

Docket Item # 3 & #4
BAR CASE # 2018-00223
2018-00224

BAR Meeting
June 6, 2018

ISSUE: Partial Demolition/Capsulation and an Addition

APPLICANT: Nicolas Magallanes and Downey Palmer

LOCATION: 822 South Pitt Street

ZONE: RM / Townhouse zone

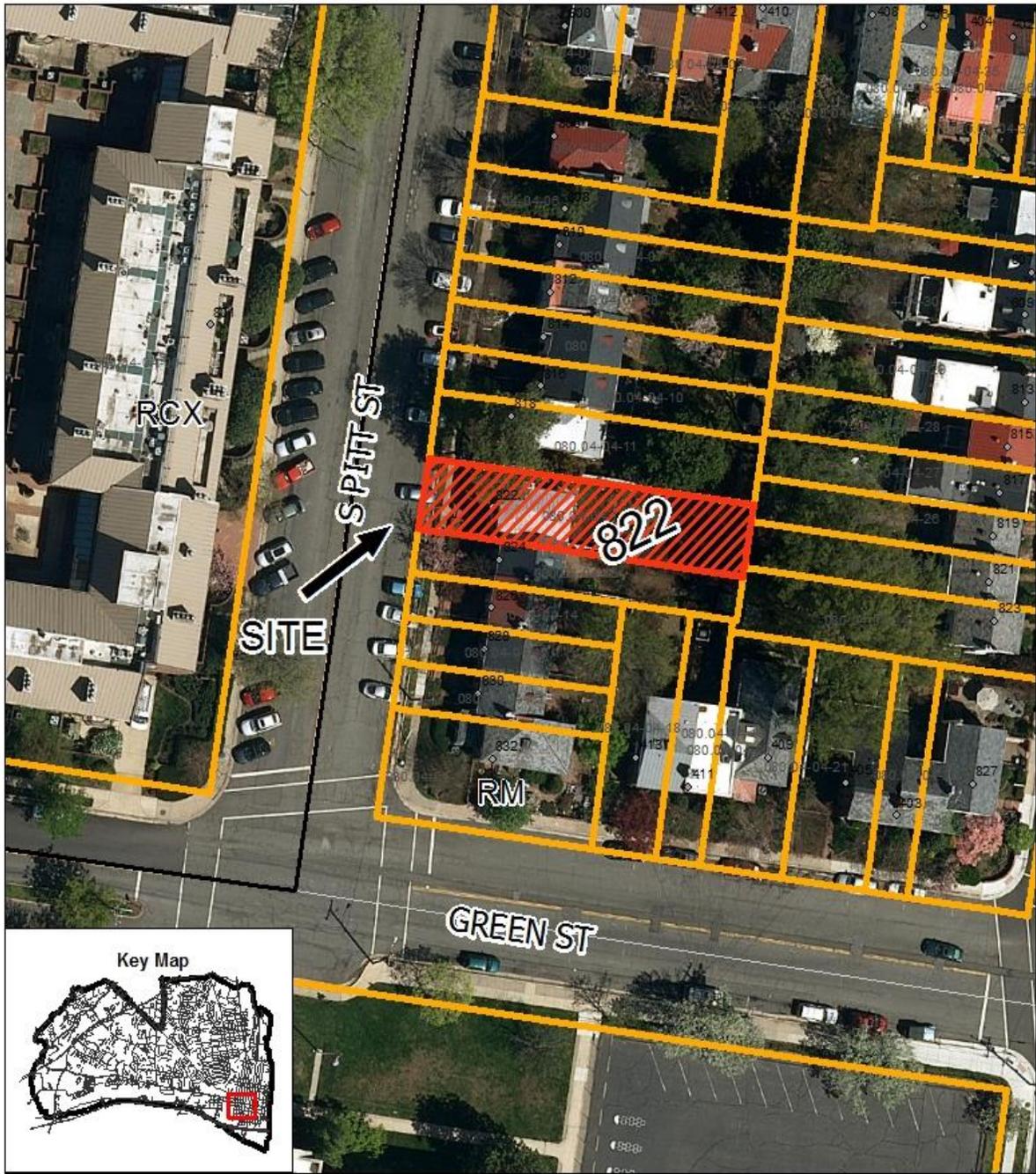
STAFF RECOMMENDATION

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

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, 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, 703-746-4200 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.



0 0.003 0.006 0.012 0.018 0.024 Miles



BAR2018-00223.00224
822 South Pitt Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-00223) and Certificate of Appropriateness (BAR #2018-00224) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish for partial demolition and a Certificate of Appropriateness for an addition to the rear (east) elevation at 822 South Pitt Street.

Demolition/Capsulation

The area of demolition/capsulation consists of the rear (east) elevation wall, a portion of the basement and entire first and second floors (see figure 1).

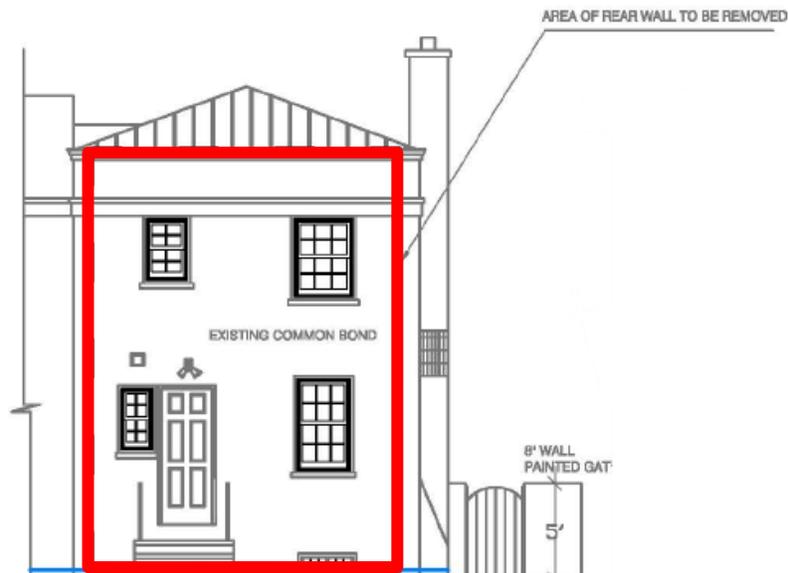


Figure 1. Existing east (rear) elevation with red box showing area to be demolished

Addition/Alterations

The proposed demolition and capsulation will allow the applicant to construct a new two-story rear addition with approximately 750 gross square feet total on the two floors above grade. The new addition will extend the basement, first and second floor about 19 feet by 20 feet (the original footprint is approximately 28 feet by 19 feet), slightly wider than the width of the existing townhouse and approximately doubling the original size.

The new addition has subtle differences from the original portion of the house, seen in the proposed use of cast stone lintels with keystones and a herringbone brick pattern panel on the rear frieze centered above the French doors. The addition will have a brick finish (Cushwa machine molded brick in a common bond) that will be extremely similar to the original brick pattern and color. The shallow pitched roof will be made of standing seam metal to match the current roof of the original building. All of the windows in the new addition will be Marvin aluminum clad wood double hung and Marvin clad French doors with simulated divided lights that comply with the BAR's policy. The addition will also include a small rear stoop and second floor balcony, both constructed of a composite wood. There will be a new aluminum light fixture next to both the first and second floor French doors.

Much of the façade (west elevation) will remain unchanged. The gate opening in the front yard will be enlarged and will have a new pair of painted cedar gates.

II. HISTORY

822 South Pitt Street is an interior end-unit townhouse in the Yates Garden subdivision that was constructed in **1942**, along with the townhouses from 806 to 832 South Pitt Street. This handsomely proportioned two-bay, two-story, hipped roof brick townhouse with a basement is located in a row of six townhouses with slightly alternately projecting and set-back facades. The footprint of 822 South Pitt Street was first depicted on the 1958 Sanborn Fire Insurance Map and its footprint has remained unchanged to the present time. Staff could find no previous BAR approvals for 822 South Pitt Street.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. The area proposed to be demolished of this 1942 townhouse does not have unusual materials or craftsmanship nor does it particularly aid in one's understanding of this property or the history of Old Town. Therefore, staff has no objection to the proposed demolition.

Certificate of Appropriateness

Staff recommends approval of the Certificate of Appropriateness for the rear addition. The proposed addition will be obliquely visible from the public right-of-way, see figure 2. Only the north elevation of the addition is visible from South Pitt Street, the east elevation (rear) will not be visible. In the opinion of Staff, the new addition meets the recommendations of the *Design Guidelines*. Chapter 5 of the *Design Guidelines* for Residential Additions states that "an addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized."

Although the addition roughly equals the size and mass of the modest existing house, it is on the rear of the property and does not overwhelm or compete with the existing townhouse or its neighbors with respect to massing, form and siting as seen from a public way. The addition is clearly but subtly differentiated from the original portion of the house and uses architectural details and materials that recall character-defining elements of the existing house through the use of similar window configurations, roofing, brick walls and the herringbone brick panel. While some of the architectural flourishes are slightly more high-style than the original house, the addition is set well back from the street and remains a deferential background structure.

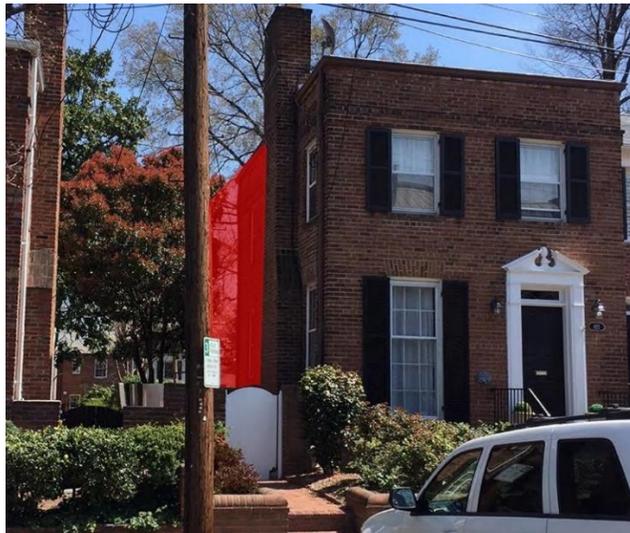


Figure 2. New addition location indicated in red, photo taken from Pitt Street looking east.

