

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

**APPLICANT:** Chris Clark/202 S. Pitt St LLC

**LOCATION:** Old and Historic Alexandria District  
202 South Pitt Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

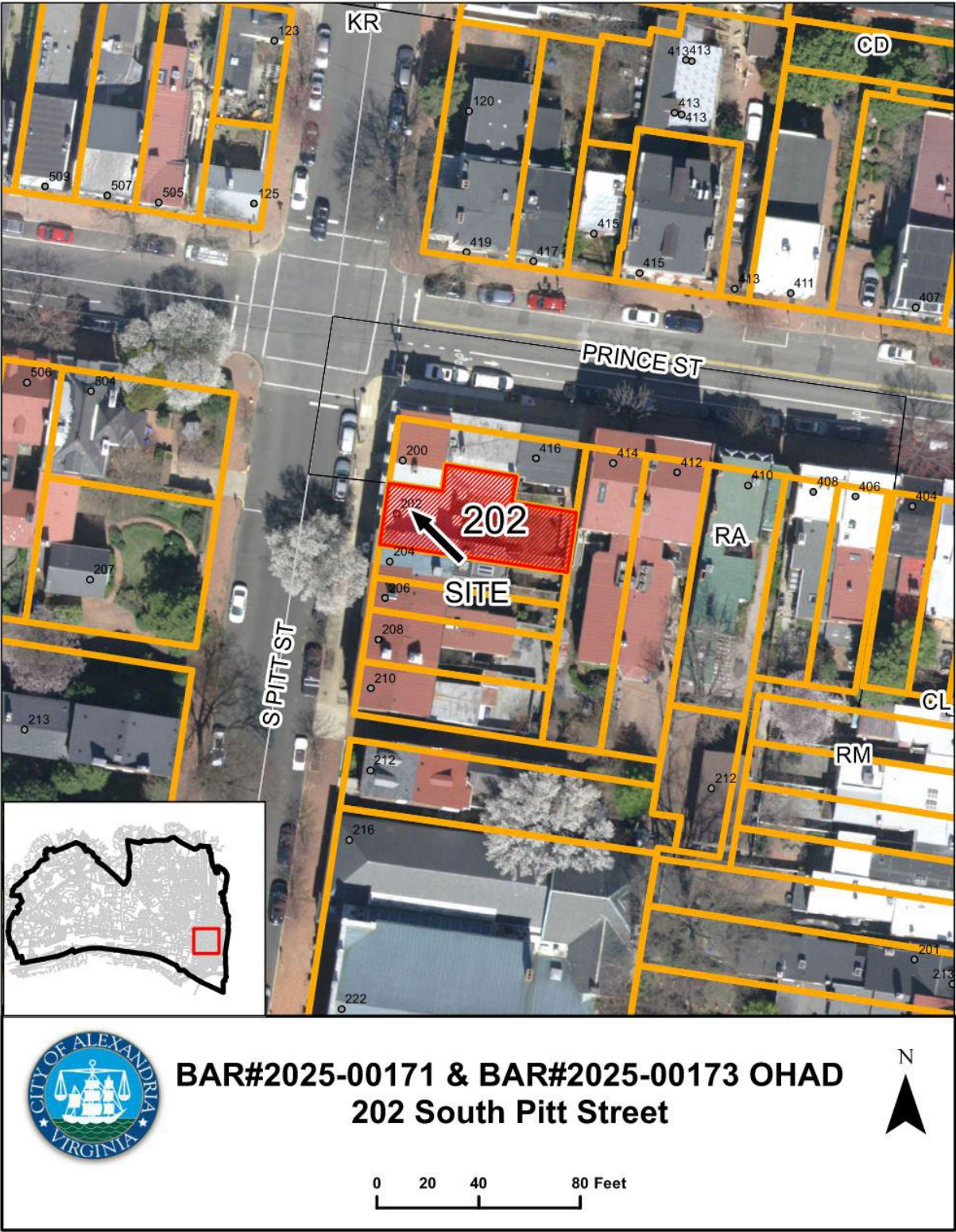
Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

1. The shutters on the west elevation be operable, sized to fit the opening, and constructed of wood or a solid-through-the-core, millable composite material with a smooth finish.
2. The composite siding must have a smooth finish.
3. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
4. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

**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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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.





**Note:** Staff coupled the applications for a Permit to Demolish (BAR2025-00171) and Certificate of Appropriateness (BAR2025-00173) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a two-story addition to the southeast corner of the rear ell. Part of the rear/east portion of the main block will be rebuilt, with a portion of that roof to be removed. A small frame existing addition on the rear/east elevation of the main block will also be removed, and much of the rear ell will also be rebuilt. The applicant also proposes adding shutters to the primary/west elevation and a roof deck on the northern portion of the ell roof, at 202 South Pitt Street. See Figure 1.



Figure 1: Proposed site plan

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

The entire two-story section of the rear of the structure will be rebuilt, with footings added where they are currently missing. A two-story frame addition to the rear of the main block of the house, which is open on the first floor and enclosed above, will be demolished. Based on Sanborn maps, this addition is not original to the house and was constructed between 1921 and 1941. A three-story area measuring 6' x 3'5" at the southeast corner of the rear ell will be removed in order to allow a connection to the new addition. See Figures 2, 3, and 4. The easternmost chimney on the rear ell will also be rebuilt and a portion of the second story roof of the main block will be removed for the construction of a new roof at a higher elevation. A skylight will also be added to the main block.





Figures 2&3: Frame area to left to be demolished; two-story brick portions in both images to be rebuilt



Figure 4: South elevation of rear ell to be rebuilt; area in red to be removed for new construction

### Certificate of Appropriateness

*Addition* As shown in Figure 1, the two-story addition will be located at the southeast corner of the rear ell and will not be visible from a public right of way. It will have composite siding and a standing seam metal roof. A roof deck with a metal guardrail will be added to the roof of the existing ell, at the north elevation near where it meets 200 S. Pitt.

*Alterations* Shutters will be added to the west/primary elevation. As noted above, much of the building will be reconstructed, the second story roof will be replaced, and the easternmost chimney will be rebuilt. A skylight will be added to the roof of the main block of the house and a roof deck will be constructed on the existing rear ell, approximately 12” from the northern property line.

### Site context

There is a small gap between 414 and 416 Prince Street, which gives a minimal view of the rear/east yard of 202 South Pitt Street. The proposed addition will not extend as far east as this opening and will therefore not be visible from a public right of way. See Figure 5.



**Figure 5: Gap between 414 and 416 Prince, looking towards 202 S. Pitt. The building in the background with the green roof is 212 S. Pitt. The brick building to the right of 212 S. Pitt is 208 S. Pitt.**

## II. HISTORY

According to Ethelyn Cox's *Historic Alexandria, Virginia Street by Street*, 200 and 202 South Pitt were originally a "brick warehouse or store built by George O. Dixon and his brother John A. Dixon between **1840 and 1855**, when in a deed of partition this corner lot was awarded to George. Later Victorianized. (Mansard roof added, among other things.)" Based on Sanborn maps, the buildings were Victorianized between 1896 and 1902, as the mansard roof first appears on the 1902 map. Sanborn maps also indicate that a two-story frame addition to the rear of the house was constructed between 1921 and 1941. Sanborn maps are erratic as to the number of stories of this dwelling. The 1885 and 1891 maps show 2.5 stories, the 1896 map shows 2 stories, and 1902 onward maps show 3 stories.

### *Previous BAR Approvals*

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, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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The analysis of the standards indicated above relate only to the portions of the areas proposed for demolition/capsulation. The structural assessment describes in detail the poor and dangerous conditions of these areas and staff recognizes the need to rebuild these areas. Therefore, in the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. Staff appreciates that the applicant intends to rebuild these dilapidated walls in their current form and position, respecting the original design of the building, and that the applicant will demolish only a relatively small area to append the new addition.

#### Certificate of Appropriateness

As noted above, the proposed two-story addition will not be visible from a public right of way. However, it is architecturally appropriate and harmonizes well with the existing building. The proposed materials, composite siding, a standing seam metal roof, and a metal guardrail for the roof deck all comply with the BAR guidelines and policies. The *Design Guidelines* state that “The design of an addition should respect the heritage of the historic building to which it is attached...” Staff finds that the size and design of the addition fully comply with this guideline. The application does not include specifications for the proposed shutters for the west elevation which will need to comply with the BAR guidelines and policies. The shutters must be operable, sized to fit the opening, and constructed of wood or a solid-through-the-core, millable composite material with a smooth finish

Staff recommends approval of the project with the conditions noted above and endorsing the recommendations of Alexandria Archaeology.

#### **STAFF**

Susan Hellman, 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 demo, roof deck construction over a portion of the existing building and two-story addition will comply with Zoning.

F-1 Rooftop decks with spaces over 8’ x 8’ can count towards open space requirements.

F-2 Lot width is less than 25' therefore no side yard setback is required.

**Code Administration**

C-1 A building permit is required.

**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)

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 According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, John A. and George O. Dixon built "a brick warehouse or store" on the front of this lot in the 1840s.

During the Civil War the US Army built a quartermaster's office on the back of the lot. The Dixon family continued to own the property into the latter part of the nineteenth century. In the early twentieth century the property was altered several times. The property has the potential to yield archaeological resources that could provide insight into domestic activities in 19<sup>th</sup> century Alexandria.

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

## **V. ATTACHMENTS**

### **1 – Application Materials**

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

### **2 – Supplemental Materials**

- Public comment
- Any other supporting documentation



BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

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: \_\_\_\_\_

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

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

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

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

Legal Property Owner:

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

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

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

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

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

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

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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. **Structural Assessment and Geotech Report included**

**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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☐ 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:  \_\_\_\_\_

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 \_\_\_\_\_ (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.		
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.		
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.

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Date
Printed Name
Signature

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LOCATION MAP



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9697 POINDEXTER COURT, BURKE, VA 22015

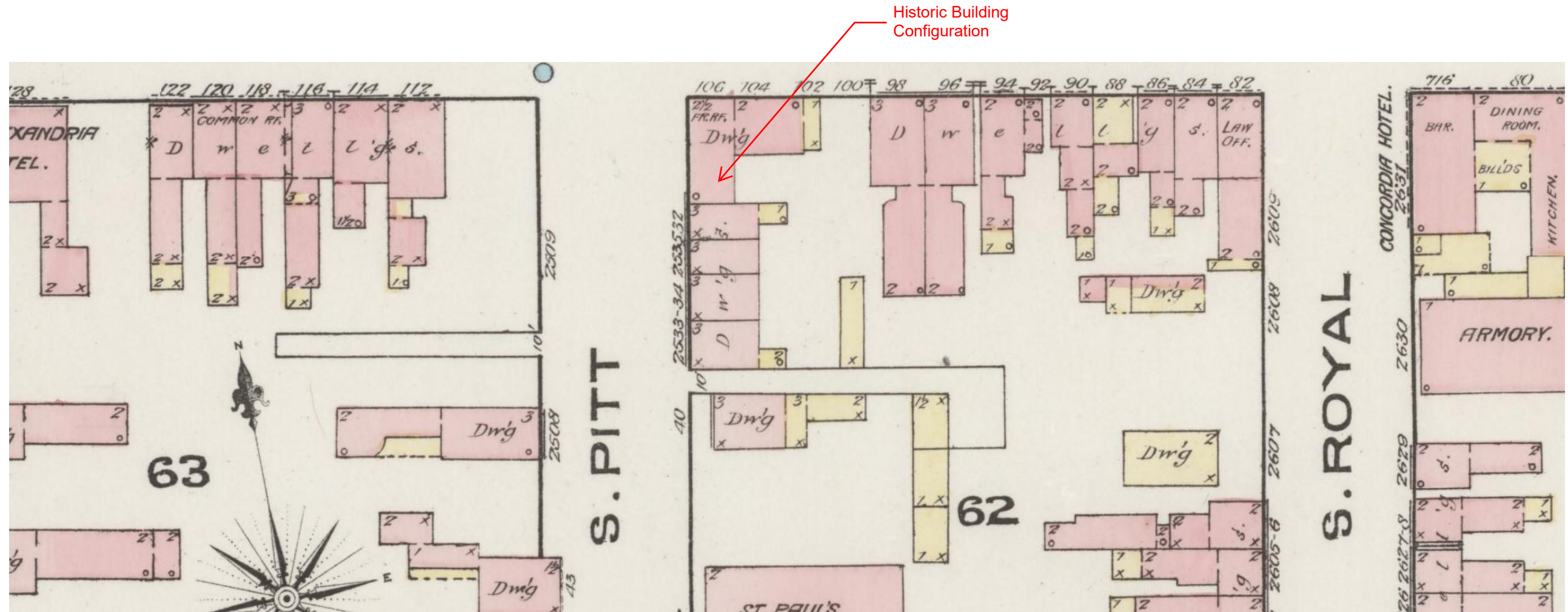
TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**N.T.S.**  
DATE  
**April 23, 2025**

SHEET

**G-1**





ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT, BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

**N.T.S.**

DATE

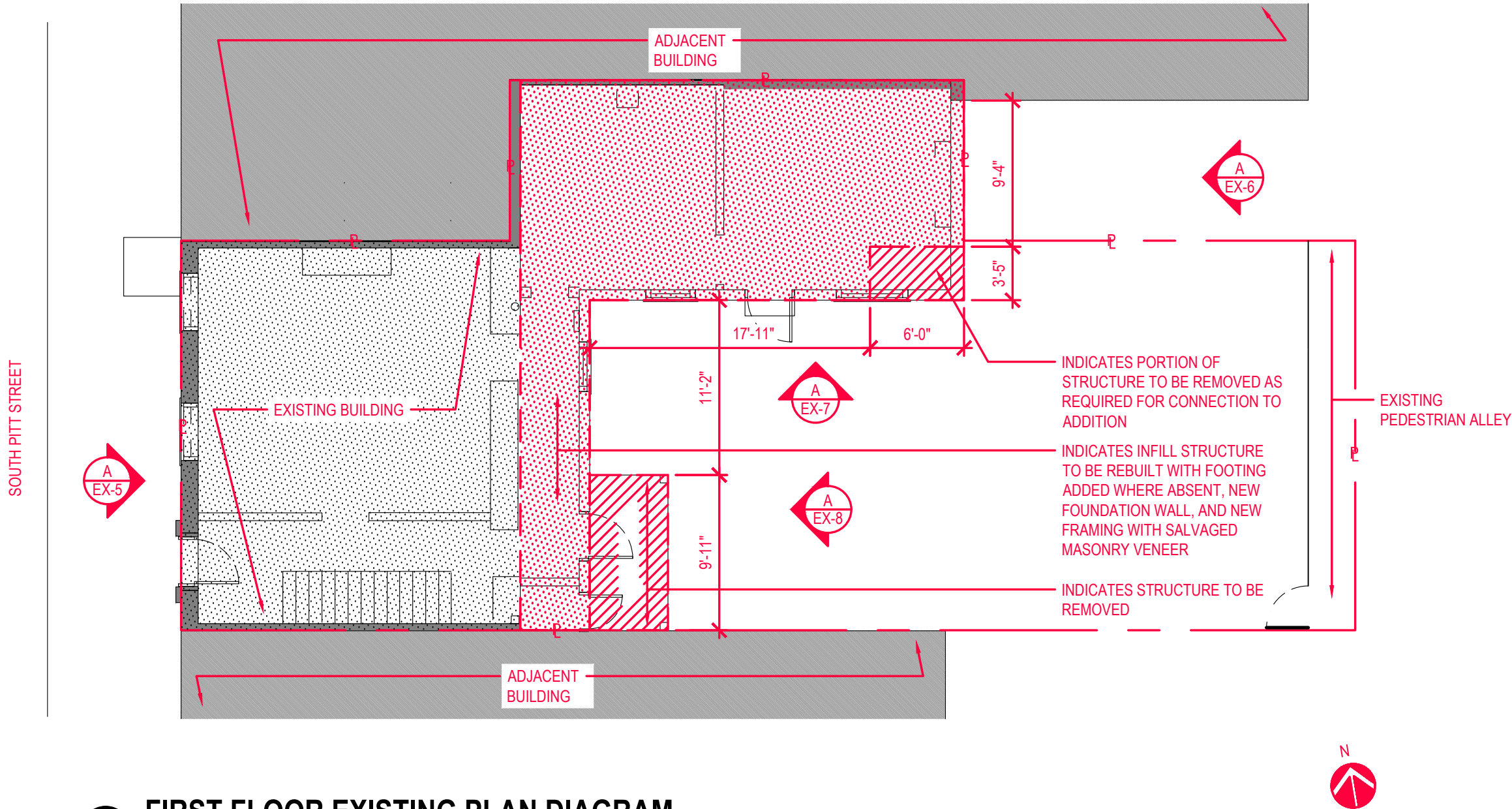
**April 23, 2025**

SHEET

**G-2**

NOTE: REFER TO REPORTS BY MINCIN PATEL MILANO INC  
 DATED APRIL 16, 2025 AND KT ENGINEERING ASSOCIATES  
 LLC DATED MARCH 12, 2025 CONCERNING  
 RECOMMENDATIONS FOR EXISTING STRUCTURE

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**A FIRST FLOOR EXISTING PLAN DIAGRAM**



ARCHITECTS GROUP PRACTICE  
 9697 POINDEXTER COURT, BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
 ADDRESS  
**202 South Pitt, Alexandria, Virginia**

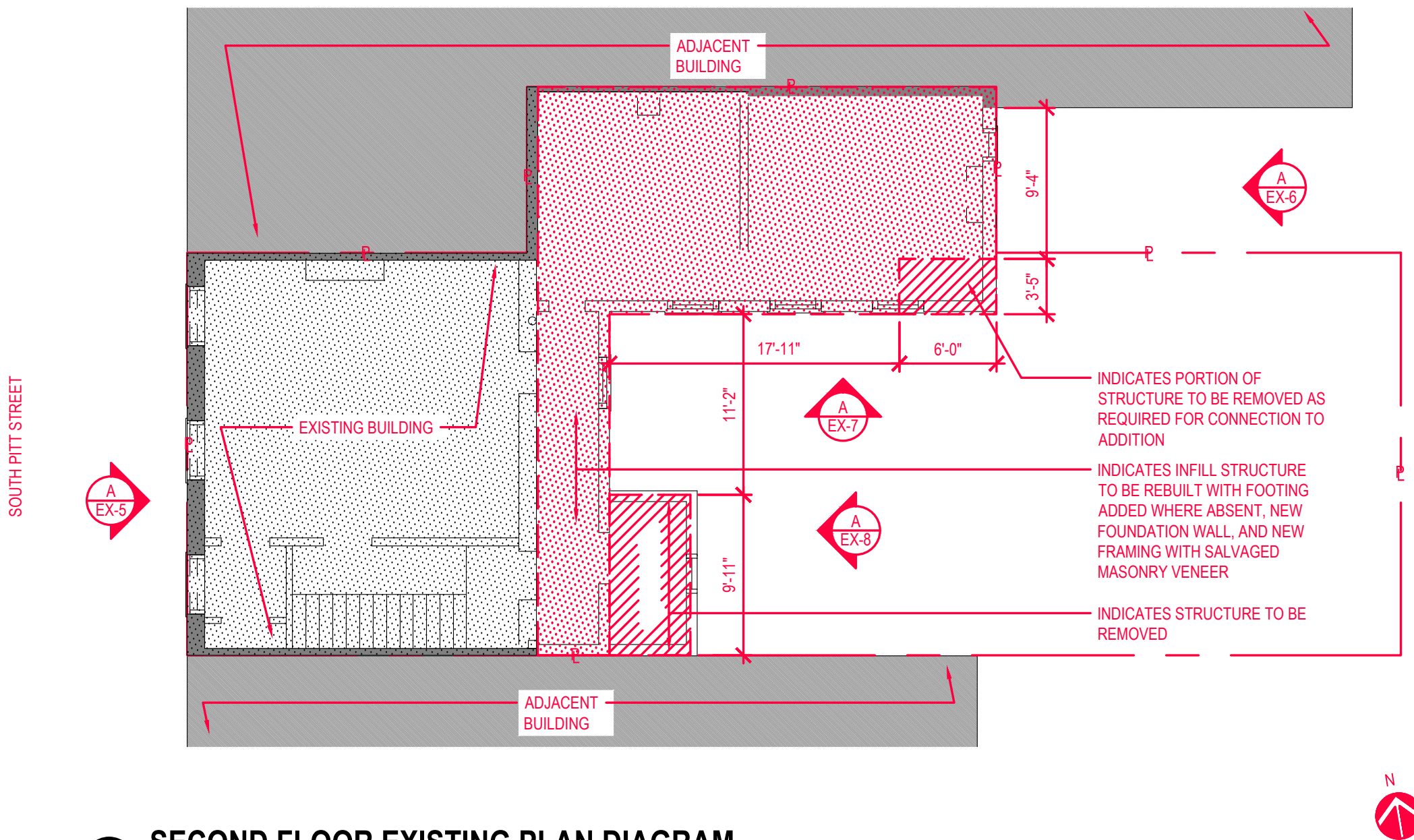
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 DATE  
**April 23, 2025**

SHEET

**EX-1**



NOTE: REFER TO REPORTS BY MINCIN PATEL MILANO INC  
DATED APRIL 16, 2025 AND KT ENGINEERING ASSOCIATES  
LLC DATED MARCH 12, 2025 CONCERNING  
RECOMMENDATIONS FOR EXISTING STRUCTURE



