

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

APPLICANT: Metro Fine Properties, LLC

LOCATION: Parker-Gray District
328 North Patrick Street

ZONE: RB/Townhouse zone

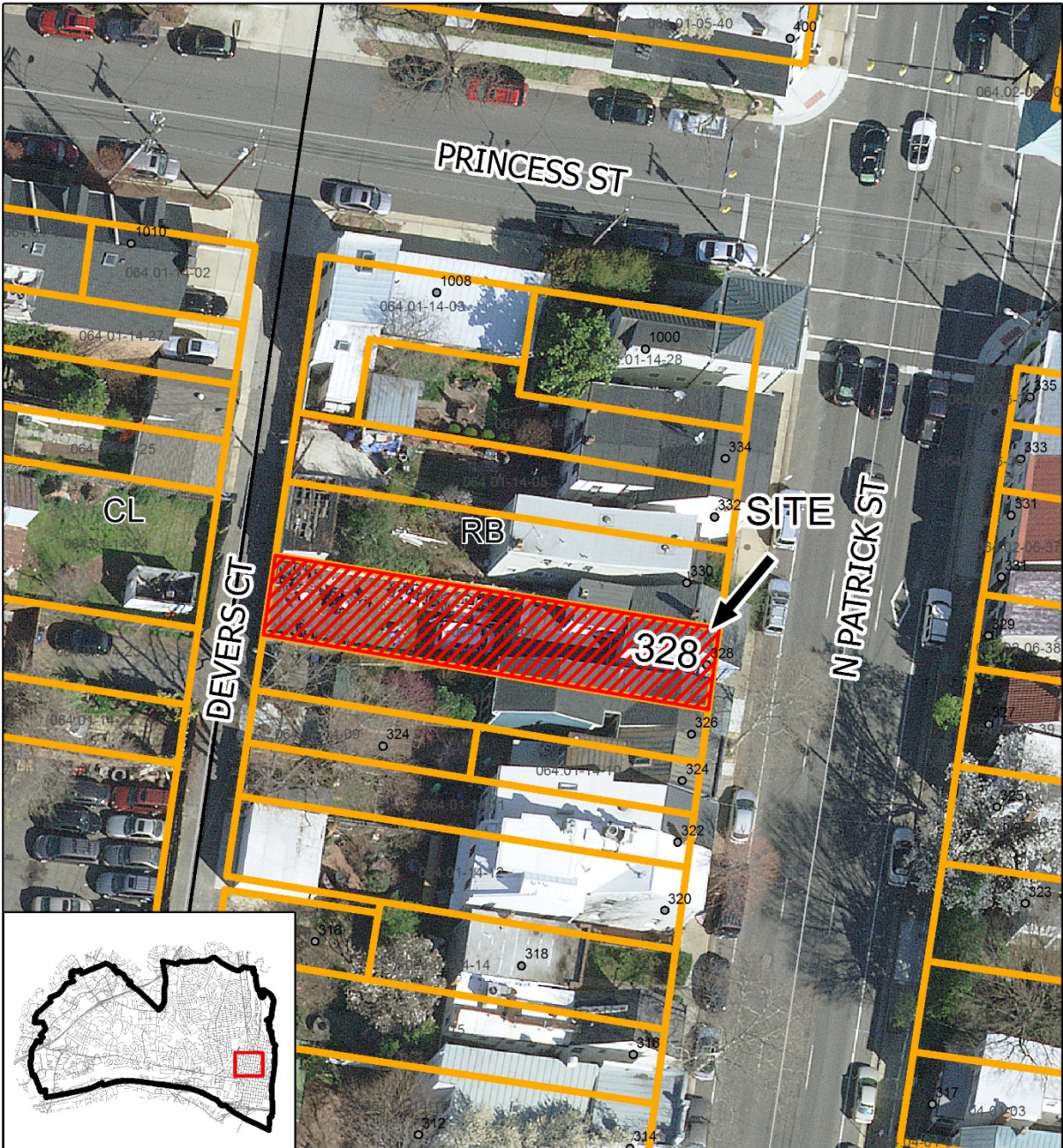
STAFF RECOMMENDATION

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

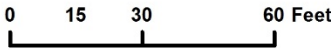
1. Denial of the request to demolish the historic woodburning fireplace chimney in the mid-section of the main block of the house;
2. The cladding material on the addition should be fiber cement siding to distinguish it from the historic sections;
3. The windows should be aluminum clad or fiberglass in a one-over-one configuration on the addition, and must comply with the Boards *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*;
4. The one-story addition on the south elevation below the second floor of the historic ell should be set back at least 6 inches from the wall plane of the historic house to differentiate between the historic house and new construction and to reflect historic patterns of development for a service ell attached to the primary structure;
5. Work with staff, in the field, to evaluate the historic wood siding on the main block once the aluminum siding is removed. Historic siding must be retained, and/or repaired as needed, per the BAR's policy;
6. The roof of the main block must have historically appropriate wood shingles consistent with the original roof material, or a standing seam metal roof as an alternative historically appropriate material;
7. The windows on the main historic building's street-facing façade must be made of wood and have a six-over-six light configuration and comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* unless otherwise specifically stated at the hearing; and,
8. The front door on the street-facing (east) elevation must be painted wood with six panels or be a historically appropriate mid-19th century vernacular design approved by staff.

GENERAL NOTES TO THE APPLICANT

1. 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.
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 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.
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 #2019-0146 & BAR #2019-0147
328 North Patrick Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2019-00146) and Certificate of Appropriateness (BAR #2019-00147) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate to demolish a one-story addition at the rear and south side (total), a south elevation wall of the ell (partial), and two chimneys; and a Certificate of Appropriateness for alterations and two-story and one-story additions at 328 North Patrick Street.

Permit to Demolish/Capsulate

- Demolish an existing one-story addition at the rear (approximately 310 square feet).
- Demolish approximately 125 square feet of the south elevation of the ell wall (currently capsulated) on the first floor to accommodate the one-story portion of the new addition.
- Demolish approximately 21 square feet of the west elevation of the ell wall on the second floor to accommodate a passageway to the new two-story addition.
- Demolish a woodburning fireplace brick chimney in the mid-section of the main roof and a utilitarian brick chimney at the rear portion of the ell.

Certificate of Appropriateness

Addition

The applicant is proposing to construct a two-story addition at the rear of the property with a footprint of approximately 15 feet by 16 feet and 480 square feet of living space, and reconstruct the existing one-story portion of the later addition on the south elevation with a one-story, 13 feet by 5 feet footprint. According to the plans, the new addition will be clad with wood siding to match the rest of the house. The west elevation of the addition will have three wood windows on both the first and second floors with a two-over-two light pattern to match the proposed windows on the main block and ell. The rear addition will have an asphalt shingle gable roof consistent with the roof on the existing building. The one-story portion of the addition below the ell's south elevation will have a shed-form composition shingle roof, two wood windows with a two-over-two light-pattern and a four-panel Masonite brand door.

Alterations

The applicant proposes the following alterations on the main block and remaining portions of the ell:

- Remove the existing one-over-one windows and replace them with double-hung, simulated-divided-light JELD-WEN Auralast pine wood (or clad-wood) in a two-over-two light configuration;
- Remove the later aluminum siding to expose the original wood siding and salvage and repair the original boards, if possible (note there is also reference to fiber cement siding being used);
- Replace the existing front door with a four-panel Masonite C44 door; and

- Replace the existing asphalt shingle roof with new asphalt shingles.

II. HISTORY

This two-story, two-bay, side gable roof, late-19th century frame vernacular house was likely built **prior to 1877**, when a building with this footprint is shown on the Hopkins Fire Insurance map. This city block first appears on the Sanborn Fire Insurance Map in 1891, where a building with this same main block-and-ell footprint also appears. Side gable roof structures were largely superseded by the low-slope roof of vernacular Italianate and Second Empire style Victorian buildings when metal roofing became widely available after the Civil War mid-19th century. The side gable roof of the existing structure indicates that it probably dates from the mid-19th century.

