

ADDRESS OF PROJECT: 1215 Duke StreetTAX MAP AND PARCEL: 074.01-10-32ZONING: CLAPPLICATION 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: Potomac Relocation Services, LLCAddress: 1215 Duke StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 608-3900 E-mail: Potomacrelo@gmail.comAuthorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ \_\_\_\_\_Name: David Elsberg, EsqPhone: (703) 608-3900E-mail: ddeesquire@aol.com

## Legal Property Owner:

Name: Potomac Relocation Services, LLC

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

City: Alexandria State: VA Zip: 22314Phone: (703) 608-3900 E-mail: potomacrelo@gmail.com

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.

DEC 18 2015

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |   |  |   |                                   |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> awning                 | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors       | <input type="checkbox"/> windows                               | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting               | <input type="checkbox"/> pergola/trellis                       | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other _____ |  |   |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

--Replace existing front fence with 1"x6" wood, with cedar stain: Keep current heights at 6'4"(fence), 7' (double gate in the middle section) and relocate by moving forward slightly to align with the front house wall for aesthetic improvement.

--Replace rear deteriorated fence with 6' cedar stained wood, and relocate to align with lot line

Expand existing one car garage to 2 car garage with new brown metal roof, matching existing white wood siding of the house and install wood-stain colored metal garage door (For aesthetic and functional improvement)

--Install full view 7'x8' wood French slider in rear of house, with matching white exterior trim( for natural light and improved aesthetics)

**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 5 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 5 sets of 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: Printed Name: Mija RomerDate: 12/18/2015

# 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 ten 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
<sup>1</sup> Mija Romer	11345 River Rd, Lorton 22079	100
<sup>2</sup> <del>Mija Romer</del>	N/A	
<sup>3</sup> <del>Mija Romer</del>		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1215 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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
<sup>1</sup> Mija Romer	11345 River Rd, Lorton 22079	100
<sup>2</sup> <del>Mija Romer</del>	N/A	
<sup>3</sup> <del>Mija Romer</del>		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
<sup>1</sup> <del>Mija Romer</del>	N/A	
<sup>2</sup> <del>Mija Romer</del>		
<sup>3</sup> <del>Mija Romer</del>		

**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.

12/18/2015

Mija Romer

Date

Printed Name

Signature



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

## A. Property Information

A1. Street Address 1215 Duke St Zone CL  
 A2. 4500 SF x .75 = 3375  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	<u>1263</u>	Stairways**	
Second Floor	<u>1135</u>	Mechanical**	
Third Floor		Other**	
Porches/ Other	<u>Garage 237</u>	Total Exclusions	
Total Gross *	<u>2635</u>		

B1. Existing Gross Floor Area \*  
2635 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
2635 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	<u>(Garage) 214</u>	Total Exclusions	
Total Gross *	<u>214</u>		

C1. Proposed Gross Floor Area \*  
214 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
214 Sq. Ft.  
 (subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2849 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3375 Sq. Ft.

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

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

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

## F. Open Space Calculations

Existing Open Space	<u>2003 SF</u>
Required Open Space	<u>40% (1800 SF)</u>
Proposed Open Space	<u>2022 SF</u>

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

Signature: [Signature]

Date: 12/17/15



1215 DUKE ST, ALEXANDRIA VIRGINIA  
INDEX OF PAGES SUBMITTED  
BAR: JANUARY 20, 2015

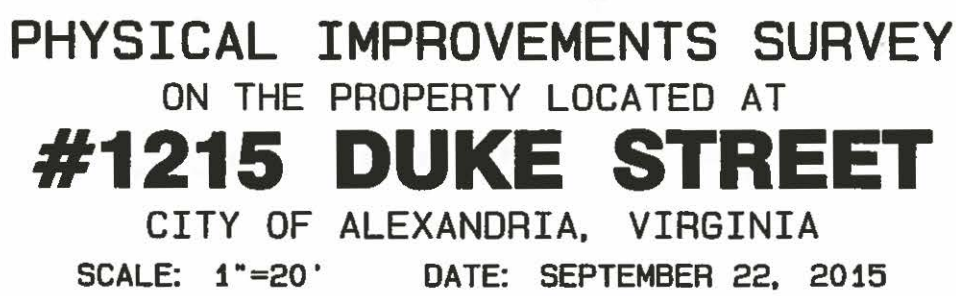


PAGE	CALLOUT#	DESCRIPTION
0		SURVEY SHOWING PROPOSED GARAGE
1		IMPROVEMENT OVERLAY SHOWING LOCATION OF GARAGE, FRONT AND BACK FENCE
2	E-0	FRONT ELEVATION SHOWING IMAGE FROM DUKE ST
3	E-1	GARAGE: NORTH ELEVATION
4	E-2	GARAGE: EAST ELEVATION
5	E-3	GARAGE: SOUTH ELEVATION
6	E-4	GARAGE: WEST ELEVATION
6.5	E-5	REAR VIEW: FRENCH DOOR ELEVATION
7		EXISTING AND PROPOSED GARAGE OUTLINE
8	A-1	MANUFACTURES BROCHURE GARAGE ROOF
9	A-2	SMOOT LUMBER, ORIGINAL SIDING
10	A-3, A-4	BROCHURE GARAGE DOOR, FRENCH DOOR

APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
12/18/2015

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION  1215 DUKE ST ALEXANDRIA, VA 22314	SCALE  1/4" = 1 foot	PAGE CONTENTS:	PAGE #
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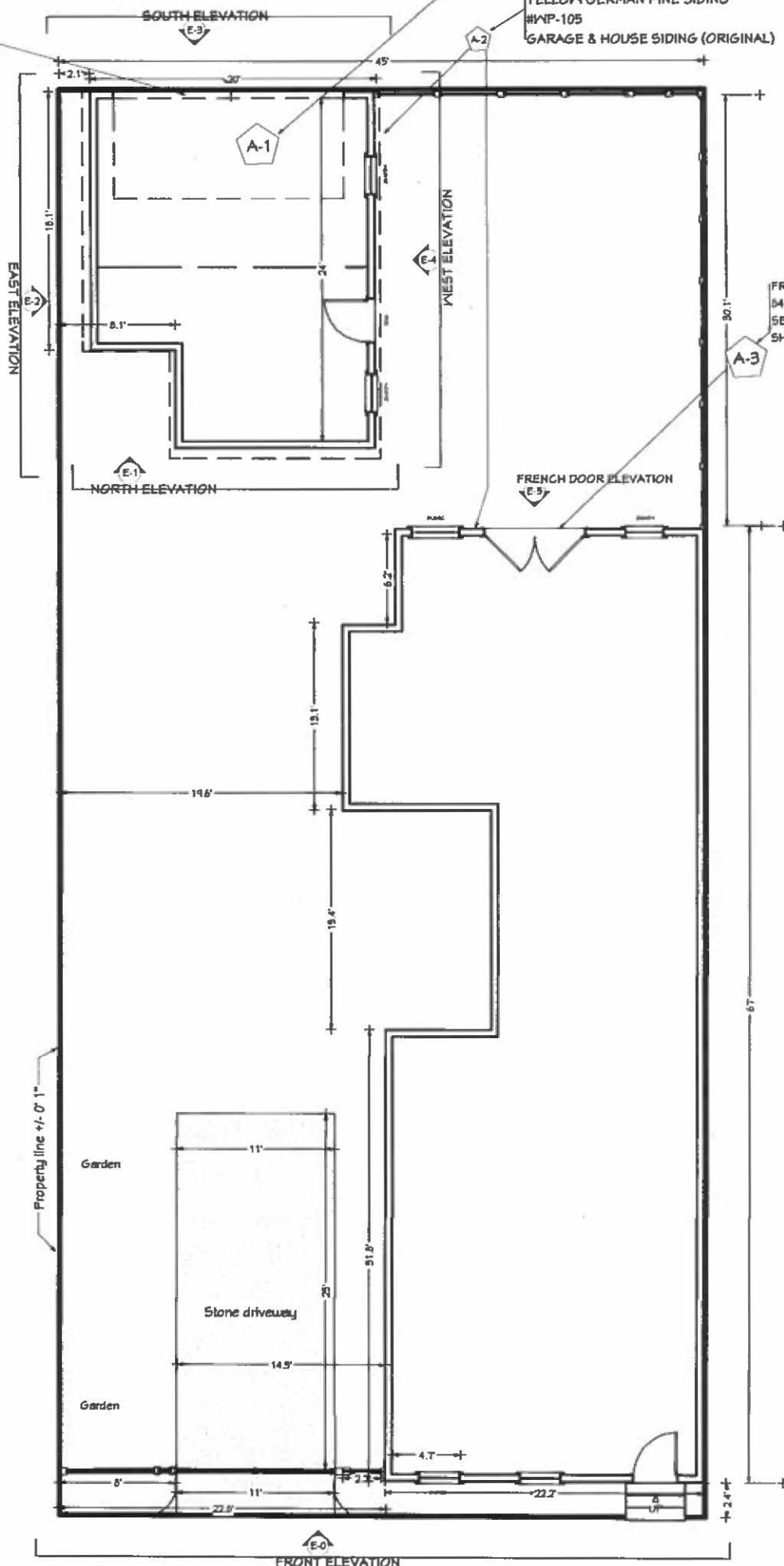
APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
12/18/2015



GARAGE DOOR:  
STEEL GARRAGE HOUSE COLLECTION  
CLASSICA - LUCERNE

COASTAL METAL ROOF  
"NCR 16 GAUGE"  
DARK BRONZE - SEE ATTACHED  
SMOOT LUMBER COMPANY  
YELLOW GERMAN PINE SIDING  
#WP-105  
GARAGE & HOUSE SIDING (ORIGINAL)