**A SECOND FLOOR EXISTING PLAN DIAGRAM**



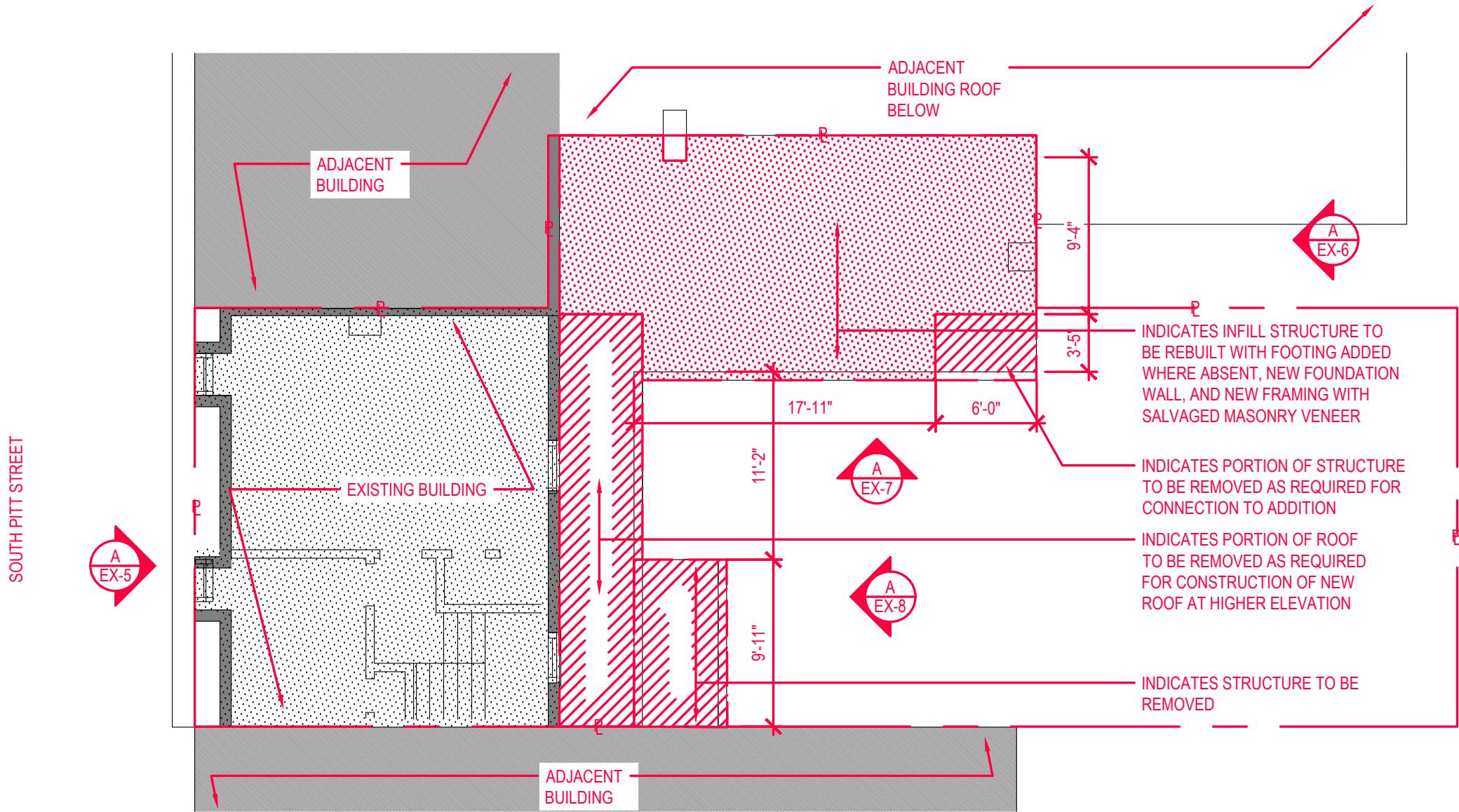
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9697 POINDEXTER COURT, BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/8" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET  
**EX-2**

NOTE: REFER TO REPORTS BY MINCIN PATEL MILANO INC  
DATED APRIL 16, 2025 AND KT ENGINEERING ASSOCIATES  
LLC DATED MARCH 12, 2025 CONCERNING  
RECOMMENDATIONS FOR EXISTING STRUCTURE



**A THIRD FLOOR EXISTING PLAN/ SECOND FLOOR EXISTING ROOF DIAGRAM**



ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT, BURKE, VA 22015

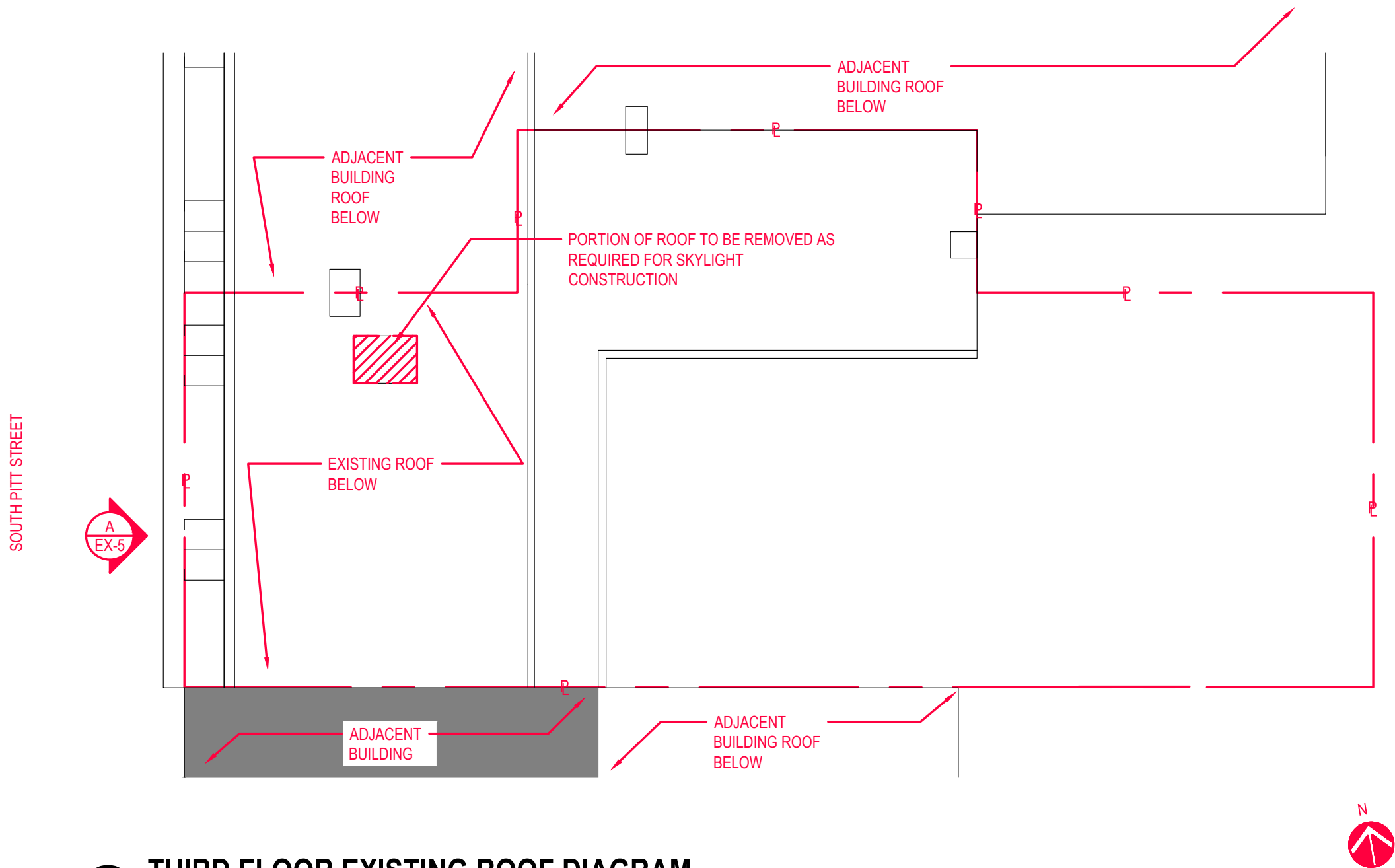
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**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

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DATE  
**April 23, 2025**

SHEET

**EX-3**

NOTE: REFER TO REPORTS BY MINCIN PATEL MILANO INC  
DATED APRIL 16, 2025 AND KT ENGINEERING ASSOCIATES  
LLC DATED MARCH 12, 2025 CONCERNING  
RECOMMENDATIONS FOR EXISTING STRUCTURE



**A** THIRD FLOOR EXISTING ROOF DIAGRAM

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DATE  
**April 23, 2025**

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**EX-4**



**A** EXISTING BUILDING PHOTO



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TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

**N.T.S.**

DATE

**April 23, 2025**

SHEET

**EX-5**  
(PHOTO)





**A** EXISTING BUILDING PHOTO



ARCHITECTS GROUP PRACTICE

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TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

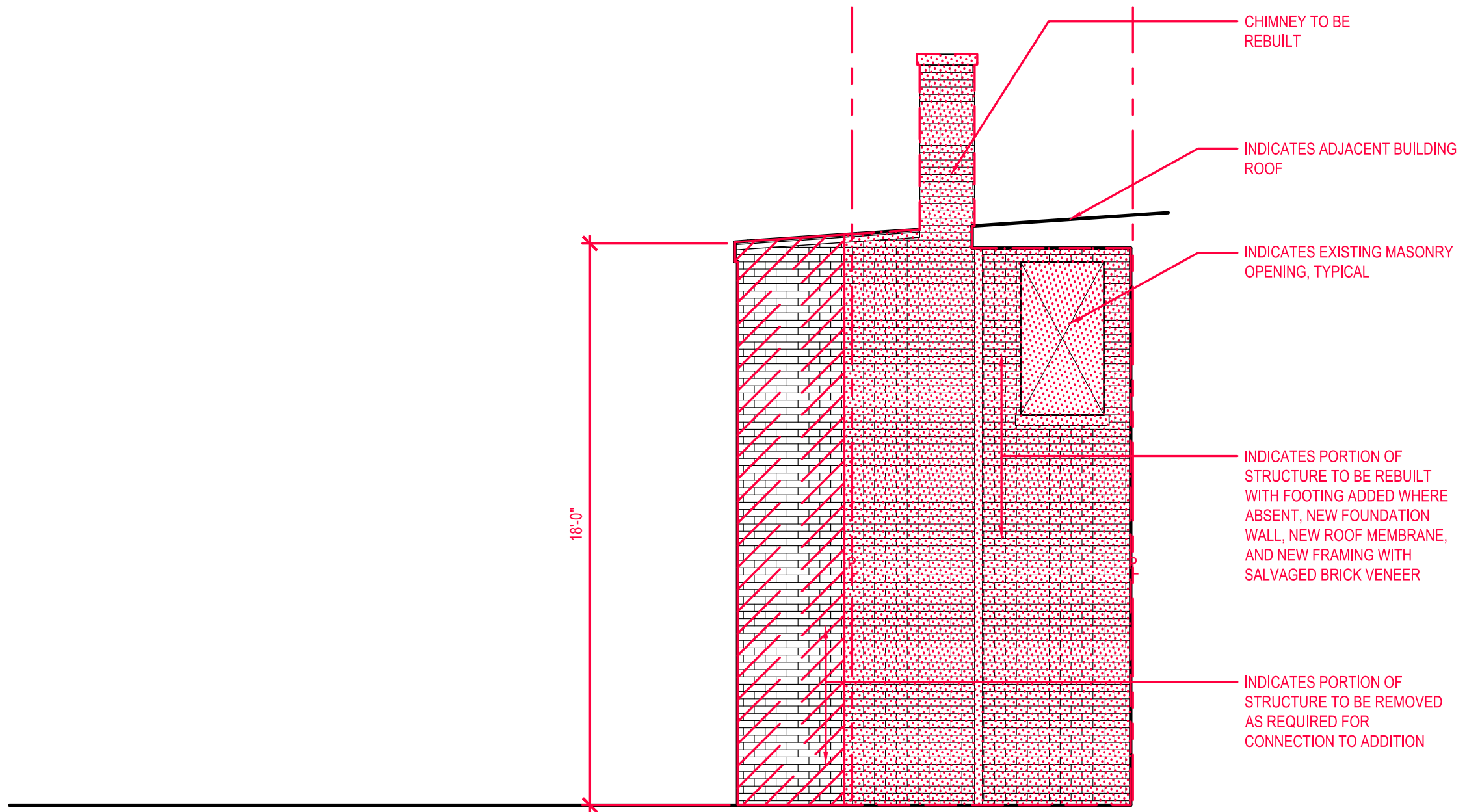
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DATE

**April 23, 2025**

SHEET

**EX-6**  
(PHOTO)



**A** EXISTING BUILDING ELEVATION DIAGRAM



ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT , BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/4" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET

**EX-6**





**A** EXISTING BUILDING PHOTO



ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT , BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

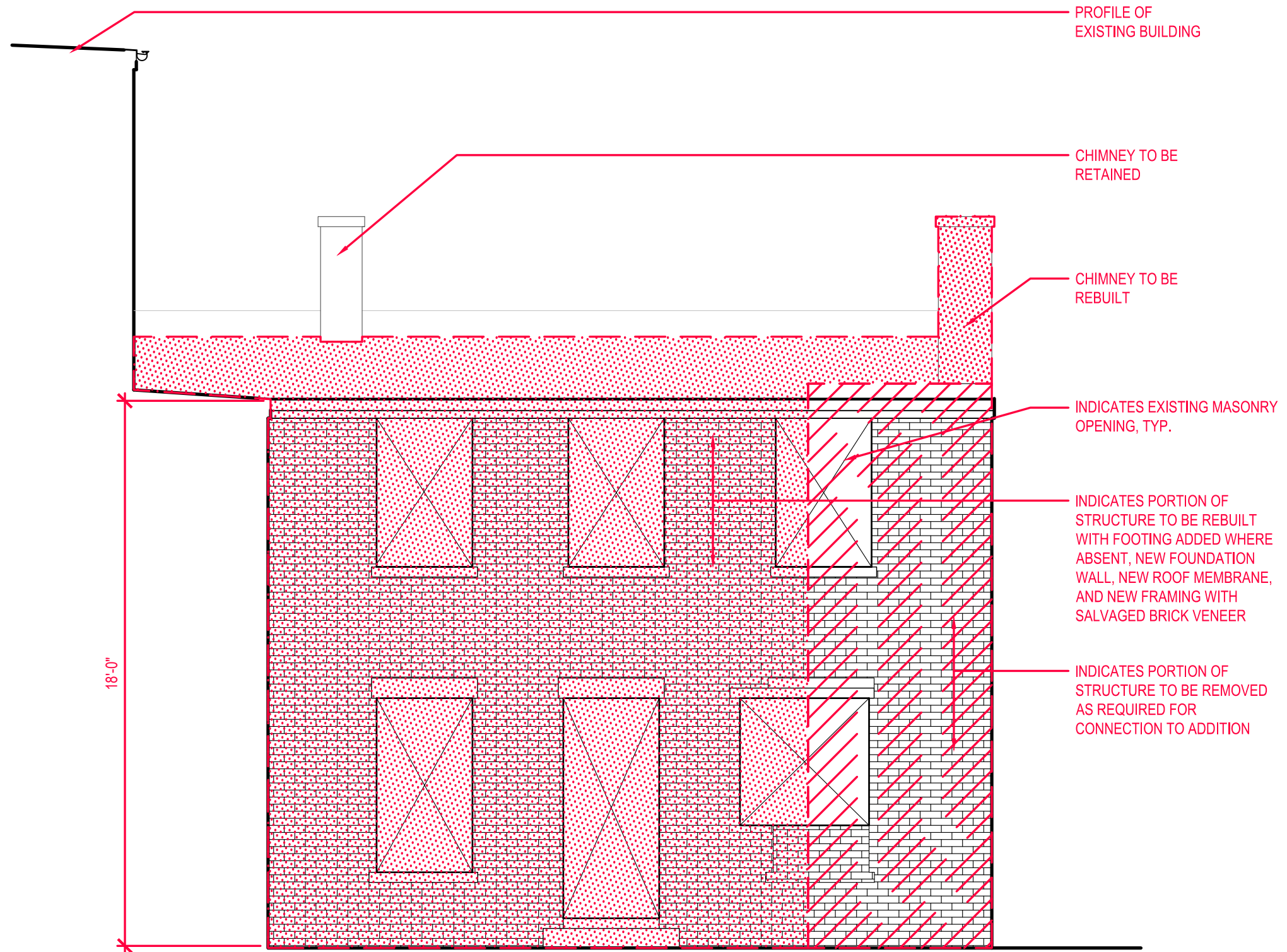
SCALE  
**N.T.S.**  
DATE  
**April 23, 2025**

SHEET

**EX-7**  
(PHOTO)



THIS DOCUMENT IS NOT FOR CONSTRUCTION UNLESS ACCOMPANIED BY THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.



**A** EXISTING BUILDING ELEVATION DIAGRAM



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**EX-7**





**A** EXISTING BUILDING PHOTO



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT , BURKE, VA 22015

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SCALE

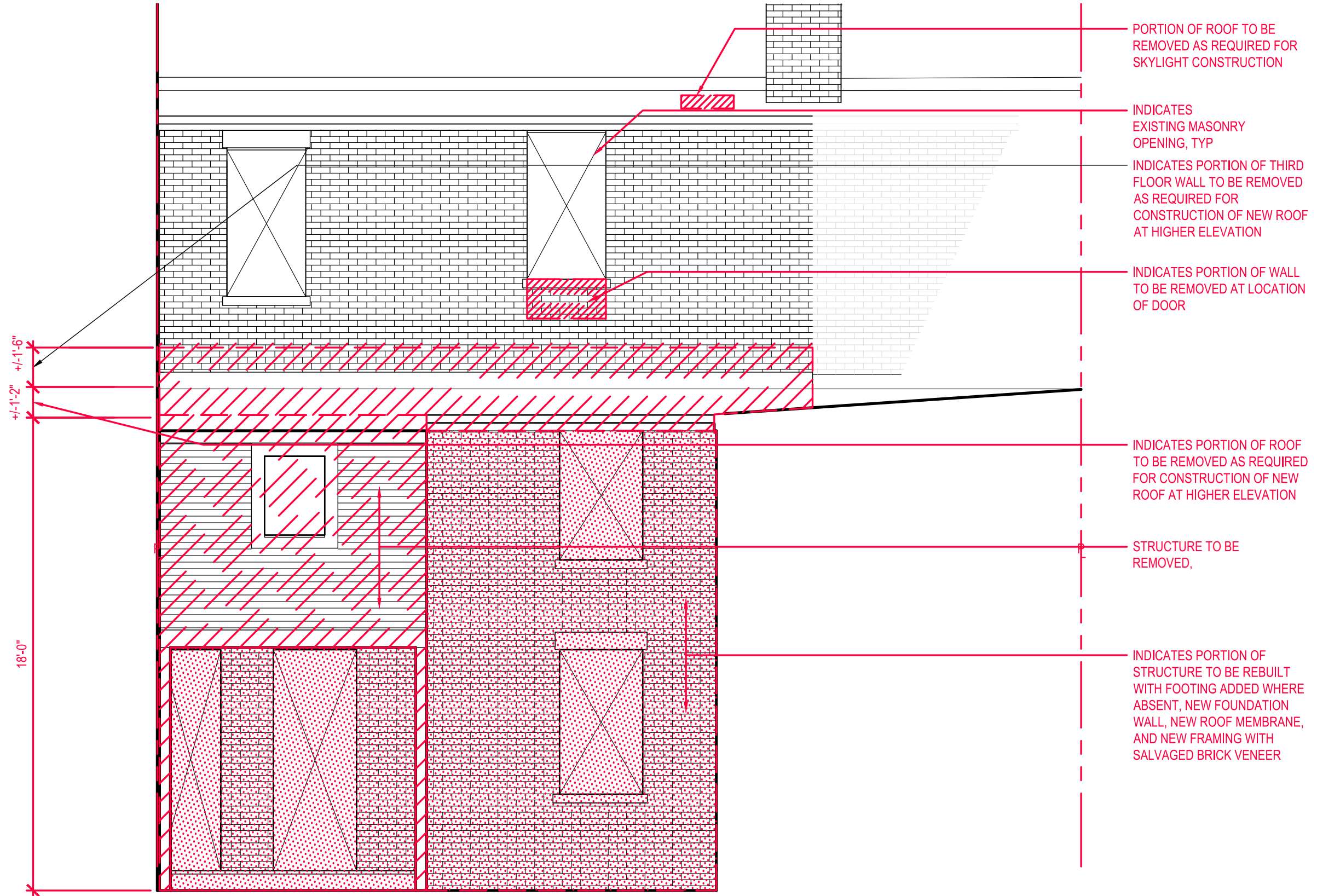
**N.T.S.**

DATE

**April 23, 2025**

SHEET

**EX-8**  
(PHOTO)



**A EXISTING BUILDING ELEVATION DIAGRAM**



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT , BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

