

Docket Item #1 & #2
BAR CASE # 2016-00344 &
2016-00345

BAR Meeting
December 21, 2016

ISSUE: Permit to Demolish and Certificate of Appropriateness for a New Addition and Alterations

APPLICANT: Norma and Kevin Kuntz

LOCATION: 703 South Lee Street

ZONE: RM / Residential

STAFF RECOMMENDATION December 21, 2016

Staff recommends approval of the application with the following condition:

1. The following statements must appear in the General Notes of all construction documents involving ground disturbing activity so that on-site contractors are aware of the requirement.
 - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant may not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

BOARD ACTION November 2, 2016: Deferred, 5-2

On a motion by Ms. Mechling, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to defer BAR Case #2016-00344 and 00345 for restudy. The motion carried on a vote of 5-2 with Ms. Roberts & Ms. Miller voting against the deferral.

REASON

The Board generally agreed with the staff recommendation that the dormers on the north elevation needed further study. The Board supported the overall concept of the rear addition.

BOARD DISCUSSION

The Board found that the existing dormers and proposed new dormer on the north elevation were not architecturally compatible and suggested options for improving the fenestration. The Board described the proposed dormer pattern as A-A-B and wanted to see both A-B-A or A-A-A schemes, with conceptual support for both approaches. The Board also discussed the need for a roof plan to better understand how the addition, particularly the dormers, would integrate with the existing house and requested that a roof plan be supplied with the next submission. It was also noted that this was an opportunity to improve the window configuration from the 1993

addition and to improve the proportions and details of the existing front porch. Ms. Dimond noted those elements were not within the scope of the current project but she would relay the comments to the owners. The Board also noted they appreciated hearing the neighbor support.

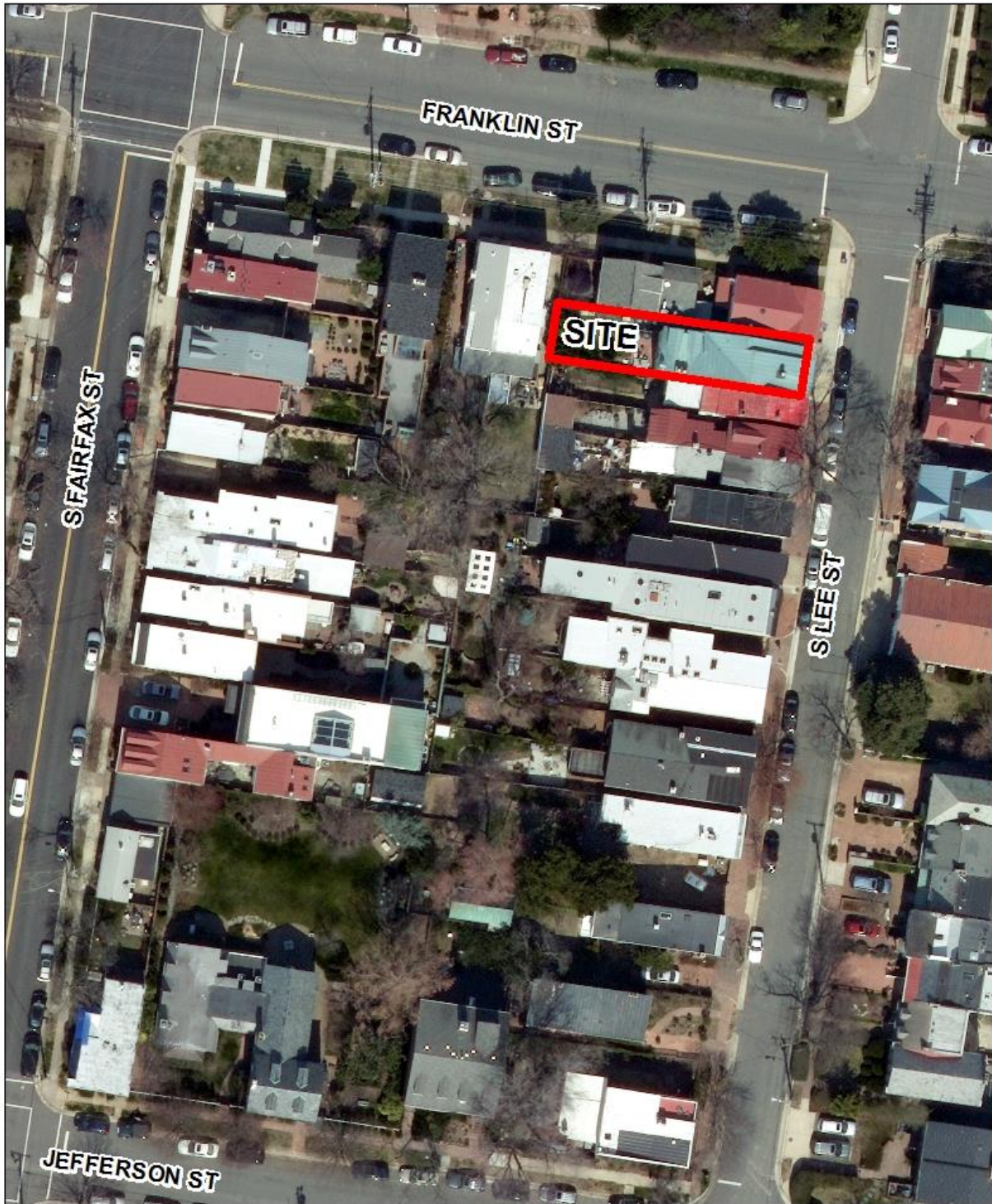
SPEAKERS

Stephanie Dimond, project architect, spoke in support of the project and provided a number of letters of neighbor support to be entered in to the record.

Ethan Cooper, 633 South Fairfax Street, spoke in support.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 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.



BAR2016-00344 & 00345



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-00344) and Certificate for Appropriate (BAR #2016-00345) for clarity and brevity.

I. UPDATE

At the November 2, 2016 hearing the BAR noted that the roof forms shown on the proposed north and west wall elevations appeared to be in conflict and that this confusion potentially affected the dormer design. They also asked that the dormers have a better design relationship to the windows on the north wall below and that the rhythm of the dormers be more studied, so that all three have a formal composition and could appear to have been constructed at the same time.

The applicant has resubmitted a greatly simplified, 20th-century shed dormer form on the 1993 ell. While it is significantly wider and contains more windows than before, the front gable roofs of the previous dormers are eliminated and no longer visually project above the ridge to create a saw-tooth skyline when seen by a pedestrian from Franklin Street. From the exterior, the dormers on the rear ell are no longer trying to be a primary design feature, do not need to align with windows on the wall below or the chimney above and no longer compete for attention with the facades of other houses on Franklin Street. As can be seen on the applicant's revised context drawing on revision Sheet A-7, dated 11/28/16, the adjacent houses block the view of the majority of the north elevation of the subject house, so the proposed dormer is now a minor architectural element that visually recedes into the roof. As the Design Guidelines recommend, the proposed dormer becomes part of "contextual background buildings which allow historic structures to maintain the primary visual importance." (Residential Additions – Page 2) For the applicant, the simple, continuous shed dormer with a simpler roof form provides more interior plan flexibility, more daylight, and greater headroom.

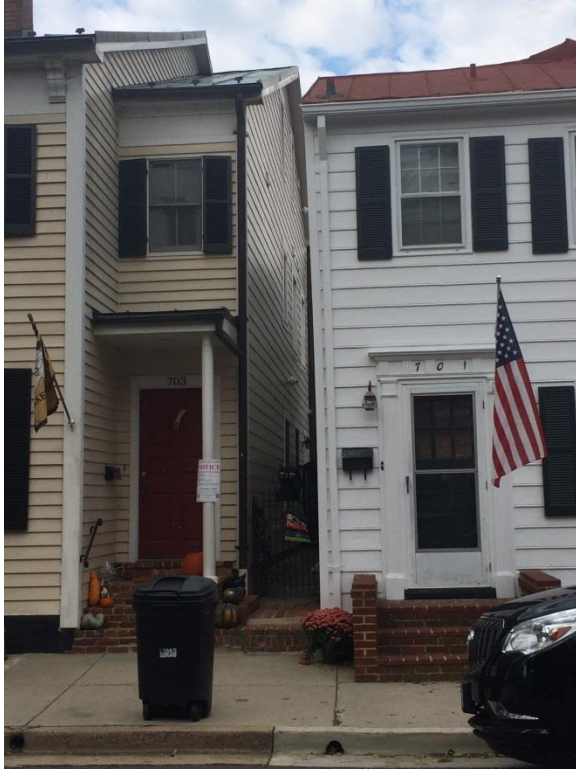
The remainder of the proposed window revisions on the north elevation is unchanged from before and, as staff noted previously, is minimally visible looking down the horse alley from South Lee Street (see Figure #1, below). Although the intersection of the rake boards on the west elevation where the dormer meets the shed roof is a bit awkward, staff reminds the BAR that this elevation is not visible from a public way and is not subject to BAR review. This elevation is provided simply to explain the overall dormer form.

Staff supports the revised dormer design and finds it is a substantial improvement over the appearance of both the existing dormers and the previous dormer proposal. The previous staff report is repeated below in its entirety for reference, with the portions no longer applicable struck thru. The revised application drawings are attached.

II. ISSUE

The applicant requests approval to demolish the rear wall of the house's rear ell (an addition dating to **1993**) and seeks approval for the construction of a three-story rear addition which will align with the existing width of the house's rear elevation. The new addition's third story will be fitted with a dormer window on the north elevation to **extend match** the two existing dormers on the same elevation of the rear ell. The roofing will be a standing-seam copper which will match the house's existing standing-seam copper roof. The style and materials of the addition will match the existing. Furthermore, the applicant seeks approval to alter existing windows and doors on the north (side) elevation.

All of the north elevation of the dwelling is visible, obliquely, from South Lee Street through the alley that separates 703 and 701, though a majority of the north elevation is clearly visible from several vantage points along Franklin Street. (Figures 1 and 2) The third floor of the proposed rear expansion, especially the proposed third-floor dormer windows on the north elevation, will be visible from Franklin Street.



*Figure 1, Left: view of north elevation of 703 S. Lee Street, taken from South Lee Street looking westward.
Figure 2, Right: view of north elevation of 703 S. Lee Street, taken from the south side of Franklin Street, looking southward.*

III. HISTORY

Based on historic map research, the vernacular, **mid-19th century** townhouse at 703 South Lee Street is part of a streetscape—the western side of South Lee Street, immediately south of Franklin Street—that was developed early in comparison with the majority of city blocks in the southeast quadrant, most of which were not urbanized until the early 20th century. The location is part of a historically African-American neighborhood known as “The Hill,” which grew up along the waterfront during and after the Civil War yet was also a continuation of two older, adjacent free black neighborhoods, the Bottoms and Hayti.¹

The site’s proximity to industrial shipyards first at Keith’s Wharf (now Ford’s Landing) and at Jones Point suggest this area was a working-class neighborhood for both white and black families through most of the late 19th and early 20th centuries. In the early 1920s, Margaret (nee

¹ Virginia Foundation for the Humanities, “Hill Neighborhood,” *African American Historic Sites Database*, accessed October 19, 2016, <http://www.aahistoricsitesva.org/items/show/203>.

Grover) Greenwood (1859-1924), a life-long native Alexandrian and the widow of Benjamin Potter Greenwood (ca. 1845-1903), the longest serving (from 1866 until his death) lighthouse keeper at Jones Point, dwelled at 703 South Lee Street.² Before that, she had lived with her husband, seven children, and four stepchildren at the lighthouse, which she manned herself from 1903 to 1906. In the late 1930s, the house belonged to Grace M. (nee Greenwood) Hufty (1884-1959), Margaret's widowed daughter, whose husband Cecil (1877-1922) was described as "a railroad tie broker."³ The 1940 U.S. census recorded that the house was inhabited by John H. Forte, a 28 year-old African-American from North Carolina, his wife Mary, his brother-in-law William Strather, his two sisters-in-law, and his mother-in-law. In the years after World War II, the house was home to Elizabeth Greenwood (1924-2014), who moved to the Washington, D.C.-area from Kansas in 1942 for clerical work.

The modest frame building first appeared on Griffith M. Hopkins' 1877 *City Atlas of Alexandria*, which gives the *terminus ante quem*, or the latest possible date for construction. The house's rectangular footprint was first mapped by the Sanborn Fire Insurance Company in 1902, at which time the two-story dwelling was depicted as sharing a party wall with its neighbor, 705 South Lee Street, and having a railroad floor plan in which the main space transitioned into a two-story block on the rear (west elevation), followed by a one-story space. This footprint did not change through successive decades of surveying and mapping, and very few alteration or repair permits were issued through the bulk of the 20th century.

In 1993, however, an extensive interior renovation and expansion program was undertaken by a local developer which drastically expanded the historic worker's housing's bulk, mass, and footprint. The BAR approved the partial demolition (BAR93-133) of the historic side and rear walls and the construction (BAR93-123) of an L-shaped addition. What had been a two-bay-wide façade became a three-bay façade, the former entrance transformed into a window and the new entrance set back from the property line. Further demolition (BAR94-29) was approved the following spring to prepare for the addition of a dormer (BAR94-19) on the side elevation. Additional BAR cases dealt with shutters (BAR94-207) and alterations to the fence and gate (BAR96-129).

IV. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into	No

² Building permit issued on 19 August 1921 to Margaret Greenwood at 703 S. Lee. Alexandria Library Special Collections Division, "Early Building Permits Index," 1996. Also, Lighthouse Friends.com "Jones Point, VA" [website]. Last update date unknown, accessed 19 October 2016:
<http://www.lighthousefriends.com/light.asp?ID=439>

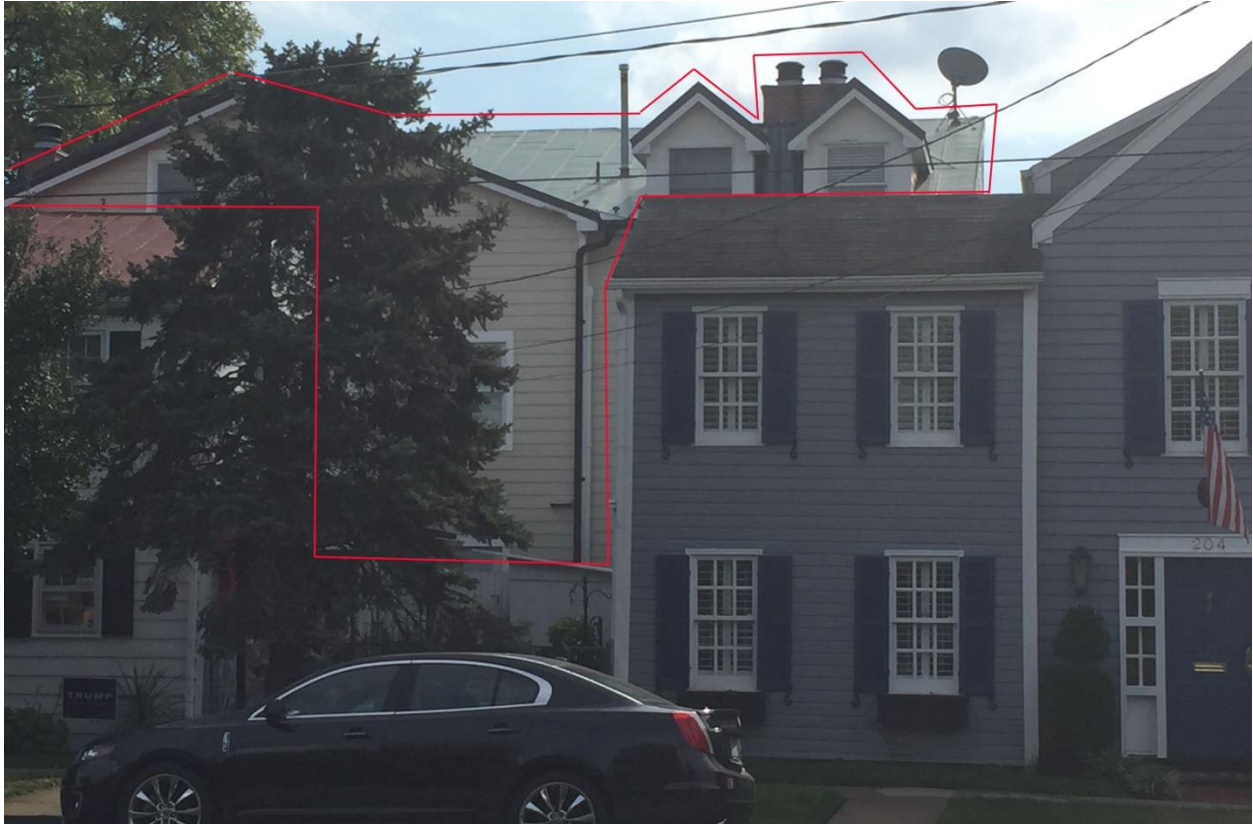
³ Alteration/repair permits #2423 and #2441 from 11 and 27 October 1937. Also, "Local Matters," *Alexandria Gazette*, Vol. 111, No. 286 (2 December 1910) 3.

	a historic house?	
(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

Staff has no objection to the proposed demolition of the existing rear wall, the partial demolition of a portion of the roof, the partial demolition of a portion of the wood fence to accommodate the addition, or the partial demolition of sections of the north (side) wall for new fenestration, finding all proposed areas non-historic.

