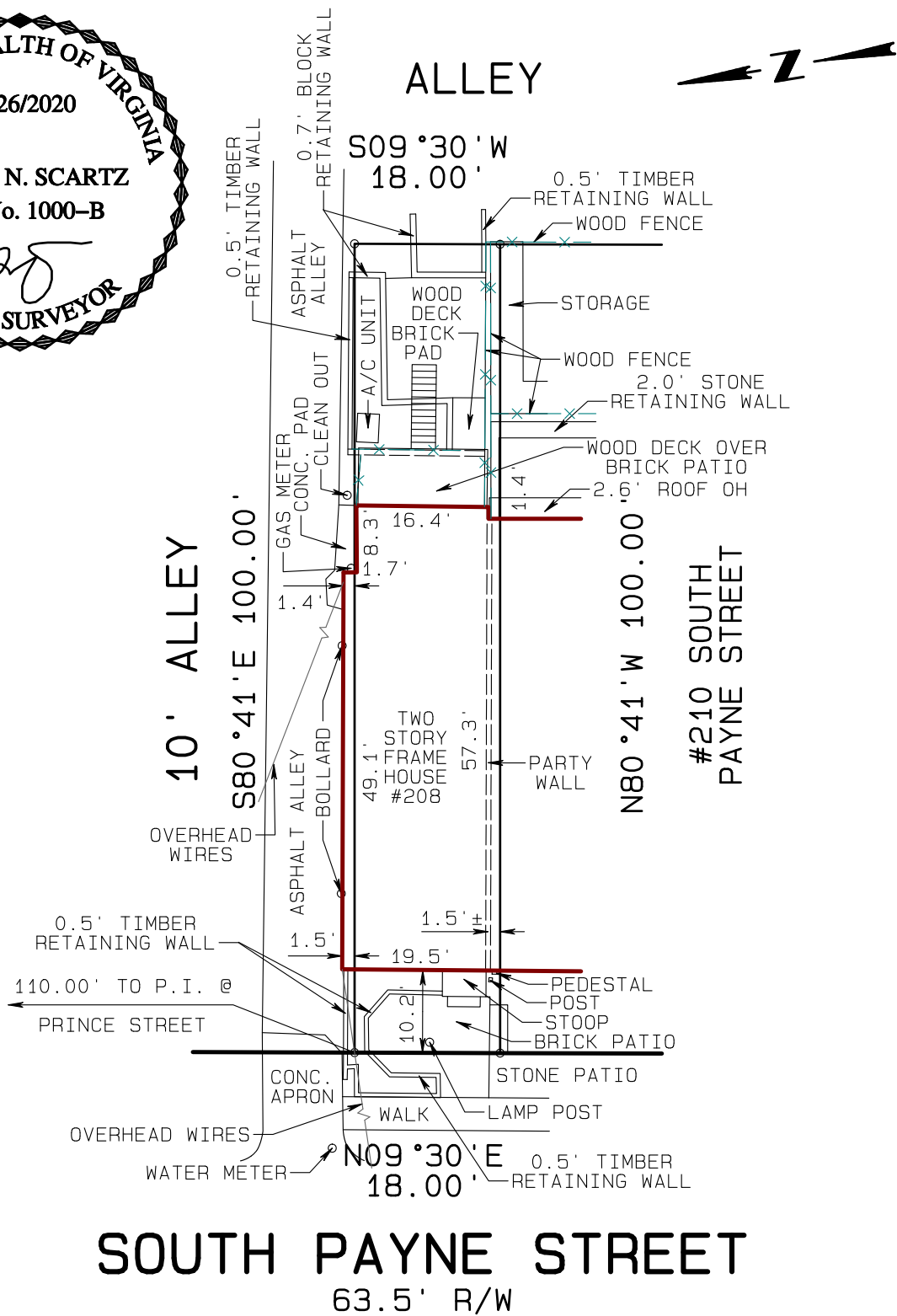
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: _____

12/18/20



PHYSICAL IMPROVEMENTS SURVEY
ON THE PROPERTY LOCATED AT
#208 SOUTH PAYNE STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: OCTOBER 26, 2020

CASE NAME: WITHROW

FEDERAL CITY GROUP

NO TITLE REPORT FURNISHED.

