

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

**APPLICANT:** Moore Consulting Group, LLC

**LOCATION:** Old and Historic Alexandria District  
623 South Royal Street

**ZONE:** RM/Residential Townhouse Zone

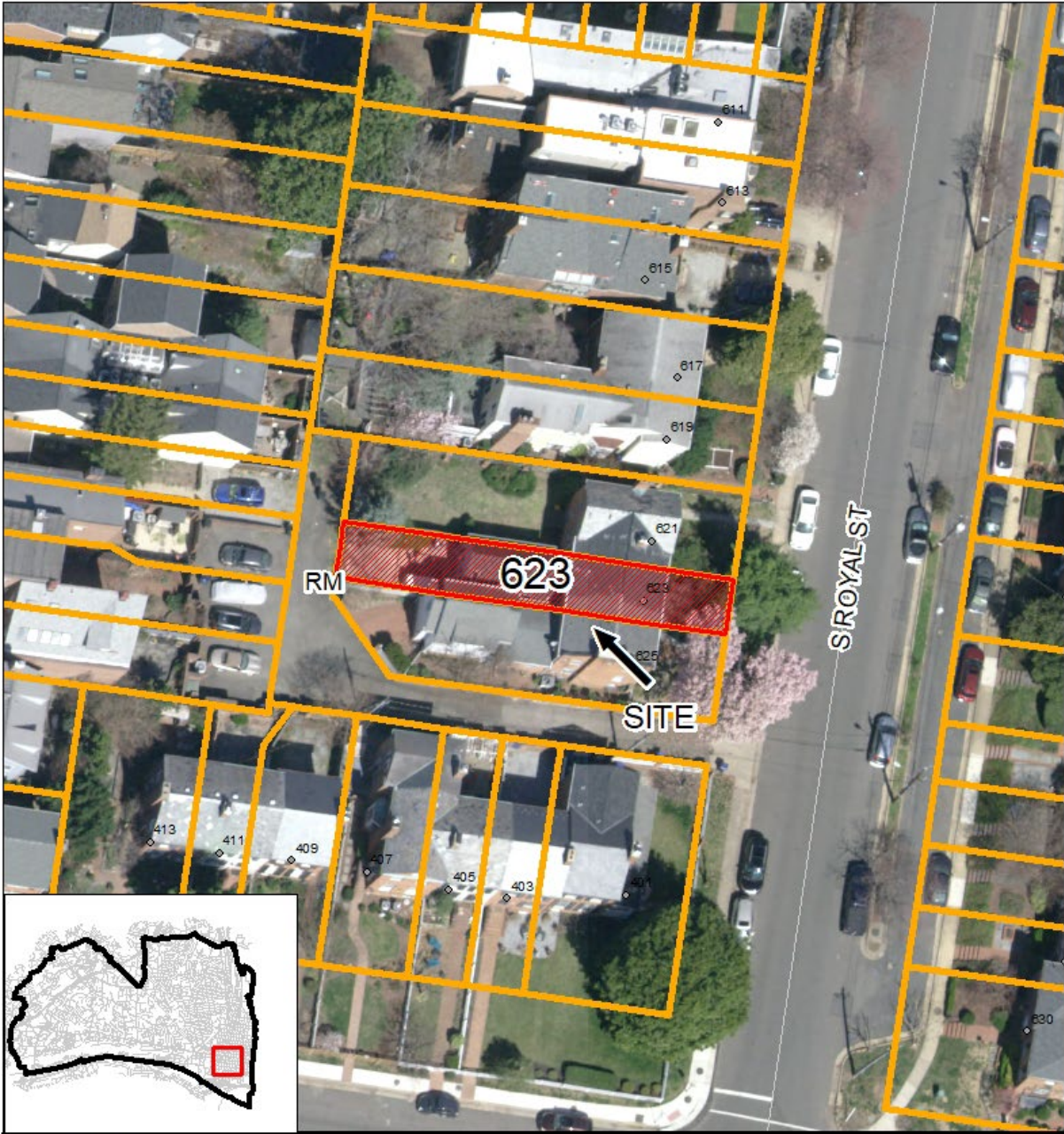
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**STAFF RECOMMENDATION**

