

**ISSUE:** Permit to Demolish/Capsulate (partial)

**APPLICANT:** BOWA

**LOCATION:** Old and Historic Alexandria District  
211 Prince Street

**ZONE:** RM/Residential Townhouse Zone

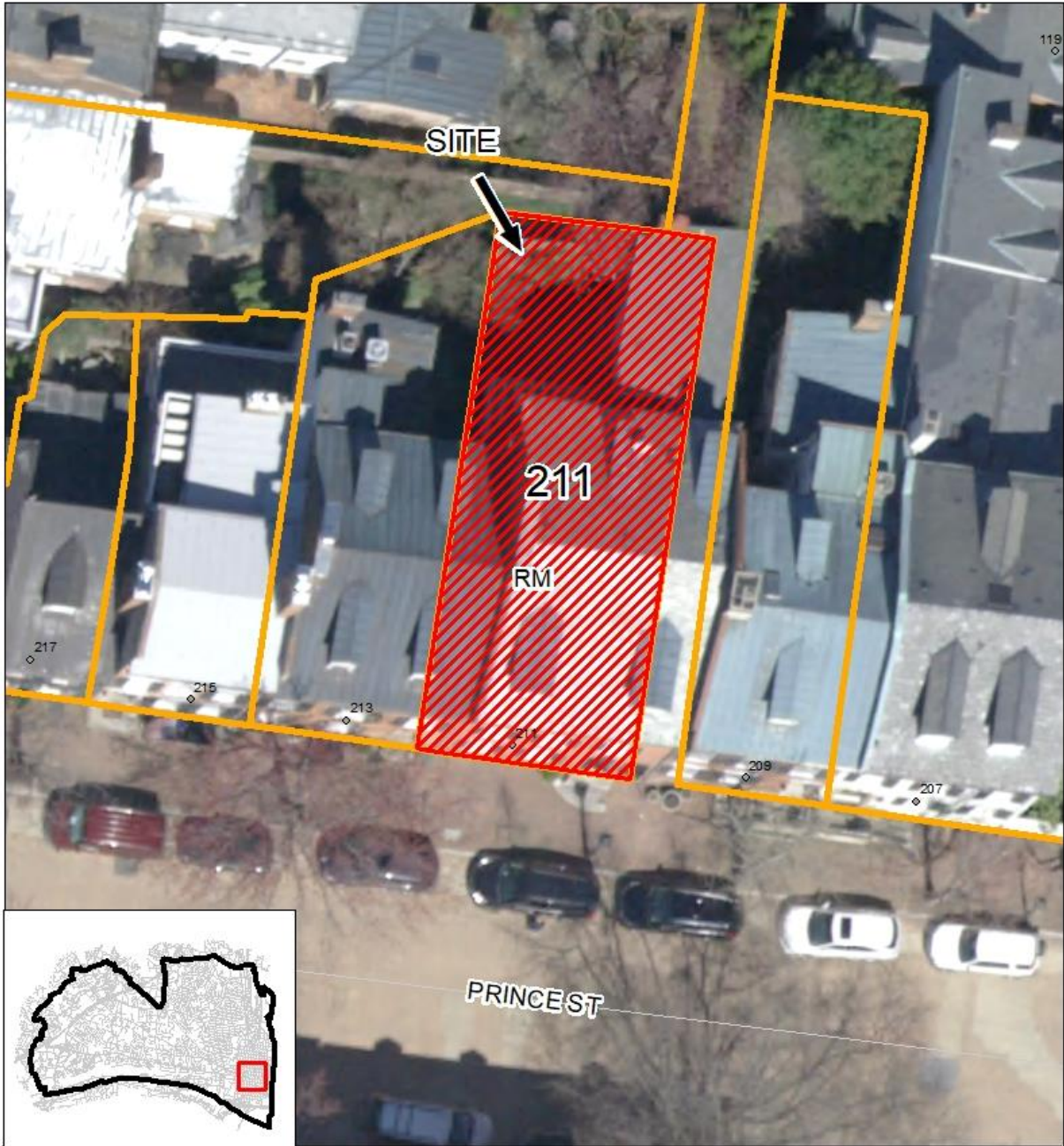
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR #2022-00315**  
**211 Prince Street**

0 5 10 20 Feet

N

**Note:** *The Permit to Demolish requires a roll call vote.*

**I. APPLICANT’S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) to demolish and encapsulate portions of the north elevation to create new window and door openings, at 211 Prince Street. 116.6 square feet of wall area will be affected by the proposed work including two windows on the first-story.

Site context

The alley to the north and east of the subject property, is private. The proposed demolition will not be visible from a public right-of-way.

**II. HISTORY**

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, Captain John Harper constructed the house in the summer of **1793**. The three-bay, three-story Federal style house consists of a masonry main block and a 1 ½ -story masonry ell at the rear. The ell was expanded to a 2 ½ -story masonry ell in 1962 (permit #18516).

*Previous BAR Approvals*

- 7/11/1977 – Approved for chimney repair (permit #33556).
- 7/12/1967 – The Board approved the replacement of the iron steps and stoop with limestone steps.
- 1/8/1962– Approved for replacement of plaster, brickwork, flues, and cornices. Repair of dormers, roof, gutters, downspouts, and main building windows (permit #17974).
- 4/13/1943 – Approved for two windows on the rear wall (permit #4994).
- 9/8/1939 – Approved for roof replacement (permit #3196).
- 8/29/1931- Approved for new composition roof (permit #36).

**III. ANALYSIS**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

| <b>Standard</b> | <b>Description of Standard</b>   | <b>Standard Met?</b> |
|-----------------|--|----------------------|
| (1)             | Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? | No                   |
| (2)             | Is the building or structure of such interest that it could be made into a historic shrine?  | No                   |

|     |   |     |
|-----|---|-----|
| (3) | Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?  | No  |
| (4) | Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?  | N/A |
| (5) | Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?  | No  |
| (6) | Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live? | No  |

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. The portions proposed for demolition/encapsulation are without individual historical interest or uncommon architectural merit and none of the criteria for demolition and encapsulation are met. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. Staff notes that the demolition/capsulation is proposed on the rear elevation which is not visible from the public right-of-way and has been modified and expanded over the years. Additionally, the proposed work will not impact the architectural integrity of building.

