

Docket Item # 3
BAR CASE # 2017-00304

BAR Meeting
September 20, 2017

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: David Vodvarka and Eunhee Roth

LOCATION: 8 Potomac Court

ZONE: RM/Residential

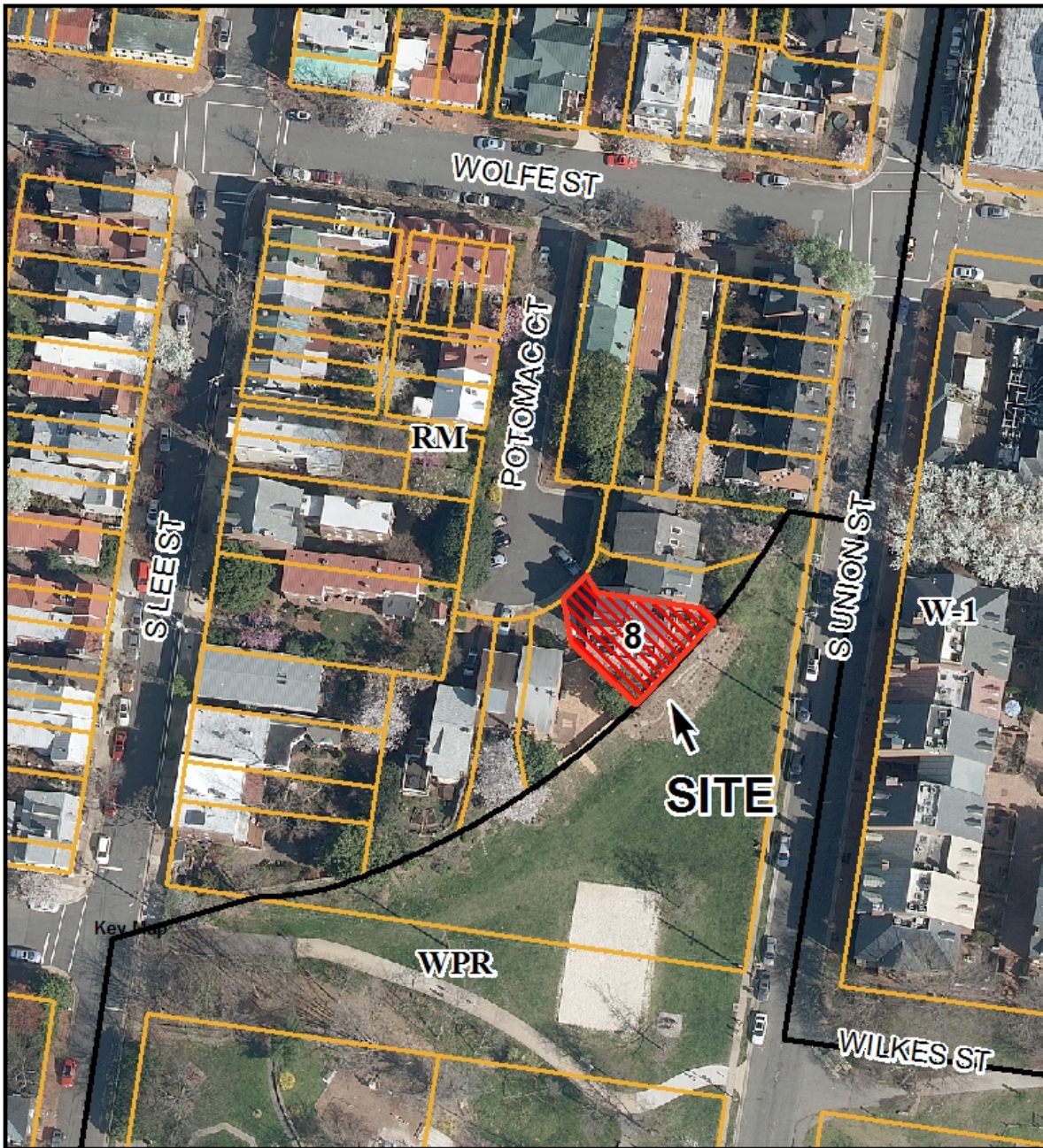
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the conditions that:

1. The glazing on all windows must be clear, non-reflective and without tint, in conformance with the BAR's window policy. Low-E glazing is encouraged but the glass must have a minimum 72% visible light transmission (VLT). Low-E 272 generally meets these criteria;
2. Storm doors should be painted the same color as the existing main door and the storm door frame painted to match the existing door frame; and
3. Salvage the removed brick to reuse for repair new window opening.

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, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2017-00304
8 Potomac Court



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to:

- replace the existing louvered shutters with new wood louvered and panel shutters; and
- replace the existing front entry door with new door, side lights and storm door; and
- demolish existing casement window on south elevation and install new sliding larger casement window.

