

BAR Meeting
September 6, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for addition and alterations

APPLICANT: Sarah Konopka and Ian Priestley

LOCATION: 911 South Columbus Street

ZONE: RM/Townhouse

STAFF RECOMMENDATION

Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

1. Provide final specifications to confirm conformance with the Window Policy as part of the building permit process.
2. Work with staff to relocate or screen the HVAC equipment in the front yard.

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.



BAR #2017-00261 & 00270
911 South Columbus Street



Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2017-0261) and Certificate for Appropriateness (BAR #2017-270) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations and an addition at 911 South Columbus Street. The west (rear) elevation will be demolished and the exterior stairwell encapsulated. A two-story addition is proposed on the west (rear) elevation, measuring 19’ long x 16’ wide and will total 608 square feet. The proposed addition will have smooth finish Hardiplank siding, six-over-six wood-clad windows, and multi-lite wood-clad sliding doors. The existing window well on the east (front) façade will be converted to an egress window with aluminum railing and gate.

II. HISTORY

The interior unit brick townhouse at 911 South Columbus Street was originally constructed ca. **1942** as part of the Hunting Creek Homes subdivision, encompassing the block surrounded by South Columbus, Church, South Alfred and Green streets. The 900 block of South Columbus Street has two grouping of largely unaltered similar brick townhouses. The property is also accessible from a public alley in the rear.

No prior BAR approvals were found for this property.

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
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The amount of demolition and capsulation is limited to the west (rear) elevation. Staff finds the area proposed for demolition/capsulation have no remarkable or unusual features or materials nor exceptional craftsmanship. The construction of the two-story addition will not substantially change the original form of the historic townhouse.

Certificate of Appropriateness

In the opinion of Staff, the design of the addition is generally compatible in style and massing with this townhouse, is similar to additions routinely approved for nearby historic townhouses and conforms to the *Design Guidelines* for additions. The *Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” As the attached drawings illustrate, the proposed addition will not overwhelm the existing building and will clearly read as a separate and distinct addition due to the change in materials (frame with Hardiplank siding rather than brick) and fenestration (sliding French doors on the first-story and three double-hung windows centered on the second-story). Staff believes the design of this addition is appropriate. It is located in the rear of the building and the side-gabled roof form is compatible with the existing townhouse and to other rear additions on this same block. The window specifications provided are unclear, so staff has included a recommendation that they comply with the Performance Specifications in the BAR’s adopted Window Policy for new construction: [https://www.alexandriava.gov/uploadedFiles/planning/info/Window%20Replacement%20Policy_REVISED%202013\(3\).pdf](https://www.alexandriava.gov/uploadedFiles/planning/info/Window%20Replacement%20Policy_REVISED%202013(3).pdf)

Alterations to the east (front) elevation include changing an existing window well into a building code required egress window, a result of the proposed rear addition being constructed over the existing basement egress. Since the new egress window will be below grade, BAR review is not required. However, 3’-6” high iron railing will border the proposed egress window. The simple railing design will match the existing railing on the sidewalk steps, and since the house is setback significantly on the property, the railing will be minimally visible from South Columbus Street. Staff notes that the applicant’s photos show the HVAC condenser in the front yard in the location of the proposed window well but does not indicate a new location or the location of new equipment for the addition. HVAC equipment is not permitted in a required front yard by zoning ordinance section 7-202(B)(5) and the BAR’s Design Guidelines chapter on HVAC Equipment states that “...equipment which must be located in the front or in a visually prominent area of a building should be screened.”

Staff recommends approval of the Permit to Demolish and the Certificate of Appropriateness with the conditions noted.

STAFF

Amirah Lane, 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 There have been no variances or special exceptions previously granted for the subject property.
- C-1 Proposed scope of work complies with zoning.
- C-2 Zoning will require a wall check survey after the building footings have been placed and the first floor walls have been raised, a foundation and wall survey plat shall be submitted to the City's Permit Center for review and approval prior to any further construction per City Code Section 8-1-12.
- C-3 Upon completion of the work, the applicant would be required to submit a certification of floor area and open space calculations to ensure compliance with the maximum allowable floor area and open space requirements.

Code Administration

- C-1 A building permit, plan review and inspections are required for the information listed in the BAR application.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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 located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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

Alexandria Archaeology

- F-1 The house currently on the lot was built in 1941. This lot was southwest of the original dividing line between Virginia and D.C. The 1877 Hopkins atlas shows William McVeigh as the owner of the block bounded by Columbus, Alfred, Green, and Church Streets. There are no structures on this lot illustrated in this map. This map shows the O'Neill and Corbett brickyard to the east across the street. A review of historic maps shows no buildings on this lot before the early 20th century. Though there is little potential for significant archaeological remains, due to the ground disturbing nature of this project, the following conditions should be put in place.
- 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 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 2017-0261 & 2017-0270: 911 South Columbus Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 911 South Columbus Street Alexandria, VA
TAX MAP AND PARCEL: #080.03-05-12 ZONING: RM 22314

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: Sarah Konopka + Ian Priestley

Address: 911 S. Columbus St.

City: Alexandria State: VA Zip: 22314

Phone: (301) 910-7745 E-mail: ian.priestley@ymail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Sarah Konopka + Ian Priestley

Address: 911 S. Columbus St.

City: Alexandria State: VA Zip: 22314

Phone: (301) 910-7745 E-mail: ian.priestley@ymail.com

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

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

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

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

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

We plan to build an addition to our existing property at 911 S. Columbus Street. The addition will extend our first and second floors to allow for increased living space. The project will include demolition of the rear exterior wall and construction to create a remodeled first floor with an expanded kitchen and powderroom, and a master bed and bath on the second floor. We will also expand the basement window on the front of the property to create an egress window.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Sarah Konopka + Ian Priestley

Date: 7/21/17



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

A. Property Information

A1. Street Address 911 South Columbus Street Zone RM
 A2. 1847 x 1.50 = 2770.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	392	Basement**	392
First Floor	392	Stairways**	63
Second Floor	392	Mechanical**	
Third Floor Shed	64	Other**	
Porches/ Other		Total Exclusions	455
Total Gross *	1240		

B1. Existing Gross Floor Area *
1240 Sq. Ft.
 B2. Allowable Floor Exclusions**
455 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
785 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	304	Stairways**	
Second Floor	304	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	608		

C1. Proposed Gross Floor Area *
608 Sq. Ft.
 C2. Allowable Floor Exclusions**
 _____ Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
608 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1393 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2770.5 Sq. Ft.

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

*** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.*

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

F. Open Space Calculations

Existing Open Space	1413.72
Required Open Space	646.45
Proposed Open Space	1109.72

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

Signature: _____

Date: 7/21/17

2. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR STRUCTURES.

3. BOUNDARY INFORMATION OBTAINED FROM AVAILABLE RECORDS.

UTILITY EASEMENTS OF RECORD.

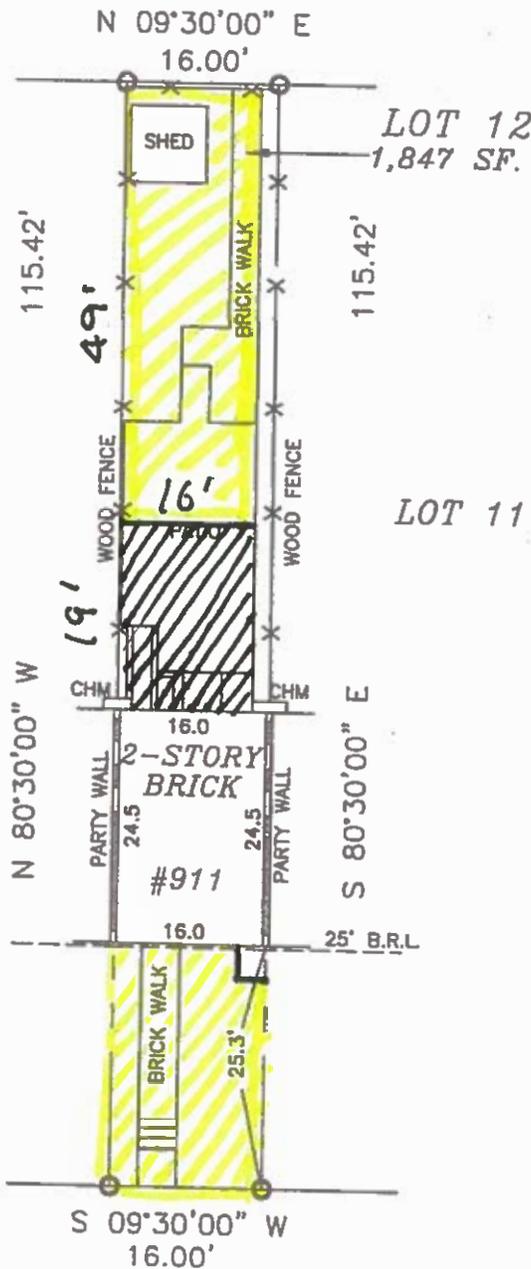
5. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF LOT 12.

6. ANY FENCES SHOWN ARE APPROXIMATE.

7. ANY IMPROVEMENT LOCATIONS ARE BASED ON PHYSICAL EVIDENCE.

RECORD NORTH

16' ALLEY



LOT 12
1,847 SF.

LOT 13

LOT 11

WE HAVE RECEIVED AND REVIEWED A COPY OF THIS IMPROVEMENT LOCATION MAP. WE UNDERSTAND IT IS NOT A BOUNDARY RECOVERY SURVEY. WE ACCEPT THE IMPROVEMENTS AS SHOWN. WE WAIVE REMARKING CORNERS.