**STAFF**

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

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 Proposed new windows comply with zoning.

**Code Administration**

Building permit is required.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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 comments received.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2022-00315: 211 Prince Street*

ADDRESS OF PROJECT: 211 PRINCE STREET

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

TAX MAP AND PARCEL: 075.01-07-17 ZONING: RM

**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: BOWA

Address: 7900 WESTPARK DRIVE SUITE A180

City: McLEAN State: VA Zip: 22102

Phone: (202) 905-3770 E-mail: ANDREWS@BOWA.COM

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: TJ MONAHAN

Phone: (571) 422-2286

E-mail: TJMONAHAN@BOWA.COM

**Legal Property Owner:**

Name: WARRELL, ANDREW OR MARGARET MARY

Address: 211 PRINCE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: ANDREW\_WARRELL@MCKINSEY.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).*

REMOVAL OF TWO (2) WINDOWS AND ONE (1) DOOR ON THE FIRST FLOOR OF AN EXISTING ROWHOME IN PREPARATION FOR ONE (1) NEW WINDOW AND ONE (1) NEW DOOR. DUE TO THE KITCHEN RENOVATION (INTERIOR-ONLY), THE OPENINGS ON THE COURTYARD WALL NEED TO BE MODIFIED. THESE OPENINGS AND NEW UNITS WILL NOT BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY.

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**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.*

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

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

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

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

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



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

- I 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.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Timothy J. Monahan

Printed Name: TJ MONAHAN

Date: 06.20.2022

**Notification of Changes**

Contractors will verify and be responsible for all dimensions and conditions and will inform this office of all variations from drawings prior to performing work. Written dimensions have authority over scaled.

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**GENERAL CONSTRUCTION NOTES:**

1. ALL DIMENSIONS TO FINISH FACE UNO.
2. BEDROOMS AND BATHROOMS TO HAVE PRIVACY LOCK.
3. INTERIOR PARTITION TYPE 'A' IS 3-1/2" WOOD STUDS @ 16" O.C. 1/2" GWB BOTH SIDES FLOOR TO CEILING WITH BATT INSULATION AS REQUIRED. RE-INSULATE CEILING AS REQUIRED BY CODE.
4. BLOCKING AS NEEDED FOR GRAB BARS, TOWEL BARS, AND PAPER HOLDERS.
5. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
6. JOB SITE SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.