STAFF

Jenny Rowan, 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

F-1 Proposed rear two-story addition with a basement 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, 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 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)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1. According to a review of historic maps and aerial photographs, the lot at 822 S. Pitt St. remained vacant until the mid-twentieth century. Although the property is unlikely to yield significant archaeological information about the history and culture of Alexandria, we ask that the applicant adhere to a few simple recommendations.

- R-1. 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.

- R-2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

- R-3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00223-00224: 822 South Pitt Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 822 SOUTH PITT ST
TAX MAP AND PARCEL: 090 04 04 12 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: NICOLAS MAGALLANES OR DOWNEY PALMER
 Address: 822 SOUTH (S) PITT ST
 City: ALEXANDRIA State: VA Zip: 22314
 Phone: 703 618-6808 E-mail: NMagallanes@phrma.org

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

Name: LYNDL THORSEN JOSEPH Phone: 703 217 7995
 E-mail: ljoseph@greatseal-us.com

Legal Property Owner:

Name: NICOLAS MAGALLANES OR DOWNEY PALMER
 Address: 822 SOUTH PITT ST
 City: ALEXANDRIA State: VA Zip: 22314
 Phone: 703 618-6808 E-mail: downey.magallanes@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.

BAR Case # _____

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).*

A three story brick Addition consisting of 376.27 square feet per floor, is to be built at the rear of the home. The total square feet of the planned addition will equal 1128.81 with a Stoop and balcony at the rear of the addition. Alterations to the front of the property include the design of a new gate and new wall lanterns.

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.

BAR Case # _____

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.

BAR Case # _____

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

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

Date: _____

Lyndal Thonson Joseph
LYNDAL THONSEN JOSEPH
5/7/2018

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. GREAT SEAL LLC LYNDL JOSEPH	P.O. BOX 32076 ALEX VA 22320	80%
2. GREAT SEAL LLC MICHEL YOUSSEF	8496 FT GUNTERO ALEX VA 22308	20%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. NICOLAS MAGALLANES HUSBAND	822 S. PITT ST ALEX. VA 22314	50%
2. DOWNEY PALMER WIFE	822 S. PITT ST. ALEX. VA 22314	50%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. GREAT SEAL	NONE	
2. NICOLAS MAGALLANES	NONE	
3. DOWNEY PALMER	NONE	

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.

5/11/2014 LYNDL THORSEW JOSEPH *[Signature]*
Date Printed Name Signature



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

B

A. Property Information

A1. 822 SOUTH PITT STREET Street Address RM
 A2. 3242 Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 0.00 4863 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 500.18
 First Floor 500.18
 Second Floor 500.18
 Third Floor NA
 Attic NA
 Porches NA
 Balcony/Deck NA
 Lavatory***
 Other** CHIM 11.25

Allowable Exclusions**

Basement** 500.18
 Stairways** 68.25
 Mechanical**
 Attic less than 7**
 Porches**
 Balcony/Deck**
 Lavatory*** 46
 Other**
 Other** CHIM 11.25

B1. 0.00 1511.79 Sq. Ft. Existing Gross Floor Area*
 B2. 0.00 627.68 Sq. Ft. Allowable Floor Exclusions**
 B3. 0.00 884.11 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 0.00 1511.79 B2. Total Exclusions 0.00 627.68

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 376.27
 First Floor 376.27
 Second Floor 376.27
 Third Floor NA
 Attic NA
 Porches NA
 Balcony/Deck ^{STOP} 46.54
 Lavatory***
 Other

Allowable Exclusions**

Basement** 376.27
 Stairways** NA
 Mechanical** NA
 Attic less than 7** NA
 Porches** NA
 Balcony/Deck** NA
 Lavatory*** 60.9
 Other**
 Other**

C1. 0.00 1175.35 Sq. Ft. Proposed Gross Floor Area*
 C2. 0.00 437.17 Sq. Ft. Allowable Floor Exclusions**
 C3. 0.00 738.18 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.

C1. Total Gross 0.00 1175.35 C2. Total Exclusions 0.00 437.17

D. Total Floor Area

D1. 0.00 1622.29 Sq. Ft. Total Floor Area (add B3 and C3)
 D2. 0.00 4863 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 2685.65 Sq. Ft. Existing Open Space
 E2. 1134.7 Sq. Ft. Required Open Space
 E3. 2300.96 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: [Signature] Date: 5/7/2018



822 SOUTH PITT STREET

DEMOLITION AND ENCAPSULATION

Mr. Nicolas and Downey Magallanes have planned an addition to their home for their growing family. The proposed Demolition and Encapsulation is necessary in order to enlarge the existing structure and the majority of this activity is located at the rear of the existing Structure, Which in the only feasible location for the addition. The removal of the existing brick veneer wall is required in order to provide sufficient access and circulation to the planned addition. The primary objective is to allow for and family kitchen area where children at play may be easily observed and to allow for a Master Bedroom on the second floor.

Numerous renditions were explored and we are presenting the plans which were the most feasible and the best use of the proposed allotted space.



822 SOUTH PITT STREET

MATERIALS



822 SOUTH PITT STREET BRICK SELECTION





822 SOUTH PITT STREET WINDOW SPECIFICATIONS

MARVIN DOUBLE HUNG WINDOWS AND IN SWING PATIO DOORS

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:			
Qty: 1				



As Viewed From The Exterior

Entered As: CN
 MO 33 3/4" X 55 3/4"
 CN 2824
 FS 33 1/4" X 55 1/2"
 RO 34 1/4" X 56"
Egress Information
 Width: 29 21/32" Height: 22 11/16"
 Net Clear Opening: 4.67 SqFt

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Double Hung - Next Generation 2.0
 CN 2824
 Rough Opening 34 1/4" X 56"
Top Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 3W2H
 Stone White Clad Ext - Bare Pine Int
 Ogee Interior Glazing Profile
Bottom Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 3W2H
 Stone White Clad Ext - Bare Pine Int
 Ogee Interior Glazing Profile
 Beige Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jambs
 Nailing Fin

Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit:			
Qty: 1				

Accepted:

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Attachment 2

OMS Ver. 0002.20.00 (Current)

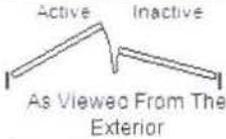
Product availability and pricing subject to change.

New Job

New Project 1

Quote Number: **DQBHL3P**

Architectural Project Number:



Entered As: CN
MO 61 1/8" X 82 1/4"
CN 5068
FS 60 5/8" X 82"
RO 61 5/8" X 82 1/2"

Egress Information

Width: 53 3/16" Height: 78 11/32"
 Net Clear Opening: 28.94 SqFt

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Inswing French Door 4 9/16" - XX Left Hand
 CN 5068
 Rough Opening 61 5/8" X 82 1/2"
 #LIGHT BRONZE PERIMETER AND SPACER BAR
 Traditional Panels
 Left Panel
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 2W5H
 Stone White Clad Ext - Bare Pine Int
 Ogee Interior Glazing Profile
 Right Panel
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 2W5H
 Stone White Clad Ext - Bare Pine Int
 Ogee Interior Glazing Profile
 Traditional Lever(s)
 Multi-Point Lock on Active Panel
 Satin Taupe Active Exterior Handle Set on Active Panel Keyed
 Satin Taupe Active Interior Handle Set on Active Panel
 Satin Taupe Dummy Exterior Handle Set on Inactive Panel
 Satin Taupe Dummy Interior Handle Set on Inactive Panel
 Satin Taupe Adjustable Hinges 3 Per Panel
 Beige Ultrex Sill
 Beige Weather Strip
 Oak Sill Liner
 4 9/16" Jamb
 Nailing Fin
 # Non system generated Pricing
 ***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit:			
Qty: 1				



Entered As: RO
MO 61 1/8" X 11 3/4"
FS 60 5/8" X 11 1/2"
RO 61 5/8" X 12"
Egress Information
 No Egress Information available.

Stone White Clad Exterior
 Bare Pine Interior
 Clad Rectangle Direct Glaze
 Rough Opening 61 5/8" X 12"
 #LIGHT BRONZE PERIMETER
 IG - 1 Lite
 Low E2
 Capillary Tube
 Stainless Perimeter Bar
 4 9/16" Jamb
 Nailing Fin
 # Non system generated Pricing

Accepted:

Processed on: 5/3/2018 10:19:31 AM

Page 4 of 8

Product and Performance Information

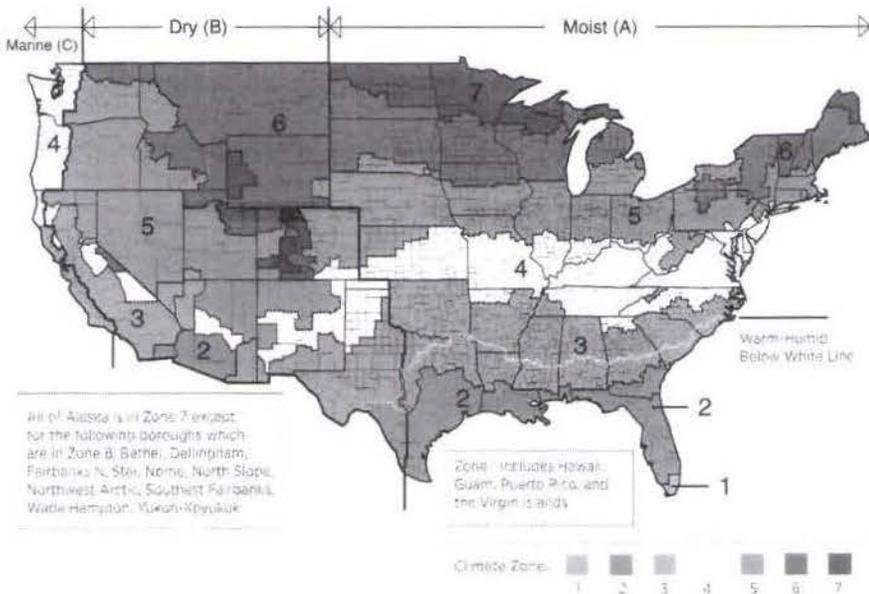
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

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.

