

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

**APPLICANT:** Fern & David Jaffe

**LOCATION:** Old and Historic Alexandria District  
100 Gibbon Street

**ZONE:** RM/Residential Townhouse Zone

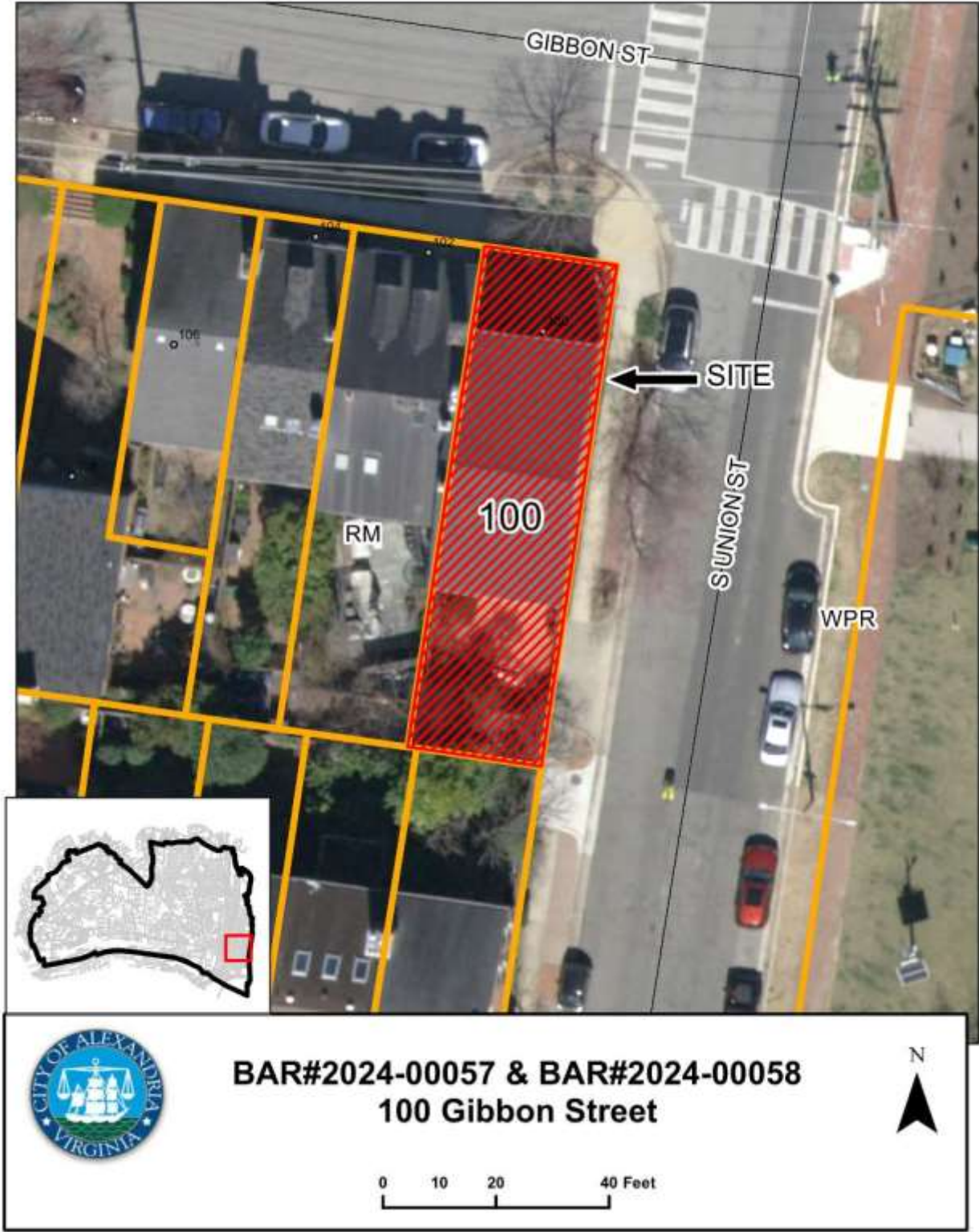
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](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.



**I. APPLICANT’S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a covered parking structure and to replace existing shutters, windows, and French doors, as well as alterations, at 100 Gibbon Street. The proposed covered parking structure will be approximately 9’ - 2 ½” in height with a wood frame and a flat seamed cooper roof. The parking structure will be painted to match the adjacent gate and shutters.

All existing windows and French doors will be replaced with wood double-glazed windows and doors. The proposed materials will match the existing design, configuration, and operation. On the north elevation, the existing transom windows will remain. On the east elevation, approximately 120 square feet of the wall area will be demolished/encapsulated to enlarge existing window openings. The replacement shutters on the east elevation will be fixed, non-operable to match the existing shutters.

The proposed replacement material complies with the BAR’s policies and guidelines.

**II. HISTORY**

The subject property was approved as one of six townhouses by the BAR on **February 12, 1969**. The three-bay, three-and-a half story masonry townhouse is a late-building in the colonial revival architectural-style.

*Previous BAR Approvals*

12/18/1974 – The Board approved the installation of a gate between 100 Gibbon and 100 Pommander Walk.

**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, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* state that a free-standing accessory structure should complement, not compete with, the architecture of the main building. The use of painted wood and copper also ensures that the parking structure does not detract from the materials of the main building. Approximately, 2’-6” of the parking structure will be visible above the existing brick garden wall, making the structure minimally visible from South Union Street.

The *Design Guidelines* state that windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The proposed new window openings on the east elevation are architecturally appropriate and will not have a negative impact on the appearance of the structure. The new openings are well arranged and proportional. The proposed replacement materials for the windows and doors complies with the Board’s policies and guidelines.

Staff recommends approval of Permit to Demolish and Certificate of Appropriateness as submitted.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**III. CITY DEPARTMENT COMMENTS**

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



**Zoning**

C-1 Proposed covered parking structure will comply with zoning. Window and door replacement will comply with zoning.

**Code Administration**

C-1 A permit is required for the car cover.

**Transportation and Environmental Services**

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

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

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

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

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

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

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

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

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

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

**Alexandria Archaeology**

No archaeological oversight is required for this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2023-00058 & BAR2023-00057: 100 Gibbon Street*

BAR CASE# \_\_\_\_\_

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 100 Gibbon Street, Alexandria, VA 22314

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building  
081.01-02-65 RM

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant:  Property Owner  Business (Please provide business name & contact person)  
Fern & David Jaffe

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

Address: 100 Gibbon Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.n

Authorized Agent (if applicable):  Attorney  Architect  Designer  
Stephanie Dimond Phone: 703-397-4343

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

E-mail: dimondadams@comcas

Legal Property Owner:

Name: Fern & David Jaffe

Address: 100 Gibbon Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@co

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

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

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

Applicant is requesting approval for new shutters to match existing, new windows and french doors to replace existing and new carport to provide covered parking to replace existing drive-in parking place.

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**SUBMITTAL REQUIREMENTS:**

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

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

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

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

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

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

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

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

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

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

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



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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Stephanie Dimond

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

Date: 2.20.24



**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. Fern P. Jaffe TRS	100 Gibbon Street	100%
2. David H. Jaffe TRS	100 Gibbon Street	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 100 Gibbon Street (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. Fern P. Jaffe TRS	100 Gibbon Street	100%
2. David H. Jaffe TRS	100 Gibbon Street	100%
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.

2.20.24  
Date

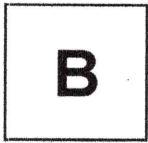
Stephanie Dimond  
Printed Name

  
Signature



# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations



### A. Property Information

A1. 100 Gibbon St  
Street Address

RM  
Zone

A2. <sup>1986</sup> 1986  
Total Lot Area

x 1.5  
Floor Area Ratio Allowed by Zone

= <sup>2979</sup> 2979  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement 970.2  
First Floor 970.2  
Second Floor 970.2  
Third Floor  
Attic 970.2  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 339.69  
Mechanical\*\* 81.25  
Attic less than 7\*\*\*546  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 201.19  
Other\*\* 41.13 chim.  
Other\*\*

B1. 3880.8 Sq. Ft.  
Existing Gross Floor Area\*

B2. 1209.26 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 2671.54 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

Bathrooms incl. in exist. Gross FAR

B1. **Total Gross** 3,880.8 B2. **Total Exclusions** 1209.26

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other 260.56

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 260.56 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 260.56 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 260.56 C2. **Total Exclusions** 0.00

### D. Total Floor Area

D1. 2932.1 Sq. Ft.  
Total Floor Area (add B3 and C3)  
D2. 2979 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

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

E1. 7282.24 Sq. Ft.  
Existing Open Space  
E2. 695.1 Sq. Ft.  
Required Open Space  
E3. 733.81 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