The somewhat plain wood frame structure has an asphalt shingle, side-gable roof. The property’s rear faces Devers Court, which is public. The property is listed as an “Early” building, built prior to 1932, in the *Alphabetical Listing of Early and Late Addresses in the Parker-Gray District*.

Previous BAR Approvals

November 27, 2012 – Staff administratively approved asphalt shingle roof replacement. (BAR Case #2012-00391)

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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	No

	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 to live?	
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the total demolition of the later one-story frame addition at the rear. While no building permits for this addition could be located, it is clearly not original to the building and it has no historic or architectural significance. Staff also has no objection to the demolition of the first floor of the south elevation of the ell because the overall form of the primary building mass-and-ell will still be legible at the roof and second floor wall. The Board routinely approves small changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve. The existing rear elevation does not exhibit a high level of design or architectural detail and uses materials that could be reproduced easily.

Staff does not support the demolition of the woodburning fireplace chimney on the front gable since it is a historic feature of the building. The *Design Guidelines* state that "...existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification." The Board has objected to the demolition of prominent brick chimneys of woodburning fireplaces in the past, as was the case at 515 South Fairfax Street (BAR Case #2018-00528). However, the Board has routinely approved the removal of small utilitarian chimneys/flues in the rear to accommodate a more functional interior layout. Therefore, staff recommends denial of the demolition of the woodburning fireplace chimney in the mid-section of the main building but supports the removal of the utilitarian chimney at the rear portion of the ell.

Thus, staff recommends the Permit to Demolish/Capsulate be granted with the condition that the woodburning fireplace chimney is preserved.

Certificate of Appropriateness

Addition

Staff finds the proposed addition to be generally compatible with the historic building in scale and mass but finds the proposed details and materials to be confusing and not in conformance with the BAR's *Design Guidelines* and policies. The *Design Guidelines* for residential additions recommends a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design of the original elements. There are some inconsistencies in the applicant's proposal with respect to materials that require clarification. For example, the drawings indicate that wood siding and wood windows will be used on both the existing and new portions of the building, while the application description

specifies fiber cement siding on the sides and rear, and the window specs reference both wood windows and wood clad windows.

Because the scale and massing of the addition relates to the main block, staff recommends that the applicant use different materials on the additions to help differentiate between the two phases of construction. In accordance with the BAR's adopted policies, staff recommends the use of two-over-two aluminum clad or fiberglass windows on the new construction and fiber cement siding (smooth, not wood grain) on the addition. Staff also supports the use of composition shingles on the new addition. The Parker-Gray Roofing Policy, adopted 3/23/16, states that "Roof materials should be visually subdued, compatible with nearby historic structures of historic merit, high quality, durable and environmentally sustainable with an emphasis on life cycle cost." and that "Composition shingle roofing is generally appropriate. Architectural grade shingles in weathered wood or slate blend colors are encouraged."

Setbacks are another way to help differentiate new construction from historic buildings and instead of constructing the one-story portion of the addition in the same plane as the south wall of the historic main block, staff recommends that the south elevation of the new one-story addition be set back at least six inches from the historic house to emphasize the original building ell configuration and traditional development patterns. At a minimum, there should be vertical trim boards extending down the first floor wall from either side of the second floor recess on the south elevation. This will also provide a place on the south wall to terminate existing wood and begin synthetic siding.

Alterations to the Existing Structure

A long-standing policy of the BAR is that restoration of features not otherwise part of an application is not required but when an applicant proposes replacement of an element, such as windows or doors, and those features have not acquired historic significance in their own right due to age, then the style and materials of the replacement features should reflect the architectural period of the original structure. The purpose of this policy is to replace, over time and when otherwise necessary, existing inappropriate windows, doors, siding and roofing that detract from the original architectural style and could confuse residents and visitors studying the city's cultural and historic heritage. In addition, a central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. The *Guidelines* state that: "If wood siding is replaced, it should be replaced with the same type, width and profile as the existing, unless evidence of an earlier type of wood siding is uncovered, the size and profile should match in the replacement siding."

The applicant's drawings note that, once the existing exterior finish material is removed, the applicant proposes to salvage and repair the historic siding on the historic portion of the house to the extent possible, which staff supports, but also references of the use of fiber cement siding on the sides and rear in the application. The *Parker-Gray District Design Guidelines (Siding Chapter)* state that as much original historic siding as is reasonably feasible must be retained and repaired, rather than replaced to match. Staff recommends that the applicant work with staff in the field to identify how much siding may be reasonably repaired and retained. If there is limited historic siding that can be salvaged, the *Guidelines* allow for the installation of any smooth

synthetic siding (except vinyl) that matches the original siding profile on the non-street facing elevations.

The simple, side-gable roof form is a stylistic carryover from the mid-19th century before flat seam metal roofing became widely available for later Victorian buildings. According to the *Guidelines* “It is the policy of the Board to require the use of roofing materials that are historically appropriate for the period of the structure. For example, standing seam metal or wood shingle roofs are appropriate to mid-19th century structures. While asphalt composition shingles have been available since the early-20th century, they were not widely used in the historic districts until the middle of the century. As a general policy, the Board discourages the use of asphalt shingles for roofing material.” The Sanborn Fire Insurance Map from 1891 shows that the property’s roof material at that time was combustibile and wood shingles were the predominant roofing material at that time for a gable roof. Therefore, the BAR’s roofing policy does not support replacement of the existing asphalt shingle roof with the same material. Staff recommends that the roofing material either be wood shingles, as the original, or standing seam metal roof as a historically appropriate alternative material.

The applicant is proposing to remove the existing one-over-one windows on the main building and replace them with two-over-two windows to match the windows on the proposed addition. The *Guidelines* states that: “Changes to windows can have a dramatic impact on the historic appearance of a structure. Many buildings in the historic districts have had the windows changed in an attempt to alter the historic period of the structure or to create the appearance of modernity.” Furthermore, “New and replacement windows and doors should be appropriate to the historic period of the architectural style of the building.”

Staff does not support the two-over-two light configuration anywhere on this structure, since this light pattern is characteristically late-Victorian and would not be appropriate for this early vernacular building with a side gable roof. In Alexandria, windows on frame vernacular buildings of the mid-19th century and those with gable roofs typically had a six-over-six light configuration which staff recommends in this case for the street-facing (east) façade and the second floor of the historic ell. Windows on the addition sections should be something slightly more modern, to clarify that this is a modern addition, and staff recommends one-over-one windows for the addition. The Parker-Gray Window Guidelines recommends that windows on the street facing façade be wood, while windows on non-street facing elevations be any material but vinyl, with no sandwich muntins, and must match historic operation and light configuration with no tinted or reflective glass.

Likewise, staff does not support the proposed four panel front door, as this is not stylistically appropriate for the mid-19th century, but rather recommends a traditional six-panel, painted wood door, or another historically appropriate design from that period. The door on the south side does not face the street and is not subject to review by the BAR in Parker-Gray.

With the conditions discussed above, staff recommends approval of the application.

STAFF

Marina Novaes, 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

The subject property consists of a developed parcel addressed as 328 North Patrick Street, currently zoned RB and being used as a single-family dwelling. The applicant is requesting two-story rear addition.

- F-1 The RB Zone allows a maximum of 45' height. The proposed two-story addition has a height of 22-feet. Sec 3-706
- F-2 The maximum allowable FAR is 1,738.50 square feet. Proposed FAR is 1,561.00 square feet. Sec. 3-706
- F-3 The RB Zone has no required side yard for lots less than 25' wide. This lot is 20' wide. Sec. 3-706
- F-4 The required rear yard setback is a 1:1 ratio at 22' for the addition and a minimum of 8'. The proposed rear yard setback is 58'. Sec. 3-706
- F-5 The RB Zone requires a minimum of 800 square feet of open space per dwelling unit, the proposed open space is 1,390 square feet. Sec. 2-180
- F-6 Wall check required.
- C-1 The proposed two-story addition is in compliance with zoning.