**1/4" = 1'-0"**

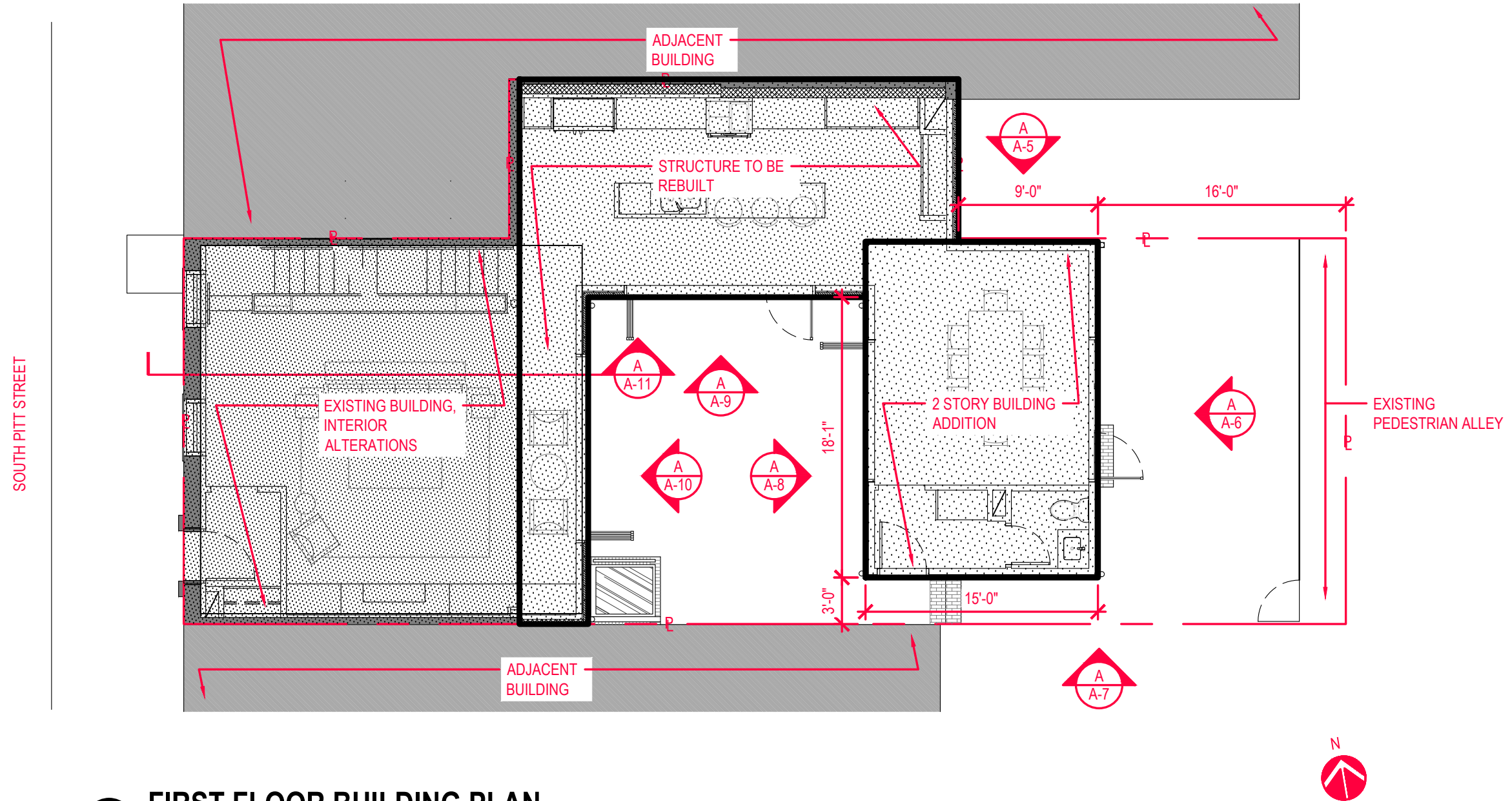
DATE

**April 23, 2025**

SHEET

**EX-8**





**A FIRST FLOOR BUILDING PLAN**



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT, BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

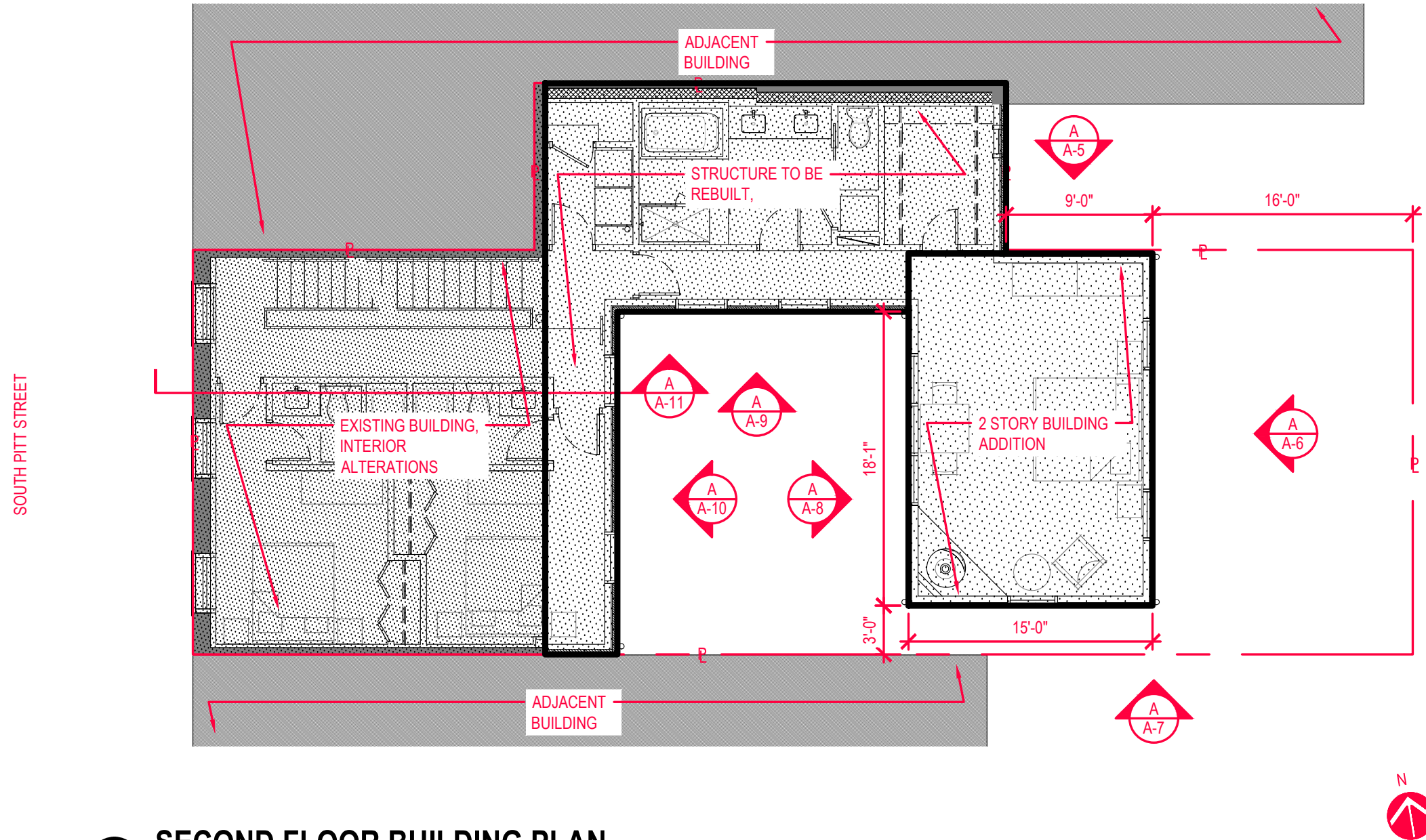
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DATE

**April 23, 2025**

SHEET

**A-1**



**A SECOND FLOOR BUILDING PLAN**

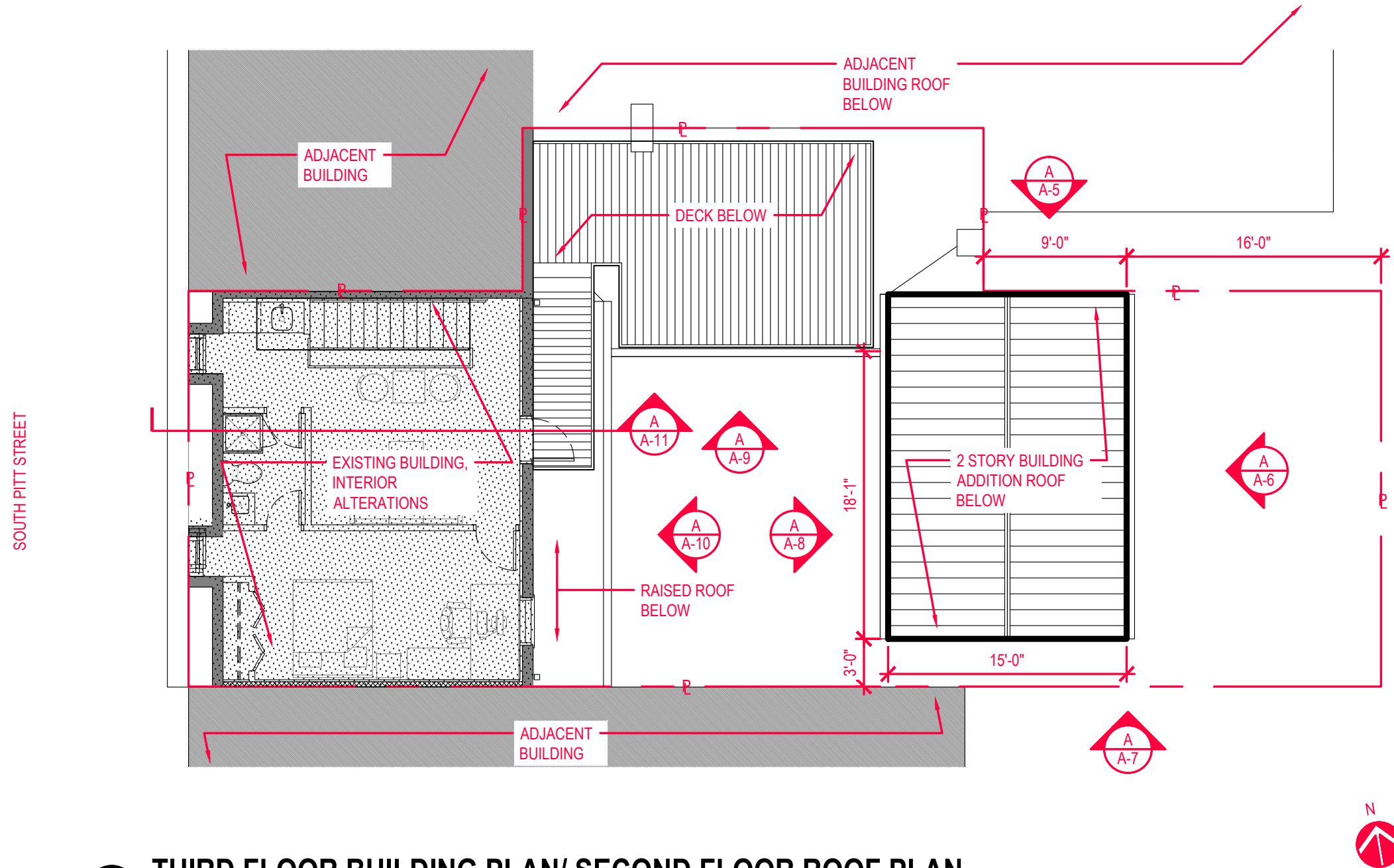


ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT, BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/8" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET  
**A-2**



**A THIRD FLOOR BUILDING PLAN/ SECOND FLOOR ROOF PLAN**



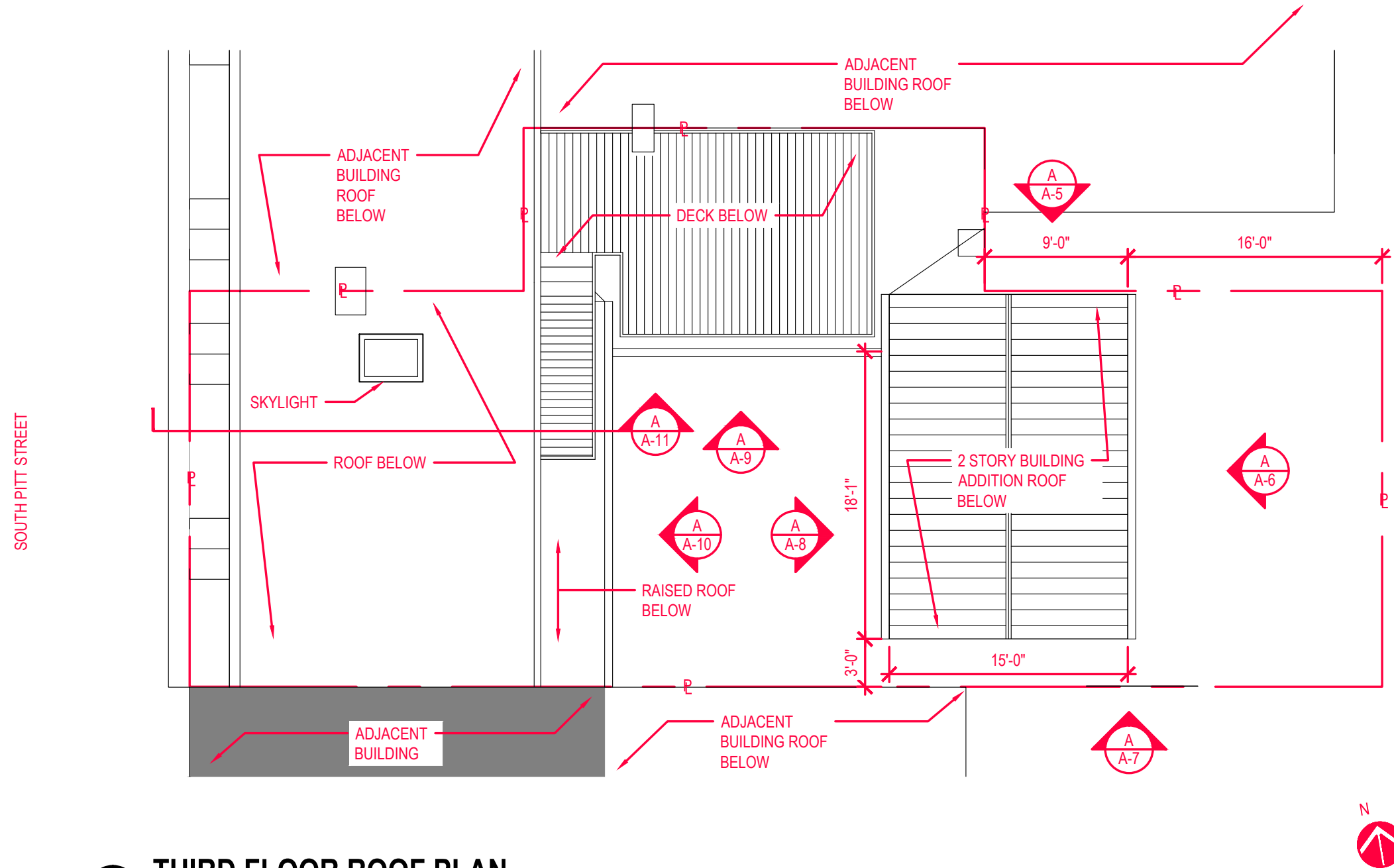
ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT, BURKE, VA 22015

TITLE  
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ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/8" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET

**A-3**



**A THIRD FLOOR ROOF PLAN**



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT, BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

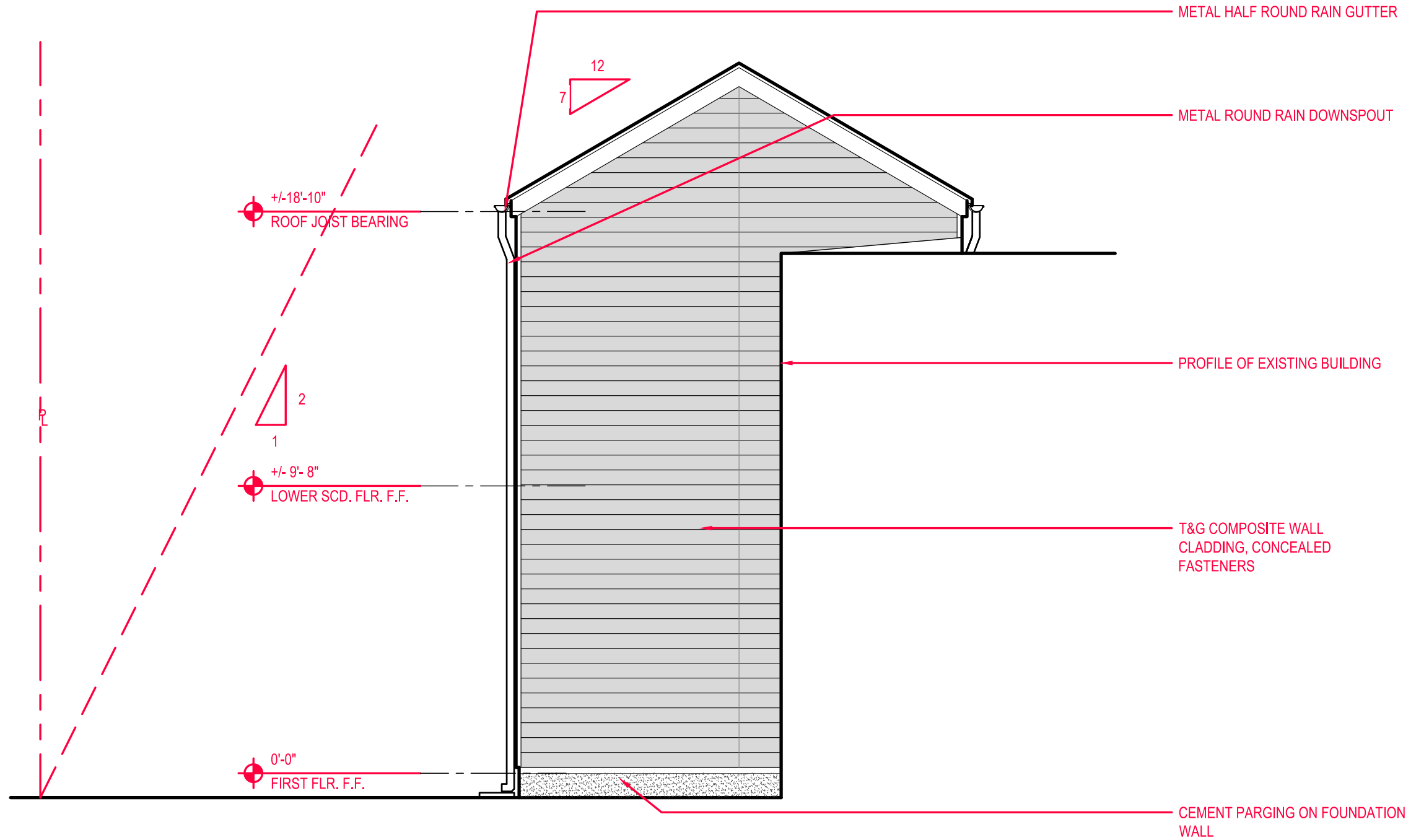
**1/8" = 1'-0"**

DATE

**April 23, 2025**

SHEET

**A-4**



**A BUILDING ELEVATION**



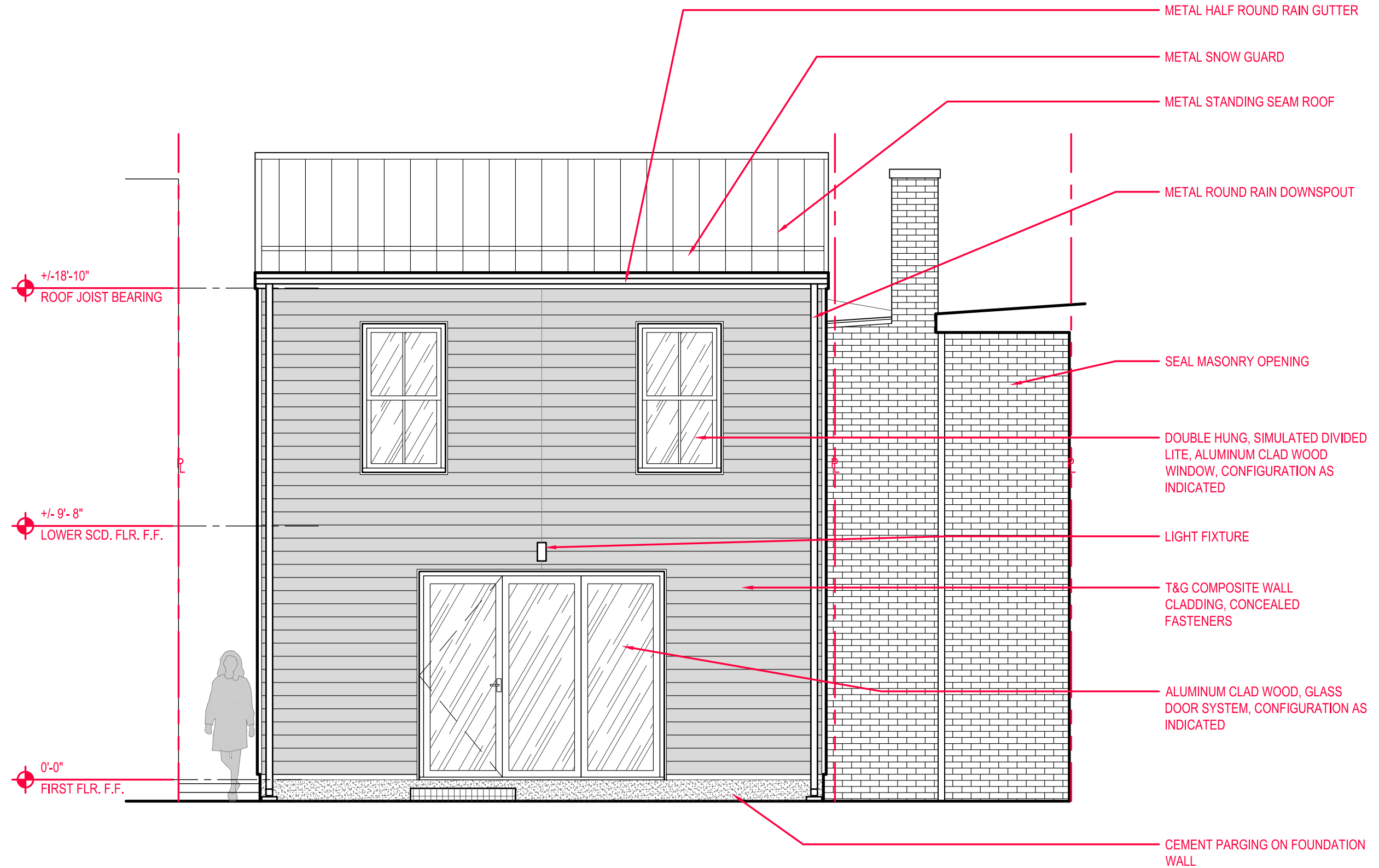
ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT, BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/4" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET

**A-5**



**A BUILDING ELEVATION**



ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT , BURKE, VA 22015

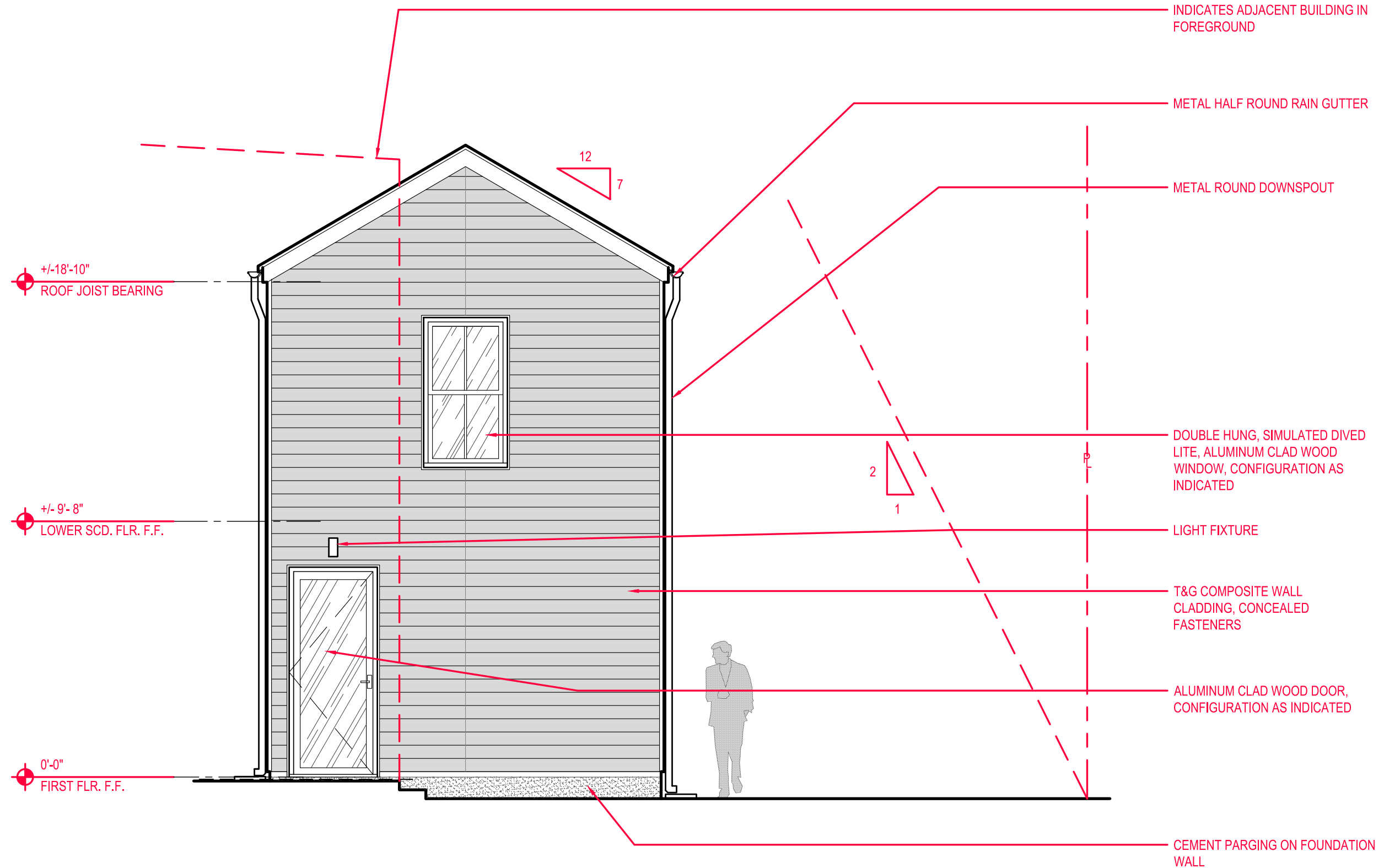
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ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/4" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET

**A-6**





**A BUILDING ELEVATION**



ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT, BURKE, VA 22015

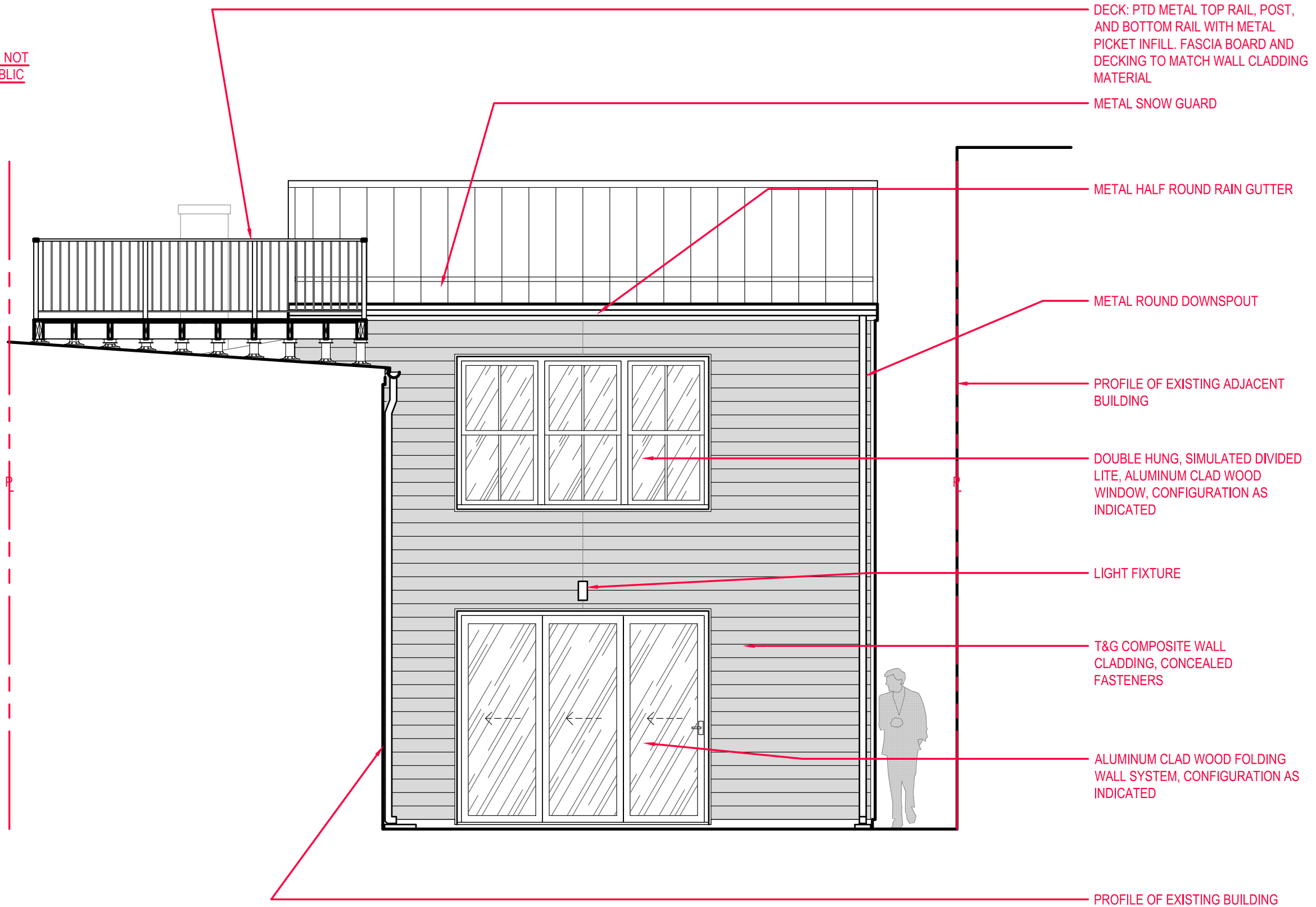
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ADDRESS  
**202 South Pitt, Alexandria, Virginia**

SCALE  
**1/4" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET

**A-7**

NOTE: ELEVATION NOT  
VISIBLE FROM PUBLIC  
WAY



**A BUILDING ELEVATION**



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT , BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

**1/4" = 1'-0"**

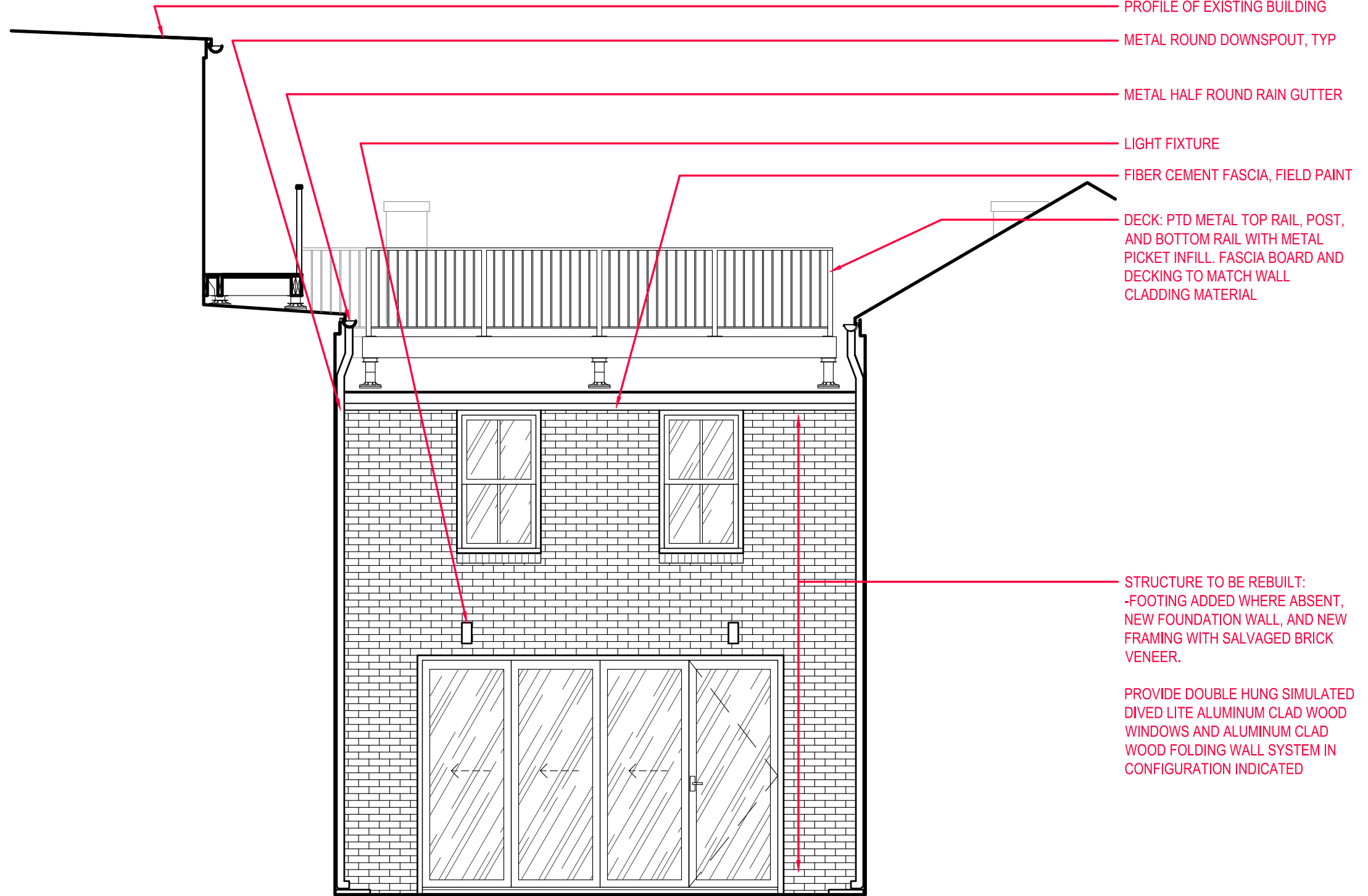
DATE

**April 23, 2025**

SHEET

**A-8**

NOTE: ELEVATION NOT  
VISIBLE FROM PUBLIC  
WAY



**A BUILDING ELEVATION**



ARCHITECTS GROUP PRACTICE  
9697 POINDEXTER COURT , BURKE, VA 22015

TITLE  
**B.A.R. Exhibit**  
ADDRESS  
**202 South Pitt, Alexandria, Virginia**

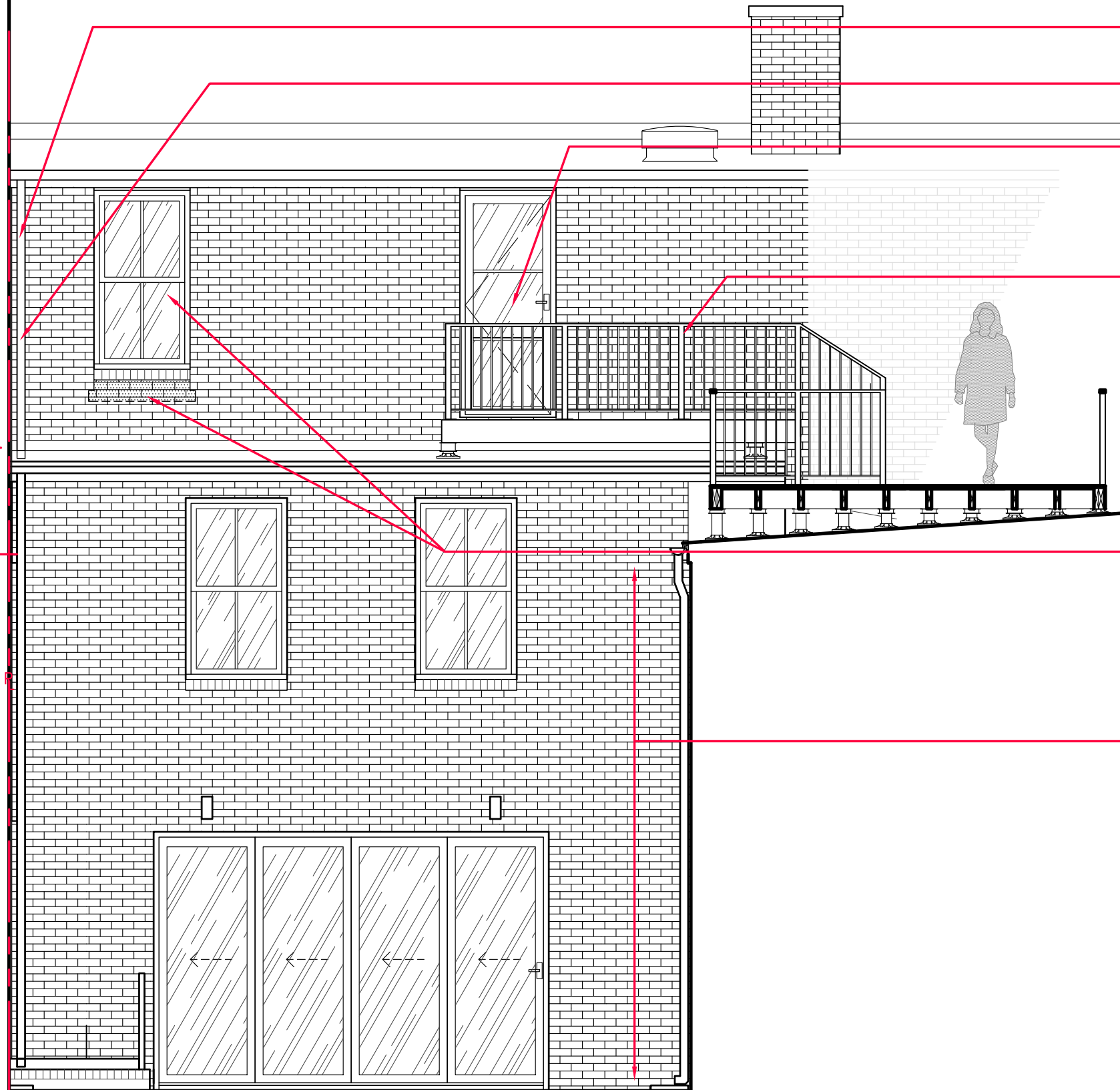
SCALE  
**1/4" = 1'-0"**  
DATE  
**April 23, 2025**

SHEET

**A-9**

NOTE: ELEVATION NOT  
VISIBLE FROM PUBLIC  
WAY

EXTERIOR WALL  
HEIGHTENED AND  
ROOF ELEVATION  
RAISED,



METAL HALF ROUND RAIN  
GUTTER, TYP

METAL ROUND DOWNSPOUT, TYP

NEW DOOR IN LOWERED  
MASONRY OPENING: ALUMINUM  
CLAD WOOD, SIMULATED DIVIDED  
LITE. CONFIGURATION AS  
INDICATED

DECK: PTD METAL TOP RAIL, POST,  
AND BOTTOM RAIL WITH METAL  
PICKET INFILL. FASCIA BOARD AND  
DECKING TO MATCH WALL  
CLADDING MATERIAL

NEW WINDOW IN RAISED OPENING:  
DOUBLE HUNG, SIMULATED DIVED  
LITE, ALUMINUM CLAD WOOD  
WINDOW, CONFIGURATION AS  
INDICATED. SEAL REMAINING  
MASONRY OPENINGS AS INDICATED

STRUCTURE TO BE REBUILT:  
-FOOTING ADDED WHERE ABSENT,  
NEW FOUNDATION WALL, AND NEW  
FRAMING WITH SALVAGED BRICK  
VENEER.