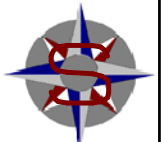
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBIDGE, VIRGINIA

LOCAL (703) 494-4181
FAX (703) 494-3330
LARRY.SCARTZ@SCARTZ.COM





208 S. PAYNE 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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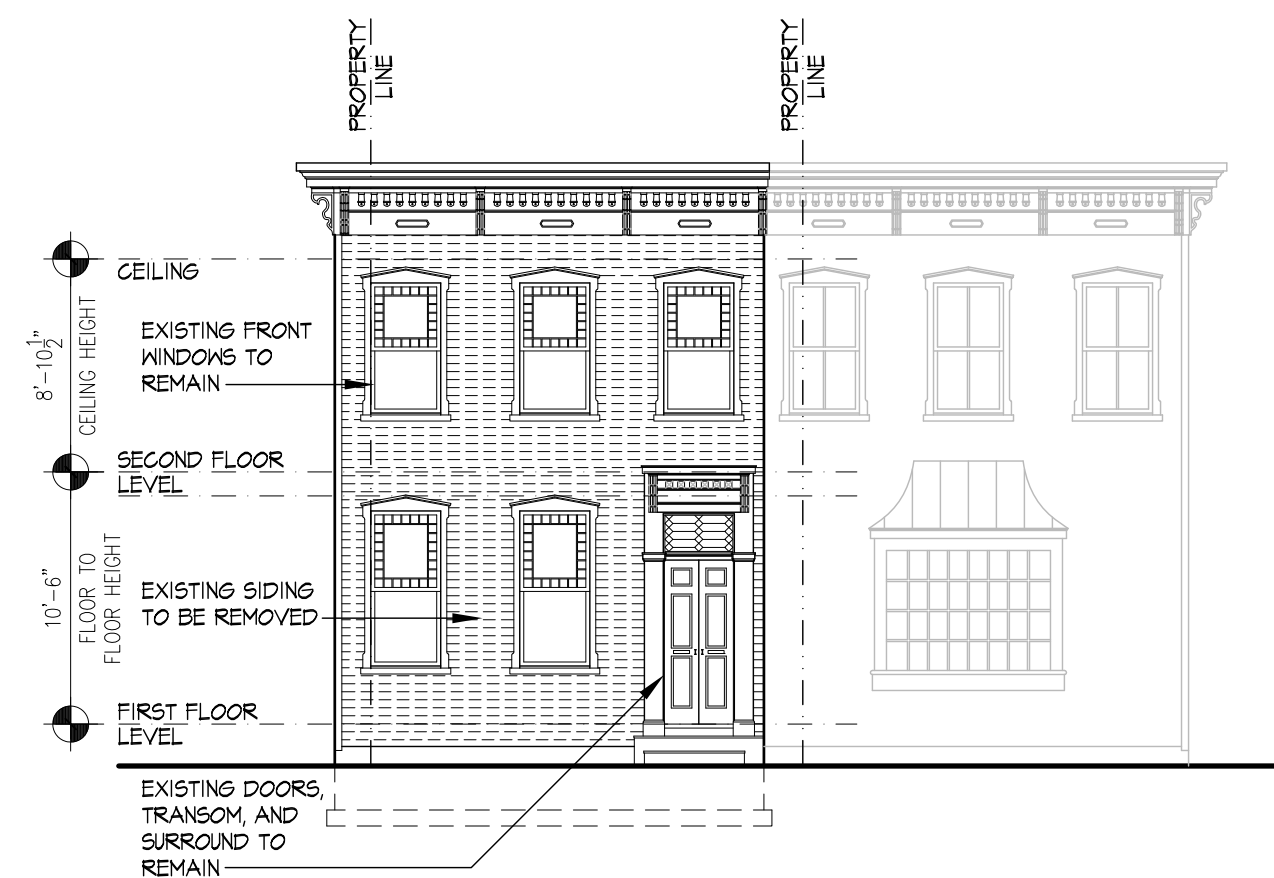