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



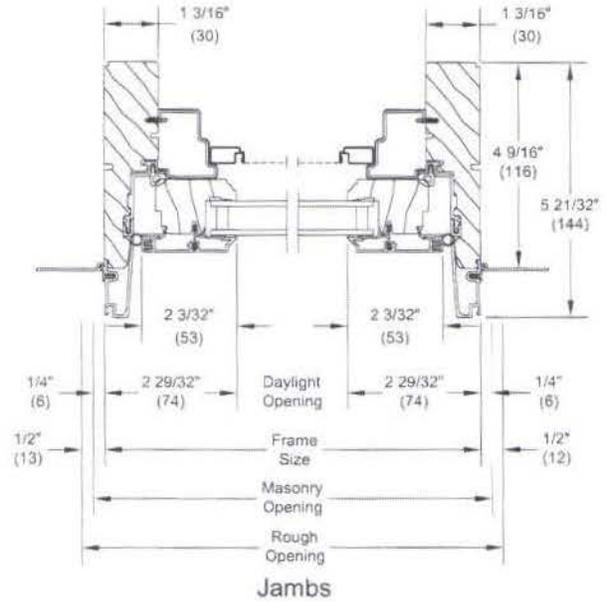
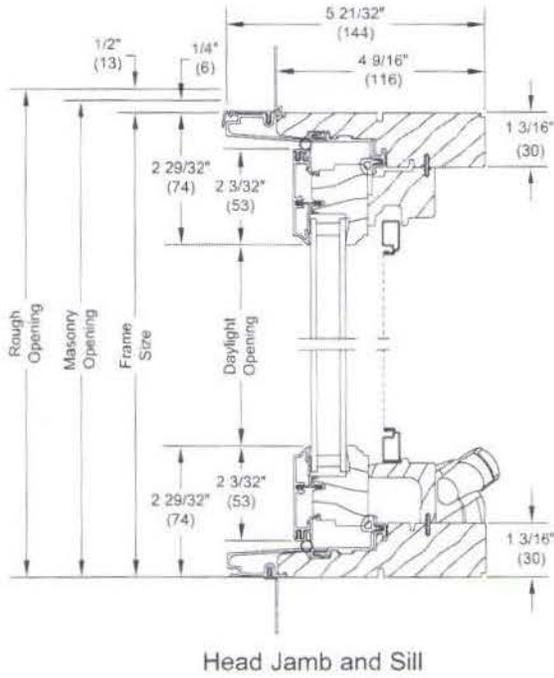
International Energy Conservation Code (IECC) Climate Regions



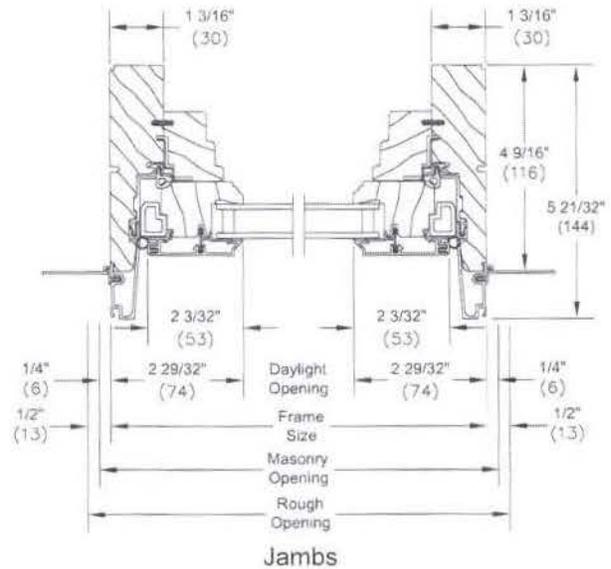
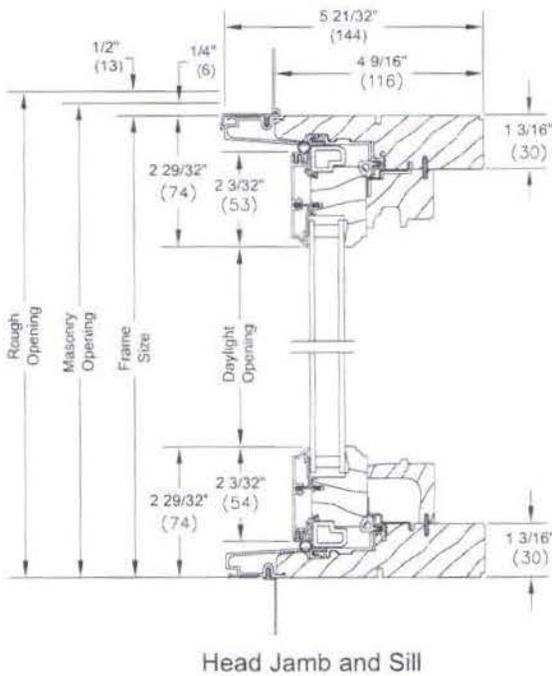
Section Details: Operating/Stationary/Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

Operating

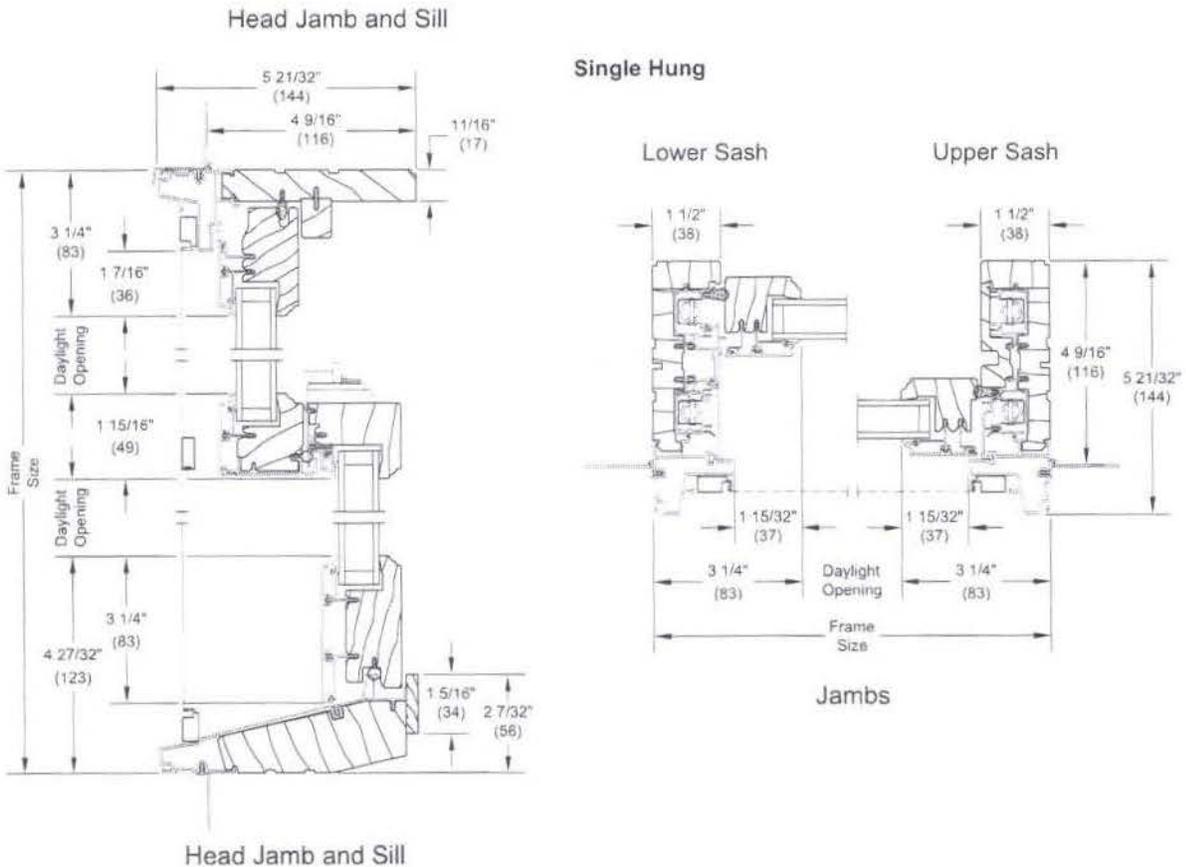
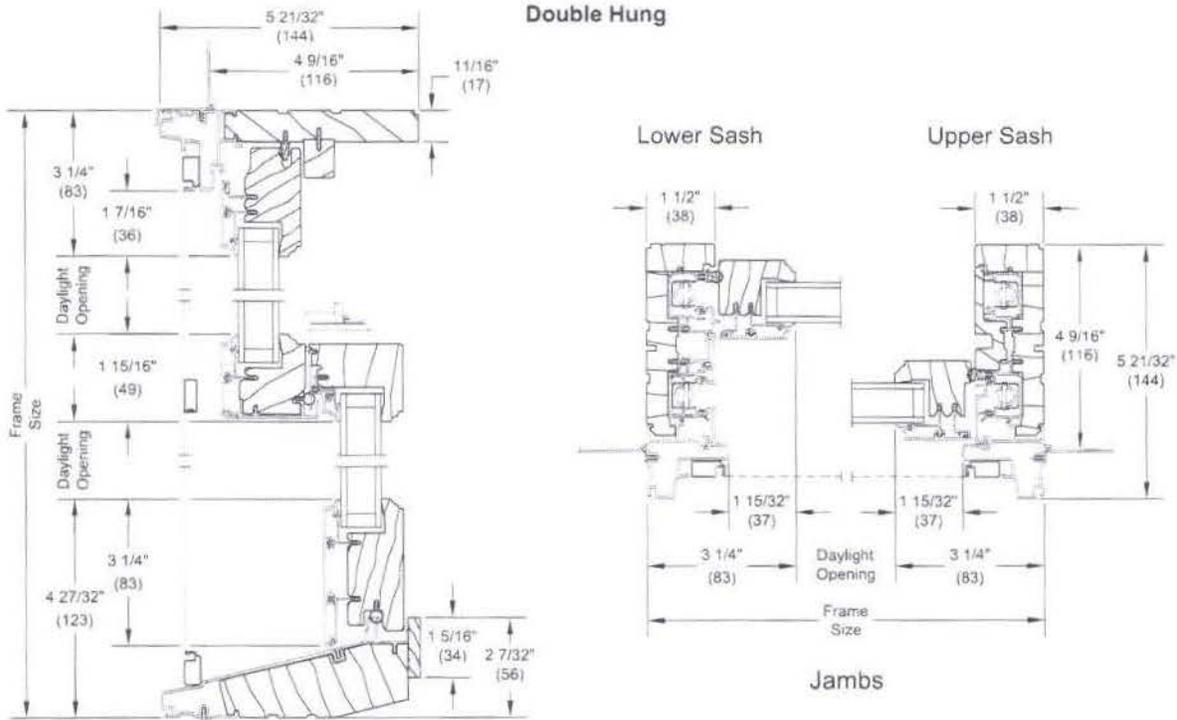