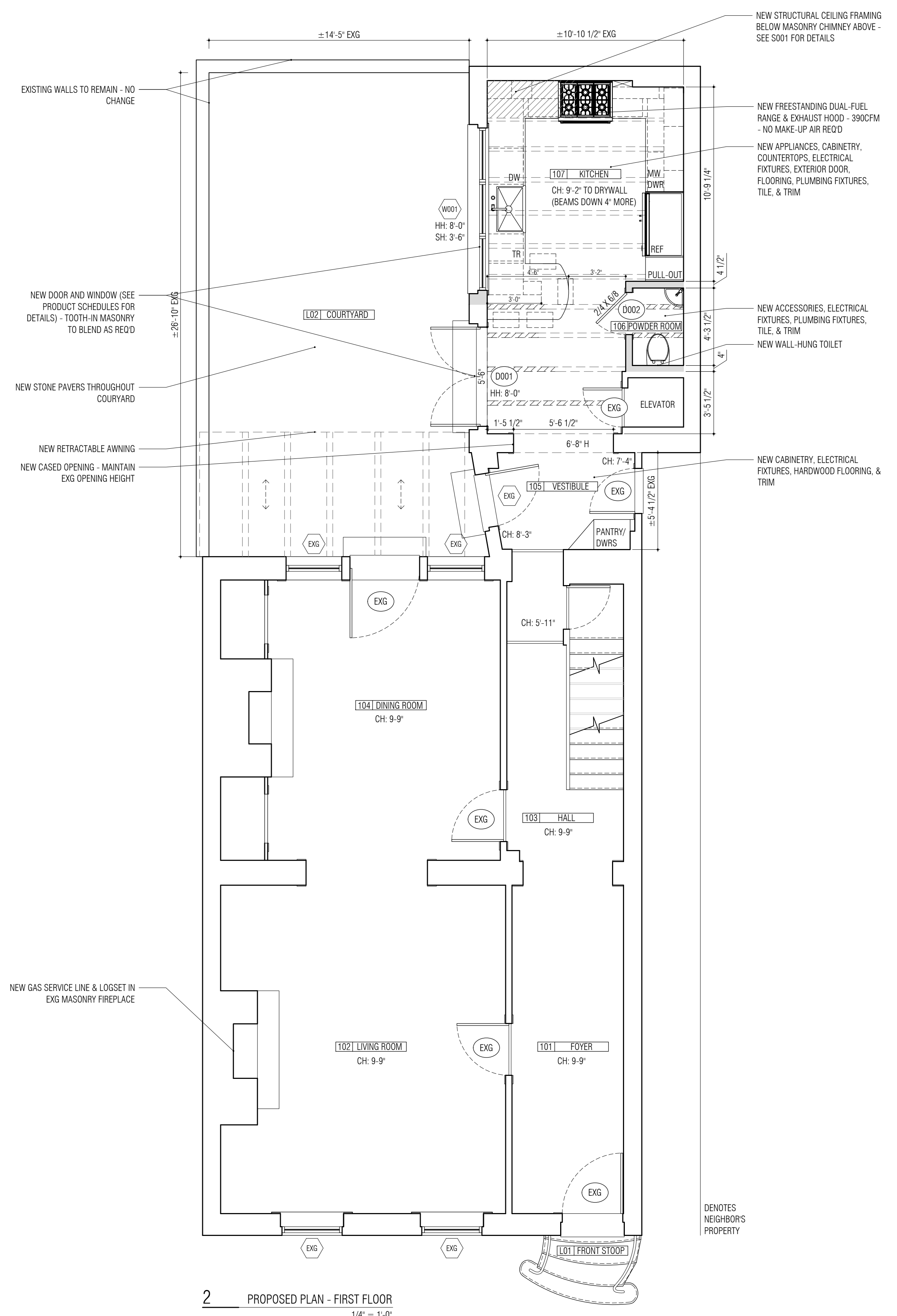
**LEGEND:**

- EXG PARTITION TO REMAIN
- EXG PARTITION TO REMOVE
- NEW PARTITION

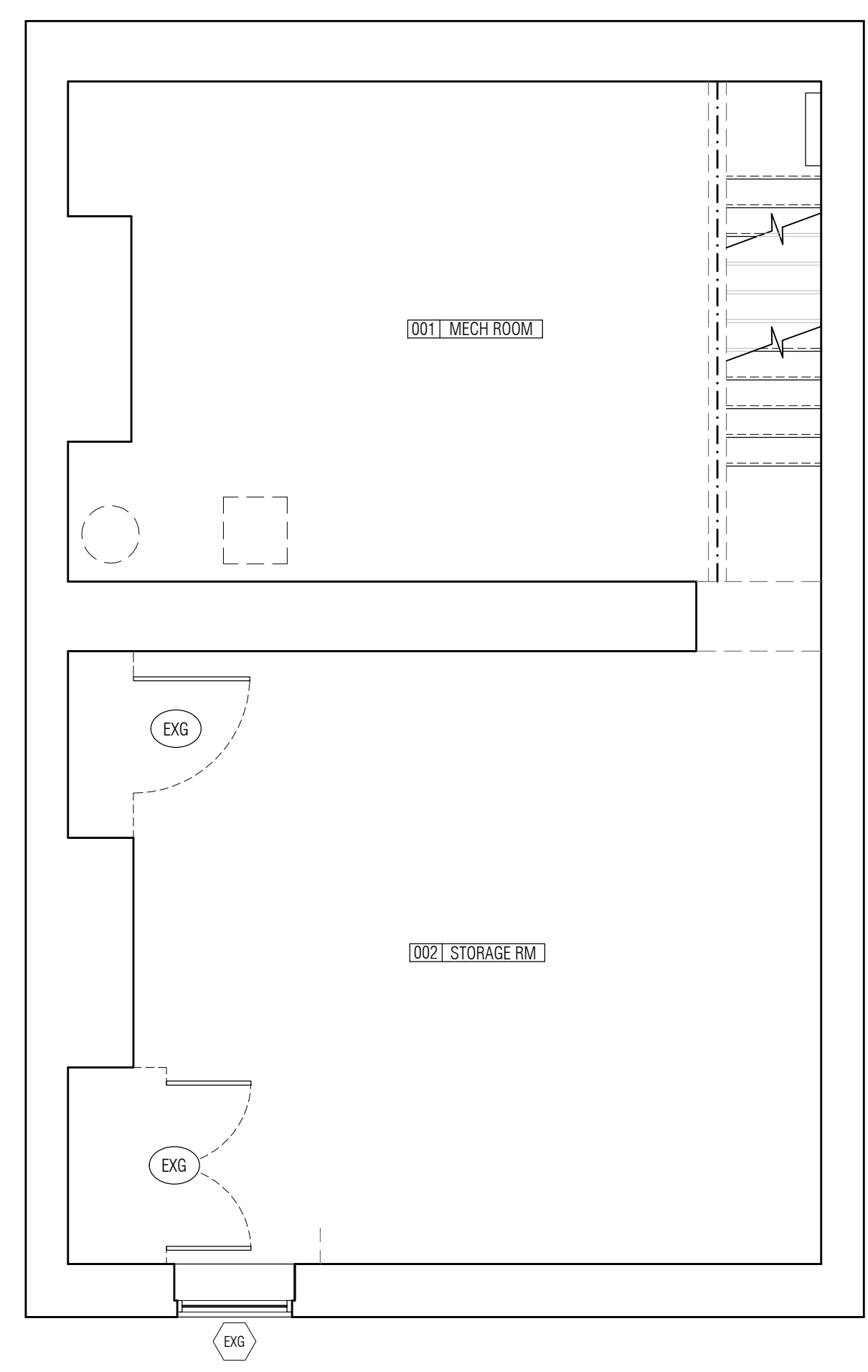
**PRODUCT SCHEDULES:**

| Level       | Room # | Room Name   | Material     | Qty | Manufacturer              | Model #            | Description                | Additional Info        | Notes   |
|-------------|--------|-------------|--------------|-----|---------------------------|--------------------|----------------------------|------------------------|---|
| FIRST FLOOR | 105    | POWDER ROOM | 0001         | 1   | EXG-WEN                   | COLONY SMOOTH      | SINGLE HINGED DOOR PREHANG | NO. 25.5 W x 8.87" H   | 28" W x 80" H RIGHT HAND OUTSWING   |
|             |        |             | PRIVACY KNOB | 1   | HOUSE OF ANTIQUE HARDWARE | RJ104H.1022.02B-AB | HORIZONTAL RM LOCK SET     | SOLID BRASS            | W/ BENNETT STYLE PORCELAIN ENDS, W/ KEY-OPERATED DEADBOLT   |
|             | 107    | KITCHEN     | 0002         | 1   | EXG-WEN                   | STELINE WOOD       | DOUBLE PATIO DOORS         | NO. 69" W x 87-1/2" H  | 64" W x 80" H OUTSWING, ACTIVE LEFT, INSULATED TAMPED LOW-E GLASS, PRANGED W/RTPT, 14-LITE W/ OSGE GRILLE, BLACK SILL, H/W/PANE INCLUDED, INSULATION, POLISHED BRASS, LATCHOR, 0.25, 396C, 0.24 |
|             | 107    | KITCHEN     | W001         | 1   | EXG-WEN                   | STELINE WOOD       | TRIPLE CASEMENT            | NO. 111" W x 56-1/2" H | 108" W x 54" H, LEFT-FRONT, INSULATED LOW-E GLASS, PRANGED W/RTPT, 15-LITE (EACH UNIT) W/ OSGE GRILLE, WESTING CRANK (POLISHED BRASS), W/ SCREEN, LATCHOR, 0.24, 396C, 0.27                     |

