

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

APPLICANT: Timothy M. and Laura R. Biddle

LOCATION: Old and Historic Alexandria District
112 Cameron Mews

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

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

1. That the doors comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. That the new brick-clad lintel has the same jack arch with keystone design as the existing

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 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.

Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00442) and Certificate of Appropriateness (BAR #2020-00445) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations to demolish a portion of the south elevation wall to accommodate a set of French doors with side lights, at 112 Cameron Mews.

Permit to Demolish/Capsulate

The project calls for the demolition of approximately 44 square feet of the rear/south elevation first floor wall and the removal of two existing sets of French doors.

Certificate of Appropriateness

Alterations

The project proposes to remove the two existing sets of French doors (Figure 1) and install four Windsor Aluminum Clad, Low-E 366, Full Light doors, two operable at the center flanked by two stationaries. A new lintel clad with brick veneer will be added on top of the new opening.



Figure 1- existing condition

Site context

The subject property is an end unit to the west in a row of seven townhouses. The structure's front/north elevation faces an interior private mews and its rear/south elevation faces Cameron Street (Figure 2). The proposed doors will be partially visible from Cameron Street.



Figure 2- South elevation view from Cameron Street

II. HISTORY

The three-and-a-half brick Colonial Revival townhouse was built in **ca. 1969** as part of the Cameron Mews development which consists of twenty-seven townhouses facing an internal mews.

Previous BAR Approvals

No previous BAR approvals

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

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. Furthermore, the structure is a Later (post 1934) building in the Old and Historic Alexandria District and the Board routinely approves rear alterations to accommodate a more modern and functional interior layout as tastes and technology evolve.

Certificate of Appropriateness

The BAR’s *Design Guidelines* state that windows and doors are a character defining feature of buildings and can greatly impact the style and aesthetic of a structure. Staff finds that the replacement doors are appropriate and compatible with the size and scale of the dwelling. The proposed replacement of the existing doors will not damage historic fabric, as this structure is only 51 years old. However, the proposed Low-E 366 glazing does not meet the requirements of the May 2018 *Alexandria New and Replacement Window Performance Specifications in the Historic*

Districts, which states that “All glazing must be clear, non-reflective and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum 72% visible light transmission (VLT) with a through-the-glass shading coefficient between 0.87-1.0, and a reflectance of less than 10%. Low-E 272 generally meets these criteria.”

Furthermore, the existing doors feature jack arches with keystones, a stylistic feature on the Colonial Revival townhouse that are visible from Cameron Street. Thus, staff recommends that this architectural feature be incorporated into the new design.

With the conditions above, staff recommends approval of the project.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed new rear doors will comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

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

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

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

F-1 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

No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Application for BAR 2020-00442 & BAR 2020-00445: 112 Cameron Mews

2 – Supplemental Materials

ADDRESS OF PROJECT: 112 Cameron Mews, Arlington VA 22314

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

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)*

Name: Timothy M. and Laura R. Biddle

Address: 112 Cameron Mews

City: Alexandria State: VA Zip: 22314

Phone: 703 915 3523 E-mail: lrbiddle@yahoo.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Same as above

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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).*

Replace two ground floor French doors with a centered single French door with full-length windows flanking each side

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.

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.

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

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

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

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

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

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

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

Printed Name: Laura R. Biddle

Date: 9/8/20

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. Laura R. Biddle	Alexandria VA 112 Cameron Mews 22314	100%
2. Timothy M. Biddle	Same as	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 112 Cameron Mews, Alexandria, VA 22314 (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. Laura R. Biddle	112 Cameron Mews, Alexandria, VA 22314	100%
2. Timothy M. Biddle	112 Cameron Mews, Alexandria, VA 22314	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. Laura R. Biddle	NA	NA
2. Timothy M. Biddle	NA	NA
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.

9/8/20
Date

Laura R. Biddle
Printed Name

Laura R. Biddle
Signature

CAMERON MEWS LTD.

109 Cameron Mews
Alexandria, VA 22314
boyd.karen@gmail.com

8 September 2020

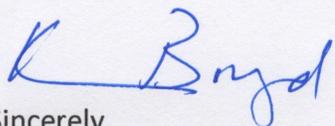
To: Board of Architectural Review
Alexandria, VA. 22314

Re Mr. and Mrs. T. Biddle's proposal to change the entry doors from their home into their garden area at # 112 Cameron Mews.

The Board of Cameron Mews Ltd. exercises its authority over matters affecting the common areas over which we have easements. Despite this limited authority we and our neighbours at Cameron Mews are committed to maintaining the quality and character of the Community in order to enhance the value and enjoyment for all homeowners.

