

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

**APPLICANT:** Erica Rossi and John Medici

**LOCATION:** Old and Historic Alexandria District  
820 South Lee Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

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

- The shutters be made of wood;
- The shutter dogs be installed in mortar joints;

Window/door glazing is clear, reflective, without tint, complying with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*

**BAR minutes from the February 7, 2024 hearing:**

**5&6 BAR#2023-00538 OHAD**

Request for alterations and addition at 820 S Lee Street  
Applicant: Marks Woods Construction Services

**BAR#2023-00539 OHAD**

Request for partial demolition/encapsulation at 820 S Lee Street  
Applicant: Marks Woods Construction Services

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2023-00538 and BAR#2023-00539 with staff recommendations. The motion carried on a vote of 6-0.

**REASON**

The Board found the proposed addition and alterations to be compatible with the community.

**SPEAKERS**

Erica Rossi, homeowner, gave a summary of the project, introduced her husband John Medici, and noted that they had lived in this house since 2010. They were available to answer questions.

Lucy Adams, project architect, discussed the proposed stain and roof colors.

**DISCUSSION**

Mr. Scott asked if all of the brick would be stained and was advised that it would be.

Ms. Zandian asked about the size and location of the proposed rooftop mechanical equipment shown on page 18 of the application materials. Ms. Adams advised that it would be located on the shed roof portion.

Mr. Scott asked if the proposal added a full third story to the house. Ms. Adams replied in the affirmative and also explained that at least two courses of brick would be added above the upper floor windows on the primary/west elevation, as currently the roof sits directly on the tops of those windows.

Mr. Lyons supported the project with staff recommendations.

Mr. Adams agreed with Mr. Lyons.

Ms. Zandian agreed with Mr. Lyons and Mr. Adams.

Ms. Miller also supported staff recommendations. She also suggested that the rear/east door have a contemporary configuration, as it is the only remaining traditional component on that elevation.

Mr. Scott said that this was a nice design and that he approved it as submitted.

Mr. Spencer fully supported the application.

**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 (BAR #2025-00293) and Certificate of Appropriateness (BAR #2025-00291) for clarity and brevity. The Permit to Demolish requires a roll call vote.

### **UPDATE**

The case is returning to the Board because more than 12 months have passed since the original approval and construction has not yet begun. The original approval has therefore expired. The applicant has added some window and door replacements to this application which were not included in the original.

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

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to remove the existing roof and add a third story, add an open deck at the first floor, as well as alterations, at 820 South Lee Street.

*Addition* The applicant proposes to add a third story which will have two gable dormer windows on the front/west elevation and a shed dormer with doors and a Juliet balcony on the rear/east elevation. The new roof on the west elevation will be standing seam metal and the shed dormer will be clad in cementitious siding with an asphalt shingle roof on the east elevation. The roof of the shed dormer will also have solar panels. On the rear/east elevation, an open deck with a metal railing, above the existing covered patio, will also be constructed as part of this project. This will entail removing the existing window and wall space in order to add wood-clad bifold doors in this location.

*Alterations* The front/west shutters on the windows and entry door will be replaced, as will the front/west railing and fencing. The chimney will be altered and extended, and new trim will be added to the existing window on the first level of the primary/west elevation. Wood-clad bifold doors accessing the open deck will be added to the first level of the rear/east elevation. All brick will be stained. A door and windows at the rear/east elevation will be replaced, as will the basement door on the primary/west elevation.

### **Site context**

The property is at the southern end of the City and backs to Jones Point Park. Although Jones Point Park is public, the portion of the park behind the subject property is wooded and not pedestrian friendly. Few people walk in this area. The changes to the rear/east elevation will therefore be minimally visible from a public right of way.

## **II. HISTORY**

The interior unit townhouse at 820 South Lee Street was constructed as part of the Yates Garden subdivision ca. **1953**. The Board approved the construction of these rowhouses on March 12, 1953 and permit #s 5873 and 5874 were issued to Yates View Development Co. on June 11, 1953 for the construction of 16 buildings in the Yates Garden on South Lee Street. 820 South Lee is a three-bay, two-and-a-half story brick townhouse with a partial raised basement in a row

of eight townhouses with alternately projecting and set back facades. The main level has a single eight-over-eight window on the south half of the primary/west elevation and a small octagonal window over the main entry at the north half of this elevation. The third level has three six-over-six windows with shutters.

*Previous BAR Approvals*

- BAR2023-00538 & BAR2023-00539, February 7, 2024: Board approval to add a third story and a rear first-floor open deck.
- BAR2012-00321      Administrative approval for window replacement.

### **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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,	No

	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area which will be demolished on this 1950s townhouse is not historic and the proposed demolition does not compromise its integrity. The materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

#### Certificate of Appropriateness

Staff supports the proposed addition and alterations to this property. The Board approved adding a third story and a first-floor open deck and other minor alterations at the February 7, 2024 hearing. The proposed alterations in this application are appropriate for this mid-20th century Colonial Revival townhouse. Since the 1950s construction of these townhouses, there have been a number of significant third floor additions in this block, including:

- 826 South Lee Street: BAR2022-00230 & BAR2022-00235
- 812 South Lee Street: BAR2010-0050
- 833 South Lee Street: BAR2007-0002
- 809 South Lee Street: BAR2006-0002
- 821 South Lee Street: BAR2001-0080

The *Design Guidelines* encourage “respectful additions” which “make use of the design vocabulary of the existing...structure” and supports additions that “are compatible with both the architectural character of the existing house and the immediate neighborhood.” Staff finds that the proposed Colonial Revival addition fully complies with these guidelines. Figure 1 depicts the west elevation of the proposed addition to 820 South Lee in the context of its blockface. The subject property will be no taller than 818 South Lee immediately to the north and will harmonize with 822 and 824 to the south. Much like other houses on the block, the proposed third story will have gable dormer windows. The new entry door to the basement will be wood clad with a single glazed window panel.

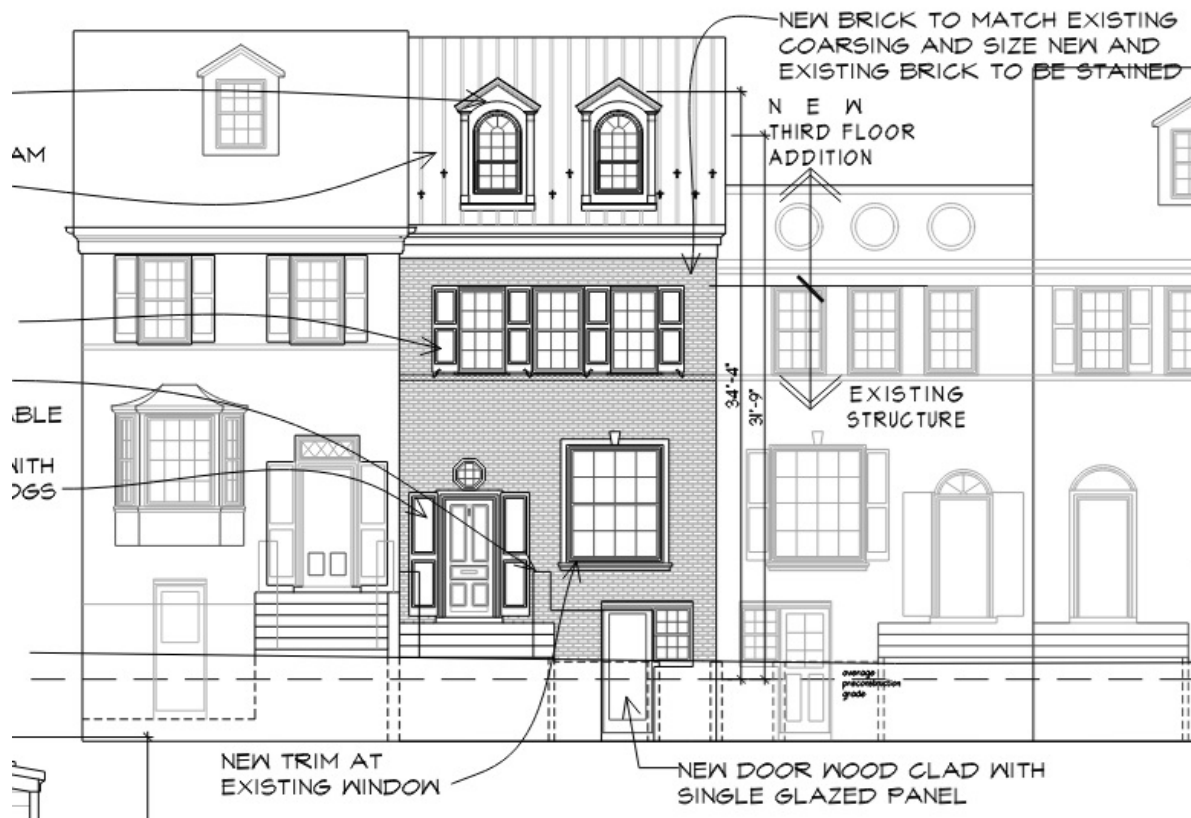


Figure 1: Proposed primary/west elevation

The standing seam metal roof will improve the appearance of the primary elevation, as will the new operable paneled shutters with shutter dogs. Staff also finds that staining the exterior brick would be appropriate for this 1950s building. It will not harm the brick and could improve the house's appearance, as the brick is currently an unusual color with some areas of discoloration. The new Pella Architect Series windows are appropriate and could be administratively approved. However, the application does not contain specifications for the glazing of these windows; those will need to be supplied prior to the issuance of the building permit.

The *Design Guidelines* state that open decks “are primarily a late-20th century occurrence... and are suburban in character.” The Board has previously approved the construction of open decks in sections of the districts with a distinctly suburban feel or where there is minimal visibility of the deck from a public way. The subject property meets both these criteria. These 1950s townhouses are in a part of Alexandria with a distinct suburban feel. As noted above, it will be minimally visible and the wall area and window to be removed in order to construct the deck are not of unusual or uncommon design and could be reproduced easily.

