

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

APPLICANT: 425 North Alfred Street, LLC

LOCATION: Parker-Gray District
425 North Alfred Street

ZONE: RB/Residential Townhouse

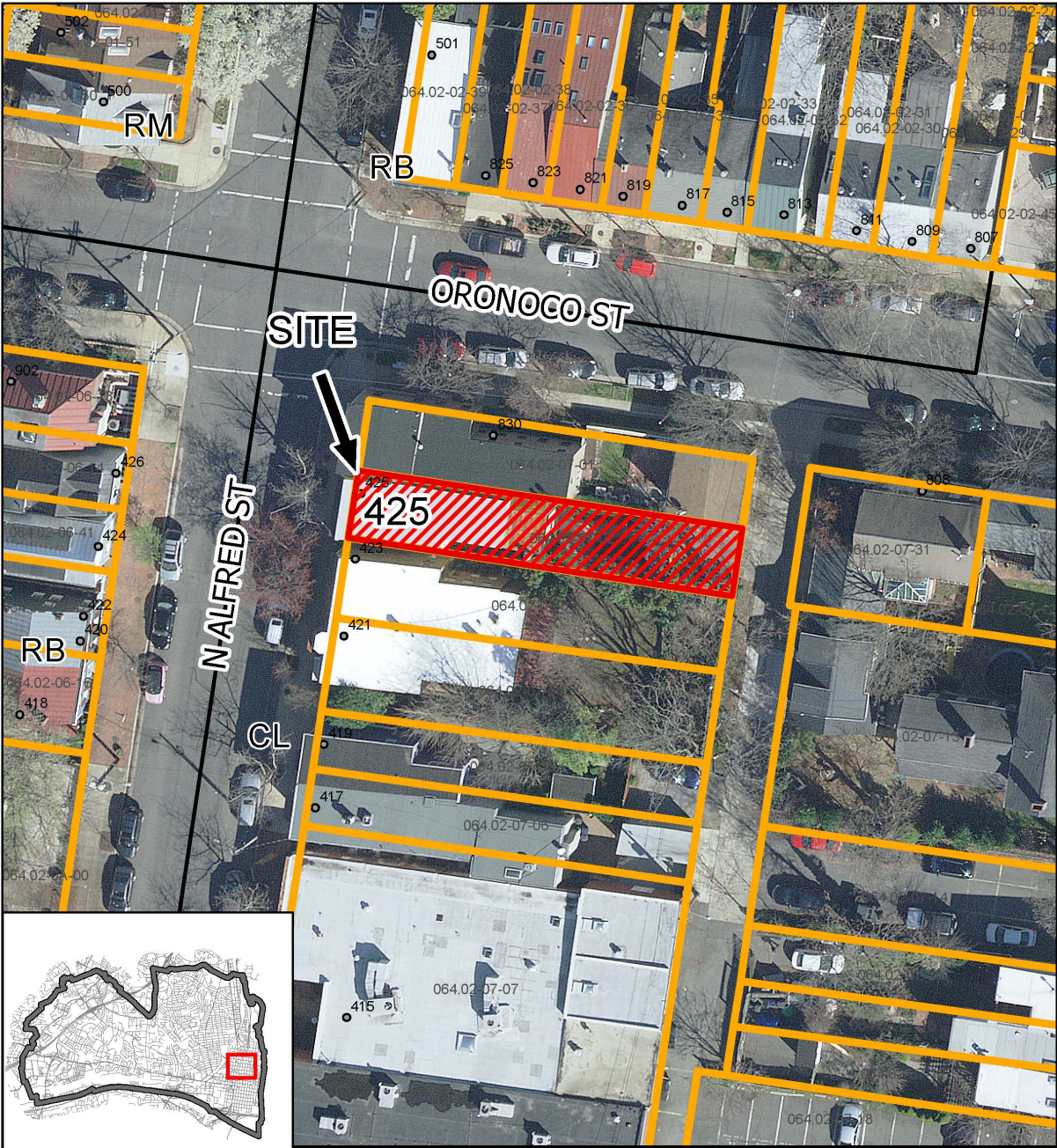
STAFF RECOMMENDATION

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

1. That the new front door be a four-panel wood door; and,
2. That the applicant provide full window specifications to demonstrate they are in compliance with the Board's *Policies for Administrative Approval for Windows*.

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.



BAR #2021-00142 & BAR #2021-00143
425 North Alfred Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2021-00143) and Certificate of Appropriateness (BAR2021-00142) 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 fenestration alterations at 425 N. Alfred Street. A partial Permit to Demolish is required due to the cumulative amount of demolition associated with the project.

On the south elevation four existing window openings will be infilled with new siding and two new windows will be installed (a small hopper window and a one-over-one double-hung). On the rear, a pair of one-over-one windows will be installed on the second floor and a full-light French door will be installed on the first floor adjacent to two new sconce lights. Three new skylights will be installed on the low slope roof. A new six-panel door is also proposed on the front façade.

The applicant proposes to use Jeld-Wen Sitrine wood windows and doors.

Site context

The alley behind the subject property is private. Only the south side of the main block is visible from N. Alfred Street so the new fenestration on the side will not be visible from the right-of-way. Visibility of the rear fenestration changes is limited to what can be seen from Oronoco Street.

II. HISTORY

The two-story, vernacular Second Empire frame house at 425 North Alfred was present in **1896**, the first time the area was included in the *Sanborn Fire Insurance Atlas* but may date to the 1880s. In 1967, the house was extensively renovated, including the installation of new windows and the application of “Amerox,” a simulated stone siding, on the front and aluminum siding on the sides and rear (Building permit #24794, 10/18/1967).

Previous BAR Approvals

- BAR Case #1998-00043 (3/9/1 e998): Removal of inappropriate fake stone siding, and existing stoop and storm door. Work was never undertaken.
- BAR Case #2005-00279 (12/14/2005): Restoration of the historic house with wood siding, wood door and metal mansard roof.
- BAR Case #2021-000149 (4/12/2021): Administrative approval for the removal of two existing windows and infill with siding, as well as replacement wood one-over-one windows throughout the house to replace the existing non-historic windows.

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 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. The applicant proposes a very limited amount of demolition/capsulation in a number of different locations on later portions of the building. The materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

Staff has no objection to the proposed new fenestration, which allows for better use of the interior space. The majority of the alterations are to portions of the building that were constructed after the historic main block. Significant alterations in the early 2000s resulted in new wood siding on the house, as well as new windows, which have recently been replaced. Although the addition of the second-floor window on the south elevation is awkward because it interrupts a vertical trim

board, this is not under the Board's purview because it is not visible from the right-of-way. The applicant has not provided full window specifications, which will be required prior to or with the building permit, in order for staff to confirm compliance with the Board's *Policies for Administrative Approval for Windows*, which also applies to new windows in addition to replacement windows. The applicant also proposed a new six-panel front door which would be more appropriate for an earlier style building. Staff recommends a four-panel wood door for this Second Empire house.

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 The property is deficient in open space by 308 square feet. The property is required to have 873.2 square feet of open space; however, it only has 565 square feet.
- C-2 The plat shows all space between the existing dwelling and the southern property line is less than eight feet in width and therefore does not count as open space. The placement of the new air conditioning unit in this area will not decrease usable open space.
- F-1 The proposed alterations comply with zoning.

Code Administration

A building permit and plan review are required prior to the state 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 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)

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)

Alexandria Archaeology

No archaeology oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 425 N ALFRED STDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.02-07-02ZONING: CLAPPLICATION 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: JAMES PALMERAddress: 911 KING ST, 2ND FLOORCity: ALEXANDRIA State: VA Zip: 22314Phone: 703-549-4033 E-mail: jpalmers@sanchezpalmerarchitects.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: JAMES PALMERPhone: 703 981-6163E-mail: jpalmers@sanchezpalmerarchitects.com

Legal Property Owner:

Name: 425 N ALFRED ST LLCAddress: 3208 SPRING DRCity: ALEXANDRIA State: VA Zip: 22306

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*

- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | | |
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input checked="" type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input type="checkbox"/> SIGNAGE | | | |

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

Several existing windows on the south elevation will be removed and infilled. One new window on the south will be added. Two existing openings on the East will be enlarged. One new window and a 'french' door will be installed on the east. Three new skylights will be installed at the roof. New exterior lights will be installed on the East side. The window/door modifications are necessary in order to update the interior layout. The proposed changes to the South side will not be visible from Alfred Street. Those at the East side are only visible from the alley. The eastern-most part of the existing house appears to be a later addition. A new AC unit will be installed on the south side, but will not be visible from a public way. Existing non-historic/non-original windows and front door will be replaced in kind.

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
- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ^{N/A} ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

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


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

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

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

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

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: James PalmerDate: March 22, 2021

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. James L. Palmer	911 KING ST 2ND FLOOR ALEXANDRIA VA 22314	0%
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 425 N ALFRED STREET, ALEXANDRIA, VA 22314 (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. 425 N. Alfred St., LLC	3208 SPRING DR., ALEXANDRIA, VA 22306	SEE ATTACHED OWNERSHIP SUMMARY
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. James L. Palmer	None	
2. 425 N. Alfred St., LLC	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.