208 S. PAYNE STREET
 208 S. PAYNE STREET ALEXANDRIA, VA 22314

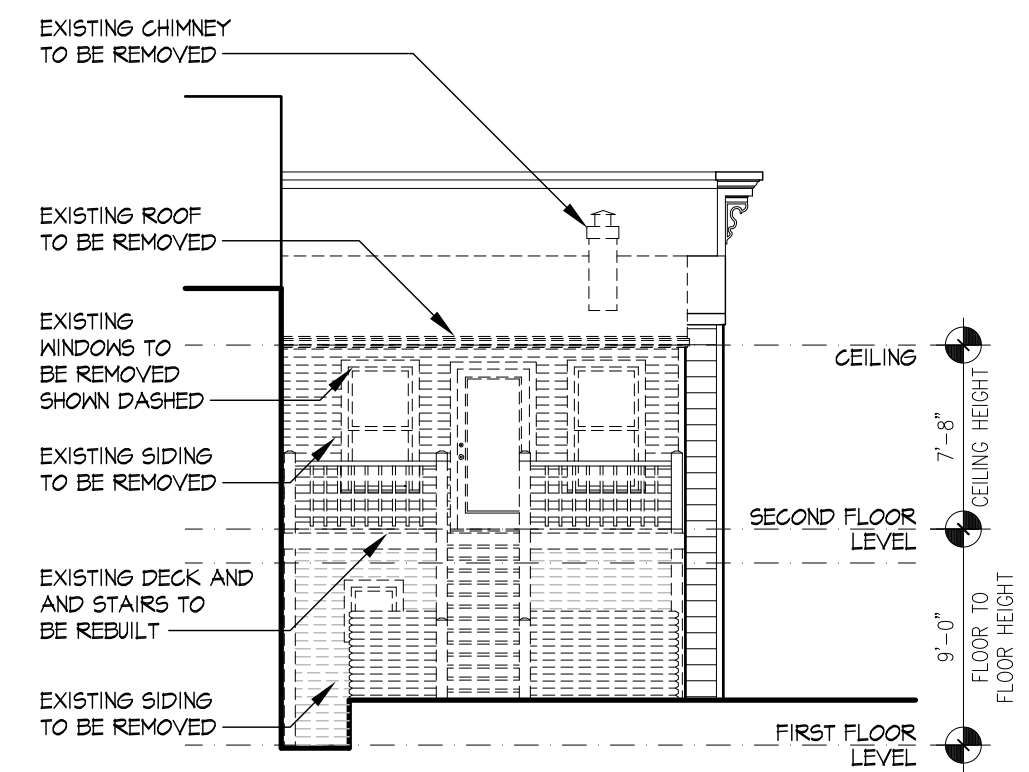
EXISTING CONDITIONS IMAGES

12/18/2020

A1



1
 A2 **FRONT DEMOLITION ELEVATION**
 SCALE: 1/8" = 1'-0"



2
 A2 **REAR DEMOLITION ELEVATION**
 SCALE: 1/8" = 1'-0"

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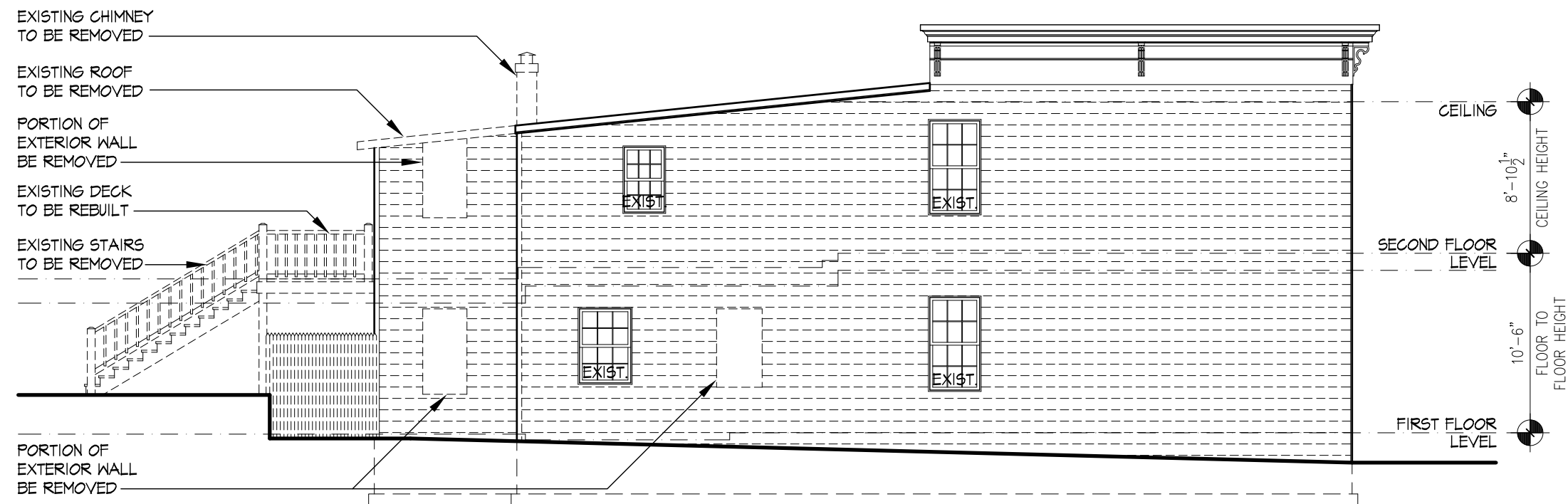