Replacement shutters and the new storm door can be approved administratively by staff but were included in this application to reduce fees for the applicant and to clarify the overall scope of work to the BAR. Increasing the size of the masonry opening for a new window with a different operation than the existing requires this project to be heard by the BAR at a public hearing.

*NOTE: The drawings for the proposed project include plans to remove the chimney on the interior of the house but to leave the portion of the chimney projecting above the roof, consistent with the recommendations in the BAR's Design Guidelines. This interior work does **not** require Board approval.*

II. HISTORY

8 Potomac Court is a two-story, brick end unit townhouse dating from **1967**. It was constructed as part of the Board-approved development of six attached and semi-attached townhouses on Potomac Court on June 8, 1966. The property has had some alterations which include the construction of a pergola, fence and HVAC screening in 2001 (BAR99-0217, 11/7/2001), and the addition of a front dormer and three-story bay on the house's south side in 2004 (BAR2004-0011 & 0012, 2/18/2004). In 2014, the Board approved a shed/greenhouse, a brick garden wall, and a new deck (BAR2014-00262). The house is visible from Potomac Court, Windmill Hill Park and South Union Street.

III. ANALYSIS

Shutters

The *Design Guidelines* state that window shutters are an important visual detail of the overall composition of a building and serve both functional and decorative purposes. The proposed Timberlane brand half louvered and half raised panel wood shutters are architecturally appropriate for this townhouse. The replacement shutters are proposed to be operable (shutter dogs and hinges) and sized to fit the opening of the window, consistent with the *Design Guidelines*. As noted above, these could have been administratively approved by staff under the BAR's Minor Architectural Elements policy.

Windows

The applicant is proposing to remove the existing in-swing casement window on the south elevation and replace it with a larger Jeld Wen brand, side-sliding aluminum-clad wood window. In addition to changing the operation of the window, the proposed sliding window sash will have a 9-light configuration, as shown in the manufacturer's quote, not the six light design shown on the side elevation drawing. The new window will be 72"x 42", increasing the window opening to 21 square feet. A new precast lintel and sill is also proposed and will match the existing.

Although side sliding windows were not common on Colonial Revival style buildings, this dwelling is a modern 1960s reproduction and the window will be minimally visible behind the deck railing and trellis, so the operation will not be evident from a public way. Staff believes the proposed window alteration is architecturally appropriate, with the condition that it comply with the Performance Specifications in the Alexandria Boards of Architectural Review *Window Policy*.

Entry Door and Sidelights

The *Design Guidelines* state that exterior doors constitute prominent visual details of the main façade of a building. In addition to the door itself, details surrounding the doorway are also important visual elements of a building. The proposed alterations to the front entry include removing the existing door and sidelights and generally replacing them in-kind. A wood six-panel door will replace the existing five-panel door, and the four-panel sidelights will be replaced with three-panel sidelights. The pedimented door surround with pilasters will remain. The size of the opening will not be increasing and the width of the sidelights will also remain the same. The sidelights must also comply with the Alexandria Boards of Architectural Review *Window Policy*. This minor architectural change is appropriate and consistent with the Colonial Revival style of the house and could have been approved administratively.

The applicant is also requesting approval of a new full glass aluminum frame storm door with minimal rails and stiles. Staff finds the door to be in conformance with the BAR's Minor Architectural Features policy and could have administratively approved this storm door. The color is not noted on the manufacturer's literature that was provided but the BAR's policy recommends that storm doors be painted the same color as the existing main door and the storm door frame painted to match the existing door frame.

Summary

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

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed scope of work complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2017-0304: 8 Potomac Court

BAR Case # 2017.00304

ADDRESS OF PROJECT: 8 POTOMAC CT

TAX MAP AND PARCEL: 075.03-08-20 ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: DAVID VODVARKA + EUNHEE ROTH

Address: 8 POTOMAC CT

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 328 1173 E-mail: _____

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

Name: PHILIP BENTLEY AND ERICA WILLIAMS

Phone: 703 425 5588

E-mail: PHILIP@SUNDESIGN INC. COM

Legal Property Owner:

Name: DAVID VODVARKA AND EUNHEE ROTH

Address: 8 POTOMAC CT

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 328 1173 E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

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

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

NEW SHUTTERS TO REPLACE EXISTING. NEW SHUTTERS TO BE HALF PANEL HALF LOUVRED. ALL WOOD W/ "S" SHAPED TIE BACKS. NEW FRONT ENTRY DOOR, SIDE LIGHTS AND STORM DOOR. EXISTING PEDIMENT AND PILASTERS TO REMAIN. EXISTING SOUTH FACING FRENCH CASEMENT WINDOW TO BE REPLACED W/ LARGER SLIDE BY CASEMENT.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Philip Bentley

Date: 8/21/17

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. DAVID VODVARKA + EUNICE ROTH	8 POTOMAC CT ALEX	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 8 POTOMAC CT (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. DAVID VODVARKA + EUNICE ROTH	8 POT.	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. NONE		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