[Signature]

APR - 5 2013

[Signature]

FLOOD NOTE:
 THIS LOT CLASSIFIED AS ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE
 THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

COMMONWEALTH OF VIRGINIA
 03/19/13
 BARRY L. WISSINGER
 Lic. No. 001295
[Signature]
 LAND SURVEYOR

S. COLUMBUS STREET
 (66' R/W)

PLAT SHOWING
 HOUSE LOCATION SURVEY
 LOT 12
 BLOCK ONE
 HUNTING CREEK HOMES INC.
 CITY OF ALEXANDRIA, VIRGINIA

FLOOD ZONE: "X"
 COMMUNITY NO: 5155190033E
 DATE: 3/19/13
 SCALE: 1"=20'
 PANEL: 33E
 DATE: 06/16/11
 CASE NAME:



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Model # 37029A-15L | Item # 204294431 | Store SKU # 272199



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Brimfield 1-Light Aged Iron Outdoor Wall Lantern

★★★★ (100) Write a Review Questions & Answers (29)

- Weather resistant cast aluminum construction, aged iron finish
- Hardware and instructions included for easy installation
- Backed by 3 year limited warranty

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Quantity 1

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See Shipping Options

OR BUY NOW WITH PayPal

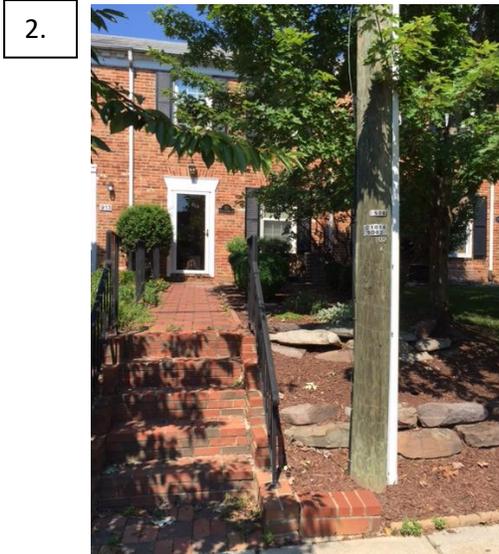
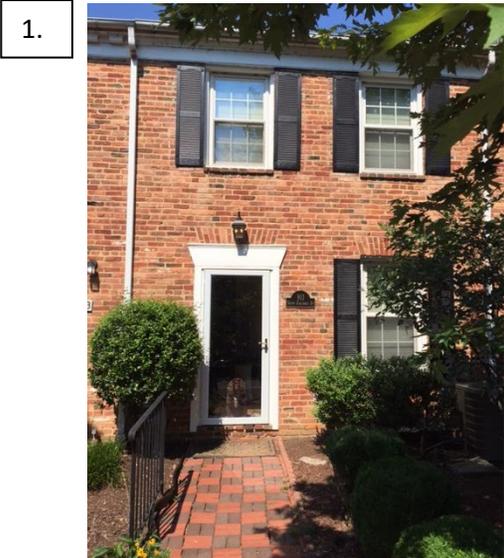
We're unable to ship this item to AK, GU, HI, PR, VI

Schedule delivery as soon as tomorrow

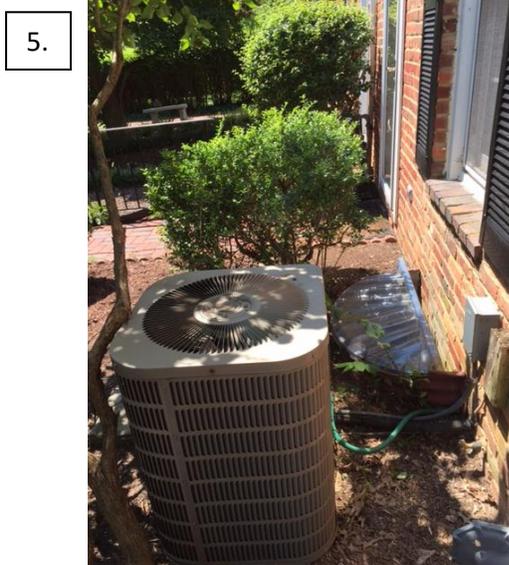
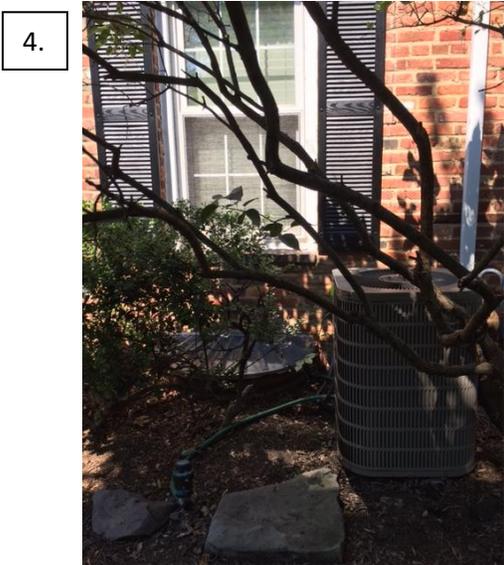


Existing Property Conditions - 911 S Columbus St. (BAR2017-00261)

Front of Property



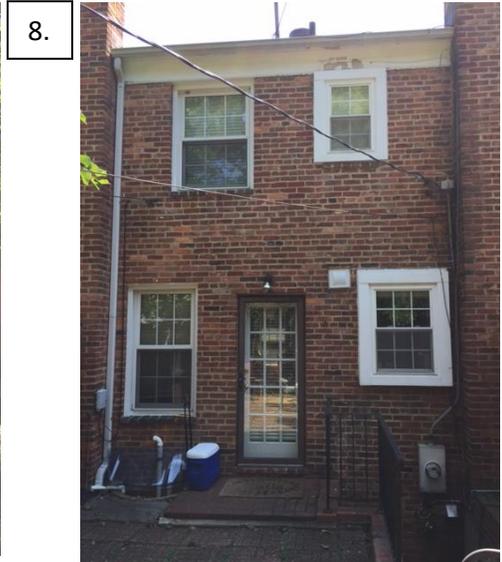
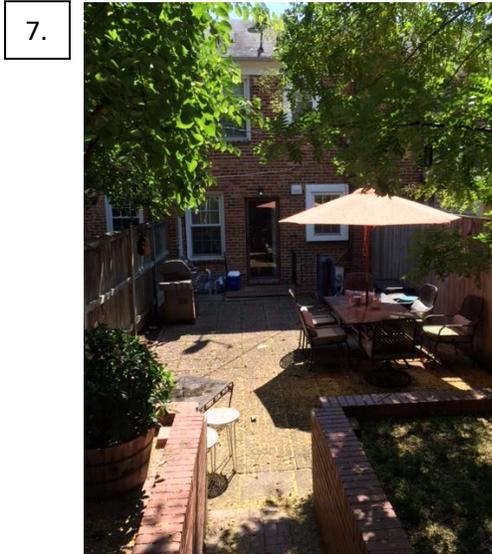
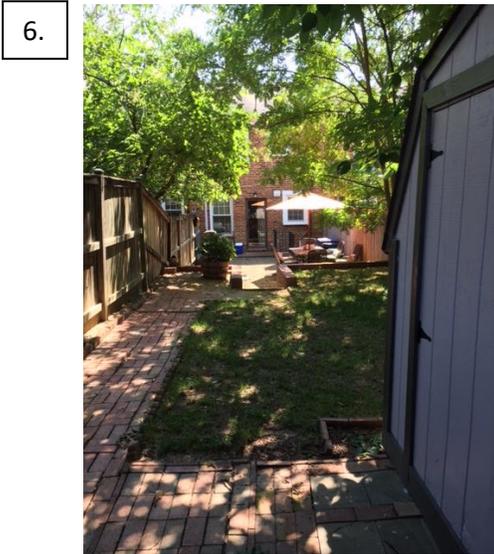
Images 1, 2, 3 - Exterior view from the front of property - Looking at house from S. Columbus Street



Images 4 and 5 - Current HVAC Condenser and basement window well

Existing Property Conditions - 911 S Columbus St. (BAR2017-00261)

Back of Property



Images 6, 7, 8 - Exterior view from back of property - Proposed addition site

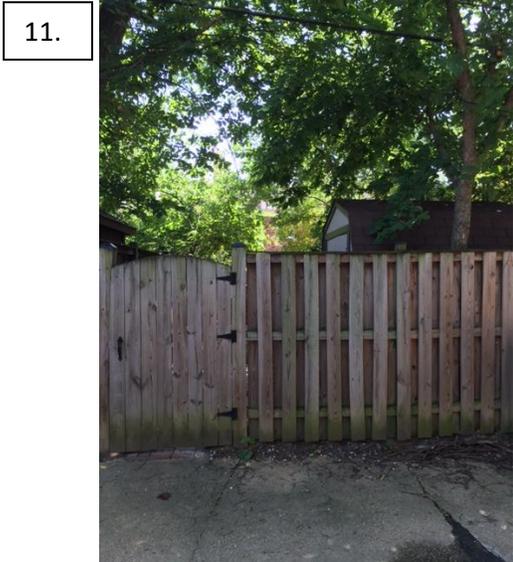
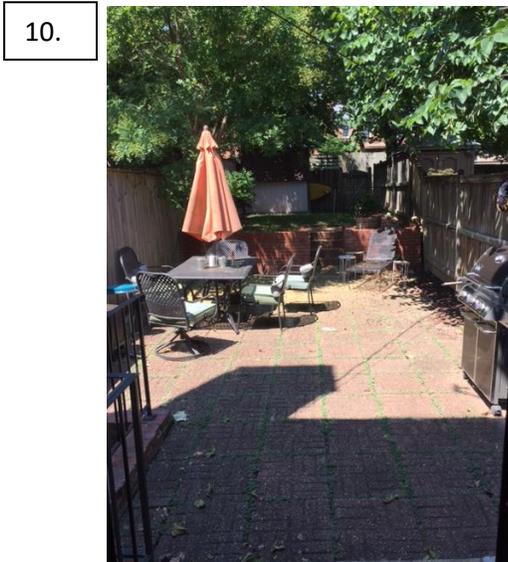
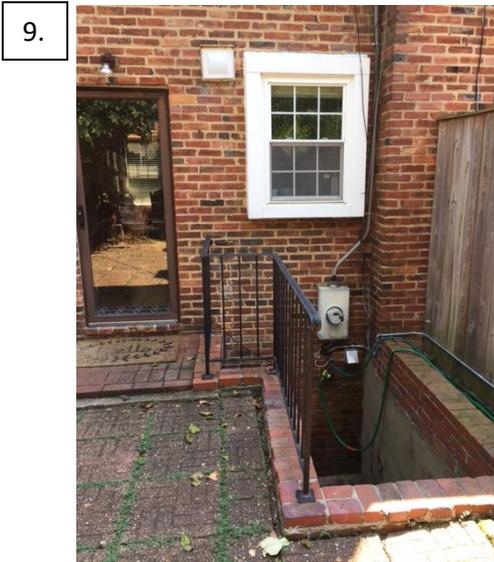


Image 9 - View of current stairwell to basement

Image 10 - View of back yard from house

Image 11 - View of fence and gate from Green St./Church St Alley behind the house



SITELINE WOOD DOUBLE-HUNG WINDOW

Siteline Wood Double-Hung Window

Price Range: \$\$

MODEL

EXTERIOR



GRILLE DESIGNS

COLONIAL GRILLE



EXTERIOR COLOR OPTIONS

BRILLIANT WHITE



WAYS TO BUY THIS PRODUCT

▶ [FIND A STORE \(/EN-US/FINDASTORE?URI=\)](#)

Enjoy fresh air with an upper and lower sash that slide vertically past each other in a single frame. A concealed jamb liner provides a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **ENERGY STAR® Certified Options:** yes
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** natural or primed AuraLast Pine
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Interior Finishes:** 9 standard wood interior finishes
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites



SITELINE WOOD SWINGING PATIO DOOR

Siteline Wood Swinging Patio Door

Price Range: \$\$\$

MODEL

2-PANEL EXTERIOR



GRILLE DESIGNS

COLONIAL GRILLE



COLOR OPTIONS

BONE WHITE



WAYS TO BUY THIS PRODUCT

► [FIND A STORE \(/EN-US/FINDASTORE?URI=\)](#)

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 21 clad colors, grilles, and ENERGY STAR®.