Stationary/Picture



Section Details: Operating

Scale: 3" = 1' 0"



CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: May 08, 2015, 9:48 am
CUDH-NG-20



822 SOUTH PITT EXTERIOR LANTERN



BROMLEY 23600Z

[View More \(+\)](#)

Dimensions + Resources

23600Z	
Width:	8.0"
Height:	15.5"
Weight:	4.5 lbs
Material:	Aluminum
Glass:	Clear
Backplate Width:	4.8"
Backplate Height:	8.5"
Wattage:	2-60w CAND
Extension:	9.3"
TTO:	7.5"
Certification:	C-USWet Rated

View More (+)

RESOURCES

- + Find a Local Showroom
- + Lighting Made Simple Worksheet
- + Order a Finish Sample
- + Spec Sheet



822 SOUTH PITT STREET GUTTER COLOR



All colors are available in aluminum. Colors with (*) are available in steel. Color selection and materials vary by region. Please contact Custom-Bilt Metals for availability.

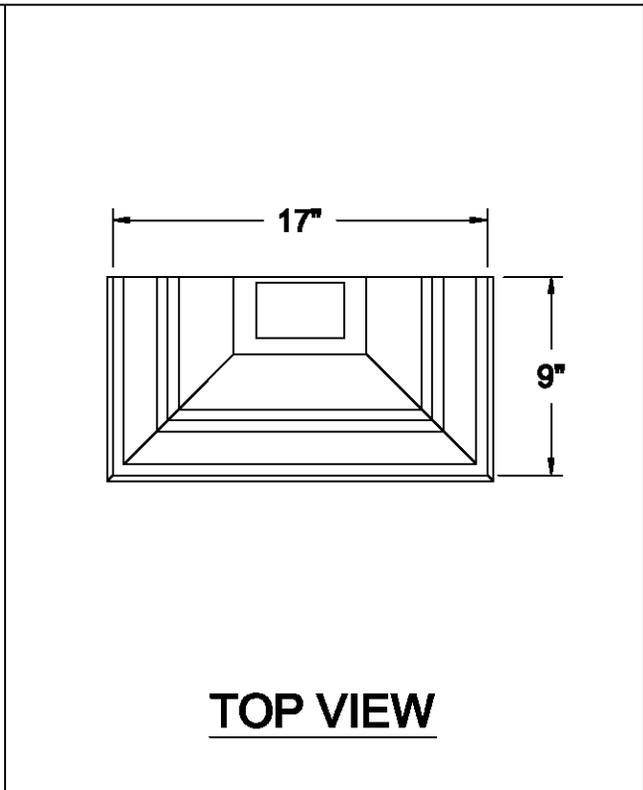
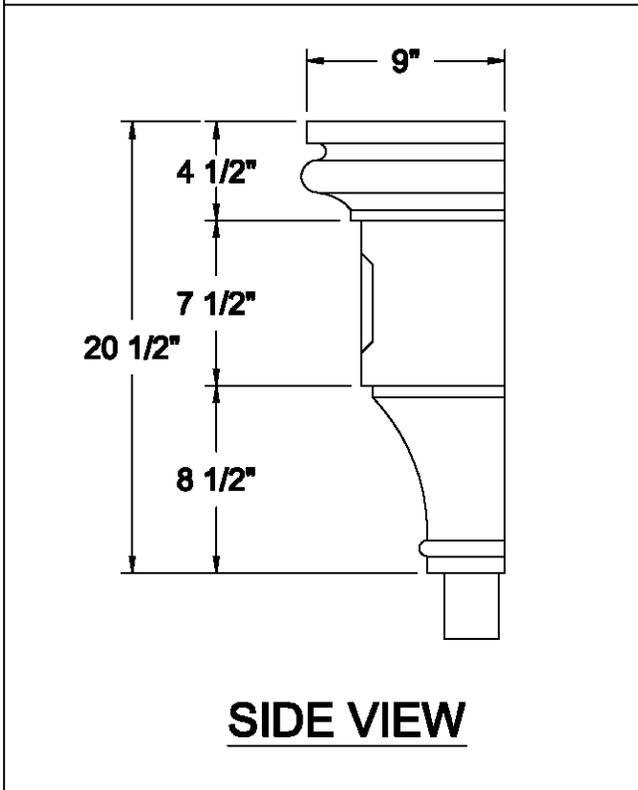
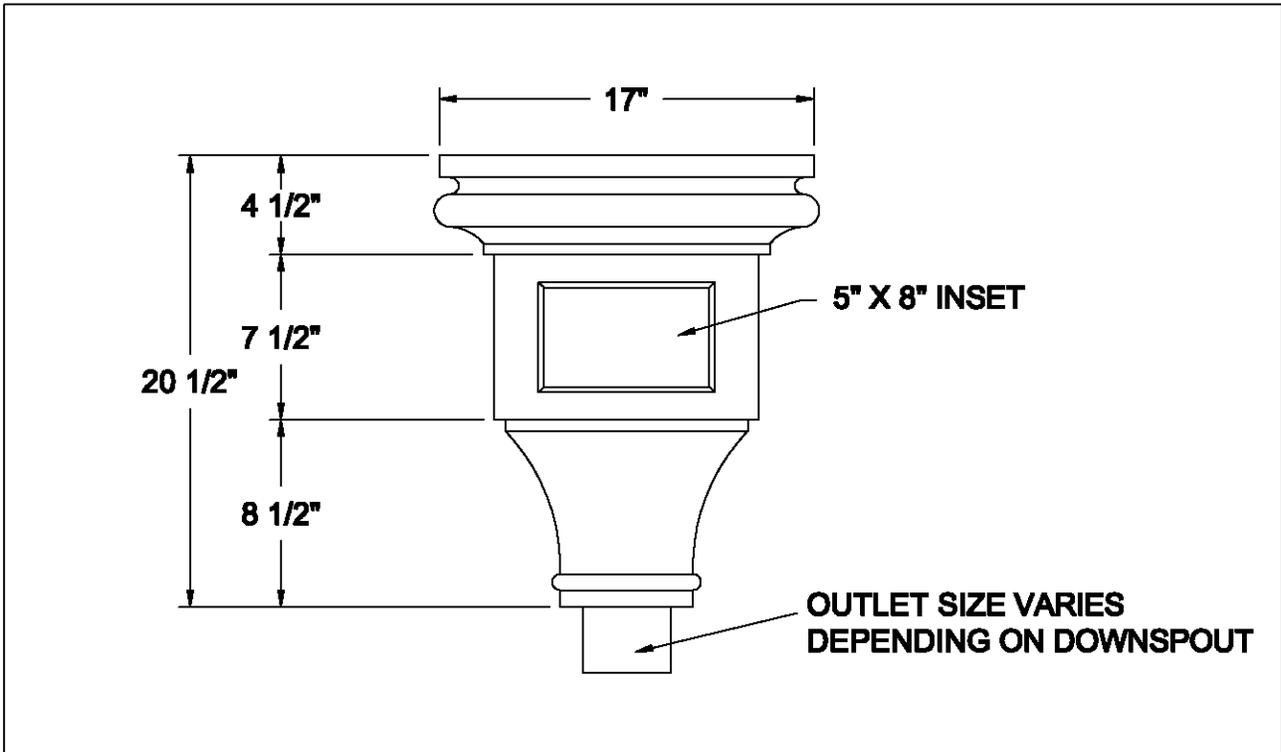
Make sure you're getting genuine parts with TEFLON® surface protector by requesting your lifetime warranty certificate.