Staff recommends approval of Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition 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, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR2026-00025 & BAR2026-00050 - OHAD**  
**623 South Royal Street**

0 15 30 60 Feet

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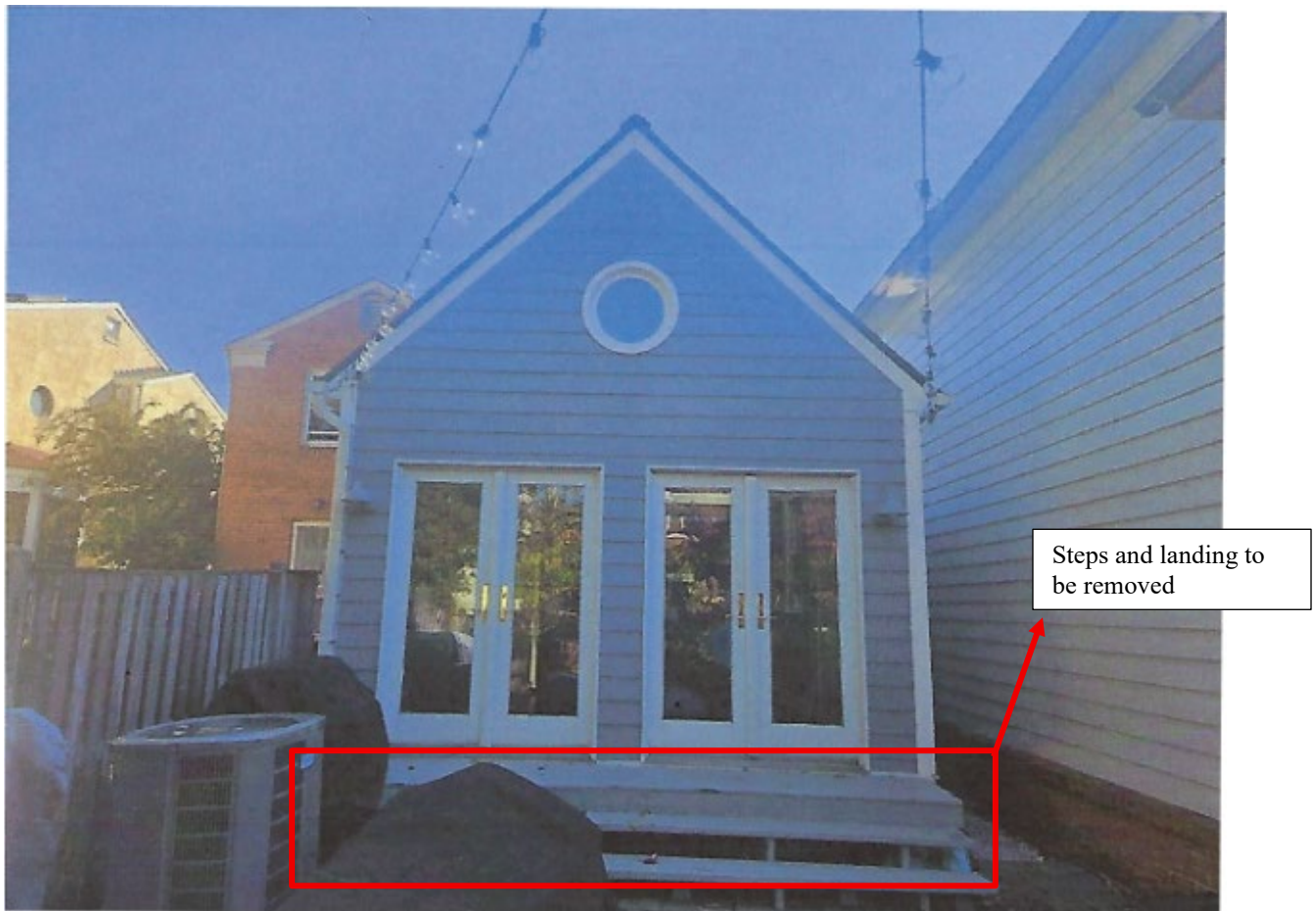
**Note:** Staff coupled the applications for a Permit to Demolish (BAR2026-00050) and Certificate of Appropriateness (BAR2026-00025) for clarity and brevity. The Permit to Demolish requires a roll call vote.