With the conditions that the shutters be made of wood, the shutter dogs be installed in mortar joints, and the replacement window/door glazing is clear, reflective, without tint, complying with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, staff recommends approval of the project.

**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 third story addition and replacement of rear covered structure with an open deck will comply with zoning.

**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)

F-2 If the alley adjacent to 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 No Archaeology comments.

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment
- Any other supporting documentation

ADDRESS OF PROJECT: 820 South Lee St

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

TAX MAP AND PARCEL: 081 03 02 10- Lot 507 ZONING: RM

**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: Marks-woods Construction Services

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

Name: Greg Marks Phone: [REDACTED]

E-mail: [REDACTED]

**Legal Property Owner:**

Name: Erica Rossi + John Medici

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.*
- |   |  |   |                                   |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> awning           | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting         | <input type="checkbox"/> pergola/trellis                       | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____      |  |   |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Removing existing roof and adding third story.  
Adding open deck at first floor  
Replacing front fencing  
Replacement of windows and door at rear and  
replacement of basement door at front

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.



**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 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.

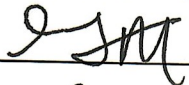
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ 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.

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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: Gregory T. Marks

Date: 7/21/2025



# 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. Gregory Marks	[REDACTED]	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 820 S Lee (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. Erica + John Rusli - Medici	[REDACTED]	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.		
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.

8/6/25      Gregory T. Marks        
Date      Printed Name      Signature



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

**B**

## A. Property Information

A1.  Street Address  Zone

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

## B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>	
Basement	<input type="text"/>	Basement**	<input type="text"/>
First Floor	<input type="text"/>	Stairways**	<input type="text"/>
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>
Lavatory***	<input type="text"/>	Other**	<input type="text"/>
Other <b>covered ratio</b>	<input type="text"/>	Other**	<input type="text"/>

B1. **Total Gross**  B2. **Total Exclusions**

B1.  Sq. Ft.  
Existing Gross Floor Area\*

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

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

**Comments for Existing Gross Floor Area**

## C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>	
Basement	<input type="text"/>	Basement**	<input type="text"/>
First Floor	<input type="text"/>	Stairways**	<input type="text"/>
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>
Lavatory***	<input type="text"/>	Other**	<input type="text"/>
Other	<input type="text"/>	Other**	<input type="text"/>

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

C1.  Sq. Ft.  
Proposed Gross Floor Area\*

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

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

## 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.

## D. Total Floor Area

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

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

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

E1.  Sq. Ft.  
Existing Open Space

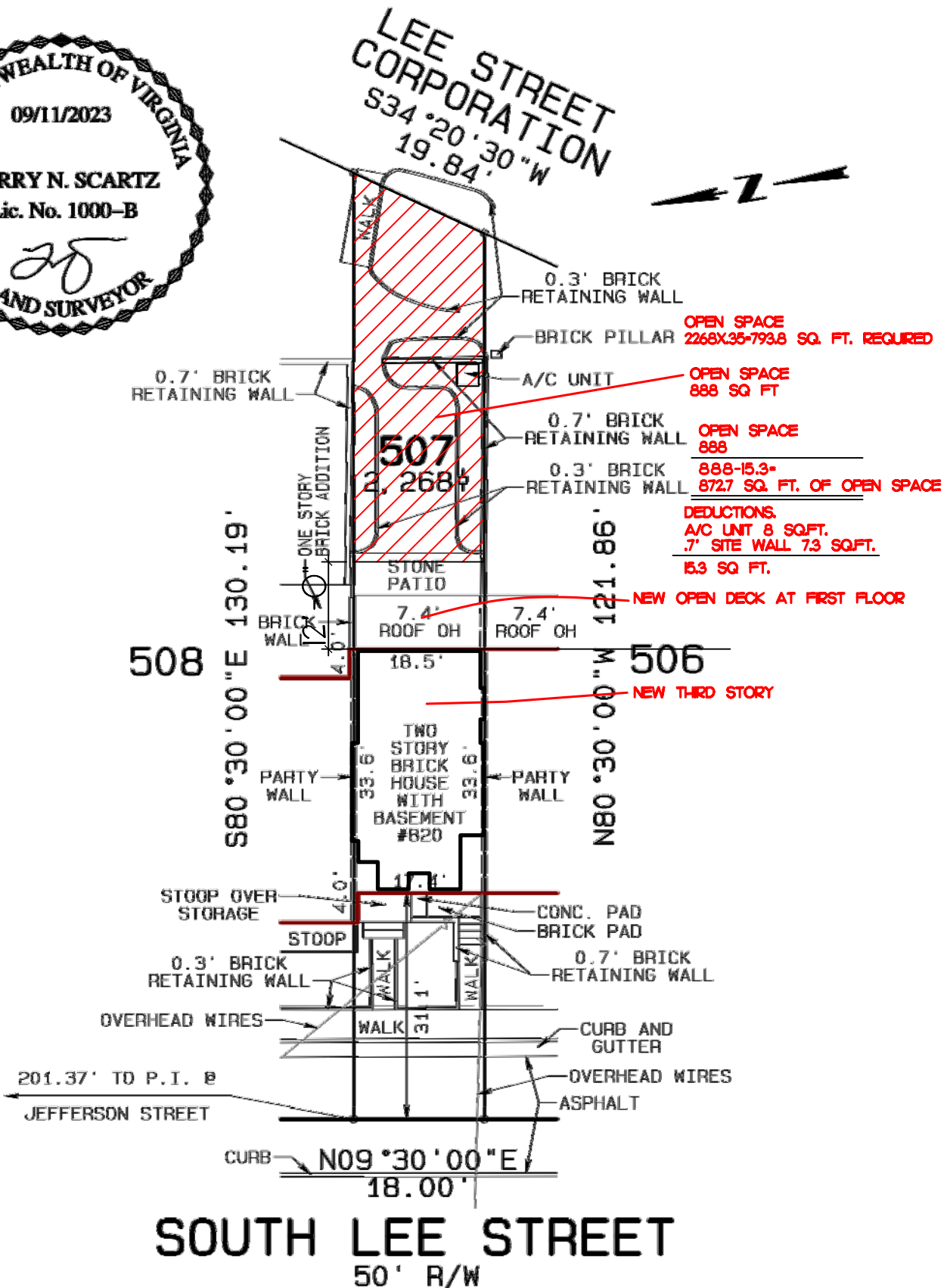
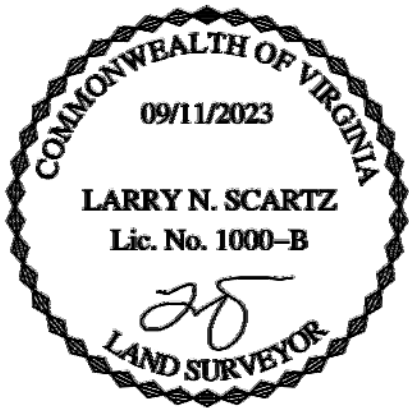
E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



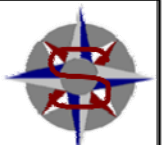
CASE NAME: ROSSI / MEDICI

NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

**SCARTZ SURVEYS**

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA

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

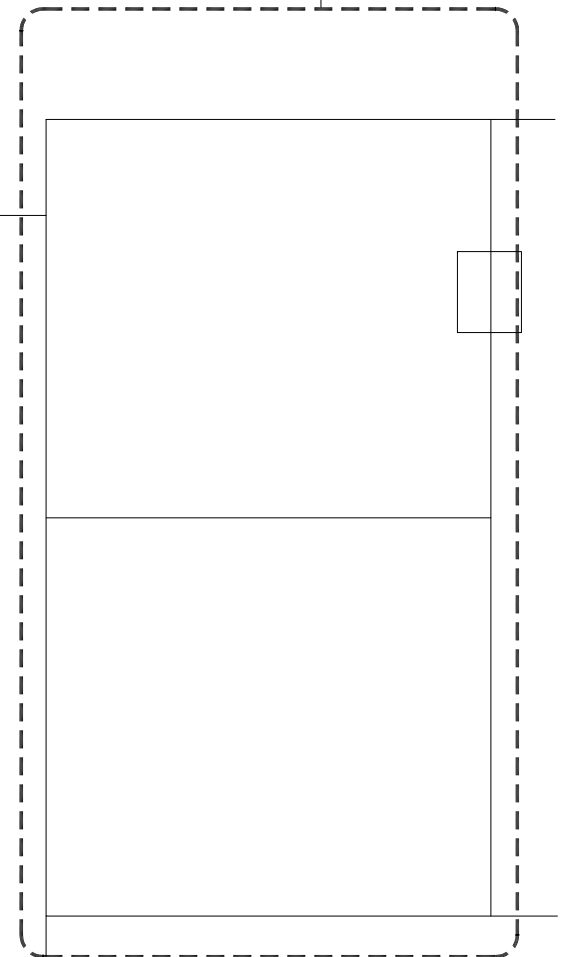
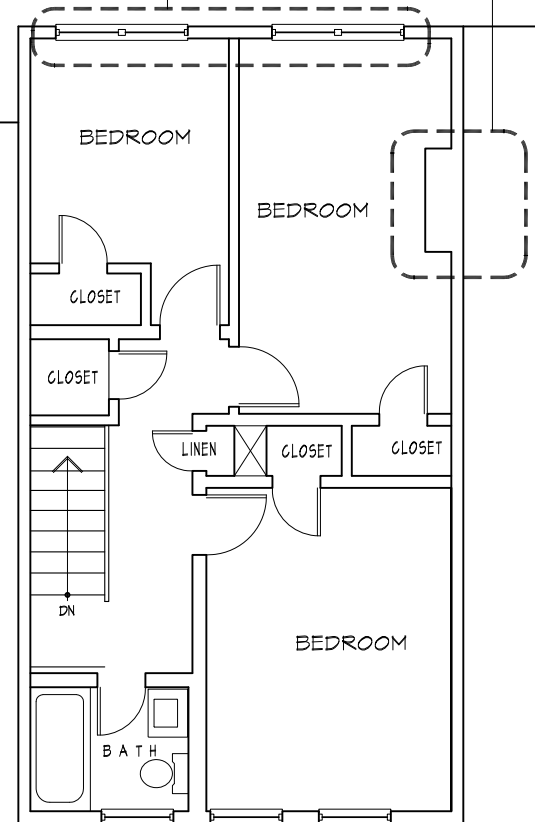
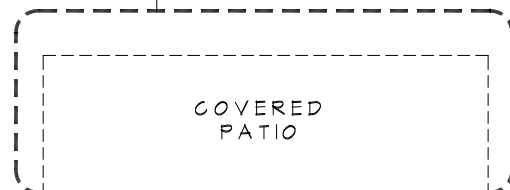