March 22, 2021

Date

James L. Palmer

Printed Name

James L Palmer

Signature

425 N. Alfred Street - Ownership Summary

425 N. Alfred St., LLC is the **100%** Owner of the Property

Regent Company, LCC is **100%** Owner of 425 N. Alfred St., LLC

The address for both entities is
3208 Spring Drive, Alexandria, VA 22306

LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

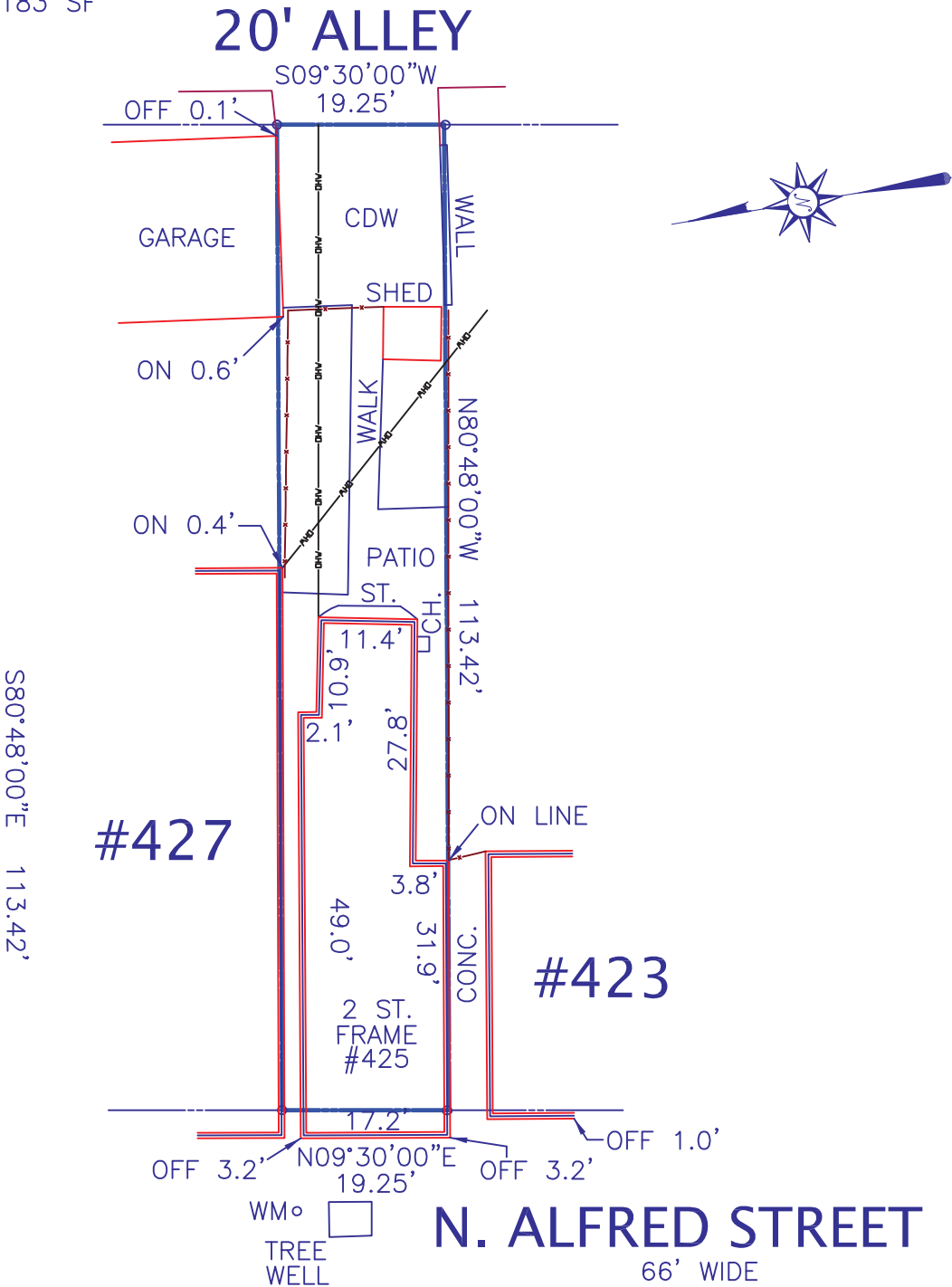
LEGEND:

- ADW-ASPHALT DRIVEWAY
- A/C-AIR CONDITIONING
- A/W-AREAWAY
- B.E.-BASEMENT ENTRANCE
- BRL-BUILDING RESTRICTION LINE
- CDW-CONCRETE DRIVEWAY
- CM- CONCRETE MONUMENT
- CONC.-CONCRETE
- DHS-DRILL HOLE SET

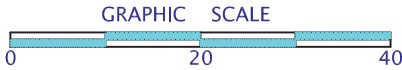
- ENT.-ENTRY WAY
- ER-ELECTRICIAL RISER
- F.E.-FIRE ESCAPE
- FIOS-FIBER OPTICS UTILITY BOX
- GDW-GRAVEL DRIVEWAY
- IPF-IRON PIPE FOUND
- IRS- IRON ROD SET
- IRF-IRON ROD FOUND
- LA.-LANDING
- MH-MANHOLE
- PAD-CONCRETE PAD

- P.-PORCH
- PL.-PLANTER
- PP-POWER POLE
- R/W-RIGHT OF WAY
- SMH-SANITARY MANHOLE
- ST.-STOOP
- TELE-TELEPHONE PEDESTAL
- TR/TRANS-TRANSFORMER
- W.-WALK
- WM-WATER METER
- W.W-WINDOW WELL

TOTAL AREA= 2,183 SF



PLAT
SHOWING A LOCATION SURVEY ON THE PROPERTY OF
#425 NORTH ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" =20' FEBRUARY 11, 2021



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

PREMIUM TITLE & ESCROW, LLC

ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE ROAD SUITE 105B STAFFORD, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

#A21-0035



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B**A. Property Information**

A1. Street Address Zone

A2. Total Lot Area \times Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting 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**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

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

Comments for Existing Gross Floor Area
B1. **Total Gross**B2. **Total Exclusions****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**C2. **Total Exclusions****D. Total Floor Area**

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

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

E. Open Space

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: _____



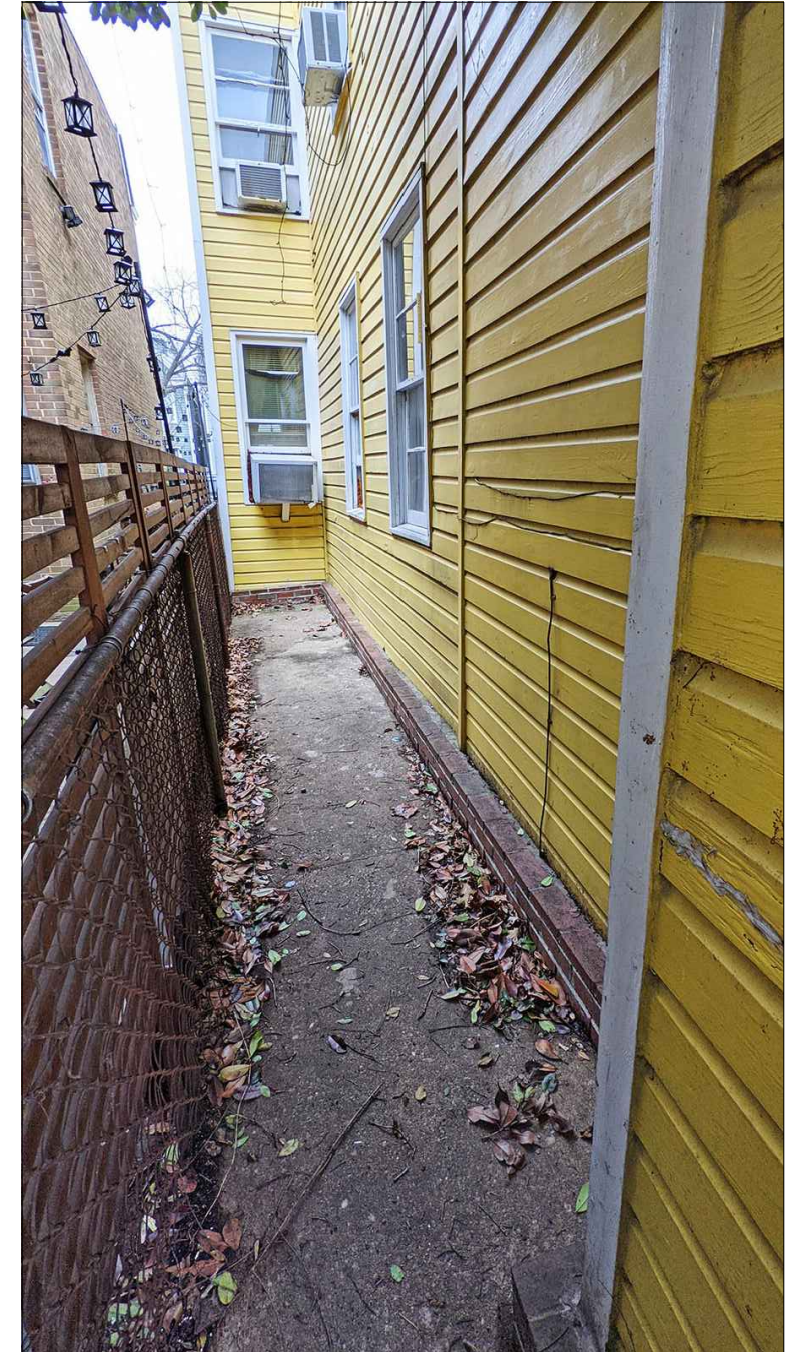
LOCATION PLAN
NOT TO SCALE



VIEW OF FRONT (WEST SIDE FROM ALFRED STREET)



VIEW OF BACK (EAST SIDE)



VIEW OF SIDE (SOUTH SIDE FROM REAR)

EXISTING LOT ADDRESS -
425 N ALFRED STREET
ALEXANDRIA, VIRGINIA 22314

MAP-BLOCK-LOT 064.02-07-02

NOTE - SURVEY INFORMATION IS BASED ON SURVEY PROVIDED
BY THE OWNER DATED FEBRUARY 11, 2021

MICHAEL L. FLYNN
REGISTERED LAND SURVEYOR
VA LICENSE NO. 2489

SITE BOUNDARY LINES SHOWN ON A11 ARE FOR DESIGN INTENT
ONLY.

SANCHEZ PALMER ARCHITECTS IS NOT RESPONSIBLE FOR THE
ACCURACY OF THE SITE SURVEY INFORMATION.

FAR CALCULATIONS

FAR MAX
 $2,183 \times .75 = 1,637.2$ SQFT

HOUSE FOOTPRINT (INSIDE PROP BOUNDARY):
 $845 \times 2 = 1,690$ SQFT

HOUSE EXCLUSIONS:
STAIR: 40 SQFT
LAVATORY 1: 35 SQFT
LAVATORY 2: 18 SQFT
MECH: 10 SQFT
TOTAL: 103 SQFT

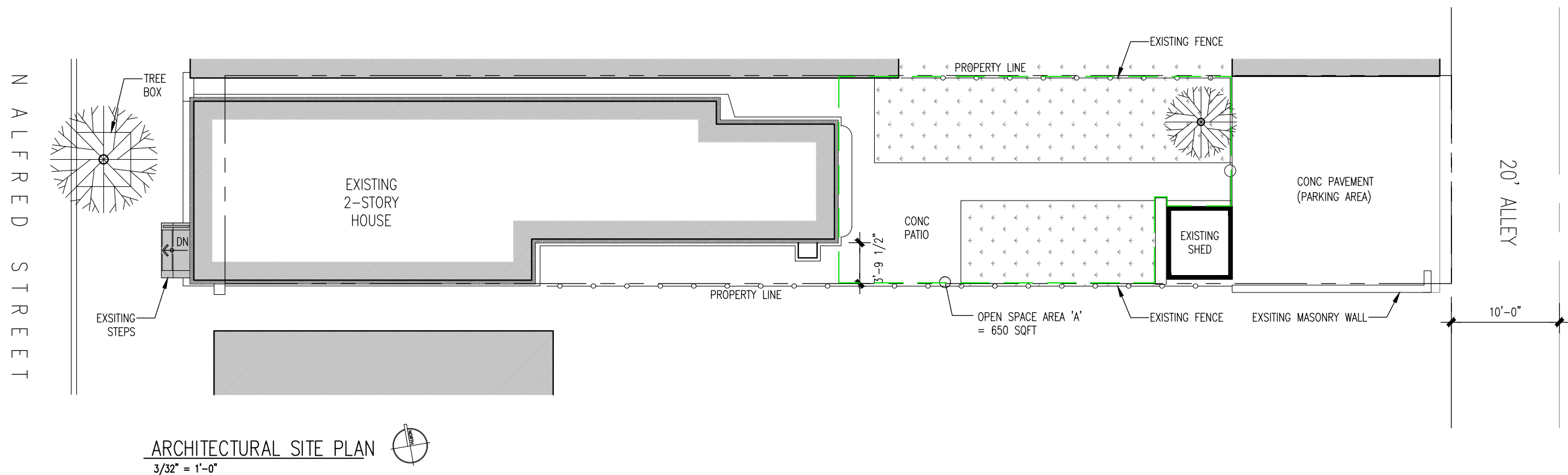
$1,690 - 103 = 1,587$ SQFT

ACTUAL FAR $1,587 < 1,637$ SQFT

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (%40)
 $2,183 \times .4 = 873.2$ SQFT