PROVIDE DOUBLE HUNG SIMULATED  
DIVED LITE ALUMINUM CLAD WOOD  
WINDOWS AND ALUMINUM CLAD  
WOOD FOLDING WALL SYSTEM IN  
CONFIGURATION INDICATED

**A BUILDING ELEVATION**



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT , BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

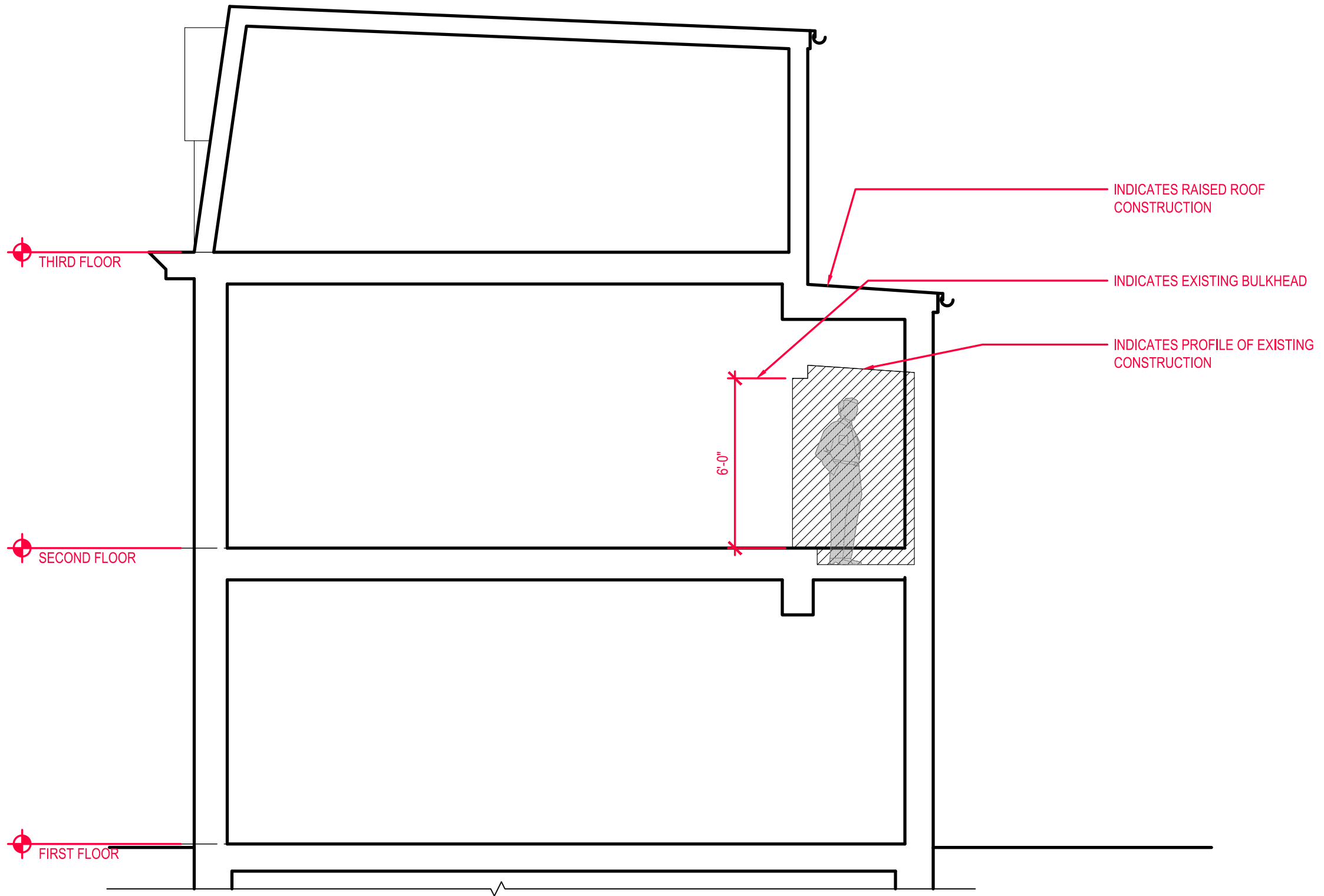
**1/4" = 1'-0"**

DATE

**April 23, 2025**

SHEET

**A-10**



A

## BUILDING SECTION STUDY



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT, BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

**N.T.S**

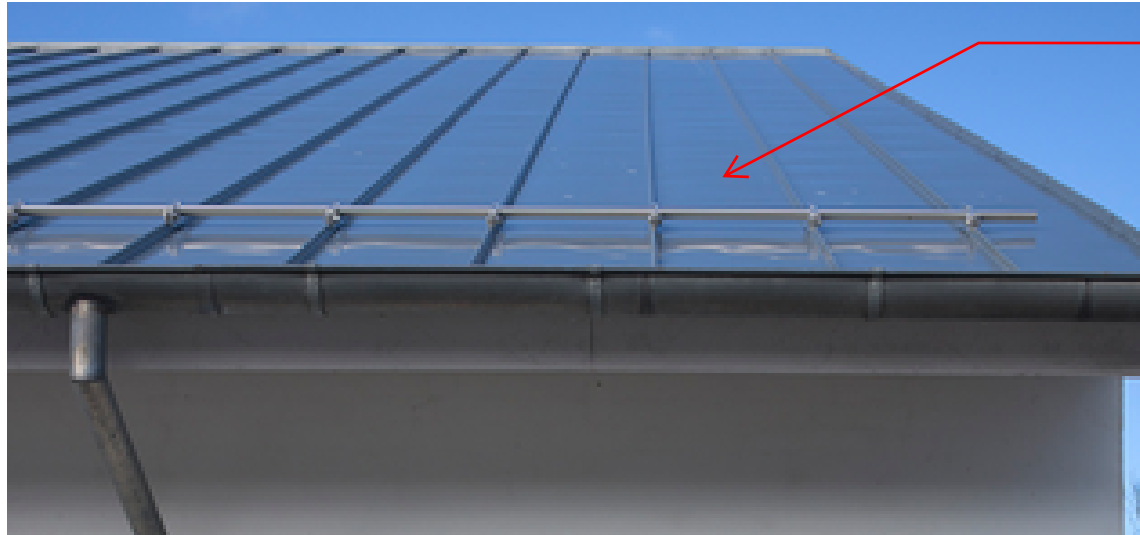
DATE

**April 23, 2025**

SHEET

**A-11**

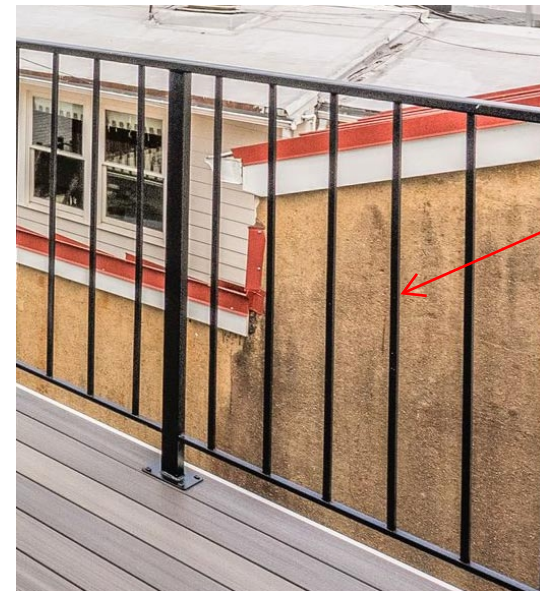




PRE WEATHERED ZINC  
STANDING SEAM METAL  
ROOF. PRODUCT AS  
MANUFACTURED BY  
RHEINZINK  
<https://www.rheinzink.us/products/roof-systems/>



COMPOSITE T&G  
WALL CLADDING, STAIN  
TO BE SELECTED,  
PRODUCT AS  
MANUFACTURED BY  
RESYSTA  
<https://resystausa.com/products/>



ROOF DECK  
GUARDRAIL:  
FABRICATED METAL  
POST AND TOP RAIL  
WITH METAL PICKET  
INFILL

## MATERIAL SELECTIONS



ARCHITECTS GROUP PRACTICE

9697 POINDEXTER COURT , BURKE, VA 22015

TITLE

**B.A.R. Exhibit**

ADDRESS

**202 South Pitt, Alexandria, Virginia**

SCALE

**N.T.S**

DATE

**April 23, 2025**

SHEET

**A-12**



Photo 1



Photo 2





Photo 3



Photo 4





Photo 5



Photo 6



Photo 7





Photo 8



Photo 9



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

**B**

## A. Property Information

A1. 202 South Pitt Street  
Street Address

RM  
Zone

A2. 2,163.00 x 1.50 = 3,244.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor	1,036.00	Stairways**	181.00
Second Floor	1,088.00	Mechanical**	
Third Floor	513.00	Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other**		Other**	
<b>B1. Total Gross</b>	2,637.00	<b>B2. Total Exclusions</b>	181.00

B1. 2,637.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 181.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 2,456.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

**Comments for Existing Gross Floor Area**

## C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	585.00	Basement**	585.00
First Floor	302.00	Stairways**	8.00
Second Floor	250.00	Mechanical**	
Third Floor		Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other		Other**	
<b>C1. Total Gross</b>	1,137.00	<b>C2. Total Exclusions</b>	593.00

C1. 1,137.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 593.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 544.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

## D. Total Floor Area

D1. 3,000.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,244.50 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space

E1. 1,076.00 Sq. Ft.  
Existing Open Space

E2. 747.00 Sq. Ft.  
Required Open Space

E3. 778.00 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: Joel deLeon c/o Architects Group Practice Ltd.

Digitally signed by Joel deLeon c/o Architects Group Practice Ltd.  
DN: C=US, E=joel@argonline.com, CN=Joel deLeon c/o Architects Group Practice Ltd.  
Date: 2025.04.24 15:53:18-04'00'

Date: 4/24/2025

[illegible]

# = NUMBER  
EM = ELECTRIC METER  
GV = GAS VALVE  
OHW = OVERHEAD WIRE  
R/W = RIGHT-OF-WAY  
SQ. FT. = SQUARE FEET  
WM = WATER METER  
WW = WINDOW WELL

NOTES:  
INSTRUMENT REF: 250001534  
PLAT SUBJECT TO RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT  
BE SHOWN.



ENGINEERING • LAND SURVEYING • PLANNING

COMMONWEALTH OF VIRGINIA

TAYLOR J. DOYLE

Lic. No. 0402060022

MAY 9, 2025

PROFESSIONAL ENGINEER

NOTE: TAX ASSESSMENT MAP NUMBER: 074.02-16-02

**DRAINAGE CERTIFICATION:**

I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

**DISTURBED AREA CERTIFICATION:**

I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

**PERMIT PLAT**

LOT 2, BLOCK 16, SECTION NO. 1

**202 S PITT ST, LLC**

INSTRUMENT# 250001534

**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 10'  
DATE: MAY 9, 2025

NOTES:  
INSTRUMENT REF: 250001534  
PLAT SUBJECT TO RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

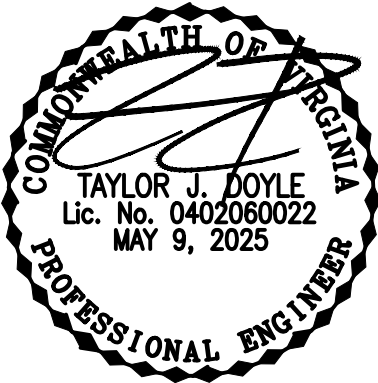
OWNER: 202 S PITT ST, LLC  
CLIENT: ANDREW SCHIEFER



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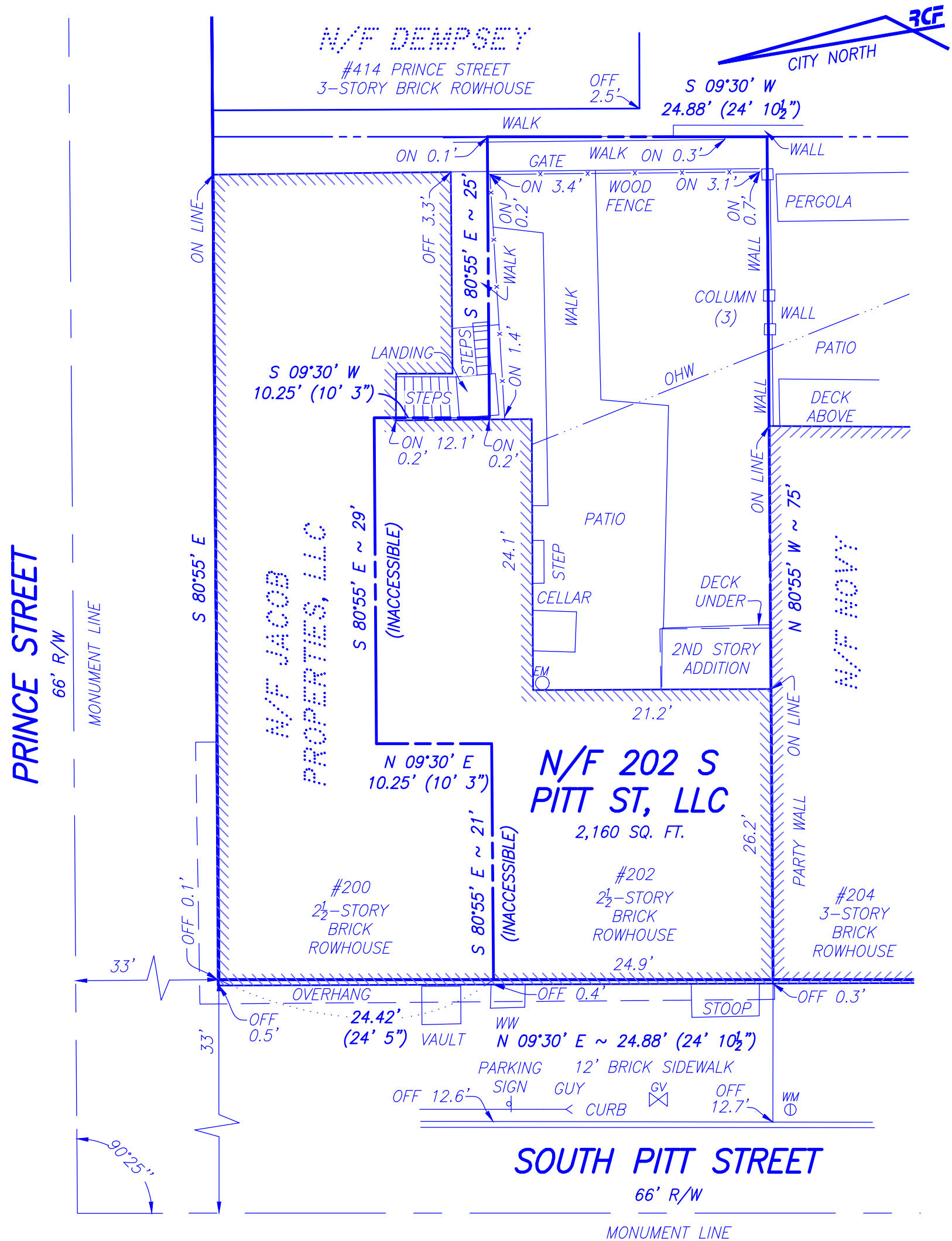
625 N. WASHINGTON ST  
SUITE 250  
ALEXANDRIA, VA 22314  
703.549.6422  
www.rcfassoc.com

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



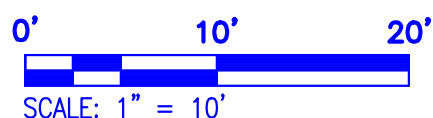


NOTE: TAX ASSESSMENT MAP NUMBER: 074.02-16-02



TEXT LEGEND:

# = NUMBER  
EM = ELECTRIC METER  
GV = GAS VALVE  
OHW = OVERHEAD WIRE  
R/W = RIGHT-OF-WAY  
SQ. FT. = SQUARE FEET  
WM = WATER METER  
WW = WINDOW WELL



# PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY  
ON THE PROPERTY OF  
**202 S PITT ST, LLC**  
INSTRUMENT #250001534  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'  
DATE: MARCH 03, 2025

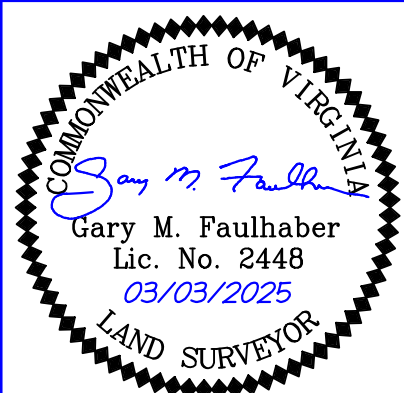
OWNER: 202 S PITT ST, LLC  
CLIENT: ANDREW SCHIEFER

NOTES:  
INSTRUMENT REF: 250001534  
PLAT SUBJECT TO RESTRICTIONS OF RECORD.  
TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE  
COMPANY, COMMITMENT #VA.01.25.8639, DATED JANUARY 14, 2025

**RCF** 625 N. WASHINGTON ST  
SUITE 250  
ALEXANDRIA, VA 22314  
703.549.6422  
[www.rcfassoc.com](http://www.rcfassoc.com)

**ENGINEERING • LAND SURVEYING • PLANNING**

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



# Mincin Patel Milano, Inc.

Consulting Structural Engineers

April 16, 2025

Mr. Andy Schiefer  
Architects Group Practice  
9697 Poindexter Ct.  
Burke, VA 22015

Re: 202 South Pitt Street, Alexandria, VA

Dear Mr. Schiefer,

We met with you at the above referenced property to review the condition of the existing structure with consideration to salvaging/repairing as much as possible given the historic nature of the buildings. The existing building(s) range from 2 stories with a basement/crawlspace to 3 stories plus a basement/crawlspace. While the basement/crawlspaces are large enough to stand in, they do not contain sufficient headroom to be considered occupiable space as is.

## **Building Description**

The existing residence fronting Pitt Street is a three-story structure with a wood framed roof, wood framed floors, and brick bearing walls. For the purpose of this report, the Pitt Street side of the property will be referred to as the West side of the property. A two-story addition was constructed along the rear of, and approximately 4' removed from, the original building. The addition was also constructed of wood framed floors and roof, an exterior brick bearing wall, and what appears to be a minimal depth crawl space. An additional, roughly 5'x10' second floor bathroom addition was constructed subsequent to the first, is also wood framed, and is supported at the exterior end by wood posts (see photo 1).

The addition appears to have been built integrally with a roughly 10'x22' two story structure at the north end of the property. This building not only shares a wall with the adjacent building (which fronts Prince Street to the north), but it also appears to have been constructed integrally with the adjacent building. The party wall appears to be wood framed with the back of the neighbor's lathe visible from within the addition, and the roof rafters and decking appear to continue across the would-be party wall. At some time in the past a new masonry wall was erected in the crawlspace, 4" of which aligns with and supports the existing party wall, the remaining 4" is exposed in the crawlspace of the addition. See photos 1 & 2 of the rear additions.

## **Existing Conditions**

The front wall of the original building appears to be allowing water infiltration into the crawl space. The inside face of the wall was intermittently wet and there were puddles on the floor at the time of our visit. The puddles may be a result of the building's exposure to the elements during the demolition of interior finishes work; however, much of the base of the brick wall below the sill height of the street level windows requires re-pointing at a minimum and selective removal and replacement (refer to photos 3-5). The partial to complete loss of mortar from the joints indicates probable water penetration through the wall. In addition, the lintels over the existing door and window openings are wood, and in at least one instance the lintel is failing (see photo 6).

The rear wall of the original building appears to be in serviceable condition. The rear wall of the addition and overall building exhibits some cracks (see photo 7) and contains wood lintels over the existing windows (see photo 1).

The first floor framing consists of 3x12 wood joists spaced at 19"o.c. and spanning approximately 19'-0". The second and third floor framing consists of 3x10 wood joists also spaced at 19"o.c. and also spanning 19'-0". Although the joists at both floors generally appear to be in good and serviceable condition, there appears to be an approximate 3/4" downward set at mid-span and the joists are somewhat bouncy.

The roof framing consists of 3x5 rafters and 3x5 ceiling joists spaced at approximately 19"o.c. and spanning 19'-0". The roof is basically a shed roof sloped toward the rear of the building. At least two of the rafters are split longitudinally (see photo 7) and all are deflecting in excess of 1". There does not appear to be a mechanical connection between the rafters and the ceiling joists at the rear wall.

The exterior brick walls of the north side two-story in-fill addition are in precarious shape. We removed some of the existing lathe along the west wall to get a better look at the brick, only to have the brick begin to fall into the building (see photo 8). Little to no mortar remains in the interior with. The front (south) wall of the addition appears to have been repaired on the past, but also appears to be in poor condition (see photo 9). The lintels at the addition are also wood. The second floor joists are parallel with the south exterior wall, and there is no mechanical connection between the floor and the wall. The wall has bowed outward approximately 2"-3" at mid-height.

The first floor framing consists of 2x9 joists spaced at 19"o.c. and spanning approximately 15'-0". The second floor framing consists of 3x6 joists at roughly 19"o.c.. and spanning 15'-0". The roof framing also consists of 3x6 joists spanning 15'-0", but the spacing of the roof joists is not at all uniform. The condition of all of the wood framing is questionable.

In addition to our review of the exposed to view structural elements, a geotechnical exploration was also performed by KT Engineering Associates, LLC. The scope of the exploration included 7 test pits to ascertain the size and elevation of existing foundations. It is important to note that no footings were encountered beneath the brick bearing walls, and the geotechnical report recommends underpinning of all bearing

walls. Underpinning the serviceable walls will need to be evaluated further with consideration to new and existing loading conditions, and implemented as dictated by that evaluation. Underpinning of already compromised walls, specifically those at the north in-fill addition, is not advised. These walls should be removed and rebuilt atop a properly sized new footing.

### **Recommendations**

We recommend that the existing west wall of the original building be repointed where practical, and rebuilt where re-pointing is not practical. Re-pointing is expected to occur below the first floor framing, and just above the first floor framing to a smaller degree. In our opinion, approximately 50% of the wall between the first floor framing and the window sill elevation will need to be removed and re-built. We recommend removal and replacement of wood lintels with structural steel angles.

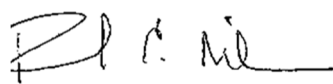
We understand that the original rear wall of the building, now an interior bearing wall, will be removed up to the underside of the roof of the attached addition, basically just below the third floor. The condition of the wall above this elevation appears to be in good and serviceable condition. We understand that a large opening is planned through the existing rear wall of the addition. Based on the fact that this wall does not have a foundation and will require underpinning, that we recommend replacement of the existing wood lintels with steel angles, and that a new opening is expected to be incorporated into the first floor façade, we recommend that this wall be removed and replaced.

The first floor framing can remain if desired. We recommend sistering the existing joists with LVL's to stiffen the floor and eliminate measurable set and the perceivable bounce. We recommend that the second floor framing be removed and replaced, as it appears to be undersized for the 19'-0" span. All of the roof rafters require reinforcement.

In our opinion, none of the structure at the north side in-fill addition is serviceable, and should be demolished. Care must be taken to maintain the integrity of the north side party wall. A new bearing wall should be constructed on top of the existing CMU wall that was added in the crawl space. The wall should also be designed to provide a fire separation between the two properties.

As always, it has been our pleasure to be of service to you. If you have any questions, our need additional information, please do not hesitate to contact our office.