REMOVE  
EXISTING ROOF  
AT COVERED  
PATIO

REMOVE  
EXISTING ROOF  
AT COVERED  
PATIO

EXISTING  
WINDOWS TO BE  
REPLACED

REMOVE  
EXISTING ROOF



DINING

LIVING  
ROOM

BEDROOM

BEDROOM

BEDROOM

BATH

HOME  
OFFICE

GLOSET

GLOSET

GLOSET

GLOSET

LINEN

GLOSET

GLOSET

EXISTING  
WINDOWS TO BE  
REPLACED

REMOVE  
EXISTING  
FIREPLACE

REMOVE EXISTING  
WINDOWS & WALL  
BELOW FOR NEW  
DOORS

REMOVE  
EXISTING  
FIREPLACE

ALTER  
EXISTING  
FIREPLACE

EXISTING  
DOOR TO BE  
REPLACED

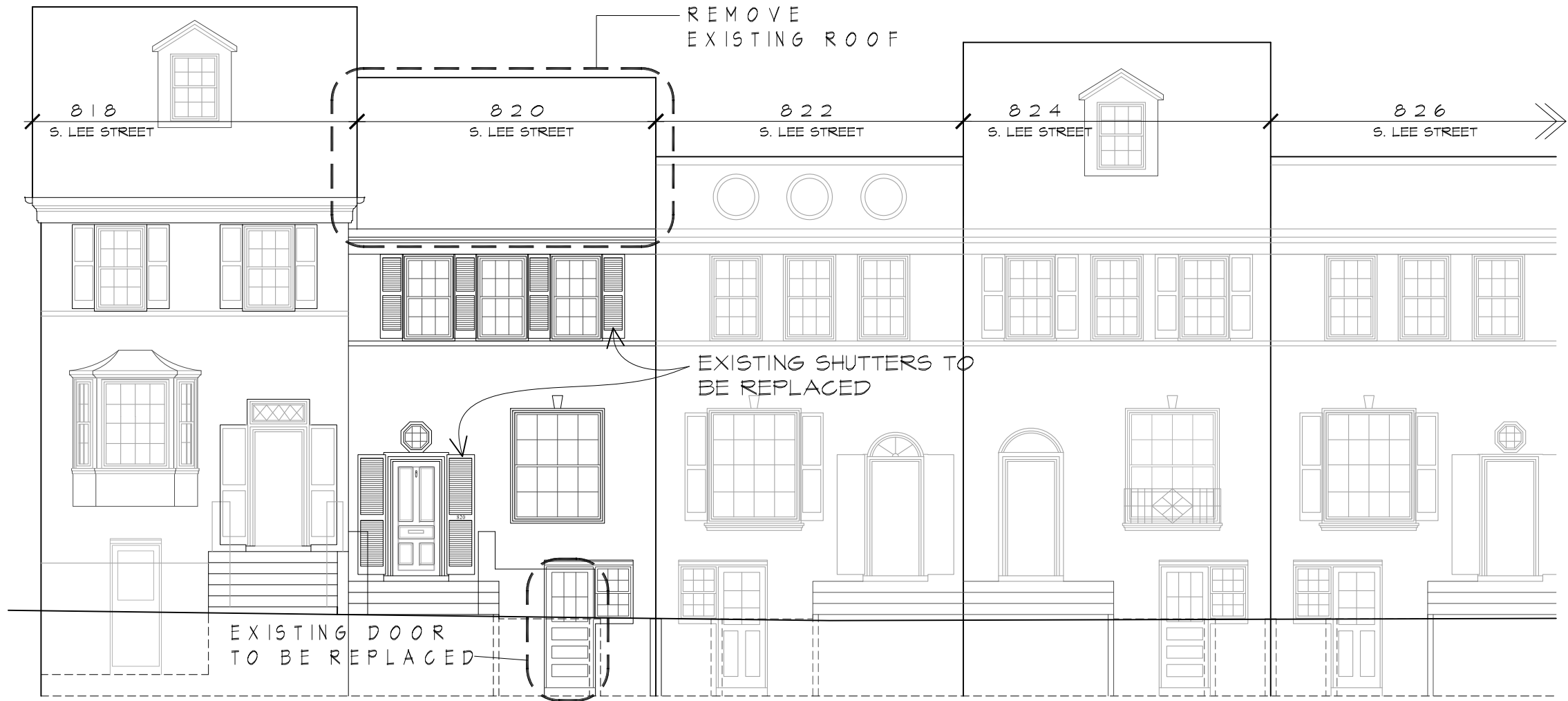
EXISTING  
BASEMENT  
P L A N  
1/8"=1'-0"

EXISTING  
FIRST FLOOR  
P L A N  
1/8"=1'-0"

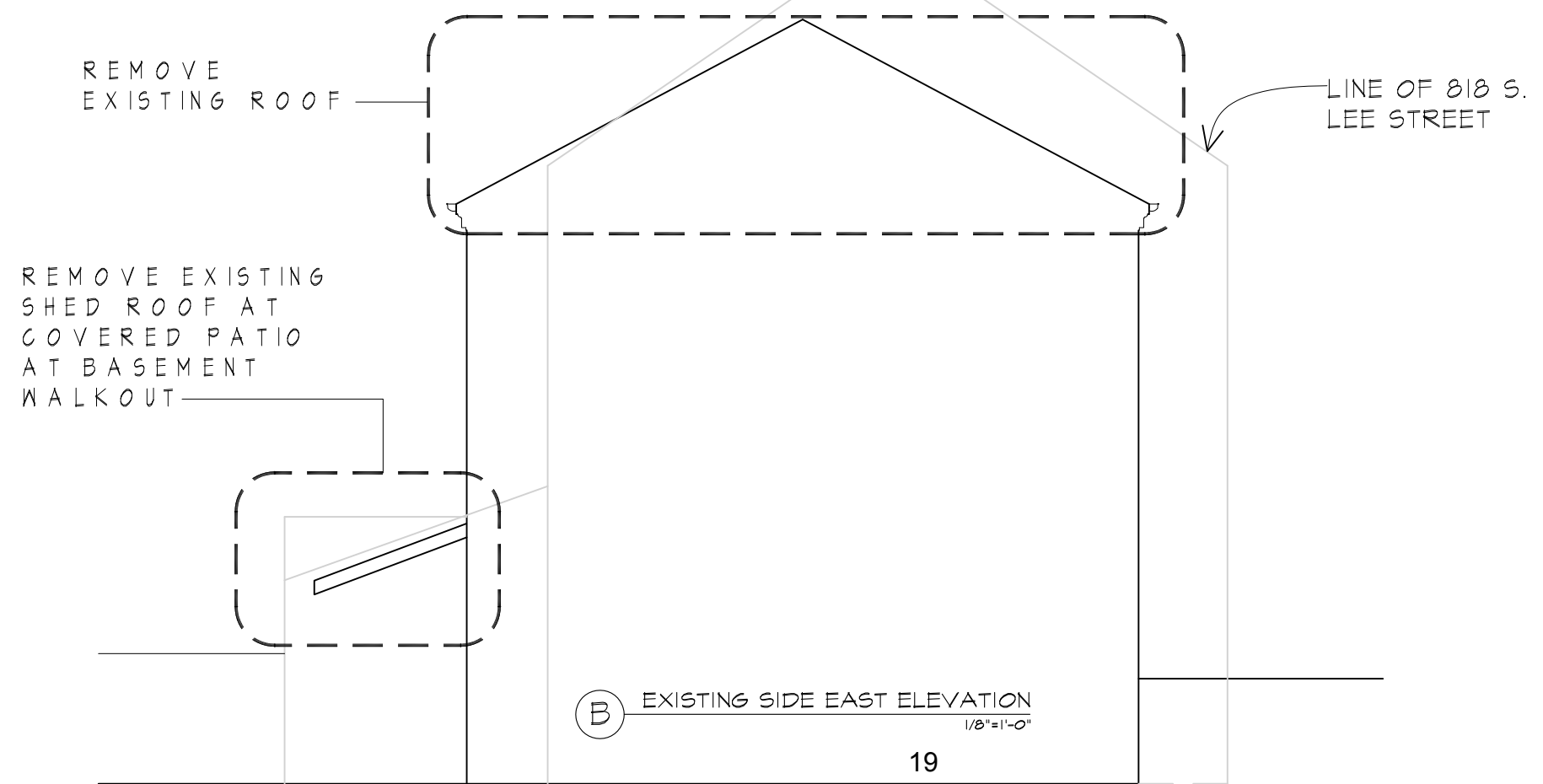
EXISTING  
SECOND FLOOR  
P L A N  
1/8"=1'-0"

EXISTING  
R O O F  
P L A N  
1/8"=1'-0"