208 S. PAYNE STREET
 208 S. PAYNE STREET ALEXANDRIA, VA 22314

DEMOLITION ELEVATIONS

12/18/2020

A2



1 LEFT SIDE DEMOLITION ELEVATION
 A3 SCALE: 1/8" = 1'-0"
 NOTE: 1. ALL EXISTING WINDOWS TO REMAIN.

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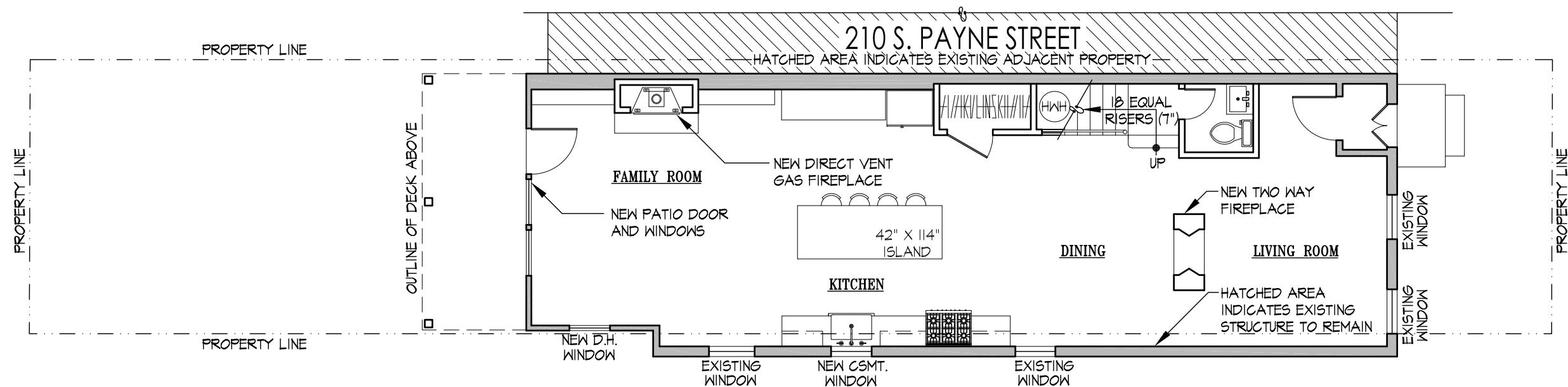