8/21/17
Date

PHILIP BENTLEY
Printed Name


Signature

QUOTE BY: Denise Robotti

QUOTE #: JDR100145

SOLD TO: Sun Design

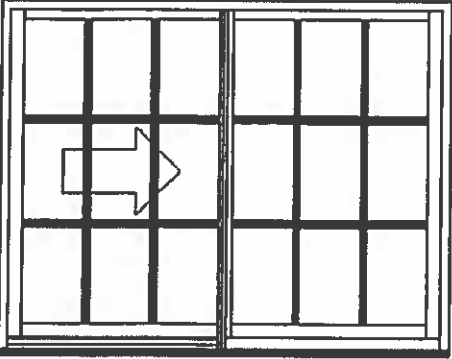
SHIP TO:

PO#:

PROJECT NAME:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	RO Size: 60 1/4 X 48 1/4	CCSL6048 Frame Size : 59 1/2 X 47 1/2 (Outside Casing Size: 59 1/2 X 47 1/2) Custom Clad Sliding Window, Auralast Pine, Brilliant White Exterior-AAMA 2605 Finish, Interior-PrePaint/Brilliant White/M64WL890, Folding Nail Fin, No Sill Nosing, Standard DripCap, 4 9/16 Jamb, 4/4 Thick, Left Hand , White Hardware, Cam Lock(s), With Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Neat, 5/8" Bead <u>SDL w/Perm Wood</u> Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide Lft/Rt 3 High UltraVue Mesh Brilliant White Screen, PEV 2017.2.0.1785/PDV 6.366 (05/30/17) PW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$1,980.87	1	\$1,980.87
			Total:		\$1,980.87
			Total Units:	1	



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



Model(s):
159FV

Build Your Door

✕ Clear Selections

Color:

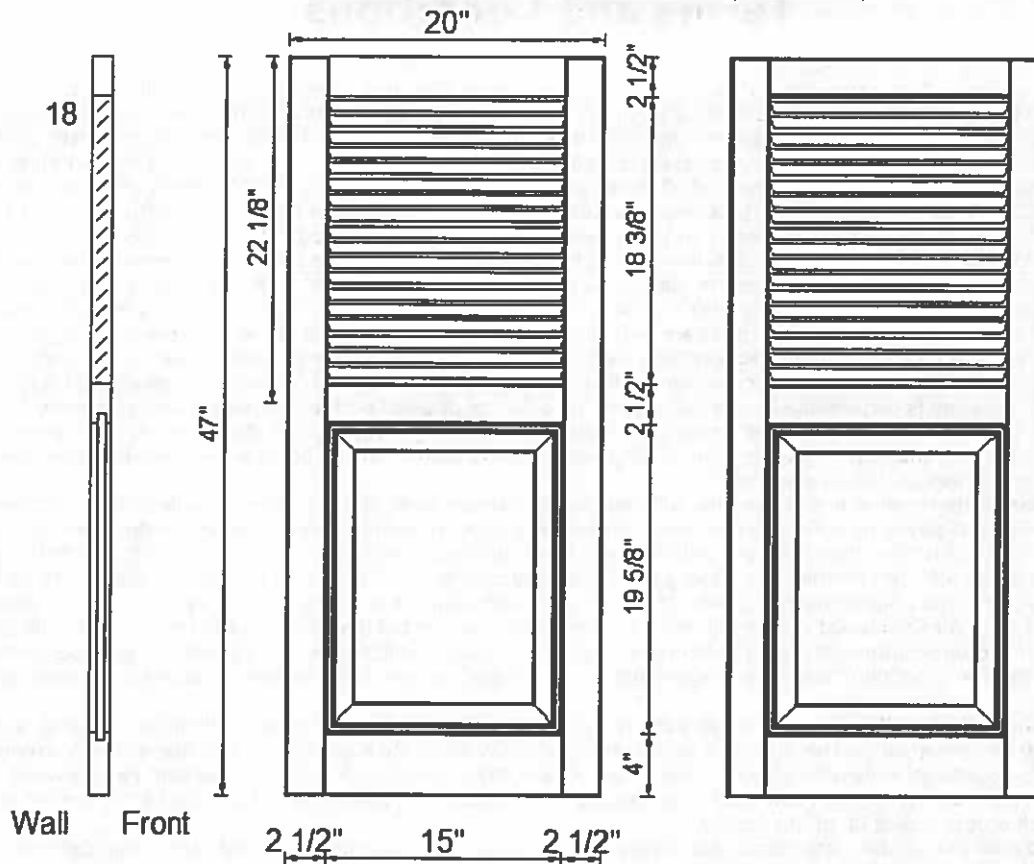


Not sure what color is right for you? Request a Color Card (</inspiration/order-a-brochure>)

Handle:



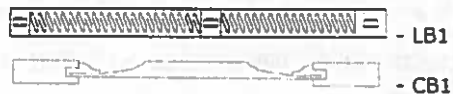
Louver Direction - Traditional (Standard)



Custom # 1002 Panel Config
 Width : 40" X Height : 47" X Thickness : 1 5/16"
 Color - TBD
 Prime - \$39.99
 Paint - \$93.31
 Combo - Combination Shutter \$42.10

Extra Info:

Cross Section



I have checked and verified that all dimensions, styles, panel configurations, cross sections, and louver directions listed on this page are accurate and acknowledge that certain manufacturing variables may alter the dimensions shown, including, but not limited to: louver quantities, bottom rail dimensions and mid rail placements.