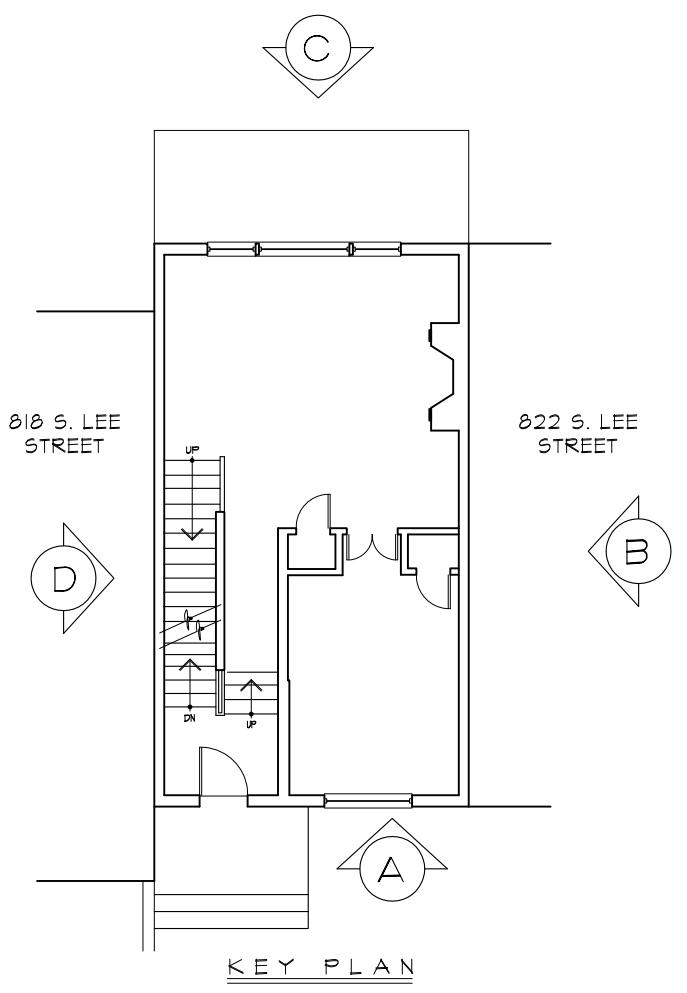
EXISTING RIDGE  
8'-11" FIELD VERIFY  
EXIST ATTIC  
8'-11/2" FIELD VERIFY  
EXIST 2ND FLR CEILING  
EXISTING 2ND FLOOR  
8'-2 1/2" FIELD VERIFY  
EXISTING FIRST FLOOR  
8'-0 3/4" FIELD VERIFY  
EXIST BASEMENT CLG  
9'-6 1/4" FIELD VERIFY  
EXIST ENTRY FLOOR  
6'-9 1/4" FIELD VERIFY  
EXISTING BASEMENT



A EXISTING FRONT NORTH ELEVATION  
1/8"=1'-0"



B EXISTING SIDE EAST ELEVATION  
1/8"=1'-0"



PASTEUR  
DESIGNS

9303 IRVING STREET  
MANASSAS, VA 20108-5110  
E-MAIL: lucy@pasturdesigns.com  
TELEPHONE: 703 472 4172  
FACSIMILE: 703 393 8706

MARKS WOODS  
CONSTRUCTION SERVICES

ROSSI MEDICI RESIDENCE  
820 S. LEE STREET  
ALEXANDRIA, VIRGINIA

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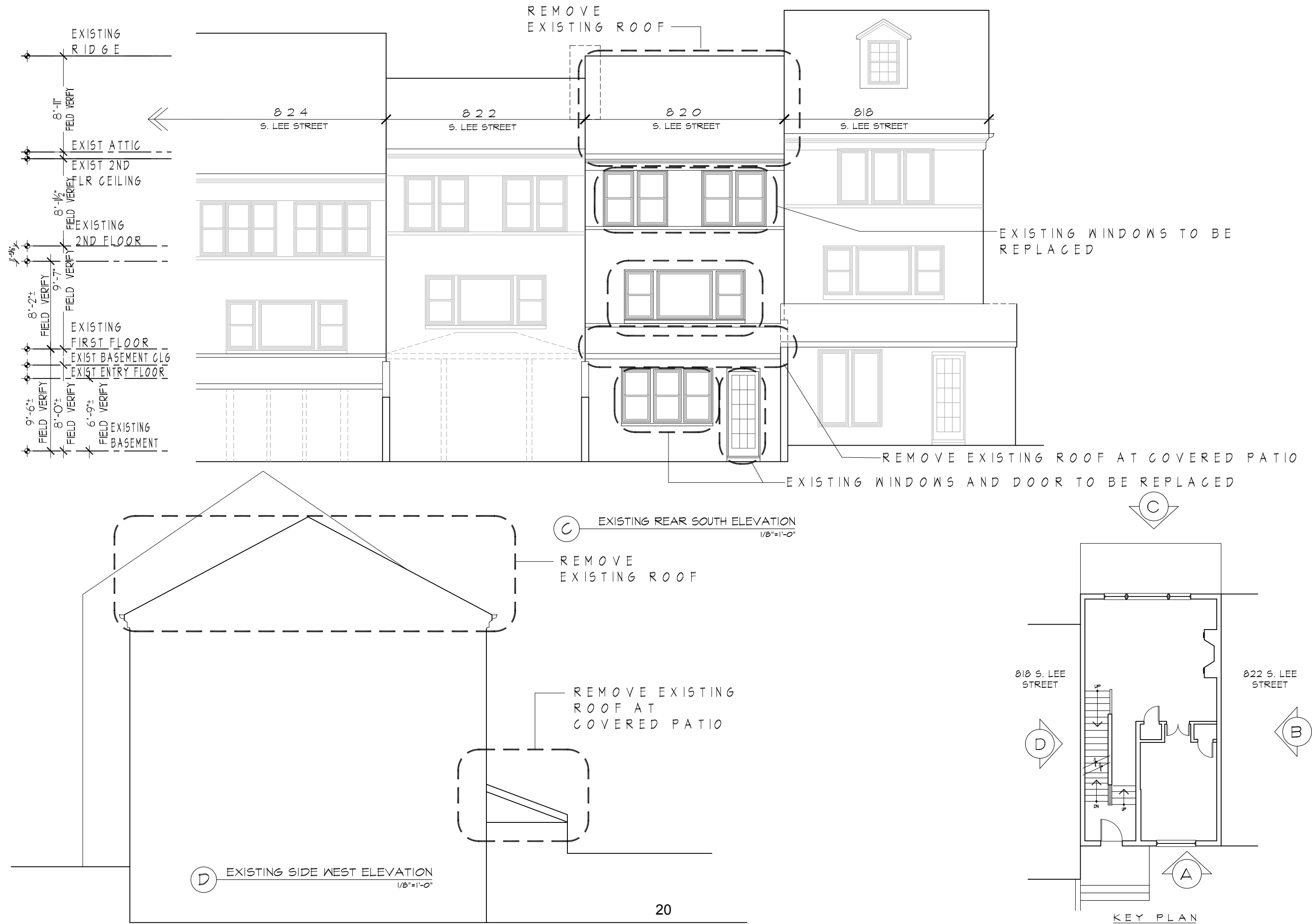
ISSUE DATE  
DESIGN 09/07/23  
11/03/23  
11/08/23  
12/05/23  
06/12/25

B A R  
12/27/23  
07/21/25

SHEET TITLE  
EXISTING ELEVATIONS

SHEET NUMBER  
A-2





PASTEUR

DESIGNS

9303 IRVING STREET  
MANASSAS, VA  
20110-5110

E-MAIL: lucy@pasturdesign.com

TELEPHONE: 703 472 4172  
FACSIMILE: 703 393 8706

MARKSWOODS  
CONSTRUCTION SERVICES

ROSSI MEDICI RESIDENCE  
820 S. LEE STREET  
ALEXANDRIA, VIRGINIA

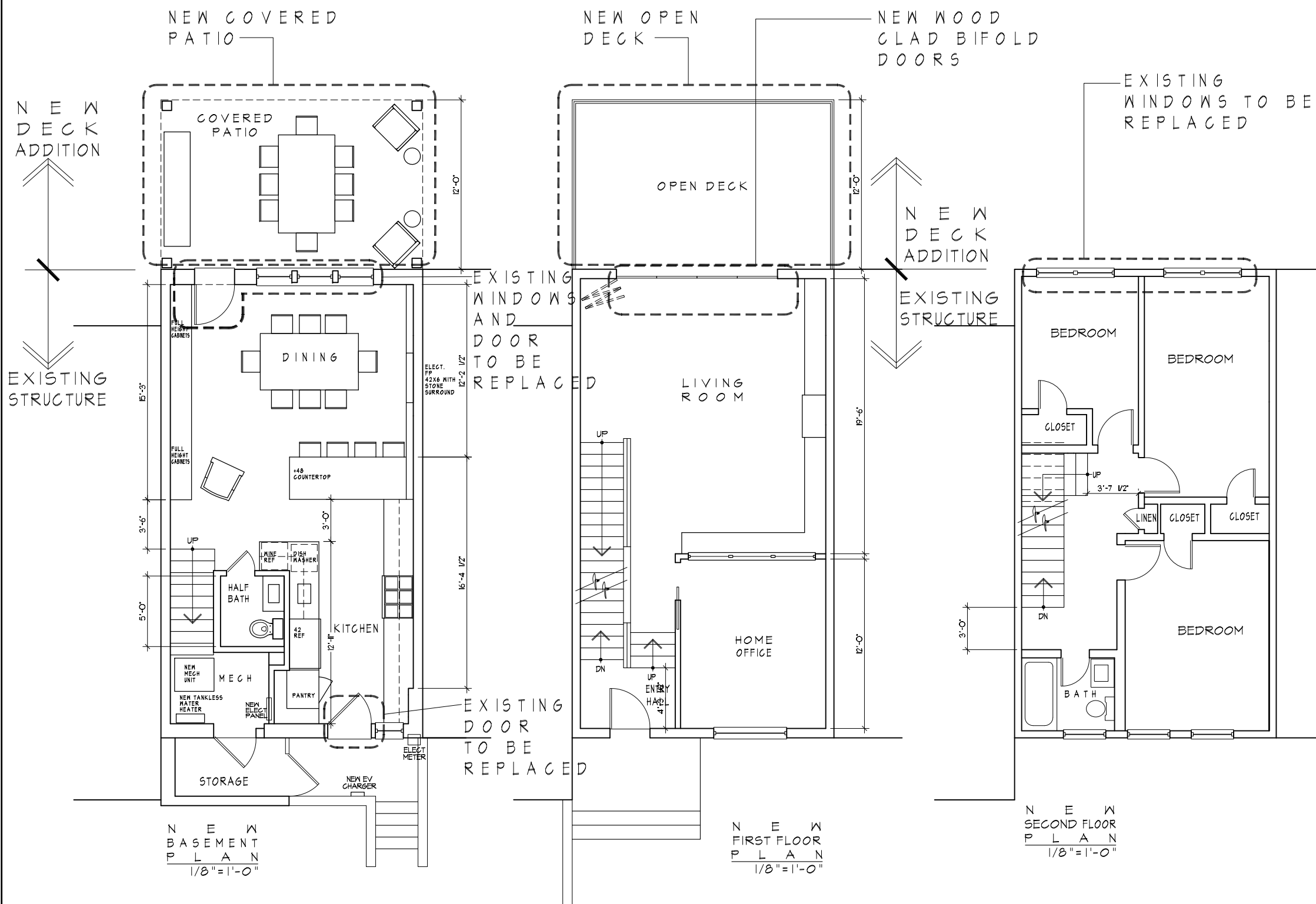
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ISSUE DATE  
DESIGN  
09/07/23  
11/03/23  
11/08/23  
12/05/23  
06/12/25