Call 1.800.826.7813 or email us at info@custombiltmetals.com www.CustomBiltMetals.com



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CONDUCTOR HEADS THE CHURCHILL



AVAILABLE MATERIALS	PRE WEATHERED ZINC
COPPER ZINC/TIN COATED COPPER	PAINT GRIP STEEL GALVANIZED





822 SOUTH PITT STREET STANDING SEAM ROOF COLOR





822 SOUTH PITT STREET EXISTING CONDITIONS PHOTOS



Front of Property showing existing Side Yard and Neighboring Properties





822 SOUTH PITT STREET EXISTING CONDITIONS PHOTOS



Front of Property showing existing Side Yard and Neighboring Property to the North



822 SOUTH PITT STREET EXISTING CONDITIONS PHOTOS



Rear of Property showing existing Side Yard and Neighboring Property towards the North



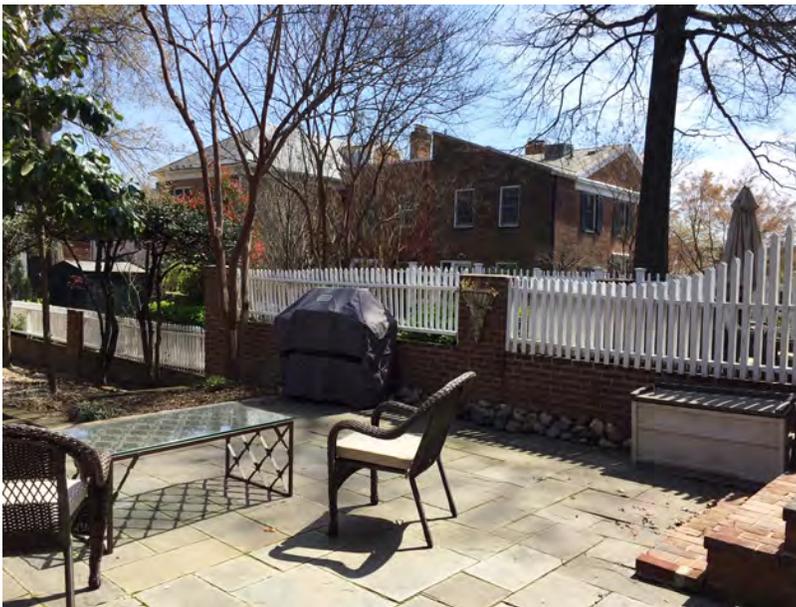
Rear Patio and Retaining Wall towards the North



822 SOUTH PITT STREET EXISTING CONDITIONS PHOTOS

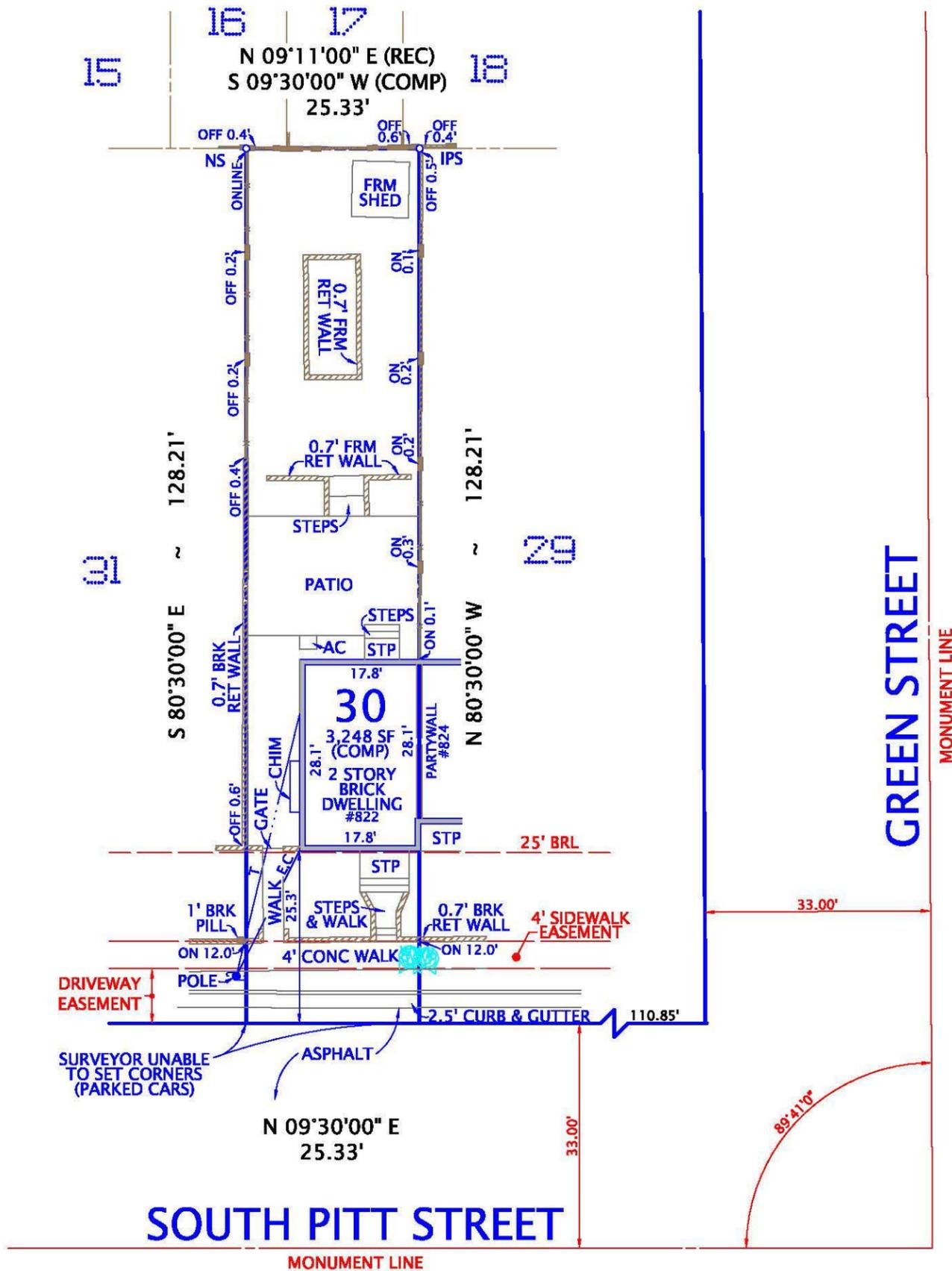
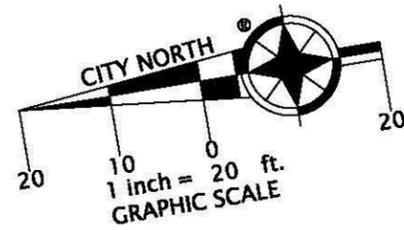


Rear of Property showing Neighboring Property to the South



Rear Patio and Retaining Wall toward the South

- NOTES: 1. FENCES ARE FRAME.
 2. RET WALLS ARE 0.3' BRICK UNLESS NOTED.
 3. PILLARS ARE 0.7' BRICK.
 4. IPS DENOTES IRON PIPE SET.
 5. NS DENOTES NAIL SET.

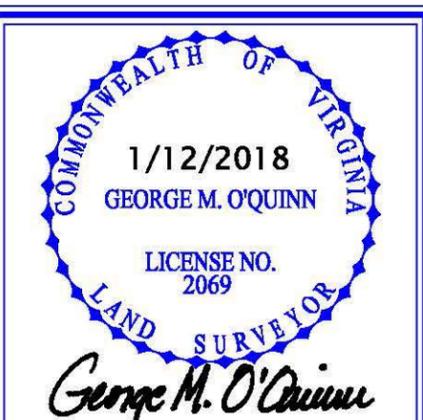


PLAT
 SHOWING HOUSE LOCATION ON
 LOT 30, BLOCK 2, SECTION ONE
YATES GARDENS

(DEED BOOK 175, PAGE 262)
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' JANUARY 12, 2018

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.
 NO CORNER MARKERS SET.

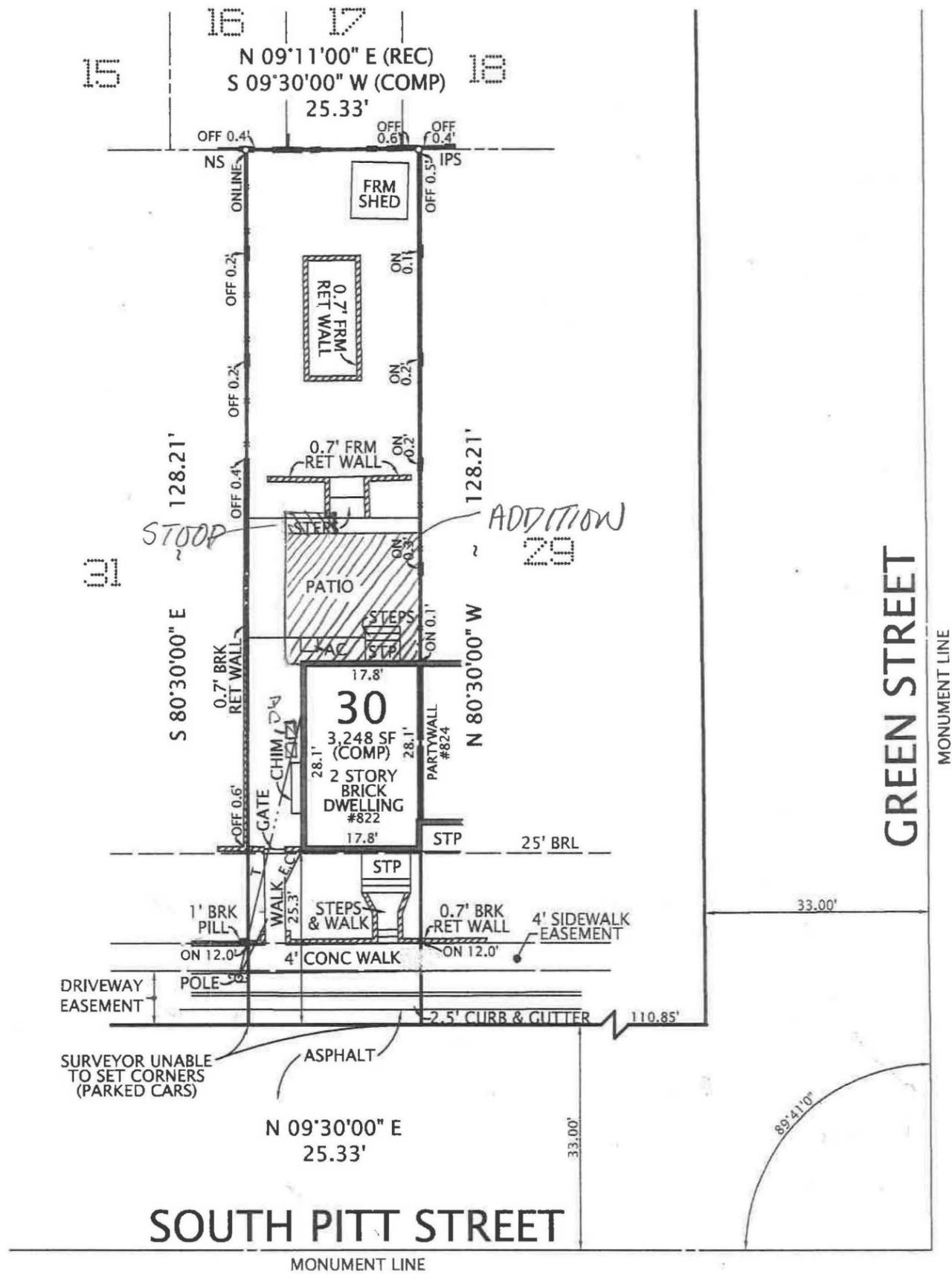
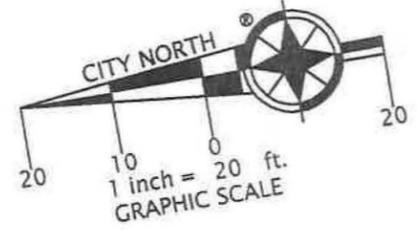


