

Docket Items # 8 & #9
BAR CASE #2017-0377 &
2017-0378

BAR Meeting
October 25, 2017

ISSUE: Partial Demolition/Capsulation, Alterations and Addition

APPLICANT: Aaron Russell Lipps

LOCATION: 235 North West Street

ZONE: RB/Residential

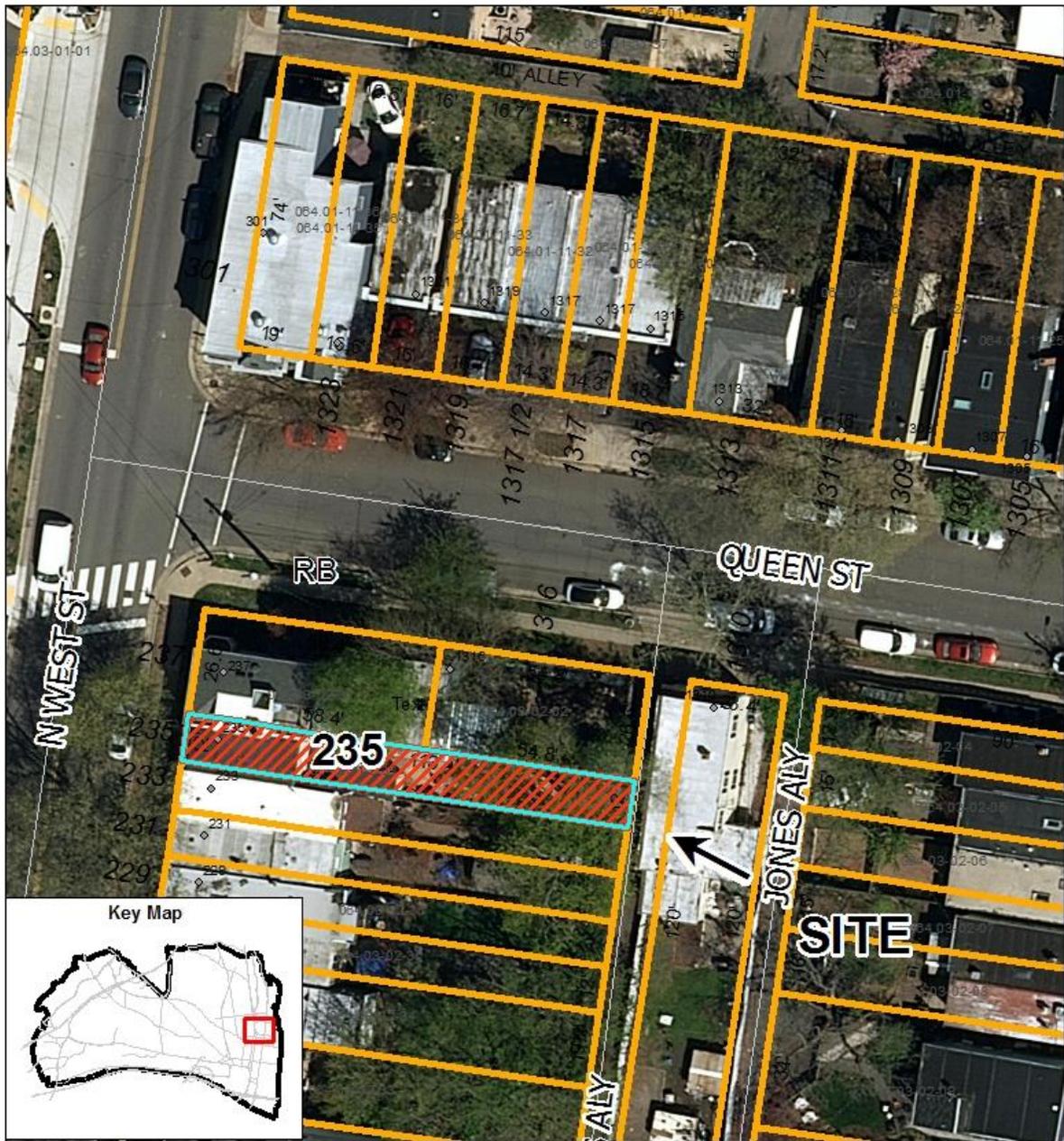
STAFF RECOMMENDATION

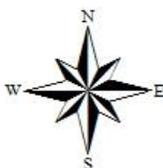
Staff recommends approval of the Permit to Demolish/Capsulate, and Certificate of Appropriateness with the conditions that:

1. The applicant coordinate with staff on the condition of any historic siding exposed after the removal of the existing aluminum siding on the front facade. If historic siding remains and is in good condition and reasonably repairable, it should be retained, repaired and patched where necessary;
2. Full window specifications are provided with the building permit to verify compliance with the BAR's window policy;
3. The rooftop mechanical equipment and screen be reduced in size, or relocated to the rear yard;
4. The following statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR # 2017-00377 &
BAR # 2017-00378
235 N West Street** 

Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2017-0377) and Certificate of Appropriateness (BAR #2017-0378) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate, and a Certificate of Appropriateness for alterations and a rear addition at 235 North West Street.

Demolition/capsulation

- Removal of the existing siding, trim, windows and doors on the front facade
- Removal of all exterior cladding (siding, windows, doors and roofs) on the rear
- Demolition of the existing rear shed

Rear addition

- On the first floor, a small 3.75' by 3.75' (14 square feet) addition will be constructed to the east of the first one-story rear addition and to the north of the rearmost one-story addition
- On the second floor, a full width addition measuring 13'1" wide by 19' deep will be constructed, cantilevered over the open portion of the first floor
- A roof deck accessed from the new second story addition will be constructed over the easternmost one-story rear addition
- A wood screen measuring 4' tall, 5'4" wide and 8'1" long will be installed around the rooftop mechanical equipment
- Materials on the rear consist of wood siding, fiber cement lap and board siding, and vinyl or fiberglass windows and doors (full light doors and awning windows)
- Skylights are proposed on the flat roof but will not be visible from a public way
- The shed in the rear yard will be removed

Alterations (front façade)

- Replacement one-over-one wood windows
- New four panel wood door and glass transom
- German lap wood siding
- Replacement light fixture

II. HISTORY

According to the Sanborn Fire Insurance maps, the two-bay, two-story frame house at 235 North West Street was constructed between **1891** and **1896** as one of five modest townhouses (227-235 North West Street). When constructed, each townhouse had a one-story rear ell.

In the past twenty years the Board has approved two-story rear additions at each of the townhouses in this row, with the exception of the subject property (Figure 1):

- 233 North West Street (BAR Case #1997-0002).
- 231 North West Street (BAR Case #2004-0239 & 0240).
- 227 North West Street (BAR Case #2008-0081).
- 229 North West Street (BAR Case #2008-0149).



Figure 1: Rear of 227-233 North West Street

The only BAR approval for the subject property was in 2013, when staff administratively approved a fence (BAR Case #2013-0348).

Delaney Court located behind the subject property is public.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the demolition of the exterior finishes on the subject property, or the capsulation of portions of the rear elevation. While the form of the westernmost one-story addition may date to the original construction, its materials and fenestration have been modified over time and it does not retain its historic integrity. Neither the materials nor the form of either rear addition is of such old or unusual craftsmanship that it couldn't be easily reproduced. The shed in the rear yard is also a later feature, not approved by the BAR, and staff supports its demolition. Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

Staff supports the proposed addition and the alterations to this historic townhouse, the only one in this row of five that has not had a second-story rear addition. Like many houses in the Parker-Gray District, the subject property is quite modest and a rear addition will allow for a small amount of additional living space. Staff is pleased to see the contemporary approach to the new addition, while still maintaining the historical integrity of the main block of the house and the context of the street facing block face. While the proposed alterations to the front façade could have been approved administratively, the project is being brought forward in its entirety to provide context and to reduce the applicant's fees.

The *Design Guidelines* specifically state that: "New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to

be outside the common practices outlined in the guidelines.” The existing one-story additions at 235 North West are already visible from Queen Street, as are the two-story rear additions at 233 and 229 North West Street (Figure 2). While the addition will project no more than it currently does, the increased height and mass at the rear will be clearly visible from Queen Street. The new rear addition will project approximately 3’ beyond the two-story addition at 233 North West Street and roughly 15’ from the rear wall of 237 North West. Staff does not find the addition to be unreasonable in size, nor will it significantly overwhelm the existing house or adjacent properties, especially given that it will still be read as secondary next to the two-and-a-half stories with raised basement house at 237 North West Street.



Figure 2: Subject property (yellow)

Staff finds the rooftop mechanical equipment and its screening to be larger than necessary for a small residence and recommends that the unit and screening be reduced in size, or that the equipment be relocated to the ground in the rear yard.

As the Board is aware, the use of modern materials on new construction is encouraged as a subtle way to help differentiate new construction from historic portions of a building. As such, staff supports the use of fiber cement siding and panels, and either vinyl or fiberglass windows and

doors on the rear addition. The applicant has provided a variety of proposed material specs and most appear to comply with the Board's existing policies; staff recommends that the Board condition their approval on the use of materials which meet current Board policies with respect to windows and siding when the building permit is submitted.

Staff is also pleased that the applicant proposes to use historically appropriate materials (wood siding, trim, windows and doors) on the front façade and on the remaining portions of the historic main block on the rear. The second floor windows, while larger than the existing openings, are likely closer to the original size. As is common practice when historic buildings are rehabilitated, staff recommend that the Board condition their approval of new German lap wood siding on the front façade on a finding by staff, in the field, that historic siding either does not exist behind the current front siding or is beyond repair. If historic siding does exist and is in good condition, staff recommends that it be retained and repaired, and patched where necessary.

With the conditions discussed above and the Alexandria Archaeology conditions below, staff recommends approval of the application.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning Comments

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 The applicant should provide a determination of disturbed area per City Guidelines to

T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1. The current house on this property was built around 1900. Tax records indicate the presence of a free African American household on this street face at the corner of West and Queen streets, and it is possible that archaeological resources that could provide insight into the lives of free blacks in early 19th-century Alexandria could be located on the current development lot, situated just to the south of this street corner. The entire area was part of the 19th-century African American neighborhood known as Uptown.
- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control,

Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Application for BAR 2017-0377 & 2017-0378: 235 North West Street

2 – Supplemental Materials

ADDRESS OF PROJECT: 235 N WEST STREET, ALEXANDRIA VA 22314

TAX MAP AND PARCEL: 064.03-02-39 ZONING: RB

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: ARRON RUSSELL LIPPS

Address: 235 N. WEST STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 419.320.1308 E-mail : AARON.LIPPS86@GMAIL.COM

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

Name: JE. SPENCER DESIGN Phone: 703.585.9676

E-mail: JSPENCER@JSPENCERDESIGN.COM

Legal Property Owner:

Name: ARRON LIPPS

Address: 235 N. WEST STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 419.320.1308 E-mail: AARON.LIPPS86@GMAIL.COM

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

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

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

DEMOLITION OF EXISTING MATERIAL:

WEST STREET ELEVATION:

- 1)_REMOVAL OF ONE 60"x60" DUAL DOUBLE HUNG WINDOW = 25 SQFT
- 2)_REMOVAL OF TWO 24"x54" DOUBLE HUNG WINDOWS = 18 SQFT
- 3)_REMOVAL OF EXISTING COMPOSITE BOARD SIDING
- 4)_REMOVAL OF EXISTING ENTRY DOOR

ALLEY ELEVATION:

- 1)_REMOVAL OF SECOND FLOOR REAR WALL = 55 SQFT
- 2)_REMOVAL OF ONE 20"x60" DOUBLE HUNG WINDOWS = 8 SQFT
- 3)_REMOVAL OF EXISTING COMPOSITE BOARD SIDING
- 4)_REMOVAL OF EXISTING ENTRY DOOR
- 5)_REMOVAL OF EXISTING ROOF ON ONE STORY STRUCTURE
- 6)_REMOVAL OF EXISTING STORAGE SHED = 42 SQFT

NEW WORK:

WEST STREET ELEVATION:

- 1)_PROVIDE NEW GERMAN LAP WOOD SIDING
- 2)_PROVIDE NEW INSULATED WOOD WINDOWS
- 3)_PROVIDE NEW 4 PANEL ENTRY DOOR

ALLEY ELEVATION:

- 1)_PROVIDE NEW 193 SQFT SECOND FLOOR MASTER BEDROOM ADDITION
- 2)_PROVIDE NEW GERMAN LAP, FIBER CEMENT LAP AND FIBER CEMENT BOARD SIDING (REFER TO DRAWINGS FOR CLARIFICATION)
- 3)_PROVIDING NEW ROOF TOP DECK ABOVE THE EXISTING ONE STORY ADDITION
- 4)_PROVIDE NEW VINYL WINDOWS AND DOORS
- 5)_PROVIDING NEW ROOF TOP HVAC UNIT AND SCREENING

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- 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. (SEE BELOW)

DEMOLITION OF EXISTING MATERIAL JUSTIFICATION:

THE EXISTING HOME IS ENERGY INEFFICIENT, THE OWNER HAS EXPLORED VARIOUS OPTIONS TO RETAIN ALL EXISTING MATERIALS AND EQUIPEMENT. BUT, DO TO LACK OF PROPER MAINTENANCE BY PREVIOUS OWNERS, MANY OF THE HOMES EXISTING FINISHES AND EQUIPMENT HAVE FALLEN INTO A STATE OF DISREPAIR.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____


Printed Name: JAMES E. SPENCER JR.