208 S. PAYNE STREET
 208 S. PAYNE STREET ALEXANDRIA, VA 22314

DEMOLITION ELEVATION

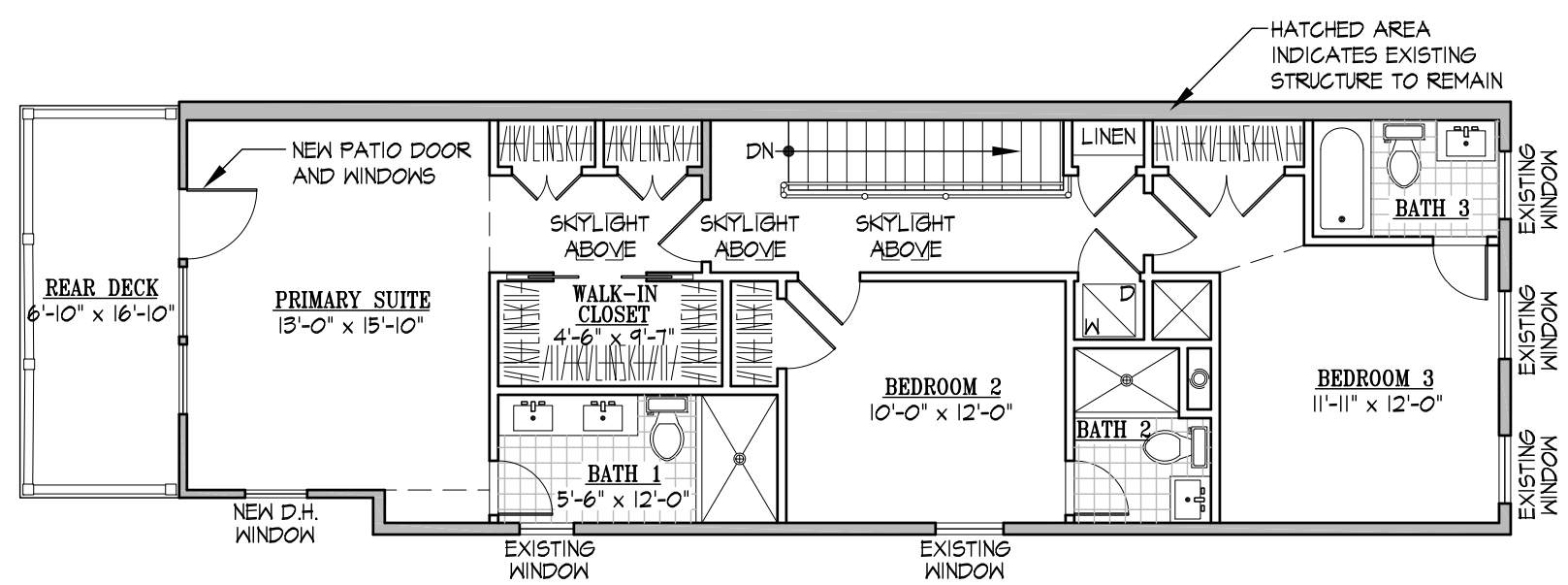
12/18/2020

A3



1 FIRST FLOOR PLAN (NEW WORK)
 A4 SCALE: 1/8" = 1'-0"

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1 SECOND FLOOR PLAN (NEW WORK)
 A5 SCALE: 1/8" = 1'-0"