Customer Initial: _____

©2012 Timberlane, Inc.
 Reproduction of any Kind Is Strictly Prohibited

Date:
 Monday, July 17,

Quotation #:
 142868/1

Customer #:
 104594

Sales Associate:
 Sean Childs



Customer:

Drawing #: 3

Timberlane, Inc.
 150 Domorah Drive
 Montgomeryville, PA 18936
 Phone: (800) 250-2221
 Fax: (215) 616-0749
 www.timberlane.com

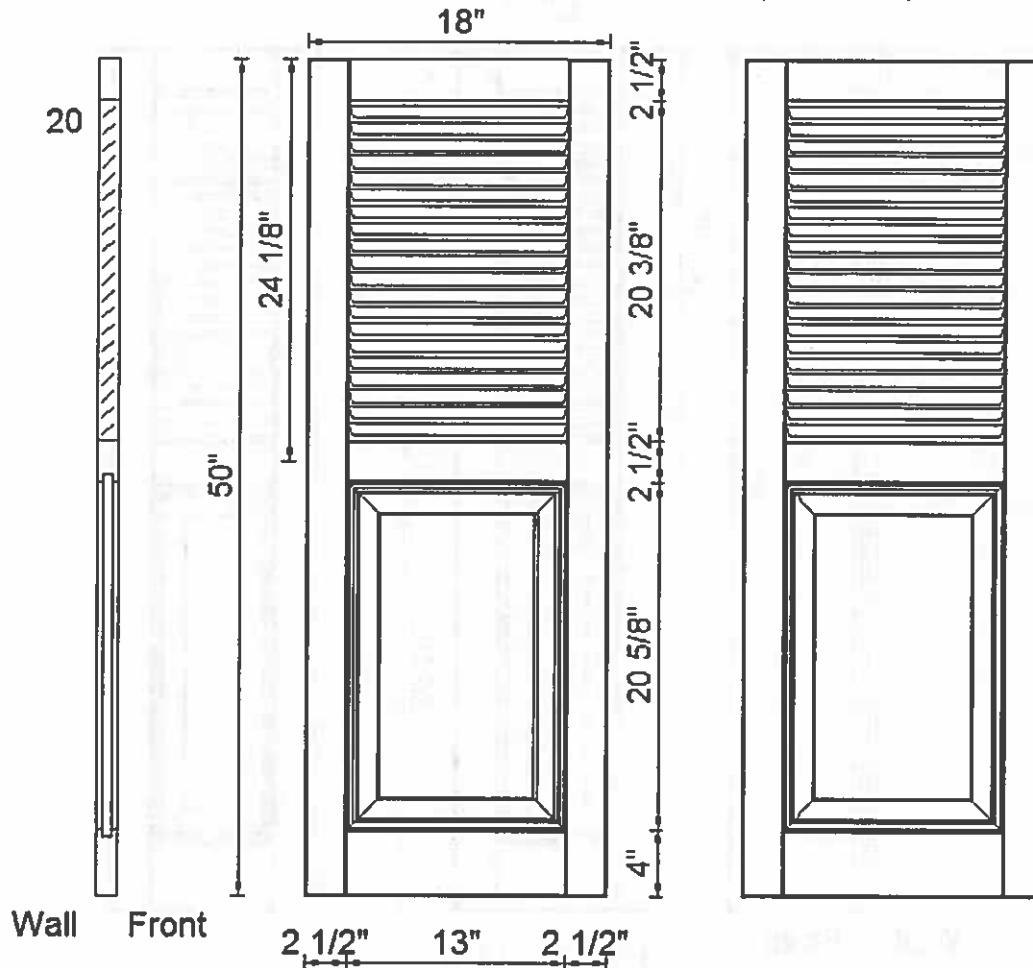
Ericka Williams
 5795 Burke Centre Pkwy Ste B
 Burke, VA 22015-2262