Date: 11 SEPT 2017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Aaron Russell Lipps	235 N. West Street Alexandria, VA 22314	100%
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 235 N. West St. Alex, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Aaron Russell Lipps	235 N. West Street Alexandria, VA 22314	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. James E Spencer JE Spencer Design LLC	Architect	Board of Architectural Review (Parker Gray District)
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.

09/25/2017

Date

Aaron R.Lipps

Printed Name



Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 235 N WEST STREET, ALEXANDRIA VA 22314 Zone RB

A2. $\frac{1,361}{\text{Total Lot Area}} \times .75 = 1020.75$
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	501	Stairways**	34
Second Floor	325	Mechanical**	12
Third Floor	0	Other**	
Porches/ Other	42 Shed	Total Exclusions	46
Total Gross *	868		

B1. Existing Gross Floor Area *
868 Sq. Ft.
 B2. Allowable Floor Exclusions**
46 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
820 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	14	Stairways**	
Second Floor	222.75	Mechanical**	-6
Third Floor		Other**	42 Removal of Shed
Porches/ Other		Total Exclusions	36
Total Gross *	236.75		

C1. Proposed Gross Floor Area *
236.75 Sq. Ft.
 C2. Allowable Floor Exclusions**
36 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
200.75 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1020.75 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1020.75 Sq. Ft.

**Gross floor area is the sum of all gross horizontal areas under roof, 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.*

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	546
Required Open Space	800
Proposed Open Space	651

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

Signature:

Date: 16 OCTOBER 2017



BMC Smoot
 6295-20 Edsall Rd.
 Alexandria, VA 22312
 Phone: (703) 823-7171

QUOTE BY: Matthew Weronki
SOLD TO: Aaron Lipps
Phone: 419.320.1308

QUOTE #: JMSW00087
SHIP TO:

PROJECT NAME: LIPPS RESIDENCE

PO#:
Ship Via: Ground/Next Truck

REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	2ND FLR - REAR	PRCISW40611			
	Rough Opening: 48 X 83	Frame Size : 47 1/4 X 82 1/2			
		Site/line Clad Auralast Pine, Inswing Door Product, (French-Swing) Two Panel Door, (Active/Passive), Equal Panel Widths, 3 11/32" Stile, 4 5/8" Bottom Rail, Black Exterior, Clear Frame, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Sill, Black Sill, PVD-Satin Nickel Hardware, Stainless Steel Strike Plate, Contemporary Multi Point/Multi Point, Keyed, Adjustable Hinges, Satin Nickel Hinge, Insulated Low-E 366 Tempered Glass, Preserve Film, Black Spacer, Argon Filled, Traditional Glz Bd, Neat, US National-WDMA/ASTM, PG 35, Door No Screen, Door closers should not be used with adjustable hinges. Inswing doors are not intended for Light Commercial applications. GlassThick=0.756, U-Factor: 0.30, SHGC: 0.16, VLT: 0.36, Energy Rating: 12.00, CPD: JEL-N-866-06100-00001 PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW			
					
	Viewed from Exterior. Scale: 1/8" = 1'				
			\$2,874.97	1	\$2,874.97

Attachment 2

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	-------------------	-----	-------------------

Line-1-1 (D1)

Siteline Clad Auralast Pine, PANEL, Inswing Door Product,
 (French-Swing)
 Panel Width= 21 15/16 , Panel Height= 80 ,
 3 11/32" Stile, 4 5/8" Bottom Rail,
 Black Sash,
 Primed Interior,
 Active , Hinged Left,
 Multi Point,
 Adjustable Hinges,
 Insulated Low-E 366 Tempered Glass, Preserve Film, Black
 Spacer, Argon Filled, Traditional Glz Bd,
 Neat,
 GlassThick=0.756,

Line-1-2 (D2)

Siteline Clad Auralast Pine, PANEL, Inswing Door Product,
 (French-Swing)
 Panel Width= 21 15/16 , Panel Height= 80 ,
 3 11/32" Stile, 4 5/8" Bottom Rail,
 Black Sash,
 Primed Interior,
 Passive , Hinged Right,
 Multi Point,
 Adjustable Hinges,
 Insulated Low-E 366 Tempered Glass, Preserve Film, Black
 Spacer, Argon Filled, Traditional Glz Bd,
 Neat,
 GlassThick=0.756,

Line-1-3 (F1)

Frame Size : 47 1/4 X 82 1/2
 Siteline ,, (French-Swing) Clad FRAME, Auralast Pine, Inswing
 Door Product, Two Panel Door, Equal Panel Widths,
 Black Exterior,
 Primed Interior,
 Nail Fin (Standard),
 Standard Sill, Black Sill, 4 9/16 Jamb,
 (Active/Passive),
 PVD-Satin Nickel Hardware, Satin Nickel Hinge, Keyed,
 Contemporary Multi Point/Multi Point, Prep, Stainless Steel
 Strike Plate, Adjustable Hinges,
 PG 35,
 No Screen,

Total:	\$2,874.97
VA SALES TAX(6%)	\$172.50
NET TOTAL:	\$3,047.47
Total Units:	1

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

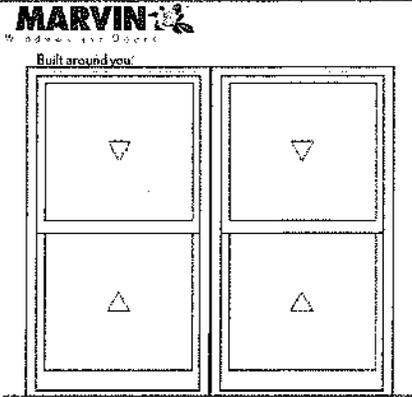
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 8		TOTAL UNIT QTY: 9		EXT NET PRICE: USD 7,488.81		
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	1ST FLR - FRONT	Marvin	Wood Marvin Assembly RO 68 1/8" X 61 1/2"	1,552.70	1	1,552.70
2	1ST FLR - FRONT - OPTION	Marvin	Wood Marvin Assembly RO 60 1/8" X 61 1/2"	1,490.53	1	1,490.53
3	2ND FLR - FRONT	Marvin	Wood Ultimate Double Hung CN 3026 RO 36 3/8" X 61 1/2"	721.41	2	1,442.82
4	1ST FLR - REAR	Integrity	All Ultrex Awning CN 3616 RO 42" X 18"	421.43	1	421.43
5	1ST FLR - REAR	Integrity	All Ultrex Double Hung CN 1650 RO 18" X 60"	373.72	1	373.72
6	2ND FLR - REAR - LOWER	Integrity	All Ultrex Awning CN 3616 RO 42" X 18"	438.05	1	438.05
7	2ND FLR - REAR - UPPER	Integrity	All Ultrex Awning CN 3616 RO 42" X 18"	386.01	1	386.01
8	1ST FLR - REAR	Integrity	Wood-Ultrex Outswing French Door CN 2868 RO 33 5/16" X 82 1/2"	1,383.55	1	1,383.55

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 1ST FLR - FRONT	Net Price:		1,552.70
Qty: 1		Ext. Net Price:	USD	1,552.70



As Viewed From The Exterior

FS 67 1/8" X 61"
RO 68 1/8" X 61 1/2"
Egress Information A1, A2
Width: 29 13/16" Height: 24 1/4"
Net Clear Opening: 5.02 SqFt
Performance Information A1, A2
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.51
Condensation Resistance: 56
CPD Number: MAR-N-68-03195-00001
ENERGY STAR: NC
Performance Grade A1, A2
Licensee #739
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 899X2059 mm (35.38X81.06 in)
LC-PG40 DP +40/-40
FL1S162

- Primed Pine Exterior 46.26
- Primed Pine Interior..... 46.26
- Back Prime 46.26
- 2W1H - Rectangle Assembly
- Assembly Rough Opening w/ Subsill
- 68 1/8" X 61 1/2"
- Unit: A1 545.03
 - Wood Ultimate Double Hung
 - CN 2826
 - Rough Opening w/ Subsill
 - 34 3/8" X 61 1/2"
 - Top Sash
 - Primed Pine Sash Exterior
 - Primed Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Perimeter Bar 7.95
 - Ovolo Exterior Glazing Profile
 - Ovolo Interior Glazing Profile
 - Bottom Sash
 - Primed Pine Sash Exterior
 - Primed Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Perimeter Bar 7.95
 - Ovolo Exterior Glazing Profile
 - Ovolo Interior Glazing Profile
 - Non Finger-Jointed Blindstop..... 31.08
 - Bronze Sash Lock
 - Beige Jamb Hardware
 - Aluminum Screen
 - Charcoal Fiberglass Mesh
 - Ebony Surround
 - ***Screen/Combo Ship Loose

- Unit: A2 545.03
 - Wood Ultimate Double Hung
 - CN 2826
 - Rough Opening w/ Subsill
 - 34 3/8" X 61 1/2"
 - Top Sash
 - Primed Pine Sash Exterior
 - Primed Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Perimeter Bar 7.95
 - Ovolo Exterior Glazing Profile
 - Ovolo Interior Glazing Profile
 - Bottom Sash
 - Primed Pine Sash Exterior
 - Primed Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Perimeter Bar 7.95
 - Ovolo Exterior Glazing Profile
 - Ovolo Interior Glazing Profile

Non Finger-Jointed Blindstop.....	31.08
Bronze Sash Lock	
Beige Jamb Hardware	
Aluminum Screen	
Charcoal Fiberglass Mesh	
Ebony Surround	
***Screen/Combo Ship Loose	
Vertical Mull Reinforcement 3/8".....	147.46
Primed Pine Exterior Mull Cover	
Factory Mull Charge.....	12.29
4 9/16" Jamb	
Exterior Casing - None.....	-14.46
Primed Pine Standard Subsill	
Non Finger-Jointed Subsill.....	13.01
4" Long Sill Horns.....	24.58
Non Finger-Jointed Sill.....	13.73
Installed Installation Brackets.....	33.25
***Note: Non-certified mull: check with local code officials for project specific requirements.	

Initials required

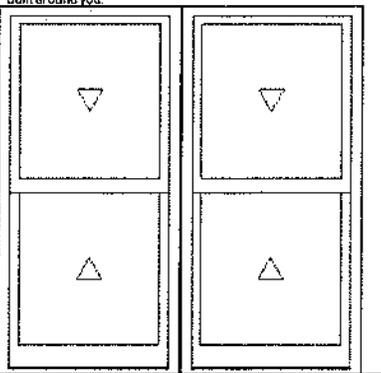
Seller: _____

Buyer: _____

Line #2	Mark Unit: 1ST FLR - FRONT - OPTION	Net Price:		1,490.53
Qty: 1		Ext. Net Price:	USD	1,490.53



Built around you.