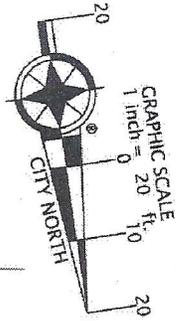
The Board supports the Biddle family's project to replace and modify the style of door from their home into their enclosed garden area. We believe it is in keeping with improvements made in other homes within our residential community and that the modification is encompassed within the boundaries of their private property and does not impinge on common areas.

From the images and details provided by the Biddles we do not see a significant departure from improvements carried out by other owners and the precedent established by their modifications from the original standards established in 1965.



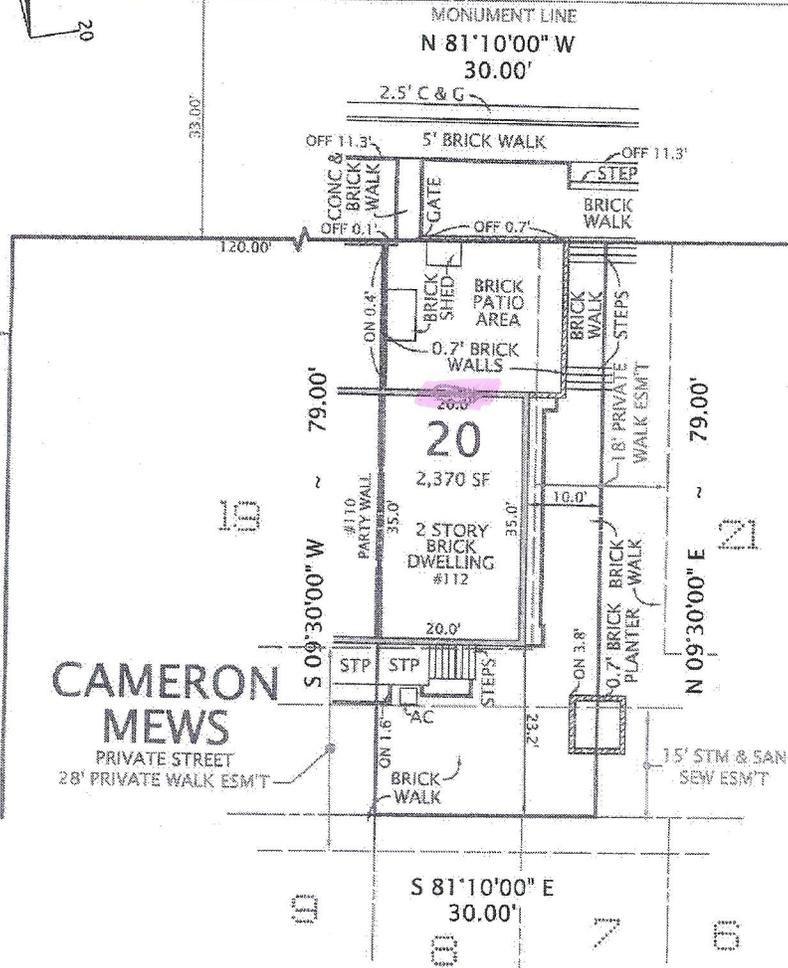
Sincerely,
Karen Boyd, President
Cameron Mews Ltd.

- NOTES: 1. WALLS ARE 0.3' BRICK UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.



CAMERON STREET

NORTH UNION STREET

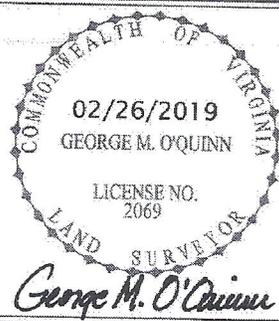


PLAT
SHOWING HOUSE LOCATION ON
LOT 20
CAMERON MEWS
(DEED BOOK 619, PAGE 252)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
FEBRUARY 26, 2019