B A R  
12/27/23  
07/21/25

SHEET TITLE  
EXISTING ELEVATIONS

SHEET NUMBER  
A-3





PROPOSED  
FRONT RAILING  
AND FENCING

NEW DORMER WITH DOUBLE HUNG &  
ARCHED TRANSOMS WOOD WINDOWS  
WITH CLAD EXTERIOR & SIMULATED  
DIVIDED LITES

NEW STANDING SEAM  
METAL ROOF

NEW OPERABLE PANELED  
SHUTTERS WITH SHUTTER DOGS  
FRONT RAILING AND FENCING  
TO BE REPLACED

NEW OPERABLE  
PANELED  
SHUTTERS WITH  
SHUTTER DOGS

LINE OF 818 S. LEE  
STREET BEYOND

NEW SHED  
DORMER

NEW DORMER  
WITH DOUBLE  
HUNG & ARCHED  
TRANSOMS WOOD  
WINDOWS WITH  
CLAD EXTERIOR &  
SIMULATED  
DIVIDED LITES

NEW 8"  
CEMENTITIOUS  
PAINTED SIDING

NEW TRIM AT  
EXISTING WINDOW

NEW DOOR WOOD CLAD WITH  
SINGLE GLAZED PANEL

LINE OF 818 S. LEE  
STREET BEYOND

NEW OPEN DECK  
WITH METAL  
RAILING

LINE OF 818 S. LEE  
STREET BEYOND

GENERAL NOTE:  
ALL NEW AND EXISTING  
BRICK TO BE STAINED

NEW BRICK TO MATCH EXISTING  
COARSING AND SIZE NEW AND  
EXISTING BRICK TO BE STAINED

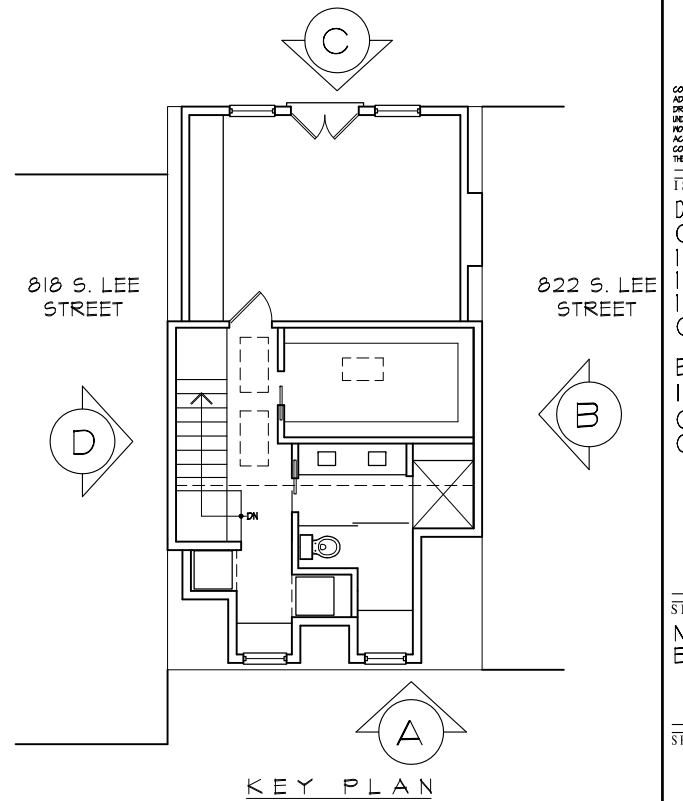
NEW  
THIRD FLOOR  
ADDITION

EXISTING  
STRUCTURE

average  
preconstruction  
grade

(A) NEW FRONT NORTH ELEVATION  
1/8"=1'-0"

(B) NEW SIDE EAST ELEVATION  
1/8"=1'-0"



NEW SHED DORMER WITH ASPHALT SHINGLES, NEW SOLAR PANELS

NEW WOOD CLAD EXTERIOR DOORS

NEW METAL RAILING AT "JULIET" BALCONY

NEW 8" CEMENTITIOUS PAINTED SIDING

NEW WOOD CLAD BIFOLD DOORS

NEW OPEN DECK WITH METAL RAILING

ALTER AND EXTEND EXISTING CHIMNEY

NEW MECH. UNIT

N E W  
THIRD FLOOR  
ADDITION

NEW WOOD CLAD WINDOWS STYLE  
& SIZE TO MATCH EXISTING

EXISTING  
STRUCTURE

NEW SHED DORMER

NEW 8" CEMENTITIOUS  
PAINTED SIDING

N E W  
THIRD FLOOR  
ADDITION

EXISTING  
STRUCTURE

NEW BRICK TO  
MATCH EXISTING

NEW OPEN DECK WITH  
METAL RAILING

NEW WOOD CLAD WINDOWS STYLE  
& SIZE TO MATCH EXISTING

NEW DORMER WITH DOUBLE  
HUNG & ARCHED TRANSOMS  
WOOD WINDOWS WITH CLAD  
EXTERIOR & SIMULATED  
DIVIDED LITES

NEW DOOR WOOD CLAD WITH  
SINGLE GLAZED PANEL

NEW REAR SOUTH ELEVATION  
1/8"=1'-0"

LINE OF 818 S. LEE  
STREET

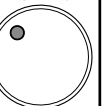
NEW SIDE WEST ELEVATION  
1/8"=1'-0"

818 S. LEE  
STREET

822 S. LEE  
STREET

KEY PLAN

PASTEUR



DESIGNS

9303 IRVING STREET  
MANASSAS VA  
20110-5110

E-MAIL: lucy@pasturdesigns.com

TELEPHONE: 703 472 4172  
FACSIMILE: 703 393 8706



ROSSI MEDICI RESIDENCE  
820 S LEE STREET  
ALEXANDRIA VIRGINIA

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ISSUE DATE  
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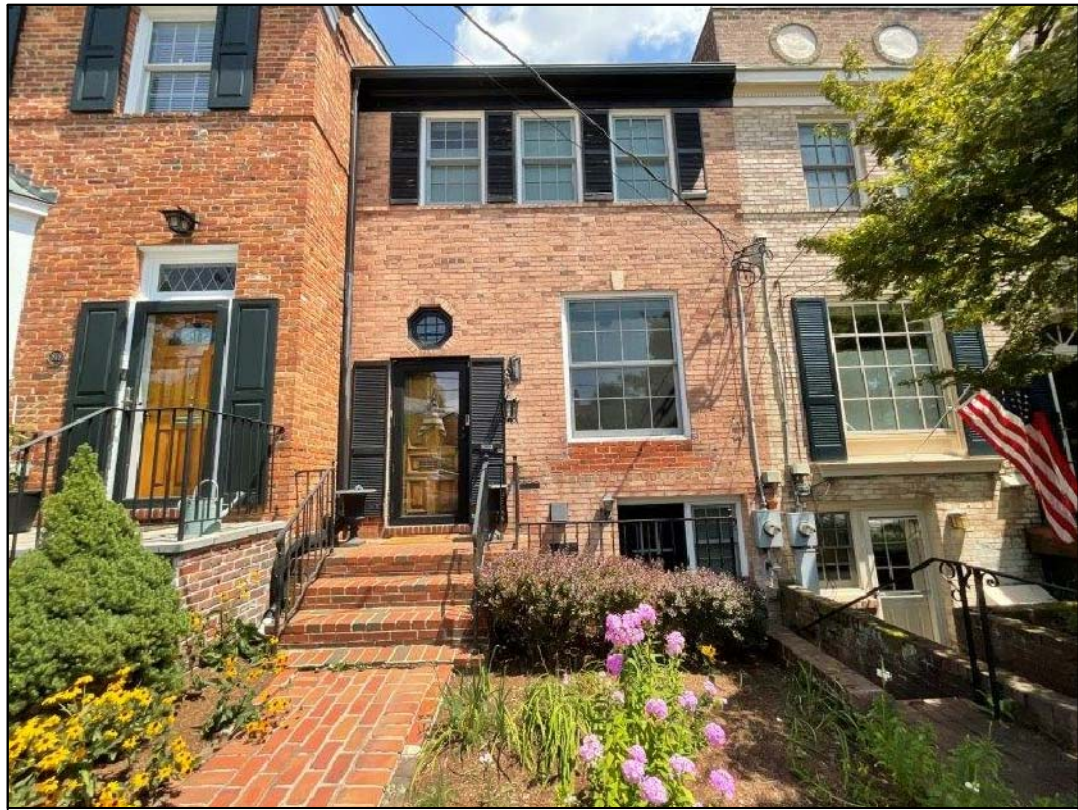
B A R  
12/27/23  
07/21/25