Very truly yours,  
**Mincin Patel Milano, Inc.**



Paul C. Milano, P.E.  
Principal



# **GEOTECHNICAL ENGINEERING and FOUNDATION ASSESSMENT REPORT**

## **Proposed Residential Building Renovation and Addition 202 Pitt Street, City of Alexahdria, VA 22314**

### **PREPARED FOR**

Summitt Realty Investment Group  
2200 Wilson Boulevard, Suite 102-128  
Arlington, VA 22201

Attn.: Mr. Chris Clark, Project Manager

### **PREPARED BY**

**KT ENGINEERING ASSOCIATES, LLC  
4106 BALD EAGLE COURT  
RANDALLSTOWN, MD 21133**

**March 12, 2025**

# **KT ENGINEERING ASSOCIATES, LLC**

4106 Bald Eagle Court, Randallstown, MD 21133, Tel: (301) 254-7415

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March 12, 2025

Summitt Realty Investment Group  
2200 Wilson Boulevard, Suite 102-128  
Arlington, VA 22201  
Attn.: Mr. Chris Clark, Project Manager

**REF: Geotechnical Engineering and Foundation Assessment Report  
Proposed Residential Building Renovation and Addition  
202 Pitt Street, City of Alexandria, VA 22314  
Job No.: 25-020**

Dear Mr. Clark:

KT Engineering Associates, LLC (KTEA) is pleased to submit this geotechnical engineering and foundation Assessment report for the above referenced project. The proposed construction will consist of adding an addition to the back of the existing building and renovating the existing building. Services performed under this agreement included drilling one (1) hand auger boring to a depth of 15 feet below grade in the back of the existing building with dynamic penetrometer (DCP) testing inside the hand auger boring on March 8, 2025 for subsurface investigations, excavating seven (7) test pits (TP-1, TP-2, TP-3A, TP-3B, TP-4A, TP-4B and TP-5) inside the existing building and the proposed addition on March 8, 2025 to a depth of 8.5 feet each below the top of the cellar slab or the top of the ground surface to inspect the existing foundations, evaluate the soil bearing capacity and provide underpinning recommendations. Dynamic Cone Penetrometer (DCP) tests were performed inside the hand auger boring and the test pits. to determine the subsurface conditions and the soil bearing capacity, visual classification of soil samples obtained per ASTM D-2488, soil classification of representative samples in the laboratory per ASTM D-2487 and the preparation of a geotechnical engineering and foundation assessment report. Our report includes the following:

- a. General subsurface conditions within the area of the existing building and proposed building addition.
- b. Foundation recommendations for support of the building. Allowable bearing pressure and estimated settlement are included.
- c. Backfill recommendations. Comments on suitability of on-site soils for reuse as backfill are included.
- d. Recommended lateral earth pressure against below grade walls.
- e. Foundation drainage recommendations.
- f. Recommended lateral earth pressures against retaining walls.

Services for environmental study, wetland and asbestos study, in-situ infiltration testing, erosion control, cost or quantity estimate and construction inspection are not included in the scope of this study.

It has been a pleasure serving you on this project. If you have any questions regarding this report, or if we can be of further service in any way, please contact us.

Very truly yours,

**KT ENGINEERING ASSOCIATES, LLC**



Koré Tall, MSCE  
Geotechnical Division Manager



Luelseged Mengistu, P.E.  
Commonwealth of Virginia

Appendix:

## **DESCRIPTION OF SITE AND PROPOSED CONSTRUCTION**

The site is located at 202 Pitt Street in the City of Alexandria in Virginia. An existing three-story attached residential building to be renovated is located at the site. An addition is also planned in the back of the house.

The proposed construction will consist of adding an addition to the back of the existing building and renovating the building. No other details of the proposed construction are available at this time. For our study, however, we have assumed a maximum column and wall loads of 250 kips and 7 klf, respectively.

## **SUBSURFACE CONDITIONS**

Services performed under this agreement included drilling one (1) hand auger boring to a depth of 15 feet below grade in the back of the existing building with dynamic penetrometer (DCP) testing inside the hand auger boring on March 8, 2025 for subsurface investigations, excavating seven (7) test pits (TP-1, TP-2, TP-3A, TP-3B, TP-4A, TP-4B and TP-5) inside the existing building and the proposed addition on March 8, 2025 to a depth of 8.5 feet each below the top of the cellar slab or the top of the ground surface to inspect the existing foundations, evaluate the soil bearing capacity and provide underpinning recommendations. Dynamic Cone Penetrometer (DCP) tests were performed inside the hand auger boring and the test pits. The results are indicated on the hand auger boring and test pit logs presented in the Appendix at the end of this report. A description of DCP test is included in the Appendix at the end of this report. The location of the hand auger boring and the test pits are included in the hand auger and test pit location plan in the Appendix at the end of this report.

### **a. Soil Stratification**

The hand auger boring and test pits indicated the following generalized soil strata underlying the site:

Stratum A: Existing fill consisting of dark brown, brown and gray and brown silty sand, mica, lean clay with gravel, trace seashell pieces, lean clay with gravel, trace seashell pieces and lean clay. This Stratum was encountered inside the hand auger boring below 8 inches of topsoil and extended to a depth of 3 feet below grade. This Stratum was also encountered inside test pits TP-3A to TP-5 below the slab on grade and extended to depths of 0.7 to 3.4 feet below the top of the cellar slab on grade. DCP values of 3 to 10 blows per 1.75 inches of DCP cone penetration were recorded, indicating generally loose to medium dense sands and medium stiff clays.

Stratum B: Brown and gray, grayish-brown, tannish-brown, grayish-brown and gray, tannish-brown and gray and brown lean CLAY \*CL)and lean CLAY with sand (CL) of natural origin. This Stratum was encountered below Stratum A and extended to depth of 13.0 feet below grade, the maximum depth of the test pit. DCP values of 8 to over 20 blows per 1.75



inch of DCP cone penetration were recorded, indicating generally medium stiff to very stiff consistency.

Stratum C: Brown silty SAND (SM) of natural origin. This Stratum was encountered inside test pit TP-2 below Stratum A from 0.4 to 2.5 feet below grade. DCP blowcounts values of 8 to 10 blows per 1.75 inch of DCP cone penetration were recorded, indicating generally medium dense soils.

b. Geology

The existing fill of Stratum A is believed to be from previous development at the site. The lean clay of Stratum B and the silty sand of Stratum C are believed to be part of the Potomac group of the Cretaceous geologic age.

c. Groundwater

Groundwater was not encountered inside the hand auger boring or the test pits during the subsurface investigation. The hand auger boring and test pits were backfilled at completion. Fluctuations in the groundwater table should, however, be expected depending on precipitation, evaporation, and other similar factors.

## **SOIL LABORATORY TESTING**

Laboratory tests were performed on selected samples and the results are summarized as follows:

Stratum B: Two (2) samples from this stratum recovered inside test pit TP-1 at 4 feet below the top of the cellar slab on grade and inside test pit TP-2 at a depth of 6 feet below the ground surface were tested. The gradation test indicated that the samples consisted of 0.6 percent gravel, 10.1 to 16.2 percent sand and 83.2 to 89.3 percent fines. The samples were plastic with liquid limits values ranging between 38 and 44 and plasticity index values ranging between 18 and 25. The samples classified as lean CLAY (CL) and lean CLAY with sand (CL) per ASTM D-2487. The sample tested had natural moisture content values of 18.4 to 18.6 percent.

The moisture content values are shown on the hand auger boring and test pit logs at the end of this report. The soil laboratory test results are presented in the Appendix at the end of this report.

## **FOUNDATION RECOMMENDATIONS**

Spread footings are considered feasible and are recommended for support of the proposed building and the existing building should be underpinned.

### **a. Proposed Building**

The natural lean clay of Stratum B is expected to be encountered at the foundation level. Footings founded on Stratum B natural soils or new compacted structural fill may be designed for a soil bearing pressure of 2,000 psf. We recommend that wall footings be at least 16-inch wide. Column footings should be at least 24 inch square for considerations of puncher failure. Two No. 4 rebars are further recommended in the footing. Footings should not bear on any existing fill of Stratum A due to the possibility for excessive settlements.

Perimeter footings and footings in any unheated areas should be founded at least 2.5 feet below the final exterior grade for frost protection. Footings may be stepped up or down as necessary. In that case, a slope of 1.5H to 1V or flatter should be maintained between the bottom edges of the adjacent footings.

Total settlement of footings is not expected to exceed 1 inch and differential settlement should not exceed half of this amount.

### **b. Test Pits Findings and Foundation Assessment**

Test pit No. TP-1 excavated against the cellar western portion of the existing 3-story building indicated the following:

TP-1 is a boring.

Test pit No. TP-2 excavated against the patio indicated the following:

TP-2 is a boring.

Test pit No. TP-3A excavated against the cellar southern party wall indicated the following:

The top of the brick footing was encountered at 5 inches below the top of the 2-inch thick cellar slab on grade. The brick footing is 2.5 inches thick and has a lateral projection of 2.5 inches from the face of the cellar party wall. The brick footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin. The locations of the test pit and pictures of the test pit are included in the Appendix.

The top of the 2-inch thick cellar concrete floor slab on grade is 71 inches (5.92 feet) below the bottom of the 9.5-inch thick wood beam supporting the cellar ceiling.

Test pit No. 3B against the cellar southern portion indicated the following:

The brick wall is the footing. The bottom of the brick wall is 14 inches below grade and has no lateral projection. The brick wall is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin. The location of the test pit and pictures of the test pit are included in the Appendix.

The top of the 2-inch thick cellar concrete floor slab on grade is 71 inches (5.92 feet) below the bottom of the 9.5-inch thick wood beam supporting the cellar ceiling.

Test pit No. 4A against the cellar southern party wall indicated the following:

The top of the brick footing was encountered at 8 inches below the top of the 3-inch thick cellar slab on grade. The brick footing has no lateral projection from the face of the cellar party wall. The brick footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin. The location of the test pit and pictures of the test pit are included in the Appendix.

The top of the 3-inch thick cellar concrete floor slab on grade is 73 inches (6.08 feet) below the bottom of the 9.75-inch thick wood beam supporting the cellar ceiling.

Test pit No. 4B against the cellar western non-party wall indicated the following:

The top of the brick footing was encountered at 7 inches below the top of the 3-inch thick cellar slab on grade. The brick footing is 3 inches thick and has a lateral projection of 3.75 inches from the face of the cellar western party wall. The brick footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin. The location of the test pit and pictures of the test pit are included in the Appendix.

The top of the 3-inch thick cellar concrete floor slab on grade is 73 inches (6.08 feet) below the bottom of the 9.75-inch thick wood beam supporting the cellar ceiling.

Test pit No. 5 outside the southern party wall with the proposed addition indicated the following:

The top of the concrete footing was encountered at 41 inches below the top of the ground surface. The concrete footing is 6 inches thick and has a lateral projection of 10 inches from the face of the cellar party wall. The concrete footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin. The location of the test pit and pictures of the test pit are included in the Appendix.

Due to the presence of relatively small brick foundations, we recommend underpinning of the existing footings in order to secure the existing building. The underpinning should extend into the natural medium stiff to very stiff lean clay of Stratum B and may be designed for a bearing capacity of 2,000 psf when founded on Stratum B natural soils. An underpinning plan should be provided by a structural engineer licensed in the Commonwealth of Virginia.

If groundwater is encountered during underpinning piers excavation, sump pumps with sump pits are recommended during construction. The sump pumps and sump pits should go down to at least 3 feet below the underpinning piers subgrades in order to allow the dewatering and construction.

c. Floor Slab

An earth-supported floor slab is considered feasible for the proposed building. We recommend that a 4-inch gravel base along with a 6-mil plastic be placed under the slab as a moisture barrier. A wire mesh should be provided for the slab support.

d. Misc. Recommendations

Downspout expansion should be installed to discharge roof runoff away from the building. A positive grading away from the building should be maintained at all times.

## **BELOW GRADE WALLS**

a. Lateral Earth Pressure

Below grade walls should be designed to resist lateral earth pressures. An equivalent fluid pressure of 46H (psf) is recommended for the design of below grade walls. A typical recommended earth pressure diagram is shown at the end of this report. Any surcharge occurring adjacent to the wall should be considered for the design as illustrated in the diagram. The walls should be dampproofed.

b. Backfill

Materials classified as ML, SM, SP, SW or more granular soils in accordance with ASTM D-2487 are considered suitable for backfill. Materials larger than 3 inches in diameter should not be used for backfill. All materials proposed for backfill should be tested and approved by the geotechnical engineer prior to use. The silty sand of Strata A and C is considered suitable for reuse as backfill material against below grade walls. The lean clay of Stratum B should not be used as backfill material due to its swelling potential.

Backfill should be placed in lifts not exceeding 8 inches in loose thickness and be compacted to at least 90 percent of the maximum dry density as determined by ASTM D-698, except in structural areas where 95 percent of the same standard is required. Backfill should not be placed until the strength of the concrete wall reaches at least 75 percent of the design strength or adequate bracing is installed.



c. Footing Drain

Perimeter footing drains are recommended along the cellar walls. The perimeter footing drain may consist of a 4-inch diameter corrugated slotted pipe surrounded by 6-inch pea gravel. Filter fabric such as Mirafi 140N is further recommended to wrap the pea gravel. A typical detail of foundation drainage detail is presented at the end of this report.

## **RETAINING WALLS**

We recommend that the following soil parameters be used for the design of retaining walls:

Unit weight,  $\gamma = 120$  pcf

Angle of Internal Friction = 33 Degrees

Active Earth Pressure,  $K_a = 0.31$

Passive Earth pressure,  $K_p = 3.25$

Cohesion = 0 psf

Soil Bearing capacity = 2,000 psf on the natural soils of Strata B or on new compacted structural fill. The frost depth should be at least 2.5 feet below the final exterior grade for frost protection.

a. Lateral earth Pressure

The retaining walls should be designed to resist lateral earth pressures. An equivalent fluid pressure of 37H (psf) is recommended. Any surcharge occurring adjacent to the wall should also be considered for the design as illustrated in the diagram. A recommended lateral earth pressure diagram is included in the Appendix.

b. Backfill

Backfill behind the retaining walls should consist of ML, SM, SP, SW, ML or more granular soils according to ASTM D-2487. Backfill soils should also have a liquid limit and plasticity index of no greater than 40 and 20, respectively. Backfill behind the wall should be placed in 8-inch loose lifts and compacted to at least 95 percent of the maximum Standard Proctor dry density (ASTM D-698) in structural areas and to at least 90 percent of the same standard in grass areas, with a moisture content range of minus to plus 2 percent of optimum. The silty sand of Strata A and B is considered suitable for reuse as backfill material against retaining walls. The lean clay of Stratum B should not be used as backfill material due to its swelling potential.

Materials classified as ML, SM or more granular should be used as backfill materials against the retaining walls.

The 12 inch clay cover at the surface should be sloped at least 5 percent.

c. Weepholes

We recommend that weepholes be installed at 5 foot on center along the bottom of retaining wall for drainage purposes.

## **SITE GRADING**

Site preparation will include removal of grass covered surficial soil with organics and trees. Depth of stripping and undercutting is estimated at about 8 inches. Following stripping and any cut, and before any fill is placed, the subgrade should be proofrolled with a pneumatic roller, loaded tandem-wheel dump truck, or similar equipment. Areas identified during the proofrolling process as soft or exhibiting “pumping” tendencies should be undercut, processed and recompacted or removed and replaced with suitable fill, whichever is appropriate.

Fill for general areas should be free of organics and debris and rock fragments in excess of 3-in. in any dimension. In the upper 18 inches of fill, maximum particle size should be limited to about 1.5 inches. As per ASTM D-2487 classification, select fill should consist of low-plasticity sandy lean clay (CL), lean Clay (CL), clayey SAND (SC), poorly graded SAND (SP), clayey gravel (GC), SILT (ML), Silt with sand (ML), sandy SILT (ML) with a liquid limit and plasticity index of less than 40 and 20 respectively, or an approved alternate. The silty sand of Strata A and C and the lean clay of Strata B are considered suitable for reuse as compacted structural fill material.

Fill soils should be compacted to at least of 95 percent of the maximum Standard Proctor dry density (ASTM D-698) in structural areas and to at least 90 percent of the same standard in grass areas, with a moisture content range of minus to plus 2 percent of optimum. Fill should be placed in a nominal 8-inch-thick loose lifts. Each lift of fill should be properly compacted, tested and approved prior to placing subsequent lifts.

## **CONSTRUCTION CONSIDERATIONS**

a. Spread Footings

Subgrade for footings should be observed by the geotechnical engineer to ascertain that footings are placed on a suitable subgrade as recommended herein. Care should be taken during excavation to minimize the disturbance of the bearing soils. We recommend that footings be excavated and poured the same day in order to preclude ponding of any surface water in the footing excavation.

b. Floor Slab Subgrade

The floor subgrade should be observed by a geotechnical engineer prior to placement of the

gravel base. Where the subgrade has been disturbed due to construction activity or other causes, the disturbed material should be replaced with crushed stone or compacted fill.

c. Observation During Construction

The analysis and recommendations included in this report are based on the data obtained from the hand auger borings and test pit performed at the locations indicated on the hand auger boring and test pit location plan.

It is recommended that **KTEA** be retained as a quality control agency to perform professional observations for footing and floor subgrade observation.

**GENERAL AND LIMITATIONS**

This report has been prepared through the interpretation of subsurface investigation and test data at the point investigated in order to aid in the evaluation of this site and to assist your office in the design of the project. It is intended for use with regard to the specific project discussed herein and any substantial changes in building loads, location, or grades should be brought to our attention so that we may determine how this may affect our recommendations.

Some variations in the soil conditions should be anticipated. An allowance should be established to account for additional costs that may be required during construction.

We have prepared this report for the use of the design professional for design purposes in accordance with generally accepted geotechnical engineering practices.

## **APPENDIX**

1. Soil Classification
2. Soil Laboratory Testing Results
3. Dynamic Cone Penetrometer Test
4. Lateral Earth Pressure Diagram and Foundation Drain Detail against  
Below Grade Walls
5. Subdrainage Detail
6. Lateral Earth Pressure Diagram and Footing Drain Details against  
Retaining Walls
7. Hand Auger Boring and Test Pit Logs
8. Hand Auger Boring and Test Pit Location Plan
9. Pictures of Test Pits



# **SOIL CLASSIFICATION CHART** (ASTM D-2487)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup>				Soil Classification		
				Group Symbol	Group Name <sup>B</sup>	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3^E$	GW	well-graded GRAVEL <sup>F</sup>	
		Less than 5% fines <sup>C</sup>	$Cu < 4$ and/or $1 > Cc > 3^E$	GP	poorly graded GRAVEL <sup>F</sup>	
		Gravels with Fines	Fines classify as ML or MH	GM	silty GRAVEL <sup>F,G,H</sup>	
		More than 12 % fines <sup>C</sup>	Fines classify as CL or CH	GC	clayey GRAVEL <sup>F,G,H</sup>	
	Sands 50 % or more of coarse fraction passes No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3^E$	SW	well-graded SAND <sup>I</sup>	
		Less than 5 % fines <sup>D</sup>	$Cu < 6$ and/or $1 > Cc > 3^E$	SP	poorly graded SAND <sup>I</sup>	
		Sands with Fines	Fines classify as ML or MH	SM	silty SAND <sup>G,H,I</sup>	
		More than 12 % fines <sup>D</sup>	Fines classify as CL or CH	SC	clayey SAND <sup>G,H,I</sup>	
		Fine-Grained Soils 50 % or more passes the No. 200 sieve	inorganic	$PI > 7$ and plots on or above "A" line <sup>J</sup>	CL	lean CLAY <sup>K,L,M</sup>
				$PI < 4$ or plots below "A" line <sup>J</sup>	ML	SILT <sup>K,L,M</sup>
			organic	$\frac{\text{Liquid limit - oven dried}}{\text{Liquid limit - not dried}} < 0.75$	OL	organic CLAY <sup>K,L,M,N</sup>
Silts and Clays Liquid limit 50 or more	inorganic		PI plots on or above "A" line	CH	fat CLAY <sup>K,L,M</sup>	
			PI plots below "A" line	MH	elastic SILT <sup>K,L,M</sup>	
	organic	$\frac{\text{Liquid limit - oven dried}}{\text{Liquid limit - not dried}} < 0.75$	OH	organic CLAY <sup>K,L,M,P</sup>		
					organic SILT <sup>K,L,M,Q</sup>	
Highly Organic Soils	Primarily organic matter, dark in color, and organic odor			PT	PEAT	

<sup>A</sup> Based on the material passing the 3-in. (75mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

<sup>C</sup> Gravels with 5 to 12 % fines require dual symbols:  
GW-GM well-graded GRAVEL with silt  
GW-GC well-graded GRAVEL with clay  
GP-GM poorly graded GRAVEL with silt  
GP-GC poorly graded GRAVEL with clay

<sup>D</sup> Sand with 5 to 12 % fines require dual symbols:  
SW-SM well-graded SAND with silt  
SW-SC well-graded SAND with clay  
SP-SM poorly graded SAND with silt  
SP-SC poorly graded SAND with clay

<sup>E</sup>  $Cu = D_{60} / D_{10}$   $Cc = (D_{30})^2 / (D_{10} \times D_{60})$

<sup>F</sup> If soil contains  $\geq 15$  % sand, add "with sand" to group name.

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

<sup>H</sup> If fines are organic, add "with organic fines" to group name.

<sup>I</sup> If soil contains  $\geq 15$  % gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in hatched area, soil is a CL-ML, silty CLAY.

<sup>K</sup> If soil contains 15 to 29 % plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30$  % plus No. 200, predominantly sand, add "sandy" to group name.

<sup>M</sup> If soil contains  $\geq 30$  % plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup> PI  $\geq 4$  and plots on or above "A" line.