FEATURES

- **Color Options:** 21 clad exterior colors, 7 anodized clad exterior colors, 10 wood interior finishes
- **Custom Capabilities:** size, shape, glass, grille design
- **ENERGY STAR® Qualified Options:** yes
- **Glass Options:** energy efficient, protective, textured, tinted
- **Maintenance Level:** moderate
- **Panel Options:** Narrow Rail Design Option- A sleek design that lets in even more light for a modern, contemporary style. The narrow horizontal bottom rail on Siteline® swinging patio doors creates an even larger expanse of glass. Choose from one to four panels, inswing or outswing, single or French. Optional venting sidelites are hinged to let in the breeze and can help with cleaning.
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites
- **Wood Options:** pine exterior and pine, alder, douglas fir interior

REVISED
8/31/2017

913

911

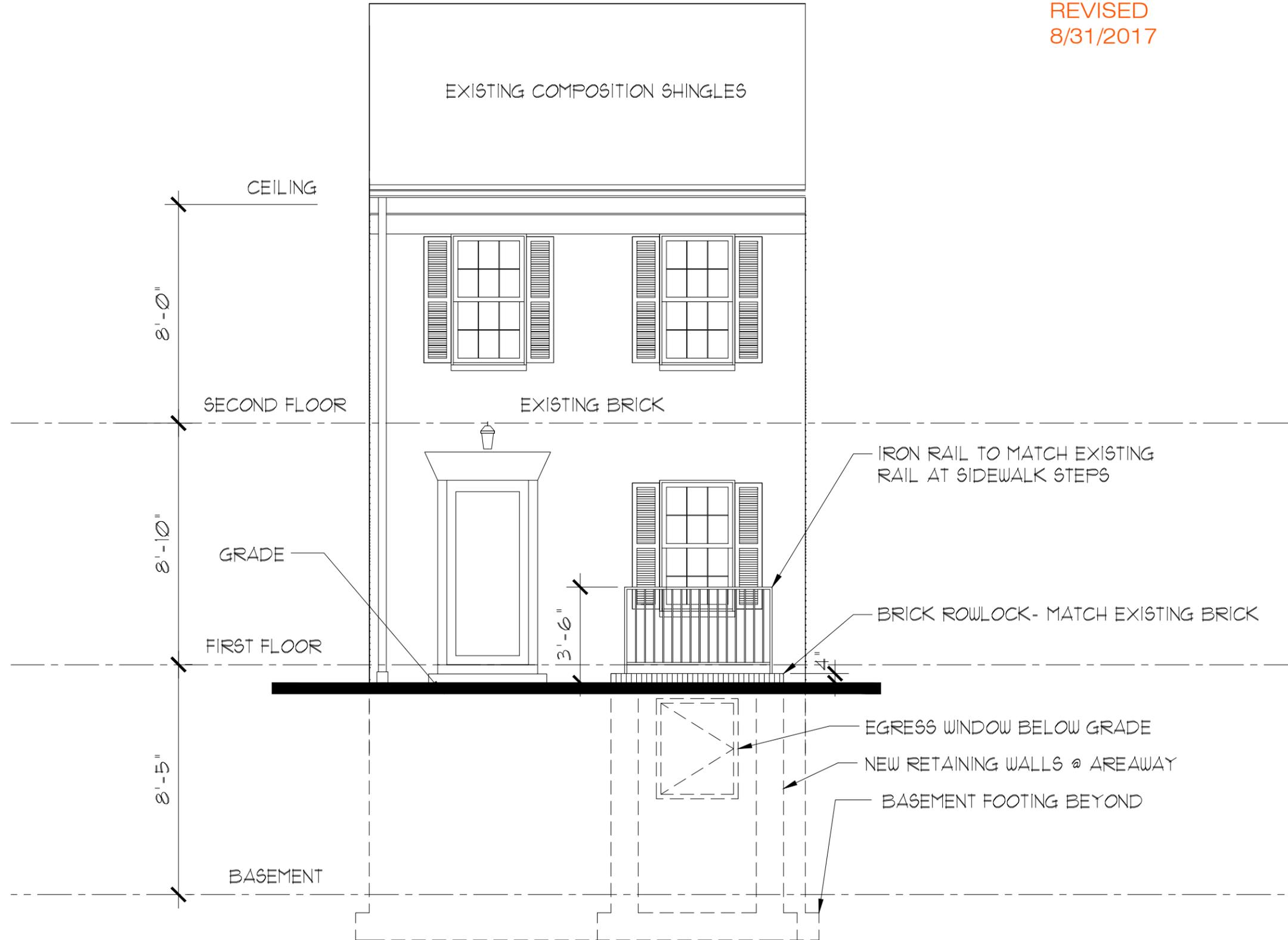
SD82

C1014
SD82

102
K

EXISTING FRONT ELEVATION - NO MODIFICATION

REVISED
8/31/2017



FRONT ELEVATION

1/4" = 1'-0"

8-30-17

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STRUCTURAL ENGINEER

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SILVER SPRING, MD. 20910
301-587-0260
rwolfman1@verizon.net

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E-3 ELECTRICAL PLAN- SECOND FLOOR

REVISED

GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS FROM GOVERNING JURISDICTION.
2. ALL WORK SHALL CONFORM TO CITY OF ALEXANDRIA CODES.
3. CONTRACTOR SHALL CARRY BUILDERS "ALL RISK" INSURANCE TO PROTECT FROM CLAIMS FROM WORKMAN'S COMPENSATION, DAMAGES FROM BODILY INJURY, AND CLAIMS FOR DAMAGES BECAUSE OF DESTRUCTION OF PROPERTY.
4. HVAC SYSTEM TO BE DESIGNED AND INSTALLED BY A LICENSED CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR WITH THE OWNER AND WITH THE ARCHITECT.
5. ELECTRICAL SYSTEM TO BE INSTALLED BY A LICENSED ELECTRICIAN. OUTLETS TO BE INSTALLED AT 15" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. PROVIDE GFI PROTECTION AT DAMP LOCATIONS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
7. ALL FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. ALL FRAMING LUMBER EXPOSED TO WEATHER TO BE PRESSURE TREATED.

CODE ANALYSIS

APPLICABLE CODES- VIRGINIA STATEWIDE BLDG. CODE- IRC 2012
 USE GROUP- R-3
 CONSTRUCTION TYPE- 5B COMBUSTIBLE UNPROTECTED

STRUCTURAL NOTES

1. APPLICABLE CODE - IRC 2012
2. SNOW LOAD 30PSF
3. WIND LOAD 115 MPH ULTIMATE @3 SEC. GUST = 20PSF
4. SEISMIC A
5. STUDS- SPF #2
6. LVL - Fb = 2,600 PSI
7. LINTELS/ BEAMS - HEM FIR #2
8. ROOF SHEATHING - 5/8" PLYWOOD
9. NAIL SHEATHING W/ RING SHANK NAILS @ 4" O.C. @ EDGES + 12" O.C. @ INTERMEDIATE

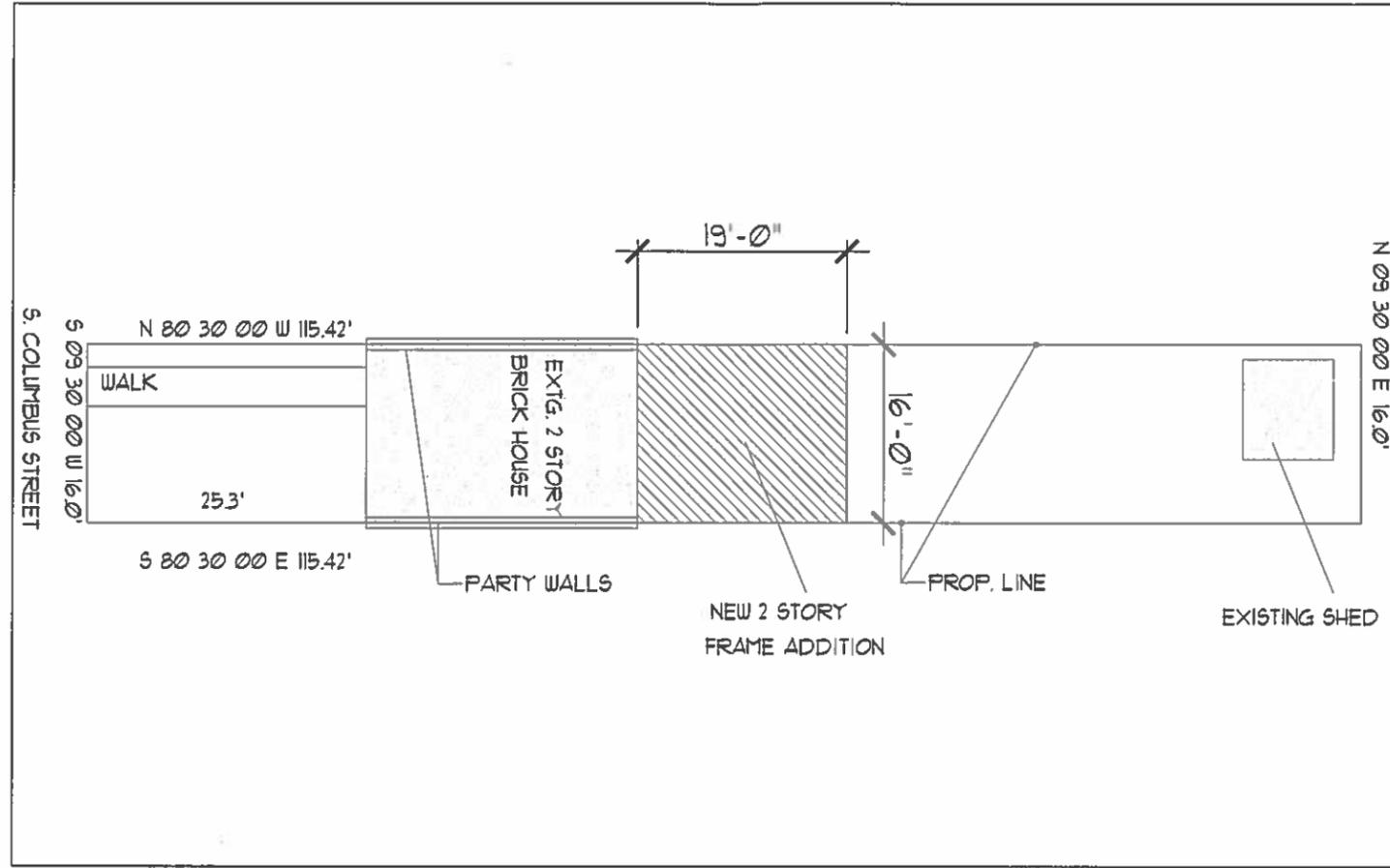
SCALE:

$\frac{1}{4}" = 1'-0"$

General Note

August 2017

911 South Columbus Street Alexandria, Virginia



PLAT - HOUSE SURVEY 1/16" = 1'-0"

EXISTING CONDITIONS INFORMATION OBTAINED FROM
 HOUSE LOCATION SURVEY DATED 6-16-11 BY
 BARRY L. WISSINGER, LAND SURVEYOR

LOT 12, BLOCK ONE, HUNTING CREEK HOMES
 FLOOD ZONE "X"

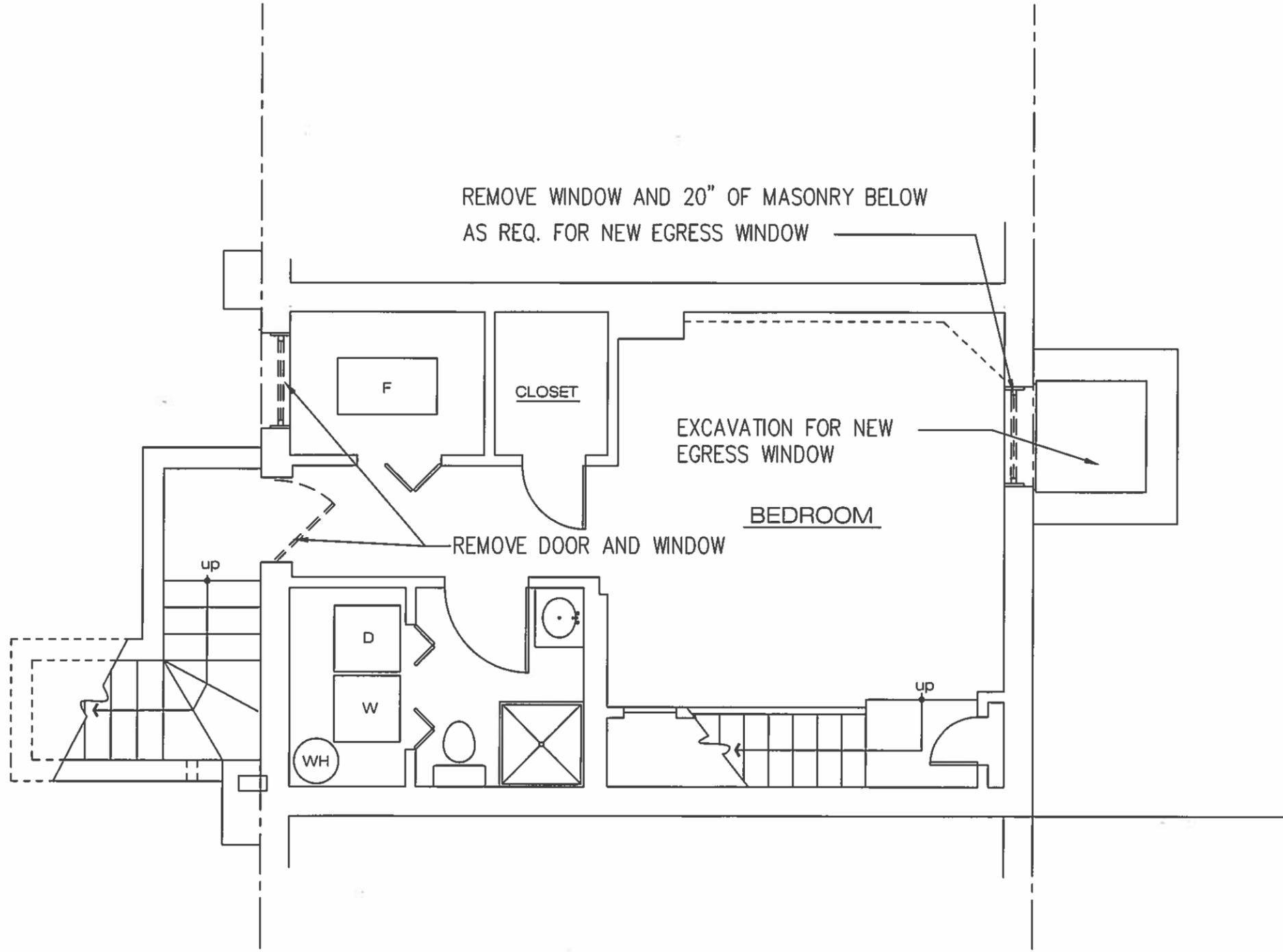
SCALE:

$\frac{1''}{16} = 1'-0''$

Plat House

911 South Columbus Street Alexandria, Virginia

August 2017



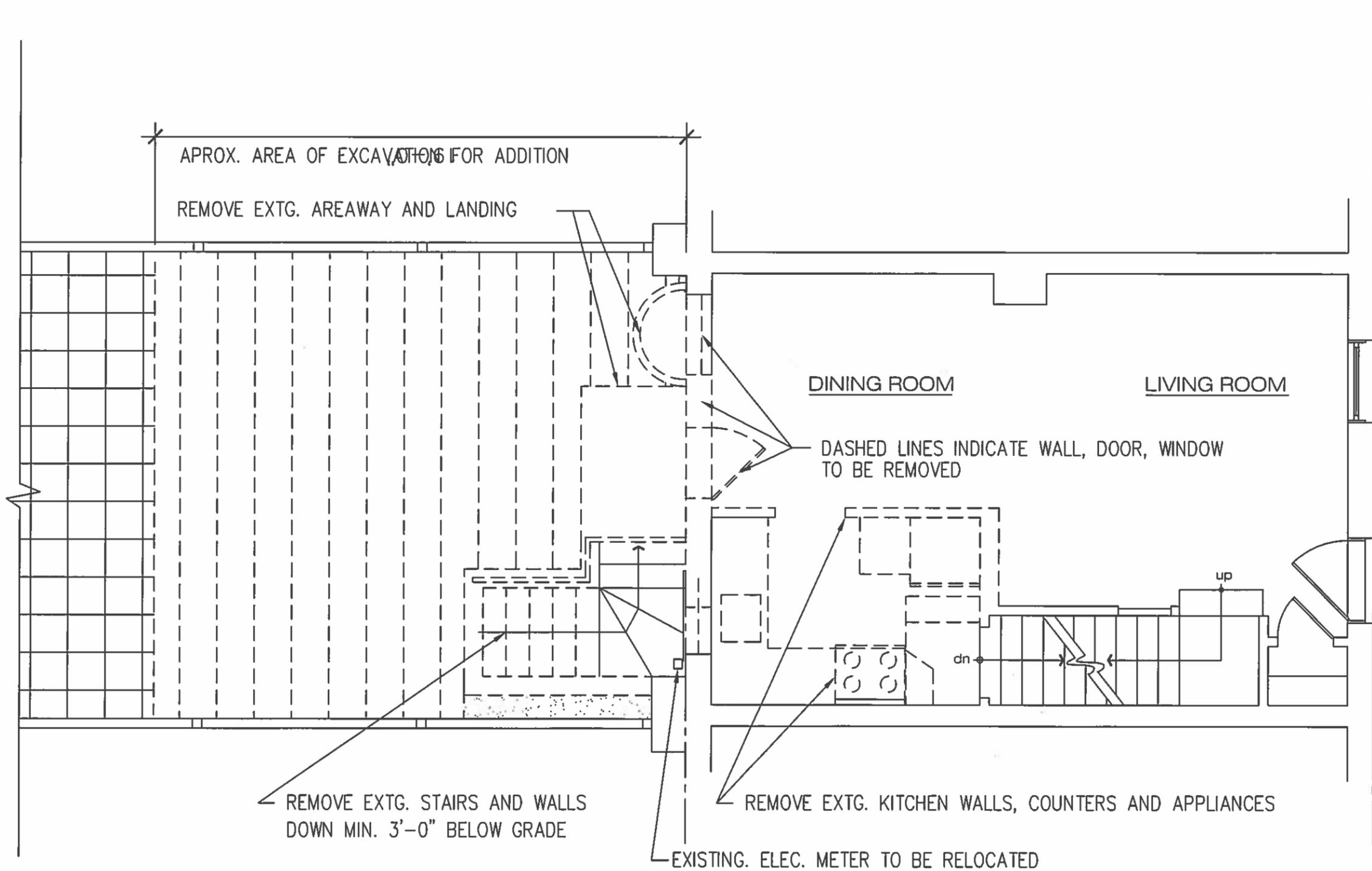
D1

**Demo Plan
Basement Floor**

SCALE:
 $\frac{1"}{4} = 1'-0"$

911 South Columbus Street Alexandria, Virginia

August 2017



D2

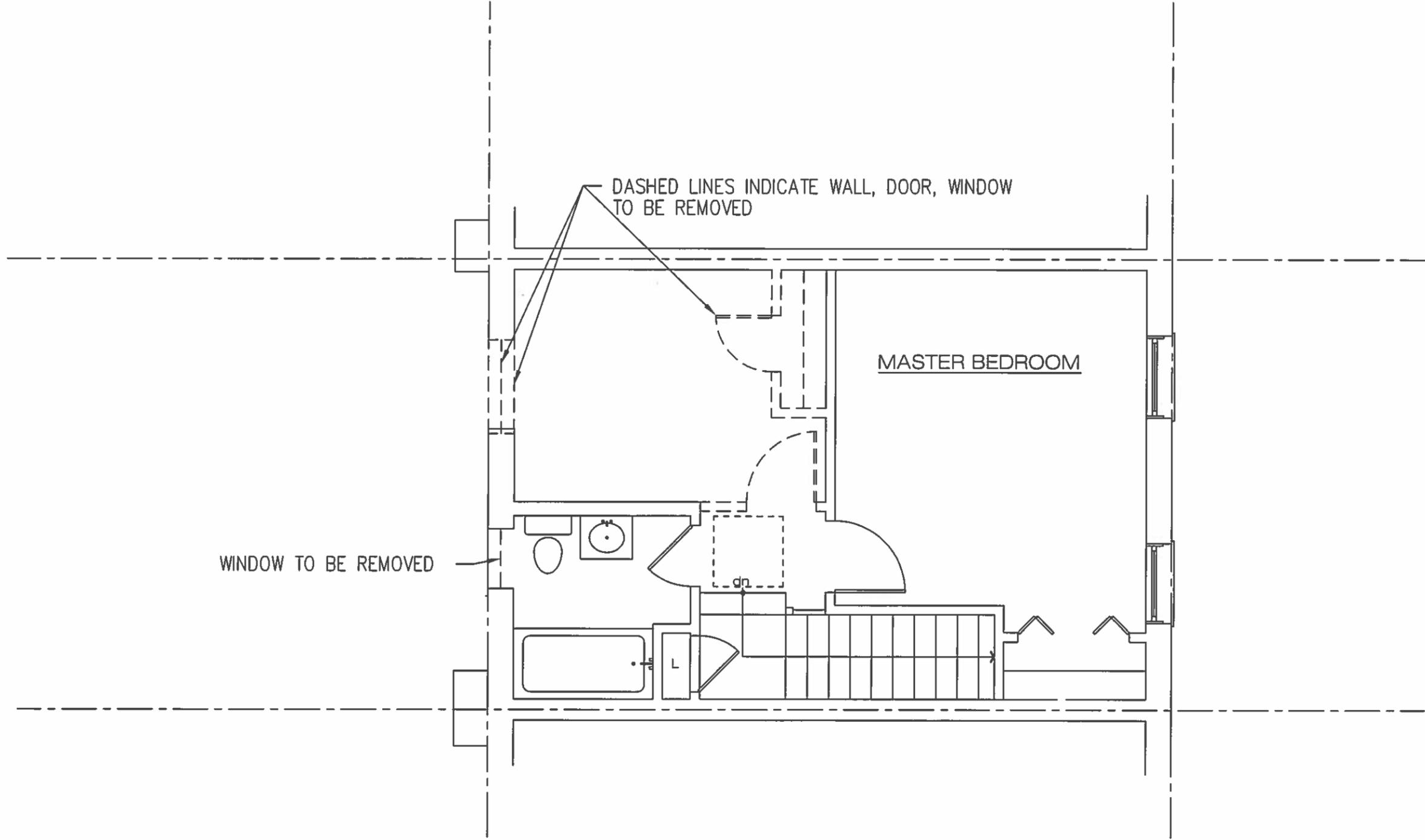
Demo Plan First Floor

SCALE:

$\frac{1"}{4} = 1'-0"$

911 South Columbus Street Alexandria, Virginia

August 2017



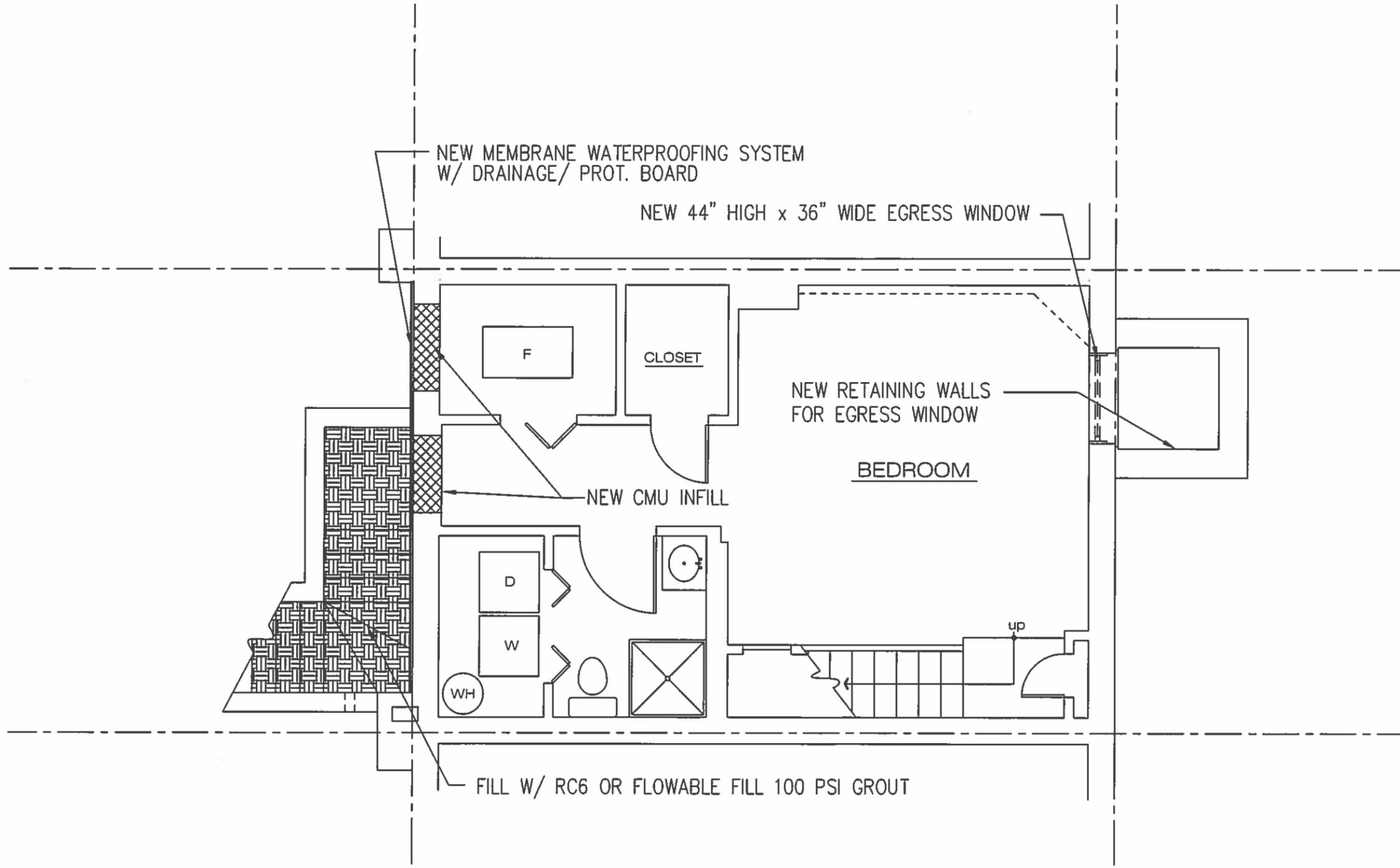
D3

**Demo Plan
Second Floor**

SCALE:
 $\frac{1}{4}'' = 1'-0''$

911 South Columbus Street Alexandria, Virginia

August 2017



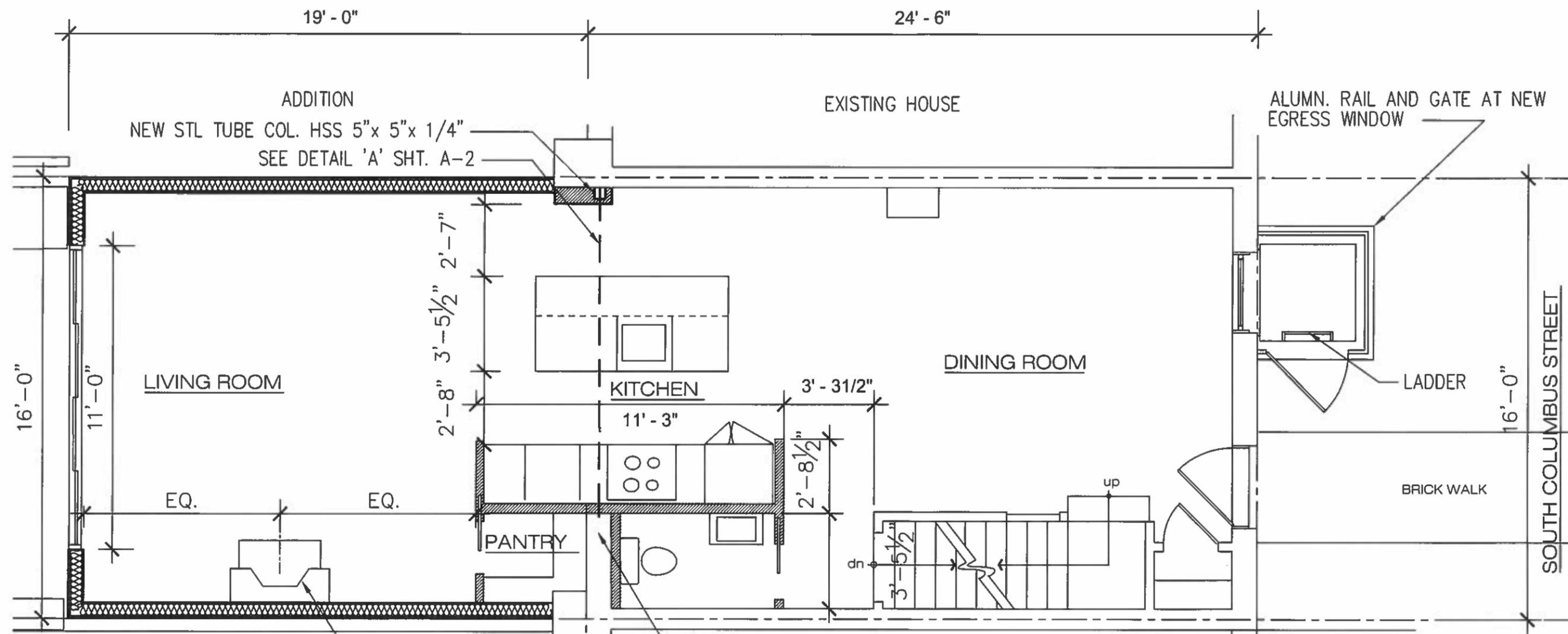
A1

**Construction Plan
Basement Floor**

SCALE:
1" = 1'-0"

911 South Columbus Street Alexandria, Virginia

August 2017



ADDITION
 NEW STL TUBE COL. HSS 5"x 5"x 1/4"
 SEE DETAIL 'A' SHT. A-2

EXISTING HOUSE

ALUMN. RAIL AND GATE AT NEW
 EGRESS WINDOW

LIVING ROOM

KITCHEN

DINING ROOM

PANTRY

LADDER

BRICK WALK

SOUTH COLUMBUS STREET

KEY

-  NEW 2x6 STUD WALL
W/ 5-1/2" BATT INSUL W/ VAPOR BARRIER
-  INTERIOR NON-BEARING PARTITION
2x4 STUDS @ 24" O.C.
-  EXISTING WALL

SCALE:

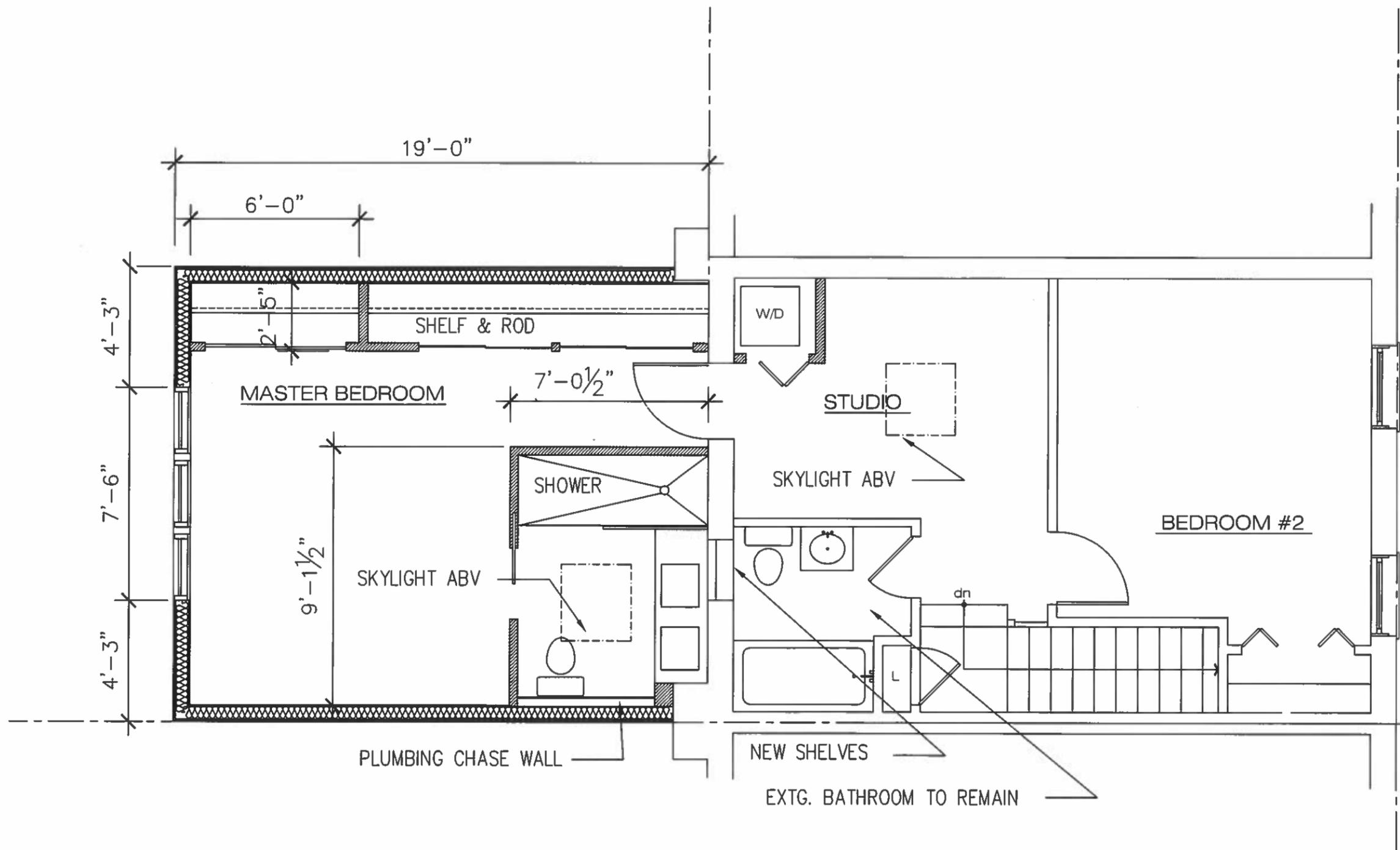
1/4" = 1'-0"

Construction Plan
 First Floor

A2

August 2017

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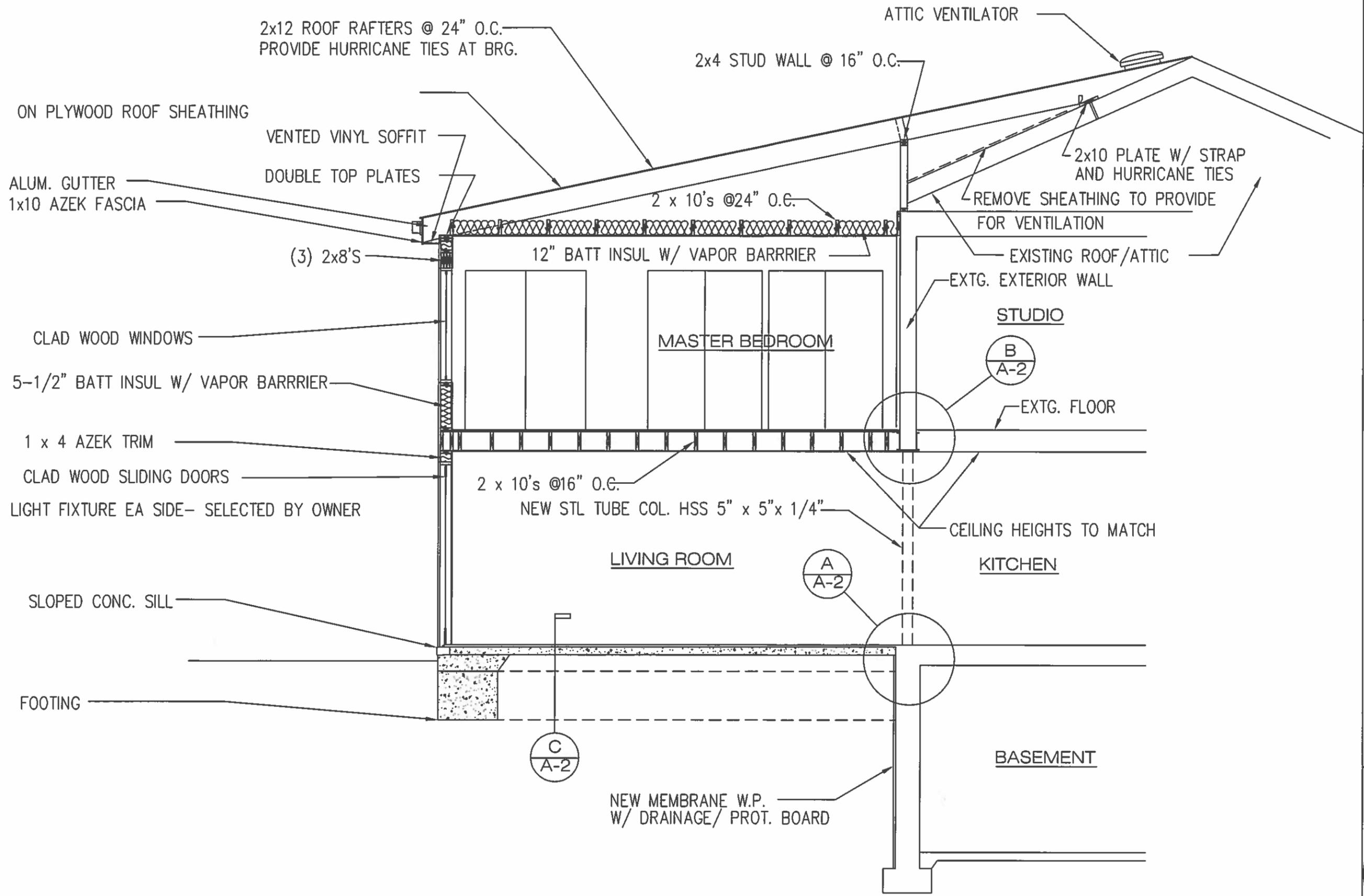
A3

**Construction Plan
Second Floor**

SCALE:
1" = 1'-0"

911 South Columbus Street Alexandria, Virginia

August 2017



SCALE:

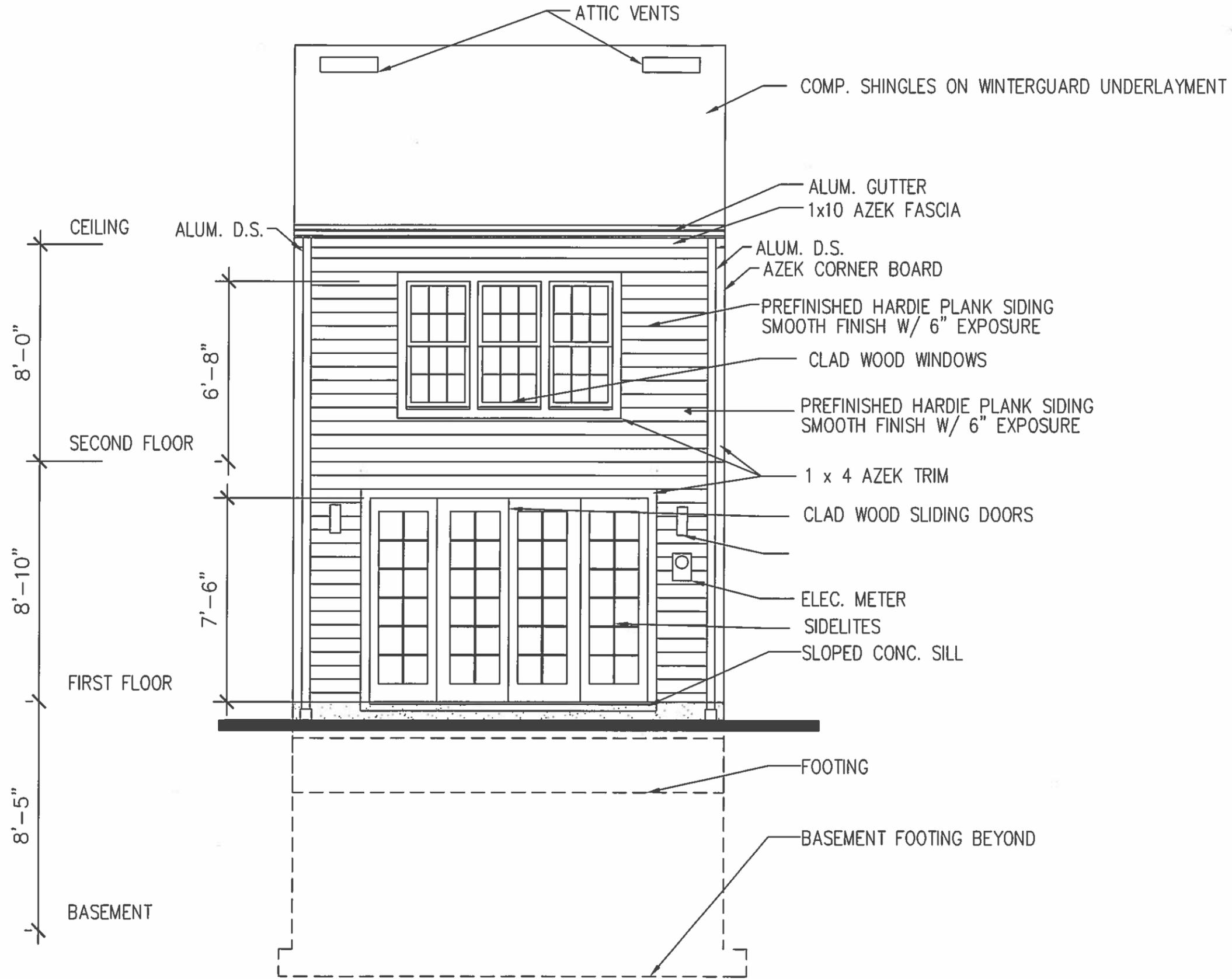
$\frac{1"}{4} = 1'-0"$

Building Section

A4

August 2017

911 South Columbus Street Alexandria, Virginia



SCALE:

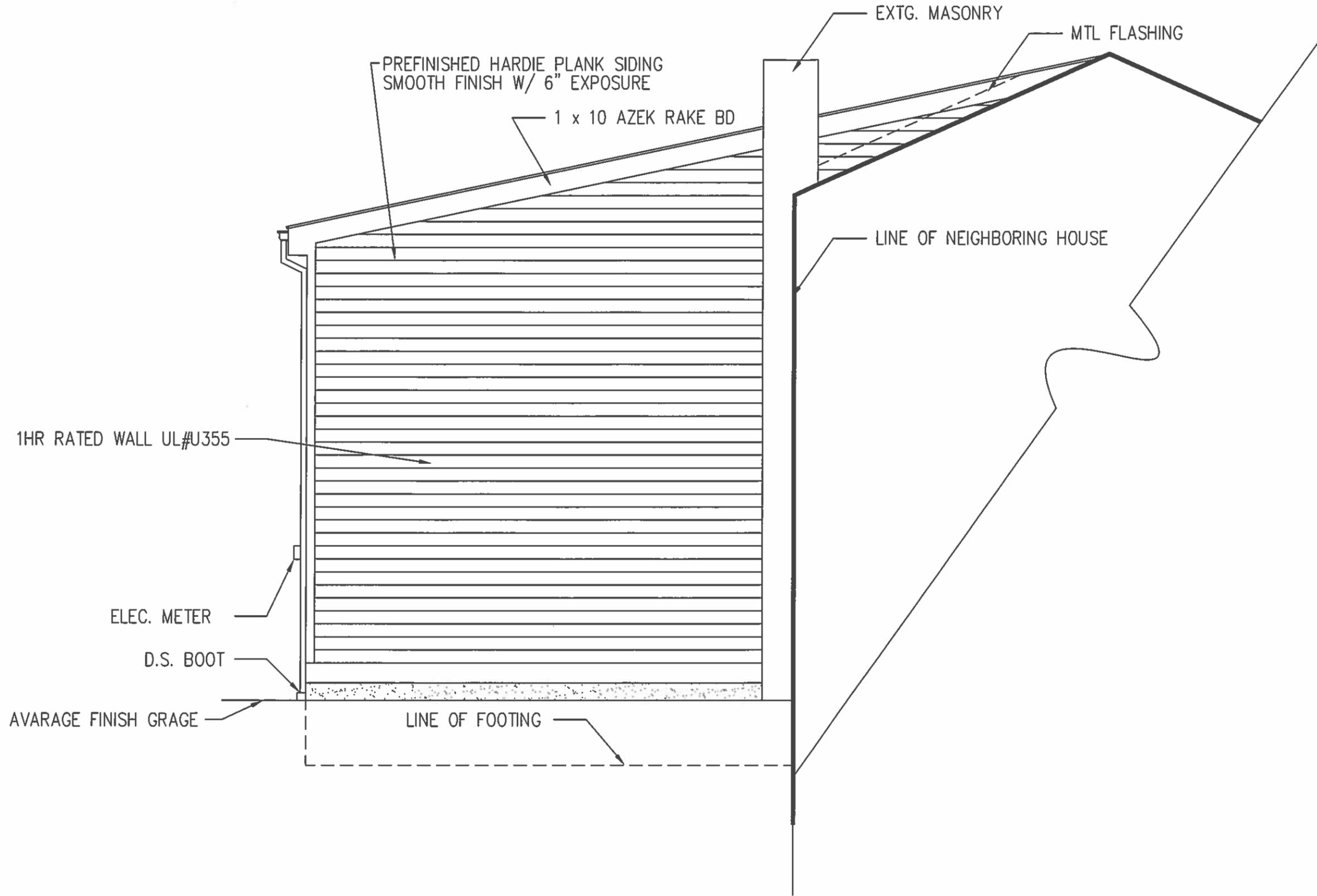
$\frac{1}{4}'' = 1'-0''$

West Elevation

A5

August 2017

911 South Columbus Street Alexandria, Virginia



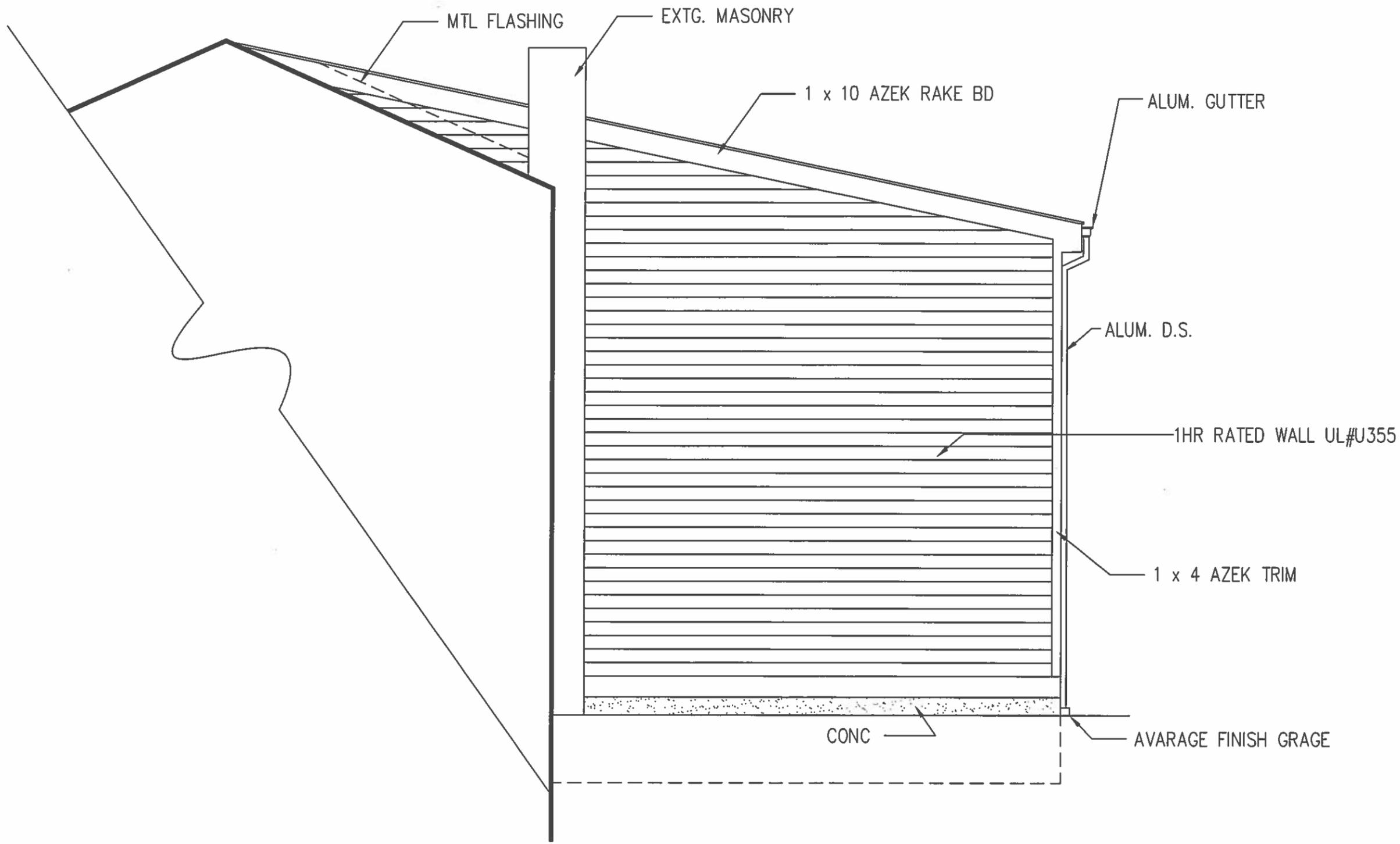
A6

South Elevation

SCALE:
 $\frac{1''}{4} = 1'-0''$

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August 2017



A7

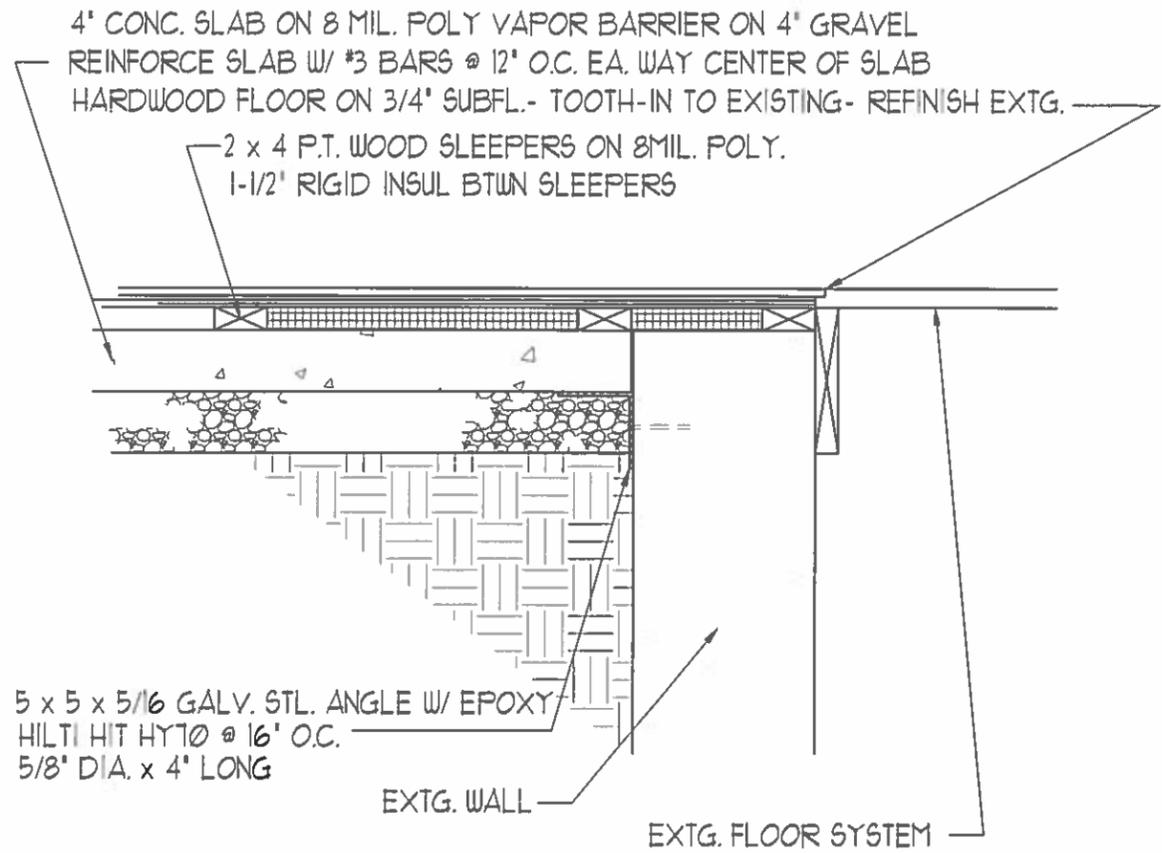
North Elevation

SCALE:

$\frac{1''}{4} = 1'-0''$

911 South Columbus Street Alexandria, Virginia

August 2017



Detail A

1" = 1'-0"

A8

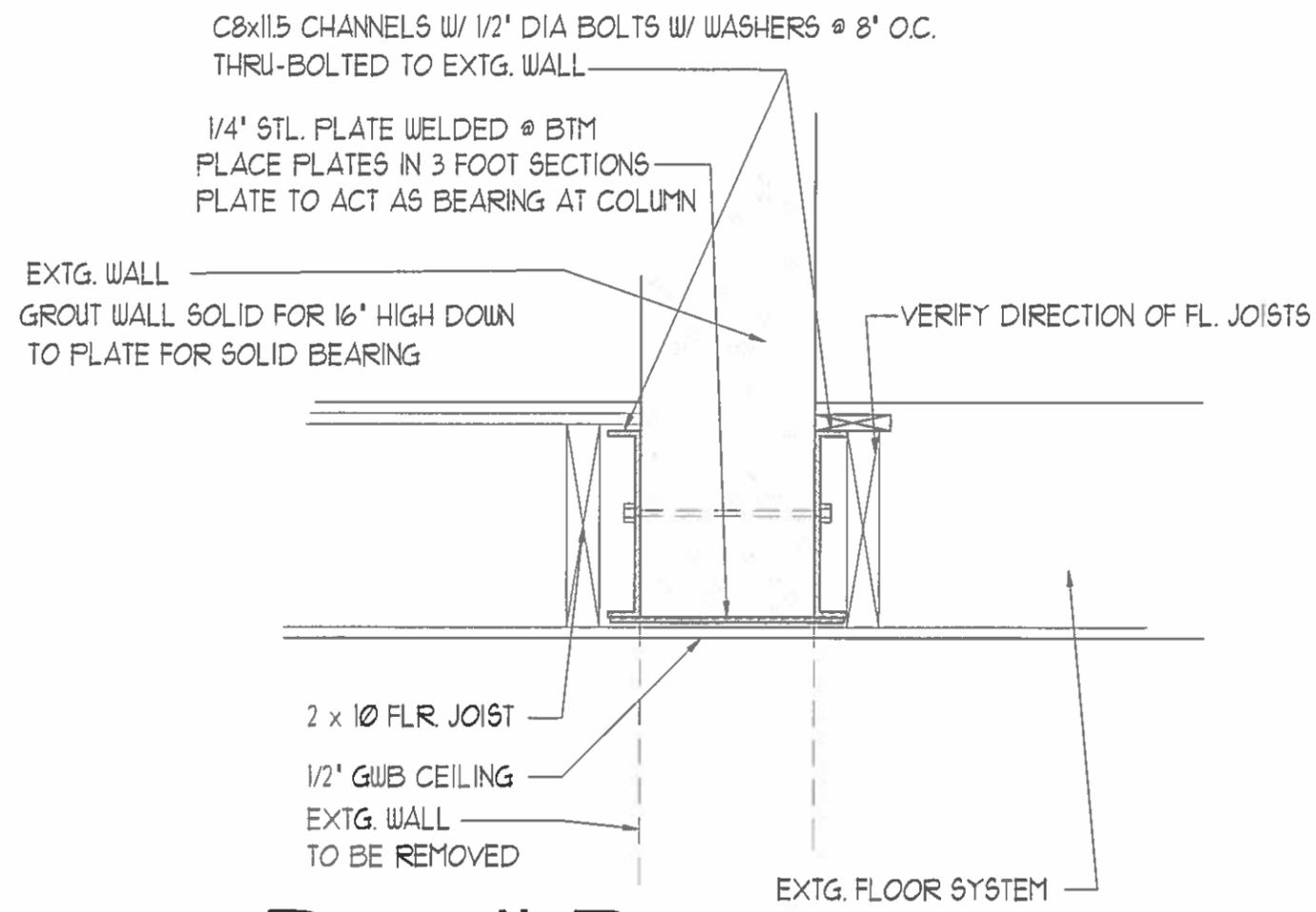
Detail A

SCALE:

1" = 1'-0"

911 South Columbus Street Alexandria, Virginia

August 2017



Detail B

1-1/2" = 1'-0"

A9

Detail B

SCALE:

1/2" = 1'-0"

911 South Columbus Street Alexandria, Virginia

August 2017

GENERAL NOTE

LEGEND

-  ELECTRICAL NOT IN SCOPE
- A ALL DIMENSION TO BE VERIFY IN FIELD BY CONTRACTOR
- B ALL CEILING TO BE PAINT CEILING WHITE MATTE FINISH
- C ADEGUACY OF ELECTRICAL SERVICE TO BE VERIFY BY ELETRICAL SUB-CONTRACTOR
-  RECESSED 3" DIA. WHITE
-  RECESSED 4" DIA. - SHOWER LIGHT
-  WALL SCONCES
-  CEILING PENDANT
-  CLOSET SENSOR LIGHT
-  EXTERIOR LIGHT

OUTLETS

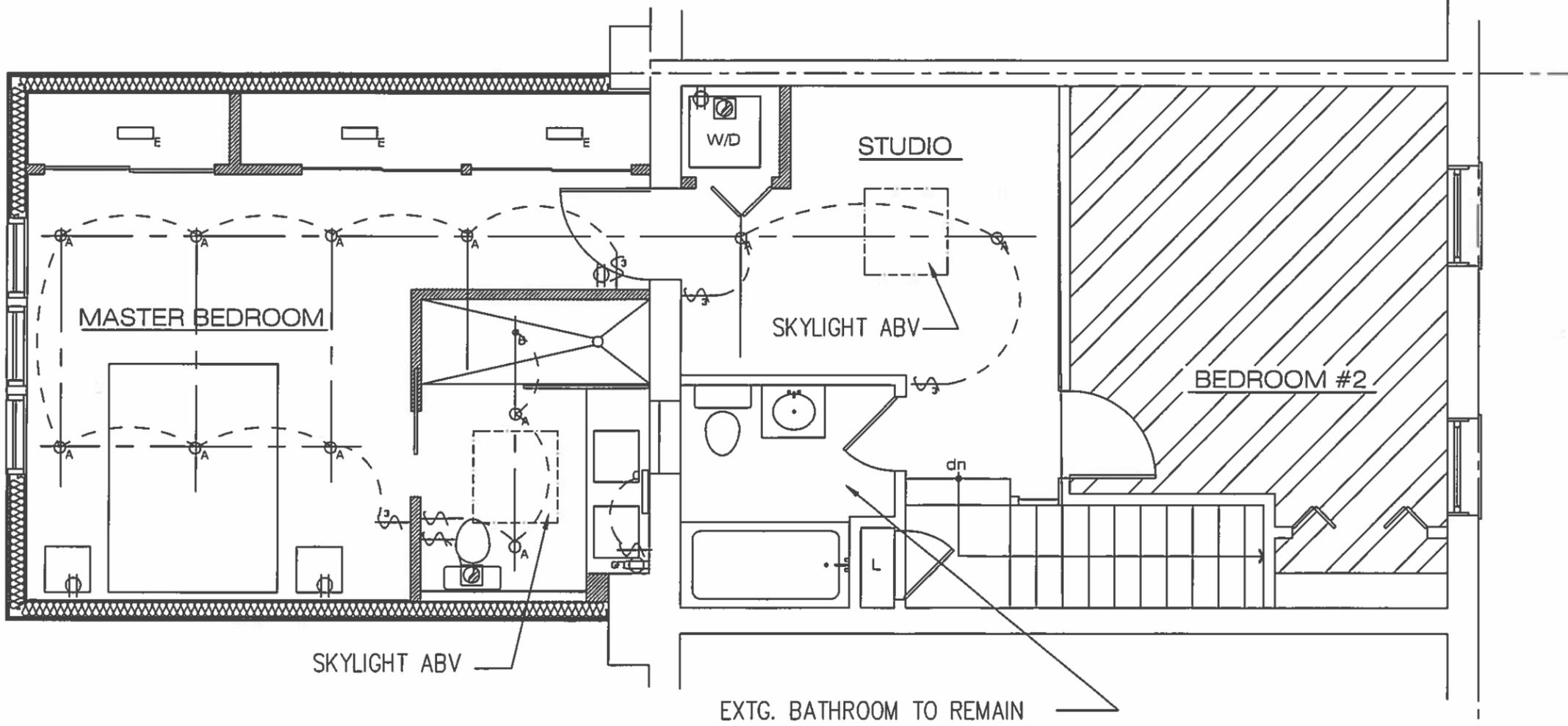
 STANDARD	 WATER PROOF	 AFCI
 GFI	 DEDICATED	 ELECTRICAL FLOOR HEATER

SWITCHES

 SINGLE POLE	 DIMMER	 3 WAY
SAFETY		
 SMOKE DETECTOR <small>TO BE INTERCONNECTED AND HARDWIRED</small>	 CARBON MONOXIDE DETECTOR	

MISCELLANEOUS

 TV	 VENT	 HEAT/VENT
--	--	---



SCALE:

$\frac{1}{4}'' = 1'-0''$

Electrical Plan Second Floor

E3

August 2017

911 South Columbus Street Alexandria, Virginia