SHEET TITLE  
N E W  
ELEVATIONS

SHEET NUMBER

A-6

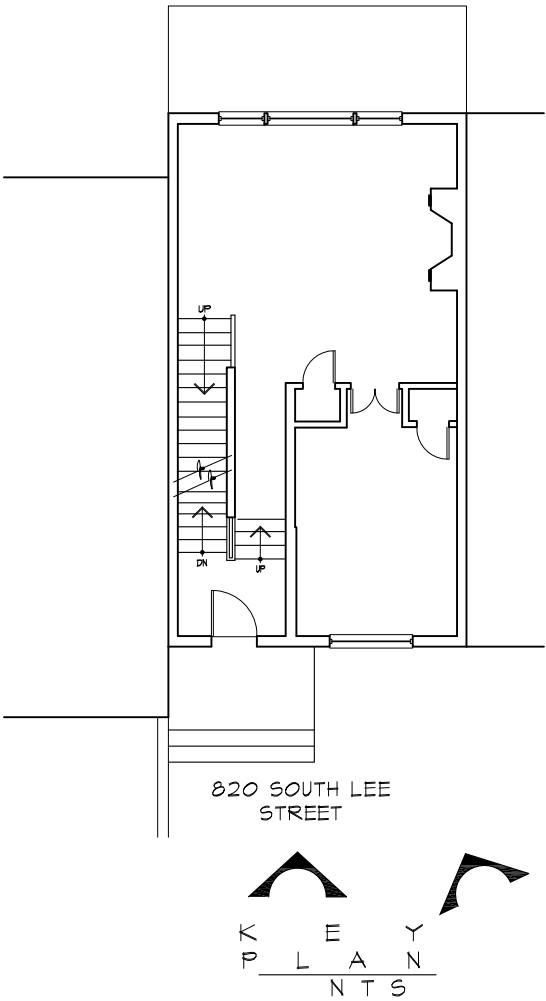




FRONT WEST ELEVATION  
820 SOUTH LEE STREET



FRONT WEST ELEVATION  
820 SOUTH LEE STREET



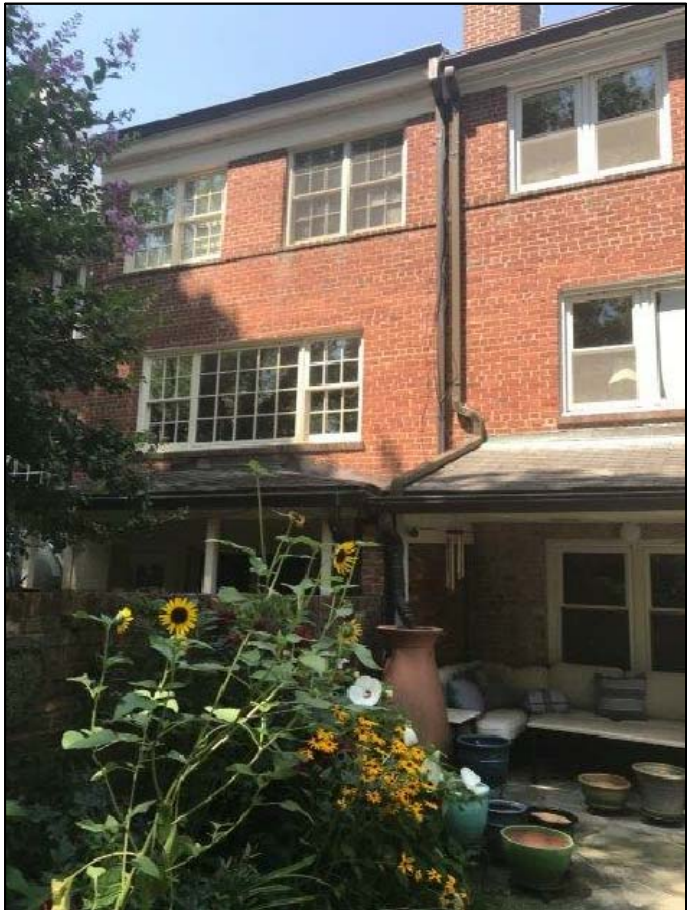




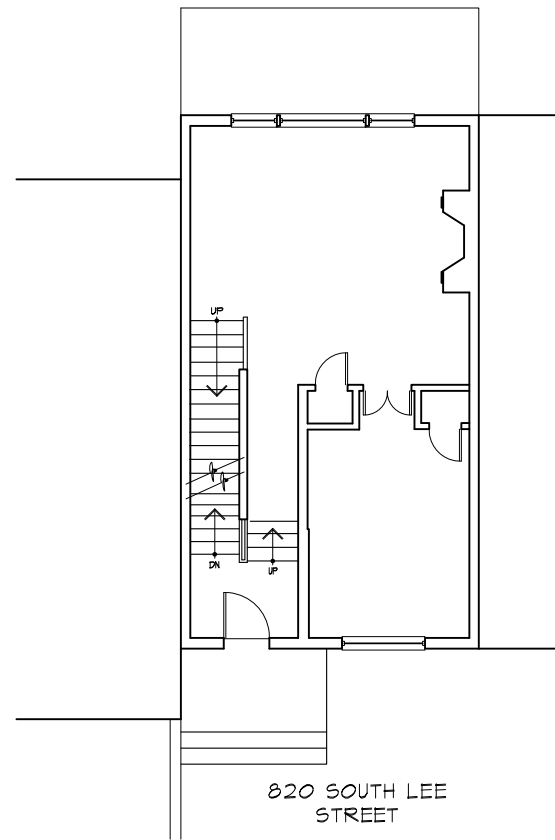
REAR EAST ELEVATION  
820 SOUTH LEE STREET



REAR EAST ELEVATION  
818 SOUTH LEE STREET



REAR EAST ELEVATION  
822 SOUTH LEE STREET



K E Y  
P L A N  
N T S





## Architect Series® Reserve™



Photograph(s)  
© Scott Barrow Photography



### Wood Windows and Patio Doors

## Authentically Detailed.

Meticulously designed to replicate the historical millwork process, Pella® Architect Series® Reserve™ offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

- A wide range of glazing options as well as HurricaneShield® impact-resistant.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles
- Two exterior sash profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options, EnduraClad® protective finish in 27 standard colors plus nearly unlimited custom colors and Anodized finishes.



Available with factory-installed integrated security sensors.

## Brand Overview

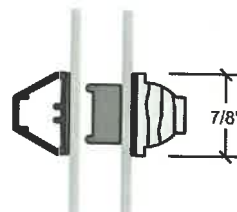
### Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

#### Integral Light Technology® Grilles

- Extruded aluminum or wood grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide putty glazed or ogee profile, other standard and custom widths are available
- Custom grille patterns are available

#### Grille Profile

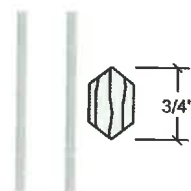


7/8", 1-1/4", and 2" widths

#### Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard and custom widths and profiles are available

#### Grille Profile

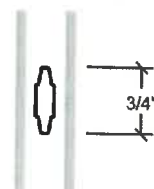


3/4", 1-1/4", and 2" widths

#### Grilles-Between-the-Glass<sup>1</sup>

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan<sup>2</sup>, Brown, Putty<sup>2</sup>, Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complements today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

#### Grille Profile



3/4" width

#### Interior GBG Colors



#### Available Patterns

Traditional	9-Lite Prairie	Top Row	Cross	Custom Equally Divided

Pattern availability may vary depending on size of unit.

Custom configurations are also available, for details contact your local Pella sales representative.

<sup>1</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>2</sup> Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).