**I. APPLICANT'S PROPOSAL**

The applicant is requesting approval to remove the existing steps and landing on the rear/west elevation to add a screened porch and steps.

Permit to Demolish/Capsulate

The project calls for the demolition of approximately 12' 6" x 2' wood deck and steps at the property's rear (Figure 1).



**Figure 1 - Project location**

Certificate of Appropriateness

The applicant is proposing to construct a 12' 6" x 14' 6" screened porch at the rear/west elevation of the building. The new porch will be covered with a gable shingle roof.

Site context

The subject property sits on the west side of the 600 block of South Royal Street; there is a public alley running behind the property. The rear is partially visible (Figure 2)



Figure 2 - Alley visibility

**II. HISTORY**

623 South Royal Street is a two-bay, two-story brick vernacular townhouse with Colonial Revival features that was constructed as part of the Yates Gardens subdivision **ca. 1952**. The subject property is a middle unit in a row of three townhouses.

According to the Alexandria Times, Out of the Attic, article from August 14, 2017:

According to the Alexandria Times, Out of the Attic, article from August 14, 2017:

One of the earliest planned developments in 20th century Alexandria was the Yates Gardens complex, started south of Franklin Street in 1940, largely in the vicinity centered around South Pitt and South Royal Streets. The area is named after the family that owned the horticultural lands and tree nursery created in the area in the early 19th century.

During the pre-and postwar period, a time when the nation’s third regulated historic district — the Old and Historic Alexandria District — was designated, new civic buildings were constructed per traditional Virginia architectural styles, and even utilitarian new development incorporated historical design elements. The new Yates Gardens townhouse development capitalized on the architectural legacy of early Alexandria but also incorporated landscaped setbacks for street front garden areas, rarely seen in the city street grid before that time. In addition to traditional townhomes, updated with the latest conveniences of the time, the development incorporated quaint neighborhood amenities including hand-lettered wooden street signs, vintage lampposts, decorative fencing and rustic stone walls. Echoing this theme of early Americana, the young families that quickly moved in filled their homes with modest reproduction furnishings and accessories that reflected the colonial period.<sup>1</sup>

*Previous BAR Approvals*

BAR2000-00167 & BAR2000-00168 – approval for a new one-story addition on 8/16/2000.

**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

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<sup>1</sup> “Yates Gardens dates to Yeates the gardener.” Alexandria Times – Out of the Attic. August 14, 2017. Last accessed on 9/9/20

(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?	No
(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 specific portions of the building proposed for demolition/capsulation, not the overall building.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition/capsulation are not unusual or of uncommon design since the one-story addition dates from 2000, and its materials and design could be easily replicated today.

Certificate of Appropriateness

The applicant is proposing to build a 13’ x 15’ screened porch with shingle roof matching the existing one-story addition. Most of the porch will not be visible from the public alley (see Figure 2 above).

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge is first to identify and “protect historic and cultural resources” and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit.

It is staff's opinion that the proposed addition will not adversely affect the property and the neighborhood. Furthermore, the Board routinely approves rear additions to accommodate a more modern and functional interior layout as tastes and technology evolve.

Therefore, with the conditions discussed above, staff recommends approval of the Certificate of Appropriateness, noting the findings of Alexandria Archaeology.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation, Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed rear porch will comply with Zoning.

C-2 In order to comply with the open space regulations, required under Sec. 3-1106 (B) of the Zoning Ordinance, rear patio cannot be used for parking.

**Code Administration**

C-1 A building permit is required.