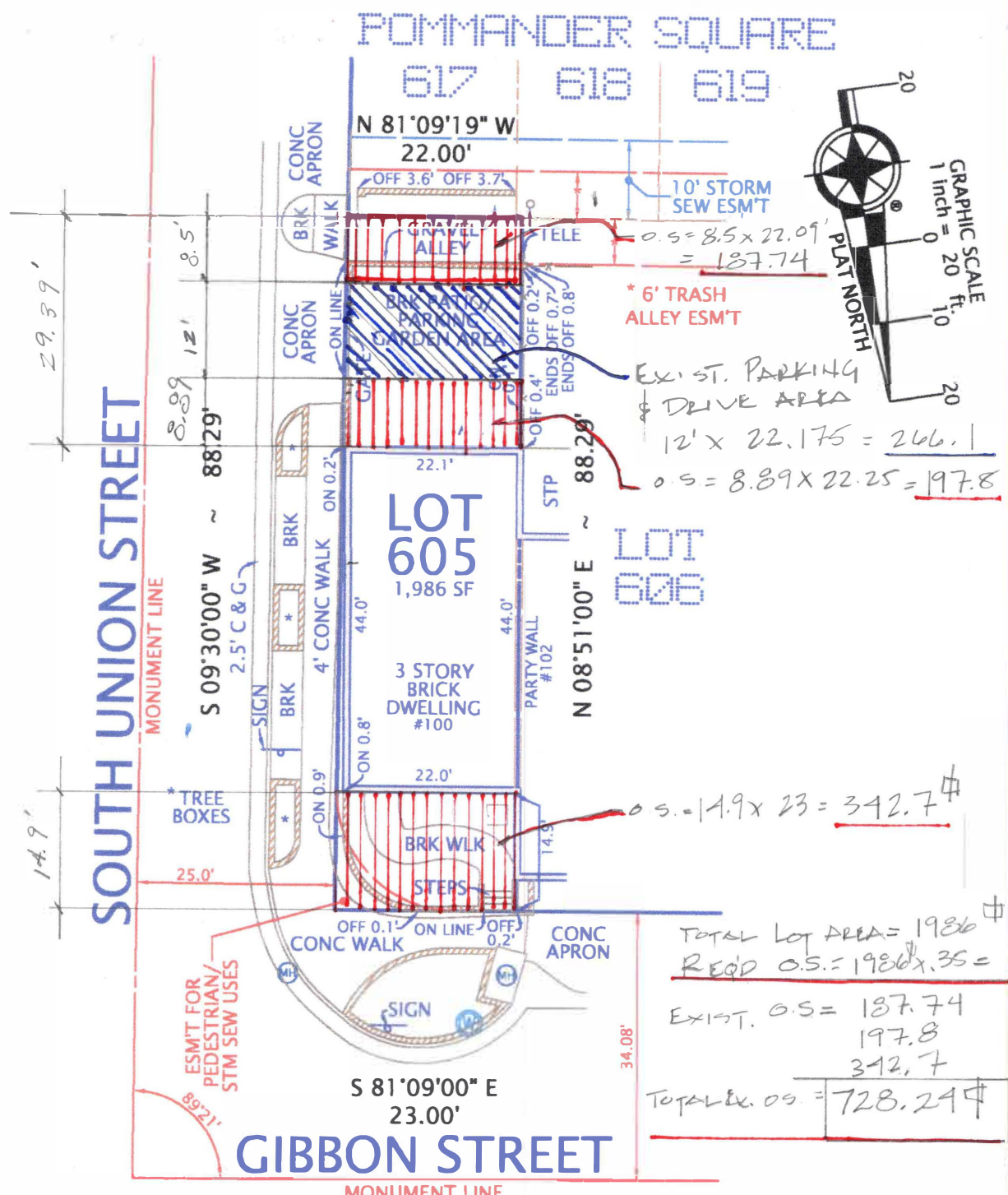
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature]

Date: 2.20.24



- NOTES: 1. FENCES ARE FRAME.  
 2. UTILITIES ARE UNDERGROUND.  
 3. RETAINING WALLS ARE 0.7' BRICK.

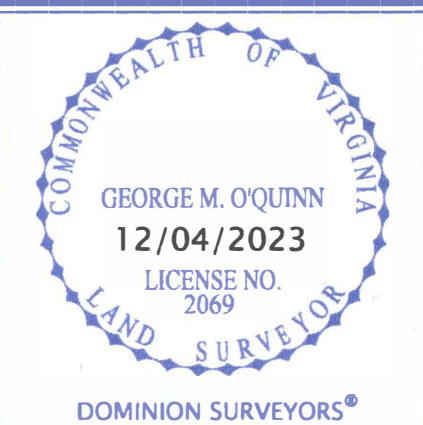


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PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 605  
**POMMANDER WALK**  
 (DEED BOOK 689, PAGE 90)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'      DECEMBER 4, 2023

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.



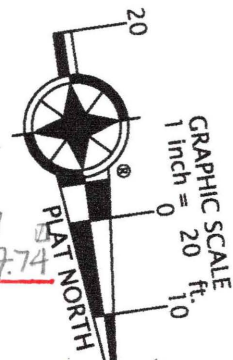
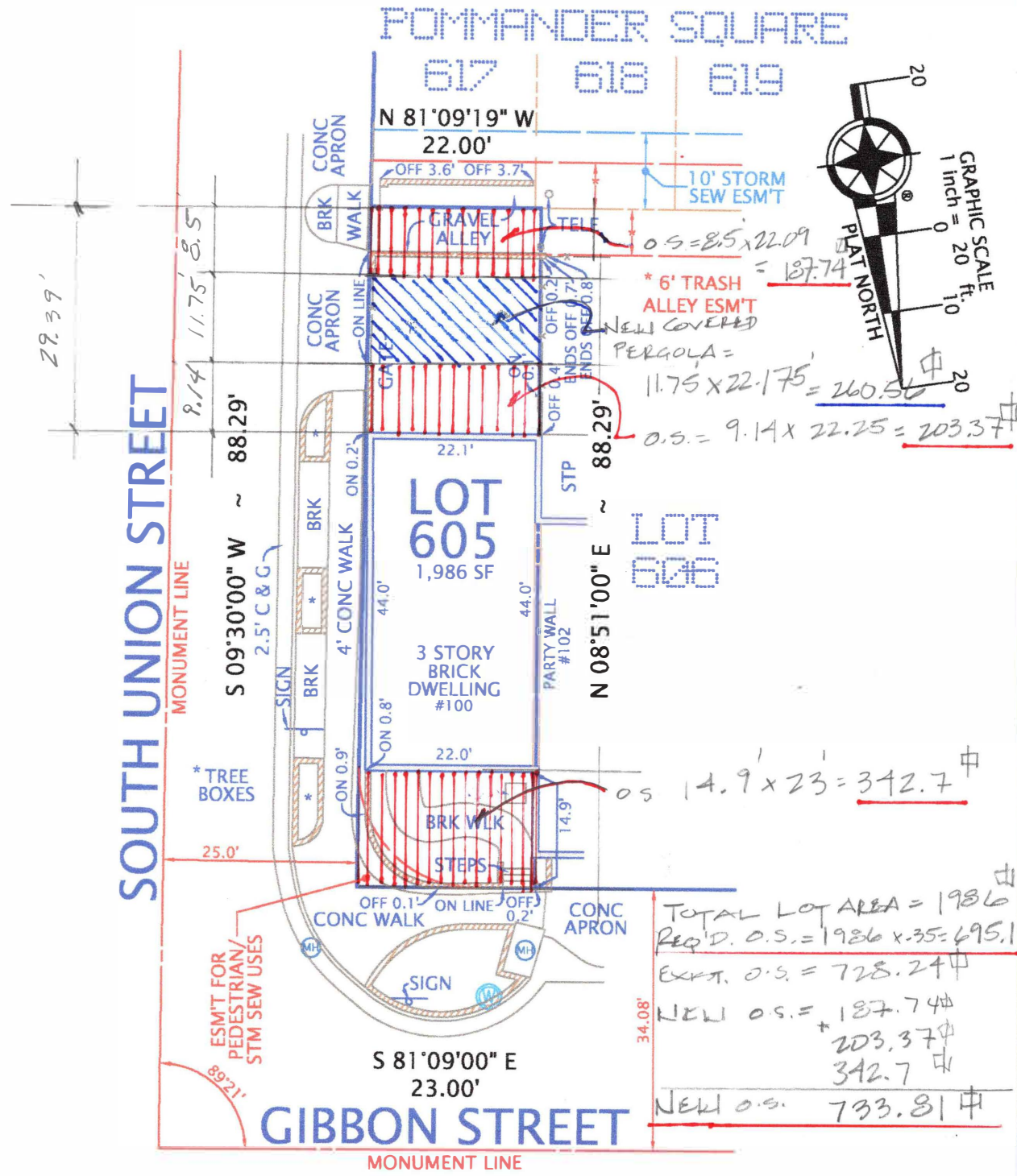
Ordered by:  
 Law Offices Of  
**MARK S. ALLEN**  
 301 North Pitt Street  
 Alexandria, Virginia 22314  
 Ph: (703) 836-8787 Fax: (703) 836-7459

**DOMINION** Surveyors Inc.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 www.dominionsurveyors.com

CASE NAME: BOTTIGLIONE ~ JAFFE      CASE NO: 23-0096      #231129020

JAFFE RESIDENCE - EXIST. OPEN SPACE  
 BAR. SUBMISSION      2.20.24

- NOTES: 1. FENCES ARE FRAME.  
 2. UTILITIES ARE UNDERGROUND.  
 3. RETAINING WALLS ARE 0.7' BRICK.



PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 605  
**POMMANDER WALK**  
 (DEED BOOK 689, PAGE 90)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'      DECEMBER 4, 2023

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:  
 Law Offices Of  
**MARK S. ALLEN**  
 301 North Pitt Street  
 Alexandria, Virginia 22314  
 Ph: (703) 836-8787 Fax: (703) 836-7459

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 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 www.dominionsurveyors.com

CASE NAME: BOTTIGLIONE ~ JAFFE      CASE NO: 23-0096      #231129020

JAFFE RESIDENCE - NEW OPEN SPACE  
 BAR SUBMISSION      2.20.24

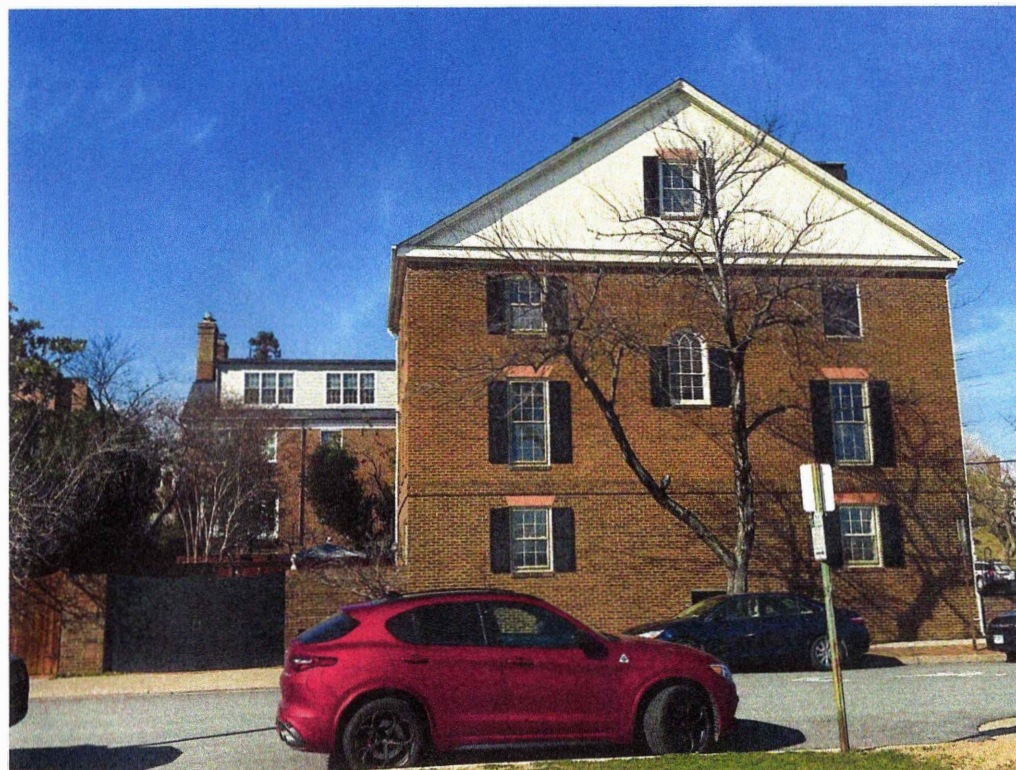




**North Elevation**

**Jaffe**

**100 Gibbon Street  
Alexandria, VA 22314**



**East Elevation**



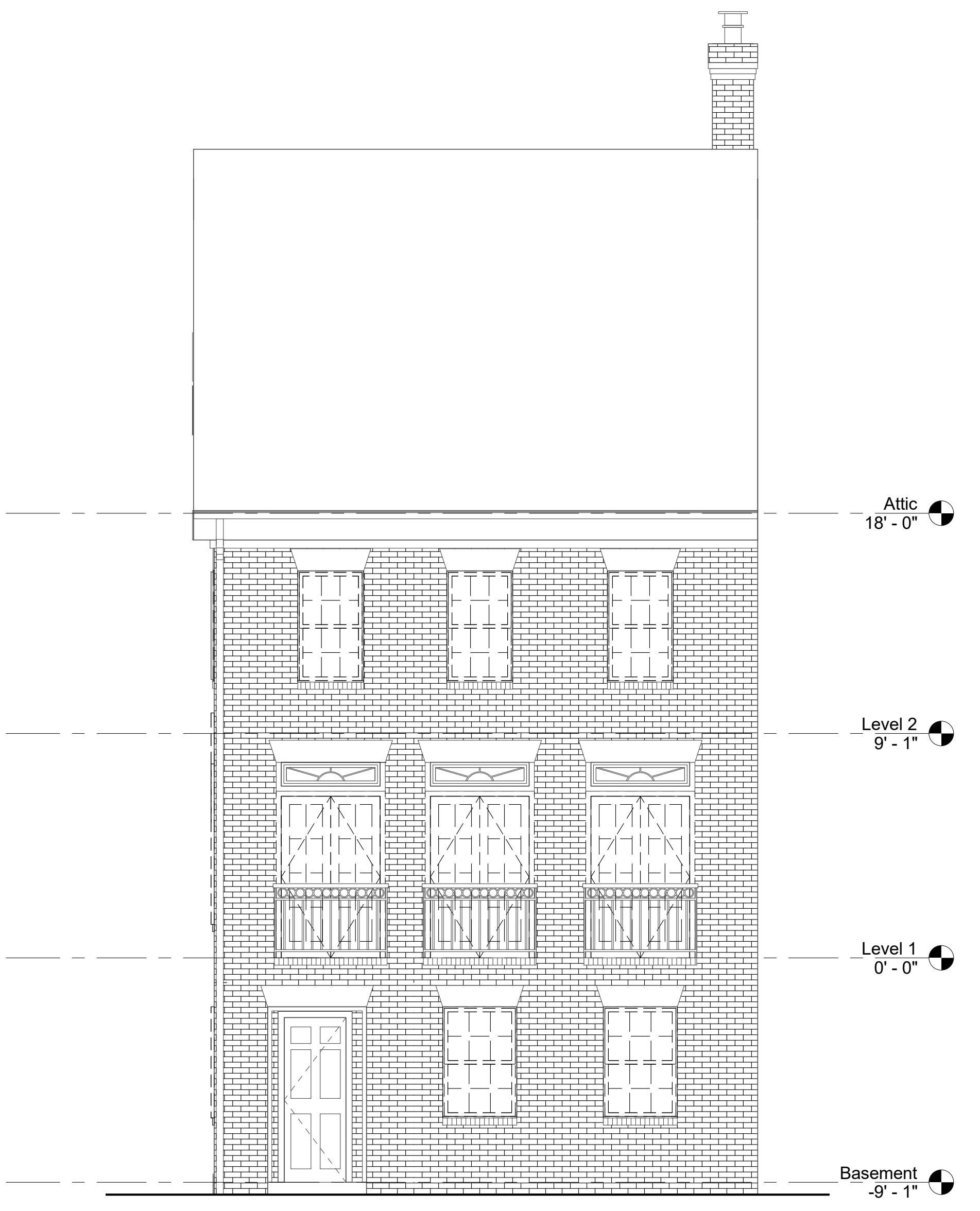
**South Elevation**



**Oblique South & East Elevations  
Including walls & gates**

**BAR Submission  
for  
BAR Hearing  
March 20, 2024**





① Existing North Elevation  
 1/4" = 1'-0"

**DADA**

1026 KING STREET  
 ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
 ALEXANDRIA, VIRGINIA** 16

EXISTING ELEVATION WITH PROPOSED DEMOLITION

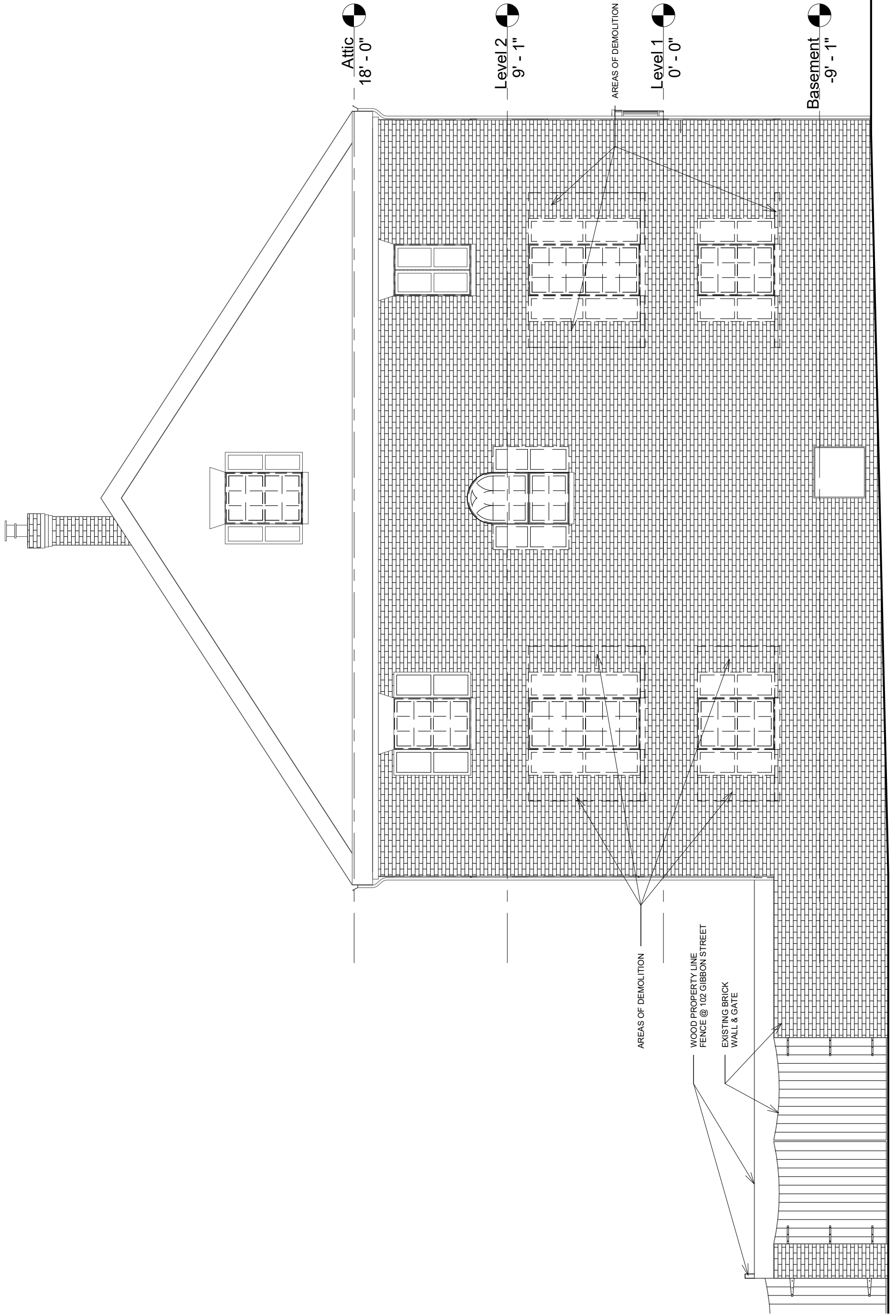
ISSUE DATE 02/29/2024

SCALE: 1/4" = 1'-0"

**A-1**

SHEET NO.