OPEN AREA 'A' (BACK YARD) = 650 SQFT
TOTAL OPEN SPACE = 650 SQFT



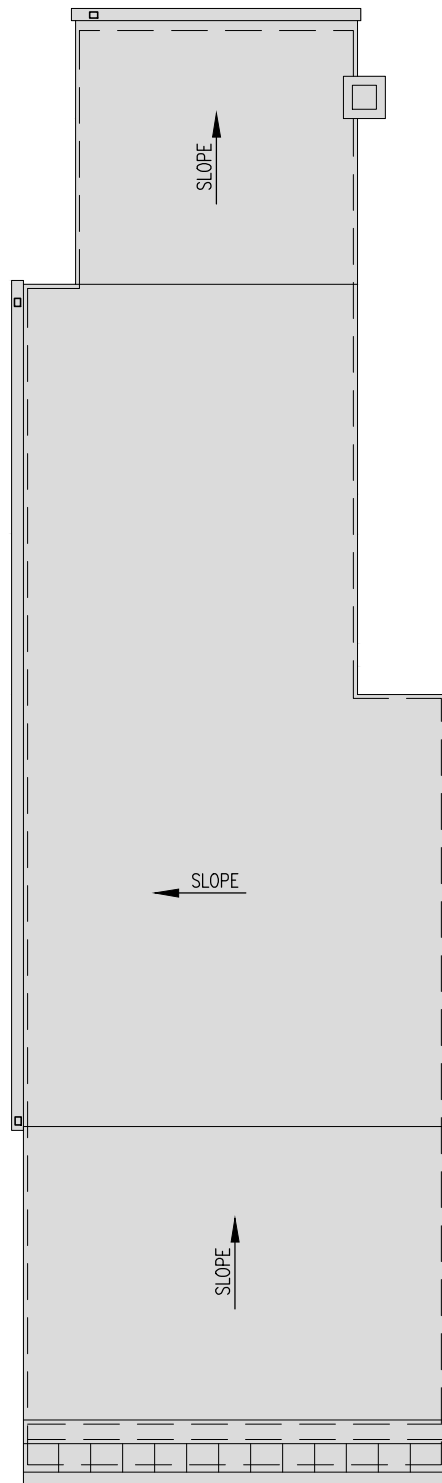
Renovation - B.A.R. Review - Existing Architectural Site Plan

425 N Alfred Street, Alexandria, VA 22314

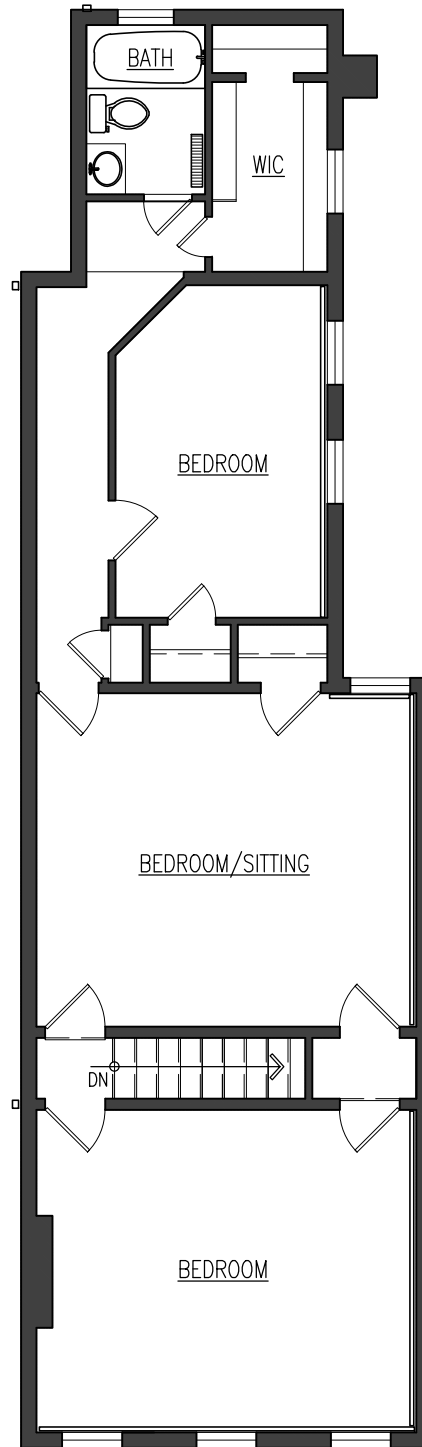
sanchez palmer **architects**

March 22, 2021

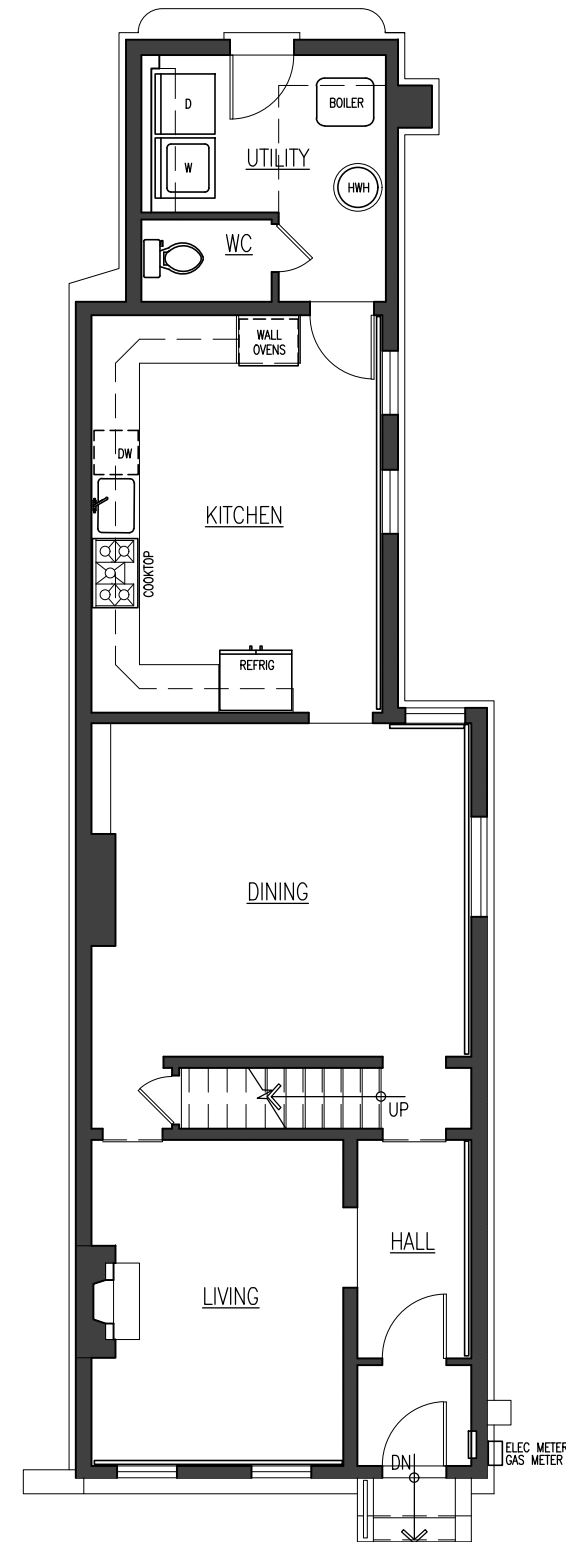
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ROOF PLAN
1/8" = 1'-0"

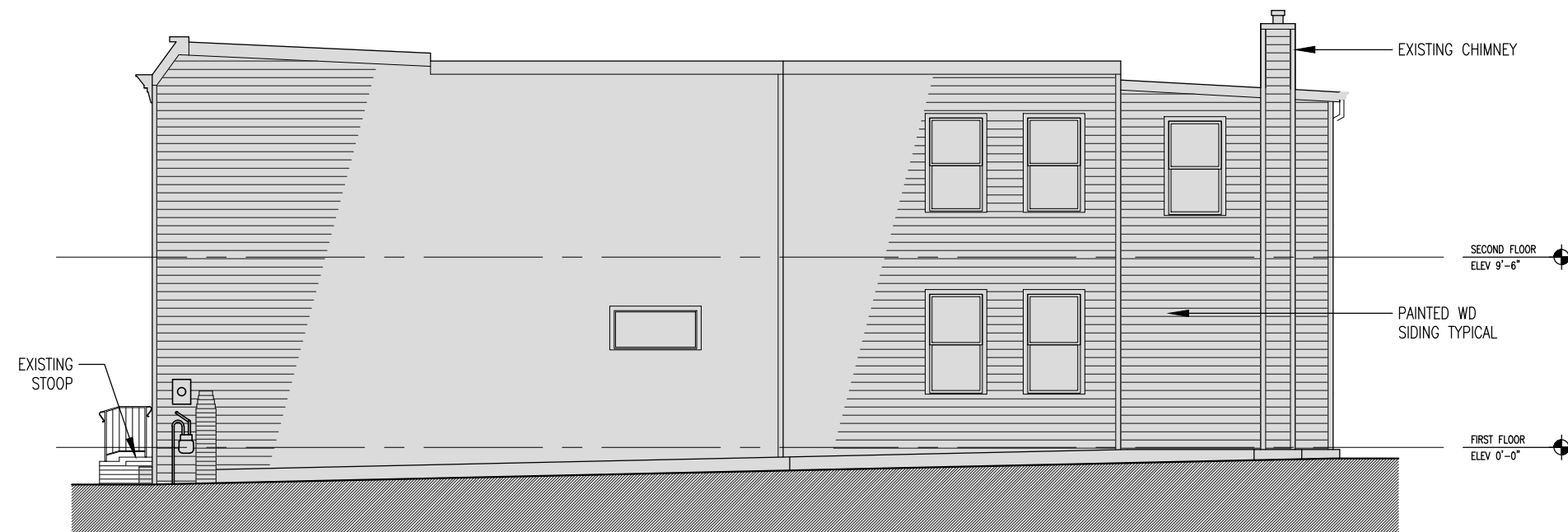


SECOND FLOOR PLAN
1/8" = 1'-0"