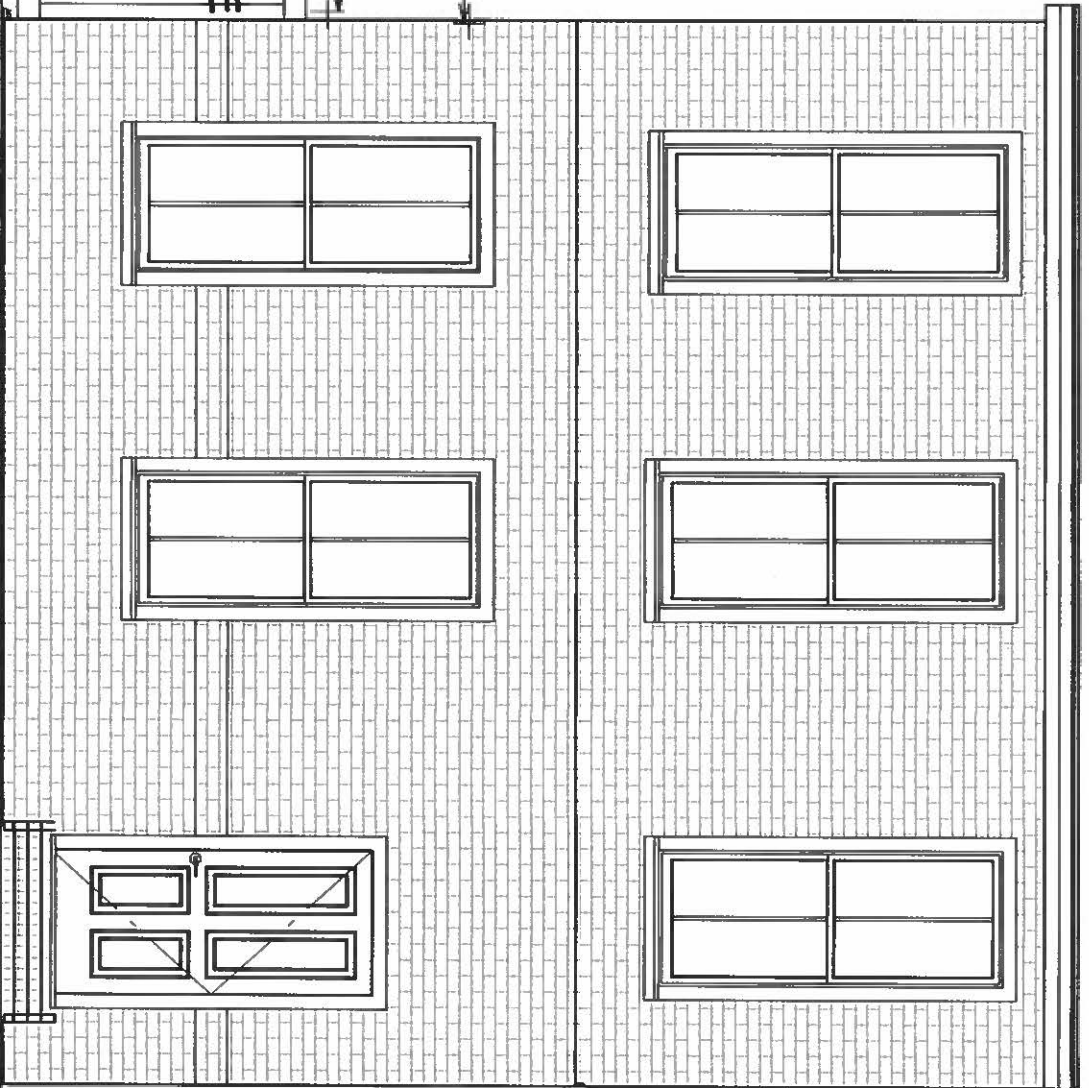
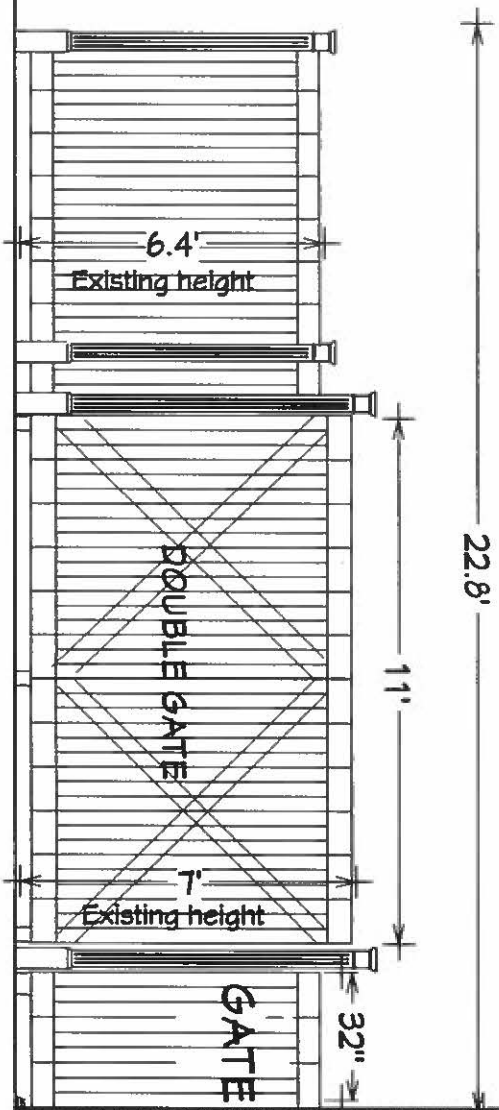
FRENCH DOOR: JELDWEN  
64" X 96"  
SEE ATTACHED SPECIFICATI  
SHEET



1215 Duke St  
Improvement overlay to Survey  
scale 1/8" = 1 foot

APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
12/18/2015

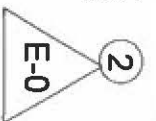
Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION	SCALE	PAGE CONTENTS:	PAGE #
DATE 12/15/2015	1215 DUKE ST ALEXANDRIA, VA 22314	3/32" = 1 foot	EXISTING AND PROPOSED CHANGES ARE OVERLAY ON SURVEY/ SETBACK LINES	1
9				



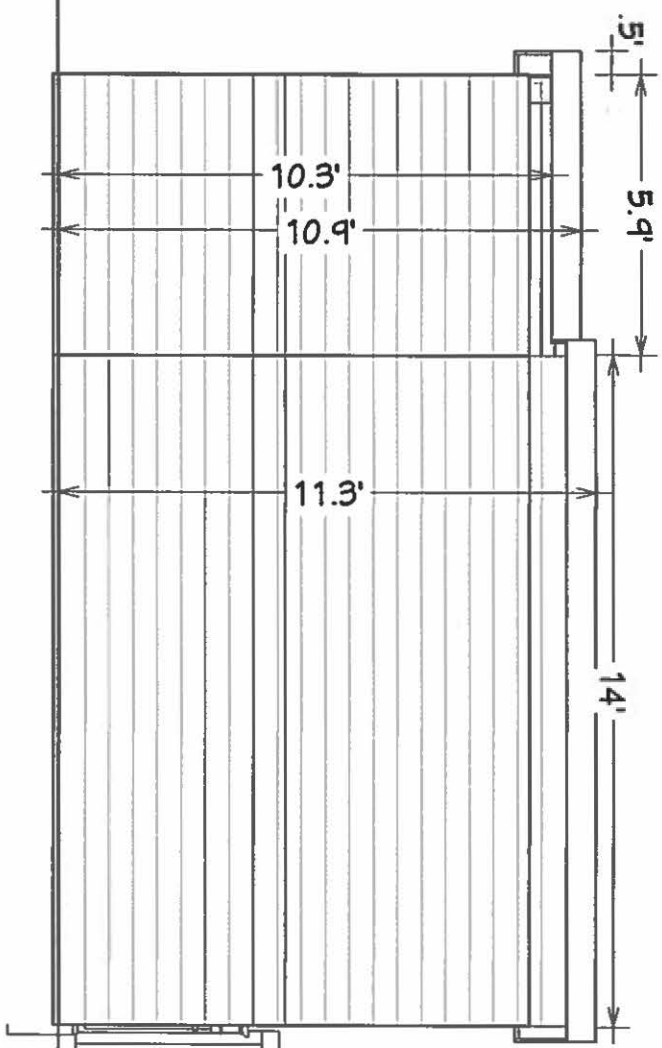
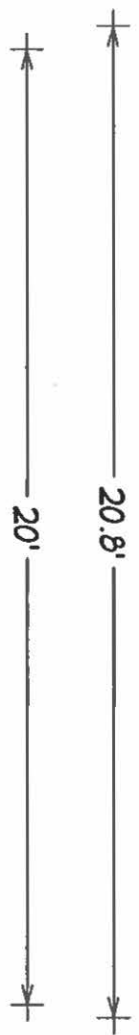
FRONT ELEVATION: GATE, ENTRANCE, FENCE  
SCALE 1/4" = 1 foot

APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
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Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: FRONT ELEVATION: GATE, ENTRANCE FENCE	PAGE # 2
DATE 12/15/2015	10			

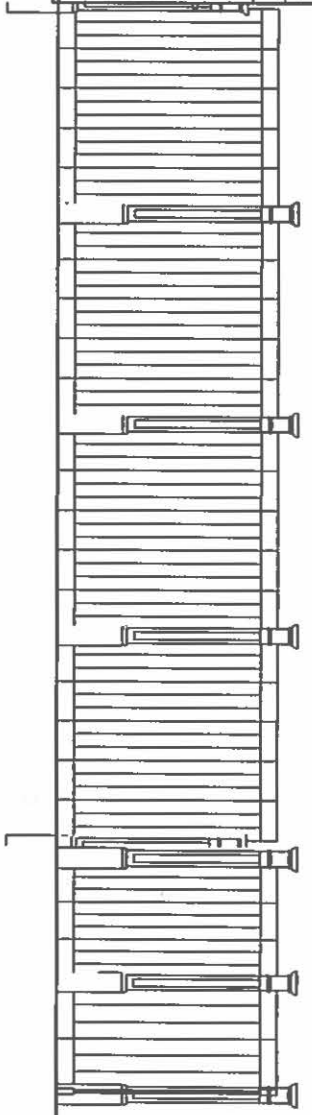






GARAGE: NORTH ELEVATION

SCALE 1/4" = 1 foot



Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS:
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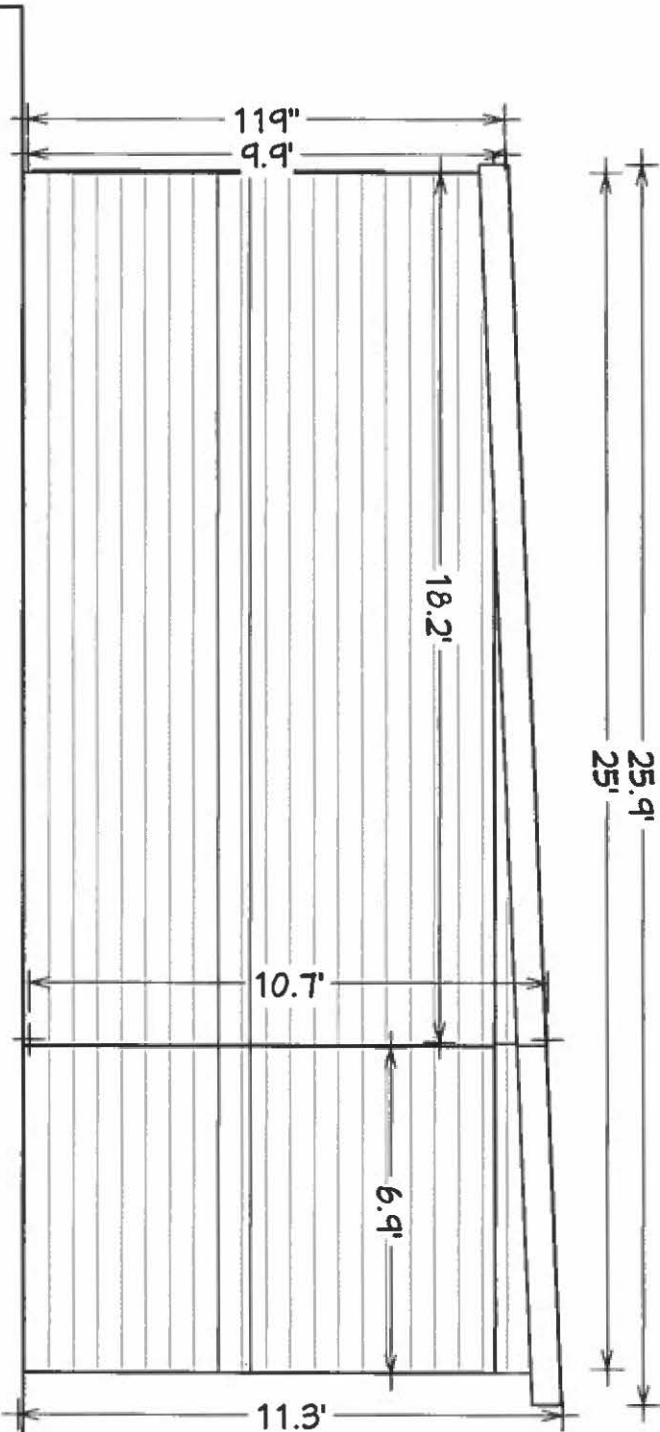
APPLICATION MATERIALS

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1215 Duke St.