Code Administration

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

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 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 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00146 & 00147: 328 North Patrick Street

ADDRESS OF PROJECT: 328 N. Patrick Street

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

TAX MAP AND PARCEL: 064.01-14-07 ZONING: RB

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: METRO FINE PROPERTIES LLC

Address: 9115 DIGITAL DR. UNIT #12

City: MANASSAS PARK State: VA Zip: 20111

Phone: 703-393-0491 E-mail: npowers@metrotileinc.com

Authorized Agent *(if applicable)*: Attorney Architect Managing Member

Name: JUSTIN POWERS Phone: 571-220-7790

E-mail: jpowers@weichert.com

Legal Property Owner:

Name: METRO FINE PROPERTIES LLC

Address: 9115 DIGITAL DR UNIT #12

City: MANASSAS PARK State: VA Zip: 20111

Phone: 703-393-0491 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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replace all existing windows & exterior doors
 Remove existing vinyl siding on front, sides, and rear.
 Paint original siding on front of house. (Repair as needed)
 Install new cement board siding on sides and rear. (Similar in design, size to original siding)
 Replace existing roof shingles with similar type
 Add 2nd floor to existing rear addition.

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 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 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: JUSTIN POWERS Managing Member _____

Date: 4/11/19

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. Metro Fine Properties LLC	9115 Digital Dr. Unit 12 Manassas Park, Va. 20111	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 328 N. Patrick Street _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Metro Fine Properties LLC	9115 Digital Dr. Unit 12 Manassas Park, Va. 20111	100%
2.		
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. Metro Fine Properties	N/A	N/A
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.

4/11/19
Date

JUSTIN POWERS
Printed Name


Signature



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

B

A. Property Information

A1. 328 N. Patrick Street RB
 Street Address Zone

A2. 2,318.00 x 0.75 = 1,738.50
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**		B1. 1,260.00 Sq. Ft. Existing Gross Floor Area*
First Floor	630.00	Stairways**	66.00	B2. 181.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	630.00	Mechanical**	15.00	B3. 1,079.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7'**		<p>Comments for Existing Gross Floor Area</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	100.00	
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	1,260.00	B2. Total Exclusions	181.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**		C1. 559.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	315.00	Stairways**	66.00	C2. 231.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	244.00	Mechanical**	15.00	C3. 328.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'**		<p>Notes</p> <p>*Gross floor area is the sum of all areas under roof of a lot measured from the face of exterior walls including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.</p> <p>** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.</p> <p>***Lavatories may be excluded up to a maximum of 50 square feet per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.</p>
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	150.00	
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	559.00	C2. Total Exclusions	231.00	

D. Total Floor Area

D1. 1,407.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,738.50 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1,413.00 Sq. Ft.
Existing Open Space

E2. _____ Sq. Ft.
Required Open Space

E3. _____ Sq. Ft.
Proposed Open Space

Notes

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

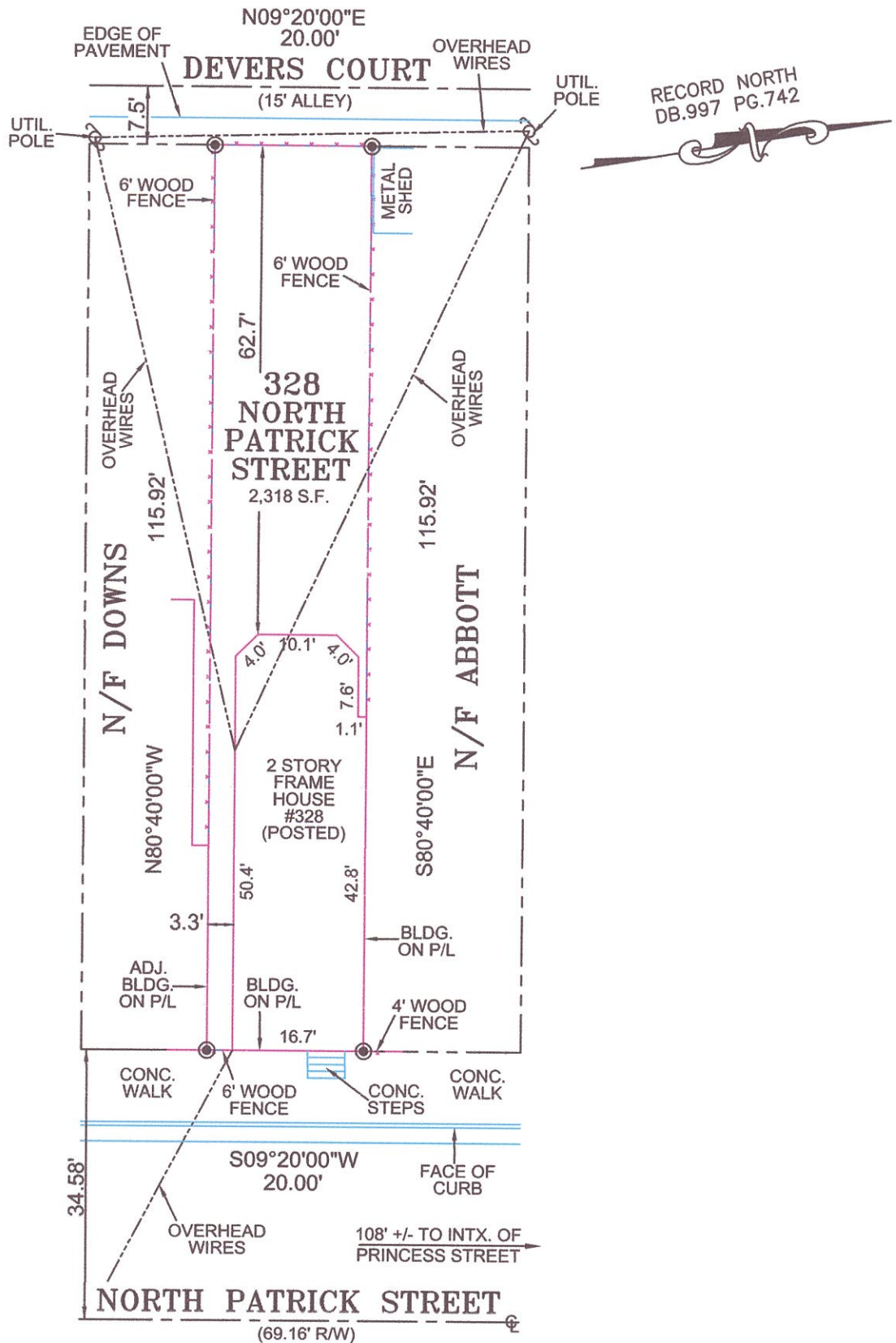
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

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

Signature:

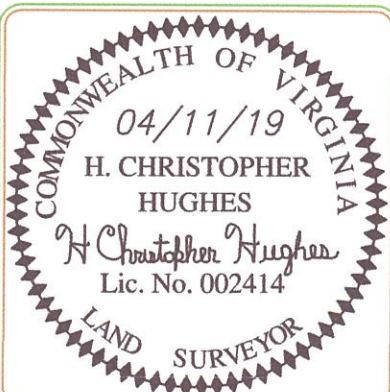
Date: 5/1/19



- 1) THIS PROPERTY IS SHOWN ON CITY OF ALEXANDRIA MAP-BLOCK-LOT NUMBER: 064.01-14-07.
- 2) THE IMPROVEMENTS DELINEATED HEREON FALL ENTIRELY WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #515519-0041E DATED: JUNE 16, 2011.
- 3) THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT SURVEY USING MODERN SURVEY METHODS AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.
- 4) FENCES SHOWN, IF ANY, ARE FOR INFORMATION ONLY AND DO NOT REFLECT OWNERSHIP.
- 5) NO TITLE REPORT FURNISHED, EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 6) I.P.F. DENOTES IRON PIN FOUND.