**Transportation and Environmental Services**

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

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

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

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

F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 Tax records indicate that a free African American household was present on this block in 1830, but the exact address is unknown. By 1877, the G.M. Hopkins fire insurance map shows a house on this lot. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities of free African Americans and other residents of nineteenth-century Alexandria.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

**Archaeology Recommendations**

1. Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*
2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*

V. ATTACHMENTS

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

ADDRESS OF PROJECT: 623 S ROYAL ST

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

TAX MAP AND PARCEL: 080.02-06-23 ZONING: \_\_\_\_\_

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

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

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

Name: MOORE CONSULTING GROUP LLC

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

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

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

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

Name: JONATHAN PARSONS Phone: \_\_\_\_\_

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

**Legal Property Owner:**

Name: JAY & ERICA LEVESQUE

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

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

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

**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 screened porch
- ADDITION
- DEMOLITION/ENCAPSULATION STAIRS
- SIGNAGE

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

REMOVE EXISTING STAIRS  
BUILD SCREENED PORCH (3'.5 x 15') AND A 4'x4' LANDING WITH STAIRS TO  
GRADE. SHINGLES & GUTTERS TO BE THE SAME AS THE HOUSE. ALL  
EXPOSED LUMBER TO BE WRAPPED IN WHITE PVC.

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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.*

- 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.



**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. JAY LEVESQUE	[REDACTED]	50%
2. ERICA LEVESQUE		50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 673 S ROYAL ST ALEXANDRIA, VA. (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. JAY LEVESQUE	[REDACTED]	50%
2. ERICA LEVESQUE		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.		
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.

2/23/26      Jonathan Parsons      [Signature]  
 Date                      Printed Name                      Signature

# Moore Consulting Group LLC

Haymarket Virginia  
Phone: 703-409-9887

Name: Jay and Erica Levesque

Virginia State Contractors License # 2705163136

Street: 623 S Royal st

Estimated Start Date: 12/4/25

City: Alexandria 22314

Estimated Completion Date: 1/4/26

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

We estimate a two day delay for each day of rain. Additional delays may be caused by acts of God and other circumstances beyond the control of Moore Consulting Group LLC Other delays may include but are not limited to receipt of permit, zoning approval, or homeowner's association approval. The above time frame does not include additional time needed for change orders or unforeseen site complications.

Cell Phone: [REDACTED] Fax: \_\_\_\_\_

Email: [REDACTED]

## Construction Specifications:

Demo, dump existing stairs/Build 12'6" x 14'6" A-framed screened porch approx 202 sq ft with stairs to grade (3) shingles and gutters to match house

decking to be Trex Transcend with hidden fasteners (color TBD) and Trex Transcend rail white w/black balusters  
ceiling to be left open with rafters exposed/T1-11 pine paneling behind rafters to cover plywood (installed unstained)  
electrical to include permit, rough in and install of customer provided fan, TV hook up, and any drywall repair  
all exposed lumber except support posts and beams under porch to be wrapped in white PVC, including a 2x6 wrapped with screen attached to support screen/ screen under decking

each stair riser to have a Trex LED installed with smart transformer/Andersen 3000 glass door installed

build TV wall on side approx 6ft wide and built from floor to beam

wall to be white PVC inside/siding to match as close as possible on outside

framing plans and permit fee included/ haul away all job debris

50yr trex warranty and 5yr labor warranty included

contract void if any requirements from the city alter plans or material that are unacceptable, or require added costs the customer is unwilling to pay

\*Moore Designs not responsible for driveway damaged caused by delivery trucks\*

## Payment Terms:

Total Price: \$40,000.00

Deposit (30%): \$12,000.00

2<sup>nd</sup> Installment (30%): \$12,000.00

3<sup>rd</sup> Installment (30%)

\$12,000.00

due after framing delivered and footers dug

due after electrical inspection

Due at Completion (10%): \$4,000.00

due after job completed/job site cleaned up

Moore Consulting Group LLC, will furnish materials and labor to complete the above described project in accordance with the provided specifications for the agree upon price. Interest at the rate of 1.5% per month will accrue to all past due accounts.