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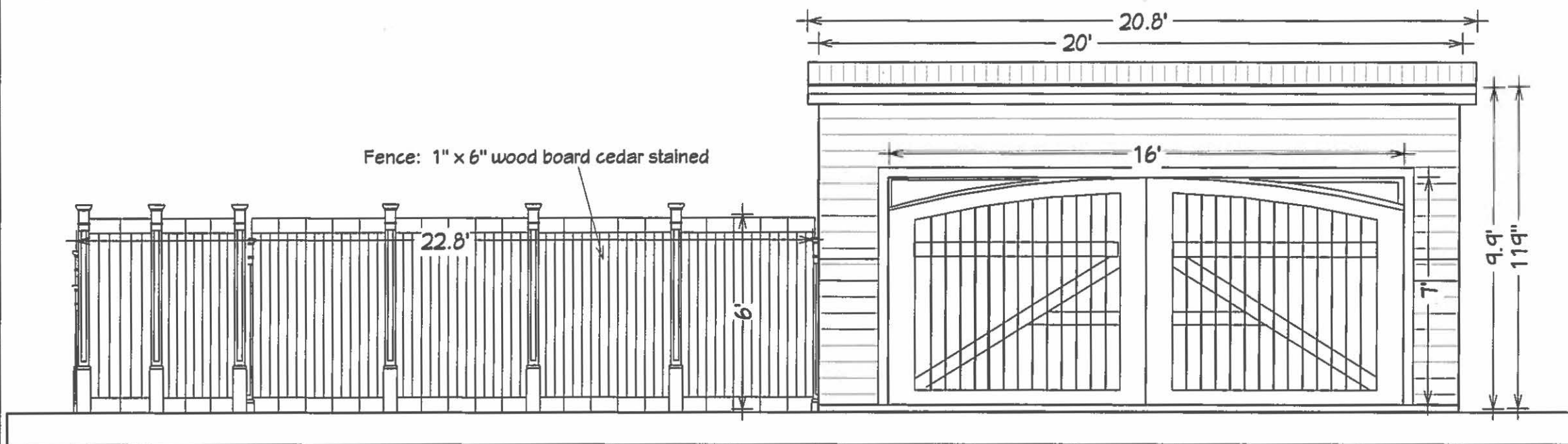
**GARAGE: EAST ELEVATION**  
**SCALE 1/4" = 1 foot**



APPLICATION MATERIALS  
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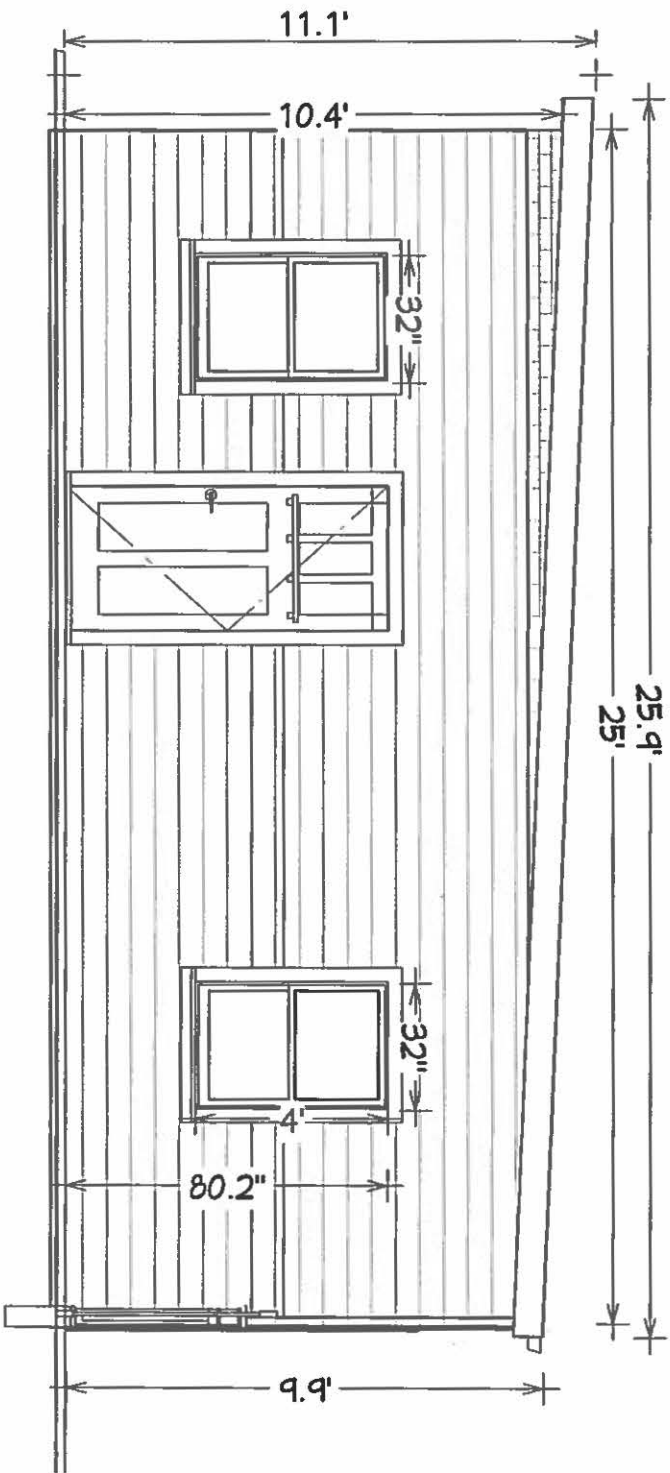


**GARAGE: SOUTH ELEVATION**  
**SCALE 1/4" = 1 foot**

<b>Potomac Relocations Services</b> P.O. Box 1044 Lorton, VA 22191	<b>PROJECT LOCATION</b> 1215 DUKE ST ALEXANDRIA, VA 22314	<b>SCALE</b> 1/4" = 1 foot	<b>PAGE CONTENTS:</b> GARAGE: SOUTH ELEVATION	<b>PAGE #</b> 5 E-3
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**DATE**  
 12/15/2015