1 Existing East Elevation  
3/16" = 1'-0"

**DADA**

1026 KING STREET  
ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
ALEXANDRIA, VIRGINIA**

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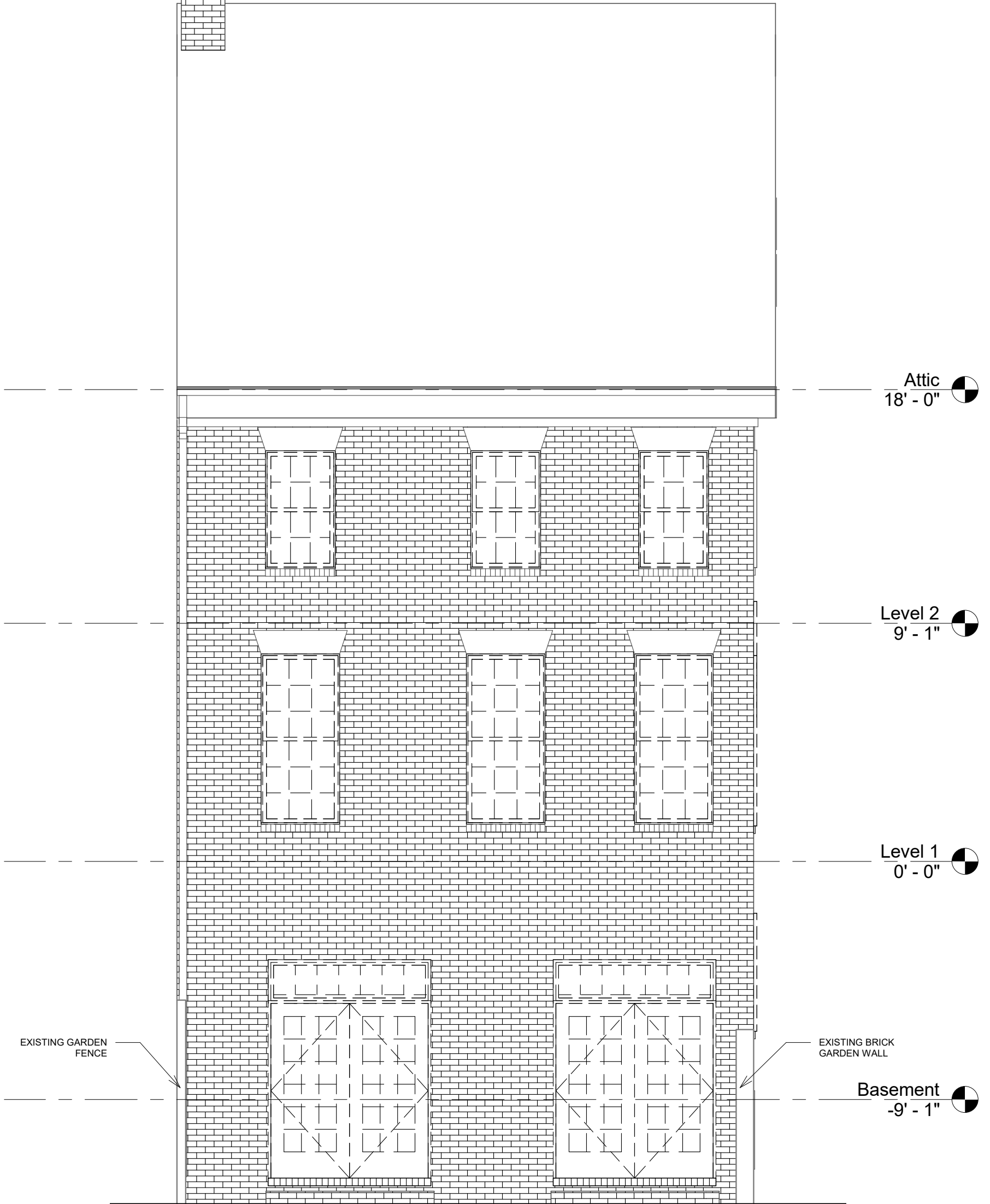
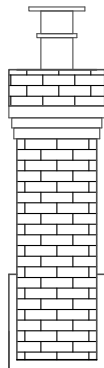
**EXISTING ELEVATION WITH PROPOSED DEMOLITION**

ISSUE DATE 02/29/2024

SCALE: 3/16" = 1'-0"

SHEET NO.

**A-2**



1 Existing South Elevation  
1/4" = 1'-0"

**DADA**

1026 KING STREET  
ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
ALEXANDRIA, VIRGINIA**

18

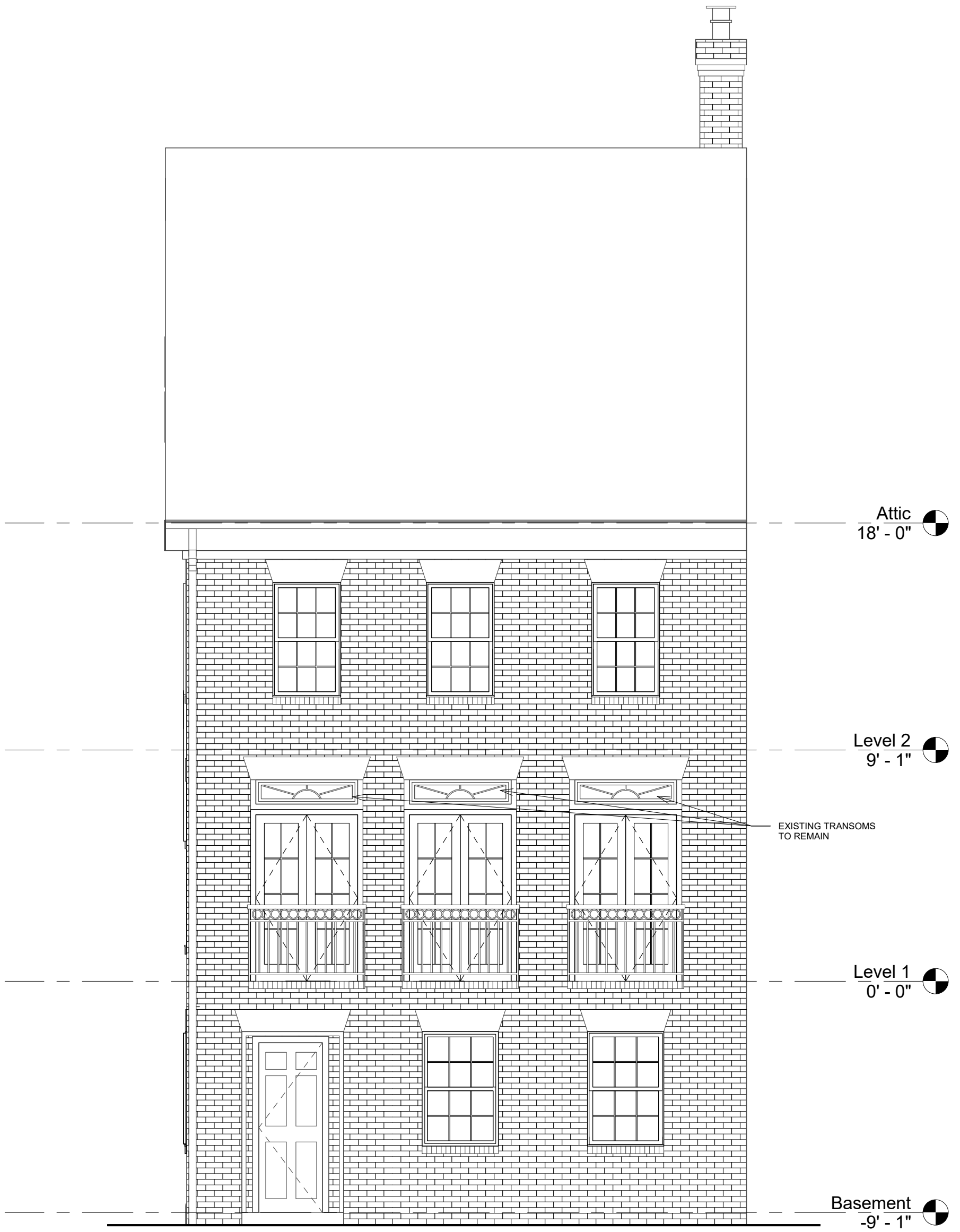
EXISTING ELEVATION WITH PROPOSED DEMOLITION

ISSUE DATE 02/29/2024

SCALE: 1/4" = 1'-0"

**A-3**

SHEET NO.