Prepared For
Atlantic Settlement
Group

NO TITLE REPORT FURNISHED



PHYSICAL IMPROVEMENTS SURVEY
MAP-BLOCK-LOT NUMBER: 064.01-14-07
328 NORTH PATRICK STREET

DEED BOOK 997 PAGE 742
SCALE: 1" = 20' CITY OF ALEXANDRIA, VIRGINIA APRIL 11, 2019

THIS SHEET IS USED FOR BOTH SURVEY & ARBORIST PURPOSES

BL SURVEY ARBORIST

BLSURVEYARBORIST@GMAIL.COM [PH] 703-624-4821
CLIFTON VA 20124



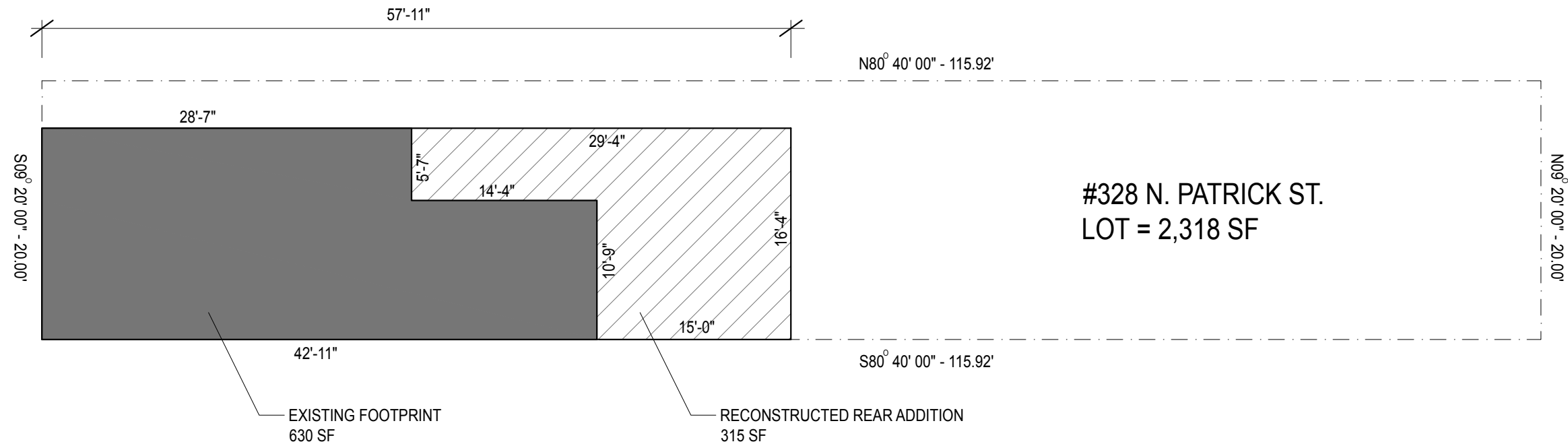


PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF VIRGINIA, LICENSE No.
0401017595, EXPIRATION DATE: 10/31/2018.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN,
VIRGINIA, LICENSE No. 0401017595

REVISIONS

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NORTH PATRICK ST.



CLIENT
MR. JUSTIN POWERS

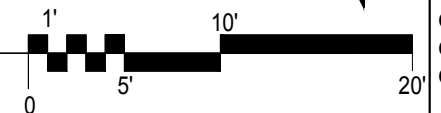
CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077

0000-A=A1
SITE PLAN

328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



1 SITE PLAN
SCALE: 1" = 10'-0"





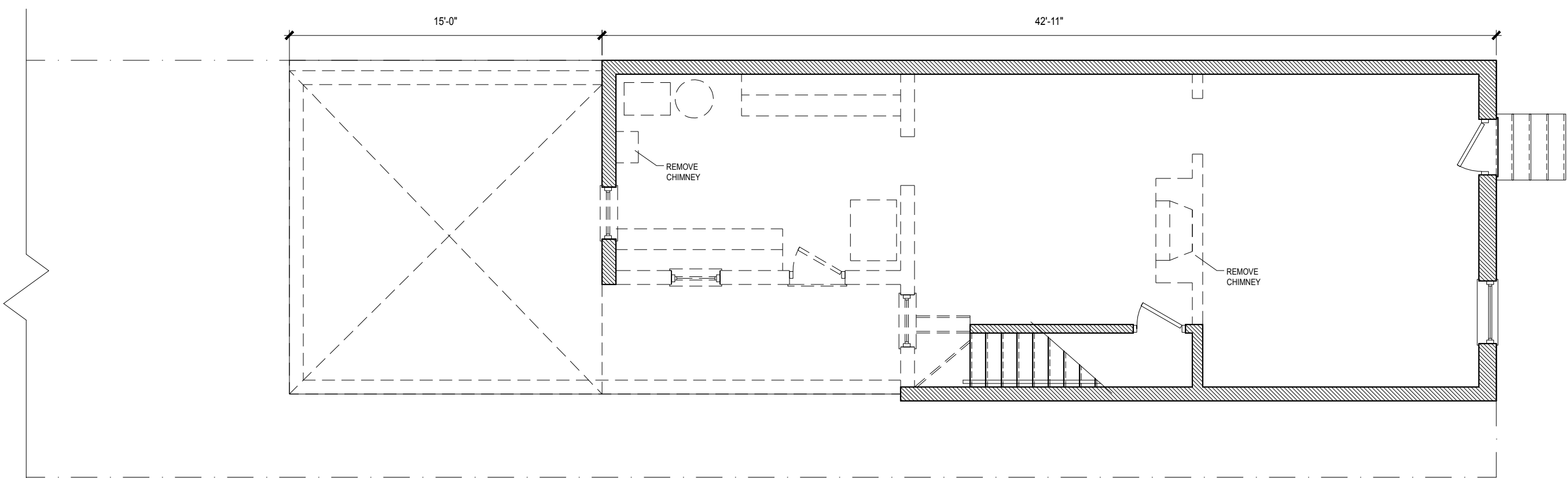
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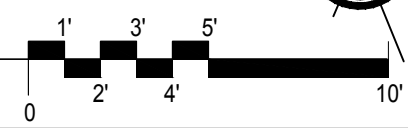
CLIENT
MR. JUSTIN POWERS

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077



945 SF
GROSS
FIRST FLOOR AREA CALCULATION

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



LEGEND	GENERAL NOTES
<p> NOT IN SCOPE</p> <p> DEMO PARTITION</p> <p> EXISTING PARTITION TO REMAIN</p> <p> NEW PARTITION</p> <p> NEW 2-hr FIRE RATED PARTITION UL DESIGN No. U301</p>	<p>- DO NOT SCALE DRAWINGS.</p> <p>- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.</p> <p>- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA.</p> <p>- INTERIOR FINISHES ARE CLIENT'S CHOICE</p> <p>- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE</p> <p>- DOOR TYPE SYMBOL 36" DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.</p>

0001-AD=AD1
FIRST FLOOR DEMOLITION PLAN
328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



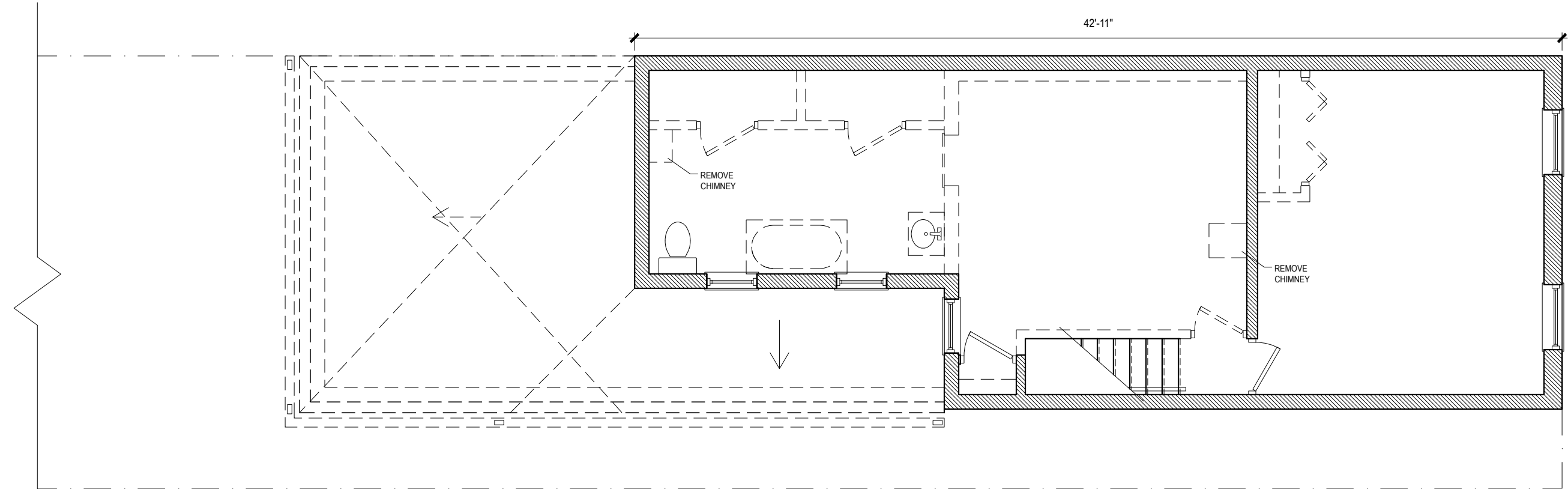
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VIRGINIA, LICENSE No. 0401017595