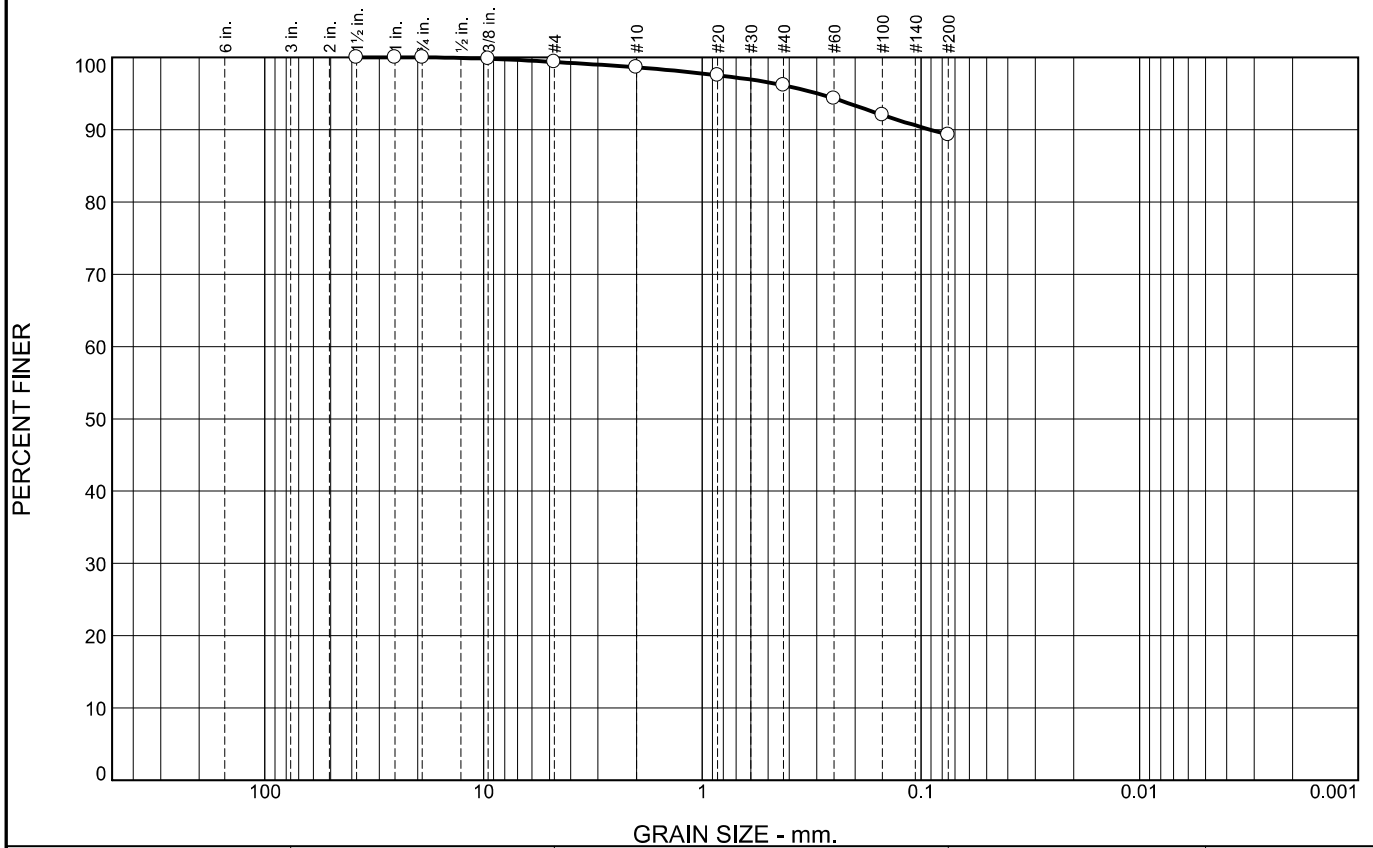
<sup>O</sup> PI < 4 or plots below "A" line.

<sup>P</sup> PI plots on or above "A" line.

<sup>Q</sup> PI plots below "A" line.

"Some" indicates presence of negligible amount of material.

# Particle Size Distribution Report



% +3"	% Gravel	% Sand	% Silt	% Clay
0.0	0.6	10.1		89.3

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1.5	100.0		
1.0	100.0		
.75	100.0		
.375	99.8		
#4	99.4		
#10	98.6		
#20	97.5		
#40	96.2		
#60	94.3		
#100	92.0		
#200	89.3		

\* (no specification provided)

<b><u>Material Description</u></b>		
Tannish-brown and gray lean CLAY		
<b><u>Atterberg Limits</u></b>		
PL= 19	LL= 44	PI= 25
<b><u>Coefficients</u></b>		
D <sub>90</sub> = 0.0907	D <sub>85</sub> =	D <sub>60</sub> =
D <sub>50</sub> =	D <sub>30</sub> =	D <sub>15</sub> =
D <sub>10</sub> =	C <sub>u</sub> =	C <sub>c</sub> =
<b><u>Classification</u></b>		
USCS= CL	AASHTO=	
<b><u>Remarks</u></b>		
Moisture Content = 18.4%		

Source of Sample: TP-1 Depth: 4.0'

Date: 03/11/2025

KT ENGINEERING ASSOCIATES, LLC

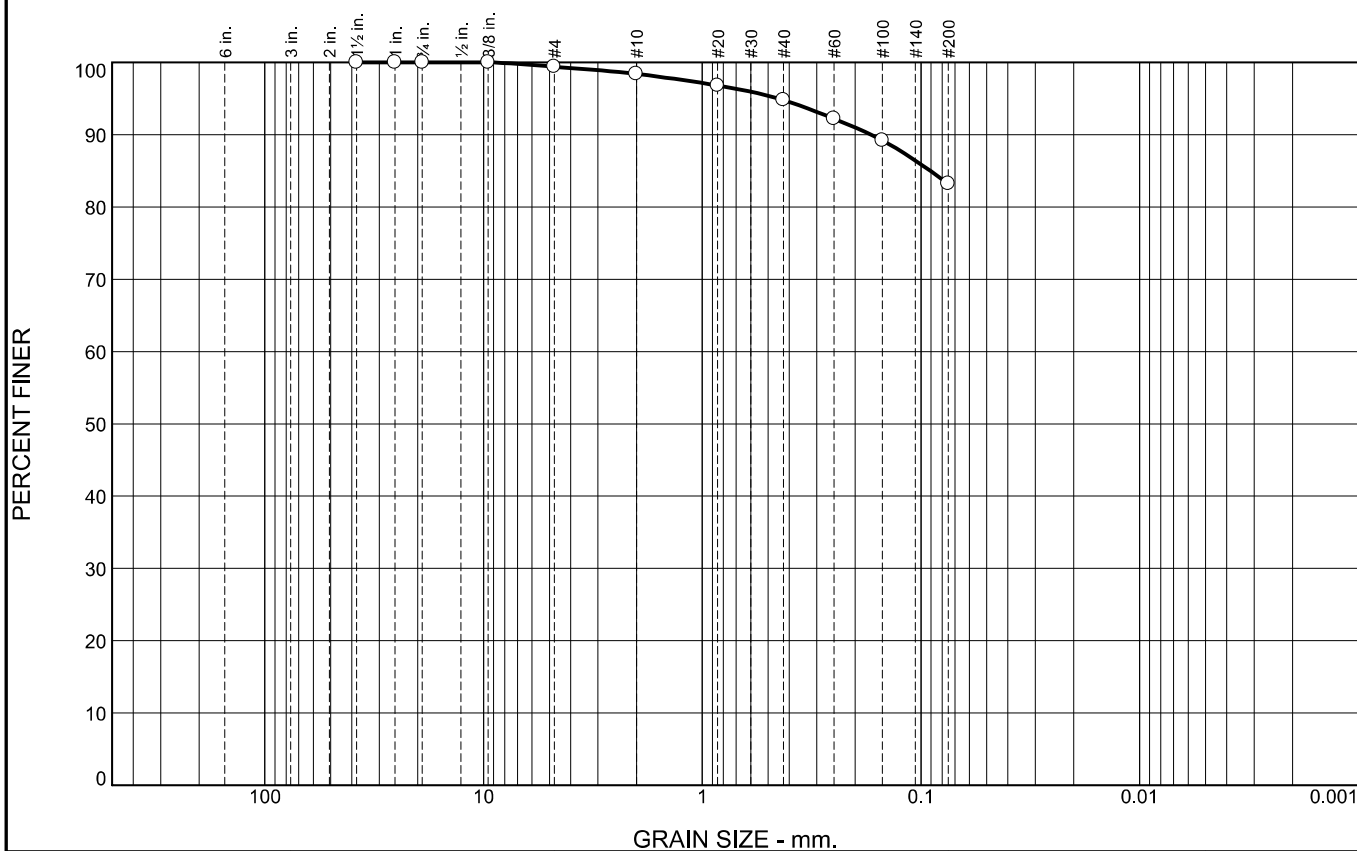
Client: Summit Realty Investment Group  
Project: Proposed Building Addition and Renovation  
202 Pitt Street, City of Alexandria, VA

Randallstown, Maryland

Project No: 25-020

Figure

# Particle Size Distribution Report



% +3"	% Gravel	% Sand	% Silt	% Clay
0.0	0.6	16.2	83.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1.5	100.0		
1.0	100.0		
.75	100.0		
.375	100.0		
#4	99.4		
#10	98.4		
#20	96.8		
#40	94.8		
#60	92.2		
#100	89.2		
#200	83.2		

\* (no specification provided)

## Material Description

Grayish-brown lean CLAY with sand

PL= 20      **Atterberg Limits**      LL= 38      PI= 18

**Coefficients**  
D<sub>90</sub>= 0.1691      D<sub>85</sub>= 0.0908      D<sub>60</sub>=  
D<sub>50</sub>=      D<sub>30</sub>=      D<sub>15</sub>=  
D<sub>10</sub>=      C<sub>u</sub>=      C<sub>c</sub>=

**Classification**  
USCS= CL      AASHTO=

**Remarks**  
Moisture Content = 18.6%

Source of Sample: TP-2      Depth: 6.0'

Date: 03/11/2025

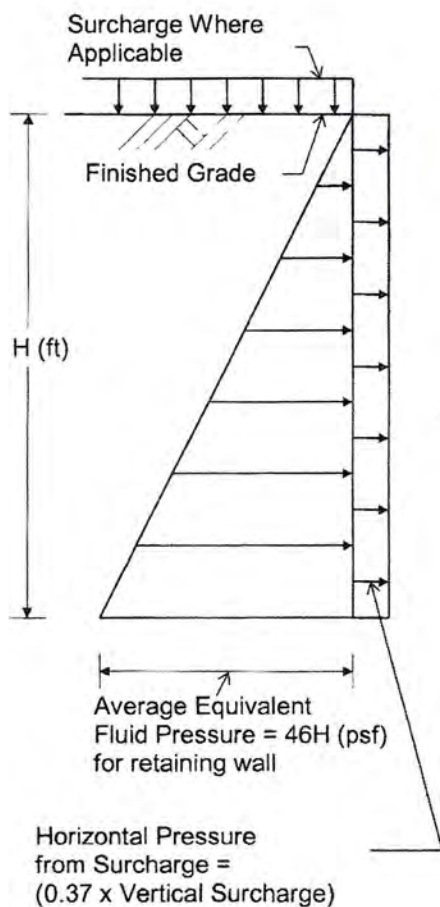
KT ENGINEERING ASSOCIATES, LLC

Client: Summit Realty Investment Group  
Project: Proposed Building Addition and Renovation  
202 Pitt Street, City of Alexandria, VA

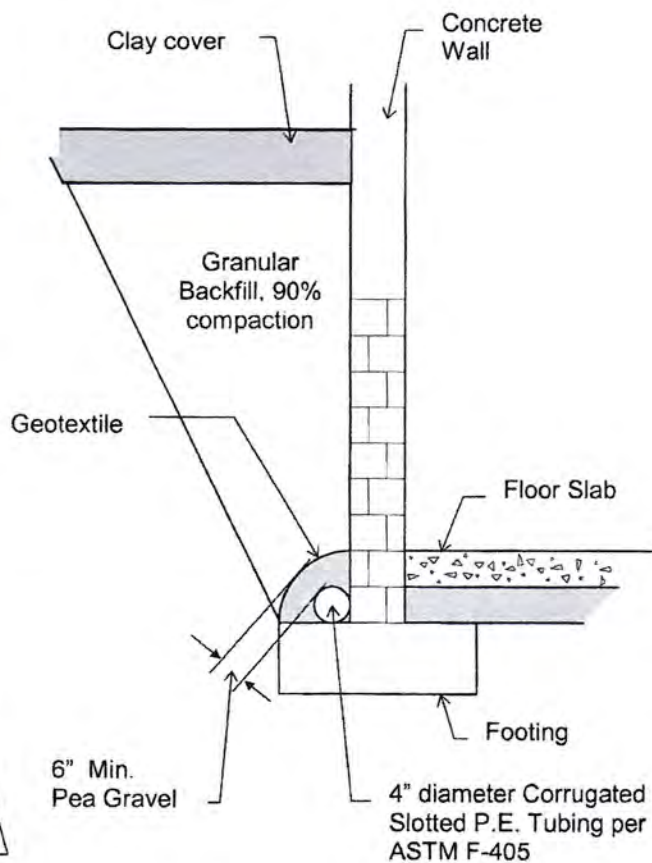
Randallstown, Maryland

Project No: 25-020

Figure



LATERAL PRESSURE DIAGRAM  
NTS



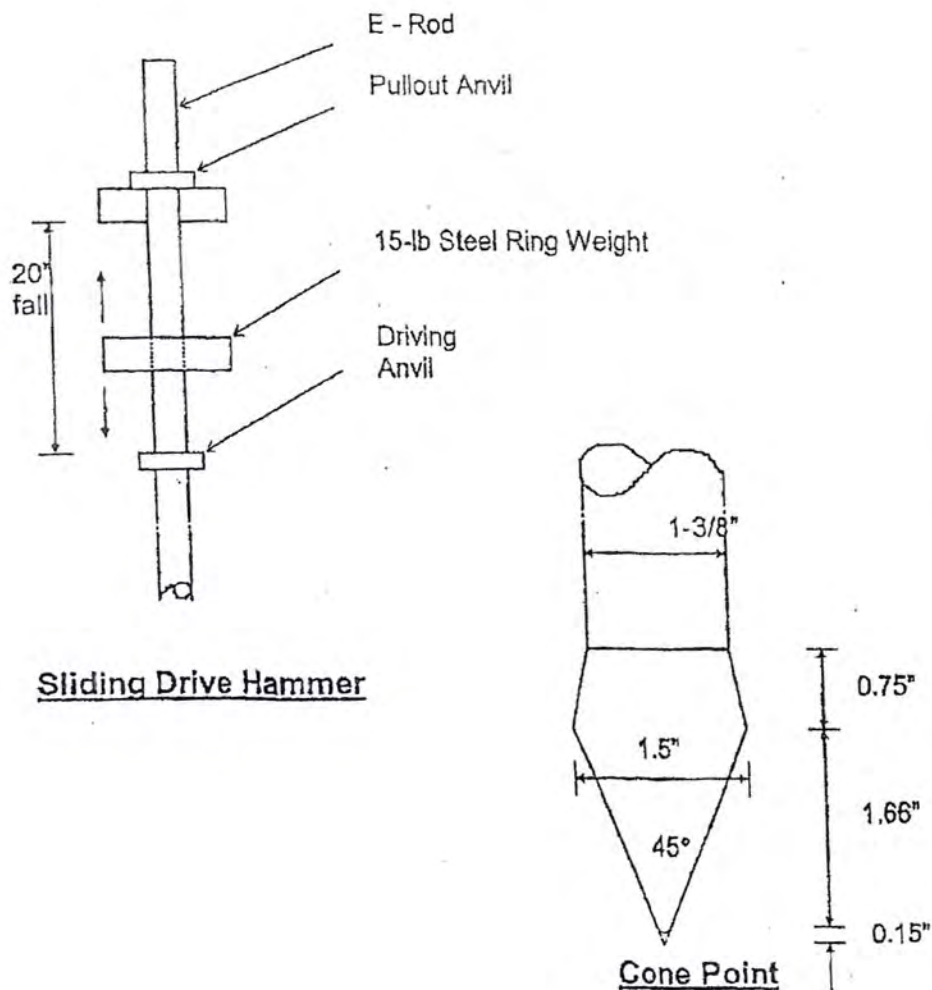
TYPICAL SECTION OF FOOTING DRAIN  
NTS

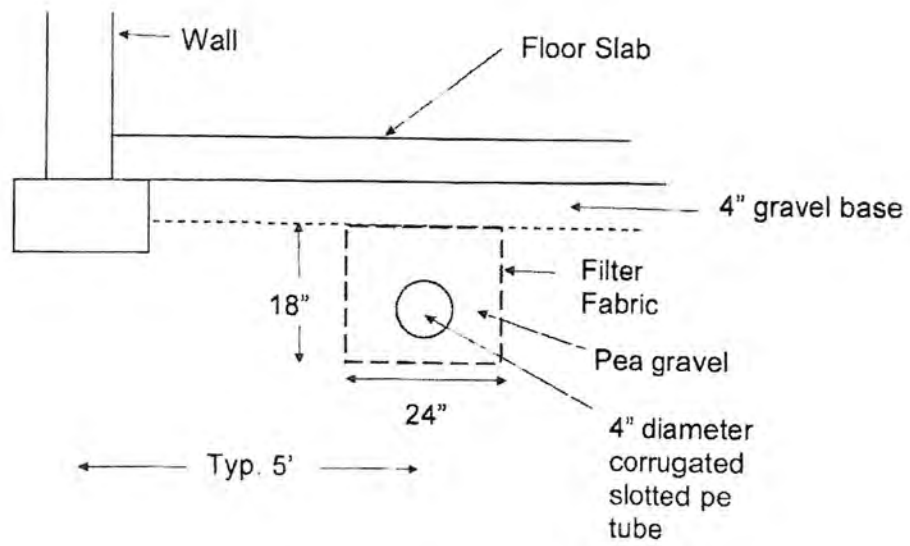
KT ENGINEERING ASSOCIATES, LLC



## DYNAMIC CONE PENETROMETER TEST

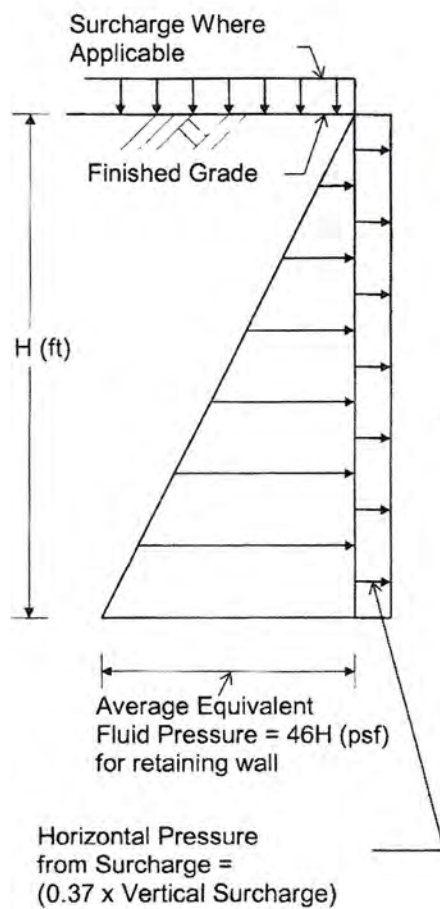
1. The cone point is seated 2 inches into the disturbed bottom of hole and is further driven 1-3/4 inches using a 15 lb hammer falling 20 inches. Hammer blows required for driving 1-3/4 inches are recorded as DCP value.
2. This test is generally performed in accordance with ASTM STP 399.
3. Schematic view of the penetrometer is shown below:



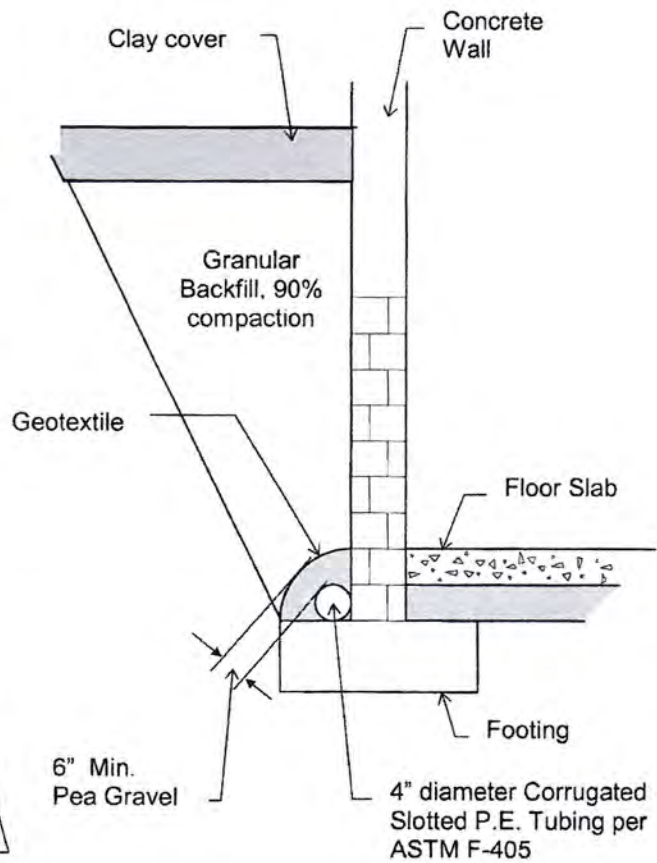


Section A - A  
Not to Scale

Typical Section of Subdrainage



LATERAL PRESSURE DIAGRAM  
NTS



TYPICAL SECTION OF FOOTING DRAIN  
NTS

KT ENGINEERING ASSOCIATES, LLC





<b>HAND AUGER BORING LOG</b>						
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition		<b>DATE OBSERVED:</b> 3-08-2025				
<b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA		<b>TESTED BY</b> : Kore Tall				
<b>CLIENT:</b> Summit Realty Properties Group		<b>PROJECT NO</b> : 25-020				
<b>BORING NO.</b> B-1 (In the east of the existing building where the proposed addition is planned)				<b>ELEVATION:</b> GS		
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION	ASTM	STRA- TUM	MOIS- TURE (%)	
0 — 1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10 — 11 — 12 — 13 — 14 — 15 —	3-3-4  8-10-13  11-13-15  18-20-20+  19-20+  20+  20+  20+	0.0'  3.0'  8.0'  10.5'  15.0'	Topsoil (8") Dark brown silty sand, trace mica, loose to medium dense, moist  Brown and gray lean CLAY, medium stiff to very stiff, moist  Grayish-brown lean CLAY with sand, medium stiff to very stiff, moist  Tannish-brown lean CLAY with sand, medium stiff to very stiff, moist  Bottom of Boring at 15.0 feet	FILL  CL  CL        	A  B           	

<b>WATER ENCOUNTERED AT:</b> Dry <i>*DCPT : Dynamic Cone Penetrometer Test.</i>	<b>NOTE:</b> <i>GS = Ground Surface</i>
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**KT ENGINEERING ASSOCIATES, LLC**

<b>TEST PIT LOG</b>					
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition <b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA <b>CLIENT:</b> Summit Realty Properties Group			<b>DATE OBSERVED:</b> 3-08-2025 <b>TESTED BY :</b> Kore Tall <b>PROJECT NO :</b> 25-020		
<b>TEST PIT NO. TP-1</b> (Against the cellar western portion of the existing 3-story building)					<b>ELEVATION:</b> TOCS
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION	ASTM	STRA-TUM	MOIS-TURE (%)
0 —	9-10-11	0.0'	FILL	A	14.8% @ 4.0'
1 —		Concrete Slab on Grade (3") Gravel (2")			
2 —	15-16-19	0.5'	CL	B	
3 —		Brown and gray lean CLAY, medium stiff to very stiff, moist			
4 —	18-20+	2.0'			
5 —		Grayish-brown lean CLAY, medium stiff to very stiff, moist			
6 —	20+	4.0'			
7 —		Tannish-brown lean CLAY, medium stiff to very stiff, moist			
8 —	20+	6.0'			
9 —		Tannish-brown lean CLAY with sand, medium stiff to very stiff, moist			
10 —		8.5'			
11 —		Bottom of Test Pit at 8.5 feet			
12 —		The top of the 3-inch thick cellar concrete floor slab on grade is 70.25 inches (5.85 feet) below the bottom of the 11.5-inch thick wood beam supporting the cellar ceiling.			