Certificate of Appropriateness for an Addition

Regarding residential additions, the BAR's *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." The 1993 addition subsumes the original core, and the vast majority of its three-story bulk is clearly visible from public right-of-ways, including Lee and Franklin streets. (Figure 3 and 4) This three-story addition extends the 1993 space westward by six feet and five inches (6'5") while matching the current width at the rear, at 17 feet and four inches (17'4"). This expansion enlarges the gross floor area by 500 square feet, and brings the house's total depth in its lot to 67 feet and four inches (67'4"), basically adding an extra bay to the rear. A new cellar space matching the expansion's dimensions will be excavated to hold mechanical equipment, as the house is otherwise a slab construction on grade.



*Figure 3: 703 S. Lee Street as seen from the north side of Franklin Street, looking southward.
The red outline roughly marks visibility from the right-of-way.*



*Figure 4: 703 S. Lee Street as seen from the intersection of S. Lee and Franklin Street, looking southwest.
The red outline roughly marks visibility.*

Staff supports the proposed expansion, as it meets zoning requirements and does not alter any historic material. In addition, staff notes *that neither the rear (west) elevation nor the blind south elevation is visible from a public right-of-way, and are therefore not subject to BAR review.* The façade (east elevation) will remain unchanged and is therefore not discussed. However, the north elevation is clearly visible from a public right-of-way, as will be a portion of that elevation on the expansion, making this part of the scope of work fall within the purview of BAR regulation and review.

Staff is concerned that the addition of a new even larger dormer beside the two existing gable roof dormer windows on the north elevation, which are themselves already too large, would be out of scale with its context and loom over the houses to the north. (Figure 3) The proposal to have a total of three individual gable dormers—with differing fenestration patterns—in this location is also awkward, while their size and saw-tooth roof form draws undue attention to these architectural elements. The dormers are being requested to create additional habitable floor space below the steep pitch of the shed roof of the ell but they should not be overwhelming design elements and should be appropriately scaled to fit within the context of the historic buildings of merit nearby. Staff recommends deferral to restudy both the existing and the proposed dormers, perhaps considering two smaller shed dormers or a single continuous shed dormer there instead, and that the ceiling height within the dormer be limited to the top of the existing windows on the north side of the room (approximately 6'8" tall?) to minimize the height and mass of the dormers on the exterior.



Figure 3: 703 S. Lee Street as seen from the north side of Franklin Street, looking southward. The crude Photoshop insert by staff of the proposed addition is not to scale, but is illustrative of the fact that the proposed dormers and extended roofline will be visible from the public right-of-way.

Certificate of Appropriateness for Alterations

The applicant seeks to alter the fenestration patterns on the north (side) elevation, the majority of which is only obliquely visible from a public right-of-way. This will necessitate the partial demolition of the wall in select places in order to accommodate the new windows. As the material is non-historic, staff supports the select demolition and installation of new windows.

The Windsor “Pinnacle Series” double-hung windows are aluminum-clad wood, which is appropriate for this contemporary design. However, the manufacturer’s specifications included in this project application state that the Low-E glass value will be 366; according to the *Alexandria Replacement Window Performance Specifications* and BAR policy, only Low-E 272 or a lower value of glass light transmittance is permissible. The applicant will need to meet this criteria for all new and replacement windows, as well as glazed doors, or obtain specific approval from the BAR for an exception to the adopted window policy.

The other proposed materials, including the standard-seam metal roofing, are generally consistent with the Board’s adopted policies. The BAR regularly approves high-quality solid PVC trim that can be painted, and the applicant is proposing cellular PVC sill nosing, brickmoulds, and outside stops. The new siding, trim, and foundation materials are unnamed but are proposed to match the existing, which is in accord with general Board policies.

In summation, staff supports the proposed addition, ~~in concept, but at this time recommends a deferral to restudy the design of the third-story dormers.~~

STAFF

Heather N. McMahon, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Applicant must indicate areas proposed for exclusion from FAR (mechanical and other) on floor plans to confirm compliance.

Code Administration

No comments received.

Transportation and Environmental Services

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

Archaeology

- F-1 Historical documents indicate the presence of a free African-American household on this block of Lee Street prior to the Civil War, but the exact address has not been determined. It is therefore possible that archaeological resources pertaining to early nineteenth-century African American residents of the City remain buried in the yard area at 703 S. Lee Street.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development.

Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

VI. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-00344 and 2016-00345: 703 South Lee Street

**Kuntz
703 South Lee Street
Alexandria, VA**

**BAR Hearing
November 2, 2016**



Front/East Elevation



**North Elevation as viewed from
West Elevation**



Side/North Elevation



Rear/West Elevation

Application & Materials
BAR2016-00344 & 00345
703 S Lee Street
10/3/2016



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 703 South Lee St. Zone RM
 A2. 2250 x 1.5 = 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	<u>0</u>	Basement**	<u>0</u>
First Floor	<u>1068.52</u>	Stairways**	<u>162.77</u>
Second Floor	<u>1068.52</u>	Mechanical** chimney	<u>67.9</u>
Third Floor	<u>1068.52</u>	Other** 27'-6" clg ht	<u>326.58</u>
Porches/ Other	<u>18</u>	Total Exclusions	<u>557.25</u>
Total Gross *	<u>3223.56</u>		

B1. Existing Gross Floor Area * 3223.56 Sq. Ft.
 B2. Allowable Floor Exclusions** 557.25 Sq. Ft.
 B3. Existing Floor Area minus Exclusions 2666.31 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>111.36</u>	Basement**	<u>111.36</u>
First Floor	<u>111.36</u>	Stairways**	<u>N/A</u>
Second Floor	<u>111.36</u>	Mechanical** chimney	<u>(2.65)</u>
Third Floor	<u>111.36</u>	Other** 27'-6" clg ht	<u>(9.58)</u>
Porches/ Other		Total Exclusions	<u>99.13</u>
Total Gross *			

C1. Proposed Gross Floor Area * 445.44 Sq. Ft.
 C2. Allowable Floor Exclusions** 99.13 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 346.31 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3012.62 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>896</u>
Required Open Space	<u>787.5</u>
Proposed Open Space	<u>787.5</u>

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

Signature: [Signature]

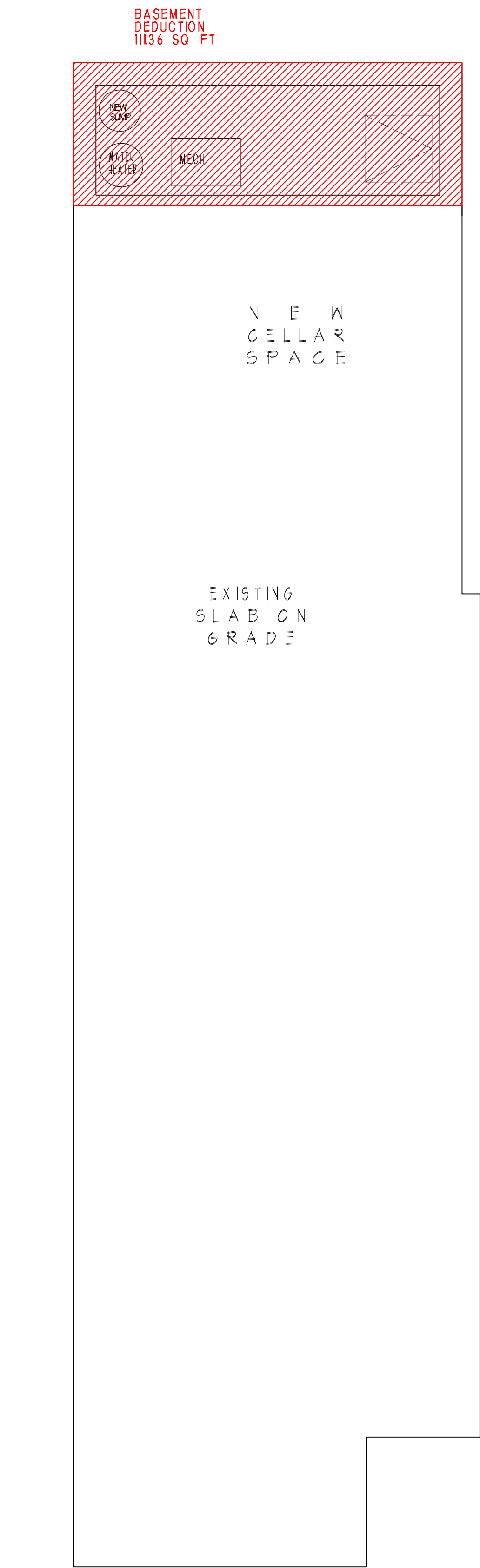
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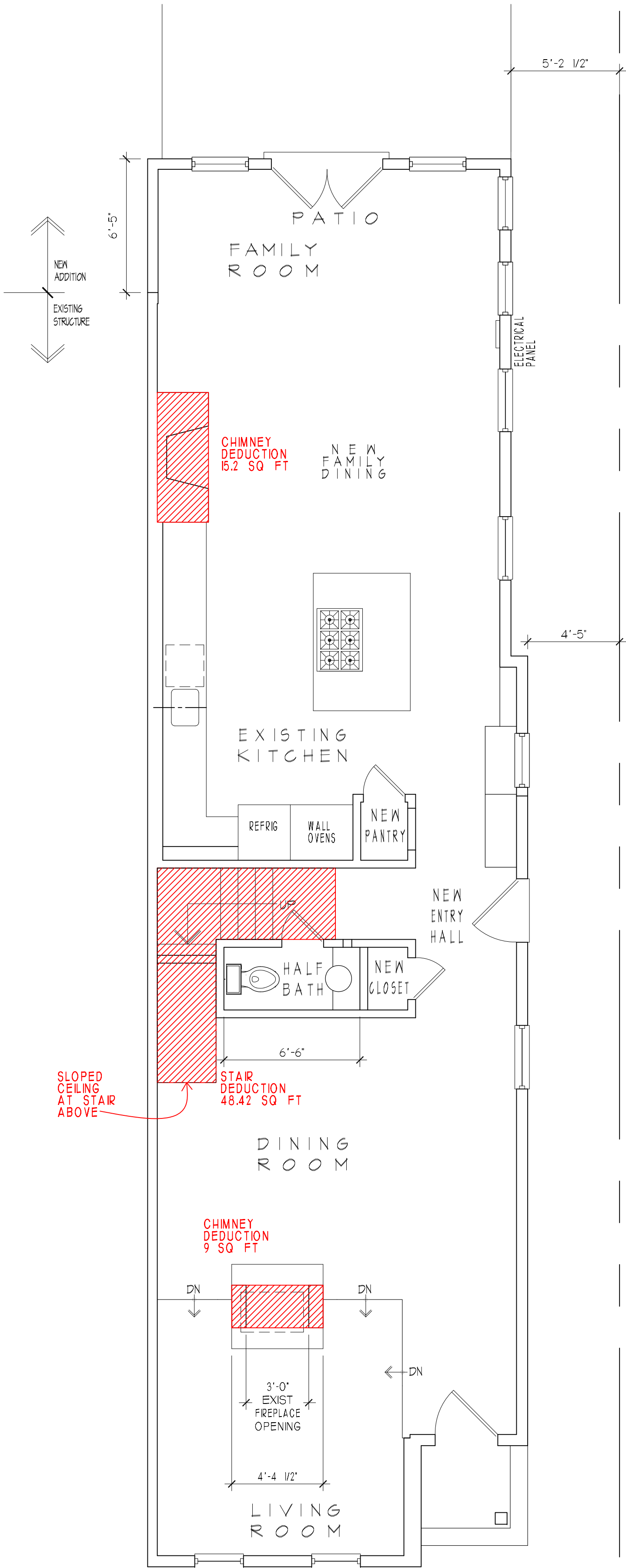
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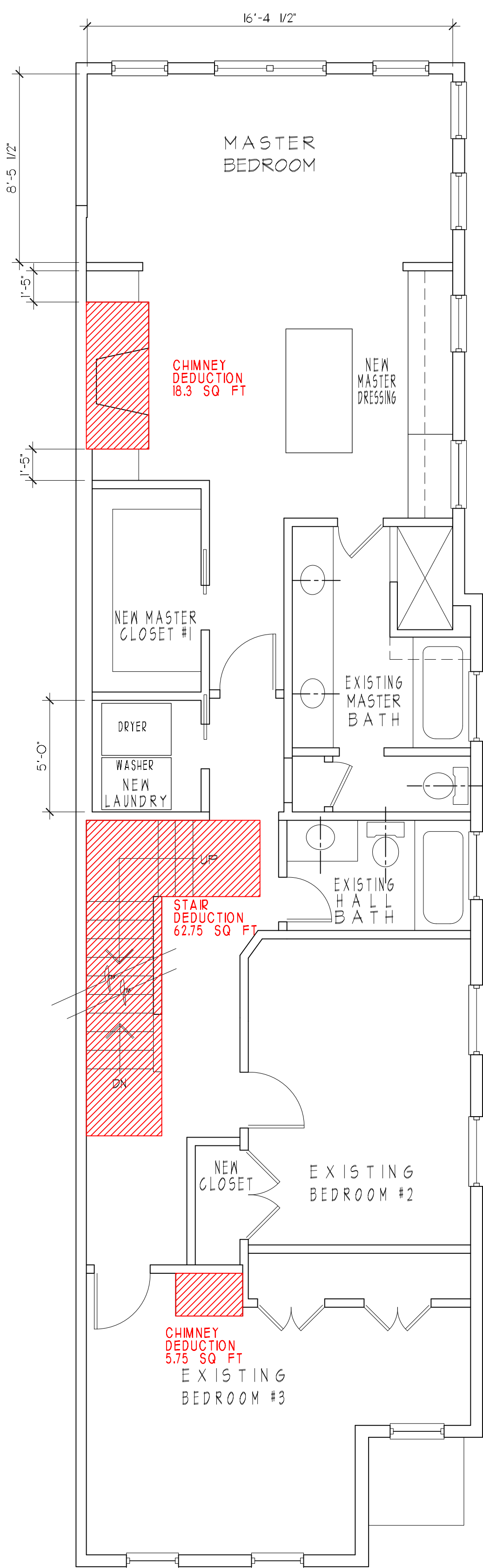
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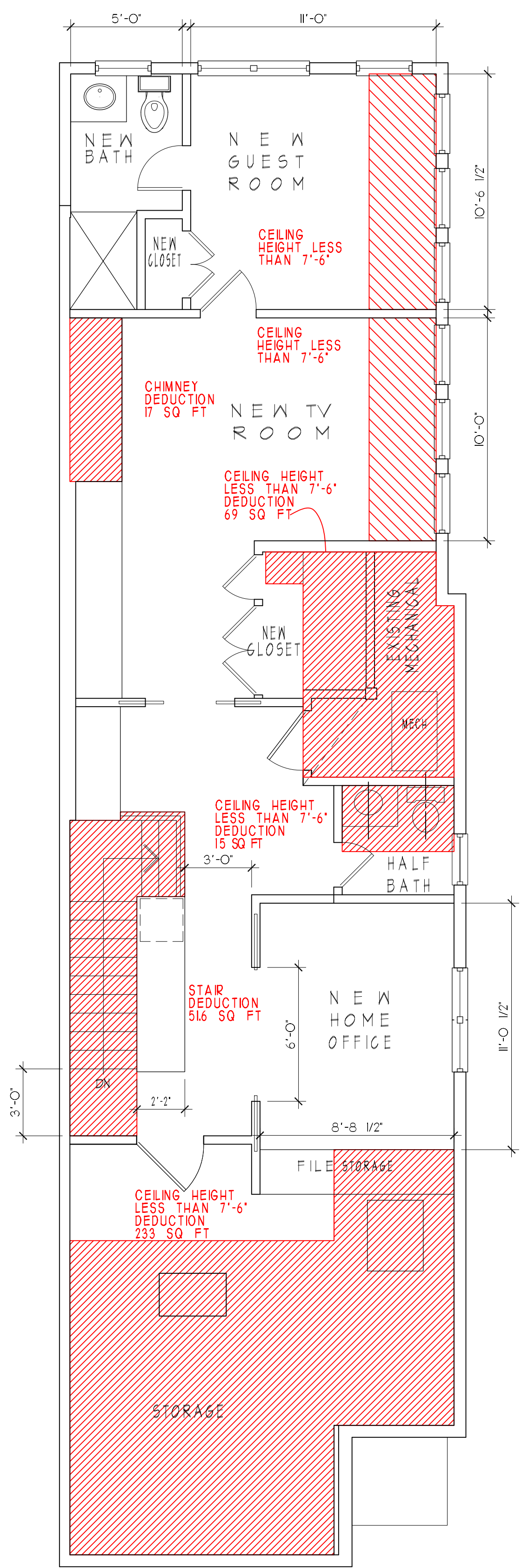
N E W
BASEMENT
P L A N
1/4" = 1'-0"