## WE BUILD AS PER CONTRACT

## Approvals by Third Parties:

1. The customer will obtain all required HOA approvals, copies of plat, and signed documents for permits.
2. Moore Consulting Group LLC. will obtain required building permits and inspections.

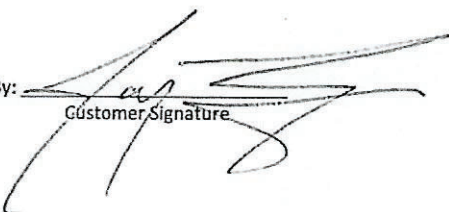
## Other Terms:

1. This contract constitutes the entire agreement between the parties. The terms on the reverse are hereby incorporated by reference. This agreement shall be interpreted in accordance with the laws of the Commonwealth of Virginia, Maryland and Washington DC.

2. Changes to this contract require a written change order signed by the parties. Change orders will require a minimum charge of \$250 that must be paid in full upon signing the change order. No verbal agreement(s) will be honored by Moore Consulting Group LLC.
3. Either party may cancel this contract without charge at any time for thirty-six (36) hours after execution. Thereafter, if Moore Consulting Group LLC cancels this contract before starting construction, Moore Consulting Group LLC Living will refund the deposit, less Moore Consulting Group LLC expenses performing this contract to date of cancellation. If customer cancels this contract after the thirty-six (36) hour cancellation period ends and before construction begins, Moore Consulting Group LLC shall refund the deposit. ~~Moore Consulting Group LLC may cancel this contract after construction begins.~~ <sup>JL</sup> Upon cancellation, by Moore Consulting Group LLC, customer shall pay, and Moore Consulting Group LLC may withhold from the deposit, Moore Consulting Group LLC expenses plus the value of the work completed to the date of cancellation.
4. In the event the customer does not pay in a timely manner as specified in the schedule above, customer shall pay all Moore Consulting Group LLC expenses to collect said payment(s), including reasonable legal fees whether or not litigation is commenced.
5. Customer shall carry fire, windstorm, and other necessary insurance for the premises and the work to be constructed. Moore Consulting Group LLC will carry workers' compensation and liability insurance for all projects.
6. Customers shall provide adequate access to the site, and all utilities needed to complete the work performed by Moore Consulting Group LLC All dirt shall remain on job site unless otherwise specified herein. Dirt removal will incur an extra charge.
7. All materials used in the construction of the above project belong to Moore Consulting Group LLC until customer makes final payment. If customer does not pay as specified above, Moore Consulting Group LLC may remove materials from customer's property in addition to using Moore Consulting Group LLC other remedies.
8. Underground plumbing, sprinkler systems, wiring, landscaping, grass, plants, trees, etc. are the sole responsibility of the customer. Moore Consulting Group LLC assumes no responsibility for damage to any yard features. Construction of the deck will damage the yard and Moore Consulting Group LLC does repair or replace yard feature, including, re-seed or sod, after construction.
9. This proposal becomes an executed contract upon signature by customer, deposit of customer's down payment, and countersignature by Moore Consulting Group LLC.

The above prices, specifications, and conditions are hereby accepted. Moore Consulting Group LLC is authorized to do work as specified and I will pay Moore Consulting Group LLC above.

Date: 11/6/2025

By:   
Customer Signature

**ACCEPTANCE OF OFFER**

The above prices, specifications, and conditions are hereby accepted by Moore Designs & Outdoor Living.

Date: 11/3/25

By: Gary Cornelius  
Moore Consulting Group LLC

**What to expect from your new deck:**

Your new deck will provide you with many years of outdoor enjoyment! Below are some characteristics of the materials used to construct your deck. Additionally, we address some common construction questions and provide warranty information.