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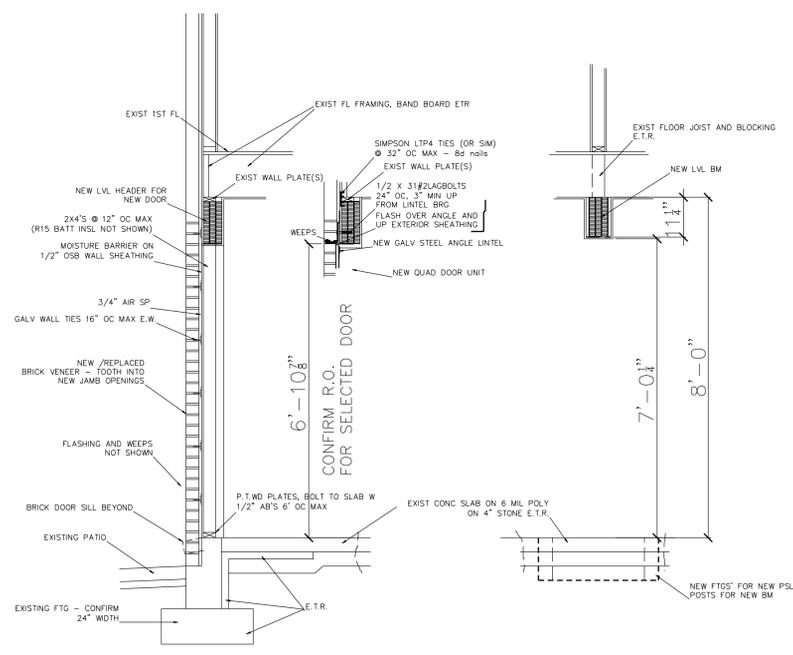
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



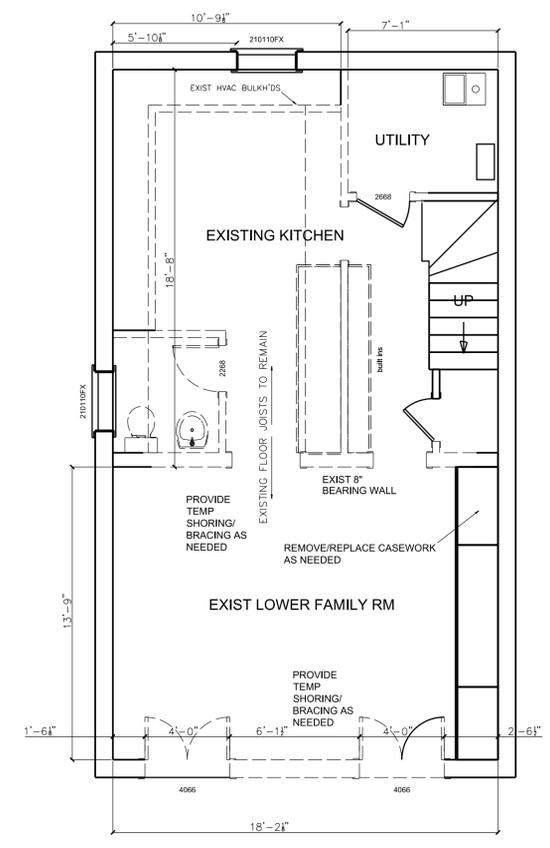
Ordered by:
MBH
Settlement Group, L.C.
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