① Proposed North Elevation With Replacement Windows  
 1/4" = 1'-0"

**DADA**

1026 KING STREET  
 ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
 ALEXANDRIA, VIRGINIA 19**

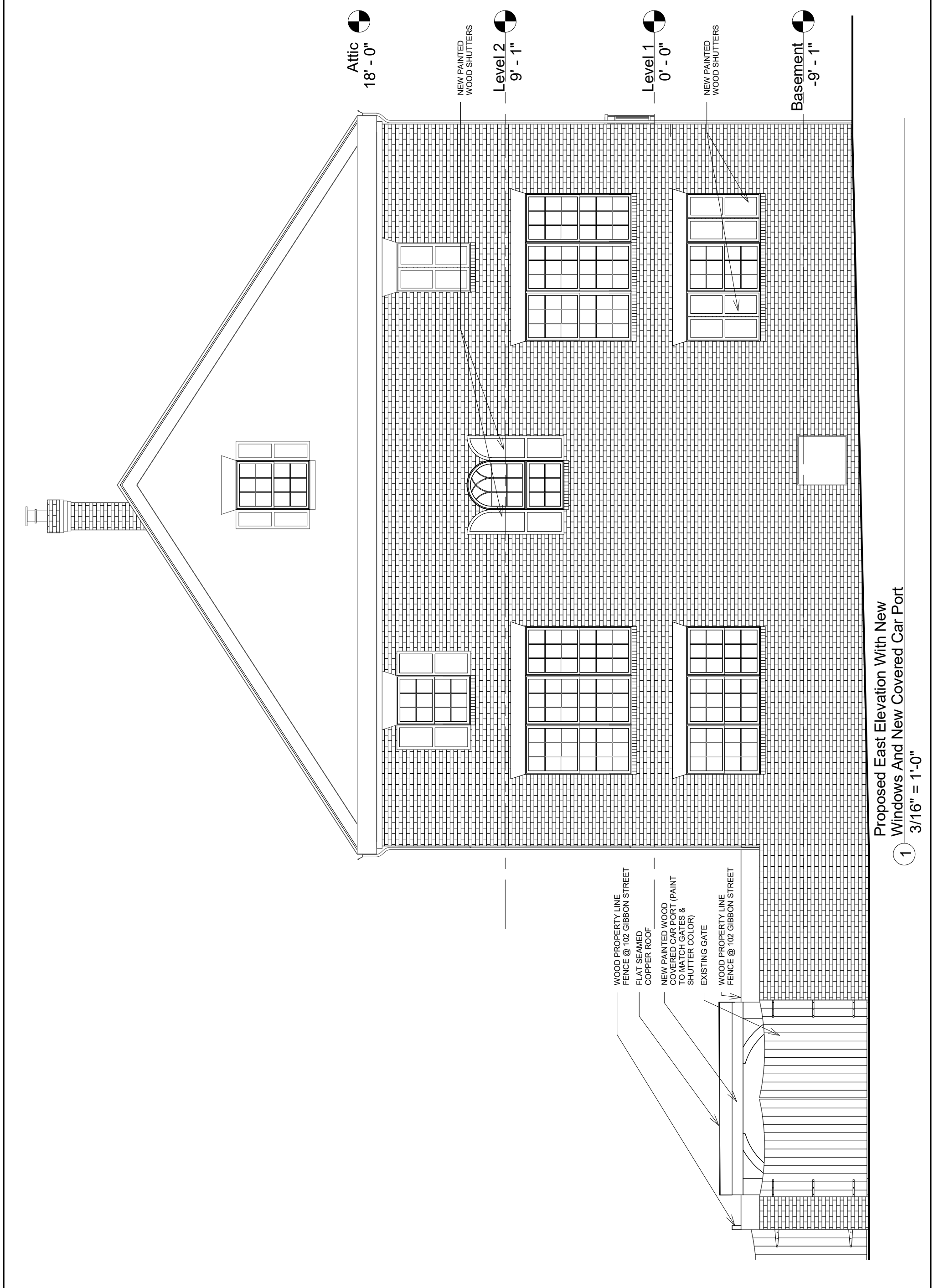
**PROPOSED ELEVATION**

ISSUE DATE 02/29/2024

SCALE: 1/4" = 1'-0"

**A-4**

SHEET NO.



Proposed East Elevation With New Windows And New Covered Car Port  
 1 3/16" = 1'-0"

**DADA**

1026 KING STREET  
 ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
 ALEXANDRIA, VIRGINIA** 20

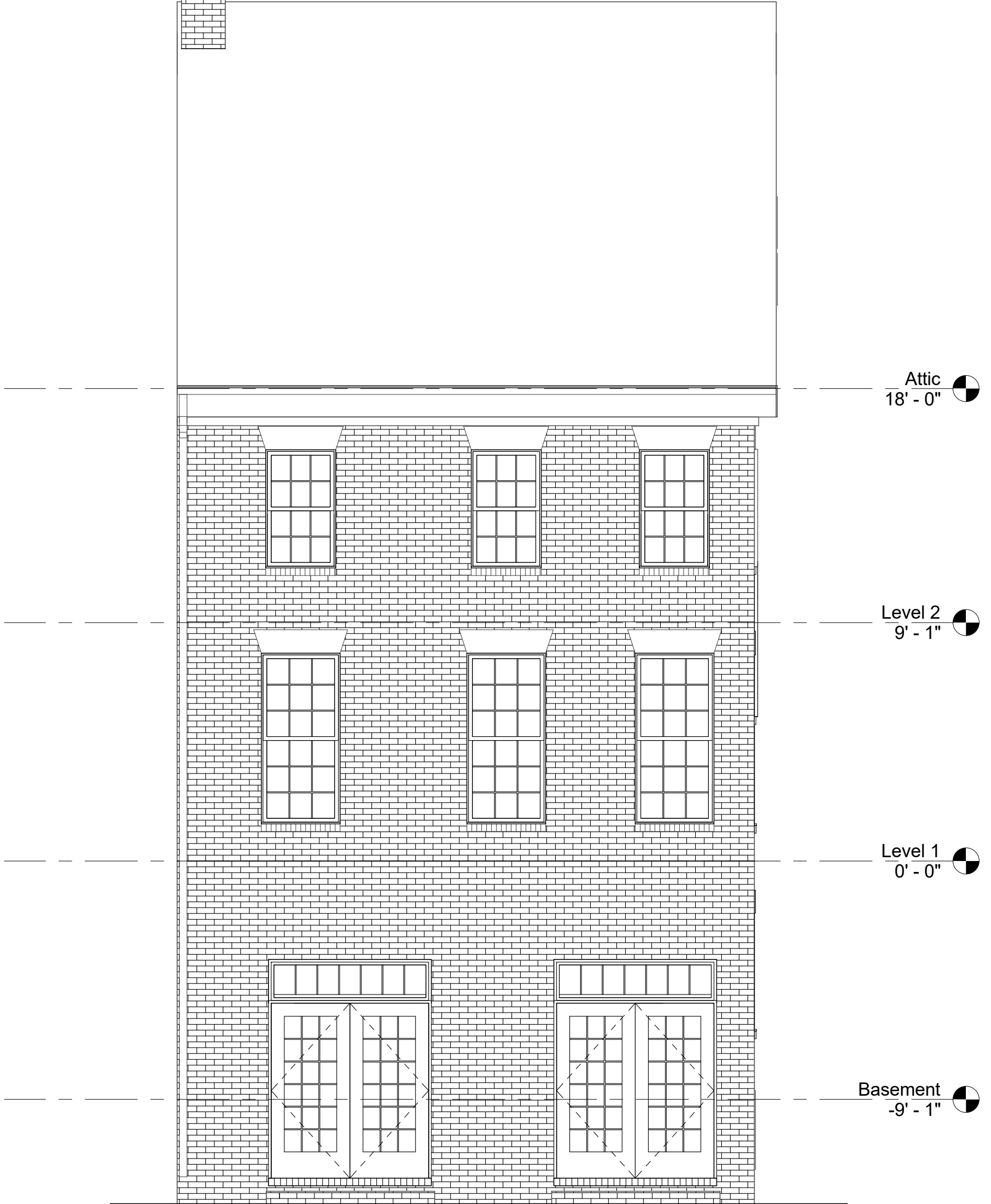
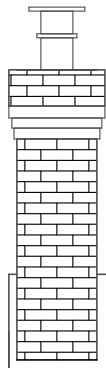
**PROPOSED ELEVATION**

ISSUE DATE 02/29/2024

SCALE: 3/16" = 1'-0"

**A-5**

SHEET NO.