**Natural Characteristics of Pressure Treated Pine:**

- Shrinking and swelling of pressure treated pine will occur due to the changes in weather. (Hot, Cold, Wet, Dry)
- Pressure treated wood is generally wet when it is installed and some pieces hold more moisture than others. When the moisture in the lumber dries, shrinking will occur and some boards will shrink more than others. This is not a warranty item and will occur on every deck.
- When the floorboards are laid, some variation in spacing from board to board may be noticeable, even in the same board. We lay the boards as close together as possible and as the wood shrinks gaps will occur between the boards. Due to the nature of the wood, gaps and spacing may not be consistent. This is not a warranty item and will occur on every deck.
- The materials on your deck will be No. 2 for framing material, and No. 1 for floorboards and railings. Due to the nature of pressure treated pine there may be knots and barked edges on both No. 1 and No. 2 material. This is not a warranty item and will occur on every deck.
- You may see the manufacturer's stamp on the deck flooring and rails. We attempt to use the best side of the lumber but at times the stamp is on this side. Removing stamps by sanding will cause a noticeable color difference. This is not a warranty item and will occur on every deck.
- All pressure treated pine will cup, warp, split, and crack (checking) as it is exposed to the elements, even with proper maintenance. Checking is especially true of 4x4 and 6x6 post. Sealing your deck will help to slow the occurrence but will not eliminate it. This is not a warranty item and will occur on every deck.

**Construction of your Deck:**

- Workers will exercise reasonable care while completing your deck construction project. However, workers must walk on grass. Grass and yard damage are normal during the construction phase and is not the responsibility of Moore Designs & Outdoor Living
- Unusual circumstances upon digging footers may be encountered (excessive rock and deeper than county code requirements) and may result in an additional charge to the customer.
- The contract price named herein does not include the possibility of the encountering of rock, boulders, or other conditions that mandate the jackhammers, or other coring equipment. If these conditions occur and it is necessary to drill for the setting of the post or to perform any extra labor a charge of \$25 per foot per hole will be made to cover the additional expense involved.
- We will attempt delivery of lumber one day prior to deck construction. The lumber will be delivered to the front of the home, either in the driveway or the front or side yard. The delivery driver will determine the placement of the lumber at the time of delivery.
- All fasteners to be weather resistant. Warranties concerning materials are SOLELY those provided by the manufacturer.
- The footers for the deck (the holes in the ground) will need to be dug and inspected before we can begin construction of your deck.
- Low voltage lighting requires electrical outlet within 10 feet of the deck. Any electrical work will be the responsibility of the customer.
- Additional dirt will not be removed unless a fee is paid to Moore Designs & Outdoor Living.

**Quality of Work:**

- Moore Designs & Outdoor Living shall complete the construction specified above in a professional manner and in compliance with applicable building codes.
- Moore Designs & Outdoor Living warrants work for one (1) year after completion.
- Due to the nature of treated pine, Moore Designs & Outdoor Living cannot warrant against checking, cracking, warping, and splitting of wood.

**Warranty Work**

The warranty covers <sup>a five</sup>~~one~~ year period commencing on the completion of the deck. Warranty may be voided if homeowner has not taken proper care of deck.

- ❖ Warranty work will be completed during the warranty service period.
- ❖ Moore Designs & Outdoor Living shall be responsible for a one-time warranty visit only.
- ❖ Repairs shall be made with the same type of materials as originally installed.
- ❖ Repairs shall be scheduled.