As Viewed From The Exterior

FS 59 1/8" X 61"
 RO 60 1/8" X 61 1/2"
Egress Information A1, A2
 Width: 25 13/16" Height: 24 1/4"
 Net Clear Opening: 4.35 SqFt
Performance Information A1, A2
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.51
 Condensation Resistance: 56
 CPD Number: MAR-N-68-03195-00001
 ENERGY STAR: NC
Performance Grade A1, A2
 Licensee #739
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 899X2059 mm (35.38X81.06 in)
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior.....	46.26
Primed Pine Interior.....	46.26
Back Prime.....	46.26
2W1H - Rectangle Assembly	
Assembly Rough Opening w/ Subsill	
60 1/8" X 61 1/2"	
Unit: A1.....	517.57
Wood Ultimate Double Hung	
CN 2426	
Rough Opening w/ Subsill	
30 3/8" X 61 1/2"	
Top Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar.....	7.23
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar.....	7.23
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Non Finger-Jointed Blindstop.....	30.36
Bronze Sash Lock	
Beige Jamb Hardware	
Aluminum Screen	
Charcoal Fiberglass Mesh	
Ebony Surround	
***Screen/Combo Ship Loose	

Unit: A2.....	517.57
Wood Ultimate Double Hung	

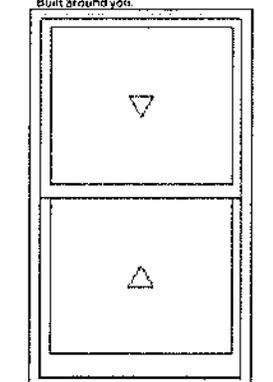
CN 2426	
Rough Opening w/ Subsill	
30 3/8" X 61 1/2"	
Top Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	7.23
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	7.23
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Non Finger-Jointed Blindstop	30.36
Bronze Sash Lock	
Beige Jamb Hardware	
Aluminum Screen	
Charcoal Fiberglass Mesh	
Ebony Surround	
***Screen/Combo Ship Loose	
Vertical Mull Reinforcement 3/8"	147.46
Primed Pine Exterior Mull Cover	
Factory Mull Charge	12.29
4 9/16" Jamb	
Exterior Casing - None	13.73
Primed Pine Standard Subsill	
Non Finger-Jointed Subsill	11.57
4" Long Sill Horns	24.58
Non Finger-Jointed Sill	11.57
Installed Installation Brackets	33.25
***Note: Non-certified mull; check with local code officials for project specific requirements.	

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: 2ND FLR - FRONT	Net Price:		721.41
Qty: 2		Ext. Net Price:	USD	1,442.82



As Viewed From The Exterior

Primed Pine Exterior	23.13
Primed Pine Interior	23.13
Back Prime	23.13
Wood Ultimate Double Hung	560.21
CN 3026	
Rough Opening w/ Subsill	
36 3/8" X 61 1/2"	
Top Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	8.67
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	

Product availability and pricing subject to change.

CN 3026
 FS 35 3/8" X 61"
 RO 36 3/8" X 61 1/2"
Egress Information
 Width: 31 13/16" Height: 24 1/4"
 Net Clear Opening: 5.36 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.51
 Condensation Resistance: 56
 CPD Number: MAR-N-68-03195-00001
 ENERGY STAR: NC
Performance Grade
 Licensee #739
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 899X2059 mm (35.38X81.06 in)
 LC-PG40 DP +40/-40
 FL15162

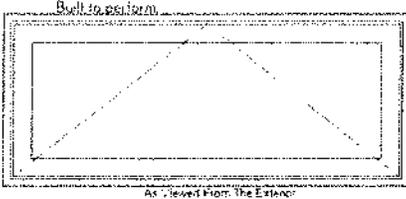
Black Perimeter Bar 8.67
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Non Finger-Jointed Blindstop..... 31.08
 Bronze Sash Lock
 Beige Jamb Hardware
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Ebony Surround
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Exterior Casing - None.....-12.29
 Primed Pine Standard Subsill
 Non Finger-Jointed Subsill 7.23
 4" Long Sill Horns 24.58
 Non Finger-Jointed Sill 7.23
 Installed Installation Brackets 16.63

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: 1ST FLR - REAR	Net Price:	421.43
Qty: 1		Ext. Net Price:	USD 421.43



Ebony Exterior..... 15.18
 Stone White Interior
 Integrity Awning - Roto Operating 319.50
 All Ultrex
 CN 3616
 Rough Opening 42" X 18"
 IG - 1 Lite 52.05
 Tempered Low E2 w/Argon
 White Folding Handle
 Interior Aluminum Screen..... 16.63
 Stone White Surround
 Charcoal Fiberglass Mesh
 2 1/4" Jamb
 Nailing Fin
 Frame Filler 18.07

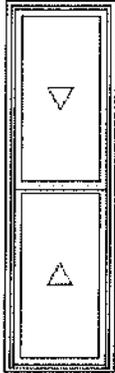
Initials required

Seller: _____

Buyer: _____

CN 3616
 FS 41 1/2" X 17 1/2"
 RO 42" X 18"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.49
 Condensation Resistance: 57
 CPD Number: MAR-N-377-00126-00001
 ENERGY STAR: NC
Performance Grade
 Licensee #1038
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1219X902 mm (48X35 in)
 LC-PG40 DP +40/-40
 FL13630

Line #5	Mark Unit: 1ST FLR - REAR	Net Price:	373.72
Qty: 1		Ext. Net Price:	373.72
		USD	



As Viewed
 From The
 Exterior

CN 1650

FS 17 1/2" X 59 1/2"

RO 18" X 60"

Egress Information

Width: 14 9/16" Height: 25 13/64"

Net Clear Opening: 2.55 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.33

Visible Light Transmittance: 0.57

Condensation Resistance: 57

CPD Number: MAR-N-332-00254-00001

ENERGY STAR: NC

Performance Grade

Licensee #870

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 749X1511 mm (29.5X59.5 in)

LC-PG50 DP +50/-50

FL9430

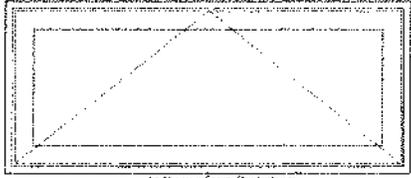
Ebony Exterior.....	15.18
Stone White Interior	
Integrity Double Hung.....	307.21
All Ultrex	
CN 1650	
Rough Opening 18" X 60"	
Top Sash	
IG - 1 Lite	
Low E2 w/Argon	
Bottom Sash	
IG - 1 Lite	
Low E2 w/Argon	
Beige Weather Strip	
1 White Sash Lock	
White Sash Lift	
Exterior Aluminum Screen.....	16.63
Ebony Surround	
Charcoal Fiberglass Mesh	
4 9/16" Jamb.....	34.70
Nailing Fin	

Initials required

Seller: _____

Buyer: _____

Line #6	Mark Unit: 2ND FLR - REAR - LOWER	Net Price:	438.05
Qty: 1		Ext. Net Price:	USD 438.05

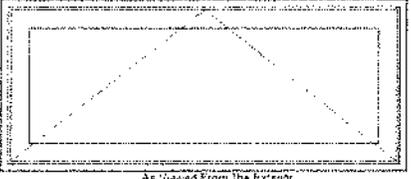


CN 3616
 FS 41 1/2" X 17 1/2"
 RO 42" X 18"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.49
 Condensation Resistance: 57
 CPD Number: MAR-N-377-00126-00001
 ENERGY STAR: NC
Performance Grade
 Licensee #1038
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1219X902 mm (48X35 in)
 LC-PG40 DP +40/-40
 FL13630

Ebony Exterior..... 15.18
 Stone White Interior
 Integrity Awning - Roto Operating 319.50
 All Ultrex
 CN 3616
 Rough Opening 42" X 18"
 IG - 1 Lite 52.05
 Tempered Low E2 w/Argon
 White Folding Handle
 Interior Aluminum Screen..... 16.63
 Stone White Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jambos 34.70
 Nailing Fin

Initials required
 Seller: _____
 Buyer: _____

Line #7	Mark Unit: 2ND FLR - REAR - UPPER	Net Price:	386.01
Qty: 1		Ext. Net Price:	USD 386.01

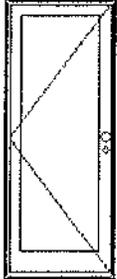


CN 3616
 FS 41 1/2" X 17 1/2"
 RO 42" X 18"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.49
 Condensation Resistance: 57
 CPD Number: MAR-N-377-00126-00001
 ENERGY STAR: NC
Performance Grade
 Licensee #1038
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG40 1219X902 mm (48X35 in)
 LC-PG40 DP +40/-40
 FL13630

Ebony Exterior..... 15.18
 Stone White Interior
 Integrity Awning - Roto Operating 319.50
 All Ultrex
 CN 3616
 Rough Opening 42" X 18"
 IG - 1 Lite
 Low E2 w/Argon
 White Folding Handle
 Interior Aluminum Screen..... 16.63
 Stone White Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jambos 34.70
 Nailing Fin

Initials required
 Seller: _____
 Buyer: _____

Line #8	Mark Unit: 1ST FLR - REAR	Net Price:		1,383.55
Qty: 1		Ext. Net Price:	USD	1,383.55



Primary



As Viewed
 From The
 Exterior

CN 2868
 FS 32 5/16" X 82"
 RO 33 5/16" X 82 1/2"
Egress Information
 Width: 27 37/64" Height: 79 35/64"
 Net Clear Opening: 15.24 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.47
 Condensation Resistance: 61
 CPD Number: MAR-N-331-00610-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #863
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1803X2425 mm (71X95.5 in)
 LC-PG50 DP +50/-50
 FL10196

Ebony Exterior
 White Interior 78.79
 Integrity Outswing French Door - X Right Hand 1,142.11
 Wood-Ultrex
 CN 2868
 Rough Opening 33 5/16" X 82 1/2"
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Multi-Point Lock
 Northfield Swinging Door Handle Satin Nickel PVD Keyed Exterior Primary Handle Set 64.33
 Northfield Swinging Door Handle Satin Nickel PVD Interior Primary Handle Set 64.33
 Ebony Adjustable Hinges
 Bronze Ultrex Sill / Black Weather Strip 33.97
 4 9/16" Jamb
 Nailing Fin

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD	7,488.81
6.000% Sales Tax: USD	449.33
Project Total Net Price: USD	7,938.14

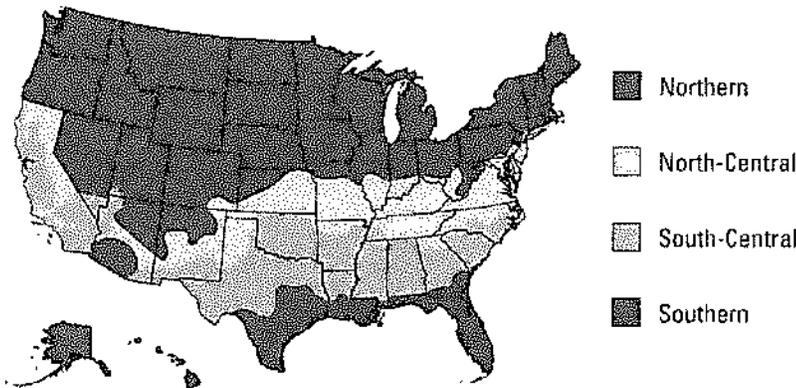
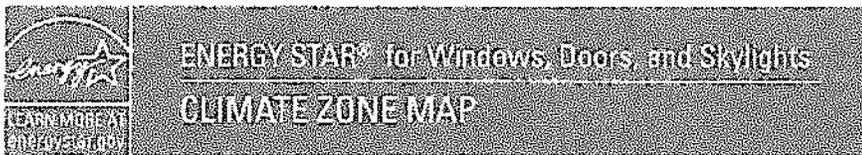
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