1 Proposed South Elevation With New Windows and Doors  
1/4" = 1'-0"

DADA

1026 KING STREET  
ALEXANDRIA, VIRGINIA

JAFFE RESIDENCE

BAR SUBMISSION 03-20-2024

100 GIBBON STREET  
ALEXANDRIA, VIRGINIA

21

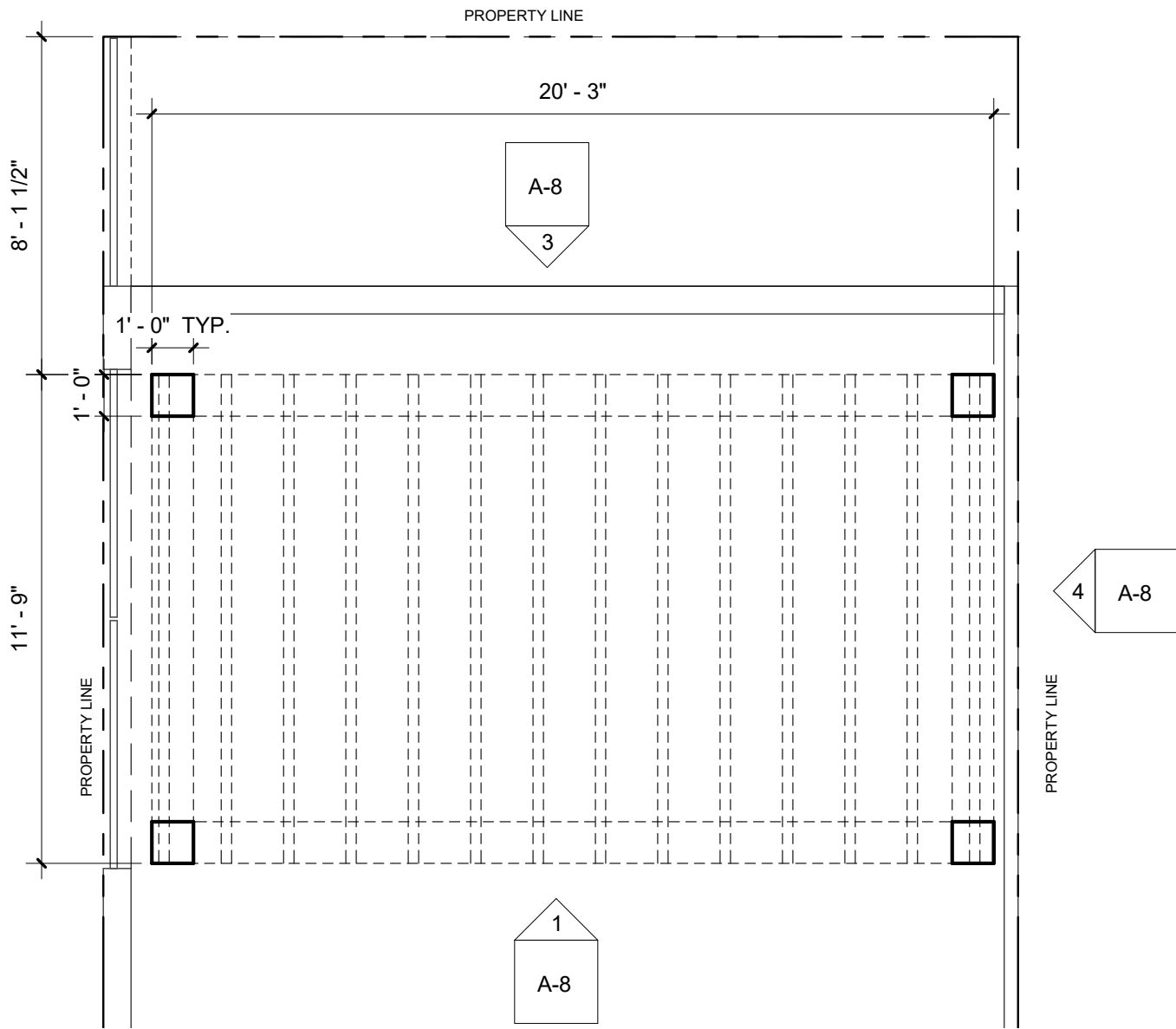
PROPOSED ELEVATION

ISSUE DATE 02/29/2024

SCALE: 1/4" = 1'-0"

A-6

SHEET NO.



① Covered Car Port Plan  
 1/4" = 1'-0"

**DADA**

1026 KING STREET  
 ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
 ALEXANDRIA, VIRGINIA** 22

**COVERED CAR PORT PLAN**

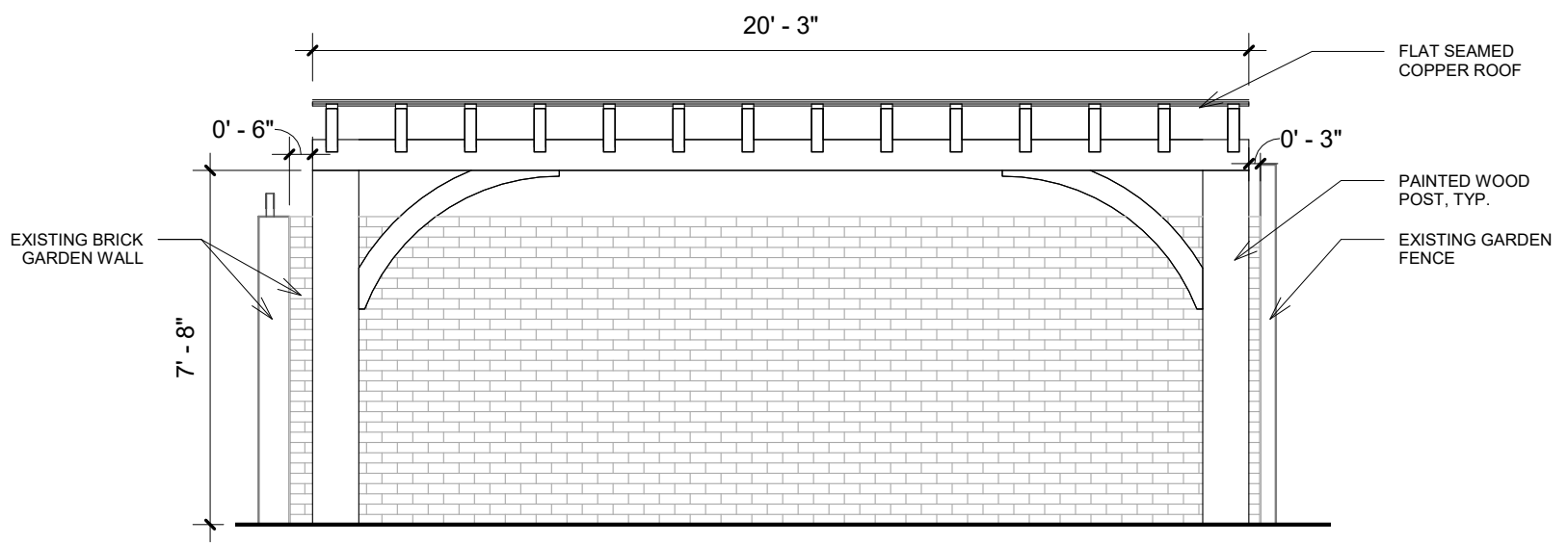
ISSUE DATE 02/29/2024

SCALE: 1/4" = 1'-0"

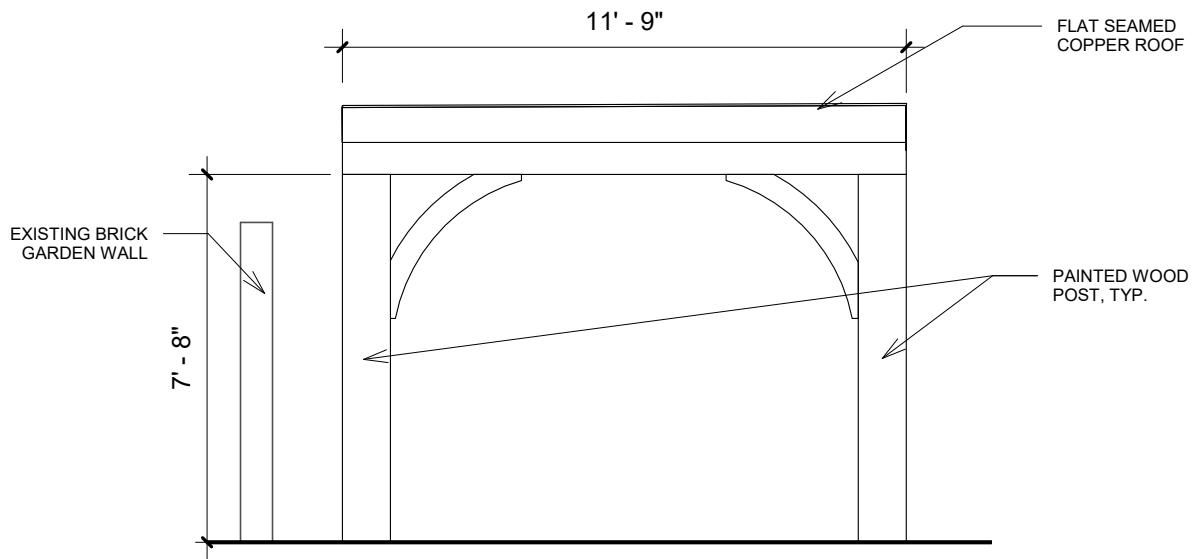
**A-7**

SHEET NO.