## Pella 7/8 grille BAR



7/8" Integral Light Technology  
Grilles



1-1/4" Integral Light Technology  
Grilles



2" Integral Light Technology  
Grilles

### SIMULATED-DIVIDED-LIGHT GRILLES

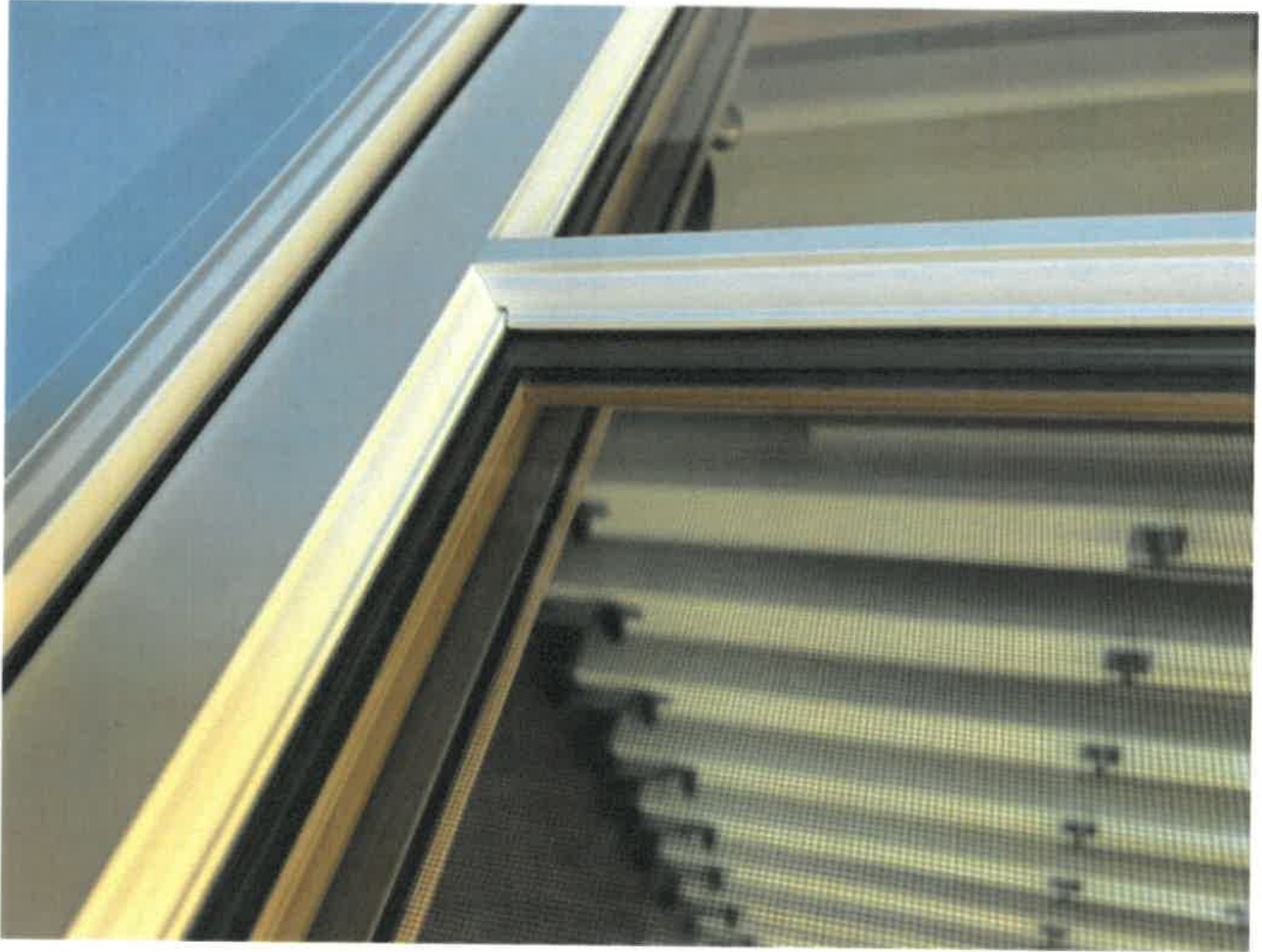
- Grilles are permanently bonded to the inside and outside of the glass
- No spacer between the grilles

**BEST USE:** When you want the traditional look of divided-light windowpanes.



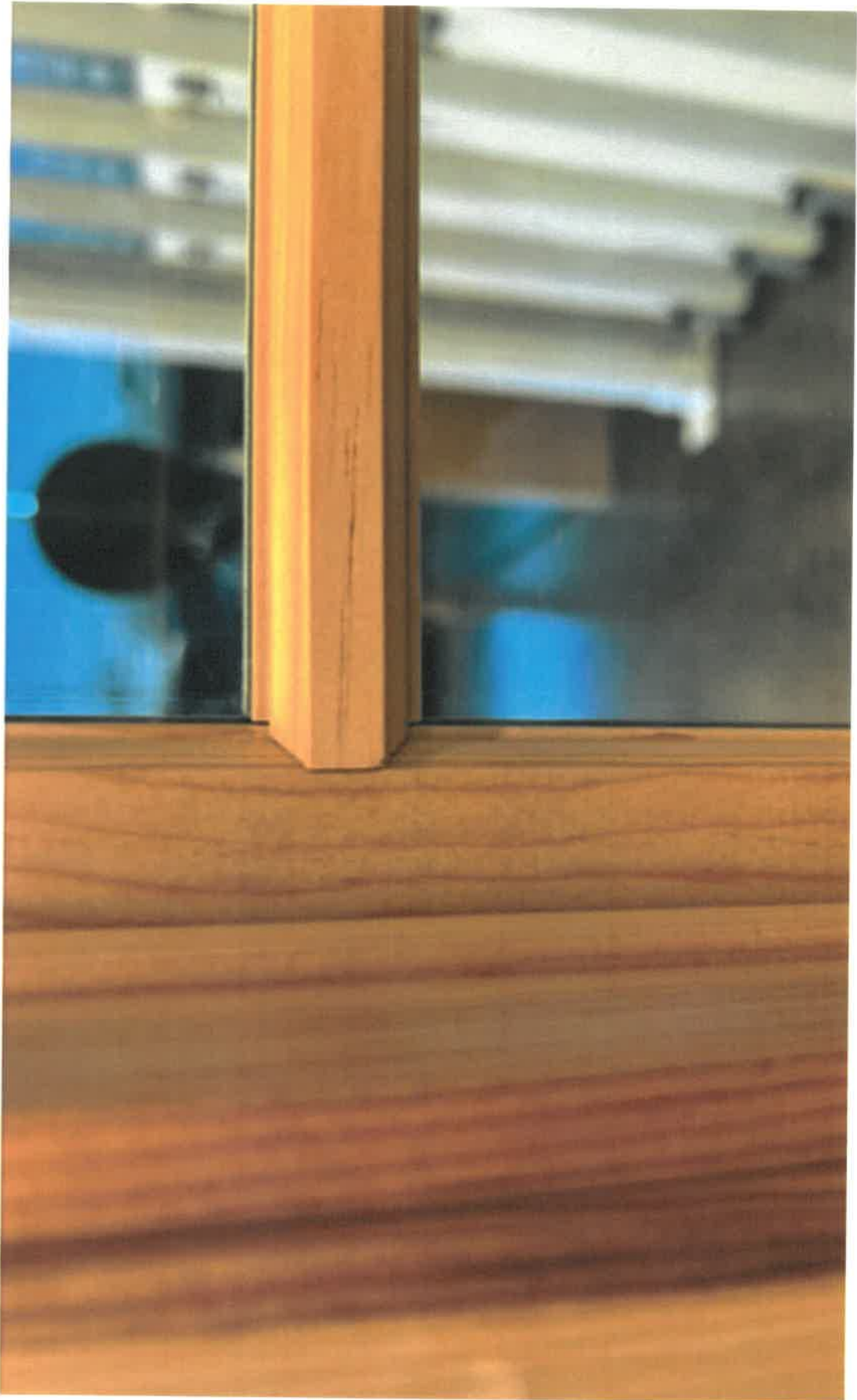


Exterior



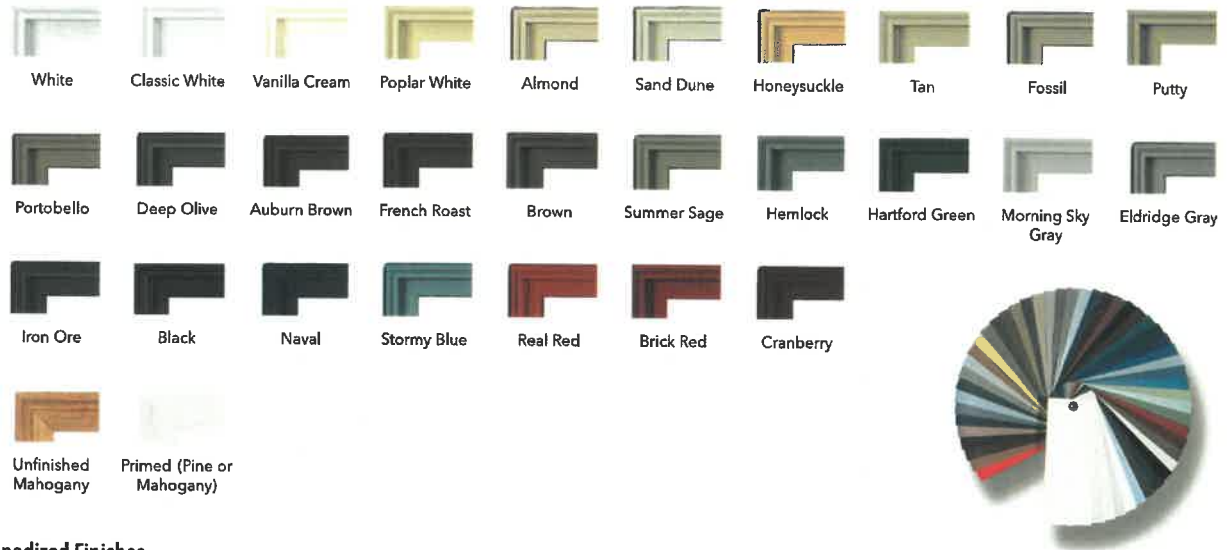
*Side View*

# Interior



## Finishes

### EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors and Wood Options



### Anodized Finishes



### Interior Prefinished Colors



## Screens



### Vivid View® Screen

Provides the sharpest view and available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

### InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows and Integrated Rolscreen® on Architect Series® Reserve™ single- and double-hung windows.

More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen.

Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

### Conventional Screen

Standard on Rolscreen® retractable screens on patio doors.

Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Because of printing and display limitations, actual colors may vary from those shown.



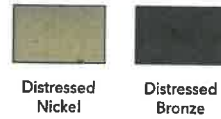
## Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

### Rustic Collection



### Finishes



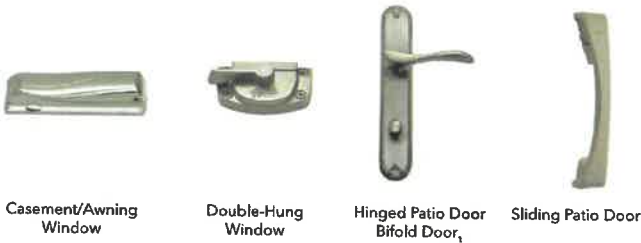
### Classic Collection



### Finishes



### Essential Collection



### Finishes

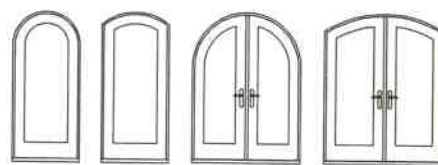
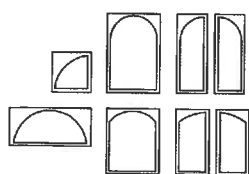


### Finishes



## Custom Capabilities

Consult your local Pella Sales Representative for available options.