Print Date:
 Monday, July 17,

Terms and Conditions

- 1. Dimensional/Style Accuracy:** Timberlane will manufacture Wood, Endurian, Advantage Series and Fundamental Series shutters per the specifications on the approved proposal only, regardless of any attachments, drawings, purchase orders or blueprints that are provided unless specifically referenced and attached on the original authorized quotation. All width dimensions designated on the approved proposal represent the shutter pair width - (for example, 1 pair width @ 40" = 2 single shutters @ 20" each.) The thickness of all Board and Batten shutters is (+/-) 15/16" and for all other shutters is (+/-) 1 5/16" (excluding Fundamentals). Dimensional tolerances are (+/-) 1/8" for length and width, and (+/-) 1/16" for thickness. It is the customer's responsibility to verify that the information contained in the quote is accurate.
- 2. Payment:** All shutter orders require a 50% deposit at placement of order with the balance due prior to shipping (three business days prior to shipping if payment is made by a personal check). If a credit card was used for the original deposit and no additional instructions were given, the balance will be automatically processed on the day of shipping on the same credit card used for the deposit. Hardware only orders must be prepaid in full at the time the order is placed. Acceptable forms of payment include: MasterCard, Visa, Discover, Checks and Money Orders. Due to the custom nature of our products, once a shutter order or custom hardware order has been received, it cannot be cancelled for any reason--the customer is responsible for the full cost of the order as detailed on the original authorized proposal. Timberlane, Inc. ("Timberlane") will not accept dimension or style changes to an order after the order has been approved by the customer and submitted to Timberlane. Change orders, if accepted, will be billed accordingly based on the scope of the change and will require pre-approval.
- 3. Order Abandonment:** All orders require the full balance of payment prior to being shipped, unless other arrangements have been made. If payment is not received when the order is ready to ship (original shipment date), it will be held and good faith efforts to receive final payment will be made. After 60 days, Timberlane, Inc. will mail a formal letter (return receipt) to the address on file which will serve as the final notification; it will contain a remittance deadline of no later than 90 days from the original shipment date. If the order remains unpaid for more than 90 days, we will consider your order abandoned. All abandoned orders will result in the forfeit of any initial deposits and the shutter order will be liquidated. If special requirements need to be made, you must contact Timberlane, Inc. as early as possible to make arrangements. The granting of special arrangements is not guaranteed, and each request is reviewed on a per-order basis.
- 4. Tax, shipping and handling:** Pennsylvania sales tax of 6% is applicable and collected on all orders shipped to or received within Pennsylvania. This charge is listed separately on your quote summary. If a customer is tax exempt, a PA Tax Exemption certificate must be provided. We do not collect sales tax for orders shipped outside Pennsylvania. It is the customer's responsibility to remit sales tax to those states if applicable. A \$20.00 per carton packaging fee will be applied to all orders picked up at our facility.
- 5. Shipping Date:** The shipping date discussed during the formation of this proposal is an estimate. Ship date calculations are based upon the submission date of a completed order and the production schedule at that time. No order will be released into production until all required paperwork is fully executed and submitted to Timberlane for processing, EXCEPT "Custom Color Approval Forms" when applicable*. Timberlane shall not be liable for any delay or failure to perform its obligations hereunder, due to but not limited to, any strikes, lockouts, secondary boycotts, labor organization stoppages and harassments, damages caused by fire, lightning, earthquake, other natural disasters, or other casualty, and any other conditions beyond the control of Timberlane. On rare occasions there may be delays caused by out-of-stock materials or temporary factory overload. Timberlane will not be held responsible for any consequential charges incurred in the event of a late shipment and strongly recommends that you (the customer) do not schedule any installation services until you have received notification from a Timberlane Customer Service Representative that your order has shipped.
**Shutters which include Custom Color Matching will be produced upon receipt of all standard paperwork with the exception of the "Custom Color Approval Forms". Once the sample is received, the estimated shipping of the entire order will be based on our Custom Color Matching process, which is approximately thirty (30) days from the date that Timberlane receives the color sample from the customer. Please review our Custom Color Matching process for additional information and timing.*
- 6. Delivery and Inspection:** Orders are shipped via FedEx Freight or common carrier (a trucking company). Please verify that the shipping address shown on the attached proposal is correct. Changes to the "ship to" address after the order has left our facility will result in a re-consignment charge that you (the customer) will be required to pay prior to receiving the shipment. Your order will be delivered "curbside" and you (the customer) are responsible for unloading the shipment from the trailer. If additional delivery assistance is needed, please contact your sales representative prior to signing this proposal as additional fees will apply. It is the customer's responsibility to open and inspect the entire shipment immediately upon delivery, regardless of when the product is to be installed. Upon delivery, the customer must inspect the order to determine if there is any damage. If damage is found immediately during the unloading, customer should refuse the shipment. Should the customer notice any damage during the inspection, the customer must describe the damage on the driver's 'delivery receipt'. If, due to the size of the order, the customer is not able to inspect all of the goods received, or the truck is unable to wait for the inspection, the customer must indicate on the driver's 'delivery receipt', that there is "Possible damage to shutters-- customer needs to call trucker the next day" and should also state "potential damage" in the event the carton is damaged or scuffed. Timberlane will not be responsible for any concealed damage that is discovered beyond seven (7) days from original 'delivery receipt' under any circumstances. Customer shall retain all original packaging including wood skid until the customer has accepted the inspected