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208 S. PAYNE STREET
 208 S. PAYNE STREET ALEXANDRIA, VA 22314

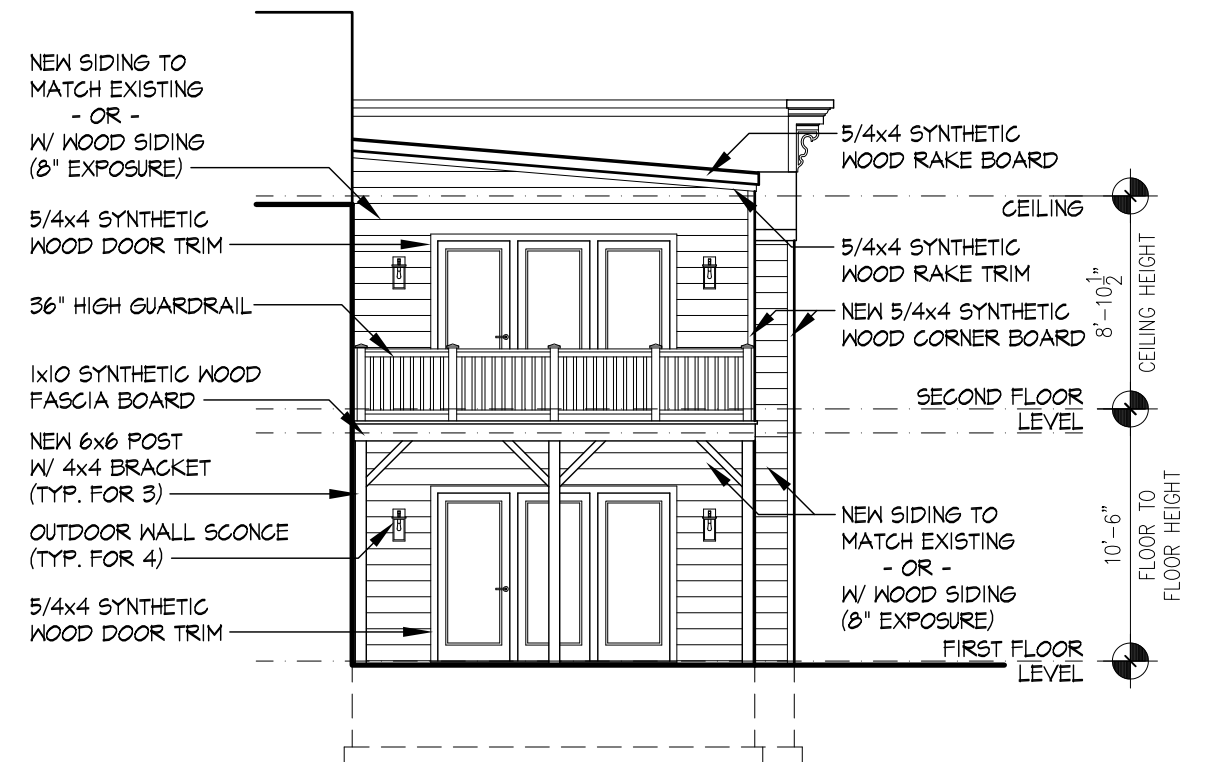
SECOND FLOOR PLAN (NEW WORK)

12/18/2020

A5



1 FRONT ELEVATION (NEW WORK)