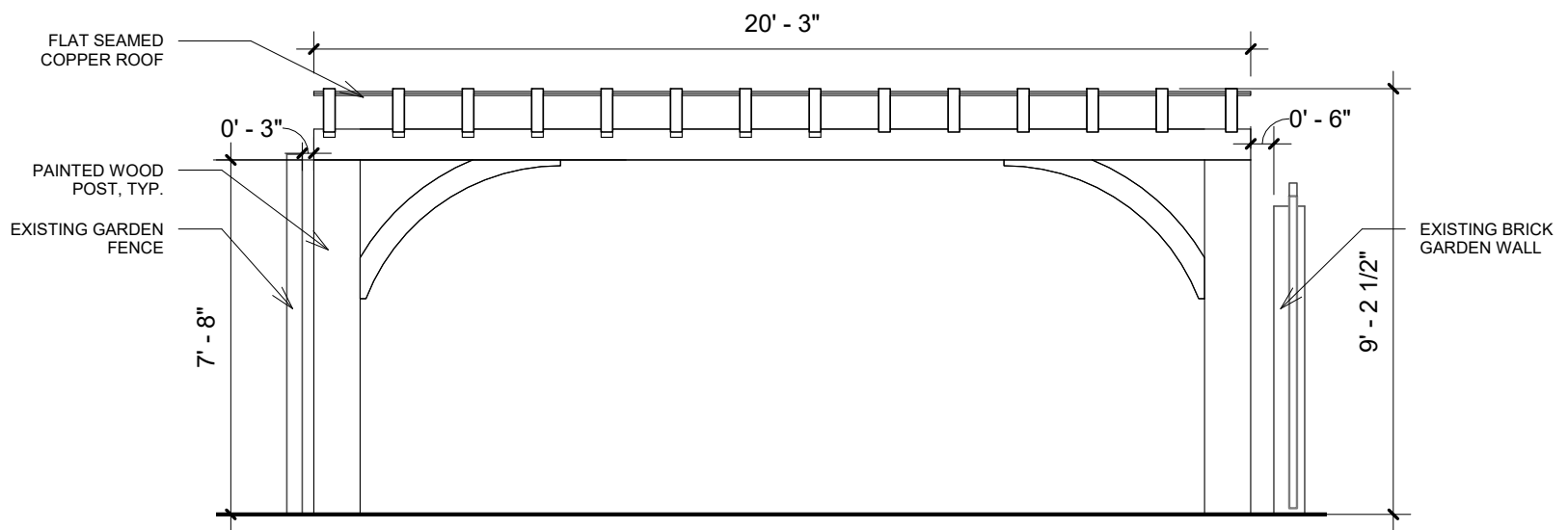




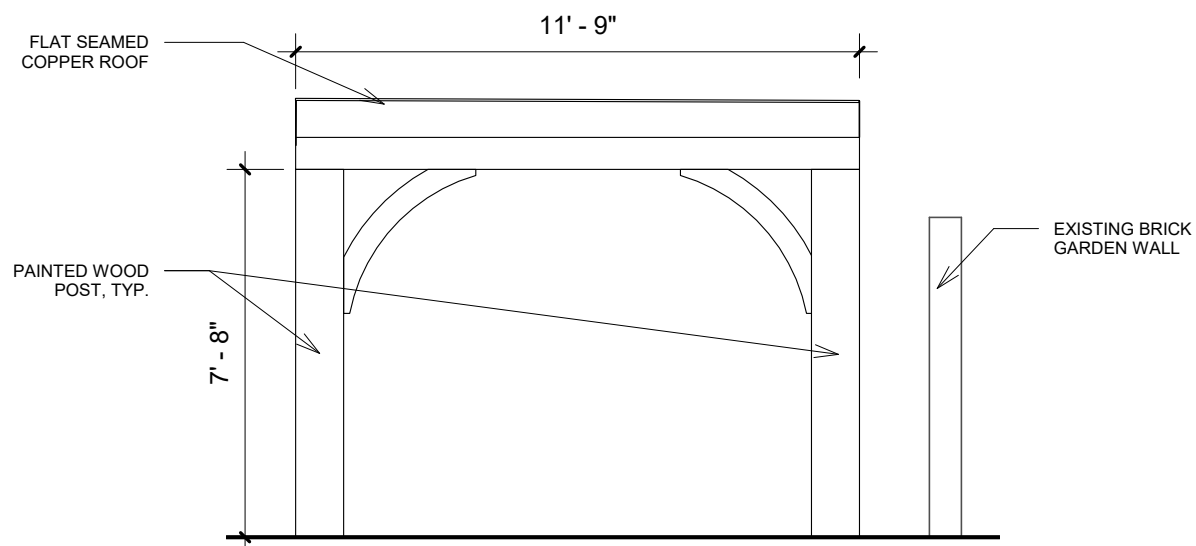
① Covered Car Port North Elevation  
1/4" = 1'-0"



② Covered Car Port East Elevation  
1/4" = 1'-0"



③ Covered Car Port South Elevation  
1/4" = 1'-0"



④ Covered Car Port West Elevation  
1/4" = 1'-0"

**DADA**

1026 KING STREET  
ALEXANDRIA, VIRGINIA

**JAFFE RESIDENCE**

BAR SUBMISSION 03-20-2024

**100 GIBBON STREET  
ALEXANDRIA, VIRGINIA**

23

**COVERED CAR PORT ELEVATIONS**

ISSUE DATE 02/29/2024

SCALE: 1/4" = 1'-0"

**A-8**

SHEET NO.

# Pinnacle Series

## PRIMED DOUBLE HUNG

## SPECIFICATIONS

### PART 1 - GENERAL

#### 1.01 SECTION INCLUDES

- A. Factory assembled primed wood double hung windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

#### 1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

#### 1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
  - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
  - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
  - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
  - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
  - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

#### 1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

#### 1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

#### 1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

# Pinnacle Series

## PRIMED DOUBLE HUNG

## SPECIFICATIONS

### PART 2 - PRODUCTS

#### 2.01 MANUFACTURER

- A. Pinnacle Series Double Hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

#### 2.02 MATERIALS

- A. Frame: Sill and outside stops shall be low-maintenance cellular PVC material. Head and side jambs shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4. Frames are assembled with hardware installed. Inside stops and sill stop are face nailed and glued. Jamb thickness shall be 1 1/16". Standard jamb width shall 4 9/16". Pine jamb extensions are available to match other finished wall thicknesses. Factory set up units will include low-maintenance cellular PVC sill nosing, brickmould, and outside mull covers for a complete no rot exterior. Inside mull included on all mulled units regardless of jamb width. All 4 9/16" units will have a full length inside mull tacked in place and will have to be trimmed and re-applied in the field. DP Upgrade units receive a 1/2" taller inside sill stop.
- B. Sash: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4 with a thickness of 1-1/2". Sash corners shall be mortised and tenoned. Both sash shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull. DP upgrade units shall have no finger pulls. No finger pull option is available for standard units.
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of sash and frame.
- D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366 glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head, checkrail, and sill. Flex-hinge jambliner provides a tight seal at the stiles.
- F. Hardware: Extruded vinyl jambliners shall have dual hinged leaf compression legs: beige color standard. White jambliner option available. Spring-loaded die-cast tilt latches allow both sash to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal; where required by sash weight, a double spring balance will be substituted. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on unit widths 24" and below. Two locks are used on unit widths of 28" and up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, black, bronze, brass, oil-rubbed bronze, and satin nickel hardware options available.
- G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

# Pinnacle Series

## PRIMED DOUBLE HUNG

## SPECIFICATIONS

### (Materials continued)

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and cellular PVC exterior bars to the surfaces of the insulated glass; when ordered interior primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty exterior with standard interior. All are available with or without inner bar between the glass. Exterior bars are cellular PVC.

## PART 3 – EXECUTION

### 3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

### 3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.  
B. Install the window unit in accordance with the manufacturer's recommendations.  
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

### 3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.  
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.  
C. Remove all visible labels and instructions.  
D. Final cleaning of glass in accordance of Section 01.



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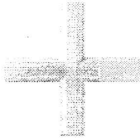

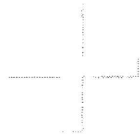






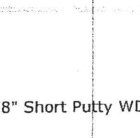
LEARN	PRODUCTS	RESOURCES	IN THE NEWS	ABOUT US	DEALER LOCATOR
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» Windsor Home » Products » Pinnacle Wood » Primed » Double Hung/Glide-By



## Pinnacle Primed – Double Hung & Glide-By

- Primed units can be painted to the color of your choice
- EZ Tilt sash with compression jambliner for easy cleaning and sash removal
- Recessed lock and keeper for a sleek appearance
- Block and tackle balance system for easy removal and sash operation

Interior Finish					
Double Hung / Single Hung / Slider Hardware					
Glass Options					
Grille Options	Perimeter Grille	Stick Grille	1" Profiled Inner Grille	13/16" Flat Inner Grille	7/8" Interior Wood Standard WDL
Screens					
					
	7/8" Exterior Clad Standard WDL	1 1/4" Interior Wood Standard WDL	1 1/4" Exterior Clad Standard WDL	3/4" Profiled Inner Grille	5/8" Short Putty WDL
					
	7/8" Short Putty WDL				
The on-screen colors provided are to help you determine what is available - unfortunately, due to variations between monitors, they are not true to color. For exact matches, please visit a dealer near you for true-to-color samples.					

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# PINNACLE DOUBLE HUNG

## FEATURES/BENEFITS

- 1 The warmth and beauty of Clear Select Pine, Natural Alder or Vertical Grain Fir; can be painted or stained.
- 2 Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance. Prime units offer the traditional appearance of a beaded exterior stop.
- 3 Glass is replaceable in case of damage.
- 4 Glass taped and silicone glazed with interior wood stops for superior strength and seal.
- 5 Easy-Tilt sash with exclusive compression jambliner for easy cleaning and sash removal.
- 6 Recessed lock and keeper for a sleek appearance.
- 7 Block and tackle balance system with locking shoe for easy removal and sash operation.

## SIZES

Available in hundreds of standard and custom sizes.

## GLAZING

- Glazed with tape and silicone sealant.
- LoE<sup>+</sup> standard. Clear, tinted, laminated and tempered options available.
- Cardinal insulated glass featuring stainless steel spacers.
- Additional custom and special glass types available.
- Preserve protective film optional.

## GRILLE OPTIONS

- Wood perimeter in 7/8" and 1-1/4" with concealed grille fasteners.
- Aluminum inner grille 13/16" flat, 3/4" profile or 1" profile.
- Windsorlite (WDL) – Simulated divided lite in 7/8" or 1-1/4".
- Standard and custom grille patterns available.

## FINISHES

Interior – Clear Pine, Natural Alder, Vertical Grain Fir or primed.

Exterior – Clad units feature heavy duty extruded aluminum cladding on sash and frame.