## **Demolition / Encapsulation :**

**Current picture of home with existing stairs to be removed.**

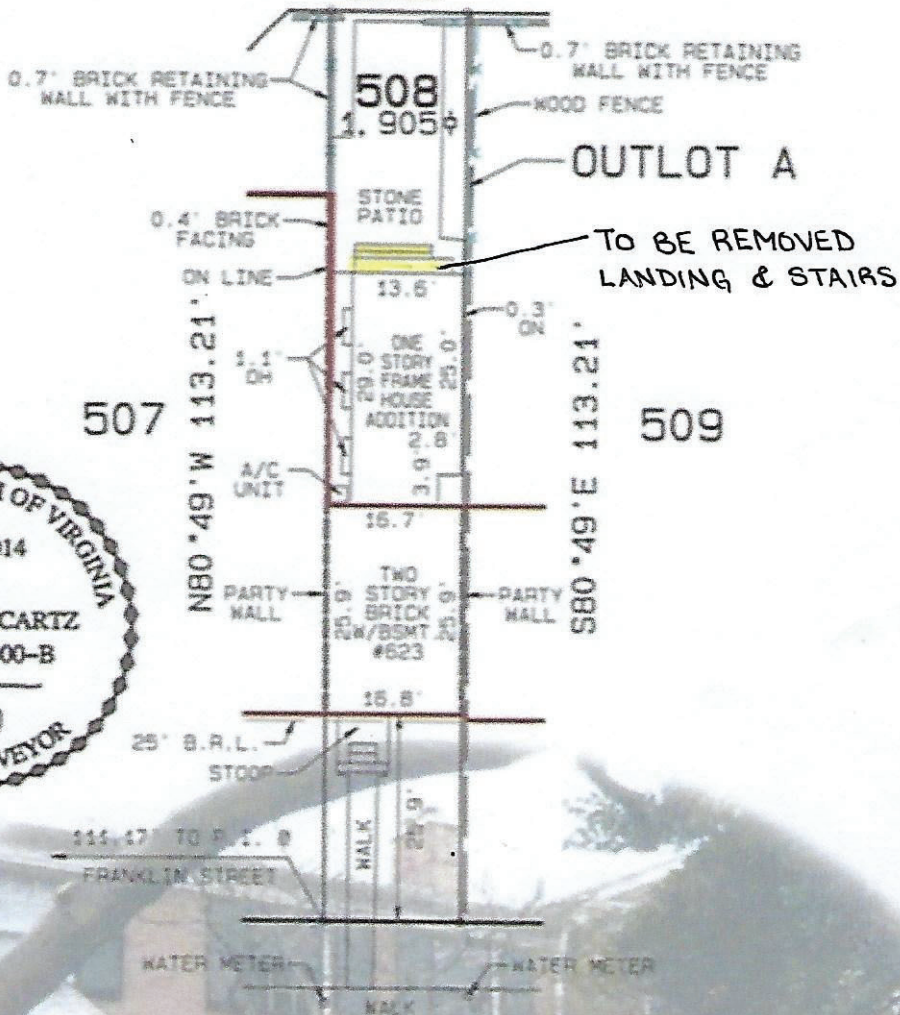


**Existing landing approx. 12'6" x 2' and 2 stairs to grade. They are to be removed and replaced with the proposed screened porch with new landing and stairs. There is no alternative to removal per county permitting and regulation.**

15' PUBLIC ALLEY

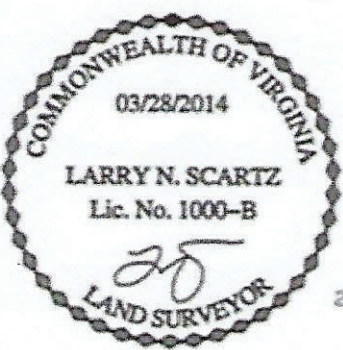


N09°30'E  
16.83'



507

509



SOUTH ROYAL STREET  
66' R/W

PHYSICAL IMPROVEMENTS SURVEY  
LOT 508, FIRST ADDITION TO SECTION 4  
**YATES GARDENS**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1"=20'      DATE: MARCH 28, 2014

CASE NAME: JESSEE TO NEARY (OTAK1403017NEG)