N E W
FIRST FLOOR
P L A N
1/4" = 1'-0"

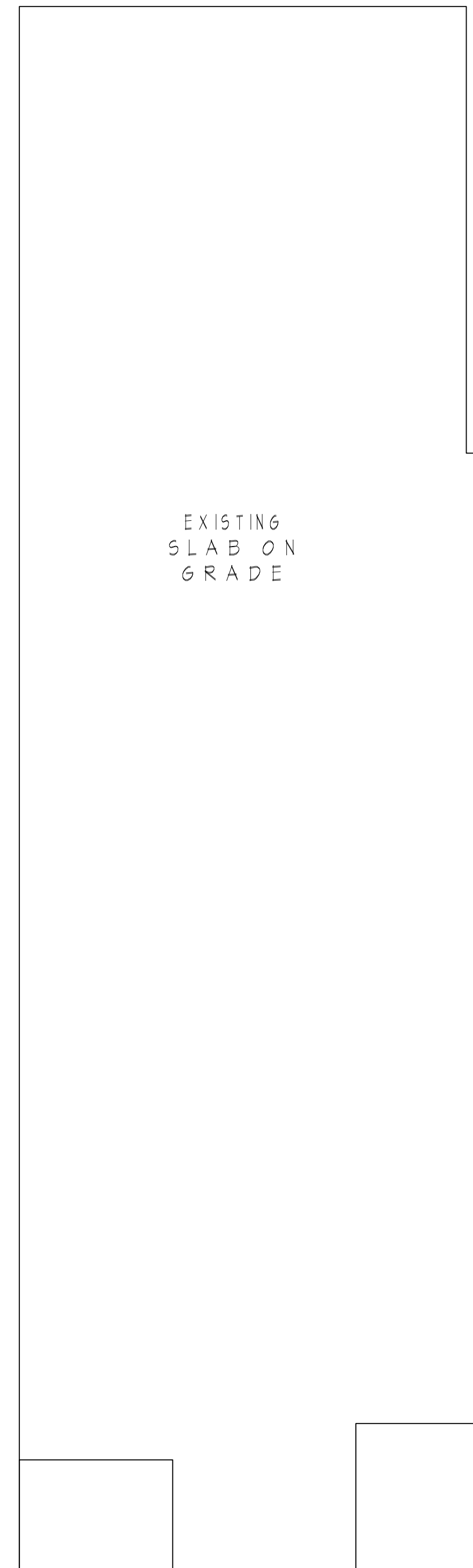


N E W
SECOND FLOOR
P L A N
1/4" = 1'-0"

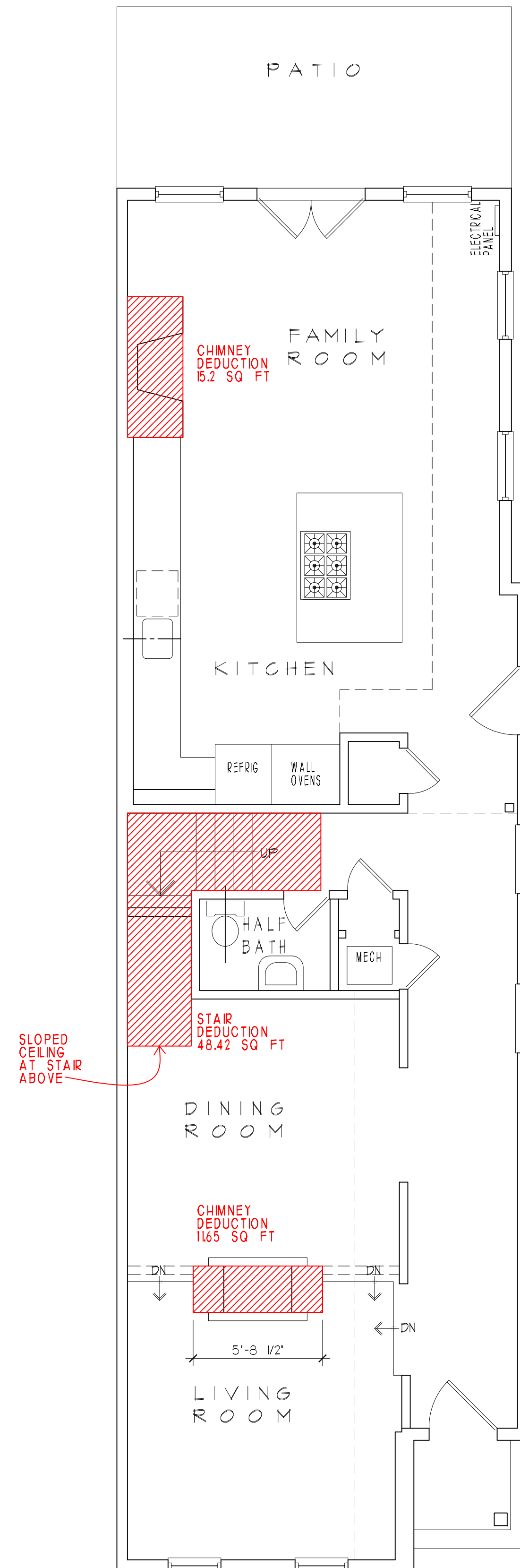


N E W
THIRD FLOOR
P L A N
1/4" = 1'-0"

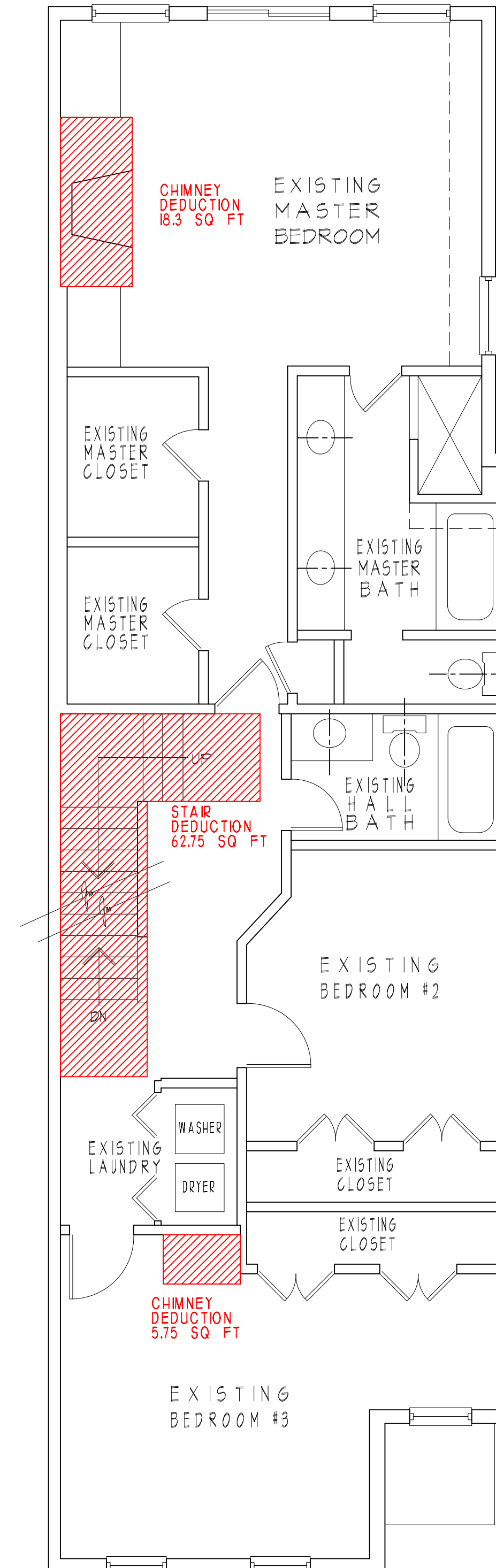
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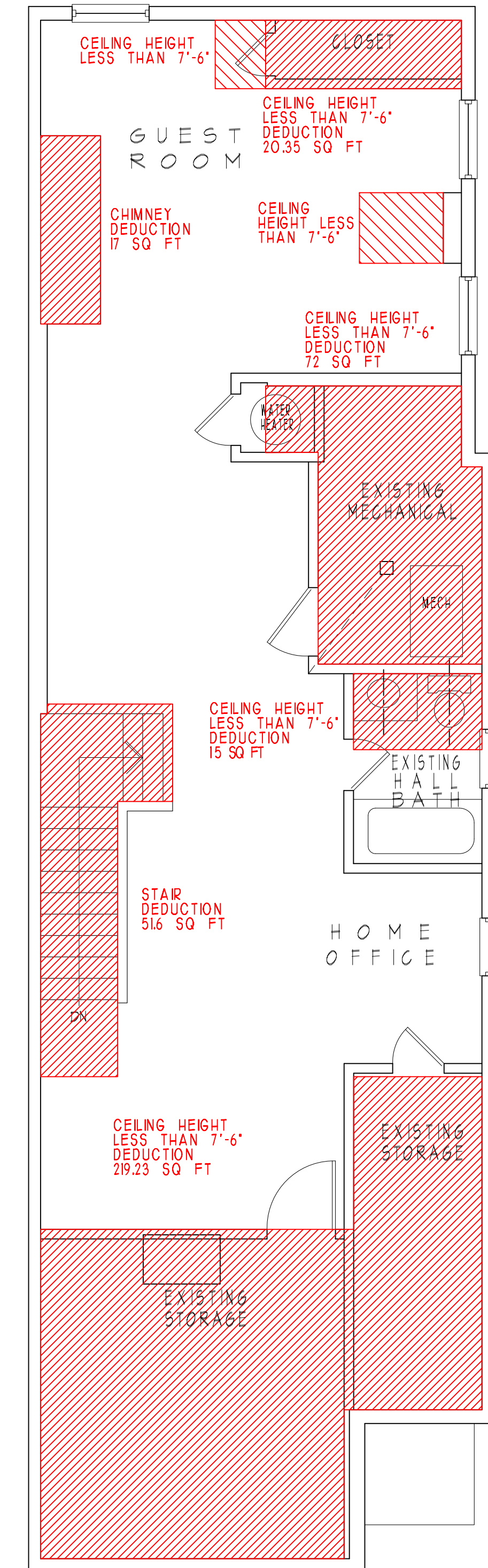
EXISTING
BASEMENT
PLAN
1/4" = 1'-0"



EXISTING
FIRST FLOOR
PLAN
1/4" = 1'-0"

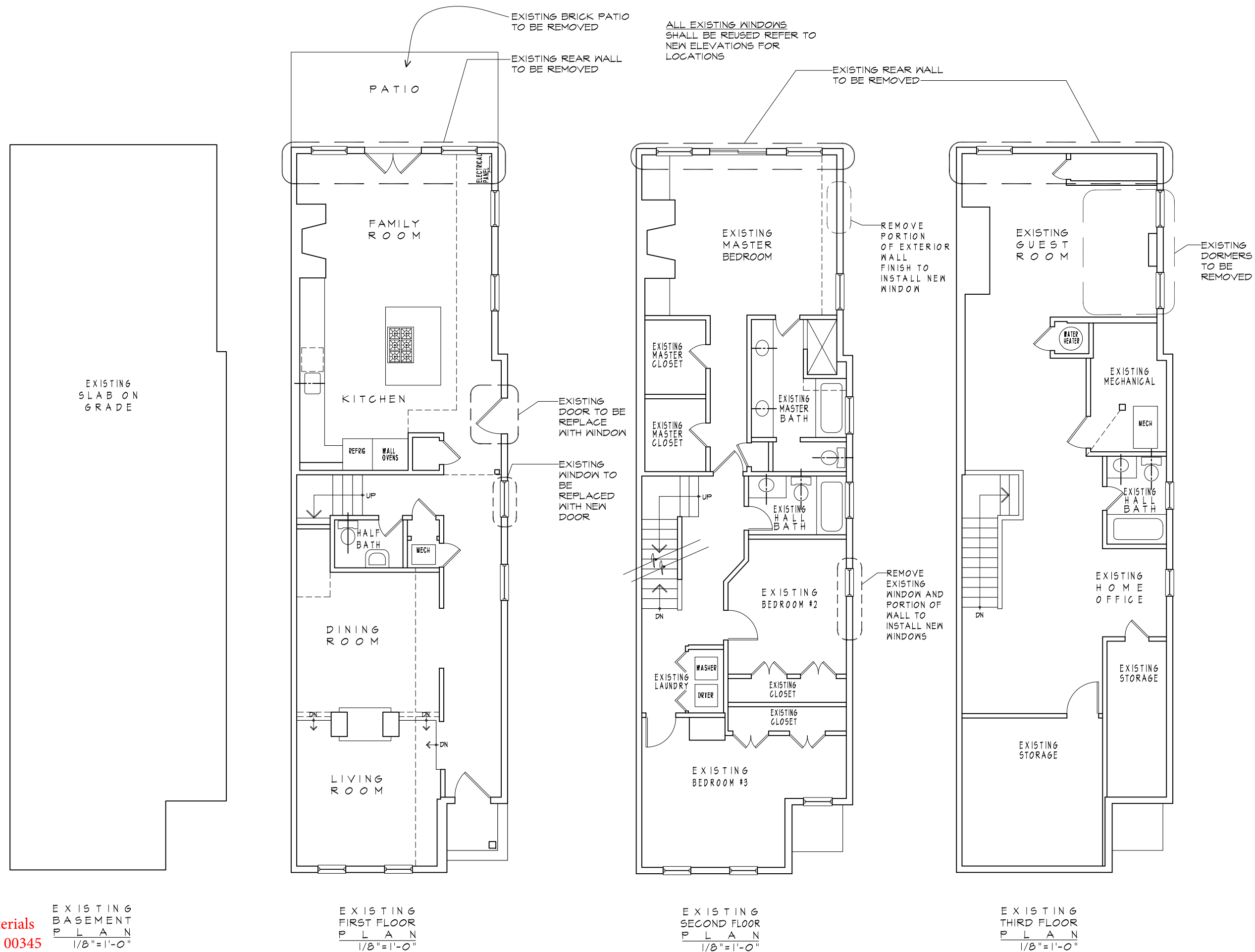


EXISTING
SECOND FLOOR
PLAN
1/4" = 1'-0"



EXISTING
THIRD FLOOR
PLAN
1/4" = 1'-0"

REVISED
Application & Materials
BAR2016-00344 & 00345
703 S Lee Street
11/28/2016



DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.701.1000 FAX: 703.701.1001