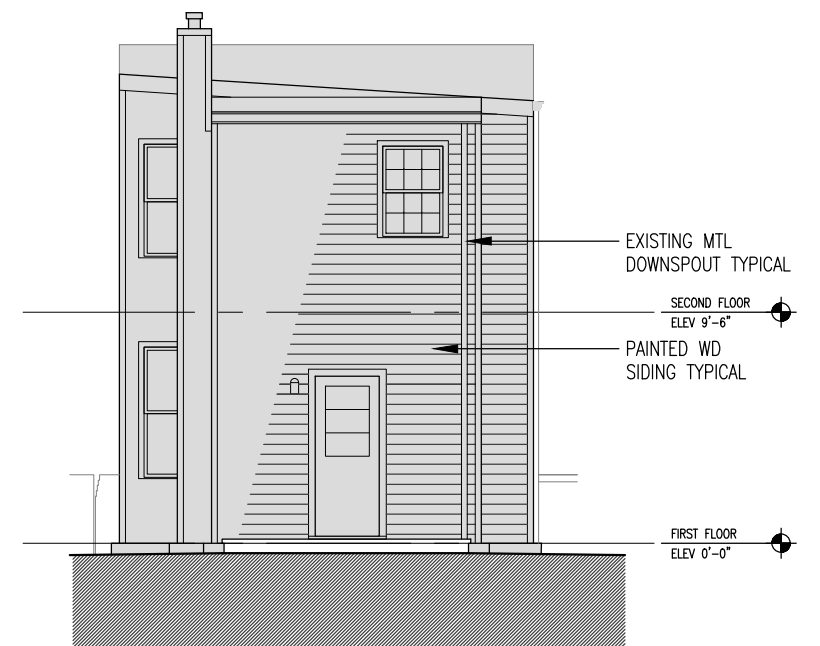
FIRST FLOOR PLAN
1/8" = 1'-0"






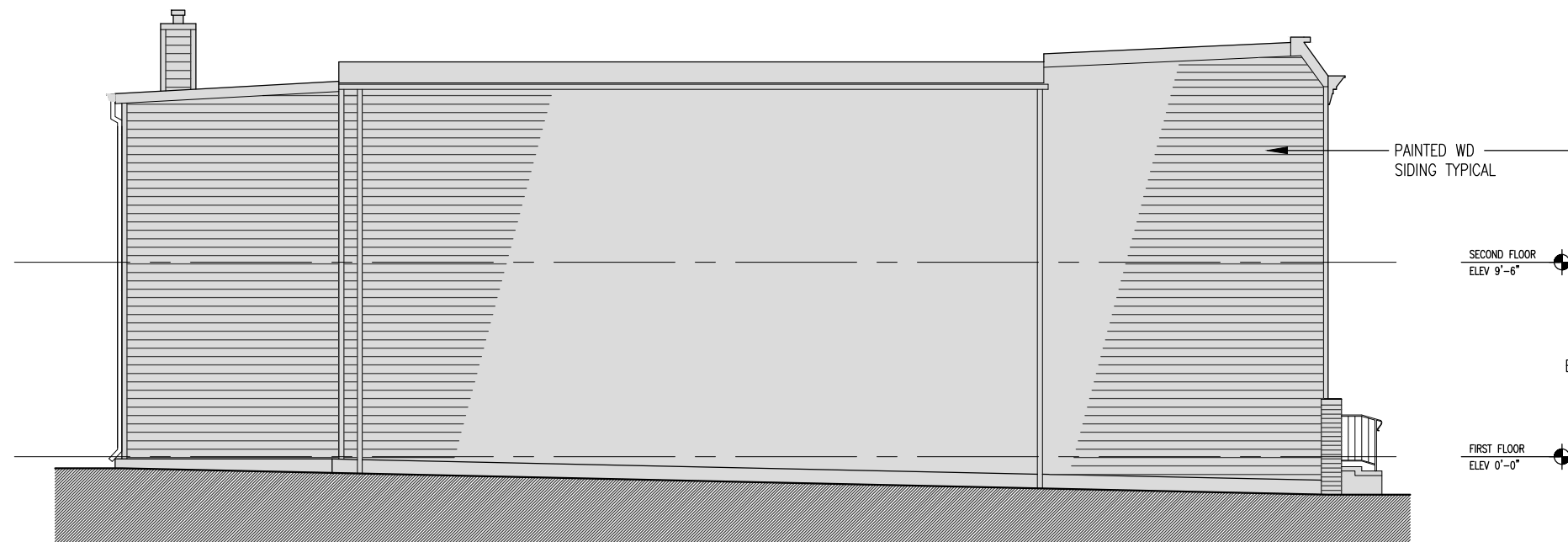
EXISTING SOUTH ELEVATION

1/8" = 1'-0"  EXISTING TO REMAIN




EXISTING EAST ELEVATION

1/8" = 1'-0"  EXISTING TO REMAIN



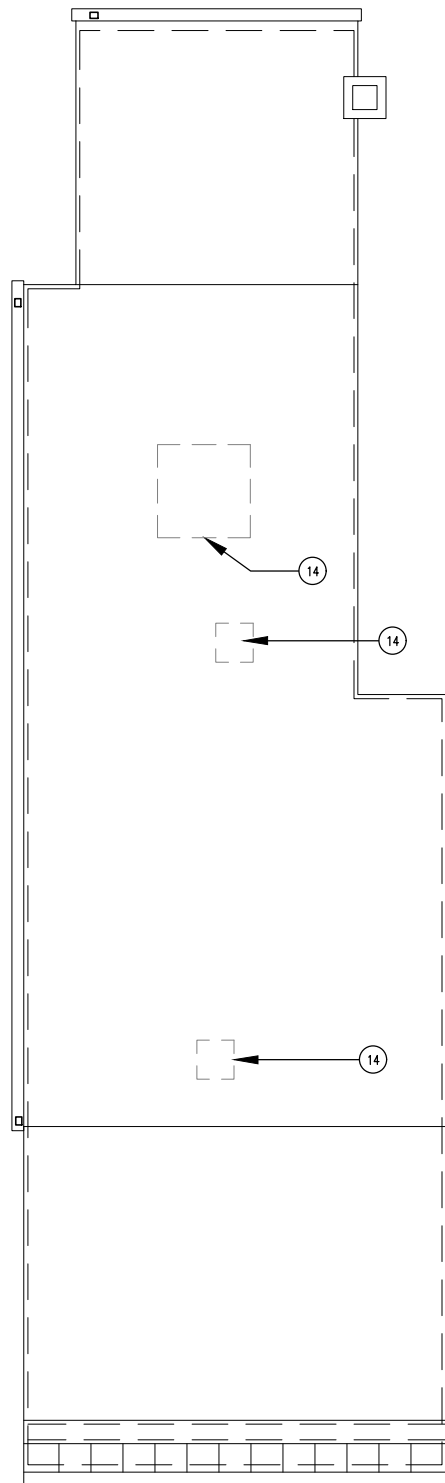
EXISTING NORTH ELEVATION

1/8" = 1'-0"  EXISTING TO REMAIN



EXISTING WEST ELEVATION

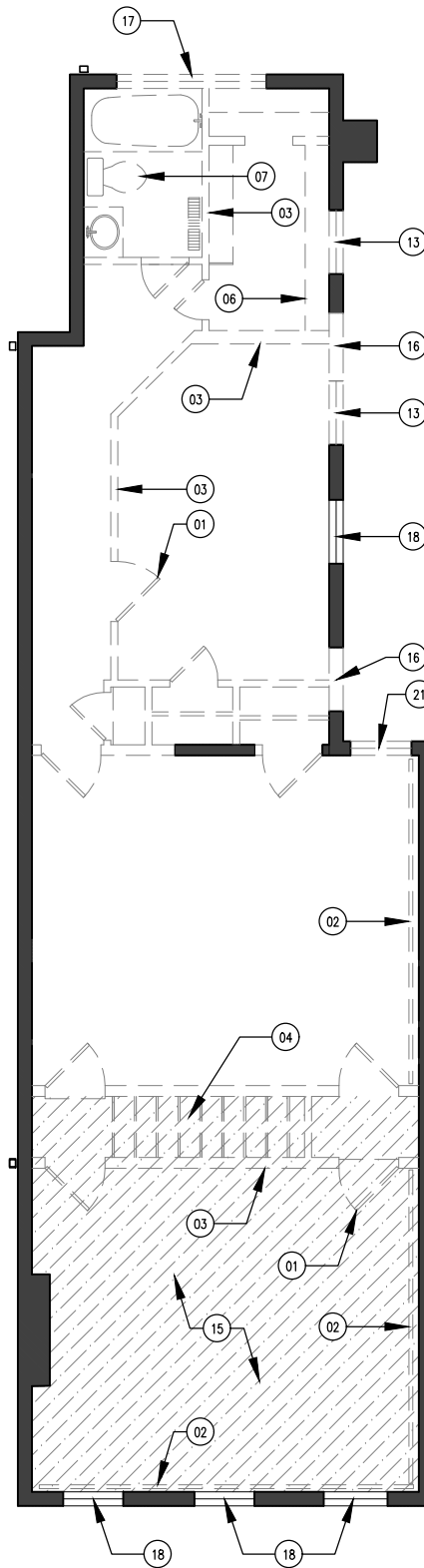
1/8" = 1'-0"  EXISTING TO REMAIN



DEMO ROOF PLAN

1/8" = 1'-0"

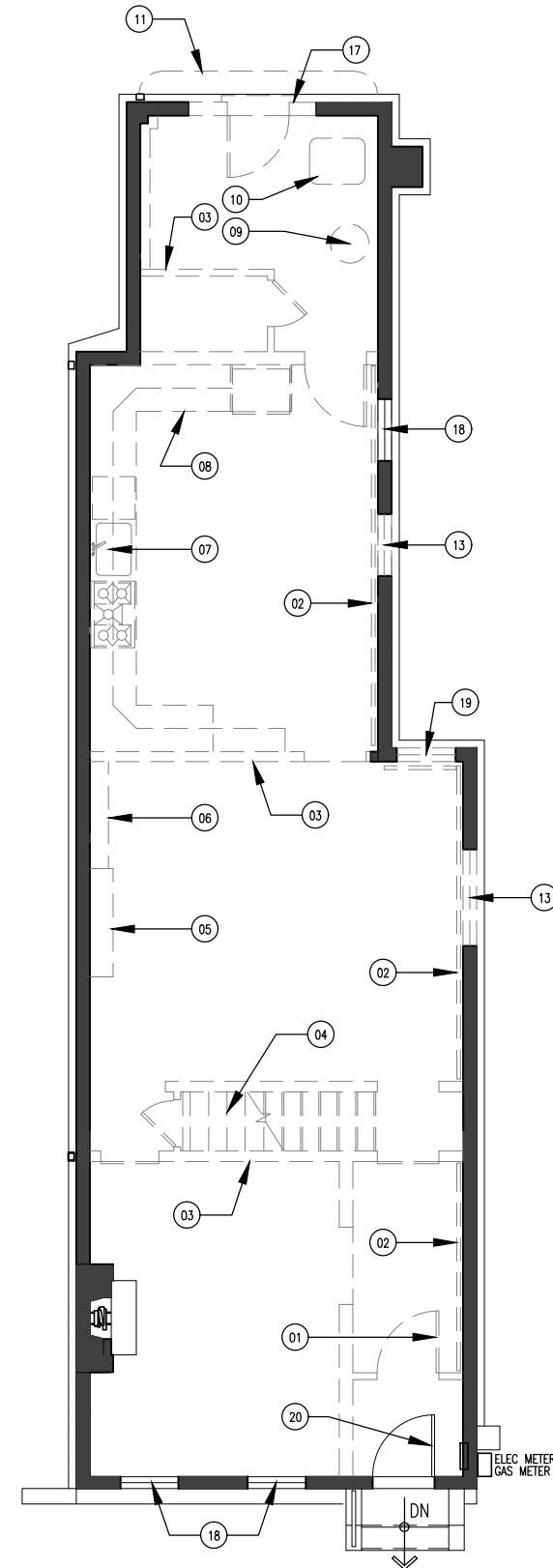
— EXISTING TO REMAIN
 - - - TO BE REMOVED