| Level       | Room # | Room Name        | Material         | Qty | Manufacturer       | Model #               | Description                        | Additional Info               | Notes  |
|-------------|--------|------------------|------------------|-----|--------------------|-----------------------|------------------------------------|-------------------------------|--|
| FIRST FLOOR | 106    | POWDER ROOM      | FAUCET           | 1   | SIGNATURE HARDWARE | 447853                | FINISH TONED FAUCET                | POLISHED NICKEL               | SINGLE HOLE W/ POP-UP DRAIN  |
|             |        |                  | SINK             | 1   | SIGNATURE HARDWARE | 448105                | FINISH TONED SINK                  | WHITE                         | W/ SUPPLY KIT, 30" DIA   |
|             |        |                  | TOILET           | 1   | DELTA              | 2130000001            | WALL-HUNG TOILET                   | WHITE                         | W/ WALL-MOUNT TANK, 111.83X30.5X 16" SOFT-CLOSE SEAT, 0000000000             |
|             |        |                  | FLOOR PLATE      | 1   | DELTA              | 213170115.5           | SOAK BUBBLES                       | PLAIN WHITE                   |  |
|             |        |                  | PAPER HOLDER     | 1   | SIGNATURE HARDWARE | 446672                | FINISH TONED PAPER HOLDER          | POLISHED NICKEL               |  |
|             |        |                  | TOWEL RING       | 1   | SIGNATURE HARDWARE | 446675                | FINISH TONED TOWEL RING            | POLISHED NICKEL               |  |
|             |        |                  | ROBE HOOK        | 1   | SIGNATURE HARDWARE | 446682                | FINISH TONED ROBE HOOK             | POLISHED NICKEL               |  |
|             | 107    | KITCHEN          | FAUCET           | 1   | DELTA              | 5997-CZ-FR-DST        | PULL-DOWN KITCHEN FAUCET           | CHAMPAGNE BRONZE              |  |
|             |        |                  | SINK             | 1   | WHITEHALL          | WH-ALC0218-WHITE      | 30" FARMHOUSE SINK                 | WHITE                         | "VINTAGE" DECORATIVE FRONT   |
|             |        |                  | DISPOSAL         | 1   | PROFESSIONAL       | 800005-100            | 1/2 HP DISPOSER                    |                               |  |
|             |        |                  | AIR PARTICH      | 1   | DELTA              | 7200-CZ               | AIR SWITCH W/ DUAL OUTLET          | CHAMPAGNE BRONZE              |  |
| DWBD FLOOR  | 303    | PRIMARY BATHROOM | FAUCET           | 2   | DELTA              | 1005-T089             | "TOLLY" WIDE SPREAD FAUCET         | BULGED GOLD                   | W/ CROSS HANDLES, HHL-081386   |
|             |        |                  | SINK             | 2   | SIGNATURE HARDWARE | 447961                | "EMPEROR" 2" UNDERMOUNT SINK       | WHITE                         | ELONGATED BOWL, COMFORT HEIGHT, INCLUDES SEAT, W/ FLUSH LEVER, DELTA 7500-PP |
|             |        |                  | TOILET           | 1   | DELTA              | 2089.101.020          | "GADGET 3" TWO-PIECE TOILET        | WHITE                         |  |
|             |        |                  | TUB              | 1   | VICTORIA & ALBERT  | 08A-N-3W-CP-4-FT-DRAB | "ORATION" FIBERGLASS TUB           | WHITE                         | 46-3/8" H, REVERSIBLE DRAIN, W/ DRAIN, 8-5/8"                                |
|             |        |                  | TUB FAUCET       | 1   | DELTA              | 1005-T089             | "TOLLY" WIDE SPREAD TUB FAUCET     | BULGED GOLD                   | W/ CROSS HANDLES, HHL-081386 & TANK, 081386                                  |
|             |        |                  | SHOWER MIT       | 1   | DELTA              | 889-1189              | "TOLLY" THERMOSTATIC VALVE TERM    | BULGED GOLD                   | W/ CROSS HANDLES, HHL-081386   |
|             |        |                  | SHOWER MIT       | 1   | DELTA              | 889-1189              | "TOLLY" THERMOSTATIC VALVE TERM    | BULGED GOLD                   | W/ CROSS HANDLES, HHL-081386   |
|             |        |                  | SHOWER MIT       | 1   | DELTA              | 889-1189              | "TOLLY" THERMOSTATIC VALVE TERM    | BULGED GOLD                   | W/ CROSS HANDLES, HHL-081386   |
|             |        |                  | TOWEL BAR        | 2   | DELTA              | 6-2772-2MB            | "ARTFACT" SHOWHEAD                 | VIBRANT BRUSHED MODERNE BRASS | W/ SHOWER ARM, 6-2772-2MB  |
|             |        |                  | TOWEL BAR        | 2   | DELTA              | 6-2772-2MB            | "ARTFACT" SHOWHEAD                 | VIBRANT BRUSHED MODERNE BRASS | W/ SHOWER ARM, 6-2772-2MB  |
|             |        |                  | PAPER HOLDER     | 1   | DELTA              | 889-T089              | "TOLLY" PAPER HOLDER               | BULGED GOLD                   |  |
|             |        |                  | TOWEL RING       | 2   | DELTA              | 889-T089              | "TOLLY" TOWEL RING                 | BULGED GOLD                   |  |
|             |        |                  | ROBE HOOK        | 2   | DELTA              | 889-T089              | "TOLLY" ROBE HOOK                  | BULGED GOLD                   |  |
|             |        |                  | MIRROR CABINET   | 2   | DELTA              | 889-T089              | "TOLLY" MIRROR CABINET             | MATEL GOLD                    |  |
|             |        |                  | SHOWER ENCLOSURE | 1   | FRAMERGLASS        | 0310704               | FRAMERGLASS GLASS SHOWER ENCLOSURE |                               | 18-1/4" W x 56" H x 4" D, DOOR HARDWARE, ALSO 0726-RP9                       |
|             |        |                  | LAUNDRY FAUCET   | 1   | DELTA              | 213186                | CENTRE LAUNDRY FAUCET              | CHROME                        | 3-1/2" HOSE & CONNECT  |
|             |        |                  | LAUNDRY SINK     | 1   | PROF-D             | PR173220              | SINGLE-BASIN LAUNDRY SINK          | WHITE                         |  |
|             |        |                  | SHOWER BOARD     | 1   | NOTTELINE          | PR102200              | SINGLE-BASIN LAUNDRY SINK          | BRONZE/RESIN                  | INSTALL ON BACK OF DRG   |