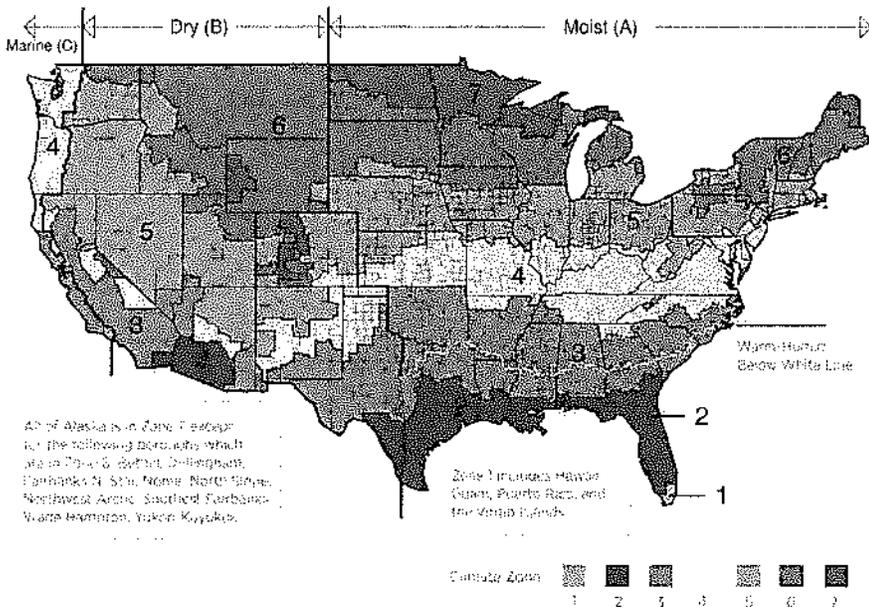
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	7,488.81
6.000% Sales Tax: USD	449.33
Project Total Net Price: USD	7,938.14

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

Attachment 2

ORDER ACKNOWLEDGEMENT - QUOTE ORDER

ORDER NUMBER: 56647403-00 [QU]
 ORDER DATE: 09/26/17
 DELIVERY DATE: 10/26/17
 SHIP VIA: Any Truck
 CUSTOMER #: 279306
 QUOTE NO:
 TERMS: CASH SALE
 PRINTED: 09/26/17: 05:34PM
 INSTR: Aaron 419-320-1308

PAGE 1 of 1
 ENTERED BY: tjb
 MATL CODE:
 REP: Vercouteren, Timothy J.
 ORDER DISP:
 WHSE: 4045
 CPO: Siding
 REF:

SOLD TO: Aaron Lipps
 235 N West
 Aaron Lipps, VA 22314

SHIP TO: MISC
 Aaron Lipps
 235 N West
 ALEXANDRIA, VA 22314

FROM: Smoot
 BMC EAST LLC.
 6295-20 Edsall Rd
 Alexandria, VA 22312
 PHONE # (703)823-2100/

LN#	QTY	ORD	PRODUCT ID	UNIT PRICE	UOM	TOTAL	P
TYPE		UOM	PRODUCT DESCRIPTION	FOOTAGE	DISCOUNT		
1	624.00		y16105	1.72	LF	1073.28	M
		LF	SYP 1X6 RL PATTERN 105	312.00			
2	40.00		B1616CVSD	45.98	PC	1839.20	M
		PC	BORAL 11/16X5-1/2X16 COVE/DUTCH TRUEXT SIDING	0.00			
3	22.00		HL614SCPZ5	8.89	PC	195.58	M
		PC	HARDIE LAP 5/16X6.25X12 SEL CEDAR PRMD HZ5	137.50			
4	6.00		HPPZ5	46.01	PC	276.06	M
		PC	HARDIE PANEL 5/16X4X8 SMOOTH PRMD HZ5	192.00			
TOTAL FOOTAGE				641.50			
TOTAL WEIGHT				2502.40			
Sub Total						3384.12	
TAX(ST: 4.30%; CNTY: 1.70%)						203.04	
Addons						0.00	
Order Discount						0.00	
Down Payment						0.00	
Balance Due						3587.16	



33121-WP - Portland-DS - 8" One Light Outdoor Wall Lantern by Designers Fountain

Specs

Family/Collection:	Portland-DS
Back Plate Length:	5.50"
Back Plate Width:	5.50"
Depth/Extension:	7.25"
Height:	8.00"
Width/Diameter (in):	7.00"
# of Bulbs:	1
Standard Wattage:	100W
Bulb Type:	Medium Base
Voltage Rating:	120V

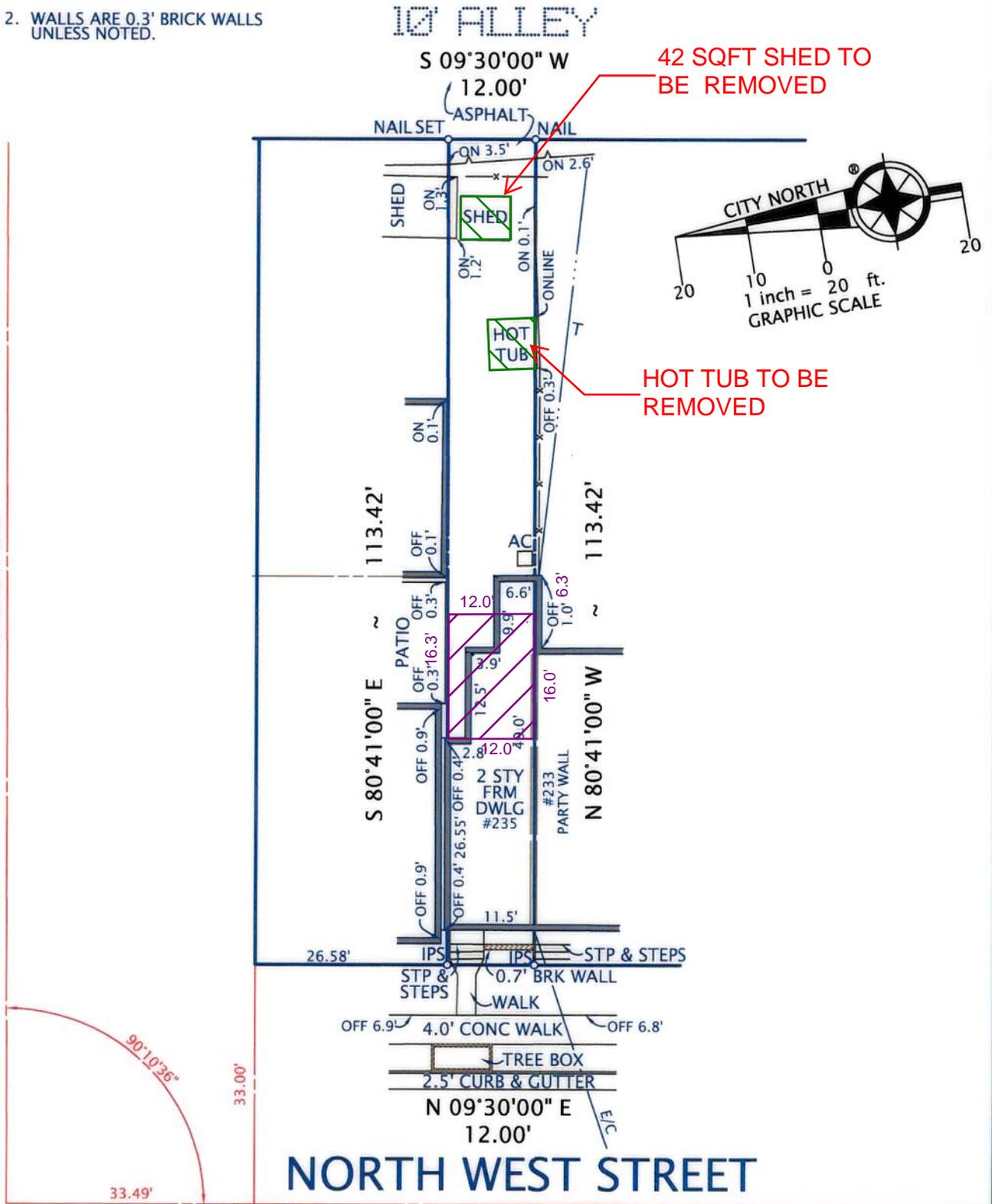
Style and Option 1

Style:	Weathered Pewter Finish
Item #:	33121-WP
Price:	Reg. \$49.99 \$42.42 On Special



- NOTES: 1. FENCES ARE FRAME.
 2. WALLS ARE 0.3' BRICK WALLS UNLESS NOTED.

QUEEN STREET
 MONUMENT LINE



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PLAT
 SHOWING HOUSE LOCATION ON
#235 NORTH WEST STREET

(INSTRUMENT NO. 130013321)

CITY OF ALEXANDRIA, VIRGINIA

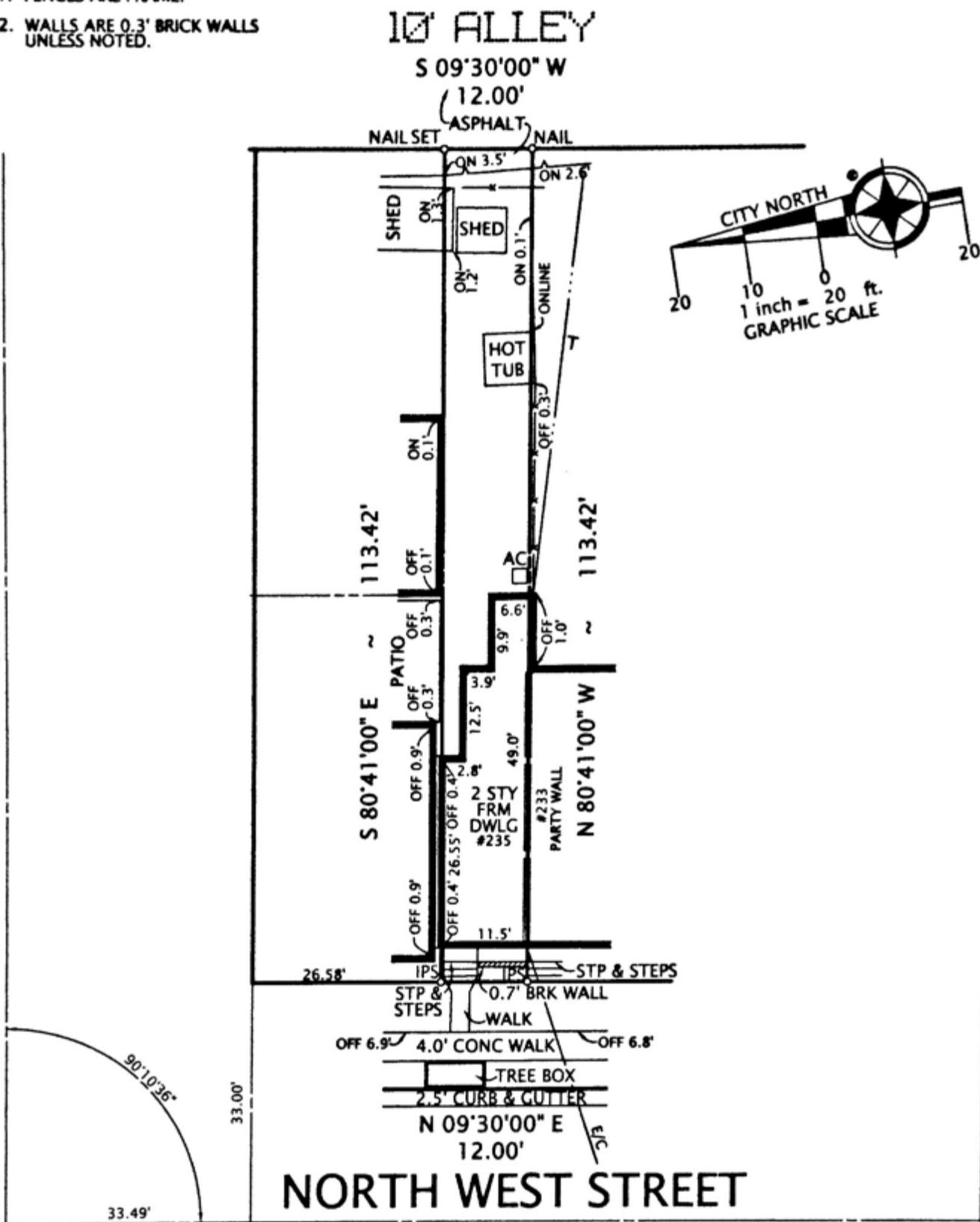
SCALE: 1" = 20'

SEPTEMBER 23, 2013 (STAKED LOT)

NOTES: 1. FENCES ARE FRAME.