REVISIONS

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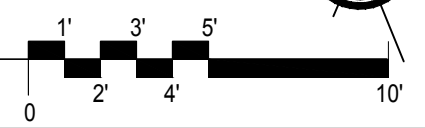
CLIENT
MR. JUSTIN POWERS

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077



630 SF
GROSS
SECOND FLOOR AREA CALCULATION

2 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



LEGEND	GENERAL NOTES
<p> NOT IN SCOPE</p> <p> DEMO PARTITION</p> <p> EXISTING PARTITION TO REMAIN</p> <p> NEW PARTITION</p> <p> NEW 2-hr FIRE RATED PARTITION UL DESIGN No. U301</p>	<ul style="list-style-type: none"> - DO NOT SCALE DRAWINGS. - CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES. - CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA. - INTERIOR FINISHES ARE CLIENT'S CHOICE - INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE <p>- DOOR TYPE SYMBOL 36" DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.</p>

0002-AD=AD2
SECOND FLOOR DEMOLITION PLAN
328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



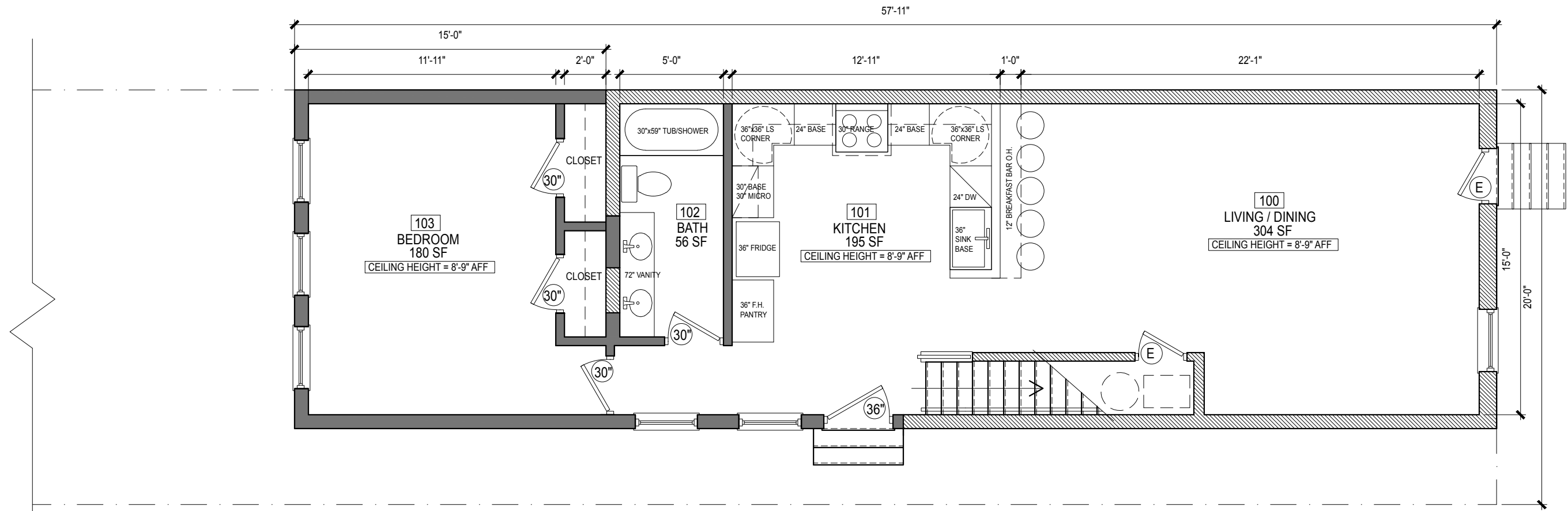
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VIRGINIA. LICENSE No. 0401017595

REVISIONS

1	---
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CLIENT
MR. JUSTIN POWERS

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077

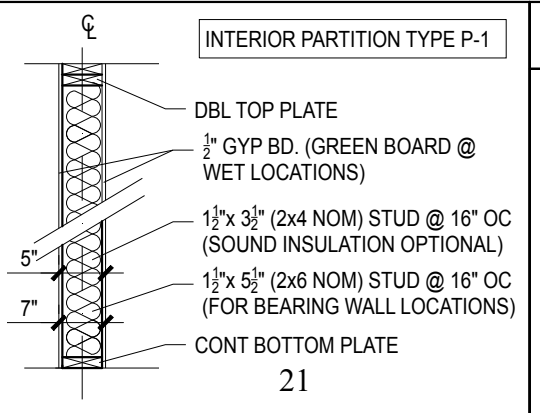
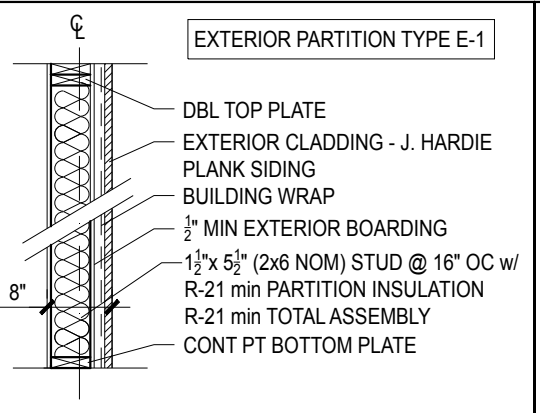
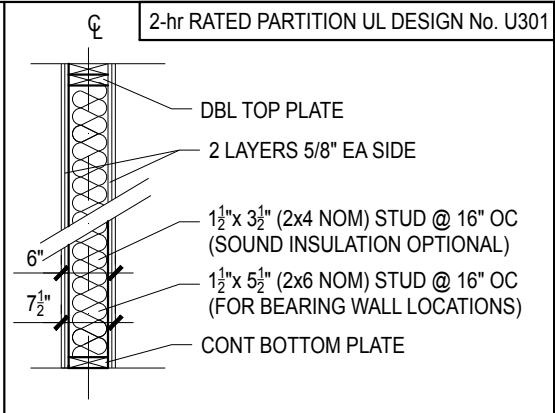
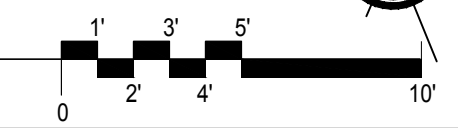


0 SF
GROSS
ADDITIONAL AREA

945 SF
GROSS
FIRST FLOOR AREA CALCULATION

838 SF
NET INTERIOR
FIRST FLOOR AREA CALCULATION
(AREA CALCULATION INCLUDES INTERIOR PARTITIONS,
PENETRATIONS & STAIRCASES)

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



LEGEND

	NOT IN SCOPE
	DEMO PARTITION
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	NEW 2-hr FIRE RATED PARTITION UL DESIGN No. U301

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
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- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL **36"** DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

0001-AD=AD1
FIRST FLOOR DEMOLITION PLAN
328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