**2** PROPOSED PLAN - FIRST FLOOR  
 1/4" = 1'-0"



**1** PROPOSED PLAN - BASEMENT  
 1/4" = 1'-0"

**DRAWING DATA**

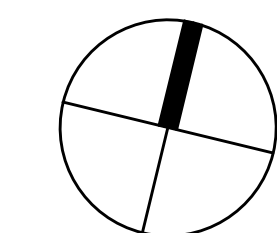
PROJECT: **WARRELL RESIDENCE**  
 ADDRESS: 211 PRINCE STREET  
 ALEXANDRIA, VA 22314

DRAWING TITLE: **PROPOSED PLANS**  
 BASEMENT, FIRST FLOOR,  
 & DOOR/WINDOW/PLUMBING SCHEDULES

| REVISION NO. | ISSUED DATE:                       |
|--------------|------------------------------------|
| .00          | WALKTHROUGH SET 01.11.2022         |
| .01          | CONSTRUCTION COMMITMENT 02.10.2022 |
| .02          | PERMIT 04.22.2022                  |

SEAL & SIGNATURE:  
  
 PROJECT NO: 31-21-701  
 DATE: 04.19.2022  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: ANDREW SINGER  
 DESIGNER  
 CAD FILE: A100 PLANS

**A100.02**



**Notification of Changes**

Contractors will verify and be responsible for all dimensions and conditions and will inform this office of all variations from drawings prior to performing work. Written dimensions have authority over scaled.