 A6 SCALE: 1/8" = 1'-0"
 NOTE: 1. ALL EXISTING WINDOWS TO REMAIN.



2 REAR ELEVATION (NEW WORK)
 A6 SCALE: 1/8" = 1'-0"

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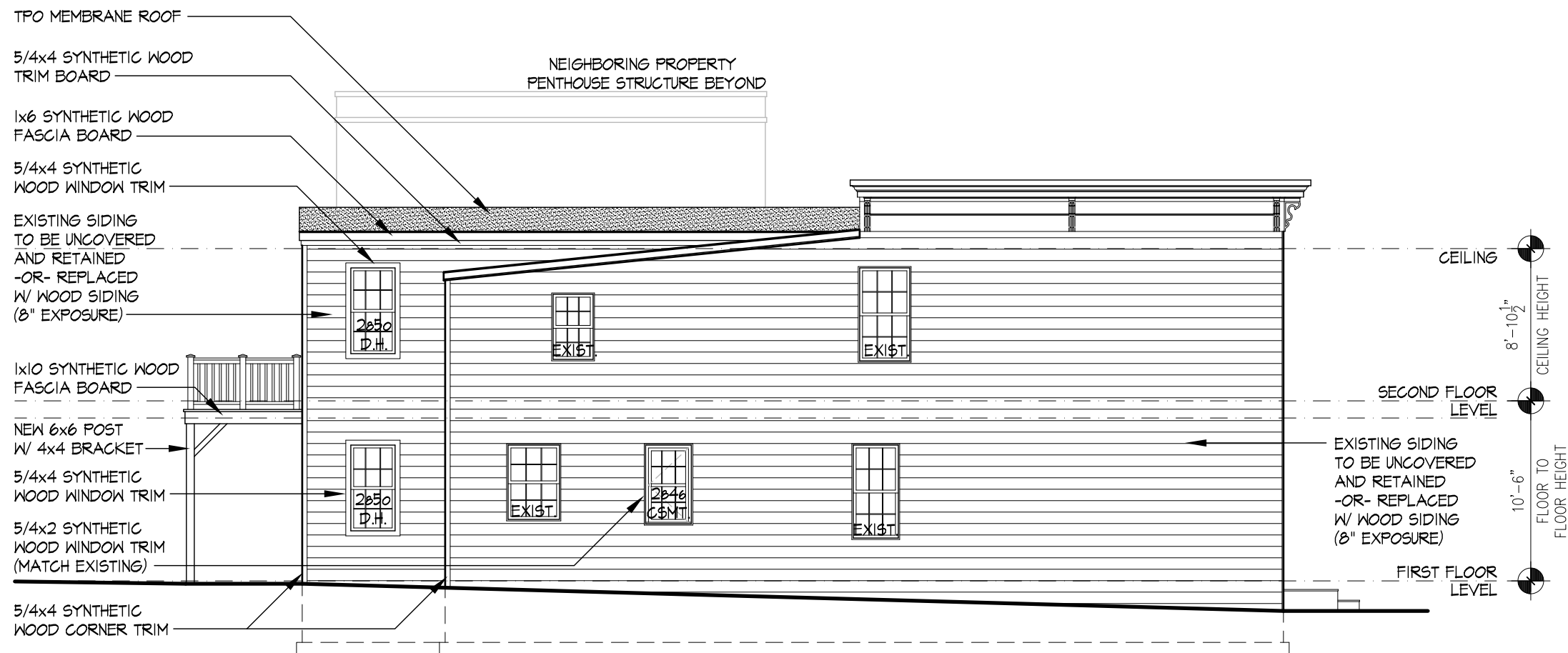