DEMO SECOND FLOOR PLAN

1/8" = 1'-0"

— EXISTING TO REMAIN
 - - - TO BE REMOVED



DEMO FIRST FLOOR PLAN

1/8" = 1'-0"

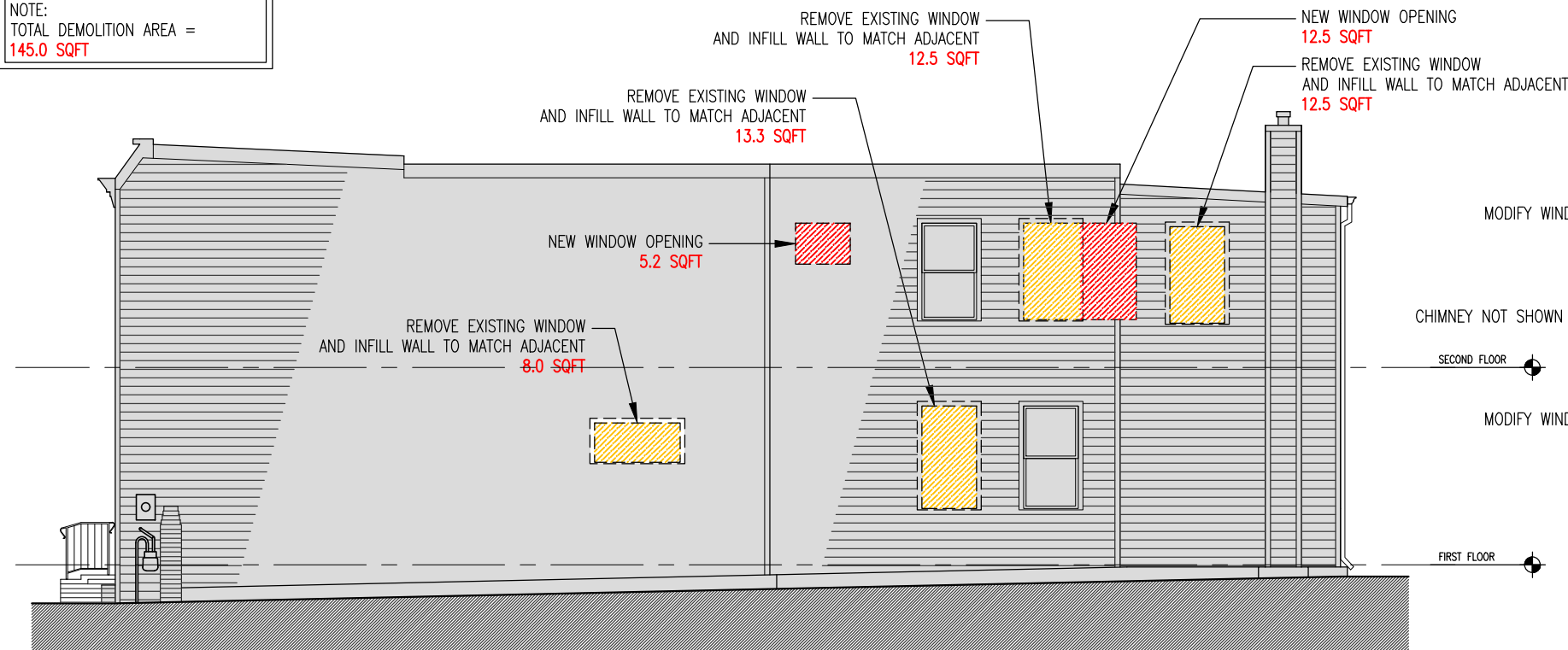
— EXISTING TO REMAIN
 - - - TO BE REMOVED



KEYED PLAN NOTES:

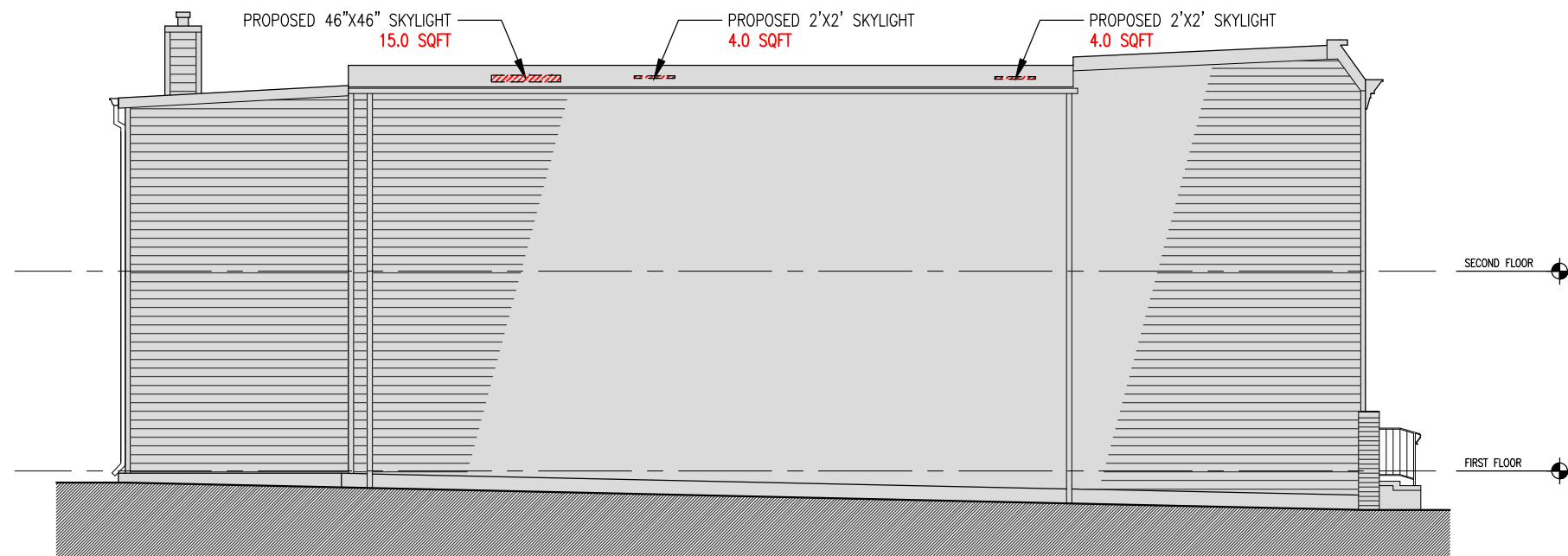
- 01 DEMO DOOR & FRAME
- 02 DEMO BASEBOARD HEATER
- 03 DEMO PARTITION WALL
- 04 DEMO STAIR
- 05 DEMO FURRING
- 06 DEMO BUILT-IN MILLWORK
- 07 DEMO FIXTURES & APPLIANCES TYP
- 08 DEMO COUNTERS & CABINETS
- 09 DEMO WATER HEATER
- 10 DEMO BOILER
- 11 DEMO BRICK STEP
- 12 DEMO WALL TO ENLARGE OPENING
- 13 REMOVE EXISTING WINDOW AND INFILL WALL TO MATCH ADJACENT
- 14 DEMO ROOF TO CREATE OPENING FOR SKYLIGHT
- 15 DEMO FLOOR IN HATCHED AREA
- 16 DEMO FOR NEW WINDOW
- 17 ENLARGE OPENING AS SHOWN
- 18 NON-HISTORIC WINDOW TO BE REPLACED
- 19 REPLACE WINDOW WITH SHORTER WINDOW OF THE SAME WIDTH
- 20 REPLACE FRONT DOOR & TRANSOM WINDOW
- 21 REPLACE WINDOW WITH TALLER WINDOW OF THE SAME WIDTH

NOTE:
TOTAL DEMOLITION AREA =
145.0 SQFT



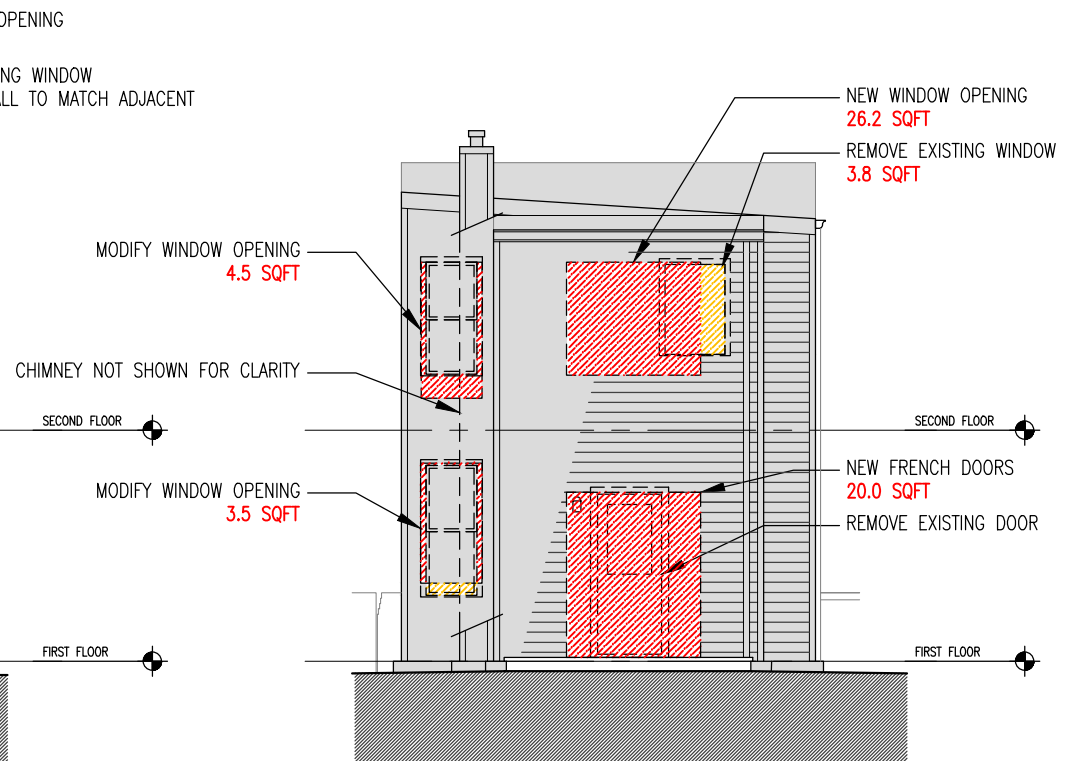
DEMOLITION SOUTH ELEVATION

1/8" = 1'-0"
 [Hatched Box] EXISTING TO REMAIN
 [Red Hatched Box] DEMO FOR NEW OPENING
 [Yellow Hatched Box] INFILL EXISTING OPENING