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**DRAWING DATA**

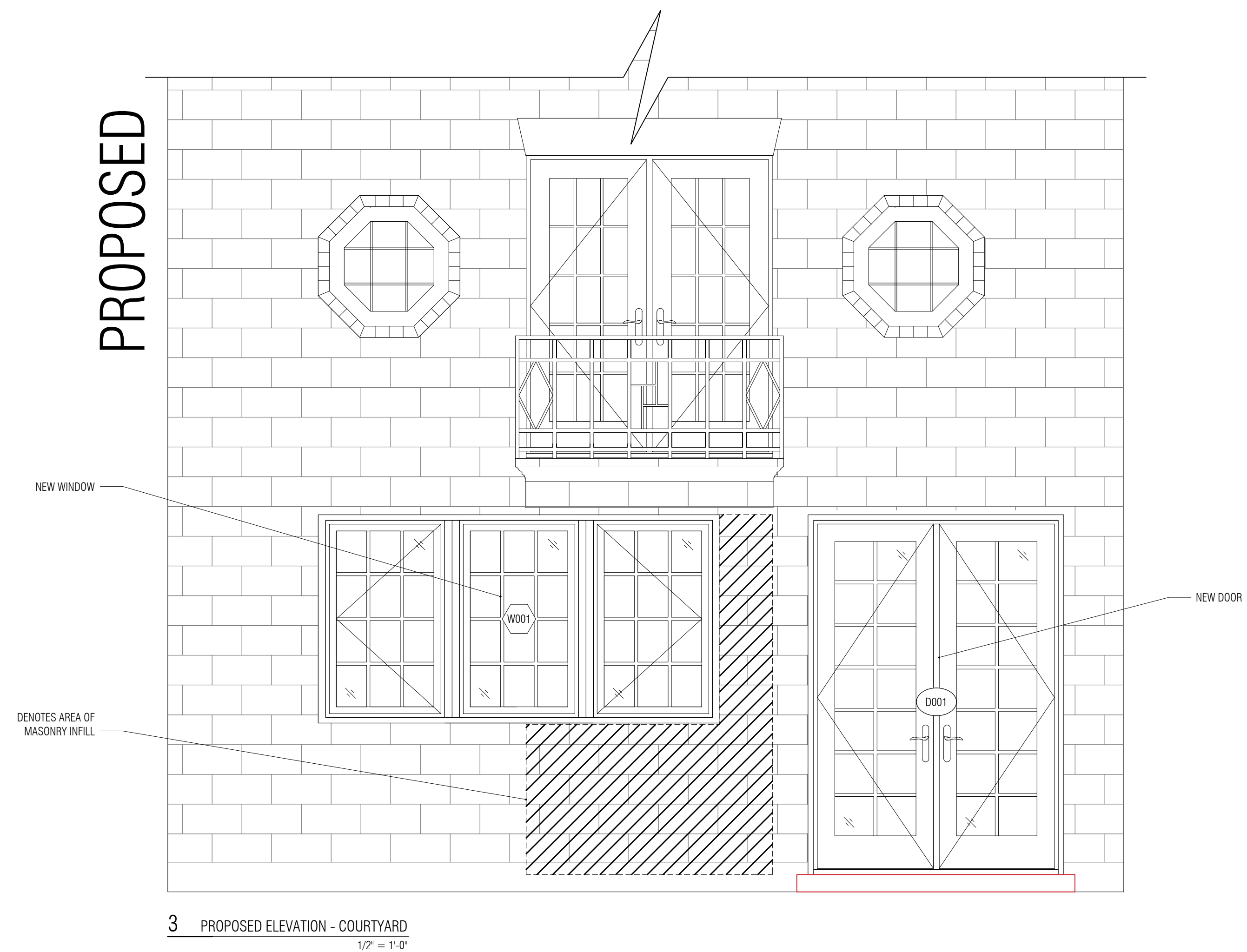
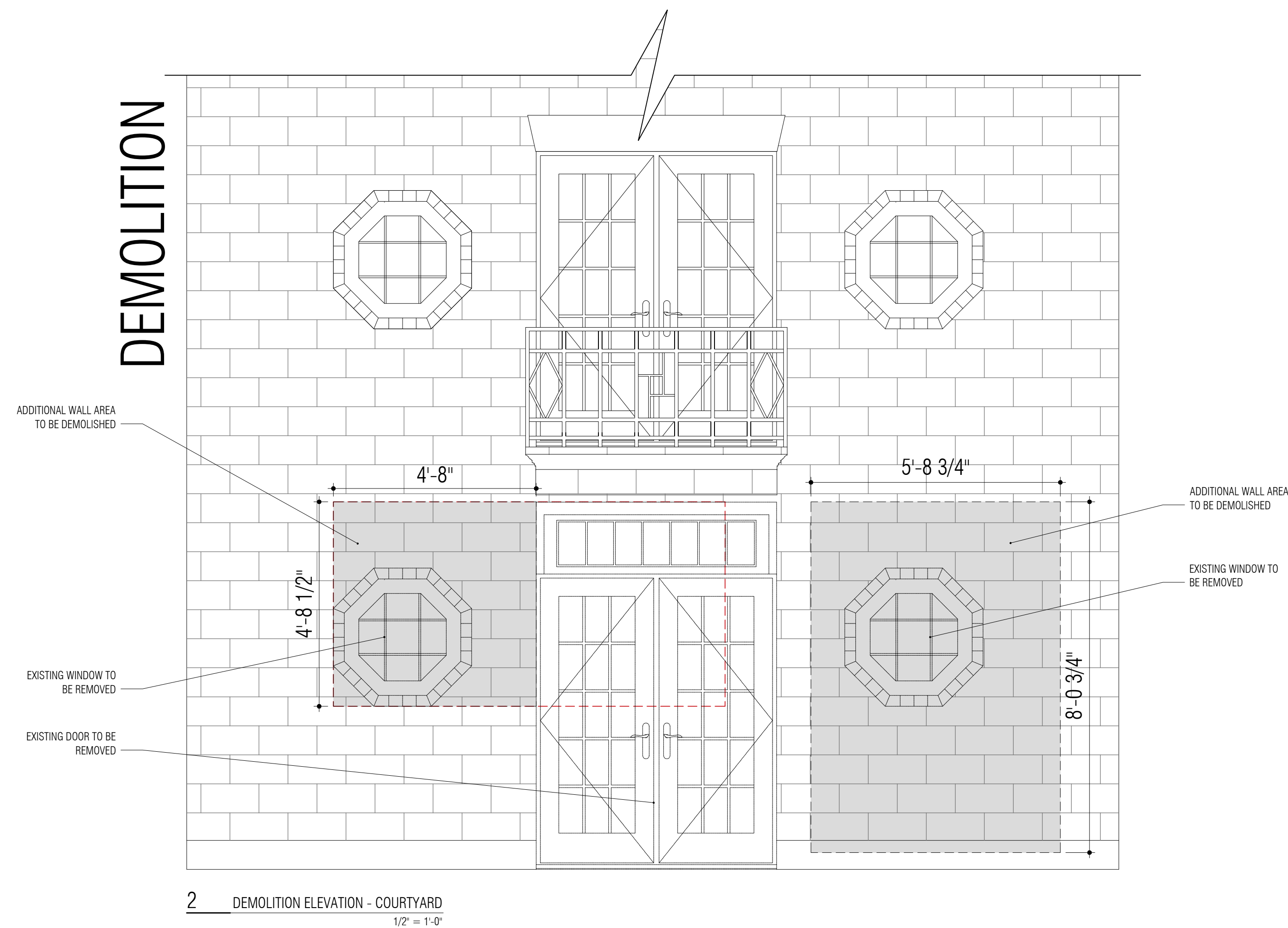
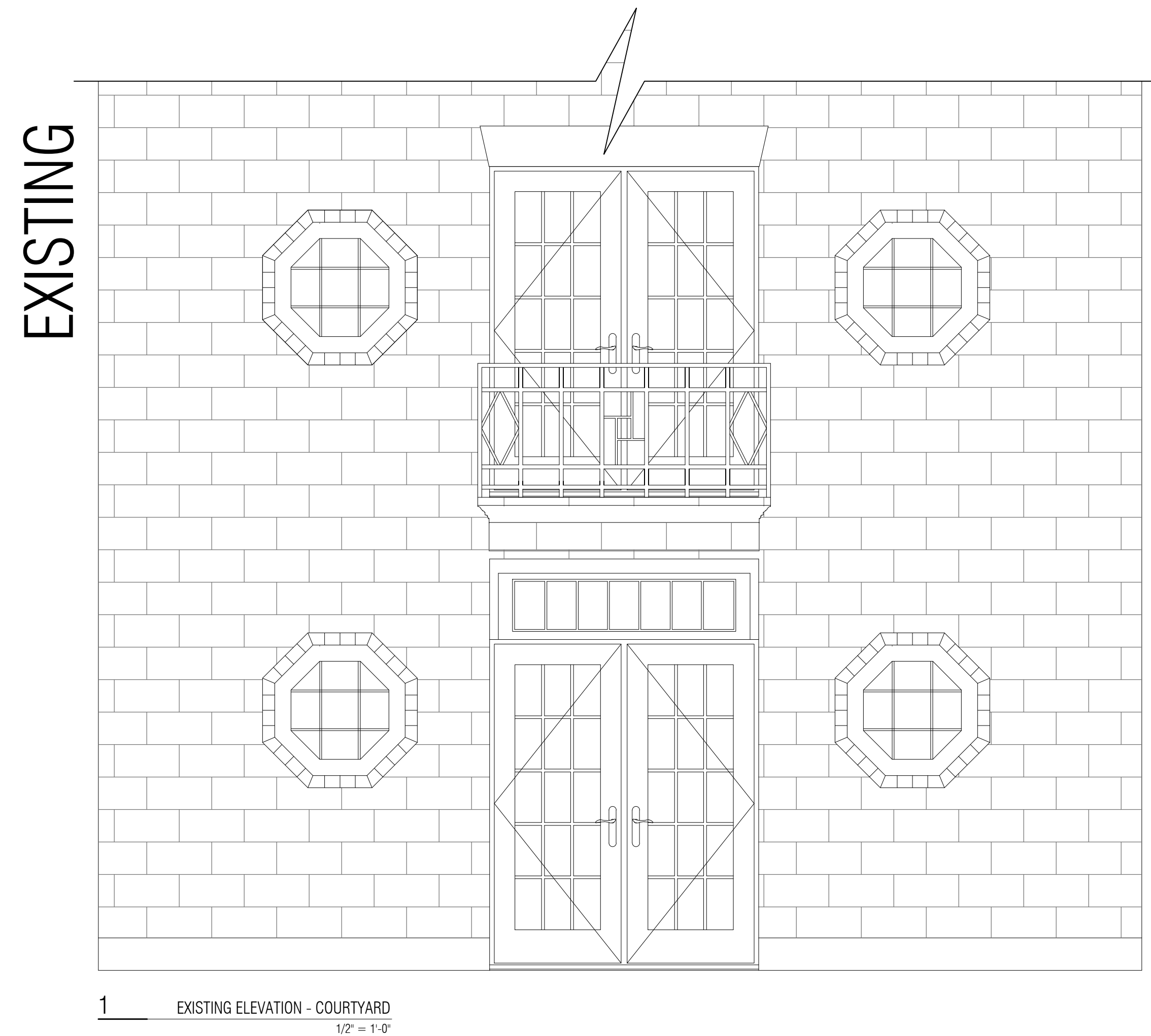
PROJECT: WARRELL RESIDENCE  
ADDRESS: 211 PRINCE STREET  
ALEXANDRIA, VA 22314