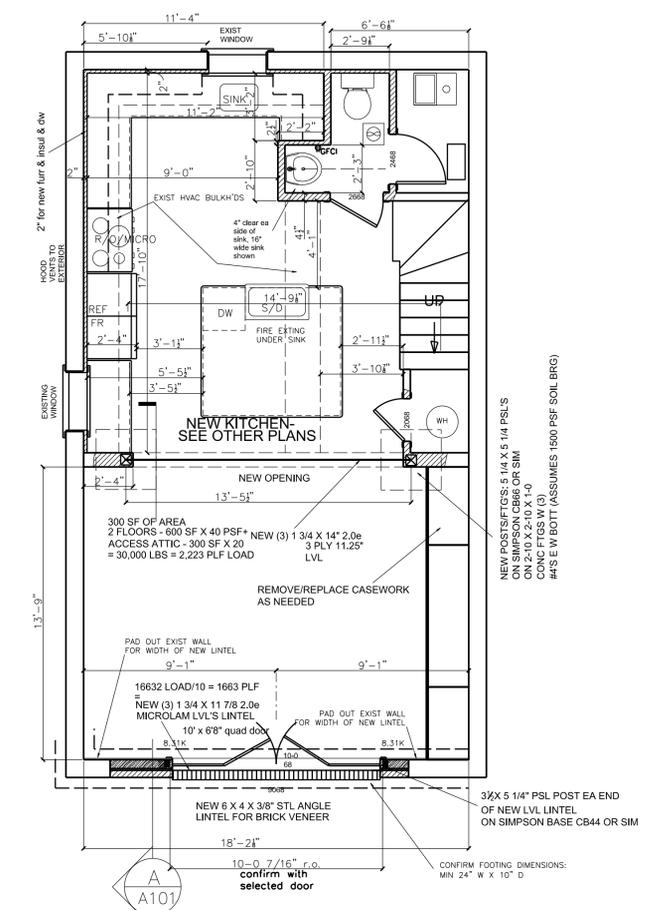


EXTERIOR - NEW DOOR/INFILL NEW BM @ INTERIOR BEARING

WALL SECTIONS
SCALE: 1/4" = 1'-0"
1
A101



EXIST/DEMO PLAN
SCALE: 1/4" = 1'-0"
1
A101



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
2
A101

Allowable Axial Loads (lbs) for 1.8E Parallam® PSL

Column Bearing Type	Effective Column Length	Column Size																	
		3 1/2" x 3 1/2"			3 1/2" x 5 1/2"			3 1/2" x 7"			5 1/2" x 5 1/2"			5 1/2" x 7"			7" x 7"		
		100%	115%	125%	100%	115%	125%	100%	115%	125%	100%	115%	125%	100%	115%	125%	100%	115%	125%
7'-0"	10,595	11,200	11,845	12,530	13,260	14,030	14,840	15,690	16,580	17,510	18,480	19,490	20,540	21,630	22,760	23,930	25,140	26,390	27,680
8'	7,265	7,550	7,715	7,870	8,020	8,170	8,320	8,470	8,620	8,770	8,920	9,070	9,220	9,370	9,520	9,670	9,820	9,970	10,120
10'	5,200	5,355	5,445	5,485	5,525	5,565	5,605	5,645	5,685	5,725	5,765	5,805	5,845	5,885	5,925	5,965	6,005	6,045	6,085
12'	3,885	3,980	4,030	4,065	4,100	4,135	4,170	4,205	4,240	4,275	4,310	4,345	4,380	4,415	4,450	4,485	4,520	4,555	4,590
14'	3,000	3,065	3,100	3,130	3,160	3,190	3,220	3,250	3,280	3,310	3,340	3,370	3,400	3,430	3,460	3,490	3,520	3,550	3,580
16'	2,400	2,430	2,455	2,480	2,505	2,530	2,555	2,580	2,605	2,630	2,655	2,680	2,705	2,730	2,755	2,780	2,805	2,830	2,855
18'	1,950	1,970	1,985	2,000	2,015	2,030	2,045	2,060	2,075	2,090	2,105	2,120	2,135	2,150	2,165	2,180	2,195	2,210	2,225
20'	1,600	1,615	1,625	1,635	1,645	1,655	1,665	1,675	1,685	1,695	1,705	1,715	1,725	1,735	1,745	1,755	1,765	1,775	1,785
22'	1,300	1,310	1,315	1,320	1,325	1,330	1,335	1,340	1,345	1,350	1,355	1,360	1,365	1,370	1,375	1,380	1,385	1,390	1,395
24'	1,050	1,055	1,060	1,065	1,070	1,075	1,080	1,085	1,090	1,095	1,100	1,105	1,110	1,115	1,120	1,125	1,130	1,135	1,140

2.0E Microllam® LVL: Floor—100% (PLF) continued

Span	Condition	3 1/2" Width (2-ply)								5 1/2" Width (3-ply)							
		14"	16"	18"	20"	24"	28"	32"	36"	14"	16"	18"	20"	24"	28"	32"	36"
6'	Total Load	3,589	3,919	3,919	3,919	1,366	2,287	3,082	3,188	3,972	4,272	5,384	5,878	5,878	5,878	5,878	5,878
6'	Live Load L/360	-	-	-	-	916	1,978	-	-	-	-	-	-	-	-	-	-
6'	Min. End/Int. Bearing (in.)	4.1/0.3	4.5/1.3	4.5/1.3	4.5/1.3	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3/7.6	3.3/8.2	4.1/10.3	4.5/11.3	4.5/11.3	4.5/11.3	4.5/11.3	
8'	Total Load	2,414	2,885	2,934	2,934	461	1,028	2,086	2,193	2,745	2,935	3,621	4,328	4,402	4,402	4,402	4,402
8'	Live Load L/360	-	-	-	-	401	887	1,753	1,886	-	-	-	-	-	-	-	-
8'	Min. End/Int. Bearing (in.)	3.7/9.3	4.4/11.1	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.7	3/7.5	3.7/9.3	4.4/11.1	4.5/11.3	4.5/11.3	4.5/11.3	
10'	Total Load	1,937	2,294	2,468	2,468	231	524	1,475	1,551	2,128	2,254	2,965	3,441	3,702	3,702	3,702	
10'	Live Load L/360	-	-	-	-	-	-	940	1,013	1,626	1,886	-	-	-	-	-	
10'	Min. End/Int. Bearing (in.)	3.5/8.7	4.1/10.3	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	1.8/4.4	1.9/4.7	2.6/6.5	2.7/6.7	3.5/8.7	4.1/10.3	4.5/11.3	4.5/11.3	4.5/11.3	
12'	Total Load	1,333	1,709	1,950	1,950	88	203	623	669	1,127	1,169	1,600	2,063	2,315	2,315	2,315	
12'	Live Load L/360	-	-	-	-	-	-	558	602	976	1,137	-	-	-	-	-	
12'	Min. End/Int. Bearing (in.)	3.1/7.7	3.9/9.9	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2/5.1	2.1/5.7	2.7/6.7	3.5/8.7	4.1/10.3	4.5/11.3	4.5/11.3	