DEMOLITION NORTH ELEVATION

1/8" = 1'-0"
 [Hatched Box] EXISTING TO REMAIN
 [Red Hatched Box] DEMO FOR NEW OPENING



DEMOLITION EAST ELEVATION

1/8" = 1'-0"
 [Hatched Box] EXISTING TO REMAIN
 [Red Hatched Box] DEMO FOR NEW OPENING
 [Yellow Hatched Box] INFILL EXISTING OPENING



DEMOLITION WEST ELEVATION

1/8" = 1'-0"
 [Hatched Box] EXISTING TO REMAIN
 [Red Hatched Box] DEMO FOR NEW OPENING

EXISTING LOT ADDRESS -
425 N ALFRED STREET
ALEXANDRIA, VIRGINIA 22314

MAP-BLOCK-LOT 064.02-07-02

NOTE - SURVEY INFORMATION IS BASED ON SURVEY PROVIDED
BY THE OWNER DATED FEBRUARY 11, 2021

MICHAEL L. FLYNN
REGISTERED LAND SURVEYOR
VA LICENSE NO. 2489

SITE BOUNDARY LINES SHOWN ON A11 ARE FOR DESIGN INTENT
ONLY.

SANCHEZ PALMER ARCHITECTS IS NOT RESPONSIBLE FOR THE
ACCURACY OF THE SITE SURVEY INFORMATION.

FAR CALCULATIONS

FAR MAX
 $2,183 \times .75 = 1,637.2$ SQFT

HOUSE FOOTPRINT (INSIDE PROP BOUNDARY):
 $845 \times 2 = 1,690$ SQFT

HOUSE EXCLUSIONS:
STAIR: 150 SQFT
LAVATORY 1: 50 SQFT
LAVATORY 2: 30 SQFT
MECH: 10 SQFT
TOTAL: 240 SQFT

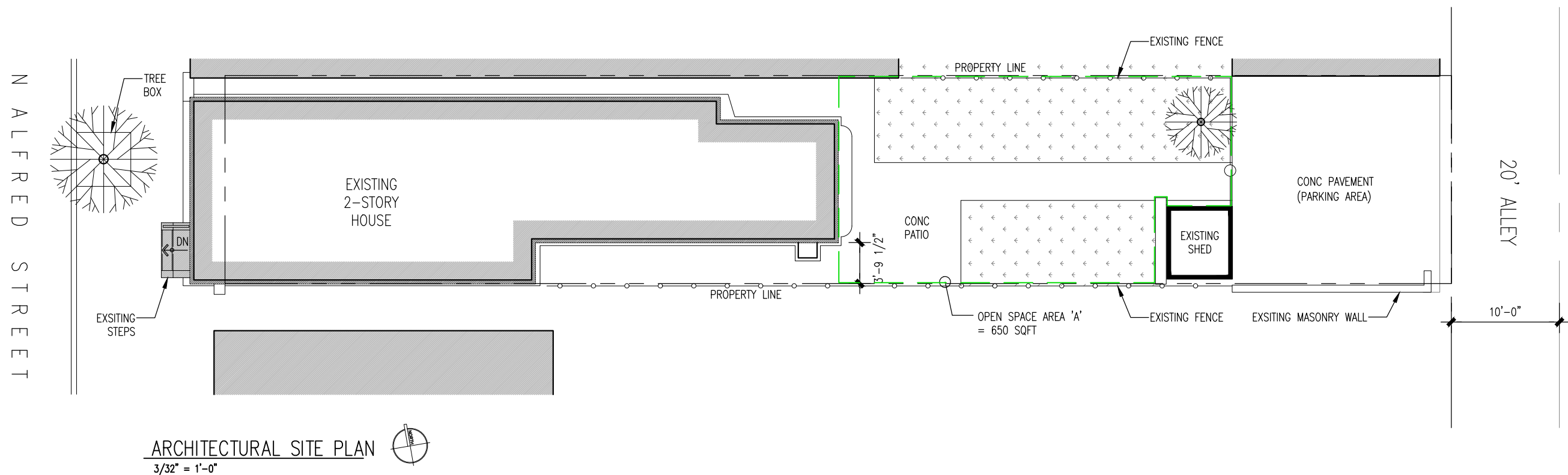
$1,690 - 240 = 1,450$ SQFT

ACTUAL FAR $1,450 < 1,637$ SQFT

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (%40)
 $2,183 \times .4 = 873.2$ SQFT

OPEN AREA 'A' (BACK YARD) = 650 SQFT
TOTAL OPEN SPACE = 650 SQFT



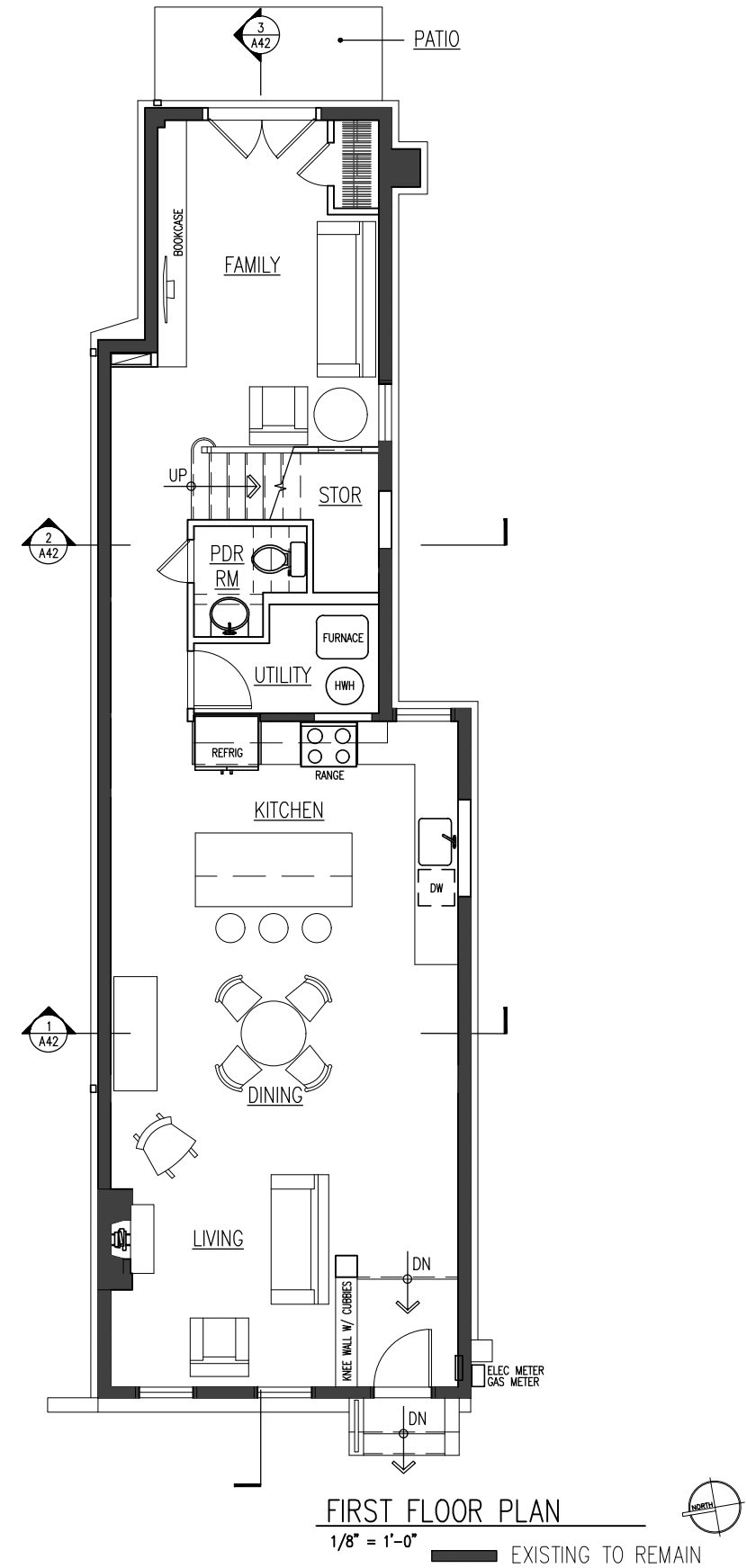
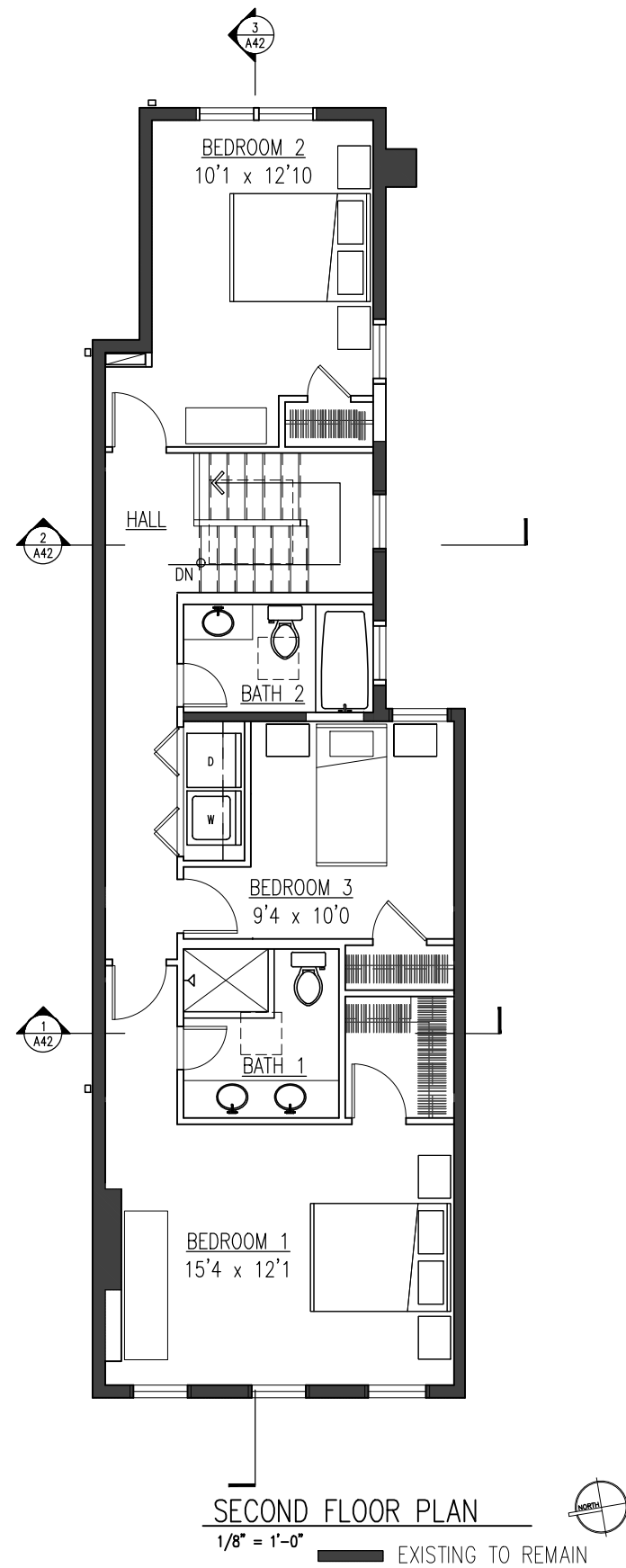
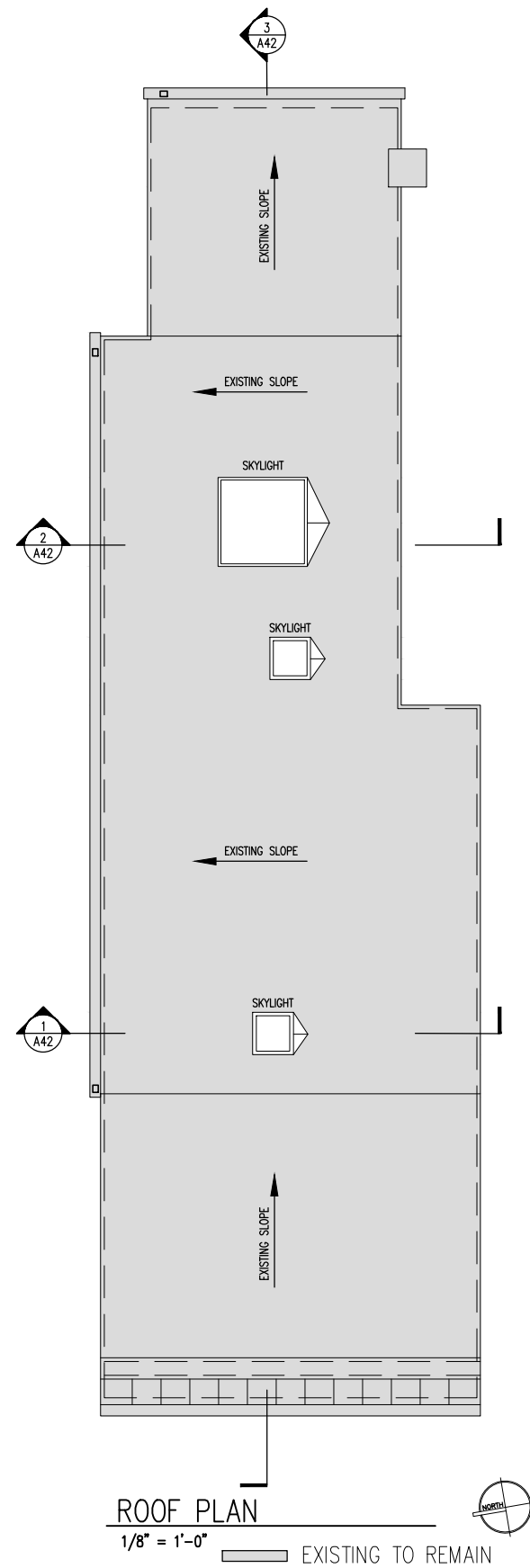
Renovation - B.A.R. Review - Proposed Architectural Site Plan