208 S. PAYNE STREET
 208 S. PAYNE STREET ALEXANDRIA, VA 22314

ELEVATIONS (NEW WORK)

12/18/2020

A6

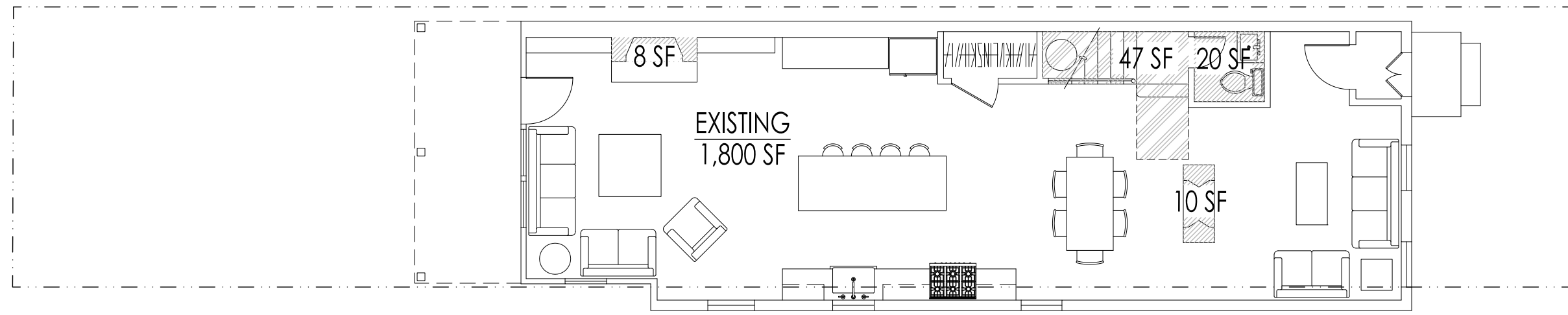


1 LEFT SIDE ELEVATION (NEW WORK)

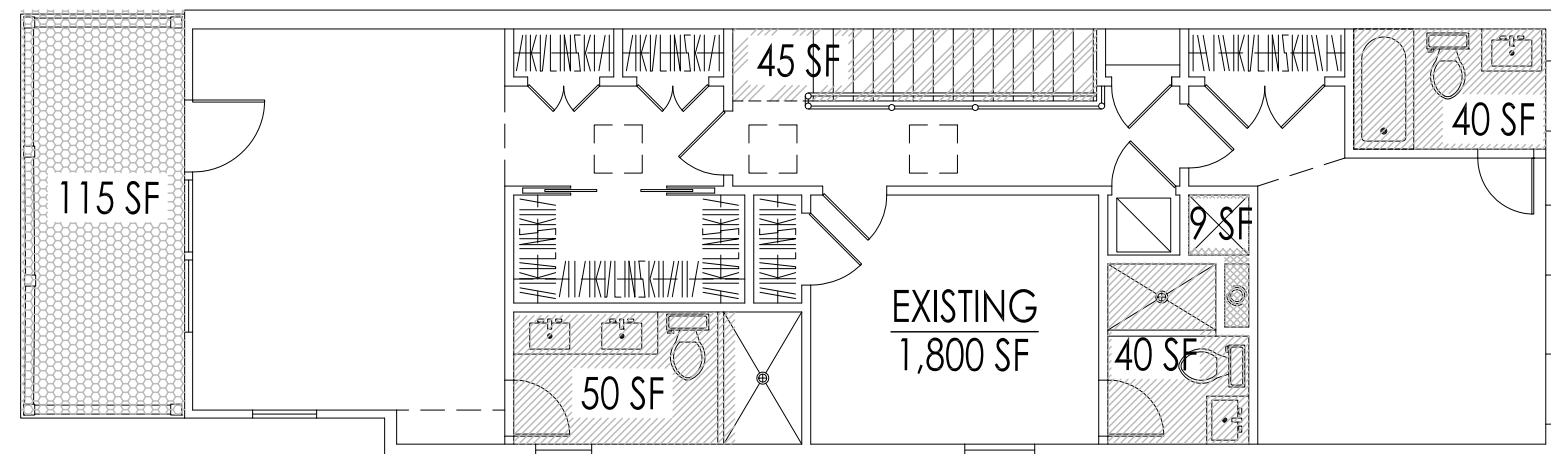
A7

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

NOTE: 1. ALL EXISTING WINDOWS TO REMAIN.



1
 A8 **FIRST FLOOR F.A.R. DIAGRAM**
 SCALE: 1/8" = 1'-0"



2
 A8 **SECOND FLOOR F.A.R. DIAGRAM**
 SCALE: 1/8" = 1'-0"

DRAWING KEY	
LAVATORY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
DECK	

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208 S. PAYNE STREET
 208 S. PAYNE STREET ALEXANDRIA, VA 22314

F.A.R. DIAGRAMS

12/18/2020

A8

208 S. Payne Street - Old and Historic District

Exterior Rear Light:

Supplier: Millennium Lighting 16 in. 1-Light Powder Coat Bronze Outdoor Wall-Light Sconce w/ Clear Glass

Finish: Bronze



Roofing:

Supplier: EVERGUARD TPO Roof Membrane

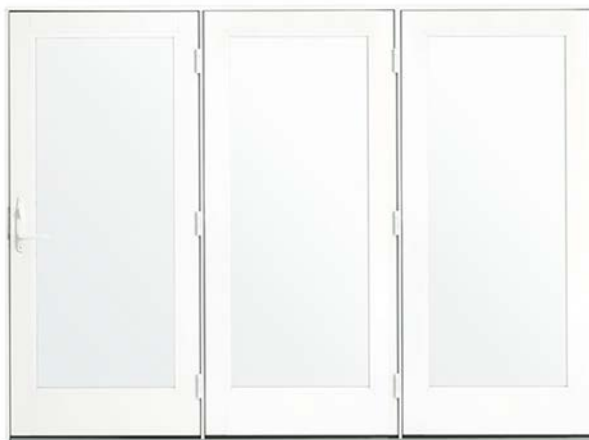
Color: Gray

Rear Patio Door:

Supplier: Andersen 200 Series, 3-Panel Hinged Patio Door

Material: Wood

Color: Match Trim



Gutter / downspout:

Supplier: GutterSupply K-Style Gutter

Size: 5" Gutter / 3" Downspout

Material: Aluminum



Windows:

Supplier: Andersen 200 Series

Lite Pattern: 6 Over 6

Exterior Finish: Brilliant White



Double Hung

Supplier: Andersen A Series

Lite Pattern: 6 Over 6

Exterior Finish: Brilliant White



Casement

Deck/Stair Rails:

Supplier: Azek Classic Composite Series Premier Rail

Color: White