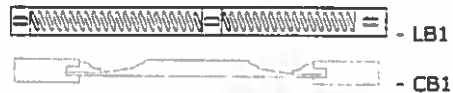
Louver Direction - Traditional (Standard)



Custom # 1002 Panel Config
 Width : 36" X Height : 50" X Thickness : 1 5/16"
 Color - TBD
 Prime - \$39.00
 Paint - \$91.00
 Combo - Combination Shutter \$41.05

Extra Info:

Cross Section



I have checked and verified that all dimensions, styles, panel configurations, cross sections, and louver directions listed on this page are accurate and acknowledge that certain manufacturing variables may alter the dimensions shown, including, but not limited to: louver quantities, bottom rail dimensions and mid rail placements.

Customer Initial: _____

©2012 Timberlane, Inc.
 Reproduction of any Kind is Strictly Prohibited

Date:
 Monday, July 17,

Quotation #:
 142868/1

Customer #:
 104594

Sales Associate:
 Sean Childs



Customer:

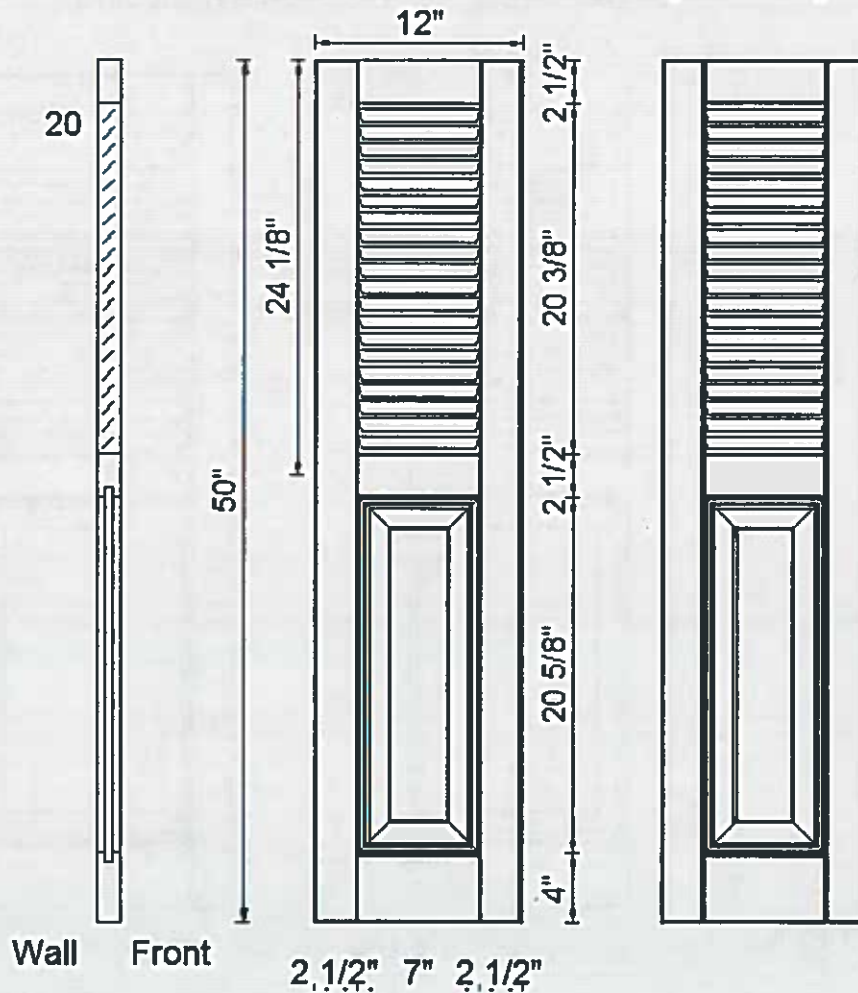
Drawing #: 1

Timberlane, Inc.
 150 Domorah Drive
 Montgomeryville, PA 18936
 Phone: (800) 250-2221
 Fax: (215) 616-0749
 www.timberlane.com

Ericka Williams
 5795 Burke Centre Pkwy Ste B
 Burke, VA 22015-2262

Print Date:
 Monday, July 17,

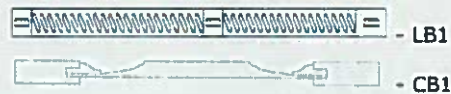
Louver Direction - Traditional (Standard)



Custom # 1002 Panel Config
 Width : 24" X Height : 50" X Thickness : 1 5/16"
 Color - TBD
 Prime - \$26.01
 Paint - \$60.69
 Combo - Combination Shutter \$27.38

Extra Info:

Cross Section



I have checked and verified that all dimensions, styles, panel configurations, cross sections, and louver directions listed on this page are accurate and acknowledge that certain manufacturing variables may alter the dimensions shown, including, but not limited to: louver quantities, bottom rail dimensions and mid rail placements.