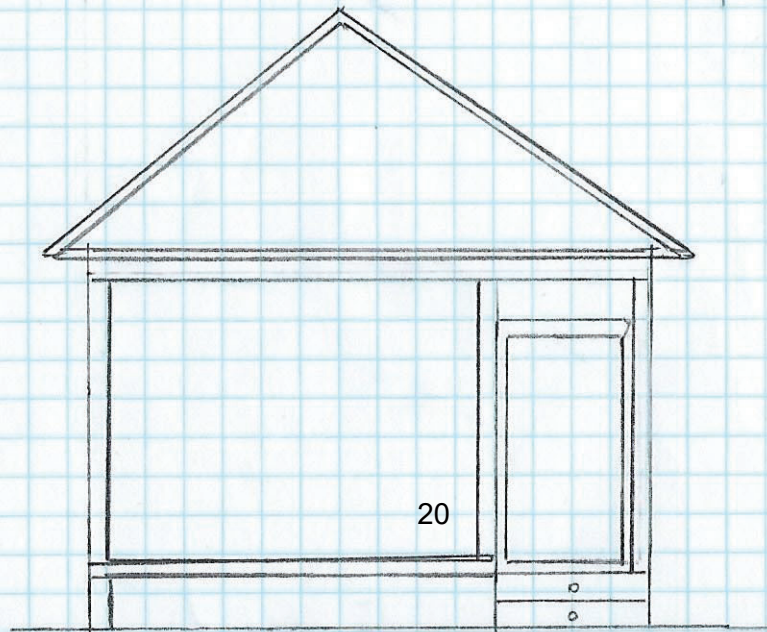
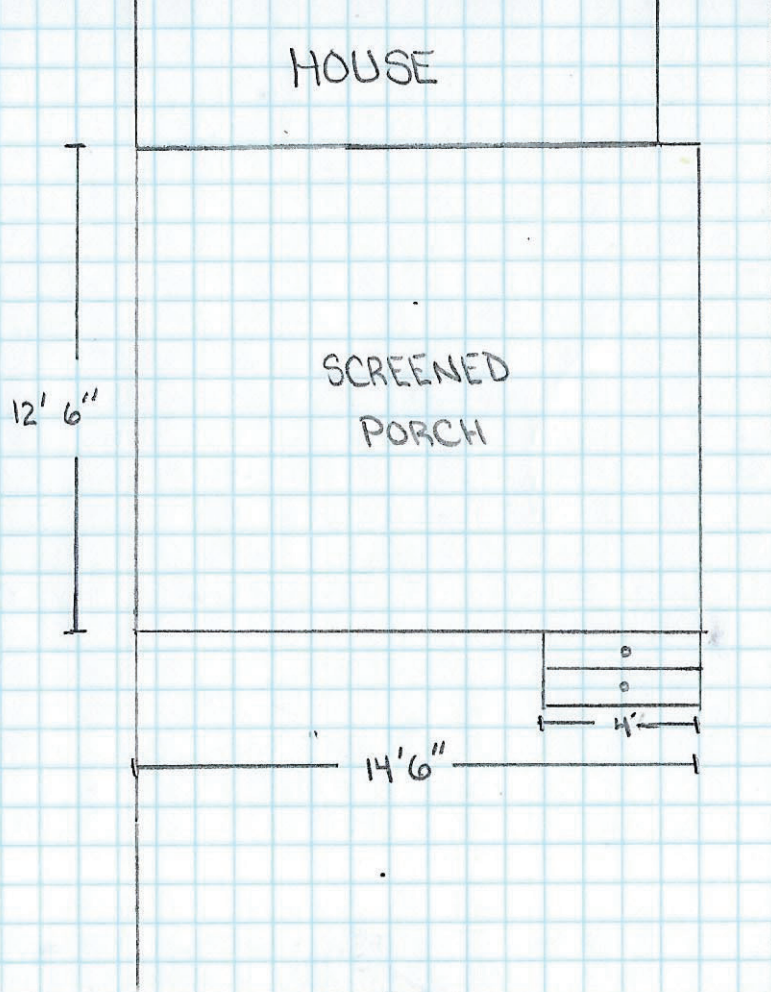


NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 484-4181  
CERTIFIED LAND SURVEYOR FAX (703) 484-3330  
WOODBRIDGE 19 VIRGINIA LARRY.SCARTZ@SCARTZ.COM





## Trex Railing and Decking Samples



**Example of Trex Railing in white with black aluminum balusters**



**Biscayne**



**Example photo**



**Example of proposed storm door – Anderson 3000**

**36" x 80"**

## TREX LED RISER LIGHTS



### DESCRIPTION:

- LED Riser Lights (1.25 in or 31 mm outer dimensions)
- 5'5" (1.67 m) Male Light bulb

### COLOR:

Classic White