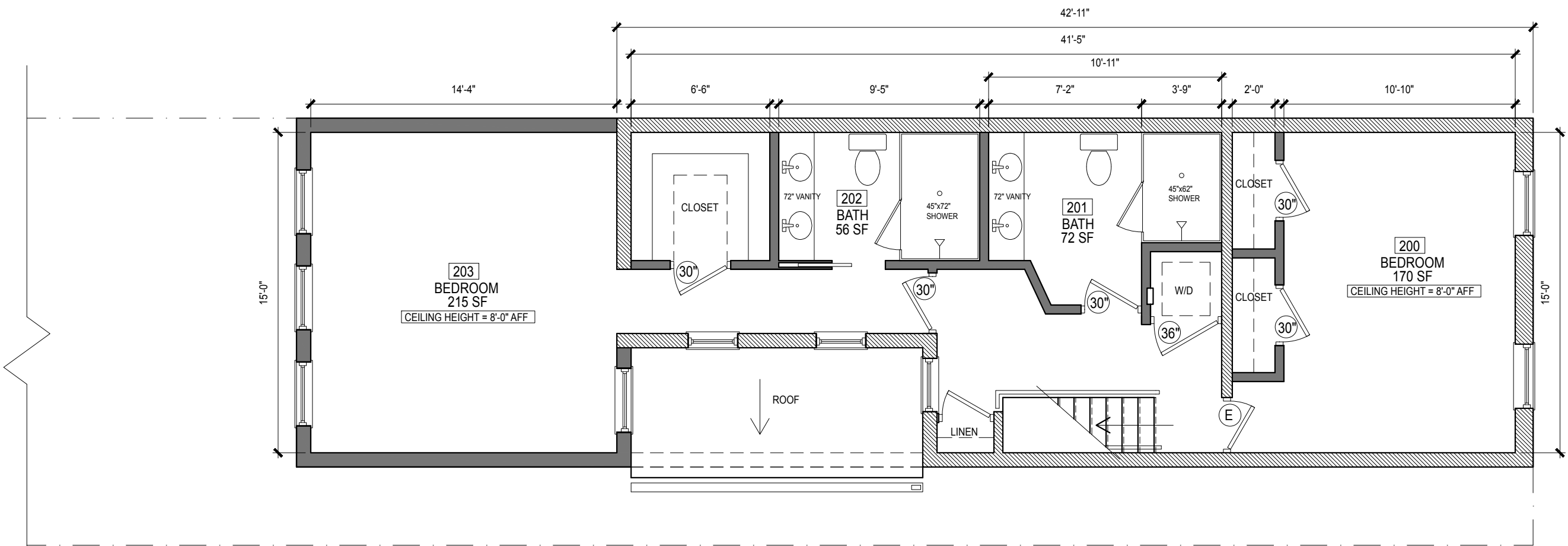
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VIRGINIA. LICENSE No. 0401017595

REVISIONS

1	---
---	-----

CLIENT
MR. JUSTIN POWERS

CARBALLO ARCHITECTURE, LLC
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ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077



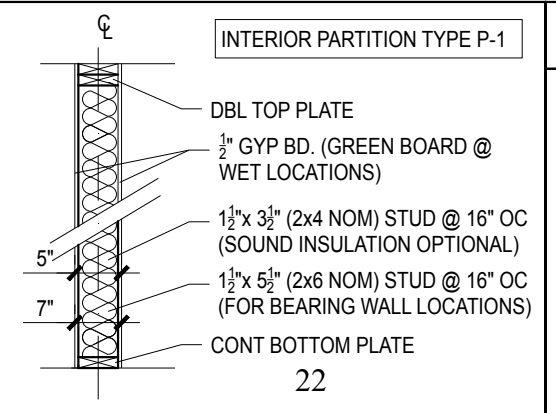
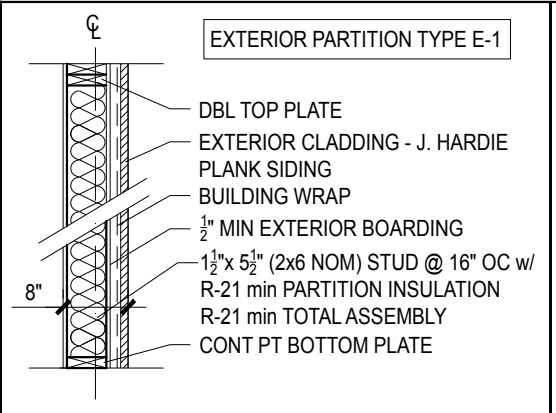
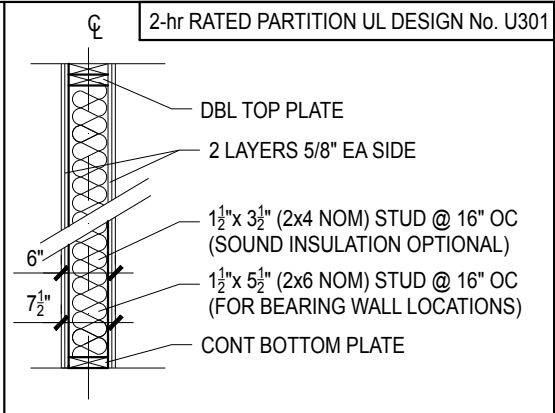
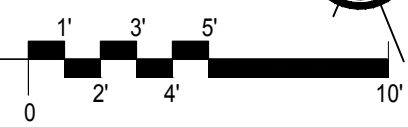
OPTION B

244 SF
GROSS
ADDITIONAL AREA

869 SF
GROSS
SECOND FLOOR AREA CALCULATION

762 SF
NET INTERIOR
SECOND FLOOR AREA CALCULATION
(AREA CALCULATION INCLUDES INTERIOR PARTITIONS,
PENETRATIONS & STAIRCASES)

2 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



LEGEND

	NOT IN SCOPE
	DEMO PARTITION
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	NEW 2-hr FIRE RATED PARTITION UL DESIGN No. U301

GENERAL NOTES

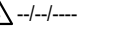
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0002-AD=AD2
SECOND FLOOR DEMOLITION PLAN
328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