Customer Initial: _____

©2012 Timberlane, Inc.
 Reproduction of any Kind is Strictly Prohibited

Date:
 Monday, July 17,

Quotation #:
 142868/1

Customer #:
 104594

Sales Associate:
 Sean Childs



Timberlane, Inc.
 150 Domorah Drive
 Montgomeryville, PA 18936
 Phone: (800) 250-2221
 Fax: (215) 616-0749
 www.timberlane.com

Customer:

Ericka Williams
 5795 Burke Centre Pkwy Ste B
 Burke, VA 22015-2262

Drawing #: 2

Print Date:
 Monday, July 17,

This sleek hidden closer is built into the storm door and out of sight to enhance the inside-out view. Professional grade, this closer is built to withstand 5x more force than traditional closers and is great for windy areas.

Extreme Weather Protection: Overlapping Edge

Deadbolt Lock



Installation & Care

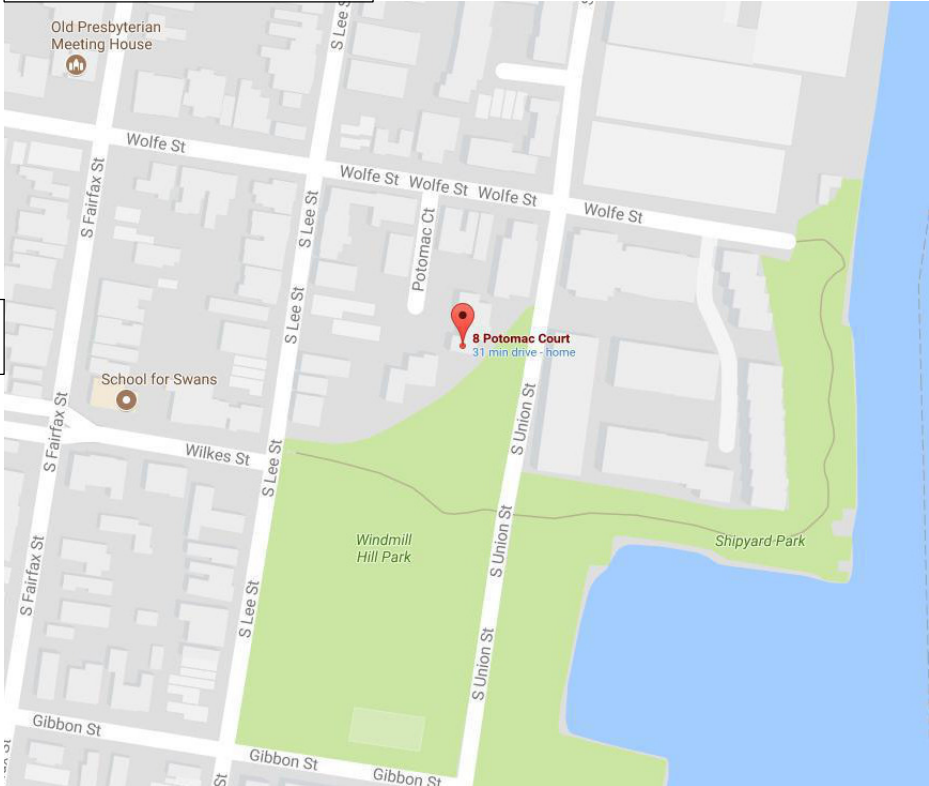
Vodvarka Residence

8 Potomac Ct Alexandria VA 22314

ZONING DATA

TAX ID: 075.03-8-20
COUNTY: City of Alexandria
ZONING: RS-townhouse
SETBACKS: FRONT: 20' SIDE: 8' REAR: 16'

VICINITY MAP



CONSTRUCTION LEGEND

DEMO WALL

DEMO DOOR (DASHED)

DEMO WINDOW (DASHED)

EXISTING DOOR TO REMAIN

EXISTING WINDOW TO REMAIN

EXISTING WALL TO REMAIN

NEW WALL (GREY FILL)

NEW DOOR

NEW WINDOW

LWR = LOW WALL RETURN
HWR = HIGH WALL RETURN

CS = CEILING SUPPLY
FS = FLOOR SUPPLY
SS = SOFFIT SUPPLY
HWS = HIGH WALL SUPPLY
LWS = LOW WALL SUPPLY



SUN DESIGN

5795-B Burke Centre Parkway | Burke, VA 22015

6862 Elm Street, Suite 330 | McLean, VA 22101

P: 703.425.5588 | F: 703.239.2168

DRAWING INDEX

1. COVER SHEET
2. FIRST FLOOR PLAN AND DOOR DETAILS
3. EXISTING FRONT AND SIDE ELEVATIONS
4. PROPOSED FRONT AND SIDE ELEVATIONS
5. PROPOSED WINDOW DETAILS
6. SHUTTER DETAILS AND PHOTOGRAPHS

SCOPE OF WORK

New front door and sidelights in existing opening. Existing pediment and pilasters shall remain. New Jeld-Wen slide-by casement on the side elevation in enlarged opening to replace existing french casement.