Ordered by:
Monarch
 TITLE, INC. 675 N. Washington Street
 Suite 435
 Alexandria, Virginia 22314
 703-852-7700

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.
 Attachment 2
 2. RET WALLS ARE 0.3' BRICK UNLESS NOTED.
 3. PILLARS ARE 0.7' BRICK.
 4. IPS DENOTES IRON PIPE SET.
 5. NS DENOTES NAIL SET.

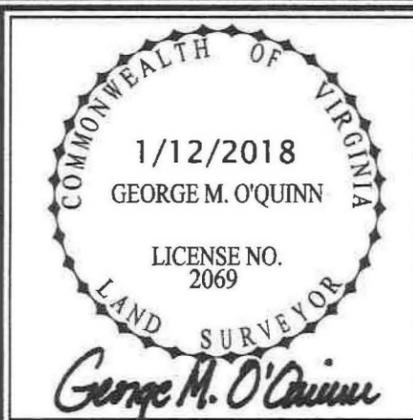


PLAT
 SHOWING HOUSE LOCATION ON
 LOT 30, BLOCK 2, SECTION ONE
YATES GARDENS

(DEED BOOK 175, PAGE 262)
 FAIRFAX COUNTY, VIRGINIA
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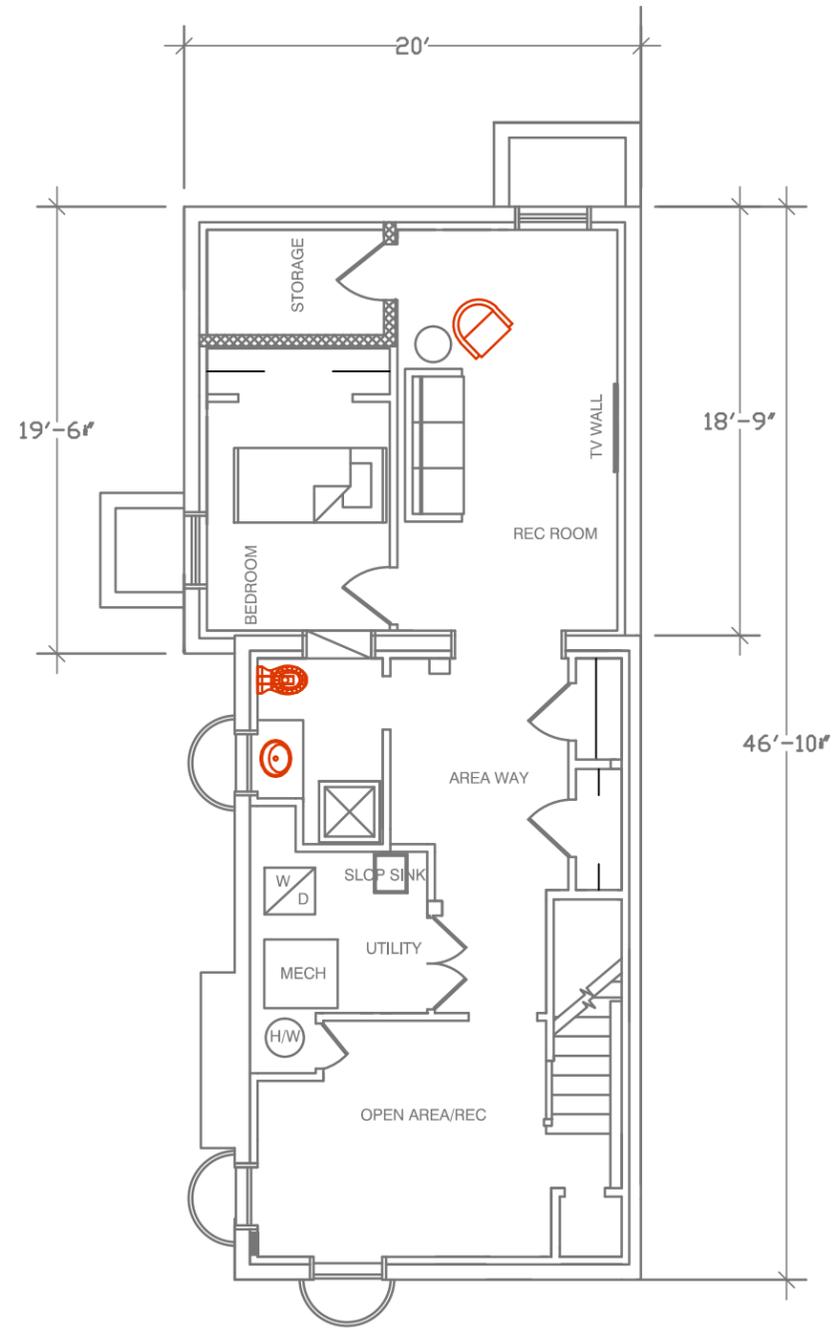
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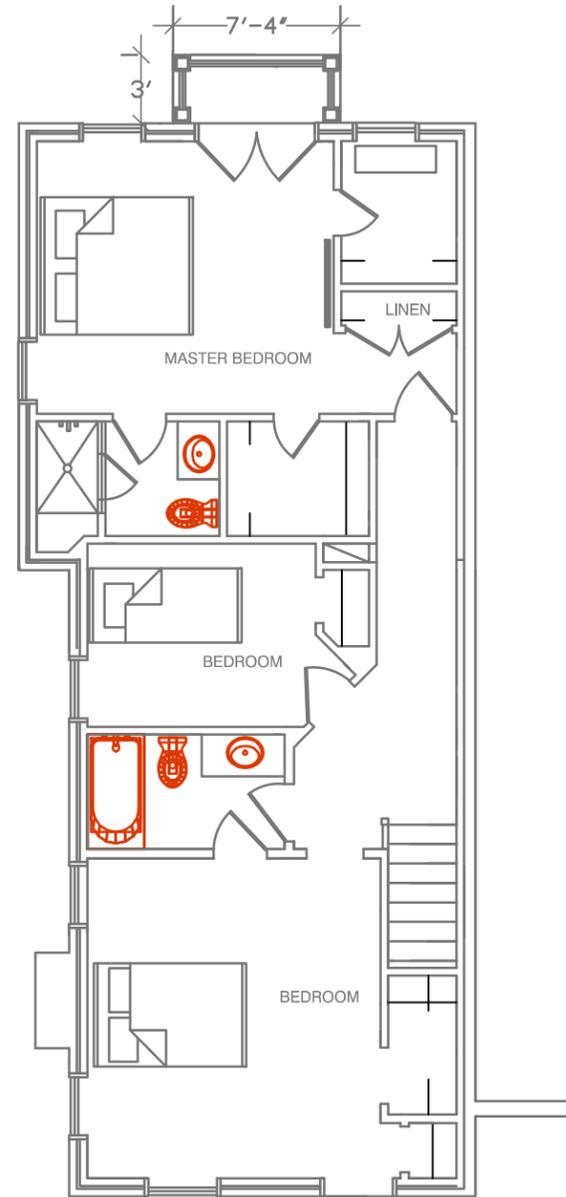
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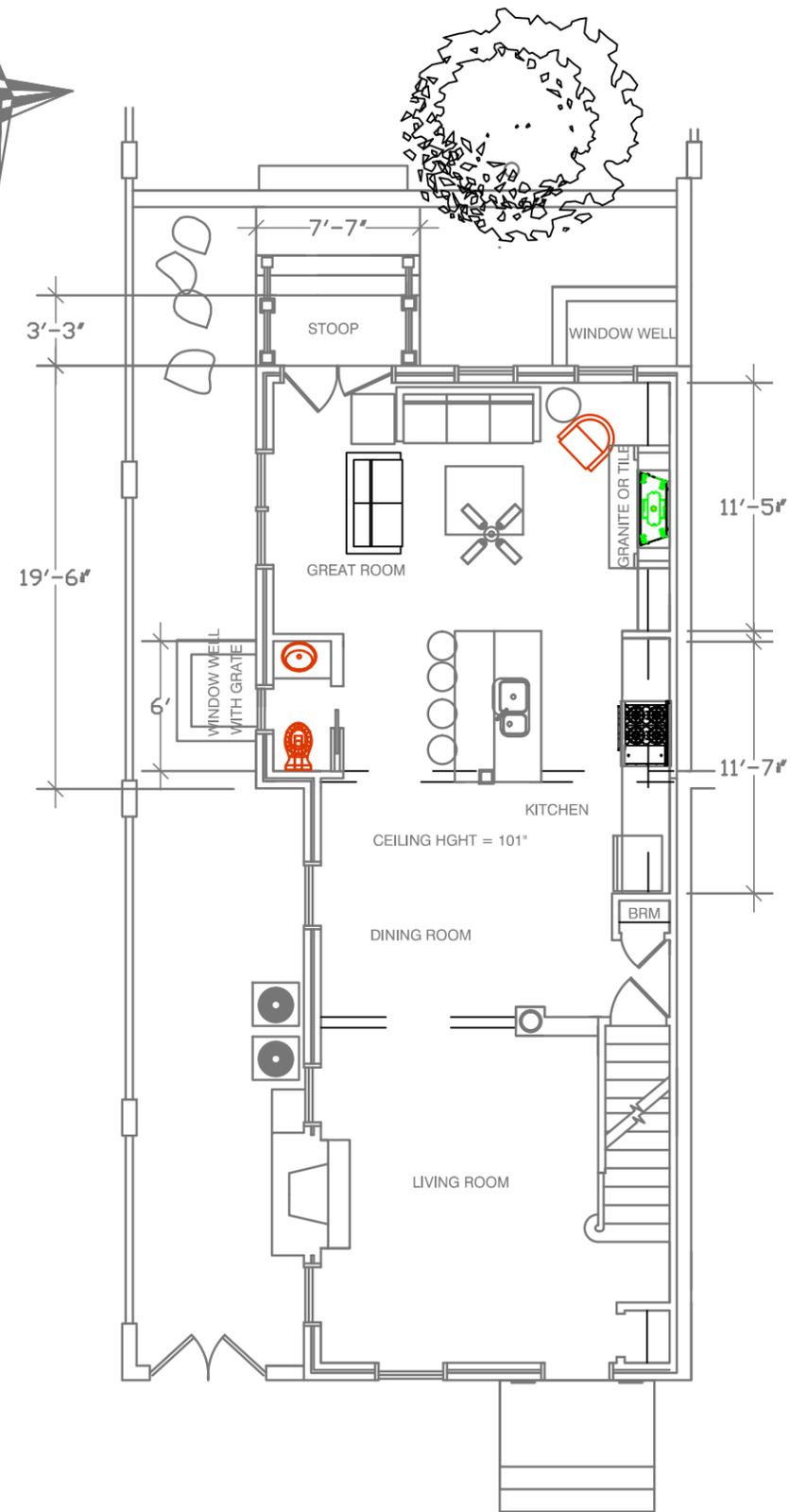
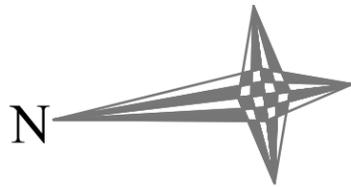
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1 PROPOSED BASEMENT PLAN
A-1 SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