KUNTZ RESIDENCE
703 S LEE STREET
ALEXANDRIA, VIRGINIA

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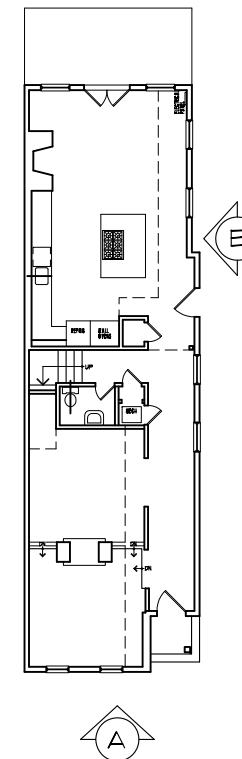
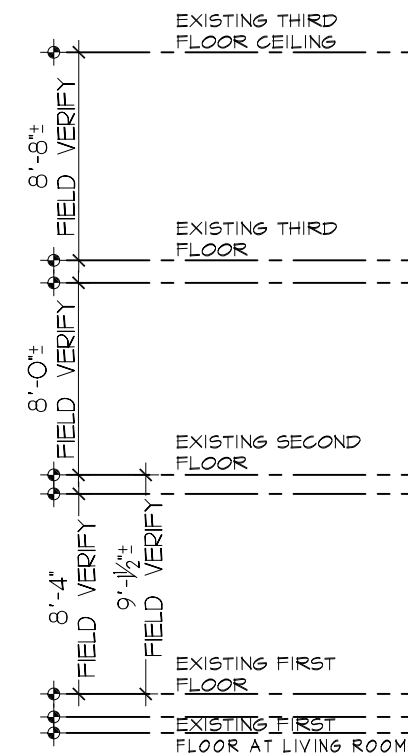
ISSUE DATE
DESIGN 05/19/16
07/14/16
08/22/16
08/25/16
09/09/16
PRE-BID 09/22/16
B A R 10/03/16
10/07/16
11/28/16

SHEET TITLE
EXISTING PLANS

SHEET NUMBER
A-1



A EXISTING FRONT EAST ELEVATION
1/8"=1'-0"



KEY PLAN



B EXISTING SIDE NORTH ELEVATION
1/8"=1'-0"

GENERAL NOTE:
ALL EXISTING WINDOWS TO BE REINSTALLED IN NEW LOCATIONS REFER TO NEW ELEVATIONS FOR LOCATIONS

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.746.1100 FAX: 703.746.1101

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ALEXANDRIA, VIRGINIA

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ISSUE DATE

DESIGN
05/19/16
07/14/16
08/22/16
08/25/16
09/09/16

PRE-BID

09/22/16

B A R

10/03/16
10/07/16
11/28/16

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

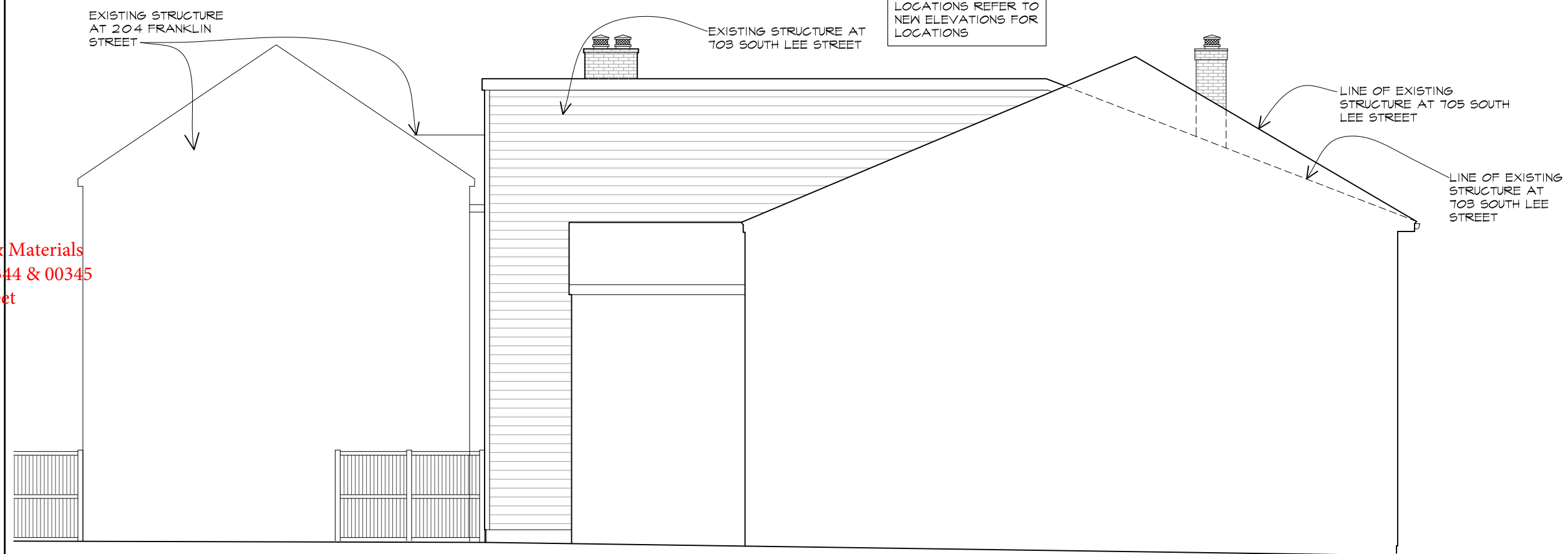
A-2

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Application & Materials
BAR2016-00344 & 00345
703 S Lee Street
11/28/2016



(C) EXISTING REAR WEST ELEVATION
1/8"=1'-0"

GENERAL NOTE:
ALL EXISTING
WINDOWS TO BE
REINSTALLED IN NEW
LOCATIONS REFER TO
NEW ELEVATIONS FOR
LOCATIONS



(D) EXISTING SIDE SOUTH ELEVATION
1/8"=1'-0"

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DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.544.1111 FAX: 703.544.1112

KUNTZ RESIDENCE
703 SOUTH LEE STREET
ALEXANDRIA, VIRGINIA

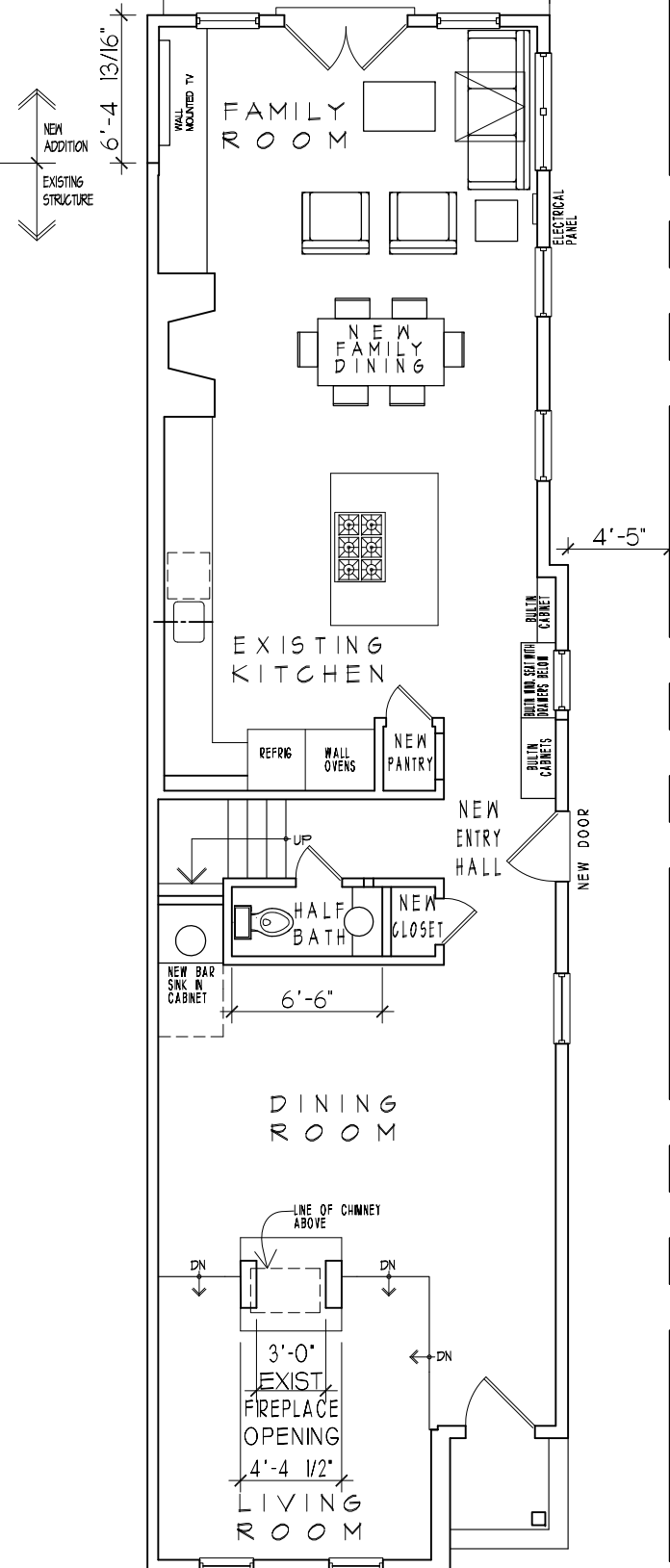
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PRE-BID
09/22/16
B A R
10/03/16
10/07/16
11/28/16

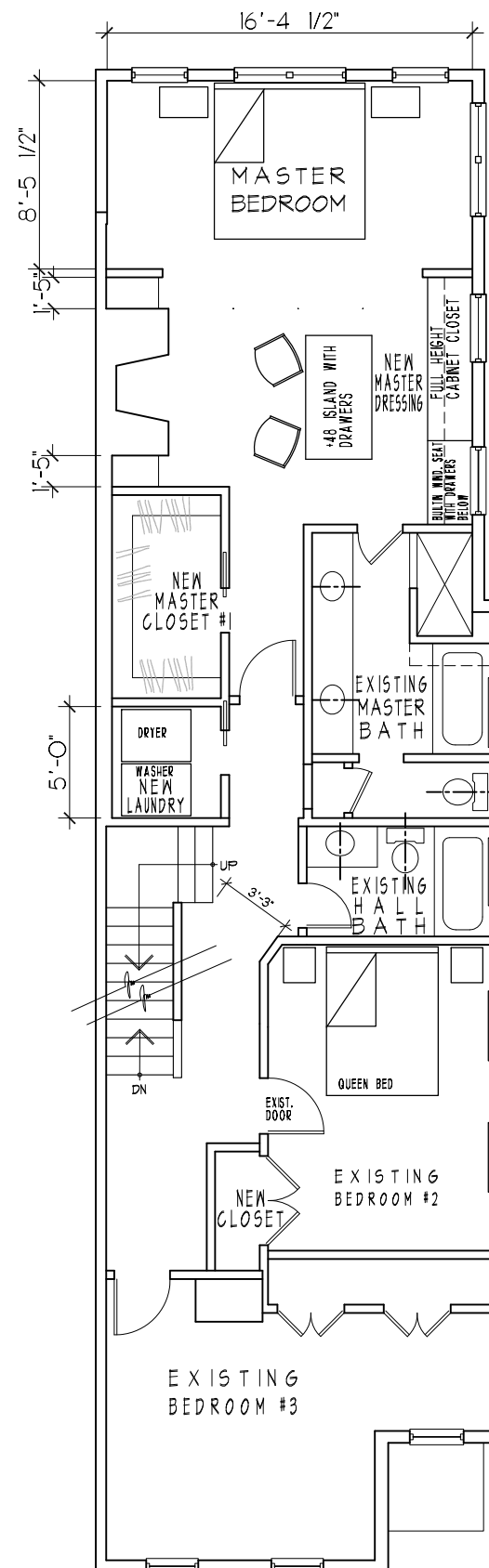
SHEET TITLE
EXISTING
ELEVATIONS

SHEET NUMBER
A-3

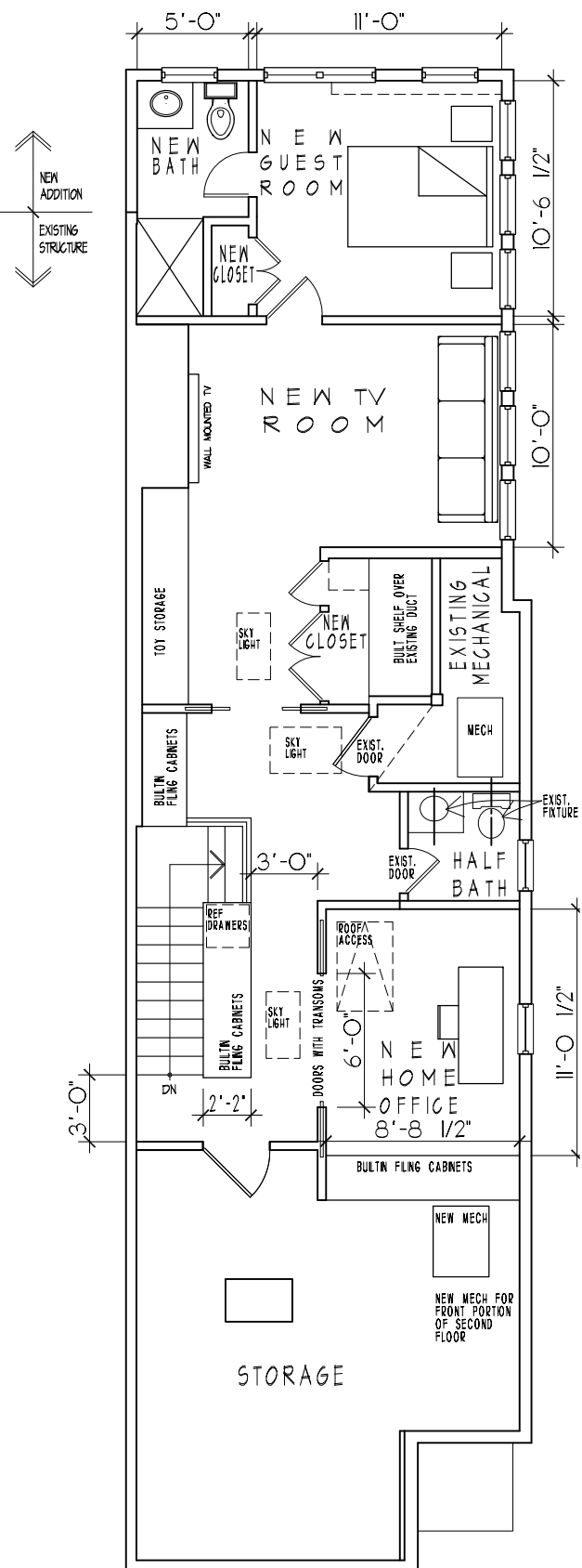
PROPERTY LINE



N E W
FIRST FLOOR
PLAN
1/8" = 1'-0"



N E W
SECOND FLOOR
P L A N
1/8" = 1'-0"



N E W
THIRD FLOOR
PLAN
1/8" = 1'-0"

DIMOND ADAMS
 **DESIGN ARCHITECTURE**

6 WEST MAPLE STREET • ALEXANDRIA VIRGINIA 22301
TELEPHONE: 703 596-1997
FACSIMILE: 703 596-1997

KUNZ REE SIDE STREET
703 SOUTH LEE STREET
ALEXANDRIA, VIRGINIA

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ISSUE DATE

DESIGN
05/19/16
07/14/16
08/22/16
08/25/16
09/09/16

PRE-BID
09/22/16

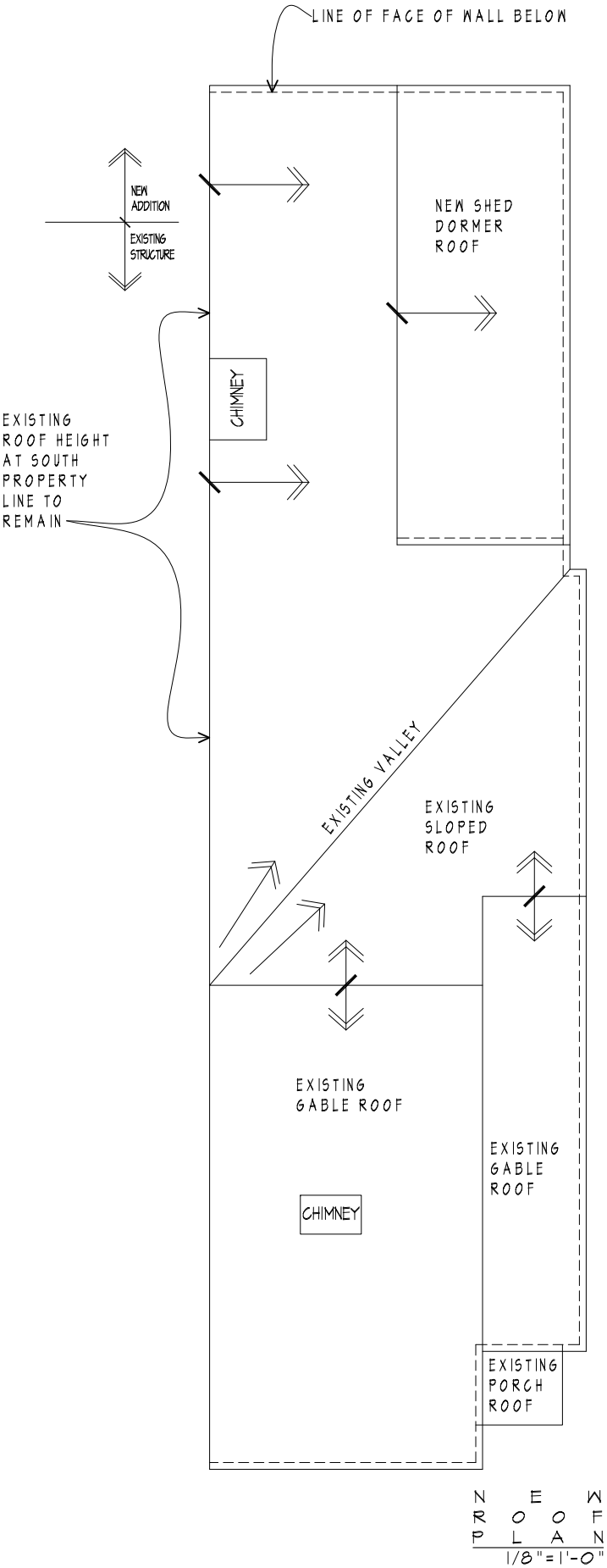
B	A	R
10/03/16		
10/07/16		
11/28/16		

SHEET TITLE
N E W
P L A N S

SHEET NUMBER

A-4

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DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.706.1007 FAX: 703.706.1007