DRAWING TITLE: EXTERIOR ELEVATIONS  
COURTYARD  
EXISTING, DEMOLITION, & PROPOSED

| REVISION NO. | ISSUED DATE:                       |
|--------------|------------------------------------|
| .00          | WALKTHROUGH SET 01.11.2022         |
| .01          | CONSTRUCTION COMMITMENT 02.10.2022 |
| .02          | PERMIT 04.22.2022                  |

|                   |                         |
|-------------------|-------------------------|
| SEAL & SIGNATURE: | PROJECT NO: 31-21-701   |
|                   | DATE: 06.09.2022        |
|                   | SCALE: 1/2" = 1'-0"     |
|                   | DRAWN BY: AS            |
|                   | CAD FILE: A500 INT ELEV |

**A400.02**











































erry Mulcahey

**QUOTE BY :** Jerry Mulcahey  
**SOLD TO :** BOWA  
**PO# :**  
**Ship Via :** Ground

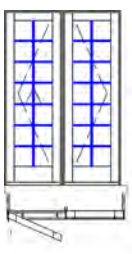
**QUOTE # :** JW2204000VL - Version 0  
**SHIP TO :**  
**PROJECT NAME :** WARRELL  
**REFERENCE :**

**U-Factor Weighted Average:** 0.24

**SHGC Weighted Average:** 0.16

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NET UNIT<br>PRICE | QTY | EXTENDED<br>PRICE |
|------|-----------------------|--------------------------|-------------------|-----|-------------------|
|------|-----------------------|--------------------------|-------------------|-----|-------------------|

Line 1  
 KITCHEN  
 Rough Opening : 66 3/4 X 96 1/2



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 66 X 96  
 (Outside Casing Size: 68 15/16 X 97 15/32),  
 Sitrine Wood Auralast Pine, Outswing Door Product, (French-Swing)  
 Two Panel Door,  
 ( Active/Passive ),  
 Equal Panel Widths,  
 4 5/8" Stile, 8 1/4" Bottom Rail,  
 Primed Exterior,  
 Clear Frame,  
 Primed Interior,  
 Brickmould, DripCap, Brilliant White Drip Cap,  
 4 9/16 Jamb,  
 Standard Sill, Black Sill,  
 Polished Brass Hardware, Stainless Steel Strike Plate,  
 Harleston Traditional , Multi Point/Multi Point Bore, Keyed,  
 Adjustable Hinges, Stainless Steel HNG,  
 Insulated SunResist with HeatSave Tempered Glass, Protective Film, Black  
 Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light  
 Bronze Shadow Bar, Colonial All Lite(s) 2 wide 7 High,  
 Neat,  
 US National-WDMA/ASTM, PG 35,  
 Door closers should not be used with adjustable hinges. IGThick=0.756(1/8 /  
 1/8), Clear Opening @ 90 degree opening:59.3w, 93.3h, 38.4 sf  
 U-Factor: 0.25, SHGC: 0.14, VLT: 0.30, Energy Rating: 17.00, CR: 49.00,  
 CPD: JEL-N-872-11972-00001  
 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

\$5,429.47      1      \$5,429.47

Line 1-1(D1)

Sitrine Wood Auralast Pine, PANEL, Outswing Door Product, (French-Swing)  
 Panel Width= 31 5/16 , Panel Height= 93 1/2 ,  
 4 5/8" Stile, 8 1/4" Bottom Rail,  
 Primed Sash,  
 Primed Interior,  
 Active , Hinged Left,  
 Multi Point Bore,  
 Adjustable Hinges,  
 7/8" Putty SDL w/Perm Wood Insulated SunResist with HeatSave Tempered  
 Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,  
 Neat,  
 Putty Int BAR, Primed Wood SDL, All Lite(s) Light Bronze Shadow Bar,  
 Colonial 2 wide 7 High

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NE UNIT<br>PRICE | QTY | EX EN ED<br>PRICE |
|------|-----------------------|--------------------------|------------------|-----|-------------------|
|------|-----------------------|--------------------------|------------------|-----|-------------------|