**APPLICATION MATERIALS**  
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 1215 Duke St.  
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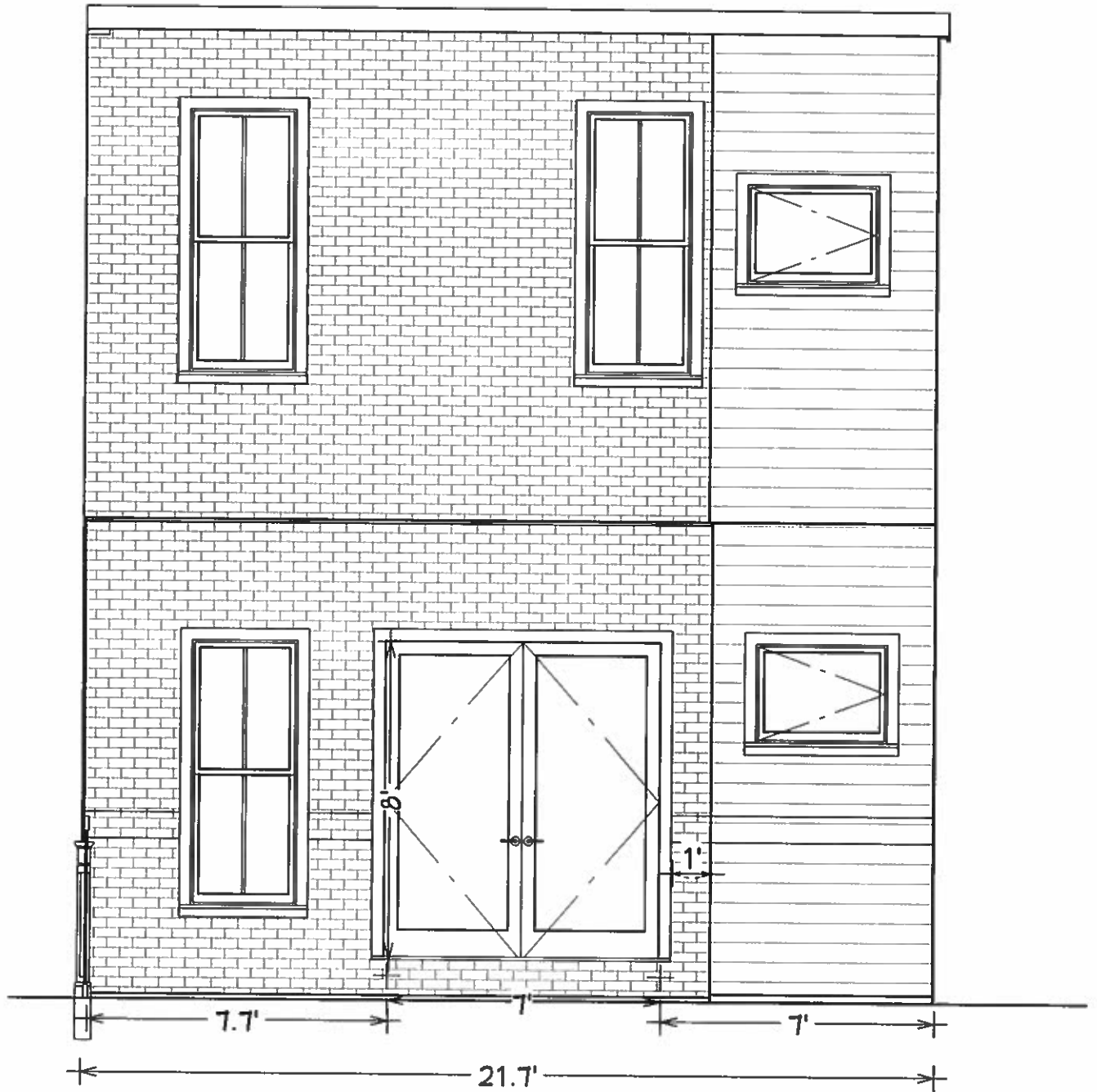


**GARAGE: WEST ELEVATION**  
**SCALE 1/4" = 1 foot**

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Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	<b>PROJECT LOCATION</b>  1215 DUKE ST ALEXANDRIA, VA 22314	<b>SCALE</b>  1/4" = 1 foot	<b>PAGE CONTENTS:</b>  GARAGE WEST ELEVATION	PAGE #
<b>DATE</b> 12/15/2015	14			<div data-bbox="1393 2486 1534 2601" data-label="Page-Footer"> <div> <div>6</div> <div>E-4</div> </div> </div>