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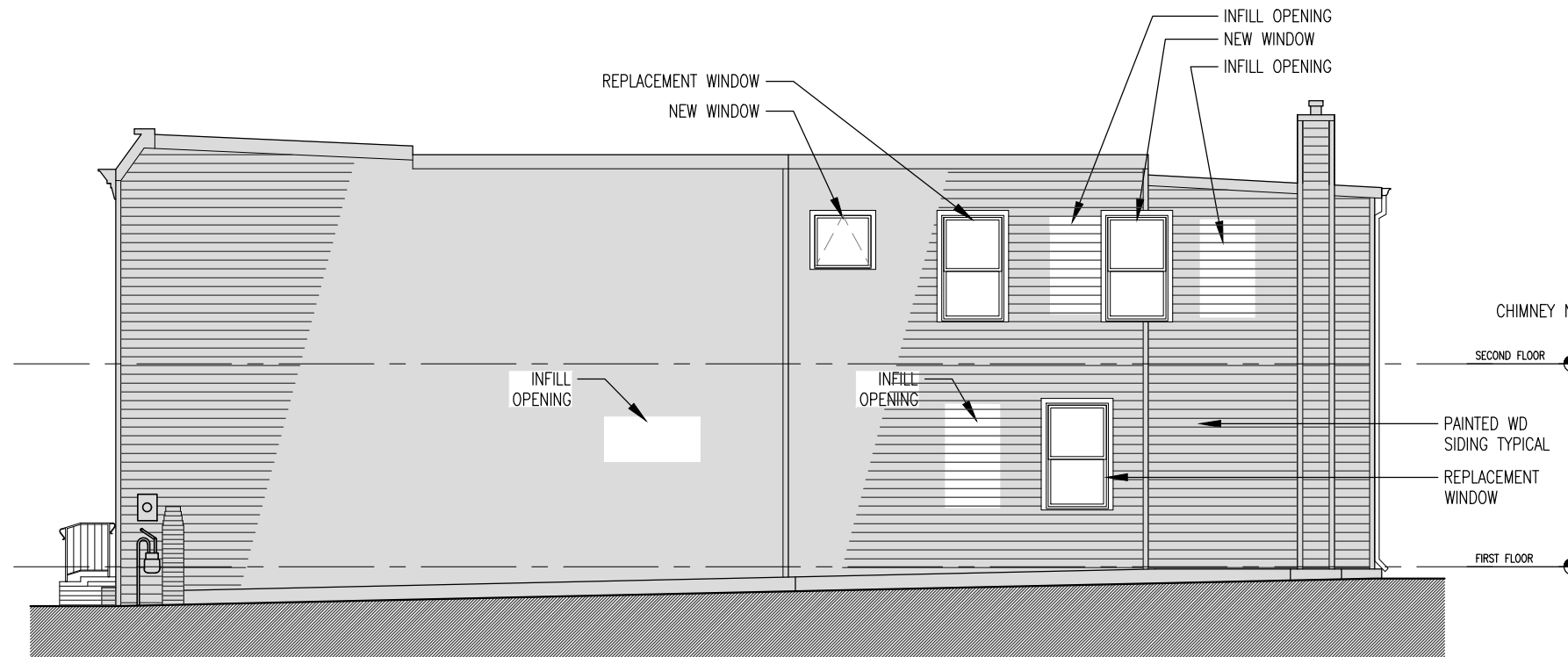
Renovation - B.A.R. Review - Proposed Floor Plans