Product Warranty Covers Accidental\* Glass Breakage \*Refer to the JELD-WEN warranty for additional information, \*Custom-Width\*, \*Custom-Height\*, IGThick=0.756(1/8 / 1/8),  
PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

Line 1-2(D2)

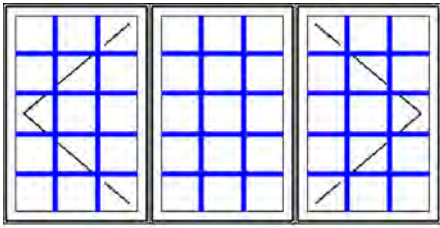
Siteline Wood Auralast Pine, PANEL, Outswing Door Product, (French-Swing)  
Panel Width= 31 5/16 , Panel Height= 93 1/2 ,  
4 5/8" Stile, 8 1/4" Bottom Rail,  
Primed Sash,  
Primed Interior,  
Passive , Hinged Right,  
Multi Point Bore,  
Adjustable Hinges,  
7/8" Putty SDL w/Perm Wood Insulated SunResist with HeatSave Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Neat,  
Putty Int BAR, Primed Wood SDL, All Lite(s) Light Bronze Shadow Bar, Colonial 2 wide 7 High  
Product Warranty Covers Accidental\* Glass Breakage \*Refer to the JELD-WEN warranty for additional information, \*Custom-Width\*, \*Custom-Height\*, IGThick=0.756(1/8 / 1/8),  
PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

Line 1-3(F1)

Frame Size : 66 X 96  
Siteline ,, (French-Swing) Wood FRAME, Auralast Pine, Outswing Door Product, Two Panel Door, Equal Panel Widths,  
Primed Exterior,  
Primed Interior,  
No Exterior Trim,  
Standard Sill, Black Sill, 4 9/16 Jamb,  
( Active/Passive ),  
Polished Brass Hardware, Stainless Steel HNG, Keyed,  
Harleston Traditional , Multi Point/Multi Point Bore, Prep, Stainless Steel Strike Plate, Adjustable Hinges,  
PG 35,  
Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NET UNIT<br>PRICE | QTY | EX | EN | ED<br>PRICE |
|------|-----------------------|--------------------------|-------------------|-----|----|----|-------------|
|------|-----------------------|--------------------------|-------------------|-----|----|----|-------------|

Line 2  
KITCHEN  
Rough Opening : 108 3/4 X 54 3/4



Viewed from Exterior. Scale: 1/2" = 1'

SWC3654-3  
 Frame Size : 108 X 54  
 (Outside Casing Size: 111 X 56 7/16),  
 Sitrine Wood Casement, Auralast Pine, 3 Wide  
 Flanker= 36 ,  
 Primed Exterior,  
 Primed Interior,  
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,  
 4 9/16 Jamb, 4/4 Thick,  
 Left/Stat/Right,  
 Nesting Crank Handle, Polished Brass Hardware,  
 US National-WDMA/ASTM, DP 35,  
 Insulated SunResist with HeatSave Annealed Glass, Neat, Protective Film,  
 Black Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light  
 Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 5 High  
 BetterVue Mesh Brilliant White Screen,  
 This mull configuration complies with AAMA 450 standards and is  
 professional engineer-approved.  
 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

\$3,282.64      1      \$3,282.64

Line 2-1(A1)

SWC3654  
 Frame Size : 36 X 54  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim,  
 3 3/4 Jamb,  
 Hinge Left,  
 Nesting Crank Handle, Polished Brass Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated SunResist with HeatSave Annealed Glass, Neat, Protective Film,  
 Black Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light  
 Bronze Shadow Bar, Colonial 3 Wide 5 High  
 BetterVue Mesh Brilliant White Screen,  
 Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
 IGThick=0.698(3/32 / 3/32), Clear Opening:26.1w, 49.5h, 9 sf  
 U-Factor: 0.24, SHGC: 0.17, VLT: 0.39, Energy Rating: 20.00, CR: 50.00,  
 CPD: JEL-N-881-02807-00001  
 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

Line 2-2(A2)

SWC3654  
 Frame Size : 36 X 54  
 Sitrine Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim,  
 3 3/4 Jamb,  
 Stationary,  
 US National-WDMA/ASTM, PG 35,  
 Insulated SunResist with HeatSave Annealed Glass, Neat, Protective Film,  
 Black Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NET UNIT<br>PRICE | QTY | EX | EN | ED<br>PRICE |
|------|-----------------------|--------------------------|-------------------|-----|----|----|-------------|
|------|-----------------------|--------------------------|-------------------|-----|----|----|-------------|

Bronze Shadow Bar, Colonial 3 Wide 5 High  
 Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
 IGThick=0.698(3/32 / 3/32),  
 U-Factor: 0.22, SHGC: 0.19, VLT: 0.45, Energy Rating: 23.00, CR: 50.00,  
 CPD: JEL-N-884-02807-00001  
 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

Line 2-3(A3)

SWC3654  
 Frame Size : 36 X 54  
 Sitaline Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Primed Interior,  
 No Exterior Trim,  
 3 3/4 Jamb,  
 Hinge Right,  
 Nesting Crank Handle, Polished Brass Hardware,  
 US National-WDMA/ASTM, PG 35,  
 Insulated SunResist with HeatSave Annealed Glass, Neat, Protective Film,  
 Black Spacer, Argon Filled, Traditional Glz Bd,  
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light  
 Bronze Shadow Bar, Colonial 3 Wide 5 High  
 BetterVue Mesh Brilliant White Screen,  
 Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,  
 IGThick=0.698(3/32 / 3/32), Clear Opening:26.1w, 49.5h, 9 sf  
 U-Factor: 0.24, SHGC: 0.17, VLT: 0.39, Energy Rating: 20.00, CR: 50.00,  
 CPD: JEL-N-881-02807-00001  
 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW

|                         |            |
|-------------------------|------------|
| <b>Total:</b>           | \$8,712.11 |
| <b>TAXES (6.0000%):</b> | \$522.73   |
| <b>Net Total:</b>       | \$9,234.84 |
| <b>Total Units:</b>     | 2          |



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