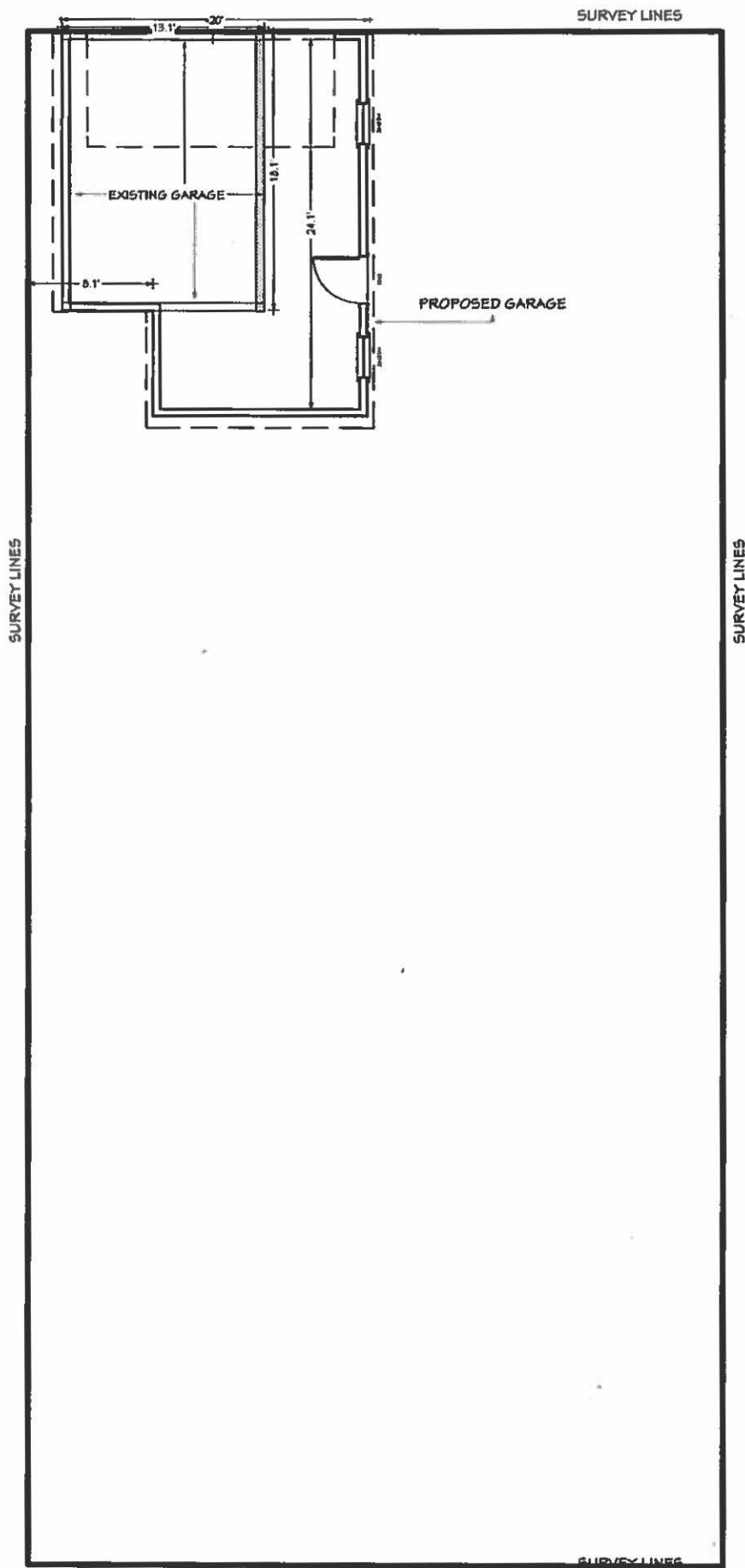




REAR VIEW: FRENCH DOOR ELEVATION  
SCALE 1/4" = 1 Foot

APPLICATION MATERIALS  
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Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION  1215 DUKE ST ALEXANDRIA, VA 22314	SCALE  1/4" = 1 foot	PAGE CONTENTS:  FRENCH DOOR ELEVATION	6.5 <sup>E #</sup> E-5
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EXISTING GARAGE IN CROSS HATCH  
SCALE 3/32" = 1 foot

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION  1215 DUKE ST ALEXANDRIA, VA 22314	SCALE  3/32" = 1 foot	PAGE CONTENTS:  EXISTING GARAGE PROPOSED GARAGE	PAGE #  7
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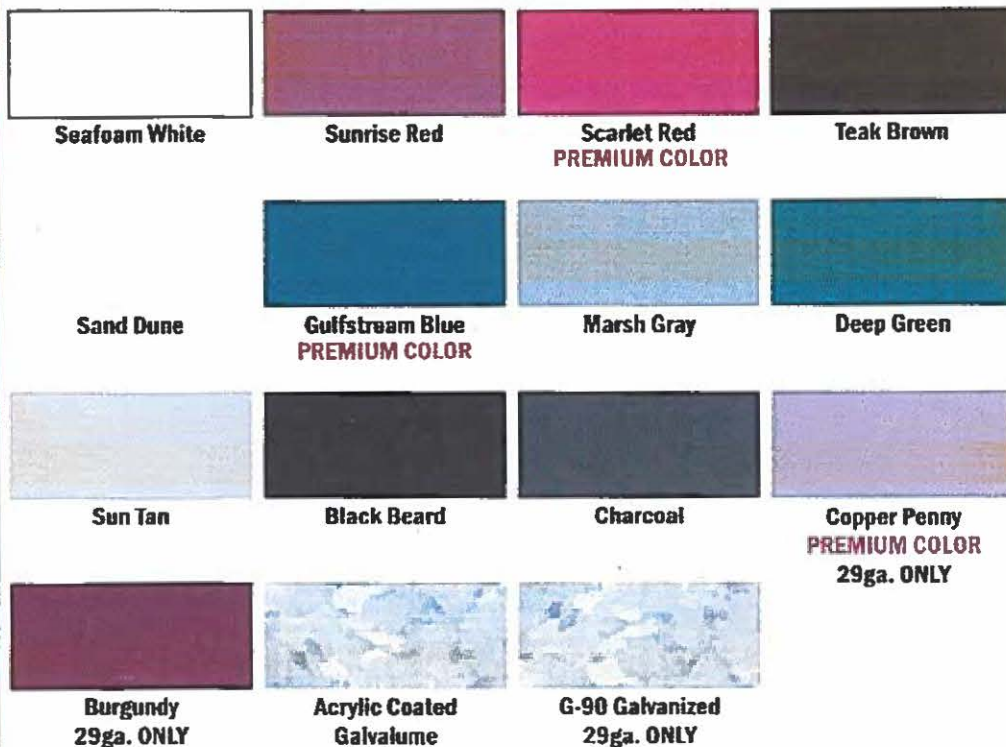
APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
12/18/2015