2.0E Microllam® LVL: Floor—100% (PLF) continued

Span	Condition	3 1/2" Width (2-ply)								5 1/2" Width (3-ply)							
		14"	16"	18"	20"	24"	28"	32"	36"	14"	16"	18"	20"	24"	28"	32"	36"
6'	Total Load	3,589	3,919	3,919	3,919	1,366	2,287	3,082	3,188	3,972	4,272	5,384	5,878	5,878	5,878	5,878	
6'	Live Load L/360	-	-	-	-	916	1,978	-	-	-	-	-	-	-	-	-	
6'	Min. End/Int. Bearing (in.)	4.1/0.3	4.5/1.3	4.5/1.3	4.5/1.3	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3/7.6	3.3/8.2	4.1/10.3	4.5/11.3	4.5/11.3	4.5/11.3	4.5/11.3	
8'	Total Load	2,414	2,885	2,934	2,934	461	1,028	2,086	2,193	2,745	2,935	3,621	4,328	4,402	4,402	4,402	
8'	Live Load L/360	-	-	-	-	401	887	1,753	1,886	-	-	-	-	-	-	-	
8'	Min. End/Int. Bearing (in.)	3.7/9.3	4.4/11.1	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.7	3/7.5	3.7/9.3	4.4/11.1	4.5/11.3	4.5/11.3		

MCS Architects, PC
PLANS DRAWN BY M.C. STEVENS AIA
WWW.MCSARCHITECTS.BIZ
Vienna, Virginia
703.599.8468

PROJECT NO: 2008

DATE: AUG 21 2020



REVISIONS:

FLOOR PLANS
RENOVATIONS TO
1112 CAMERON MEWS
ALEXANDRIA VA 22314

DRAWING NO:

A101









BUTLER WINDOW & DOOR INC

3018 SHAWNEE DR

WINCHESTER

VA 22601

Phone: 844-494-9499

Fax: 1-540-450-8847

Customer Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2020

CREATED

7/31/2020

hbaker@butlerwindows.com

PK # 264

Customer Information:

Phone:

Fax:

Delivery Information:

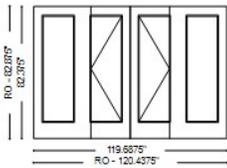
Phone:

Fax:

**** NOTE: Please see Quote Comments at the end of this report.**

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1870877	None		8/12/2020 9:48 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		Biddle - QUAD DOOR	Fulcrum Properties

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	None Assigned	120 7/16" X 82 7/8"	119.6875" X 82.375"	\$5,663.44	1	\$5,663.44



Pinnacle Clad White Inswing Four Panel 26-50-26610 Complete Unit O-XO-O LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(French Panel) (Full Lite Panel)(8 Inch Rail)(Pine Species)(White Int. Finish)(Bronze Sill)(Grey Spacer) (Tempered Glass)(Preserve)(Double Bore)(Twin Bolt)(No Brickmould)(Rigid Nail Fin) (Satin Nickel Standard Adjustable Hinges)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG30-SHD) Performance Data:(U-Value: 0.3)(SHGC: 0.16) (VT: 0.36)(CR: 62)

* Units viewed from exterior.

Quote Comments:

**

DOORS ARE ALUMINUM CLAD TO THE EXTERIOR (color TBD)

INTERIORS ARE FACTORY PAINTED WOOD (WHITE)

SLIDING SCREEN DOORS INCLUDED

ADJUSTABLE HINGES (hinge finish TBD)

DOUBLE BORE ONLY (handleset not included)

**

Disclaimer:

SUB-TOTAL:	\$5,663.44
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$300.16
TOTAL:	\$5,963.60

Messages:

* Units meeting Egress size conform to 2015 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements..

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!