K U N T Z R E S I D E N C E
703 S L E E S T R E E T
A L E X A N D R I A , V I R G I N I A

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ISSUE DATE

DESIGN
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07/14/16
08/22/16
08/25/16
09/09/16

PRE-BID
09/22/16

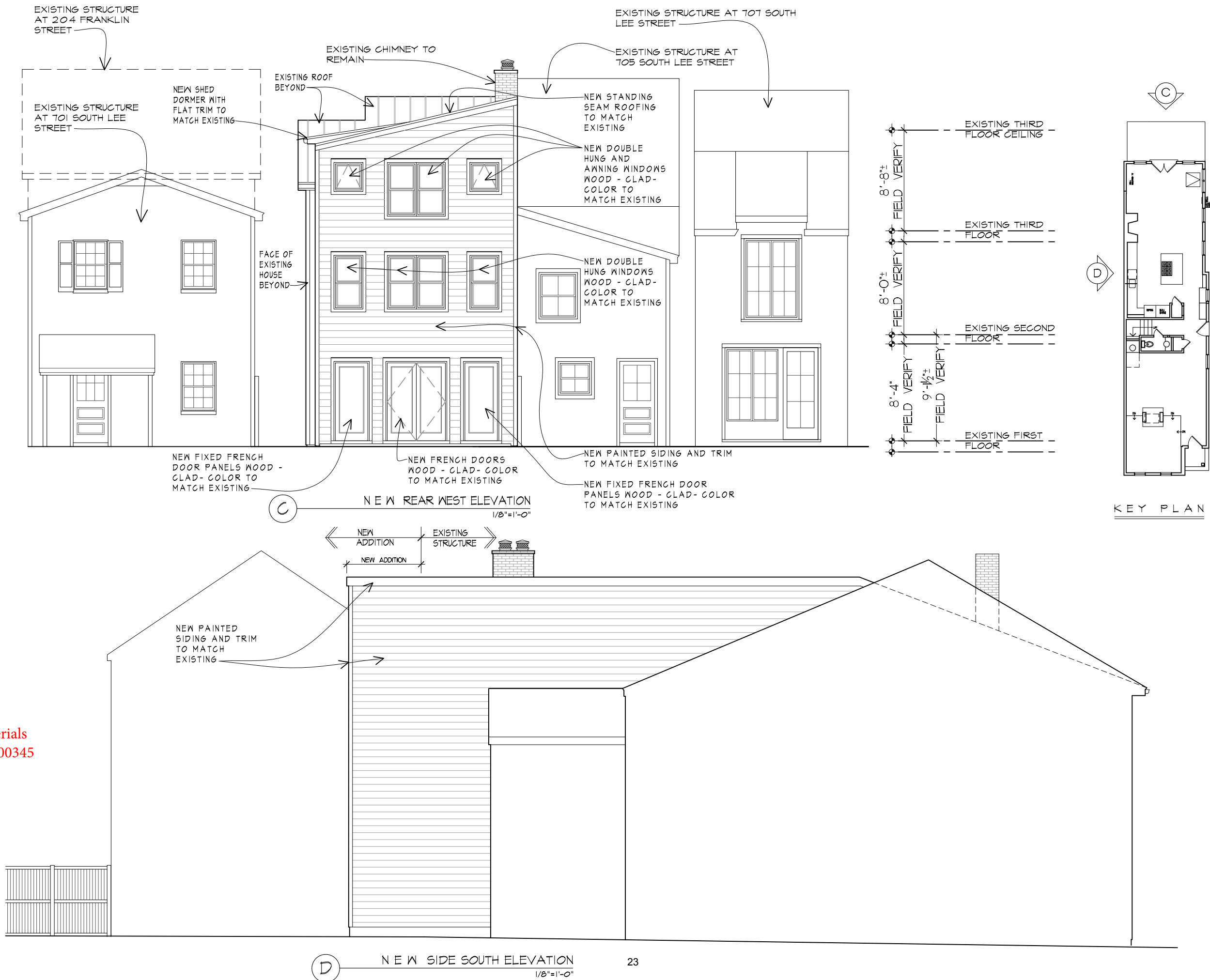
B A R
10/03/16
10/07/16
11/28/16

SHEET TITLE

N E W
R O O F
P L A N

SHEET NUMBER

A-4.1



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6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA 22301
TEL: 703.746.1111 FAX: 703.746.1112

KUNTZ RESIDENCE
703 SOUTH LEE STREET
ALEXANDRIA, VIRGINIA

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ISSUE DATE

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08/22/16
08/25/16
09/09/16

PRE-BID
09/22/16

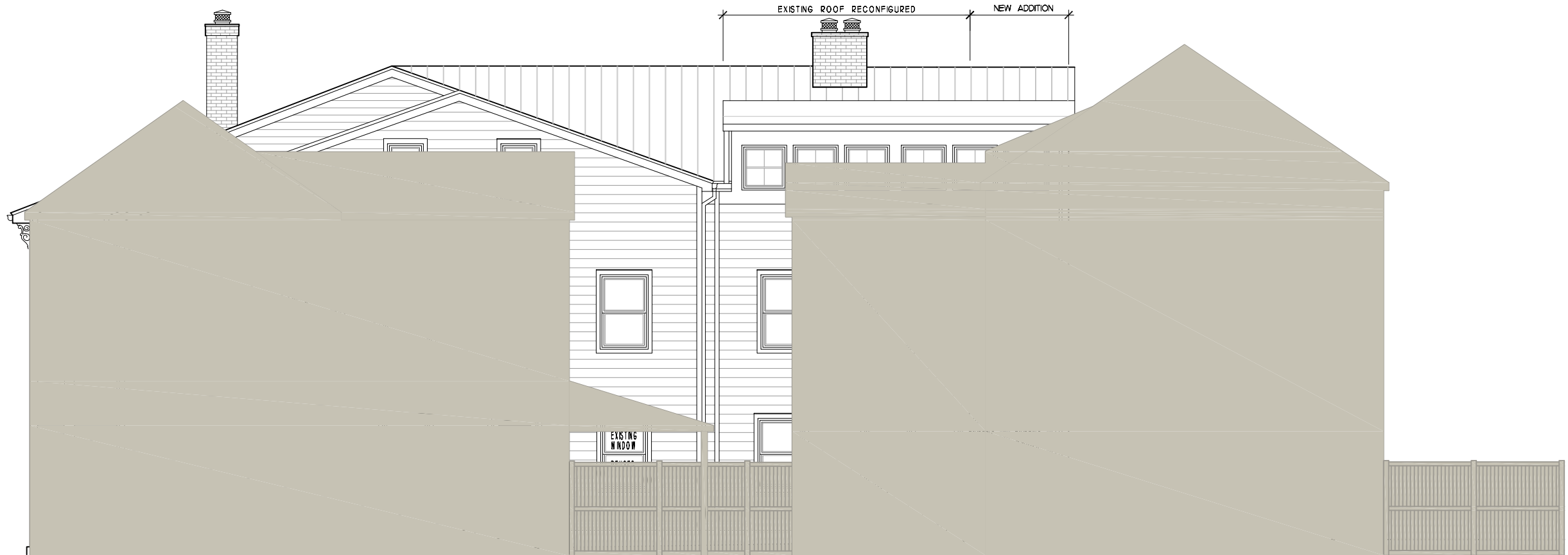
B A R
10/03/16
10/07/16
11/28/16

SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER
A-6



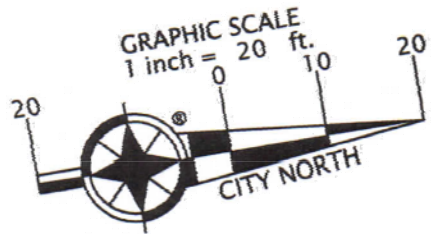
A EXISTING SIDE NORTH ELEVATION
1/8"=1'-0"



B NEW SIDE NORTH ELEVATION
1/8"=1'-0"

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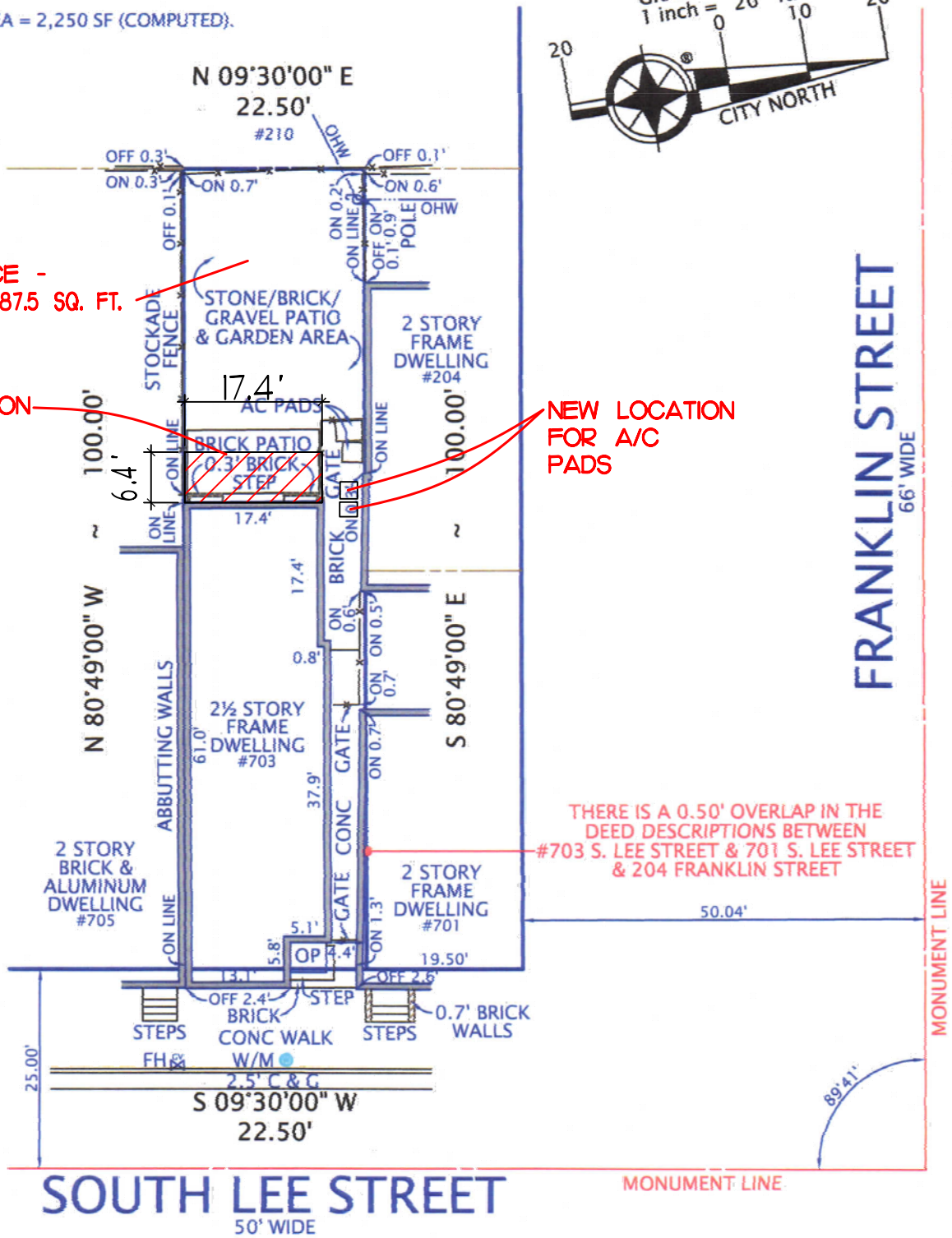
- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.
3. AREA = 2,250 SF (COMPUTED).



OPEN SPACE -
35'X 22.5' = 787.5 SQ. FT.

NEW ADDITION

NEW LOCATION
FOR A/C
PADS



PLAT
SHOWING HOUSE LOCATION ON
ON THE PROPERTY LOCATED AT
#703 SOUTH LEE STREET

(INSTRUMENT #040049107)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DECEMBER 19, 2007

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

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



CASE NAME:

PROBE/DUNCAN-PROBE ~ KUNTZ

MARK S. ALLEN



DOMINION Surveyors
Inc.®

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

PINNACLE DOUBLE HUNG

FEATURES/BENEFITS

- 1 The warmth and beauty of Clear Select Pine, Natural Alder or Vertical Grain Fir; can be painted or stained.
- 2 Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance. Prime units offer the traditional appearance of a beaded exterior stop.
- 3 Glass is replaceable in case of damage.
- 4 Glass taped and silicone glazed with interior wood stops for superior strength and seal.
- 5 Easy-Tilt sash with exclusive compression jambliner for easy cleaning and sash removal.
- 6 Recessed lock and keeper for a sleek appearance.
- 7 Block and tackle balance system with locking shoe for easy removal and sash operation.

SIZES

Available in hundreds of standard and custom sizes.

GLAZING

- Glazed with tape and silicone sealant.
- LoE² standard. Clear, tinted, laminated and tempered options available.
- Cardinal insulated glass featuring stainless steel spacers.
- Additional custom and special glass types available.
- Preserve protective film optional.

GRILLE OPTIONS

- Wood perimeter in 7/8" and 1-1/4" with concealed grill fasteners.
- Aluminum inner grille 13/16" flat, 3/4" profile or 1" profile.
- Windsorlite (WDL) – Simulated divided lite in 7/8" or 1-1/4".
- Standard and custom grille patterns available.

FINISHES

Interior – Clear Pine, Natural Alder, Vertical Grain Fir or primed.

Exterior – Clad units feature heavy duty extruded aluminum cladding on sash and frame.

CLAD COLORS

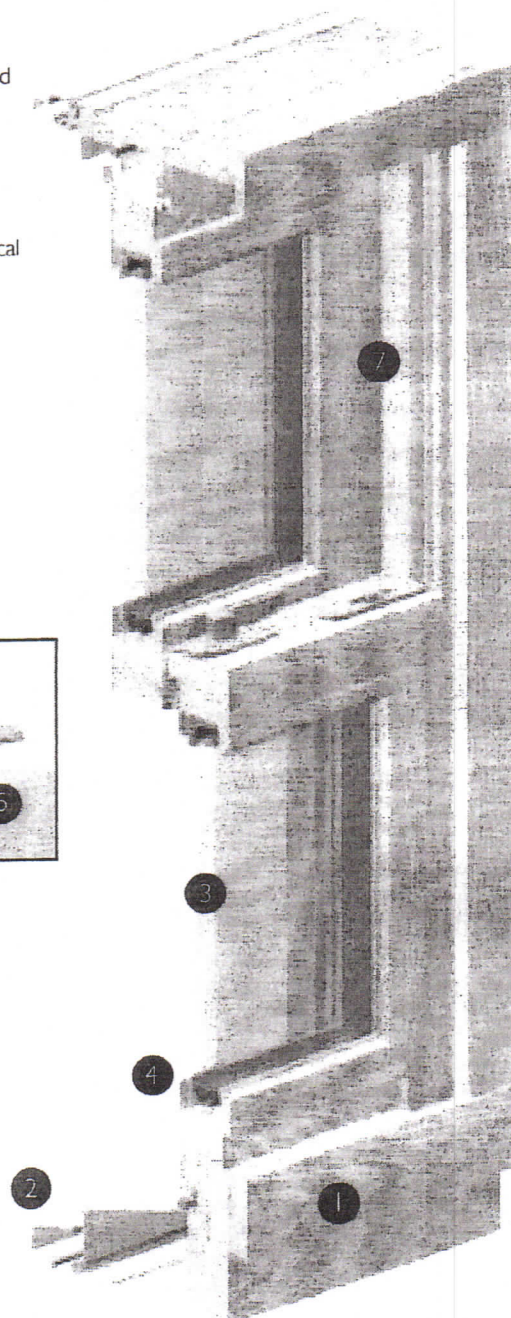
- Standard colors: white, tan, bronze, hunter green, ivory, black and cinnamon.
- 30 feature colors and custom colors available.
- 7 Anodize finishes available.