## CLAD COLORS

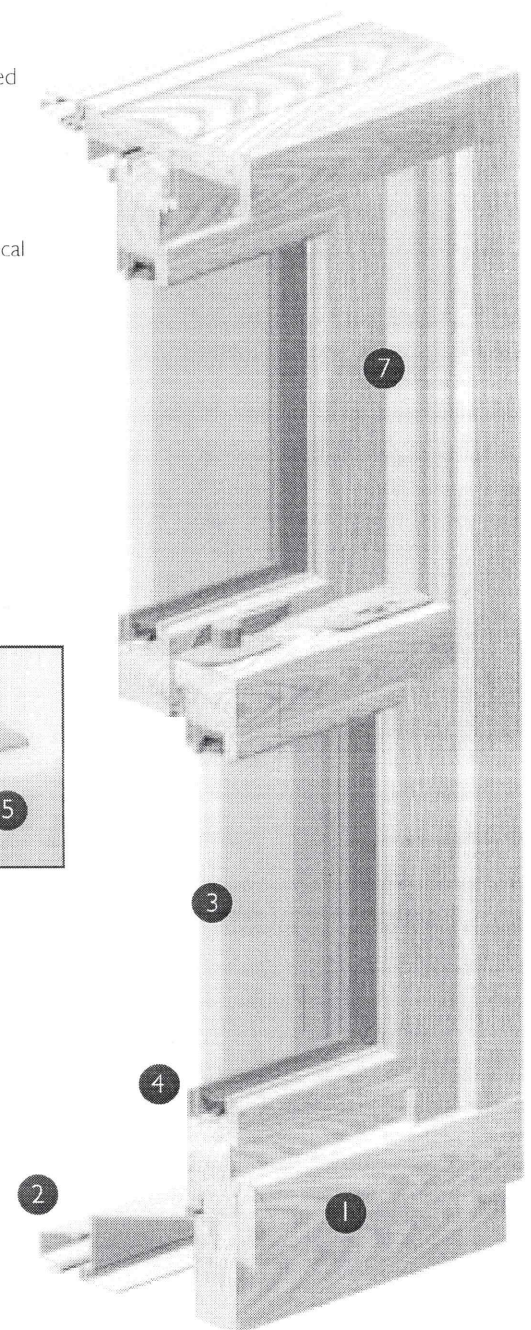
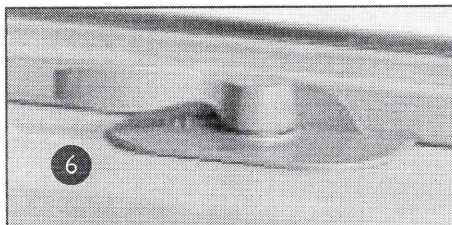
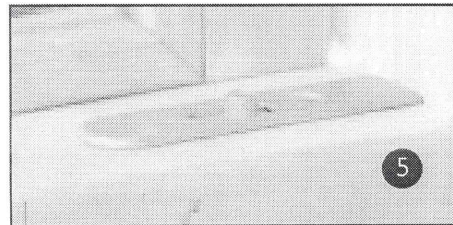
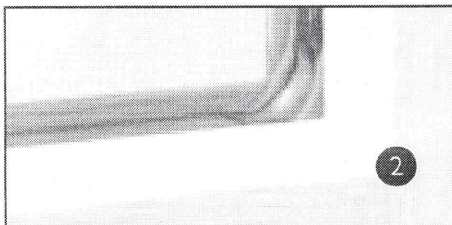
- Standard colors: white, tan, bronze, hunter green, ivory, black and cinnamon.
- 30 feature colors and custom colors available.
- 7 Anodize finishes available.

## HARDWARE FINISHES

Standard finishes are champagne, white, brass, satin nickel, bronze, oil rubbed bronze, matte black.

## PERFORMANCE RATINGS

For current performance ratings, see our website at [www.windsorwindows.com](http://www.windsorwindows.com).





# Pinnacle Series

## PRIMED PATIO DOOR – INSWING

## SPECIFICATIONS

### PART 1 - GENERAL

#### 1.01 SECTION INCLUDES

- A. Factory assembled primed wood inswing patio doors [including sidelites] glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

#### 1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

#### 1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
  - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
  - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
  - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
  - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
  - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

#### 1.04 PERFORMANCE CRITERIA

- A. Patio Door units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

#### 1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

#### 1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

# Pinnacle Series

## PRIMED PATIO DOOR – INSWING

## SPECIFICATIONS

### PART 2 - PRODUCTS

#### 2.01 MANUFACTURER

- A. Pinnacle Series Primed Inswing Patio Door units as manufactured by Windsor Windows & Doors.

#### 2.02 MATERIALS

- A. Frame: Shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4. Exterior frame shall be finger-jointed material. Brickmould shall be cellular PVC material. Sill shall be aluminum with solid oak interior threshold with protective covering. Clear anodized finish sill standard; bronze anodized sill with protective coating optional. A low-rise handicap sill is available as an option on all inswing doors except bi-hinge. Doors up to four panels wide will have a single frame with a continuous head and sill. Standard frame width is 4 9/16". 2" jamb extension is available for 6 9/16" frame width.
- B. Door Panels: Shall be select softwoods with Ponderosa pine veneers treated with water repellent preservative. Stiles and rails shall be fastened with ribbed hardwood dowels. Stiles are 4 11/16" wide, top rail is 5" wide, and bottom rail is 8 3/8" wide. Foam tape is applied to the back side of the glass stop. (All swing panels are not reversible.) Bi-hinge option is available (both panels operate).
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of panel and frame.
- D. Glazing: Shall be 3/4" tempered double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, and obscure. Cardinal's Preserve™ option is available on most glass options. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Frame weatherstripping shall be santoprene rubber with a rigid polypropylene base. This dual-seal weatherstrip seals against both the face and the edge of the panel. It shall be installed in the side jambs and head for positive protection against air and water infiltration. Sill weatherstrip is an ABS rigid member with a flexible urethane to protect between sill and panel.
- F. Hardware: Finished matched strike plates and adjustable hinges shall be installed with each operating panel for smooth operation. Operating panels can be shipped with lockset and deadbolt holes pre-drilled with a 2-3/8" backset. Installed single point or multi-point "euro" hardware is available on all swinging doors. The multi-point hardware has a three-point, side engage, tongue-locking system. A variety of hardware finishes are available. Handle sets are ordered and shipped separately.
- G. Screens: (Extra when specified) Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screen shall mount on outside of door panels and roll on end-adjustable steel rollers. They shall operate on a track extruded in the sill. Swinging screens optional. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open door.

# Pinnacle Series

## PRIMED PATIO DOOR – INSWING

## SPECIFICATIONS

### (Materials cont.)

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges, fastened to sash with press pins. Perimeter grilles are available in 7/8" or 1 1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat, 3/4" profiled or 1" profiled. Two-toned inner grilles (3/4" profile only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and exterior bars to the surfaces of the insulated glass; when ordered Interior Primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1 1/4" Standard, 5/8" Putty, and 7/8" Putty exterior with Standard interior. All are available with or without innerbar between the glass. Exterior bars are cellular PVC.

## PART 3 – EXECUTION

### 3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

### 3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.  
B. Install the window unit in accordance with the manufacturer's recommendations.  
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

### 3.03 ADJUSTMENT AND CLEANING

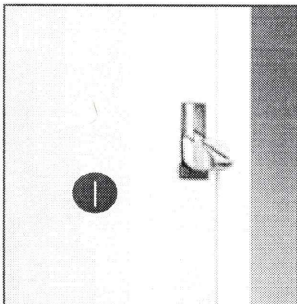
- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.  
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.  
C. Remove all visible labels and instructions.  
D. Final cleaning of glass in accordance of Section 01.



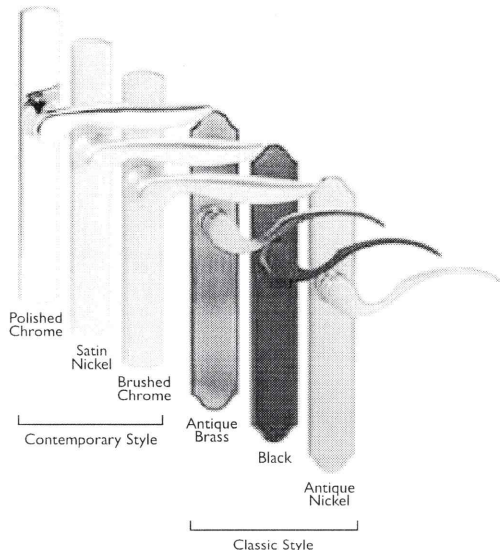
# PINNACLE SWINGING PATIO DOORS

## FEATURES/BENEFITS

- 1 Multi-point locking system features three-point jamb-engaged tongue system for uncompromised security.
- 2 Inswing door features bumper sill to keep door air- and water-tight.
- 3 Extended panel drip edge sheds water away from panel at the sill for enhanced protection from water.
- 4 Dual seal frame weather strip at panel face and edge improves air and thermal performance.
- 5 Taller sill provides excellent water performance and design pressure ratings.
- 6 Foam-backed glazing bead prevents paint and stain from bleeding.
- 7 Stiles and rails constructed of Ponderosa Pine core and skins provide a rich appearance and increase durability.
- 8 Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance.
- 9 1/2 or 3/4 lite panel available with flat or split panel option



• Available in Pine, Fir and Alder



## SIZES

- Available in four standard heights: 6-8', 6-10', 8-0' and 9-0'.
- Custom sizes also available.

## GLAZING

- Interior stop glazed with beaded silicone.
- Standard 3/4" tempered double pane LoE<sup>2</sup> insulating glass.
- Clear, tinted, tempered, laminated and obscure glass types also available.
- Custom glass types available.

## GRILLE OPTIONS

- Windsor Divided Lite (WDL) – simulated divided light.
  - Standard Profile in 7/8" or 1 1/4"
  - Putty Profile in 5/8" or 7/8" (exterior only)
- 13/16" flat, 3/4" profile, and 1" profile inner grille.
- Standard and custom grille patterns available.

## WEATHERSTRIPPING

- Rigid weatherable PVC or urethane foam encased in polyethylene film.
- Inswing and outswing features bottom heavy-duty self-adjusting sweep.

## FINISHES

- Primed – Latex primed exterior and clear pine veneer interior.
- Clad – Electrostatically applied, baked-on finish to exterior in white, bronze, tan, ivory, hunter green, black or cinnamon.
- 30 feature colors, 7 anodize finishes and custom colors also available.

## HARDWARE FINISHES

Brass, antique brass, oil rubbed bronze, antique nickel, brushed chrome, polished chrome, white, black, and satin nickel.

## HARDWARE STYLES

Classic or contemporary handle.

## PERFORMANCE RATINGS

For current performance ratings, please see our website at [www.windsorwindows.com](http://www.windsorwindows.com).