(1) Only available on Bifold configurations with a passage door. (2) Will not allow lead panel to stack completely. Because of printing and display limitations, actual colors may vary from those shown.



[Order Sample](#)

- ▶ See Full Base Colour Chart
- ▶ See Full Design Colour Chart

## 1020 SiLazur

*Semi-Transparent Mineral Stain*

*1020 SiLazur is a highly durable, semi-transparent mineral stain for interior and exterior use. It is designed to appear completely natural on the surface and can be diluted to any degree with 1050 PrimaSil in order to increase transparency and allow variation to show in the finish.*

### PRODUCT INFO:

- Semi-transparent silicate dispersion stain for interior or exterior use
- For use on absorbent mineral based surfaces such as brick, stone, concrete, block, mortar joints and other masonry substrates
- Can be diluted to any degree with 1050 PrimaSil to increase transparency and allow variation to show in the finish promoting a natural appearance
- Available in over 150 standard colors – custom color matching available
- Dry to touch in approx. 2 hours, wait a minimum of 12 hours before re-coating although 24 hours is ideal
- Covers approx. 200 – 240 sq ft per gallon (varies on surface absorbency)
- Fully breathable, anti-microbial, mildew resistant
- 100% Non-Hazardous, allow to dry out and dispose of with regular garbage
- Non-Flammable, 0 VOC
- Non-Film forming, bonds by chemical reaction on the inside of the substrate
- Will never blister or peel
- Apply with brush, roller or sprayer (back roll if spraying)
- Apply an even coat and allow to absorb into surface – soak up excess
- Wash tools with water
- Minimum application temperature is 5 C or 40 F and above
- 10 year product replacement warranty – 30-40 year lifespan

## PRODUCTS



[Order Sample](#)

- ▶ See Full Base Color Chart
- ▶ See Full Design Color Chart

### 1010 QuartzGuard

*Opaque Mineral Stain*

*1010 QuartzGuard is a highly durable, opaque mineral paint for interior and exterior use. 1010 QuartzGuard is designed to produce a completely uniform finish and hide background variation. It is highly effective at blending out previous repairs/discolorations/stains and producing a clean, uniform result. It can be diluted up to a maximum of 20% with 1050 PrimaSil in order to increase fluidity if desired.*

#### PRODUCT INFO:

- Opaque silicate dispersion stain for interior or exterior use
- For use on absorbent mineral based surfaces such as brick, stone, concrete, block, mortar joints and other masonry substrates
- Excellent hiding capabilities – produces a completely uniform finish
- Can be diluted up to 20% with 1050 PrimaSil to lower viscosity
- Available in over 150 standard colors – custom color matching available
- Dry to touch in approx. 2 hours, wait a minimum of 12 hours before re-coating although 24 hours is ideal
- Covers approx. 300 sq ft per gallon (varies on surface absorbency)
- Fully breathable, anti-microbial, mildew resistant
- 100% Non-Hazardous, allow to dry out and dispose of with regular garbage
- Non-Flammable, 0 VOC
- Non-Film forming, bonds by chemical reaction on the inside of the substrate
- Will never blister or peel
- Apply with brush, roller or sprayer (back roll if spraying) – dilute 20% with 1050 PrimaSil if spraying
- Apply an even coat and allow to absorb into surface – soak up excess
- Wash tools with water
- Minimum application temperature is 5 C or 40 F and above
- 10 year product replacement warranty – 30-40 year lifespan



[Safety Data Sheet](#)



[Technical Safety Data Sheet](#)



# BASE COLORS

	100% (0% White)	50% (50% White)	5% (95% White)		100% (0% White)	50% (50% White)	5% (95% White)
Yellow Ochre				Red Ochre			
English Red				Persian Red			
Ultramarine Blue				Oxide Green			
Raw Umber				Burnt Umber			
Dark Brown				Earth Black			
Red Brown				White		Warm White	

# DESIGNER COLORS

BRICK STAIN

PT 5000 Coin Grey	PT 5005 Mysterious Sea	PT 5010 Twilight Blue	PT 5015 Lucky Clover	PT 5020 Sunrise	PT 5025 Autumn Gold	PT 5030 Red Grapefruit	PT 5035 Robin Red
PT 5001 Crystal Moon	PT 5006 Maya Blue	PT 5011 Benjamin Blue	PT 5016 Pacific Green	PT 5021 May Flowers	PT 5026 Flame	PT 5031 Rose	PT 5036 Remington
PT 5002 Enchantment	PT 5007 Slate Grey	PT 5012 Sea Breeze	PT 5017 Wilderness	PT 5022 Canary Yellow	PT 5027 Harvest Red	PT 5032 Marigold Red	PT 5037 Rust Red
PT 5003 Lilac Purple	PT 5008 Midnight Sky	PT 5013 Tea Leaf	PT 5018 Earth Green	PT 5023 Peach Yellow	PT 5028 Poppy	PT 5033 Cardinal Red	PT 5038 Crimson
PT 5004 Blue Jay	PT 5009 Deep Blue	PT 5014 Mint Green	PT 5019 Black Bark	PT 5024 Creamsicle	PT 5029 Ancient Artifact	PT 5034 Firebrick	PT 5039 Rhode Island Red

Custom color matching available on request to any manufacturer's samples.

\*Due to limitations in color reproduction and print process, color swatches may vary from the actual product.





PERMATINT

Pt 5028

Poppy



P.O. Box 2245  
4773 S. Valley Pike  
Harrisonburg, VA 22801



Phone: 540-437-2324  
Fax: 540-437-9399  
www.marcometals.com

### Standard Colors



Dark Green



Antique Bronze



Bright White



Ivory



Hunter Green



Light Brown



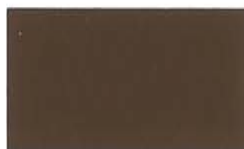
Bone White



Clay



Ivy Green



Brown



Bright Red



Tan



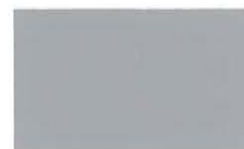
Hawaiian Blue



Charcoal



Brick Red



Light Gray



Gallery Blue



Black



Burgundy



Light Stone



Copper Metallic



Galvanized/Galvalume



**SHERWIN-WILLIAMS**  
Coil Coatings

**WeatherXL™**

### Textured



Charcoal



Rural Red



Evergreen



Burgundy

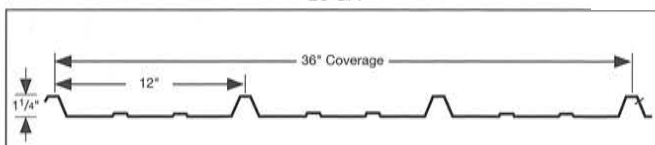


Burnished Slate



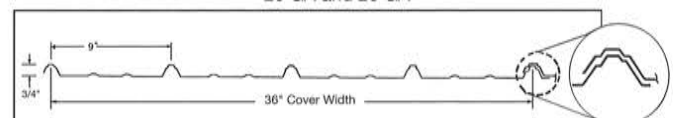
Black

**R-PANEL**  
26 GA

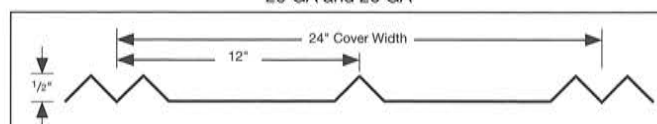


## METAL ROOF

**TUFF-RIB®**  
29 GA and 26 GA



**5-V CRIMP**  
29 GA and 26 GA



kloekner metals



Photo is a stock image and will not represent the options you choose.



## PlacerCraft Mahogany Configurable Panel Exterior Shutter (2 pack)

**Mid Rail Style:**

Center Mid Rail (2 section) ▼

**Shutter Frame Thickness:**

1.5" Heavy Duty +\$38.79 ▼

**Panel Detail:**

Front Only ▼

**Panel Style:**

Raised Panel ▼

**Panel Material:**

Mahogany Panel (paint grade) +\$135.23 ▼

**Color/Finish:**

Black - Primed & Painted +\$174.90 ▼

### RELATED ITEMS

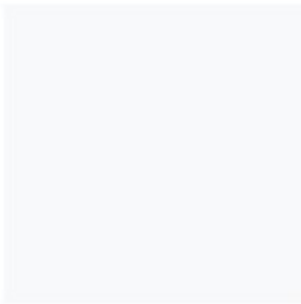


Before adding the paint color, your PlacerCraft wood shutters will be primed with acrylic primer/sealer. The Rockbridge Composite Shutters are primed with oil-based primer. The finish coats are in a satin sheen. The top coat paint colors for feature water-borne acrylic.

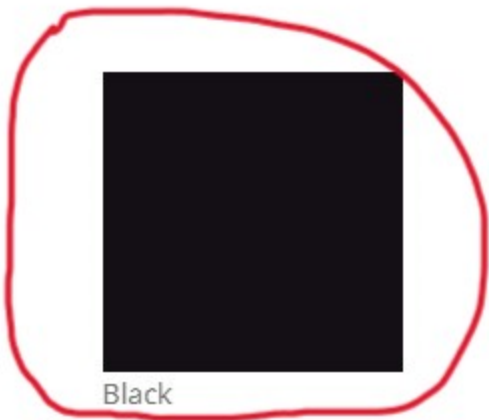
[<Back To Previous Page](#)



White



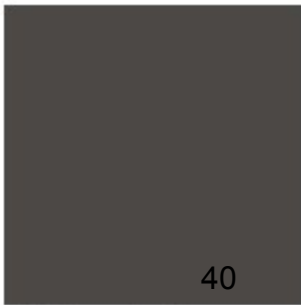
117 Bright White



Black



010 Musket Brown



018 Tuxedo Grey



Charcoal Slate