2. WALLS ARE 0.3' BRICK WALLS UNLESS NOTED.

QUEEN STREET
MONUMENT LINE



PLAT
SHOWING HOUSE LOCATION ON
#235 NORTH WEST STREET

(INSTRUMENT NO. 130013321)

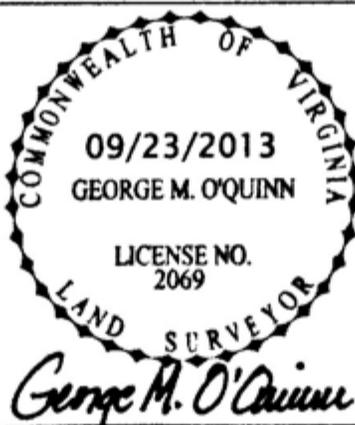
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

SEPTEMBER 23, 2013 (STAKED LOT)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.



ORDERED BY:

AARON LIPPS

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

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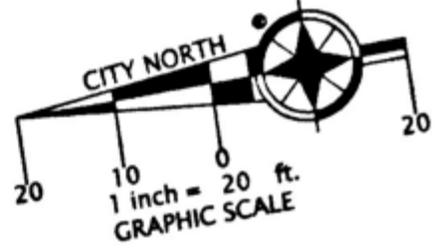
- NOTES: 1. FENCES ARE FRAME.
 2. WALLS ARE 0.3' BRICK WALLS UNLESS NOTED.

10' ALLEY

S 09°30'00" W

12.00'

NAIL SET ASPHALT NAIL



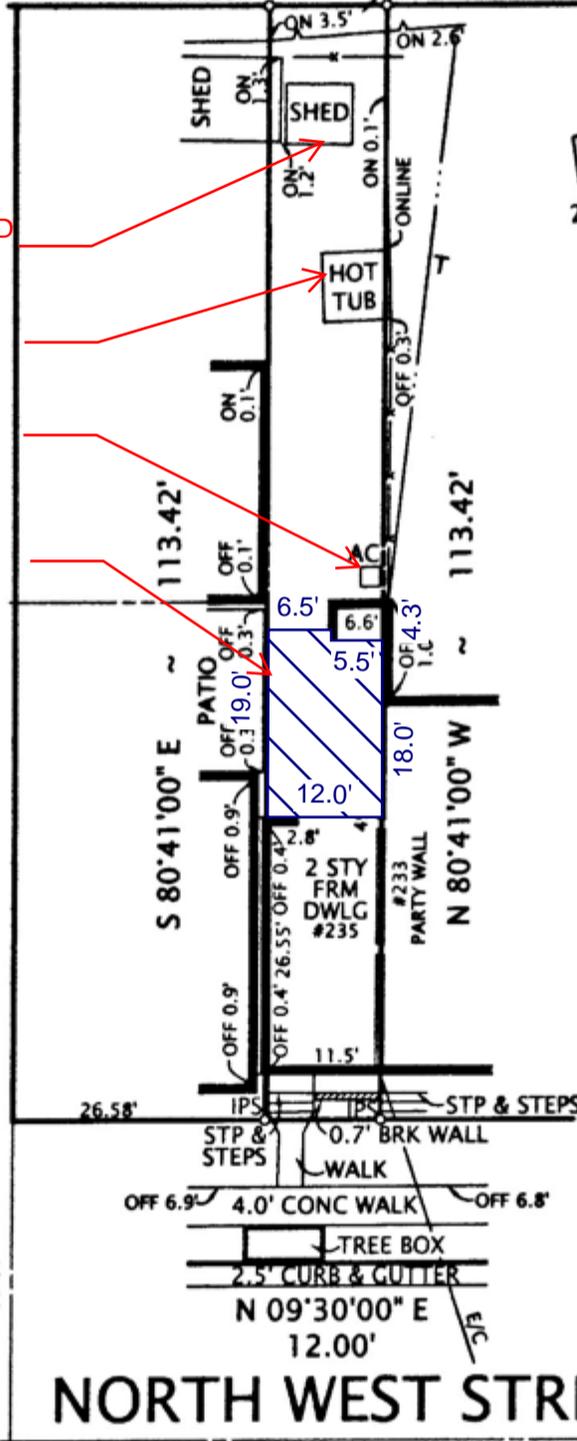
EXISTING 42 SQ FT SHED TO BE REMOVED

EXISTING HOT TUB TO BE REMOVED

EXISTING MECHANICAL UNIT TO BE REMOVED

PROPOSED SECOND FLOOR ADDITION

QUEEN STREET
MONUMENT LINE



NORTH WEST STREET

MONUMENT LINE

PLAT
 SHOWING HOUSE LOCATION ON
#235 NORTH WEST STREET

(INSTRUMENT NO. 130013321)

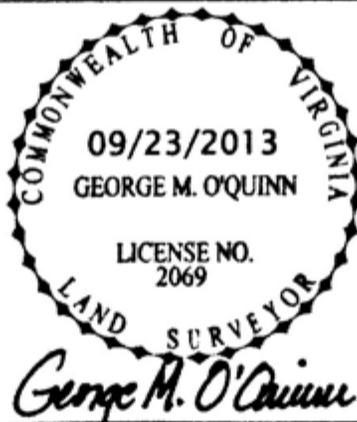
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

SEPTEMBER 23, 2013 (STAKED LOT)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

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235 N. WEST STREET



**JEFFERSON
HOUSTON
SCHOOL**

AERIAL VIEW

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

SITE PHOTO

SCALE:

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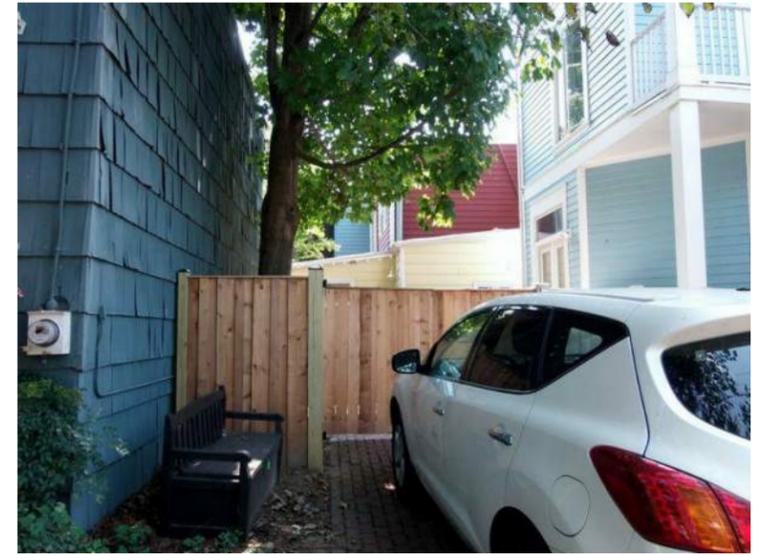




REAR VIEW OF PROPERTY



VIEW FROM QUEEN STREET



VIEW FROM ALLEY



VIEW FROM WEST STREET

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

CONTEXT PHOTOS

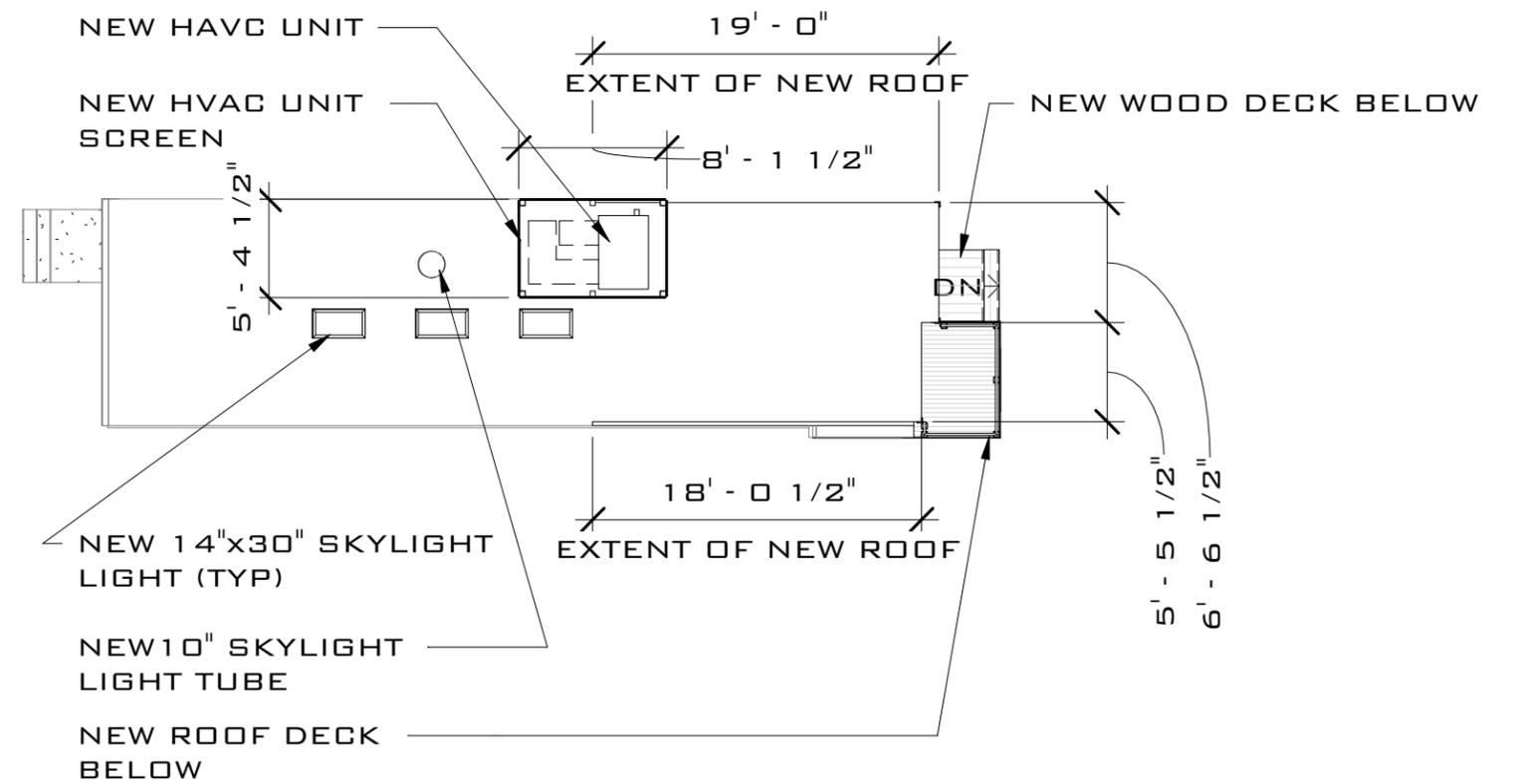
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PLAN ROOF 1
 1" = 10'-0"