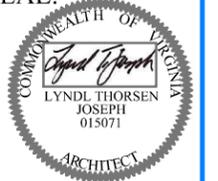


3 PROPOSED FIRST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995

SEAL:



SHEET TITLE
PROPOSED NORTH, SOUTH
EAST, & WEST ELEVATIONS

REVISED

PROJECT

THE RESIDENCE OF MR. & MRS.
NICK & DOWNEY MAGALLANES
822 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN LYNDL THORSEN JOSEPH

DATE: 05/07/18

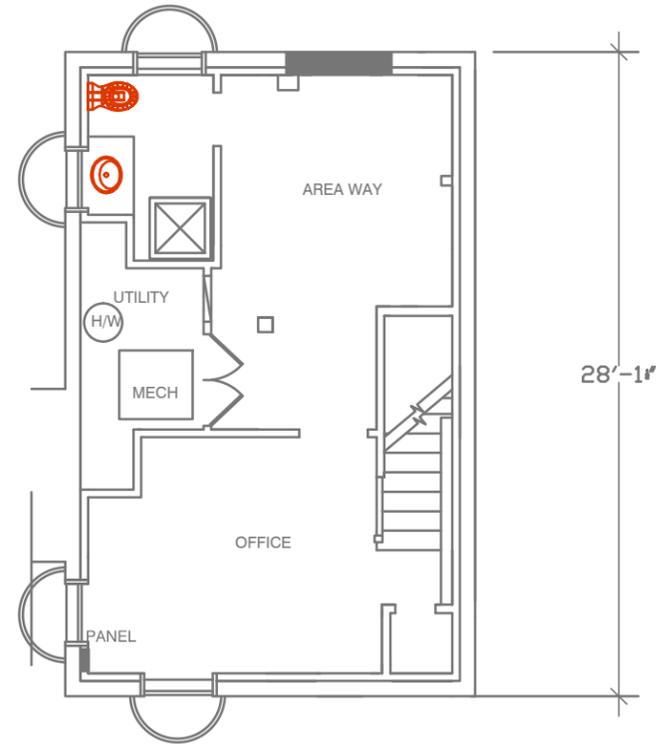
SHEET NUMBER

BAR PLAN REVIEW

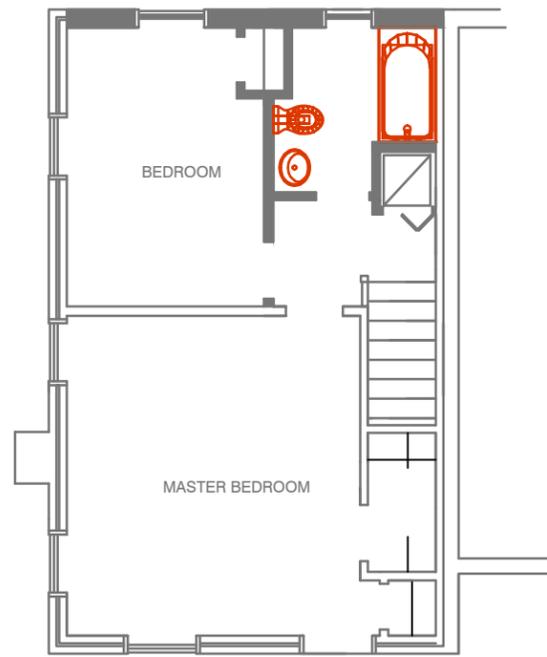
A-1



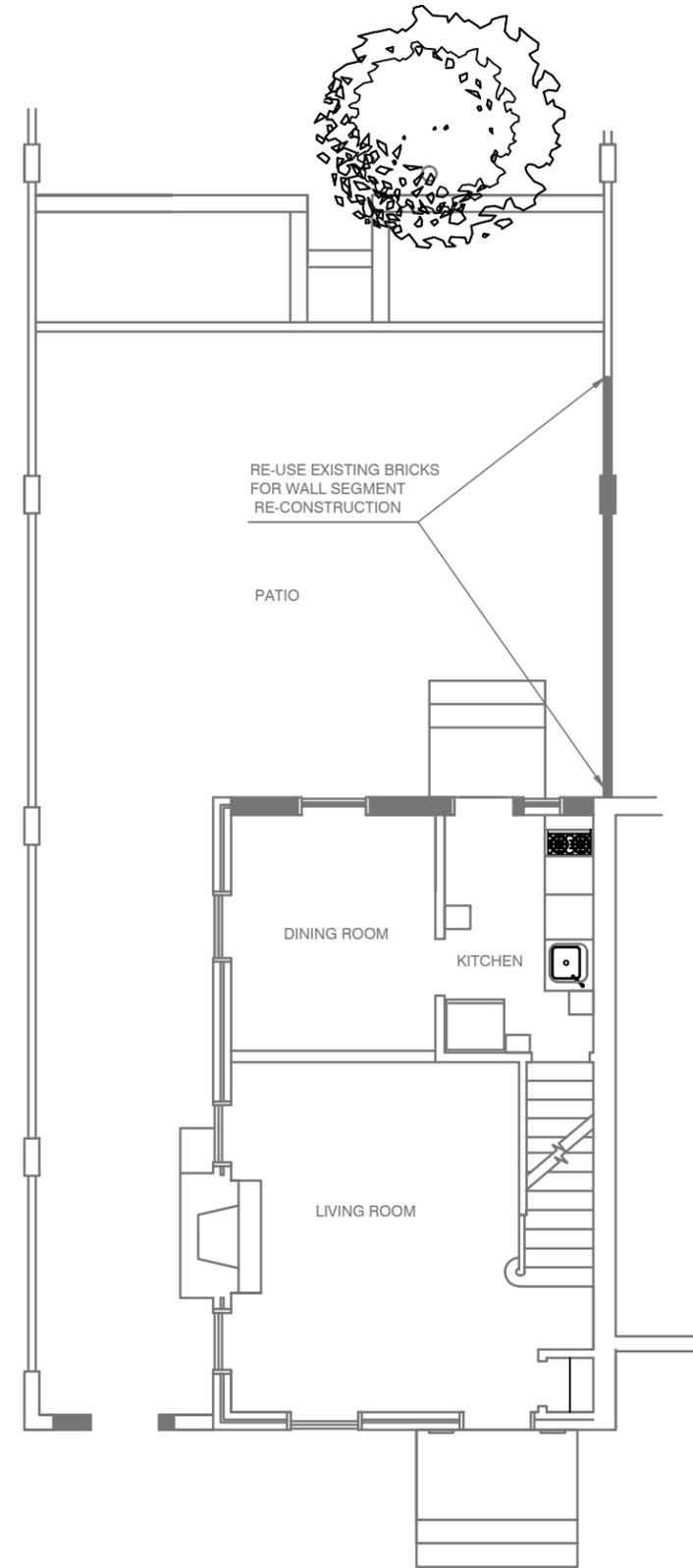
EXISTING
DEMO



1 EXISTING BASEMENT PLAN
A-2 SCALE: 1/8" = 1'-0"



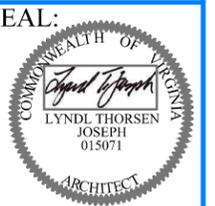
2 EXISTING 2ND FLOOR PLAN
A-2 SCALE: 1/8" = 1'-0"