HARDWARE FINISHES

Standard finishes are champagne, white, brass, satin nickel, bronze, oil rubbed bronze, matte black.

PERFORMANCE RATINGS

For current performance ratings, see our website at www.windsorwindows.com.



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WWW.WINDSORWINDOWS.COM

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled primed wood double hung windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

Application & Materials
BAR2016-00344 & 00345
703 S Lee Street
10/3/2016

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Double Hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Sill and outside stops shall be low-maintenance cellular PVC material. Head and side jambs shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4. Frames are assembled with hardware installed. Inside stops and sill stop are face nailed and glued. Jamb thickness shall be 1 1/16". Standard jamb width shall be 4 9/16". Pine jamb extensions are available to match other finished wall thicknesses. Factory set up units will include low-maintenance cellular PVC sill nosing, brickmould, and outside mull covers for a complete no rot exterior. Inside mull included on all mulled units regardless of jamb width. All 4 9/16" units will have a full length inside mull tacked in place and will have to be trimmed and re-applied in the field. DP Upgrade units receive a 1/2" taller inside sill stop.
- B. Sash: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4 with a thickness of 1-1/2". Sash corners shall be mortised and tenoned. Both sash shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull. DP upgrade units shall have no finger pulls. No finger pull option is available for standard units.
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of sash and frame.
- D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366 glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head, checkrail, and sill. Flex-hinge jambliner provides a tight seal at the stiles.
- F. Hardware: Extruded vinyl jambliners shall have dual hinged leaf compression legs: beige color standard. White jambliner option available. Spring-loaded die-cast tilt latches allow both sash to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal; where required by sash weight, a double spring balance will be substituted. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on unit widths 24" and below. Two locks are used on unit widths of 28" and up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, black, bronze, brass, oil-rubbed bronze, and satin nickel hardware options available.
- G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

Application & Materials
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Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

(Materials continued)

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsor-lite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and cellular PVC exterior bars to the surfaces of the insulated glass; when ordered interior primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty exterior with standard interior. All are available with or without inner bar between the glass. Exterior bars are cellular PVC.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
B. Install the window unit in accordance with the manufacturer's recommendations.
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
C. Remove all visible labels and instructions.
D. Final cleaning of glass in accordance of Section 01.

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Pinnacle Primed – Double Hung & Glide-By

- Primed units can be painted to the color of your choice
- EZ Tilt sash with compression jambliner for easy cleaning and sash removal
- Recessed lock and keeper for a sleek appearance
- Block and tackle balance system for easy removal and sash operation

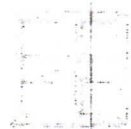
Interior Finish

Double Hung / Single Hung / Slider Hardware

Glass Options

Grille Options

Screens



Perimeter Grille



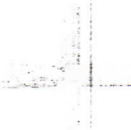
Stick Grille



1" Profiled Inner Grille 13/16" Flat Inner Grille



7/8" Interior Wood Standard WDL



7/8" Exterior Clad Standard WDL



1 1/4" Interior Wood Standard WDL



1 1/4" Exterior Clad Standard WDL



3/4" Profiled Inner Grille



5/8" Short Putty WDL

7/8" Short Putty WDL

The on-screen colors provided are to help you determine what is available - unfortunately, due to variations between monitors, they are not true to color. For exact matches, please visit a dealer near you for true-to-color samples.

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Pinnacle Primed – Double Hung & Glide-By

- Primed units can be painted to the color of your choice
- EZ Tilt sash with compression jambliner for easy cleaning and sash removal
- Recessed lock and keeper for a sleek appearance
- Block and tackle balance system for easy removal and sash operation

Interior Finish

Double Hung / Single Hung / Slider Hardware



Perimeter Grille



Stick Grille



1" Profiled Inner Grille



13/16" Flat Inner Grille

Glass Options

Grille Options

Screens



7/8" Exterior Clad Standard WDL



1 1/4" Interior Wood Standard WDL



1 1/4" Exterior Clad Standard WDL



3/4" Profiled Inner Grille



5/8" Short Putty WDL

7/8" Short Putty WDL

The on-screen colors provided are to help you determine what is available - unfortunately, due to variations between monitors, they are not true to color. For exact matches, please visit a dealer near you for true-to-color samples.

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Pinnacle Series

CLAD CASEMENT & AWNING

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood casement and awning windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Casement units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged, with protective packaging and fitted with sash shipping blocks. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Aluminum Clad Wood Casement and Awning window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4-81, assembled with hardware installed. Exposed exterior portion shall be extruded aluminum sealed at corners with injected silicone and nylon corner keys. Lock side stops are face nailed. Hinge side stops are glued and blind nailed. Jamb thickness shall be 1 1/4". Standard set up jamb width shall be 4 9/16"

Pinnacle Series

CLAD CASEMENT & AWNING

SPECIFICATIONS

(Materials cont.)

- (4 1/8" basic jamb with 7/16" extender). Other extenders available to match finished wall thickness. Vinyl hinged nailing fin and drip cap is utilized for frame installation. Alder interior option is available.
- B. Sash: Wood interior shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4-81. Corners shall be coped and stapled. Exterior surfaces shall consist of aluminum extrusion with lapped corners held together by color-matched injected-molded corner keys. Alder interior option is available.
- C. Finish: All aluminum exterior surfaces shall be covered with factory applied, baked on acrylic finish in bronze, white, tan, ivory, hunter green, cinnamon, and black. Custom colors are also available.
- D. Glazing: Shall be 3/4" double pane clear insulating glass as standard, glazed with double-faced tape plus a full perimeter bead of silicone, and interior wood stops with foam tape applied to the back side. A wide array of other glass options is offered including LoE², tinted, tempered, and obscure. Cardinal's PreserveTM option is available on all LoE² glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin. It shall be installed as a full perimeter seal for positive protection against air and water infiltration. An additional weatherstrip is applied to top rail (rails & stiles on stat./picture units) for added protection against water penetration.
- F. Hardware: Casement shall include hardened steel worm gear dual arm sash operator. Heavy duty concealed adjustable hinges open to 90 degrees, and have an easy detach arm. Awnings include hardened steel worm-gear, dual-scissors-arm operator with easy detach arm and heavy duty concealed adjustable hinges. Operator and hinge components have an electrocoated polymer corrosion resistant coating. Interior hardware finish options include champagne, bronze, white, brass, oil-rubbed bronze, and satin nickel. The concealed, sequential locking system utilizes 1 locking point through 26" sizes, 2 locking points on 32" through 44" sizes, 3 locking points on 50" through 68", and 4 locks on 74" size. Special egress hardware optional.
- G. Screens: Shall be fiberglass screen set in painted .020 aluminum frame. All 62", 68", and 74" high screens utilize a .024 aluminum frame. Champagne screen is standard. White is also available. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.
- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1 1/4" widths. White, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat or 3/4" profiled. Two-toned inner grilles (**13/16" flat only**) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and extruded aluminum exterior bars to the surfaces of the insulated glass. They are available in 7/8" and 1 1/4" widths. Both are available with or without inner bar between the glass. Exterior bars are available in bronze, white, tan, ivory, hunter green, cinnamon, or black.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
- B. Install the window unit in accordance with the manufacturer's recommendations. On operating units, remove shipping blocks after unit is fully installed.
- C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
- B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
- C. Remove all visible labels and instructions.
- D. Final cleaning of glass in accordance of Section 01710

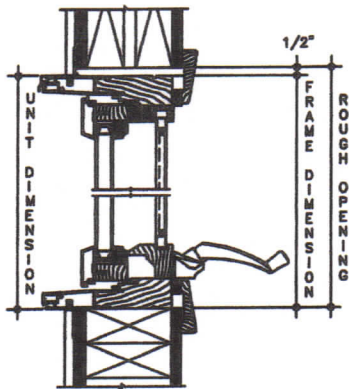
Pinnacle Series

CLAD CASEMENT & AWNING

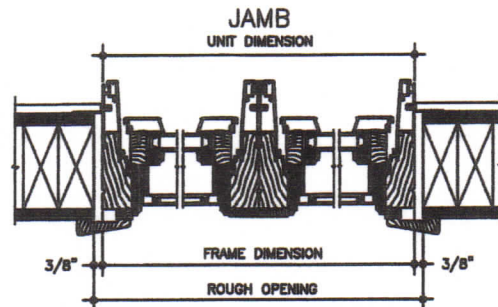
SECTION DETAILS

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

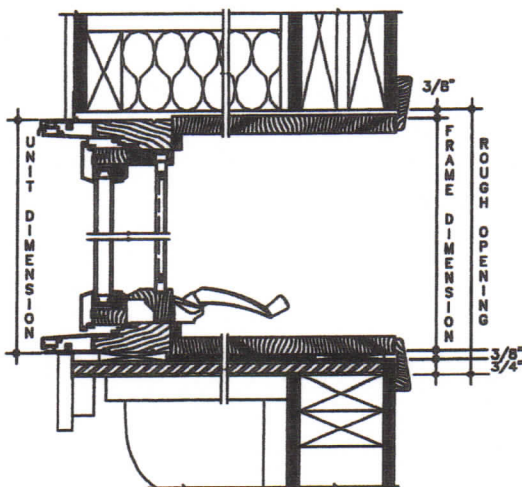
HEAD & SILL



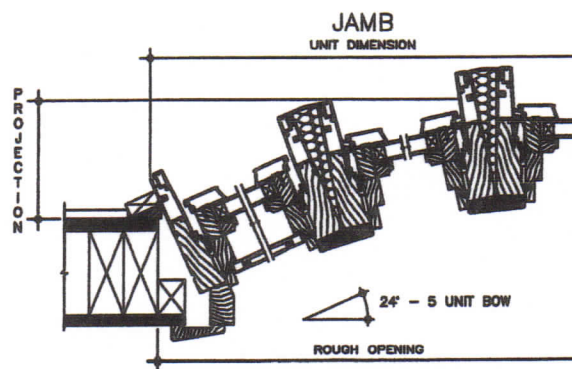
3/4" INSULATING GLASS
2 x 4 FRAME CONSTRUCTION
1/2" SHEATHING, 1/2" DRY WALL
4 9/16" JAMB



HEAD & SILL



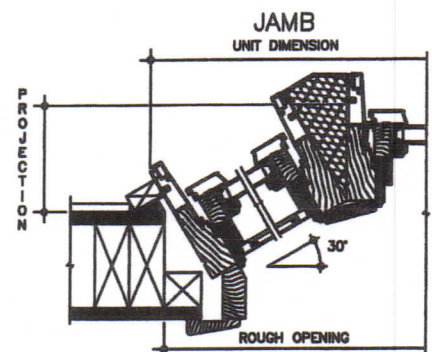
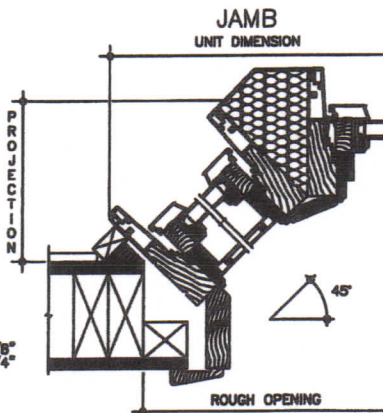
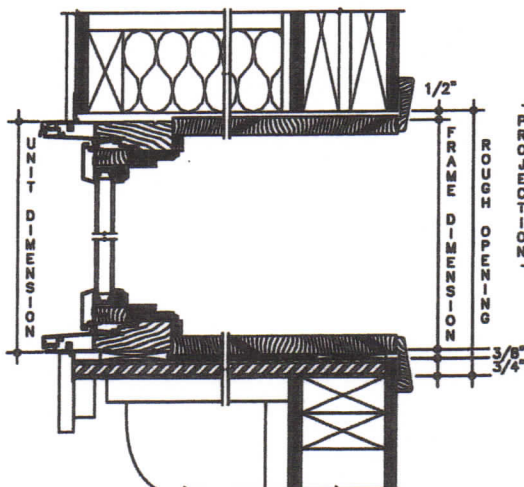
12° BOW



NOTE: 3/4" PLYWOOD PLATFORM AND TRIM BY OTHERS. ROUGH OPENING ALLOWS FOR 3/4" THICK PLATFORM. SUPPORT BRACKETS SHOULD BE USED.

ANGLE BAY

HEAD & SILL

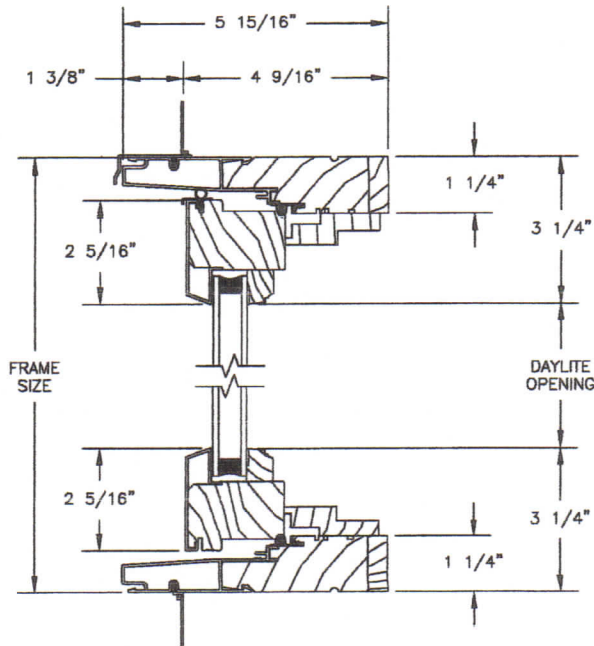


Pinnacle Select Series

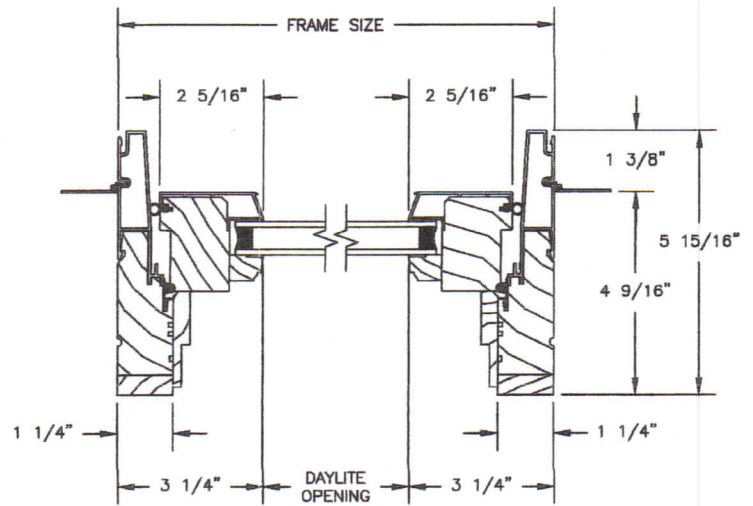
CLAD PUSH-OUT CASEMENT

SECTION DETAILS : OPERATING
SCALE: 3" = 1'-0"