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

ROOF PLAN

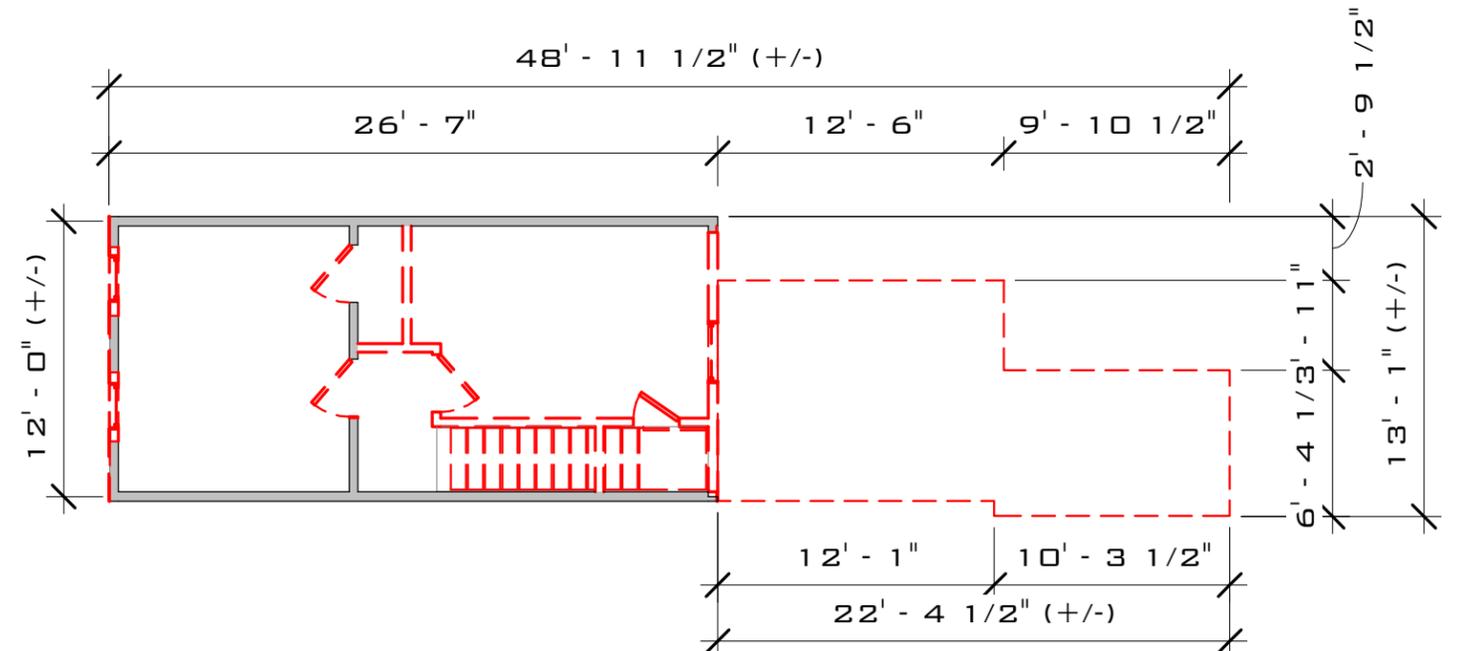
SCALE: 1" = 10'-0"

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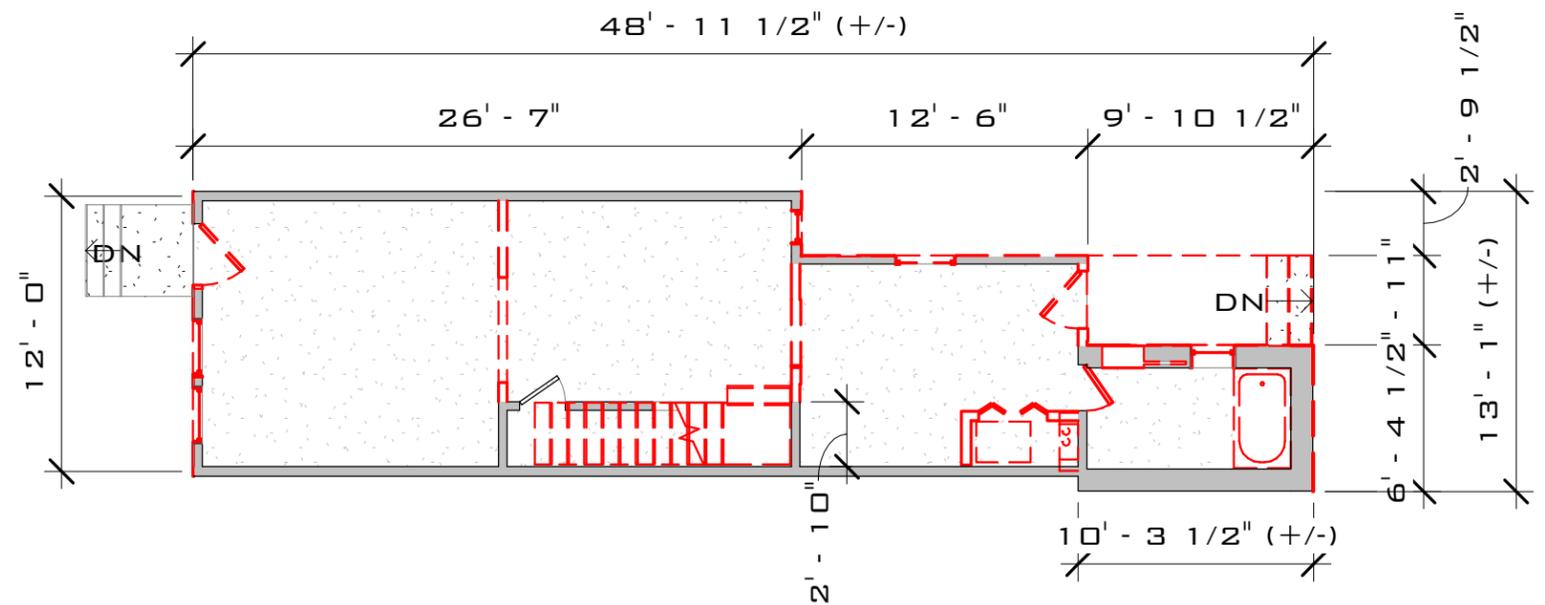
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PLAN DEMOLITION 2ND FLOOR
 1/8" = 1'-0" **2**



PLAN DEMOLITION 1ST FLOOR
 1/8" = 1'-0" **1**

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

FLOOR PLANS

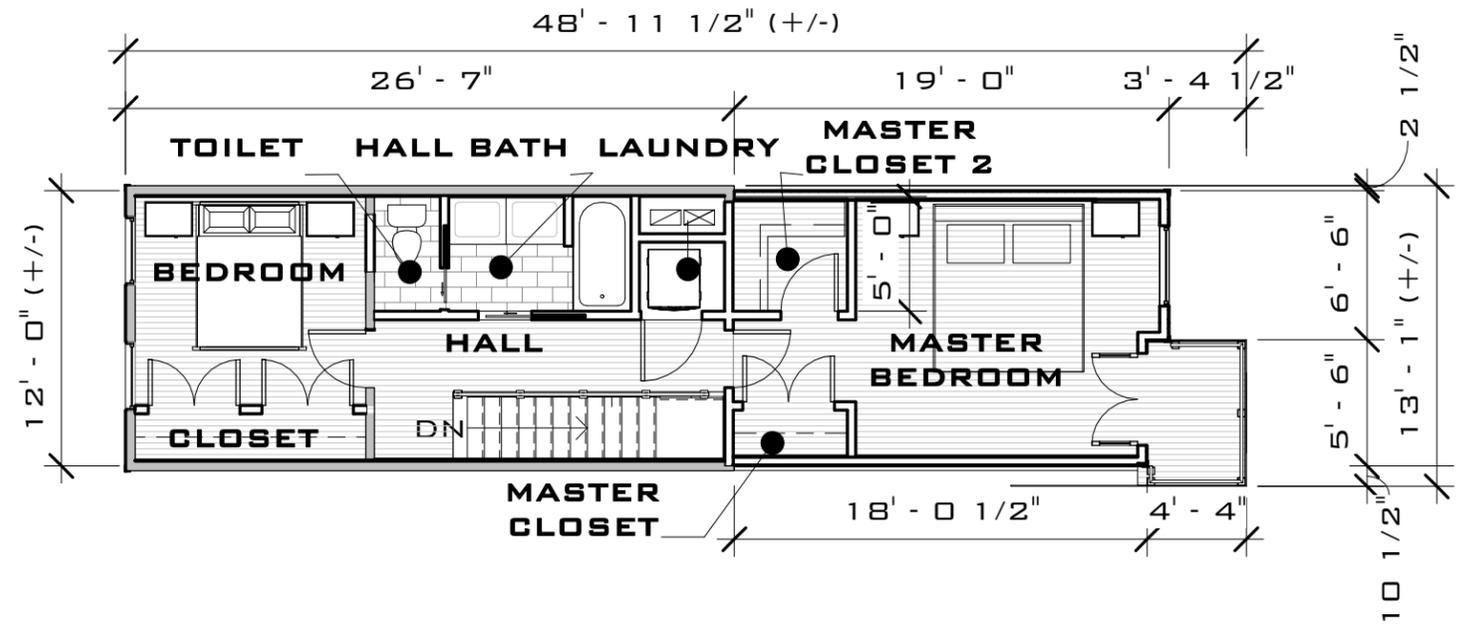
SCALE: 1/8" = 1'-0"

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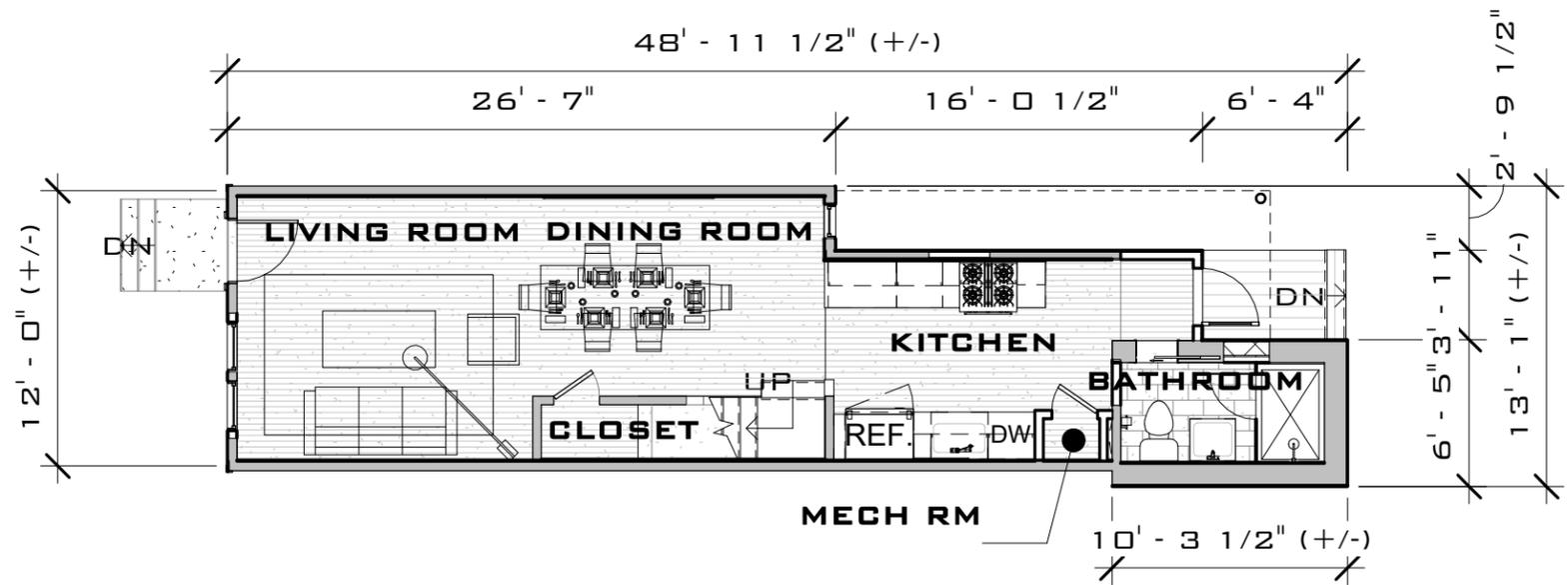
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PLAN 2ND FLOOR
1/8" = 1'-0" **2**