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REVISIONS



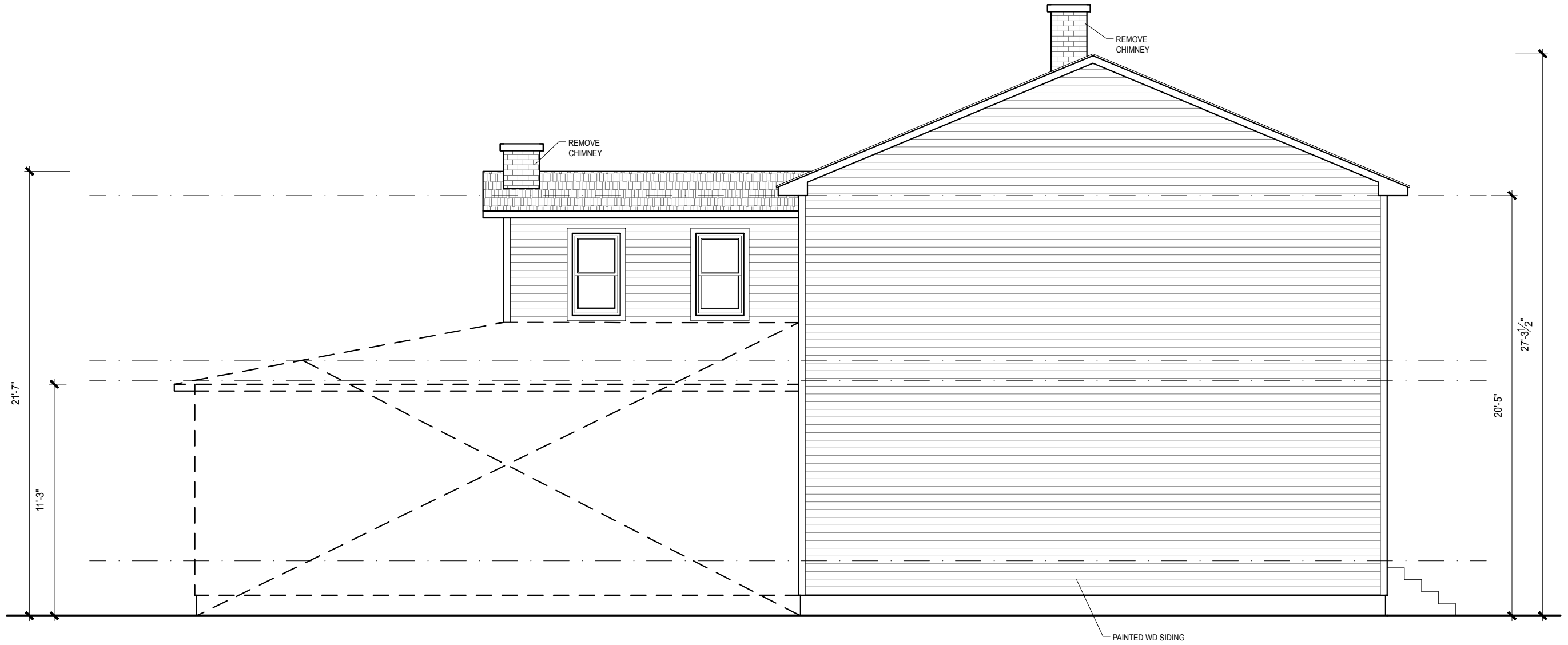
CLIENT
MR. JUSTIN POWERS

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077

0003-AD=AD3

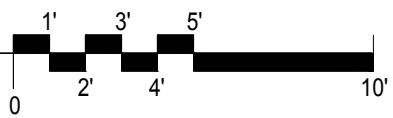
SIDE DEMOLITION ELEVATION

328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



EXISTING / DEMO

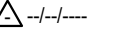
2 EXISTING SIDE ELEVATION
SCALE: 3/16" = 1'-0"





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REVISIONS



CLIENT
MR. JUSTIN POWERS

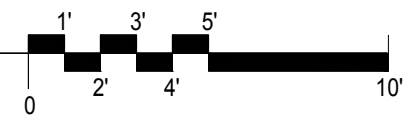
CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077

0008-A=A3
SIDE ELEVATION
328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



OPTION B

2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"





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VIRGINIA, LICENSE No. 0401017595

REVISIONS

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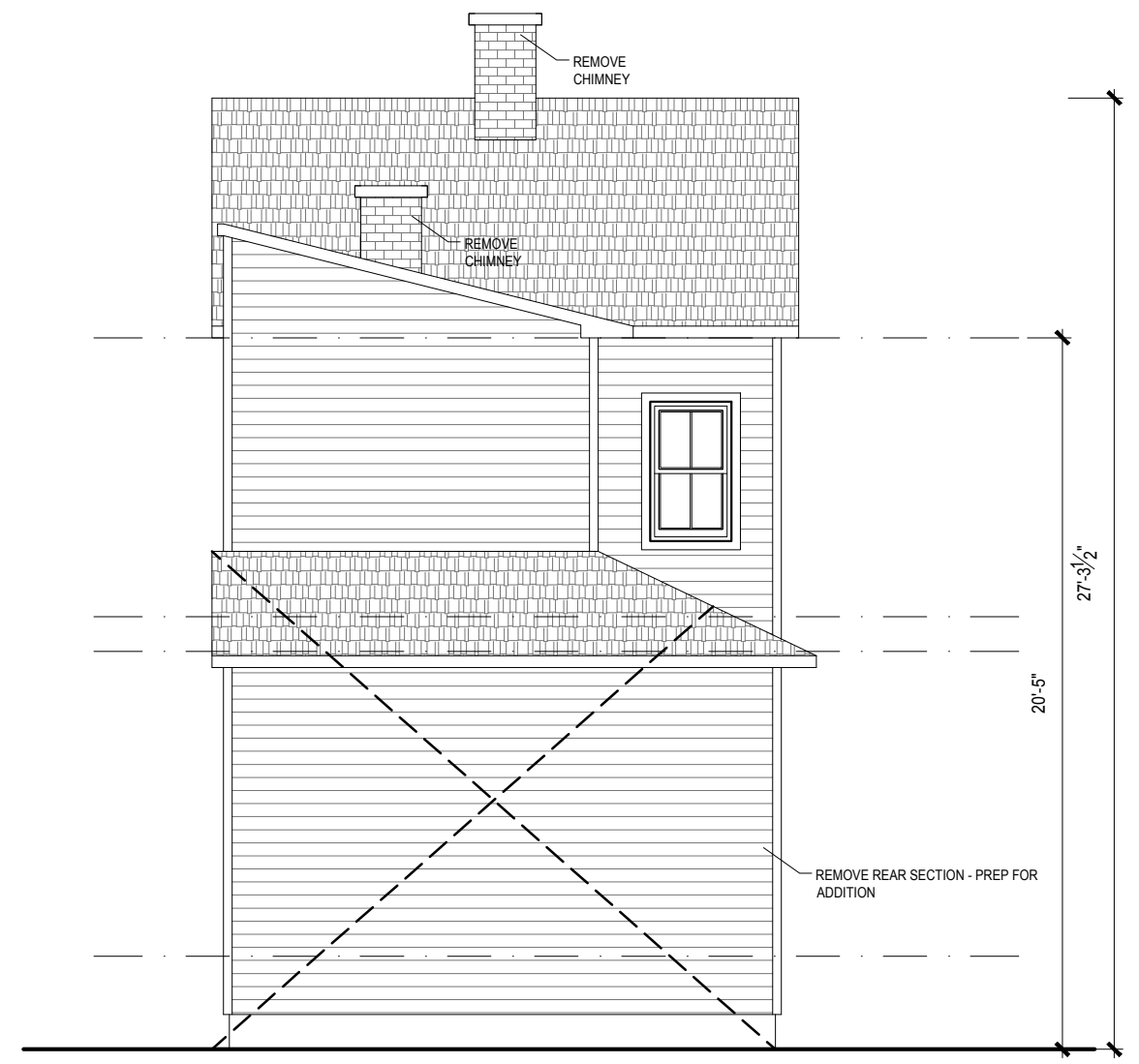
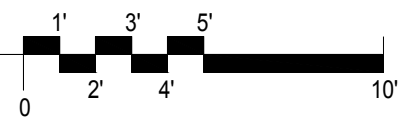
CLIENT
MR. JUSTIN POWERS

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA ST. BALTIMORE, MD 21231
ADAM CARBALLO, ARCHITECT
VA LIC# 0401017595
443-963-1077

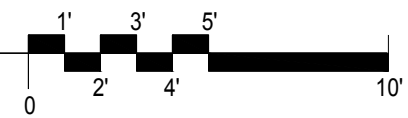
0009-A=A4
REAR ELEVATION
328 N. PATRICK STREET
JOB # 19-118
APRIL 2019



2 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



QUOTE

SOLD TO: Advanced Window and Door
Will Frazier

SHIP TO:

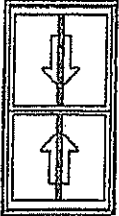
PROJECT NAME: Chad, Old Town

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		SWD3360			
	Rough Opening: 34 1/8 X 60 3/4	Frame Size : 33 3/8 X 60 Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Solid 5 1/2" Flat Casing, Standard Sill Nosing, Extended Sill Horns 6 Inch, Casing & Nosing Loose, DripCap, Brilliant White Drip Cap, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 1 3/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:29.6w, 26.4h, 5.4 sf PEV 2018.4.0.2336/POV 6.282 (11/09/18) HW			



Viewed from Exterior. Scale: 1/4" = 1'

Total:
tax(6%)
NET TOTAL:
Total Units: 11

 Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Advanced Window And Door Systems Inc.