3 EXISTING 1ST FLOOR PLAN
A-2 SCALE: 1/8" = 1'-0"



GREAT SEAL LLC
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ALEXANDRIA, VA 22320
PHONE: 703.217.7995



SHEET TITLE
EXISTING 1ST, 2ND, AND
BASEMENT PLANS
AND DEMO PLANS

REVISED

PROJECT

THE RESIDENCE OF MR. & MRS.
NICK & DOWNEY MAGALLANES
822 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN LYNDL THORSEN JOSEPH

DATE: 05/07/18

SHEET NUMBER

BAR PLAN REVIEW

A-2

ALIGN WINDOW HEADERS WITH EXISTING AND PROVIDE A CORBEL HEADER COURSE OVER A CORBELLED STRETCHER COURSE.
6" TIN GUTTERS TRANSITIONING TO 4" DOWNSPOUTS THROUGH CHURCHILL CONDUCTOR HEAD

36" X 12" STANDING SEAM VENTS ON STANDING SEAM SANDSTONE ROOF
TIN OGEE TYPE GUTTER SYSTEM, WITH GALVANIZED STEEL CONDUCTOR

CUSHWA BRICK SERIES MACHINE MOULDED COMMON BOND GEORGIAN BRICK WITH WORKRITE WR2320 MORTAR
4 COURSE JACK ARCH WITH CAST STONE KEY

EXISTING COMMON BOND

PAINTED WOOD PICKETS AND RAILINGS AT STOOP WITH 6" COMPOSITE DECKING

WINDOWS BY MARVIN WINDOWS CLAD ULTIMATE DOUBLE HUNG NEXT GENERATION WINDOWS WITH 7/8" SDL WITH SPACER BAR-BLACK RECTANGULAR.

CONFIGURE DRAIN TOWARDS REAR YARD

ADDITION

1 PROPOSED NORTH ELEVATION
A-3 SCALE: 1/8" = 1'-0"

ALIGN WINDOW HEADERS WITH EXISTING AND PROVIDE A CORBEL HEADER COURSE OVER A CORBELLED STRETCHER COURSE.

PAINTED CEDAR GATE TO MATCH EXISTING WHITE TRIM BY CONTRACTOR OR WALPOLE OUTDOORS

EXISTING COMMON BOND

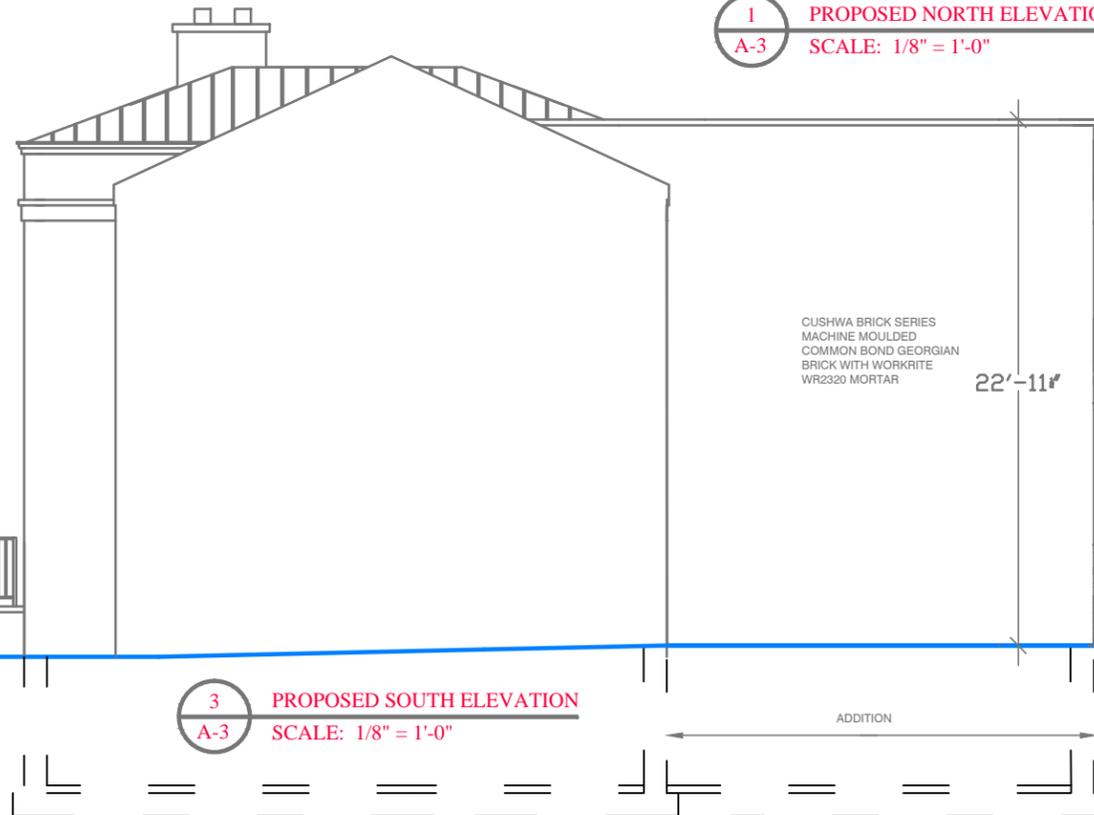
2ND FLOOR ELEVATION = 9'-5.5"

24'-3"

1ST FLOOR ELEVATION = 0'-0"

BASEMENT ELEVATION = -8'-6"

3 PROPOSED WEST ELEVATION
A-3 SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
A-3 SCALE: 1/8" = 1'-0"

ADDITION

DIRECT VENT

HARRINGBONE PATTERN

BROMLEY 23600Z 2 LIGHT 8" X 15.5" WALL LANTERN

4 COURSE JACK ARCH WITH CAST STONE KEY

3' DEEP BALCONY

CUSHWA BRICK SERIES MACHINE MOULDED COMMON BOND GEORGIAN BRICK WITH WORKRITE WR2320 MORTAR

ADDITION

4 PROPOSED EAST ELEVATION
A-3 SCALE: 1/8" = 1'-0"



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SHEET TITLE
PROPOSED NORTH, SOUTH
EAST, & WEST ELEVATIONS

REVISED

PROJECT

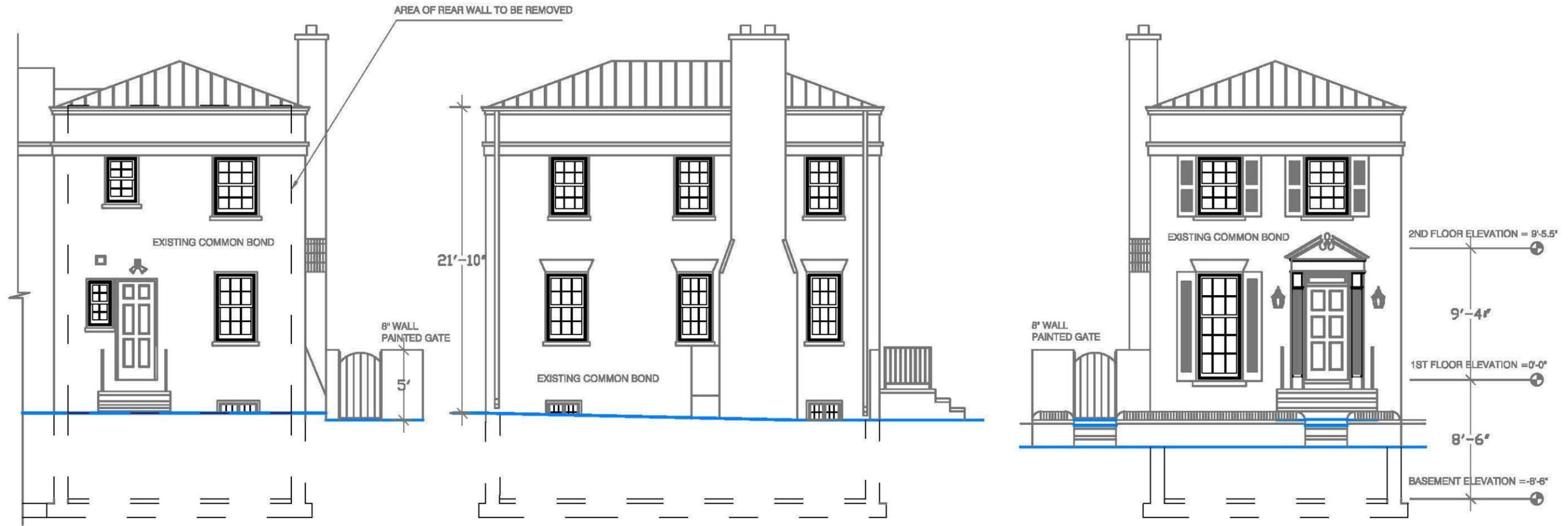
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DESIGN LYNDL THORSEN JOSEPH

DATE: 05/07/18

SHEET NUMBER

A-3



1 EXISTING EAST ELEVATION
A-4 SCALE: 1/8" = 1'-0"

2 EXISTING NORTH ELEVATION
A-54 SCALE: 1/8" = 1'-0"

3 EXISTING WEST ELEVATION
A-4 SCALE: 1/8" = 1'-0"


GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995

SEAL:

COMMONWEALTH OF VIRGINIA
LYNDL THORSEN JOSEPH
015071
ARCHITECT

SHEET TITLE
EXISTING ELEVATIONS

REVISED

PROJECT

THE RESIDENCE OF MR. & MRS.
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822 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN
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A-4