PUSH-OUT

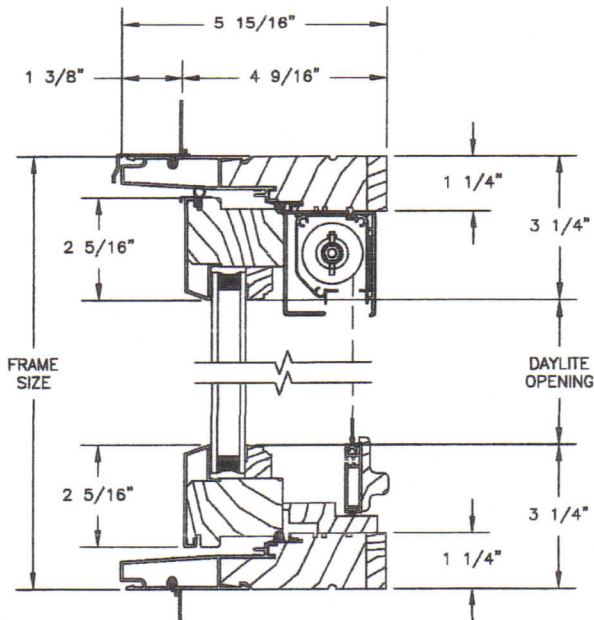


HEAD JAMB & SILL

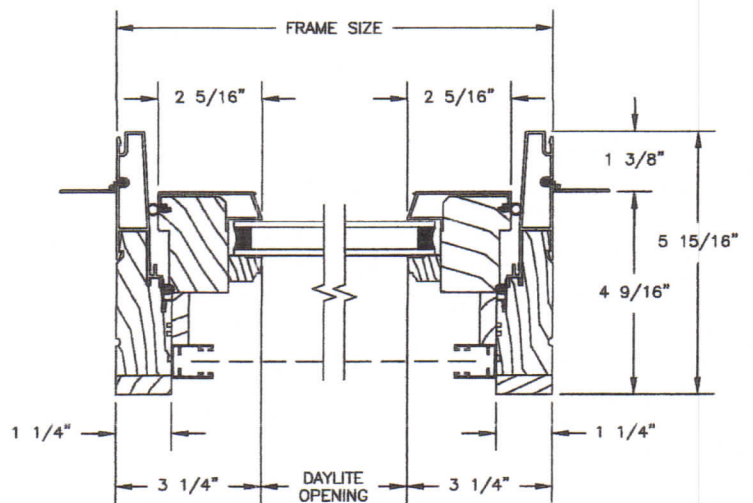


JAMBS

PUSH-OUT WITH RETRACTABLE SCREEN



HEAD JAMB & SILL

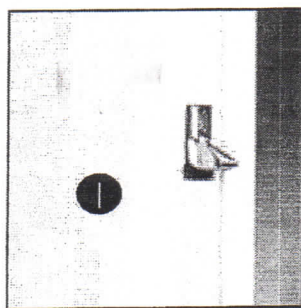


JAMBS

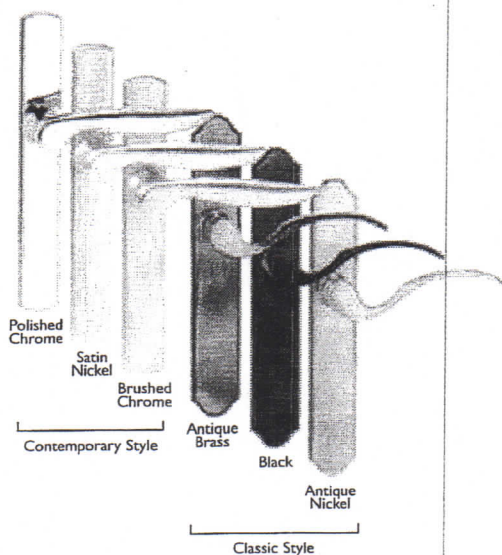
PINNACLE SWINGING PATIO DOORS

FEATURES/BENEFITS

- 1 Multi-point locking system features three-point jamb-engaged tongue system for uncompromised security.
- 2 Inswing door features bumper sill to keep door air- and water-tight.
- 3 Extended panel drip edge sheds water away from panel at the sill for enhanced protection from water.
- 4 Dual seal frame weather strip at panel face and edge improves air and thermal performance.
- 5 Taller sill provides excellent water performance and design pressure ratings.
- 6 Foam-backed glazing bead prevents paint and stain from bleeding.
- 7 Stiles and rails constructed of Ponderosa Pine core and skins provide a rich appearance and increase durability.
- 8 Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance.
- 9 1/2 or 3/4 lite panel available with flat or split panel option



• Available in Pine, Fir and Alder



SIZES

- Available in four standard heights: 6-8', 6-10', 8-0' and 9-0'.
- Custom sizes also available.

GLAZING

- Interior stop glazed with beaded silicone.
- Standard 3/4" tempered double pane LoE² insulating glass.
- Clear, tinted, tempered, laminated and obscure glass types also available.
- Custom glass types available.

GRILLE OPTIONS

- Windsor Divided Lite (WDL) – simulated divided light.
 - Standard Profile in 7/8" or 1 1/4"
 - Putty Profile in 5/8" or 7/8" (exterior only)
- 13/16" flat, 3/4" profile, and 1" profile inner grille.
- Standard and custom grille patterns available.

WEATHERSTRIPPING

- Rigid weatherable PVC or urethane foam encased in polyethylene film.
- Inswing and outswing features bottom heavy-duty self-adjusting sweep.

FINISHES

- Primed – Latex primed exterior and clear pine veneer interior.
- Clad – Electrostatically applied, baked-on finish to exterior in white, bronze, tan, ivory, hunter green, black or cinnamon.
- 30 feature colors, 7 anodize finishes and custom colors also available.

HARDWARE FINISHES

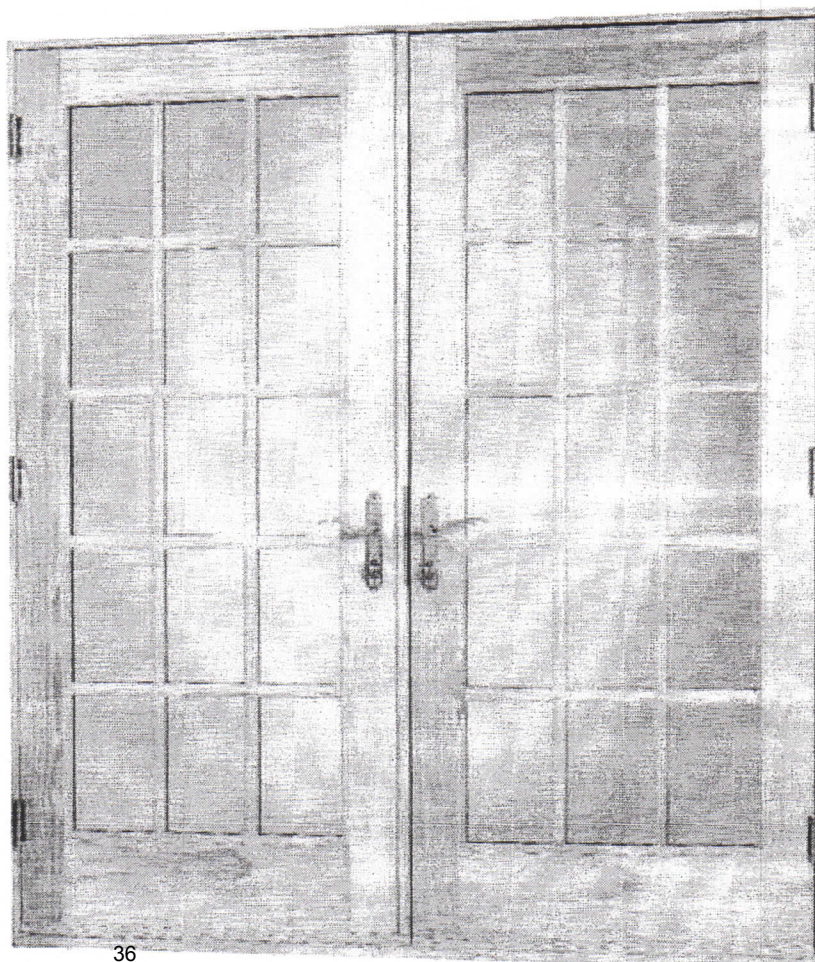
Brass, antique brass, oil rubbed bronze, antique nickel, brushed chrome, polished chrome, white, black, and satin nickel.

HARDWARE STYLES

Classic or contemporary handle.

PERFORMANCE RATINGS

For current performance ratings, please see our website at www.windsorwindows.com.



Pinnacle Series

PRIMED PATIO DOOR – INSWING

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled primed wood inswing patio doors [including sidelites] glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Patio Door units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

Pinnacle Series

PRIMED PATIO DOOR – INSWING

SPECIFICATIONS

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Primed Inswing Patio Door units as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4. Exterior frame shall be finger-jointed material. Brickmould shall be cellular PVC material. Sill shall be aluminum with solid oak interior threshold with protective PVC covering. Clear anodized finish sill standard; bronze anodized sill with protective coating optional. A low-rise handicap sill is available as an option on all inswing doors except bi-hinge. Doors up to four panels wide will have a single frame with a continuous head and sill. Standard frame width is 4 9/16". 2" jamb extension is available for 6 9/16" frame width.
- B. Door Panels: Shall be select softwoods with Ponderosa pine veneers treated with water repellent preservative. Stiles and rails shall be fastened with ribbed hardwood dowels. Stiles are 4 11/16" wide, top rail is 5" wide, and bottom rail is 8 3/8" wide. Foam tape is applied to the back side of the glass stop. (All swing panels are not reversible.) Bi-hinge option is available (both panels operate).
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of panel and frame.
- D. Glazing: Shall be 3/4" tempered double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, and obscure. Cardinal's Preserve™ option is available on most glass options. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Frame weatherstripping shall be santoprene rubber with a rigid polypropylene base. This dual-seal weatherstrip seals against both the face and the edge of the panel. It shall be installed in the side jambs and head for positive protection against air and water infiltration. Sill weatherstrip is an ABS rigid member with a flexible urethane to protect between sill and panel.
- F. Hardware: Finished matched strike plates and adjustable hinges shall be installed with each operating panel for smooth operation. Operating panels can be shipped with lockset and deadbolt holes pre-drilled with a 2-3/8" backset. Installed single point or multi-point "euro" hardware is available on all swinging doors. The multi-point hardware has a three-point, side engage, tongue-locking system. A variety of hardware finishes are available. Handle sets are ordered and shipped separately.
- G. Screens: (Extra when specified) Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screen shall mount on outside of door panels and roll on end-adjustable steel rollers. They shall operate on a track extruded in the sill. Swinging screens optional. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open door.

Pinnacle Series

PRIMED PATIO DOOR – INSWING

SPECIFICATIONS

(Materials cont.)

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges, fastened to sash with press pins. Perimeter grilles are available in 7/8" or 1 1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat, 3/4" profiled or 1" profiled. Two-toned inner grilles (**3/4" profile only**) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and exterior bars to the surfaces of the insulated glass; when ordered Interior Primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1 1/4" Standard, 5/8" Putty, and 7/8" Putty exterior with Standard interior. All are available with or without innerbar between the glass. Exterior bars are cellular PVC.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
B. Install the window unit in accordance with the manufacturer's recommendations.
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
C. Remove all visible labels and instructions.
D. Final cleaning of glass in accordance of Section 01.

Pinnacle Series

ELEVATIONS

NEW PRIMED INSWING PATIO DOOR

SCALE: 1/8" = 1'-0"

UNIT
ROUGH
FRAME
GLASS

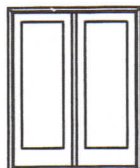
6-8 3/4
6-8
6-7 1/2
63 7/8

2-10 11/16
2-9 1/4
2-8 3/16
22



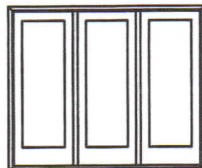
2868
0 or X

5-6 1/2
5-5
5-4
22



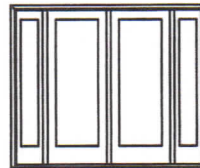
5468
OX or XO

8-2 5/16
8-1
7-11 13/16
22



8068
X00 or OX0 or 00X

8-1 5/8
8-0 1/4
7-11 1/8
9 1/2 - 20 - 9 1/2

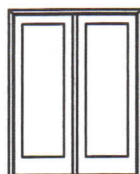


14-54-1468

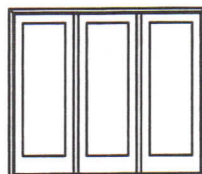
6-11 5/8
6-11
6-10 3/8
66 3/4



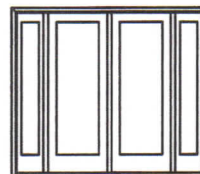
28610
0 or X



54610
OX or XO



80610
X00 or OX0 or 00X



14-54-14610

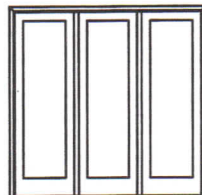
8-0 5/8
8-0
7-11 3/8
79 3/4



2880
0 or X



5480
OX or XO



8080
X00 or OX0 or 00X

9-0 5/8
9-0
8-11 3/8
91 3/4



2890
0 or X



5490
OX or XO


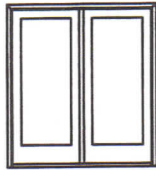
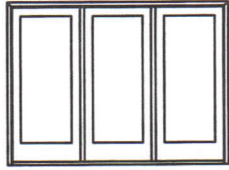
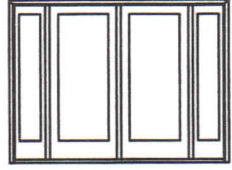
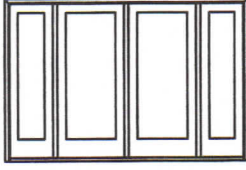

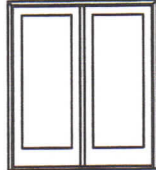
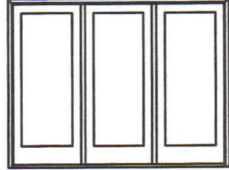
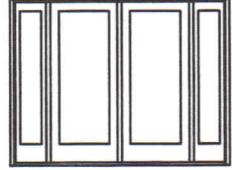
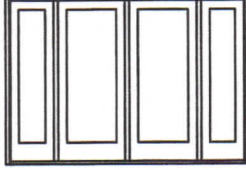

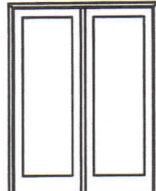
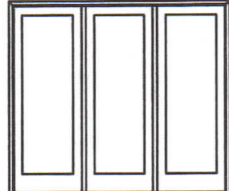


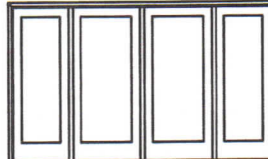
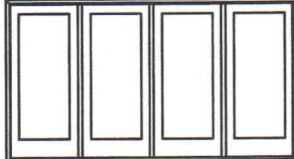
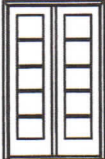
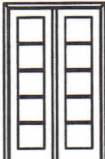
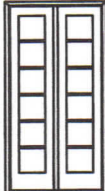
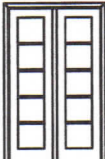
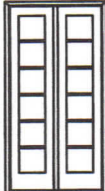
NOTE: ALL UNITS LISTED ARE BUILT AS ONE FRAME.
FOR DOORS WITH HANDICAP SILL, SUBTRACT 1 3/8" FROM ROUGH OPENING HEIGHTS.

Pinnacle Series

ELEVATIONS

NEW PRIMED INSWING PATIO DOOR

SCALE: 1/8" = 1'-0"

UNIT ROUGH FRAME GLASS	3-2 11/16 3-1 1/4 3-0 3/16 26	6-2 1/2 6-1 6-0 26	9-2 5/16 9-1 8-11 13/16 26	9-1 5/8 9-0 1/4 8-11 1/8 11 1/2 - 26 - 11 1/2	10-2 1/8 10-0 3/4 9-11 5/8 14 - 26 - 14
					
	3068 0 or X	6068 OX or XO	9068 X00 or OX0 or O0X	16-60-1668	20-60-2068
	6-8 3/4 6-6 6-7 1/2 63 7/8				
6-11 5/8 6-11 6-10 3/8 66 3/4					
	30610 0 or X	60610 OX or XO	90610 X00 or OX0 or O0X	16-60-16610	20-60-20610
8-0 5/8 8-0 7-11 3/8 79 3/4					
	3080 0 or X	6080 OX or XO	9080 X00 or OX0 or O0X		
9-0 5/8 9-0 8-11 3/8 91 3/4					
	3090 0 or X	6090 OX or XO			
UNIT ROUGH FRAME GLASS	11-2 1/8 11-0 3/4 10-11 5/8 20 - 26 - 20	12-2 1/8 12-0 3/4 11-11 5/8 26	4-2 1/2 4-1 4-0 14 UNIT ROUGH FRAME GLASS		
					
	26-60-2668	30-60-3068	4068 BI-HINGE ONLY		
					
6-8 3/4 6-6 6-7 1/2 63 7/8			40610 BI-HINGE ONLY		
					
			4080 BI-HINGE ONLY		
6-11 5/8 6-11 6-10 3/8 66 3/4					
	26-60-26610	30-60-30610			

NOTE: ALL UNITS LISTED ARE BUILT AS ONE FRAME.
 FOR DOORS WITH HANDICAP SILL, SUBTRACT 1 3/8" FROM ROUGH OPENING HEIGHTS.