PLAN 1ST FLOOR
1/8" = 1'-0" **1**

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

FLOOR PLANS

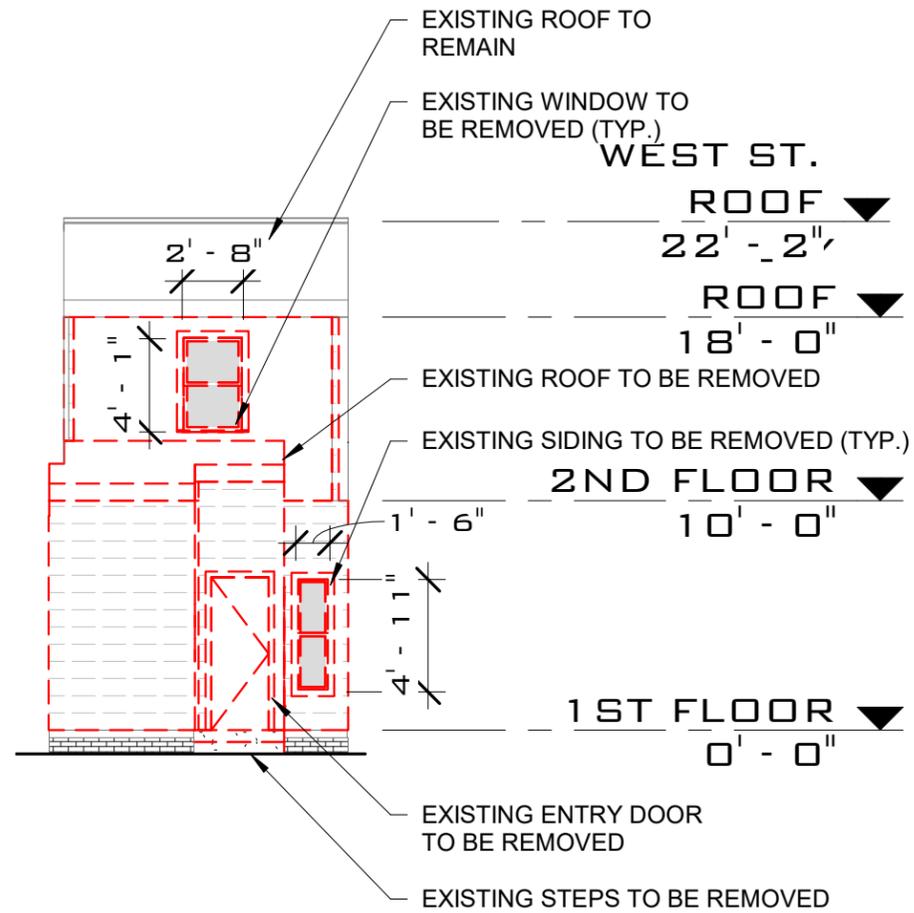
SCALE: 1/8" = 1'-0"

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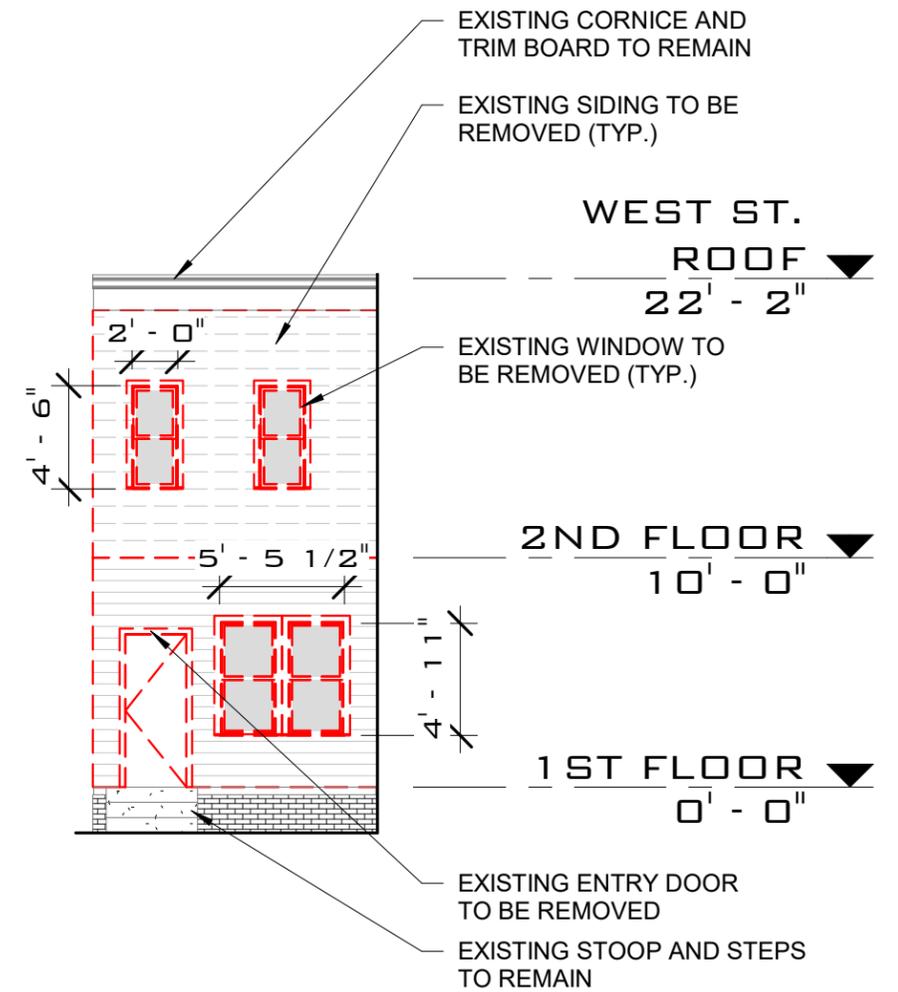
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ELEVATION EAST DEMOLITION 5
1/8" = 1'-0"



ELEVATION WEST DEMOLITION 2
1/8" = 1'-0"

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

EXTERIOR ELEVATIONS

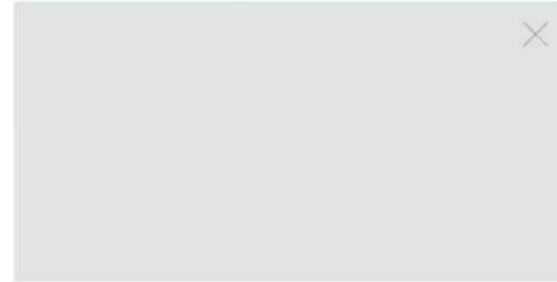
SCALE: 1/8" = 1'-0"

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White Diamond

LRV: 84.75 *i*

This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

TRIM AND FIBER CEMENT BOARD COLOR

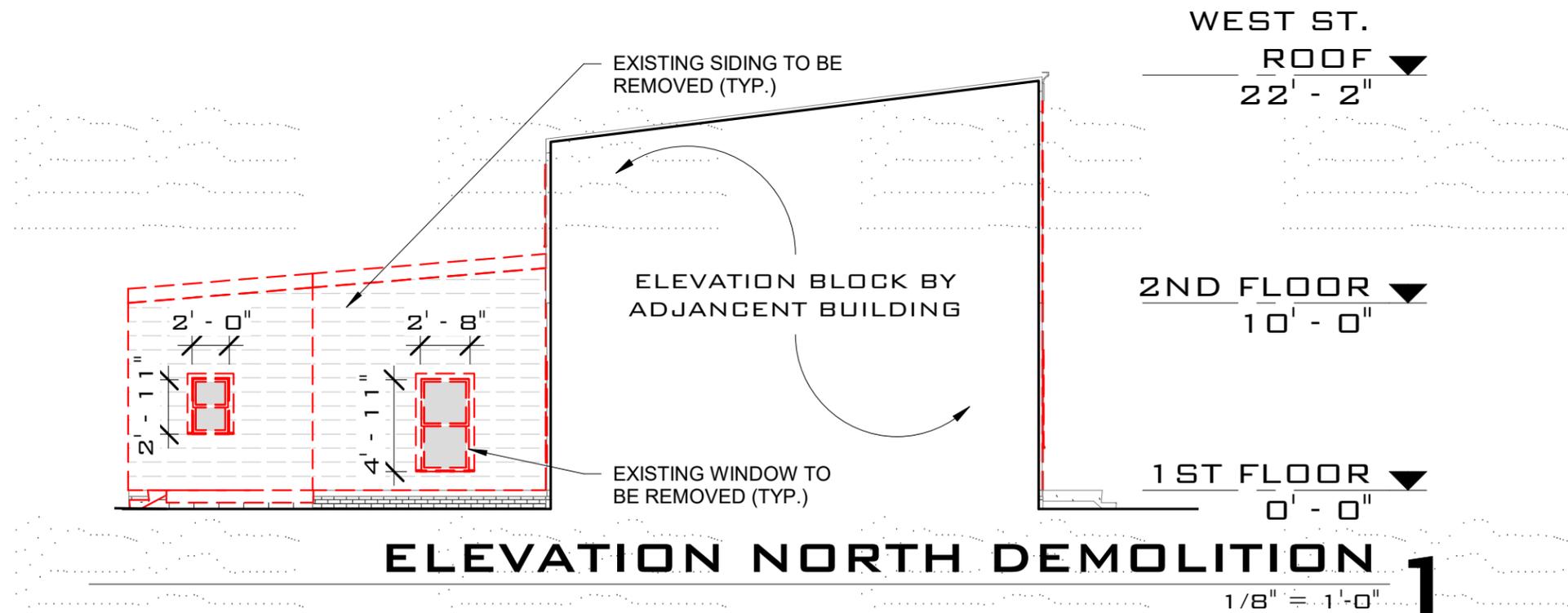
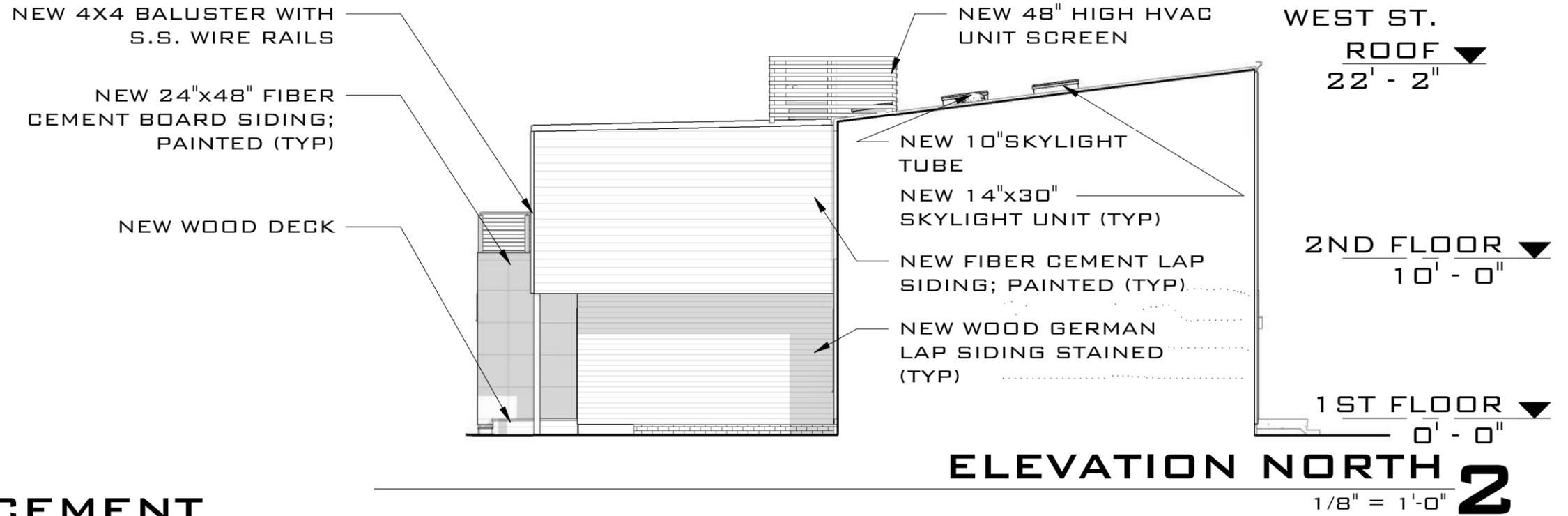


Powell Gray

LRV: 13.2 *i*

From Colonial Williamsburg's colonial revival color palette, this pronounced, somewhat pensive color was likely found during scratch tests, the precursor to modern paint analysis.