# Coastal Metal Service



## SILICONIZED POLYESTER 29 Gauge and 26 Gauge



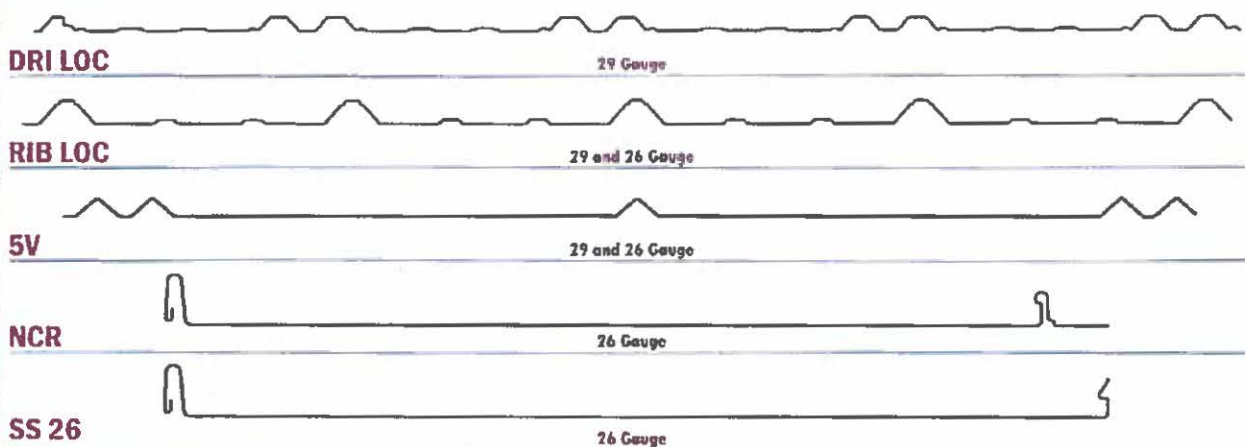
Coastal Metal Service  
Hwy. 117 North Bypass  
PO Box 128  
Goldsboro, NC 27533  
Phone: 888-267-6153  
Fax: 919-705-1097



Colors are represented  
as closely as possible.

If color match is critical,  
please request a  
physical sample.

## Products Available



Visit us online at [CoastalMetalService.com](http://CoastalMetalService.com)

APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
12/18/2015

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION  1215 DUKE ST ALEXANDRIA, VA 22314	SCALE  1/4" = 1 foot	PAGE CONTENTS:  COASTAL METAL SERVICES ROOF DESIGN: GARAGE	PAGE #  8 A-1
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Stack Pine

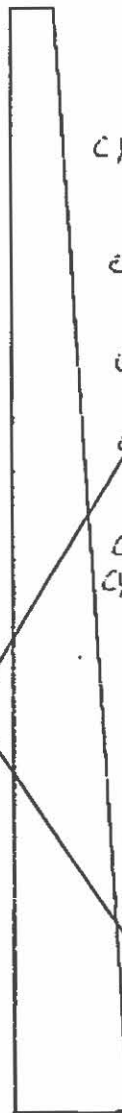
# SIDING



WP-105 German  
Yellow Pine Siding  
1x6  
5th FACE  
Y16105  
3/29/11



WP 117 Double Worked  
Yellow Pine Siding  
1x6  
Y16RL117D  
3/28/03  
- SCALE ACCORD. TO SITE -



Clear Siding  
6-inch Exposure  
CYP588PRBEU  
3/29/12

CYP16TG3D  
3/28/13  
CYP588CB&U  
E14/5  
CYP588BDBEU  
C115/3  
CYP588B&U  
3/29/13  
CYP588PRBEU  
CYP588PRBEU  
D115/1  
CYP588PRBEU  
3/29/12

SMOOT LUMBER COMPANY  
GERMAN YELLOW PINE SIDING  
WP-105

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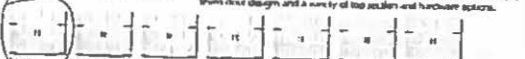
A-4

AMARR

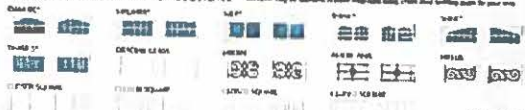


### CLASSICA®

The distinctive and eye-catching three-section tall design delivers an elegant carriage house look in sturdy, durable, low-maintenance steel. Choose from various door designs and a variety of top sections and hardware options.



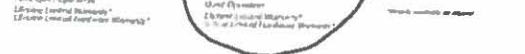
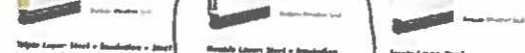
#### CLASSICA COLLECTION TOP SECTIONS



#### OPTIONAL DECORATIVE ALUMINUM HARDWARE



#### CLASSICA COLLECTION COLORS



Steel Exterior

Vinyl Coated Polystyrene Insulation

Bottom Weather Seal

2000

**Double-Layer: Steel + Insulation**

Heavy-duty Exterior Steel

Durable, Reliable, Low Maintenance

Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing

Energy Efficient

Quiet Operation

Lifetime Limited Warranty\*

5-Year Limited Hardware Warranty\*

JELD-WEN

A-3

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	Rough Opening: 84 3/4 X 96	Frame Size : 84 X 95 1/2 Siteline Clad Sliding Patio Door, Auralast Pine, Stationary-O / Left-X, Wide Stile, Brilliant White Exterior, Clear Panel/Frame, Black Sill, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, US National-WDMA/ASTM, PG 50, Satin Nickel Hardware, Keyed, Premium Handle, Multi-Point Insulated Low-E 366 Tempered Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Neat, BetterVue Mesh Bottom Rolling Extruded Screen , Brilliant White Screen, *Custom-Width*, U-Factor: 0.31, SHGC: 0.19, VLT: 0.42, Energy Rating: 11.00, CPD: JEL-N-821-00014-00001 PEV 2015.2.1.1225/POV 6.251 (05/27/15) NW	\$3,188.01	1	\$3,188.01

APPLICATION MATERIALS  
BAR2015-00397/00398  
1215 Duke St.  
12/18/2015

Potomac Relocations Services P.O. Box 1044 Lorton, VA 22191	PROJECT LOCATION 1215 DUKE ST ALEXANDRIA, VA 22314	SCALE 1/4" = 1 foot	PAGE CONTENTS: A-3 A-4	10
DATE 12/15/2015	19			