Pinnacle Series

CLAD INSWING PATIO DOOR

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood inswing patio doors [including sidelights], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealant and Caulking.
- F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
 - 1. ASTM E-283 - Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors.
 - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
 - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. NWWDA I.S-8-88 - Industry Standard for Wood Swinging Patio Doors
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Inswing patio door units shall meet minimum requirements in accordance with AAMA 101-I.S.2-97
- B. Air leakage shall not exceed 0.30 cfm per square ft. of overall frame area when tested in accordance with ASTM E-283 at 1.56 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Door units shall withstand positive and negative windloads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, door units shall be delivered undamaged, with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Aluminum Clad Wood Inswing Patio Door units [including sidelights] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Select softwoods treated with water-repellent preservative in accordance with NWWDA I.S.-4. Exposed exterior portion of head and jambs shall be extruded aluminum sealed at corners with closed cell foam gaskets and fastened with aluminum corner keys. Interior face of jambs shall be clear stain grade. Sill shall be aluminum with solid oak threshold with protective covering. Mill finish sill standard; bronze anodized sill with protective coating optional. A low-rise handicap sill is available as an option on all inswing doors except bi-hinge. Doors up to four panels wide will have a single frame

Pinnacle Series

CLAD INSWING PATIO DOOR

SPECIFICATIONS

(Materials cont.)

with a continuous head and sill. Frame width is adjustable from 3 9/16" to 5 5/16" and 5 9/16" to 7 5/16" with available jamb extenders utilizing extruded aluminum nailing fin. **Units with clad brickmould available in 4 9/16" or 6 9/16" jamb widths only.** Natural Alder interior option is available.

- B. Door Panels: Shall be softwoods with Ponderosa pine veneers treated with water-repellent preservative. Stiles and rails shall be fastened with ribbed hardwood dowels. Exterior surfaces shall be clad with aluminum extrusion with lapped and sealed corners. Foam tape is applied to the back side of glass stops. Engineered cores in all stiles are constructed of laminated wood components for maximum strength and stability. Stiles are 4 7/8" wide, top rail is 5 3/16" wide, and bottom rail is 8 9/16" wide. Bi-hinge option available (both panels operate). Natural Alder interior option is available.
- C. Finish: A clear pine veneer interior provides a smooth surface ready for finishing. All exterior head, side jamb, and panel extrusions shall have a factory applied, baked on acrylic finish in bronze, white, tan, ivory, hunter green, cinnamon, or black. Custom colors are also available.
- D. Glazing: Shall be 3/4" tempered double pane clear insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including LoE², tinted, and obscure. Cardinal's Preserve™ is **standard** on all LoE² glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Frame weatherstripping shall be santoprene rubber with a rigid polypropylene base. This dual-seal weatherstrip seals against both the face and the edge of the panel. It shall be installed in the side jambs and head for positive protection against air and water infiltration. The sill weatherstripping includes three separate components: pile, foam, and fin weatherseals for maximum performance.
- F. Hardware: Adjustable gold-tone powder coated hinges shall be installed on each operating panel for smooth operation. Operating panels can be shipped with lockset and deadbolt holes predrilled with a 2 3/8" backset. Installed single point or multi-point "Euro" hardware is available on all swinging doors. The multi-point hardware has a three-point, side engage, tongue locking system. A variety of hardware finishes are available. **Handle sets are ordered and shipped separately.**
- G. Screens: (Extra when specified) Shall be fiberglass screen set in extruded aluminum frame. Screen shall mount on outside of door panels and roll on end-adjustable steel rollers. They shall operate on track extruded in aluminum sill. Swinging screens optional. Screens available in white, bronze, tan, ivory, hunter green, cinnamon or black. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open door.
- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges, fastened to sash with press pins. Perimeter grilles are available in 7/8" or 1 1/4" widths. White, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat or 3/4" profiled. Two-toned inner grilles (**13/16" flat only**) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and aluminum exterior bars to the surfaces of the insulated glass. They are available in 7/8" and 1 1/4" widths. Exterior bars are available in bronze, white, tan, ivory, hunter green, cinnamon, or black.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
- B. Install the door unit in accordance with the manufacturer's recommendations.
- C. Install sealants, backing material, and insulation in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

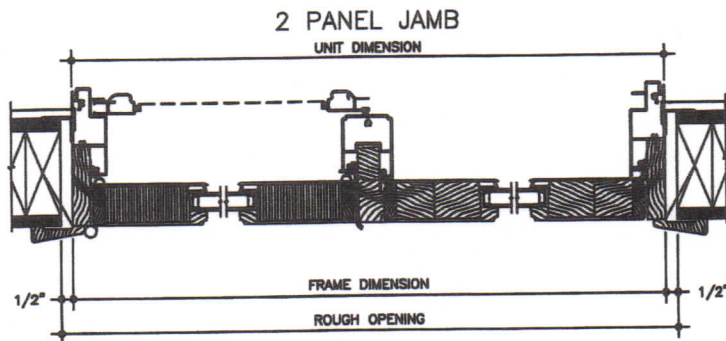
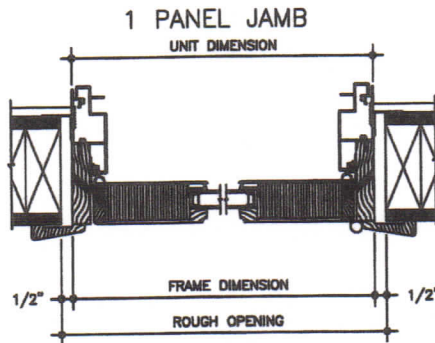
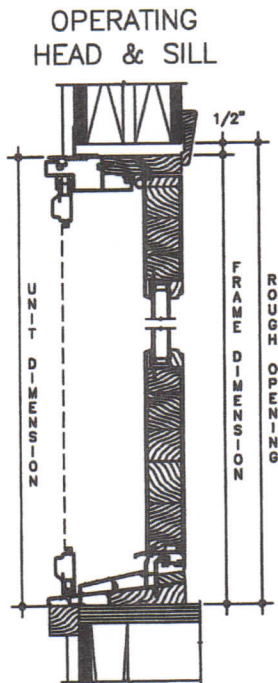
- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
- B. Cover the door unit to avoid damage due to spray paint, plaster, and other construction operations.
- C. Remove all visible labels and instructions.
- D. Final cleaning of glass in accordance of Section 01710

Pinnacle Series

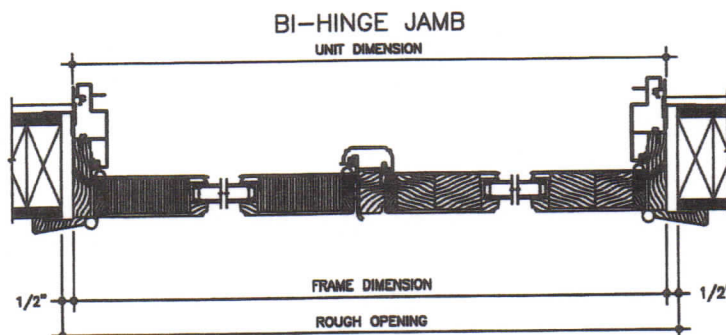
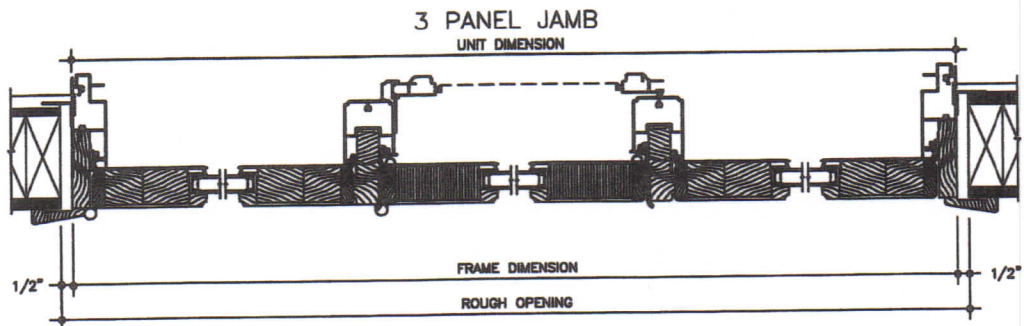
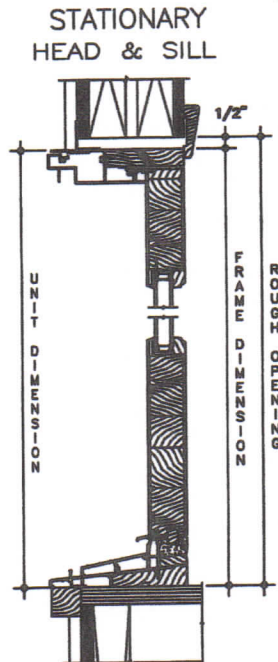
NEW CLAD INSWING PATIO DOOR

SECTION DETAILS

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



3/4" INSULATING GLASS
2 x 4 FRAME CONSTRUCTION
1/2" SHEATHING, 1/2" DRY WALL
4 9/16" JAMB



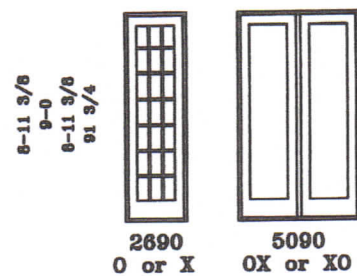
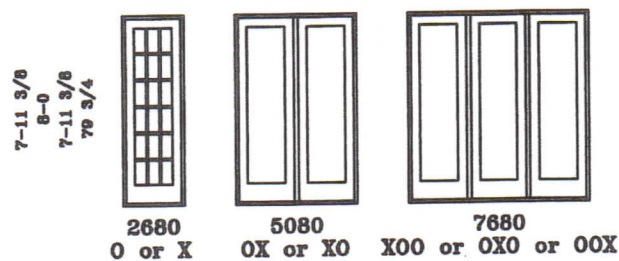
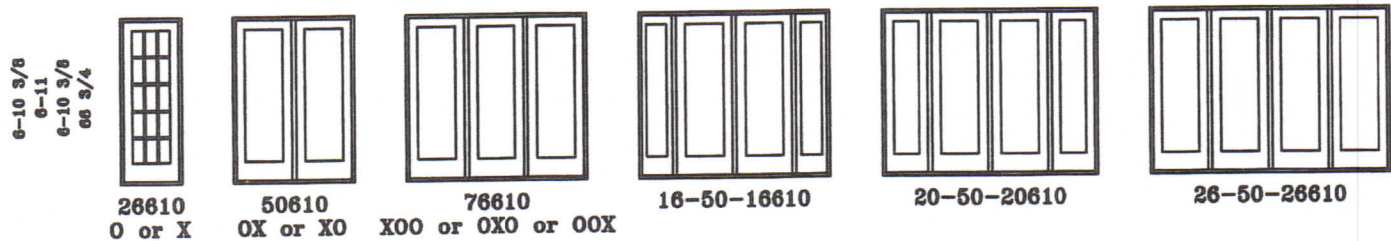
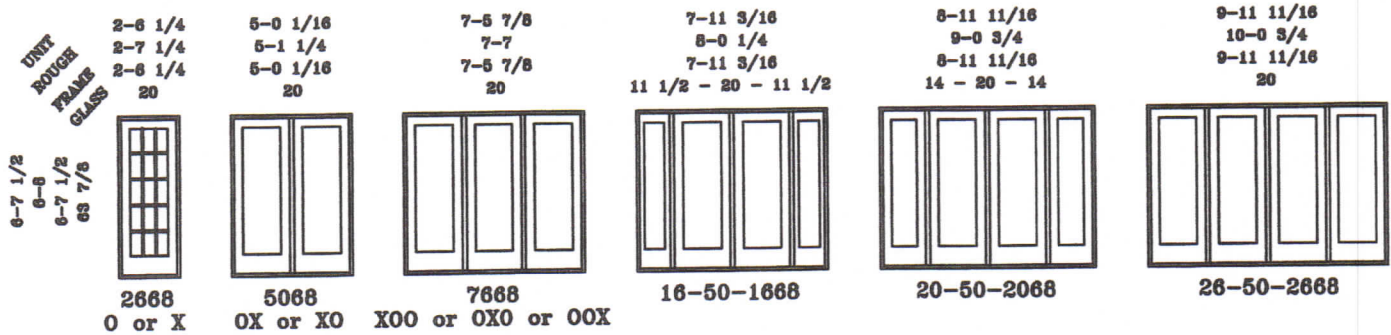
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Pinnacle Series

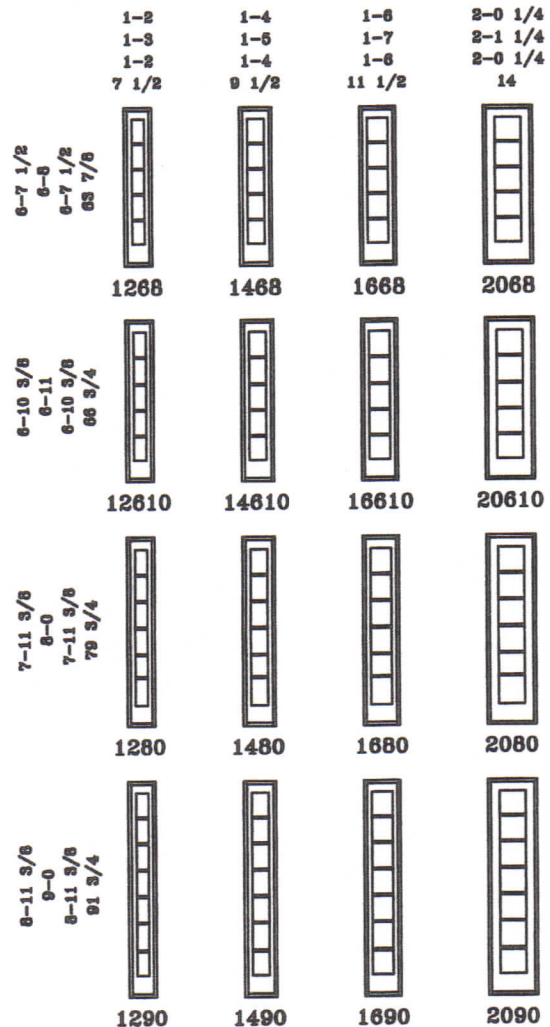
NEW CLAD INSWING PATIO DOOR

ELEVATIONS

SCALE: 1/8" = 1'-0"



SIDELITES



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NOTE: ALL UNITS LISTED ARE BUILT AS ONE FRAME.
FOR DOORS WITH HANDICAP SILL, SUBTRACT 1 3/8" FROM ROUGH OPENING HEIGHTS.

ADDRESS OF PROJECT: 703 South Lee Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 081.03-01-04 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: Kuntz, Norma & Kevin

Address: 703 S. Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

Name: Stephanie R. Dimond, Dimond Adams Design Architecture

Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Kuntz, Norma Rose and Kevin Joseph

Address: 703 S. Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

- ☐ 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).*

The applicant is requesting approval for a 2 21/2 story rear addition, aligning with the existing width of the rear portion of the house. The third story would be reconfigured to have one shed dormer and a new roof to match the existing roof. The applicant is also requesting permission to relocate existing windows from the rear to the North side(not visible from a public right of way.) The style and materials of the addition would match the existing.

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.

* Note: There are no alternatives to demolition/encapsulation

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 12 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.

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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 12 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: Stephanie R. Dimond

Date: 10.3.16

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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
1. Norma & Kevin Kuntz	703 S. Lee Street	100%
2. N/A		
3. N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 703 S. Lee 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
1. Norma & Kevin Kuntz	703 S. Lee Street Alexandria, VA 22314	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. N/A		
2. N/A		
3. N/A		

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.

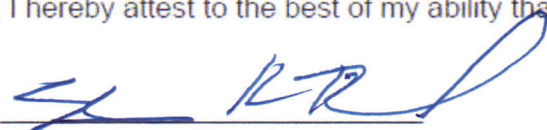
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10.3.16

Date

Stephanie R. Dimond

Printed Name



Signature