GERMAN LAP AND CEMENT LAP SIDING COLOR



PROJECT #: 2014-04

ISSUE DATE: 09/28/17

EXTERIOR ELEVATIONS

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

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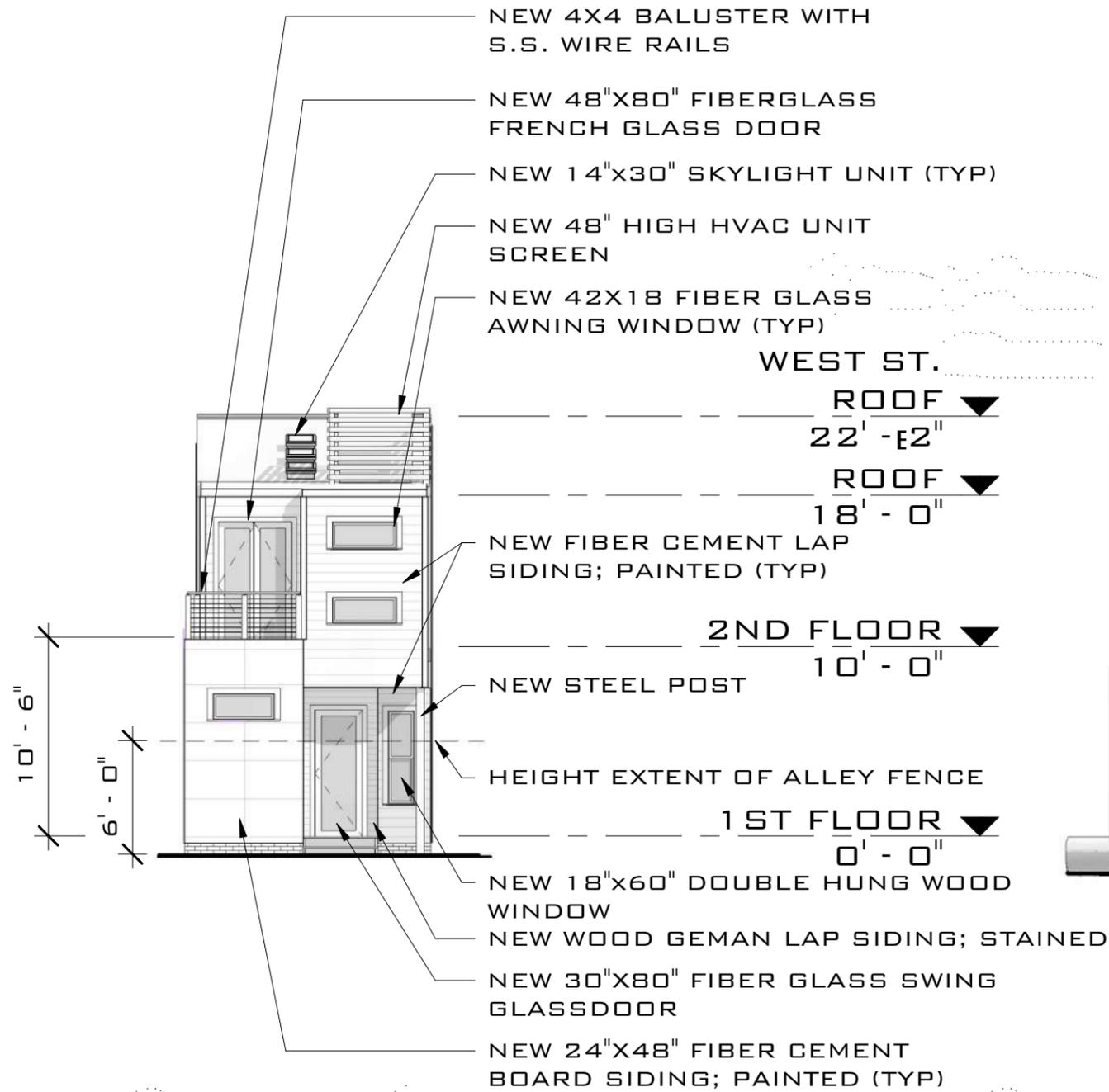
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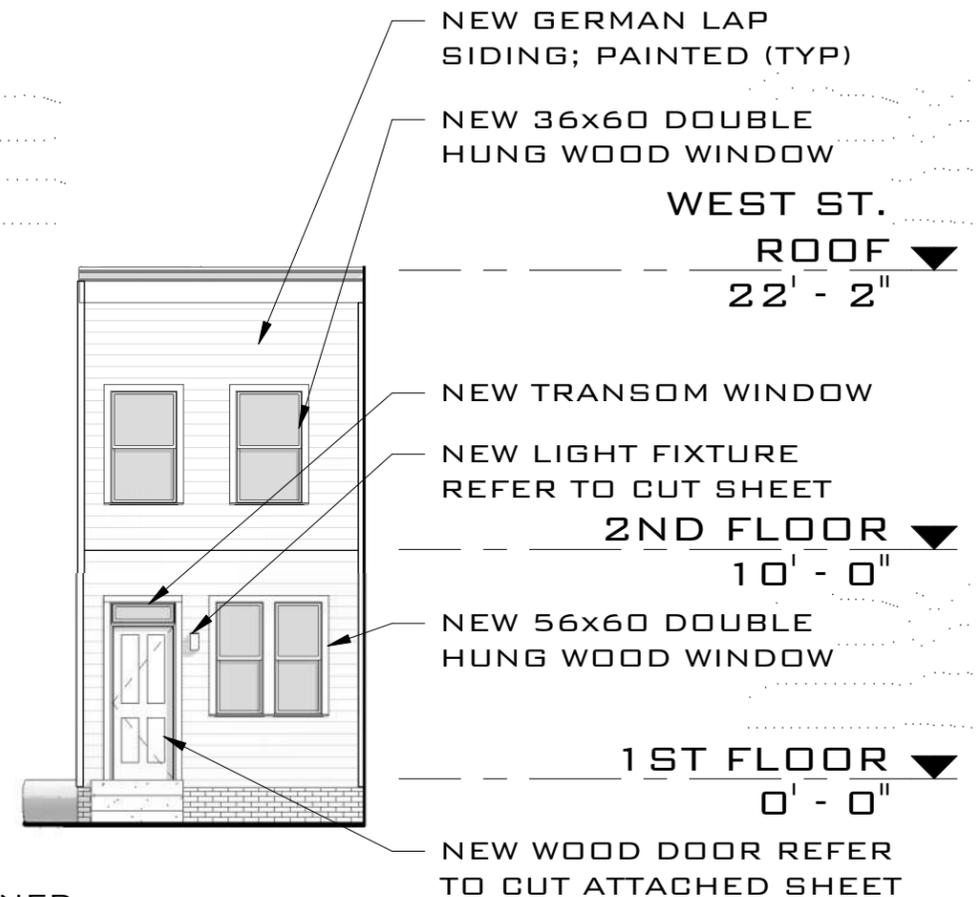




**REAR WOOD
GERMAN LAP
SIDING COLOR**



ELEVATION EAST 2
1/8" = 1'-0"



ELEVATION WEST 1
1/8" = 1'-0"

EXTERIOR ELEVATIONS

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

PROJECT #: 2014-04

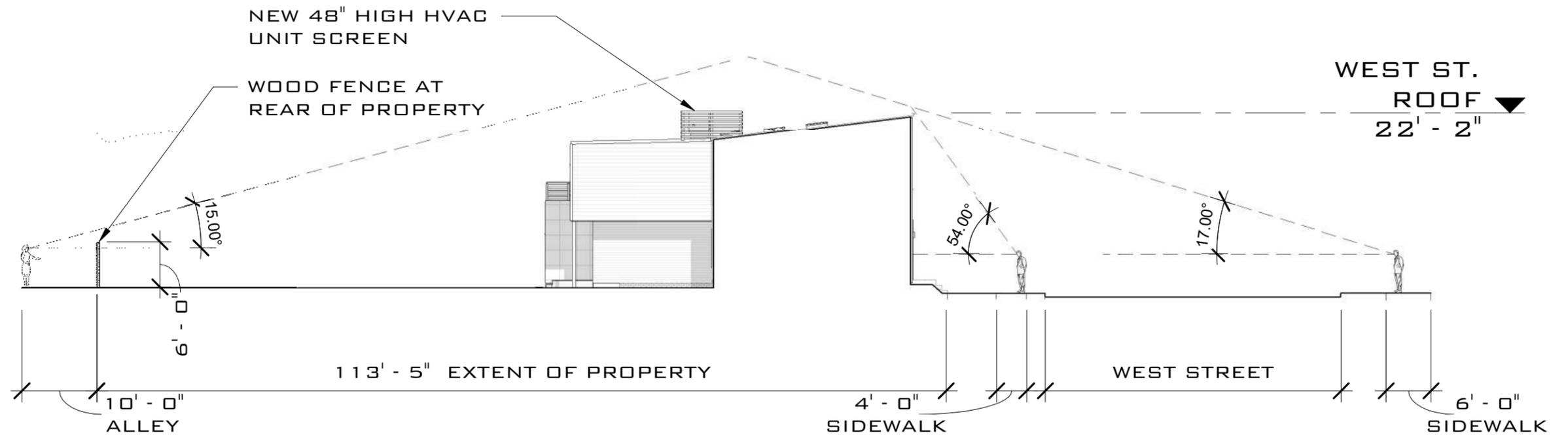
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ELEVATION NORTH 1
1/16" = 1'-0"

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

EQUIPEMENT VIEW STUDY

SCALE: 1/16" = 1'-0"

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Attachment 2

❶ Cooling Capacity	23000 BTU
❶ Cooling Capacity	2 Tons
❶ Maximum Input BTU	60000 BTU
❶ Maximum Heating Output BTU	48000 BTU
❶ SEER	14 SEER
❶ Energy Efficiency Ratio	11.0 EER
❶ Nominal CFM	800
❶ Refrigerant	R-410A
❶ Efficiency (% AFUE)	81 %
❶ Maximum Overcurrent Protection (Breaker)	20 Amps
Fuel Type	LP Capable (Kit Required) / Natural Gas
Number of Rows	3
❶ Orifice Size	0.057 inches
❶ Noise Level	78 Decibels
Pad Size	50x53 Inches
Product Weight	417 lbs
❶ California Approved	Yes
Width	47 Inches
Depth	51 Inches
Height	32 Inches



Air Conditioning & Heating

COOLING CAPACITIES: 23,000 TO 57,500 BTU/H
HEATING CAPACITIES: 40,000 TO 120,000 BTU/H



CH22034BK11-OD1 Outdoor Sconce



SKU: CH22034BK11-OD1

"LEODEGRANCE" Transitional 1 Light Black Outdoor Wall Sconce 11" Height

ROOF TOP EQUIPMENT

EXTERIOR LIGHT FIXTURE

PROJECT #: 2014-04

ISSUE DATE: 09/28/17

EQUIPMENT

SCALE:

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