<b>WATER ENCOUNTERED AT:</b> Dry <i>*DCPT : Dynamic Cone Penetrometer Test.</i>	<b>NOTE:</b> <i>TOCS = Top of Cellar Slab</i>
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**KT ENGINEERING ASSOCIATES, LLC**

<b>TEST PIT LOG</b>						
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition			<b>DATE OBSERVED:</b> 3-08-2025			
<b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA			<b>TESTED BY :</b> Kore Tall			
<b>CLIENT:</b> Summit Realty Properties Group			<b>PROJECT NO :</b> 25-020			
<b>TEST PIT NO.</b> TP-2 (Against the patio)			<b>ELEVATION:</b> GS			
DEPTH (FT)	*DCPT Blows/1.75"	“	ASTM	STRA- TUM	MOIS- TURE (%)	
0 — — 1 — — 2 — — 3 — — 4 — — 5 — — 6 — — 7 — — 8 — — 9 — — 10 — — 11 — — 12 —	4-4-6  8-9-10  8-10-12  12-15-16  17-20+	0.0'  0.4'  2.5'  6.0'  8.5'	Brick (21/4") Sand (3")	FILL  SM  CL  CL	A  C  B	14.6 @ 6.0'
			Brown and gray silty SAND, medium dense, moist			
			Brown and gray lean CLAY, medium stiff to very stiff, moist			
			Grayish-brown lean CLAY with sand, medium stiff to very stiff, moist			
			Bottom of Test Pit at 8.5 feet			
<b>WATER ENCOUNTERED AT:</b> Dry			<b>NOTE:</b>			
*DCPT : Dynamic Cone Penetrometer Test.			GS = Ground Surface			

KT ENGINEERING ASSOCIATES, LLC

<b>TEST PIT LOG</b>					
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition <b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA <b>CLIENT:</b> Summit Realty Properties Group			<b>DATE OBSERVED:</b> 3-08-2025 <b>TESTED BY :</b> Kore Tall <b>PROJECT NO :</b> 25-020		
<b>TEST PIT NO. TP-3A</b> (Against the cellar southern party wall)					<b>ELEVATION:</b> TOCS
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION	ASTM	STRA- TUM	MOIS- TURE (%)
0 —	13-14-17	0.0'			
1 —		Concrete Slab on Grade (2") Gravel Base (3 inches)	FILL	A	
2 —	11-18-19	0.7'			
3 —		Dark brown lean clay with gravel, trace seashell pieces, medium stiff, moist	CL	B	
4 —	18-19-20+	0.7'	<b>The top of the brick footing was encountered at 5 inches below the top of the 2-inch thick cellar slab on grade. The brick footing is 2.5 inches thick and has a lateral projection of 2.5 inches from the face of the cellar party wall. The brick footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin.</b>		
5 —					
6 —					
7 —	20+	2.4'	Brown and gray lean CLAY, medium stiff to very stiff, moist		
8 —					
9 —					
10 —	20+	6.4'	Grayish-brown lean CLAY with sand, medium stiff to very stiff, moist		
11 —		CL			
12 —		CL			
		8.5'	Tannish-brown lean CLAY with sand, medium stiff to very stiff, moist		
		Bottom of Test Pit at 8.5 feet			
		The top of the 2-inch thick cellar concrete floor slab on grade is 71 inches (5.92 feet) below the bottom of the 9.5-inch thick wood beam supporting the cellar ceiling.			

<b>WATER ENCOUNTERED AT:</b> Dry *DCPT : Dynamic Cone Penetrometer Test.	<b>NOTE:</b> TOCS = Top of Cellar Slab
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KT ENGINEERING ASSOCIATES, LLC

TEST PIT LOG						
PROJECT: Proposed Building Renovation and Vertical Addition			DATE OBSERVED: 3-08-2025			
LOCATION: 202 Pitt Street, City of Alexandria, VA			TESTED BY : Kore Tall			
CLIENT: Summit Realty Properties Group			PROJECT NO : 25-020			
TEST PIT NO. TP-3B (Against the cellar southern portion)				ELEVATION: TOCS		
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION		ASTM	STRA- TUM	MOIS- TURE (%)
0 —	13-14-17	0.0'	Concrete Slab on Grade (2")	FILL	A	
1 —		Gravel Base (3 inches)				
2 —	11-18-19	1.2'	Dark brown lean clay with gravel, trace seashell pieces, medium stiff, moist	CL	B	
3 —						
4 —	18-19-20+		The brick wall is the footing. The bottom of the brick wall is 14 inches below grade and has no lateral projection. The brick wall is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin.			
5 —						
6 —	20+	2.4'	Brown and gray lean CLAY, medium stiff to very stiff, moist	CL		
7 —						
8 —	20+	6.4'	Grayish-brown lean CLAY with sand, medium stiff to very stiff, moist	CL		
9 —						
10 —		8.5'	Tannish-brown lean CLAY with sand, medium stiff to very stiff, moist	CL		
11 —						
12 —			Bottom of Test Pit at 8.5 feet			
			The top of the 2-inch thick cellar concrete floor slab on grade is 71 inches (5.92 feet) below the bottom of the 9.5-inch thick wood beam supporting the cellar ceiling.			

<b>WATER ENCOUNTERED AT:</b> Dry *DCPT : Dynamic Cone Penetrometer Test.	<b>NOTE:</b> TOCS = Top of Cellar Slab
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KT ENGINEERING ASSOCIATES, LLC



<b>TEST PIT LOG</b>									
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition <b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA <b>CLIENT:</b> Summit Realty Properties Group			<b>DATE OBSERVED:</b> 3-08-2025 <b>TESTED BY :</b> Kore Tall <b>PROJECT NO :</b> 25-020						
<b>TEST PIT NO. TP-4A</b> (Against the cellar southern party wall)					<b>ELEVATION:</b> TOCS				
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION	ASTM	STRA-TUM	MOIS-TURE (%)				
0 —	8-9-10	0.0'	FILL	A					
1 —		11-14-16				Concrete Slab on Grade (3") Gravel Base (2 inches) Brown lean clay, trace seashell pieces, medium stiff, moist			
2 —						0.7'			
3 —	14-17-18	8	CL	B					
4 —						17-19-20+	The top of the brick footing was encountered at 8 inches below the top of the 3-inch thick cellar slab on grade. The brick footing has no lateral projection from the face of the cellar party wall. The brick footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin. Brown and gray lean CLAY, medium stiff to very stiff, moist		
5 —								2.7'	
6 —	20+	4.7'	CL						
7 —						6.7'	CL		
8 —								8.5'	CL
9 —									
10 —	8.5'	CL	CL						
11 —				CL					
12 —	CL								
Bottom of Test Pit at 8.5 feet  The top of the 3-inch thick cellar concrete floor slab on grade is 73 inches (6.08 feet) below the bottom of the 9.75-inch thick wood beam supporting the cellar ceiling.									

**WATER ENCOUNTERED AT:** Dry  
 \*DCPT : Dynamic Cone Penetrometer Test.

**NOTE:**  
 TOCS = Top of Cellar Slab

**KT ENGINEERING ASSOCIATES, LLC**

<b>TEST PIT LOG</b>					
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition <b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA <b>CLIENT:</b> Summit Realty Properties Group			<b>DATE OBSERVED:</b> 3-08-2025 <b>TESTED BY :</b> Kore Tall <b>PROJECT NO :</b> 25-020		
<b>TEST PIT NO.</b> TP-4B (Against the cellar western non-party wall)			<b>ELEVATION:</b> TOCS		
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION	ASTM	STRA-TUM	MOIS-TURE (%)
0 —	8-9-10	0.0'			
1 —					
2 —					
3 —	11-14-16	0.7'			
4 —					
5 —					
6 —	14-17-18				
7 —					
8 —					
9 —	17-19-20+				
10 —					
11 —					
12 —	20+				

**WATER ENCOUNTERED AT:** Dry  
*\*DCPT : Dynamic Cone Penetrometer Test.*

**NOTE:**  
*TOCS = Top of Cellar Slab*

**KT ENGINEERING ASSOCIATES, LLC**

<b>TEST PIT LOG</b>					
<b>PROJECT:</b> Proposed Building Renovation and Vertical Addition <b>LOCATION:</b> 202 Pitt Street, City of Alexandria, VA <b>CLIENT:</b> Summit Realty Properties Group			<b>DATE OBSERVED:</b> 3-08-2025 <b>TESTED BY :</b> Kore Tall <b>PROJECT NO :</b> 25-020		
<b>TEST PIT NO.</b> TP-5 (Outside against the southern party wall with the proposed addition)			<b>ELEVATION:</b> GS		
DEPTH (FT)	*DCPT Blows/1.75"	DESCRIPTION & OBSERVATION	ASTM	STRA-TUM	MOIS-TURE (%)
0 —	3-4-4	0.0'	FILL	A	
1 —		Brown and gray lean clay, very soft to medium stiff, moist			
2 —		4-4-4			
3 —	15-16-18	3.4'	CL	B	
4 —		<b>The top of the concrete footing was encountered at 41 inches below the top of the ground surface. The concrete footing is 6 inches thick and has a lateral projection of 10 inches from the face of the cellar party wall. The concrete footing is bearing on medium stiff to very stiff lean CLAY (CL) of natural origin.</b> Brown and gray lean CLAY, medium stiff to very stiff, moist			
5 —					
6 —					
7 —	18-18-20+		9.4'	CL	
8 —		19-20+			
9 —					
10 —	17-20+		11.4'	CL	
11 —		20+	Brown lean CLAY with sand, trace mica, medium stiff to very stiff, moist	CL	
12 —	13.0'				
13 —		Bottom of Test Pit at 13.0 feet			

<b>WATER ENCOUNTERED AT:</b> Dry *DCPT : Dynamic Cone Penetrometer Test.	<b>NOTE:</b> GS = Ground Surface
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**KT ENGINEERING ASSOCIATES, LLC**

LINE TYPES:

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

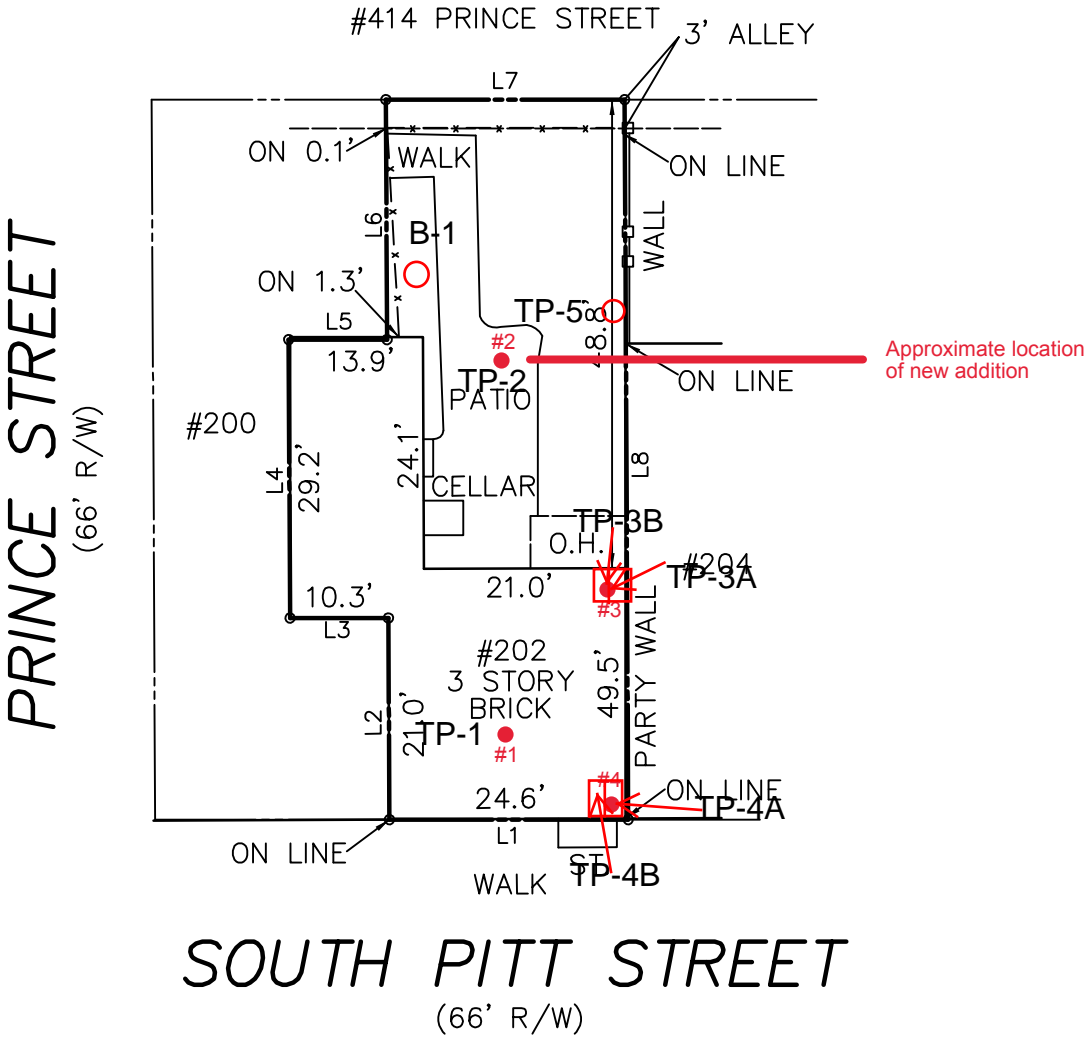
LEGEND:

- ADW-ASPHALT DRIVEWAY
- A/C-AIR CONDITIONING
- A/W-AREAWAY
- B.E.-BASEMENT ENTRANCE
- BRL-BUILDING RESTRICTION LINE
- CDW-CONCRETE DRIVEWAY
- CO-CLEANOUT
- CONC.-CONCRETE

- ER-ELECTRICIAL RISER
- FIOS-FIBER OPTICS UTILITY BOX
- GDW-GRAVEL DRIVEWAY
- GEN.-GENERATOR
- IPF-IRON PIPE FOUND
- IRS- IRON ROD SET
- IRF-IRON ROD FOUND
- MH-MANHOLE
- O.H.-OVERHANG
- PAD-CONCRETE PAD
- PL.-PLANTER

- PP-POWER POLE
- PPF-PINCHED PIPE FOUND
- R/W-RIGHT OF WAY
- SMH-SANITARY MANHOLE
- ST.-STOOP
- TELE-TELEPHONE PEDESTAL
- TR/TRANS-TRANSFORMER
- WM-WATER METER
- WV-WATER VALVE
- WW-WINDOW WELL

TOTAL AREA= 2,163 SF



LEGEND

- HAND AUGER BORING
- TEST PIT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°30'00"E	24.88'
L2	S80°46'52"E	21.00'
L3	N09°30'00"E	10.25'
L4	S80°46'52"E	29.00'
L5	S09°30'00"W	10.25'
L6	S80°46'52"E	25.00'
L7	S09°30'00"W	24.88'
L8	N80°46'52"W	75.00'

LOCATION SURVEY  
ON THE PROPERTY LOCATED AT  
#202 SOUTH PITT STREET  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20'      DATE 01-22-25



- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
- 4.) FRONT CORNER MARKERS NOT SET.
- 5.) THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANENET STRUCTURES ON THE PROPERTY.

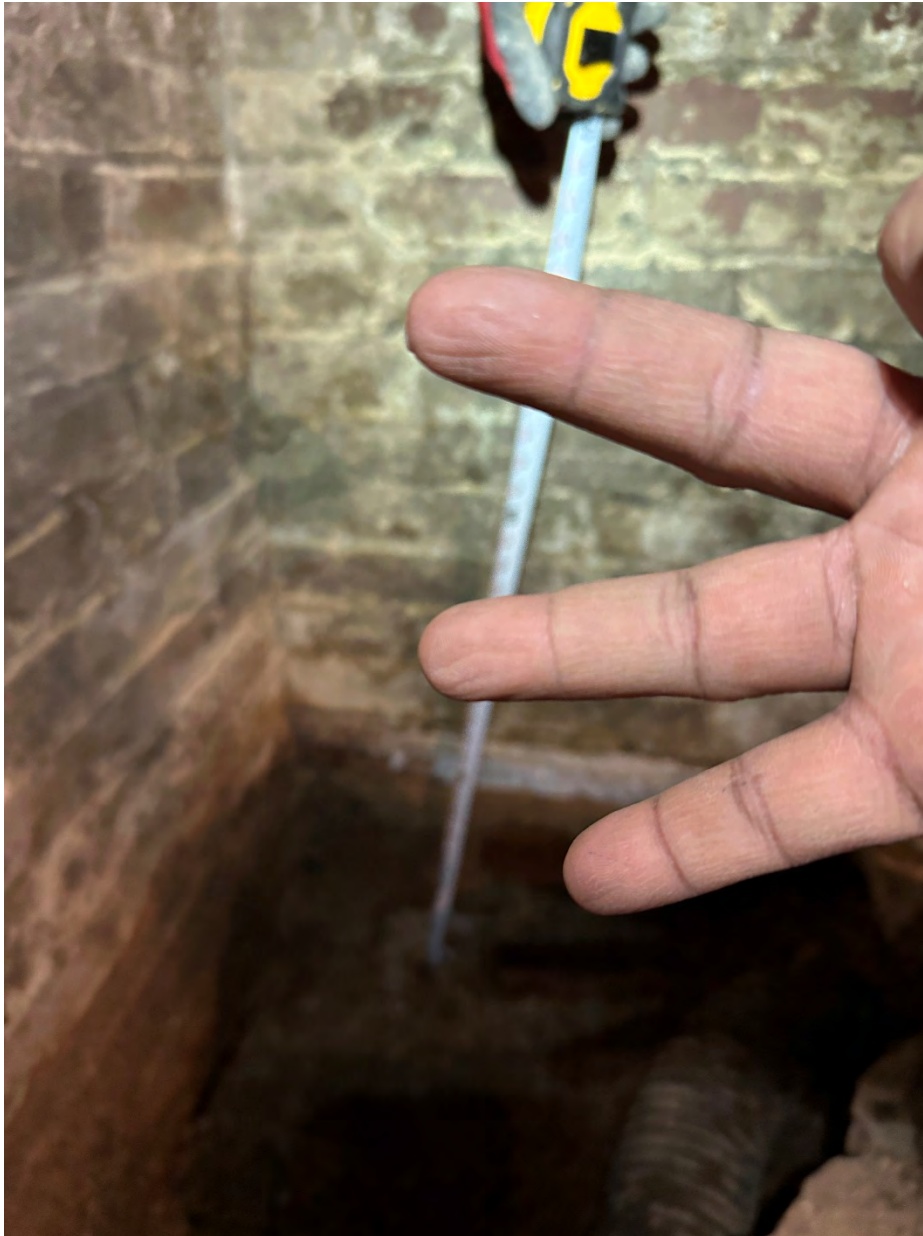
MERESTONE LAND SURVEYING, PLLC.  
LAND SURVEYING & G.P.S. SERVICES  
MERESTONE LAND SURVEYING, PLLC  
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556  
(540)752-9197 FAX (540)752-9198

## PICTURES OF TEST PIT No. TP-3A



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-3A (Inside the building against the western party wall)**



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-3A**



## PICTURES OF TEST PIT No. TP-3B



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-3B (Inside the building against the western party wall)**



## PICTURES OF TEST PIT No. TP-4A



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-4A (Inside the building against the western party wall)**



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-4A**



## PICTURES OF TEST PIT No. TP-4B



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-4B (Inside the building against the western non-party wall)**



**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-4B**





## PICTURES OF TEST PIT No. TP-5

**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No.TP-5 (Inside the building against the western party wall)**





**Proposed Building Renovation and Addition  
200 Pitt Street, City of Alexandria, VA 22314**

**Test Pit No. TP-5**