7942 I Cluny Court

Springfield , Virginia 22153 Phone 703-912-9084

Fax 703-912-9088

E-Mail awds@verizon.net

To: Metro Fine Properties

9115 Digital Drive Unit 12

Manassas, Va. 20111

Att: Justin Powers

From: Bill Frazier

We propose to furnish and install windows as per the following specifications:

11 Each FD5684 SWD3360

JELDWEN Sitteline Wood Double Hung, Aurelast Pine, Actual Frame Size 33 3/8 X 60 inch
Primed Exterior, Natural Interior, 5 1/8 inch Flat Casing, Standard Sill Nosing, Extended sill
Horns 6 inches, Drip Cap, Brilliant White Drip Cap, 5 1/4 Jamb 4/4 Thick, No Finger Flows,
White Jamb Liners, Concealed Jamb Liners. Annealed glass, Protective film, Silver Spacer,
Int Bar, Primed wood SDL, Light Bronze Shadow Bar, Colonial All Lites 2 Wide 1 High Top,
2 Wide 1 High BTM, Better Vue Mesh Brilliant White Screen, 1 Lock, Glass Thickness .698,
Clear opening: 29.6 W, 26.4 H, 5.4 sf, Glas not tested for NFRC

Note Special Glass LOW-E 272- Light Bronze Shadow Bar 2w1h top/bottom 1 3/8

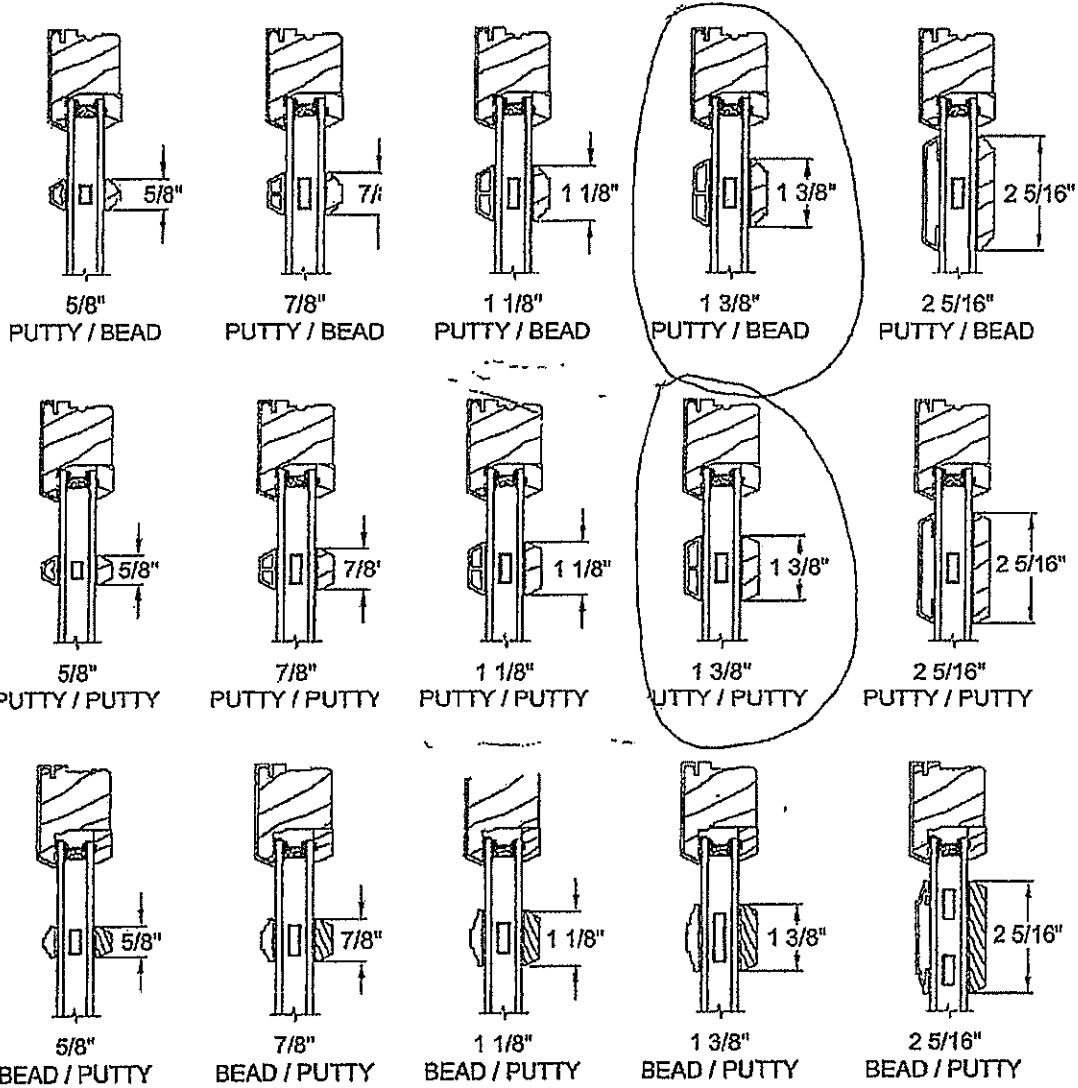
Putty bar Silver Spacer

Furnished & Installed Tax Included





DIVIDED LITE OPTIONS





MASONITE.

Open to extraordinary.
www.masonite.com

02/25/2019

Document

Document #	2378
Line #	1
Special Comp.	NA
Reference #	798183

Door	
Product Use	EXTERIOR
Model	C44
Specie	FIR
Wood Treatment	NONE
Finish	NATURAL
Woodcore	JOINTED
Bevel door	NONE
Slat Model	NA
Prefit	0.00
Trim	0.00

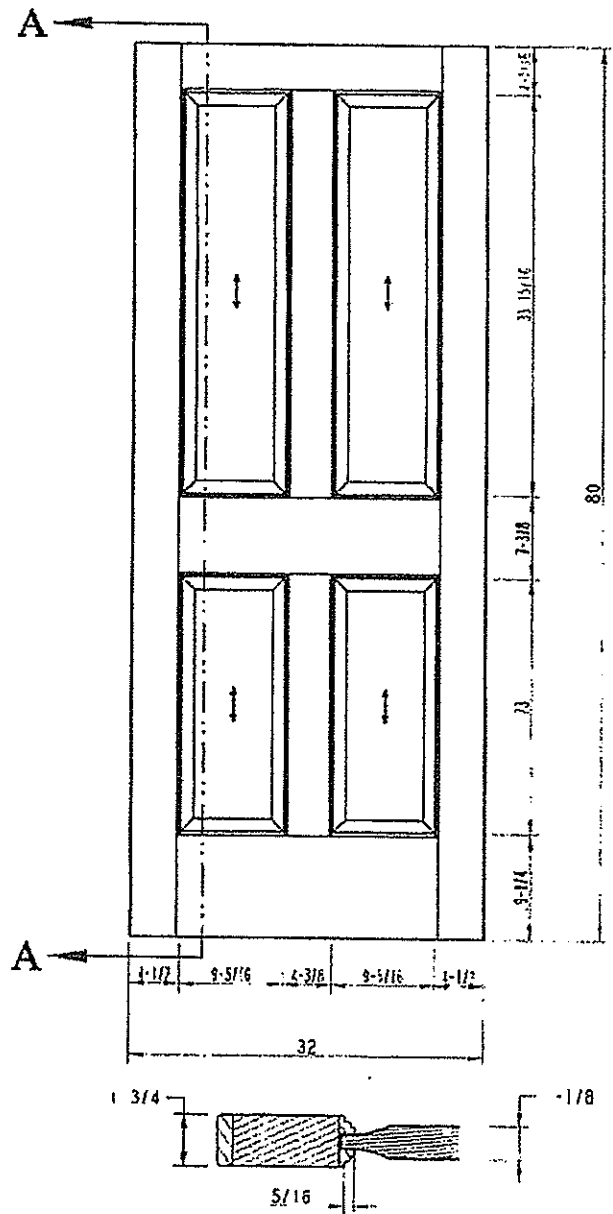
Certification	
Fire Rated	NONE
Structural	NONE

Molding	
Moulding	OVOLO
Family	NONE
Model	NONE

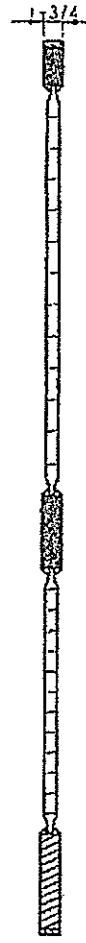
Glass	
Glass Model	NONE
Glass Finish	NONE
Bevel	NONE
Insulated	NONE
Low-E	NONE

Panel	
Wood	VENEER
Design	NONE
Type	RAISED
Thickness	1.125

Curve Top	
Radius	0.000
Height Curve	0.000



Note: All measurements include sticking



SECTION A-A

PANEL SECTION

Front of house facing N. Patrick St



Left Side from N. Patrick St



Right side from N. Patrick Street

Rear