425 N Alfred Street, Alexandria, VA 22314

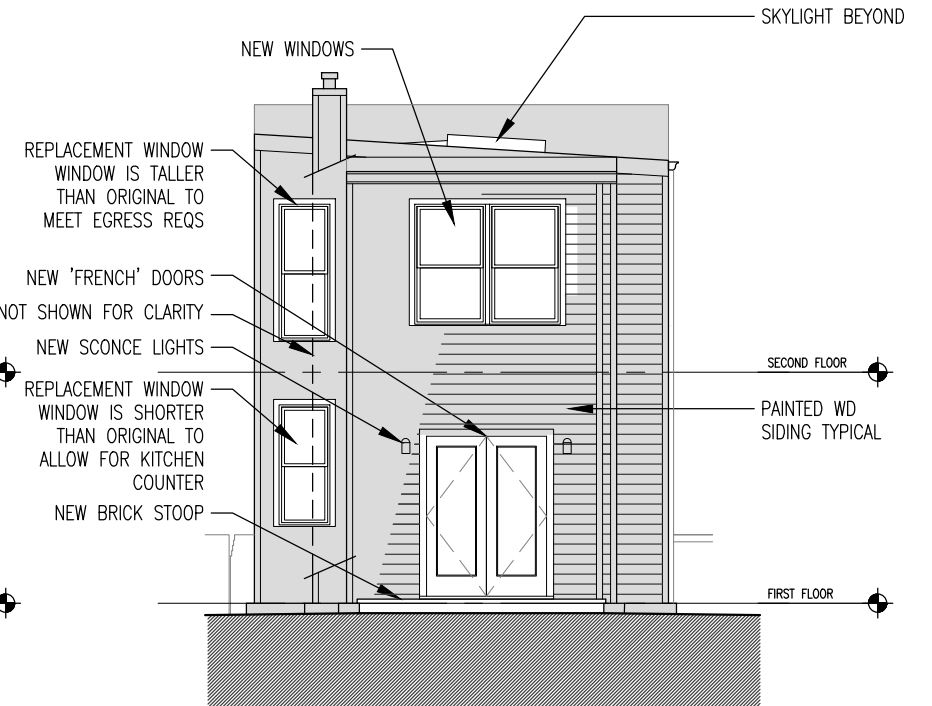
sanchez palmer **architects**

March 22, 2021

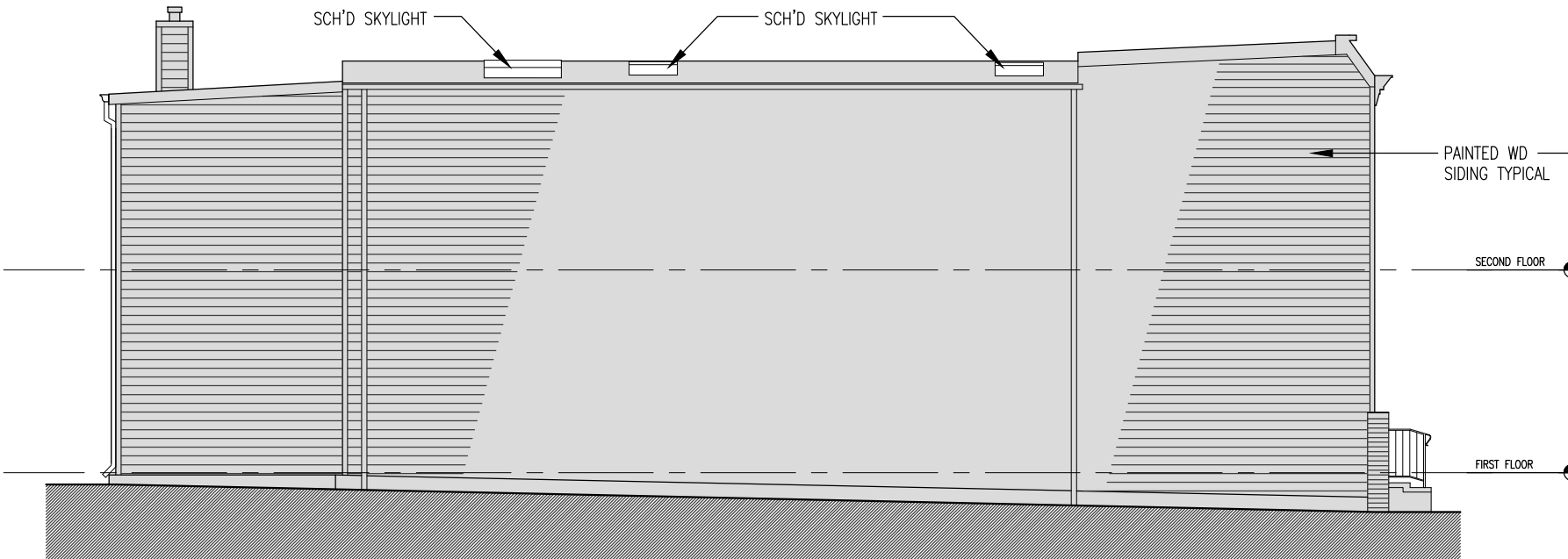
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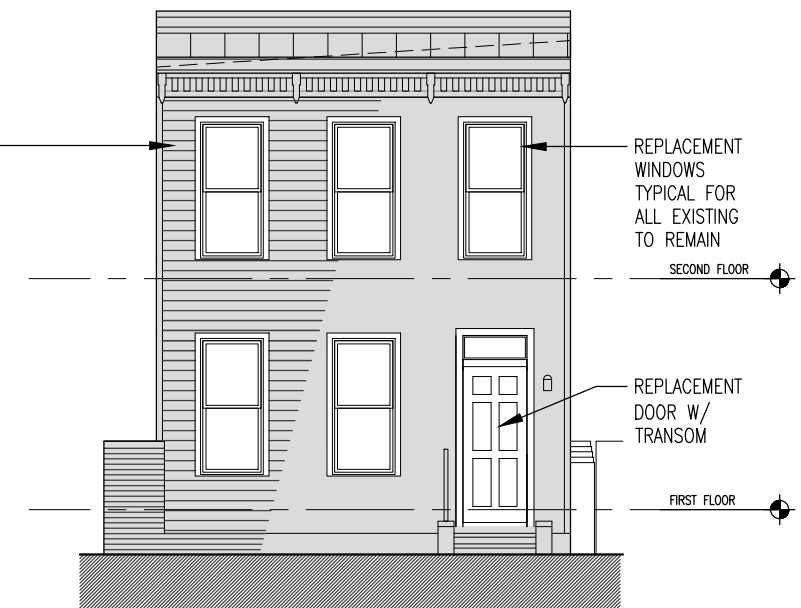
PROPOSED SOUTH ELEVATION
1/8" = 1'-0" EXISTING TO REMAIN



PROPOSED EAST ELEVATION
1/8" = 1'-0" EXISTING TO REMAIN



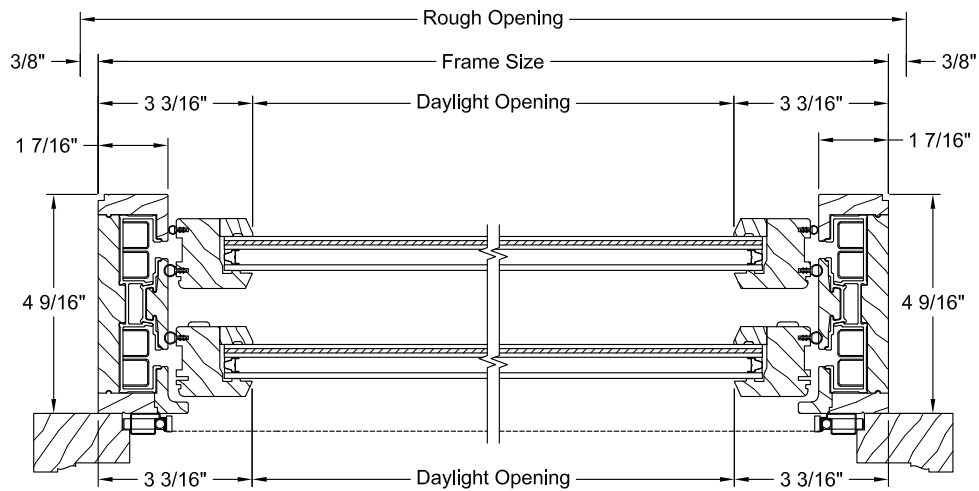
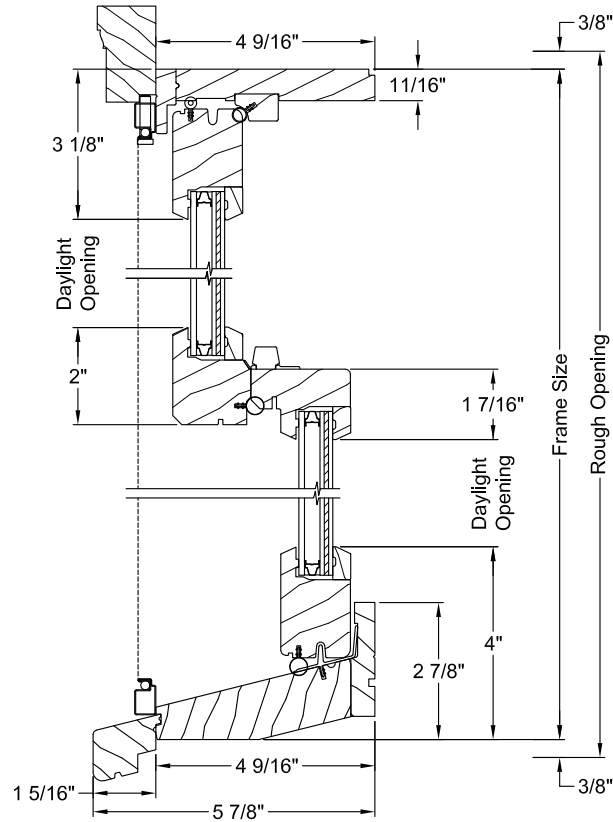
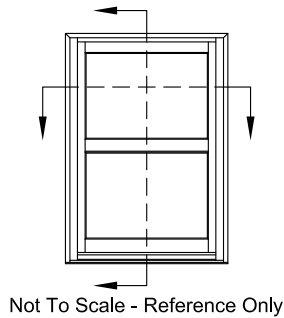
PROPOSED NORTH ELEVATION
1/8" = 1'-0" EXISTING TO REMAIN



PROPOSED WEST ELEVATION
1/8" = 1'-0" EXISTING TO REMAIN

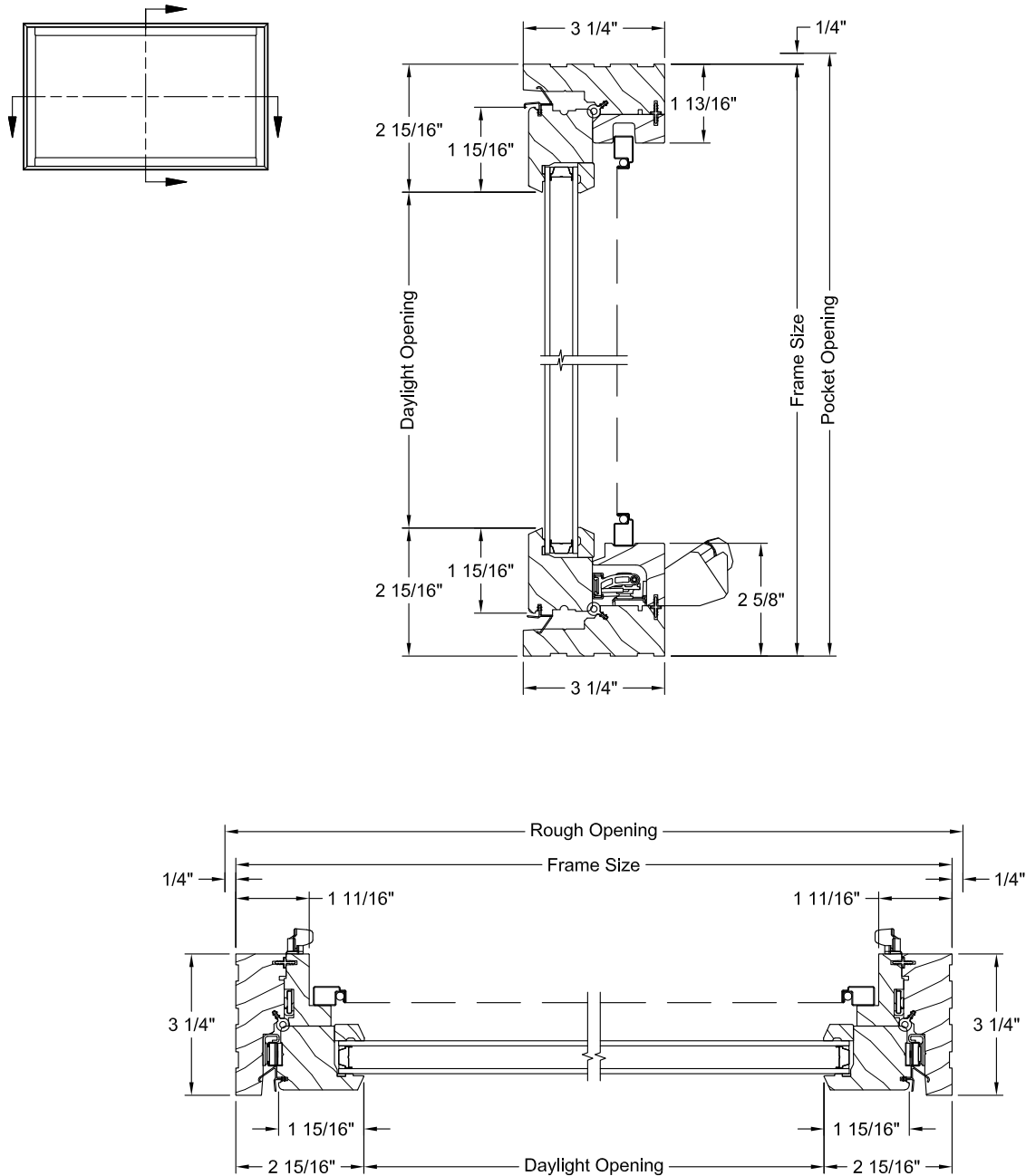


OPERATOR IMPACT SECTIONS





OPERATOR SECTIONS





OPERATOR SECTIONS