PROJECT TEAM

Homeowner

Dave Vodvarka Eunhee Roth
8 Potomac Ct
Alexandria VA 22314

Lead Designer

Ericka Williams
Ericka@SunDesignInc.com
703.425.5588 x146

Design Sales Consultant

Paul Mooney
PaulM@SunDesignInc.com
703.425.5588 x123

Specialty Designer

Jenny Somers
Jenny@SunDesignInc.com
703.425.5588 x137

CAD Designer

Ann Wu
Ann@SunDesignInc.com
703.425.5588 x107

ABBREVIATIONS

ADDT'L	ADDITIONAL	DBL	DOUBLE	GEN	GENERATOR	MAS	MASONRY	PSF	POUNDS PER SQUARE FOOT	STE	SIMILAR TO EXISTING
ADJ	ADJACENT	DEMO	DEMOLITION	GFI	GROUND FAULT INTERRUPTER	MAT'L	MATERIAL	PTD	PAINTED	STL	STEEL
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	GWB	GYPSUM WALL BOARD	MAX	MAXIMUM	PWR	POWER	STOR	STORAGE
ALT	ALTERNATE	DIM	DIMENSION	GC	GENERAL CONTRACTOR	MEMB	MEMBRANE	PT	PRESSURE TREATED	SS	STAINLESS STEEL
ALUM	ALUMINUM	DN	DOWN	HC	HOLLOW CORE	MFG	MANUFACTURER	QTY	QUANTITY	SAFF	SILL ABOVE FINISH FLOOR
APPRX	APPROXIMATE	D	DOOR	HDWR	HARDWARE	MICRO	MICROWAVE	RAD	RADIUS	TEL	TELEPHONE
ARCH	ARCHITECTURAL	DWG	DRAWING	HDWD	HARD WOOD	MIN	MINIMUM	REC	RECEPTACLE	TEMP	TEMPORARY
BD	BOARD	EA	EACH	HORIZ	HORIZONTAL	MISC	MISCELLANEOUS	REF	REFRIGERATOR	T.O.	TOP OF
BLDG	BUILDING	EJ	EXPANSION JOINT	HVAC	HEATING, VENTING, & AIR CONDITIONING	MTL	METAL	REINF	REINFORCE(D)	TYP	TYPICAL
BLKG	BLOCKING	ELEC	ELECTRIC(AL)	HT	HEIGHT	MECH	MECHANICAL	REQ'D	REQUIRED	UNO	UNLESS NOTED OTHERWISE
B.O.	BOTTOM OF	ELEV	ELEVATOR	HWS	HIGH WALL SUPPLY	MEZZ	MEZZANINE	REV	REVISION(S), REVISED	VERT	VERTICAL
BTWN	BETWEEN	EQUIP	EQUIPMENT	HWR	HIGH WALL RETURN	NIC	NOT IN CONTRACT	RH	RIGHT HAND	VIF	VERIFY IN FIELD
		ETR	EXISTING TO REMAIN	IN	INCH	NO	NUMBER	RM	ROOM	WD	WOOD
		EXH	EXHAUST	INT	INTERIOR	NTS	NOT TO SCALE	RO	ROUGH OPENING	WT	WEIGHT
		EXST	EXISTING							YD	YARD
		EXT	EXTERIOR								
CL	CENTER LINE	FC	FLOOR COVERING	J-BOX	JUNCTION BOX	OC	ON CENTER(S) OPENING	SC	SOLID CORE		
CS	CEILING SUPPLY	FF	FINISH FLOOR			OPNG		SD	SMOKE DETECTOR		
CLG	CEILING	FIN	FINISH	LB	POUND			SECT	SECTION		
CLO.	CLOSET	FLR	FLOOR(ING)	LF	LINEAR FEET	PROP	PROPOSED	SIM	SIMILAR		
CLR	CLEAR(ANCE)	F.O.	FACE OF	LH	LEFT HAND	PLYWD	PLYWOOD	SPECS	SPECIFICATIONS		
CMU	CONCRETE MASONRY UNIT	FT	FOOT, FEET	LWS	LOW WALL SUPPLY	PL	PLATE	SF	SQUARE FEET		
COL	COLUMN			LWR	LOW WALL RETURN	POL	POLISHED	STD	STANDARD		
CONC	CONCRETE							SS	SOFFIT SUPPLY		
CNST	CONSTRUCTION										
CPT	CARPET										
CT	CERAMIC TILE										

VODVARKA RESIDENCE
8 Potomac Ct Alexandria VA 22314
#S22559-01

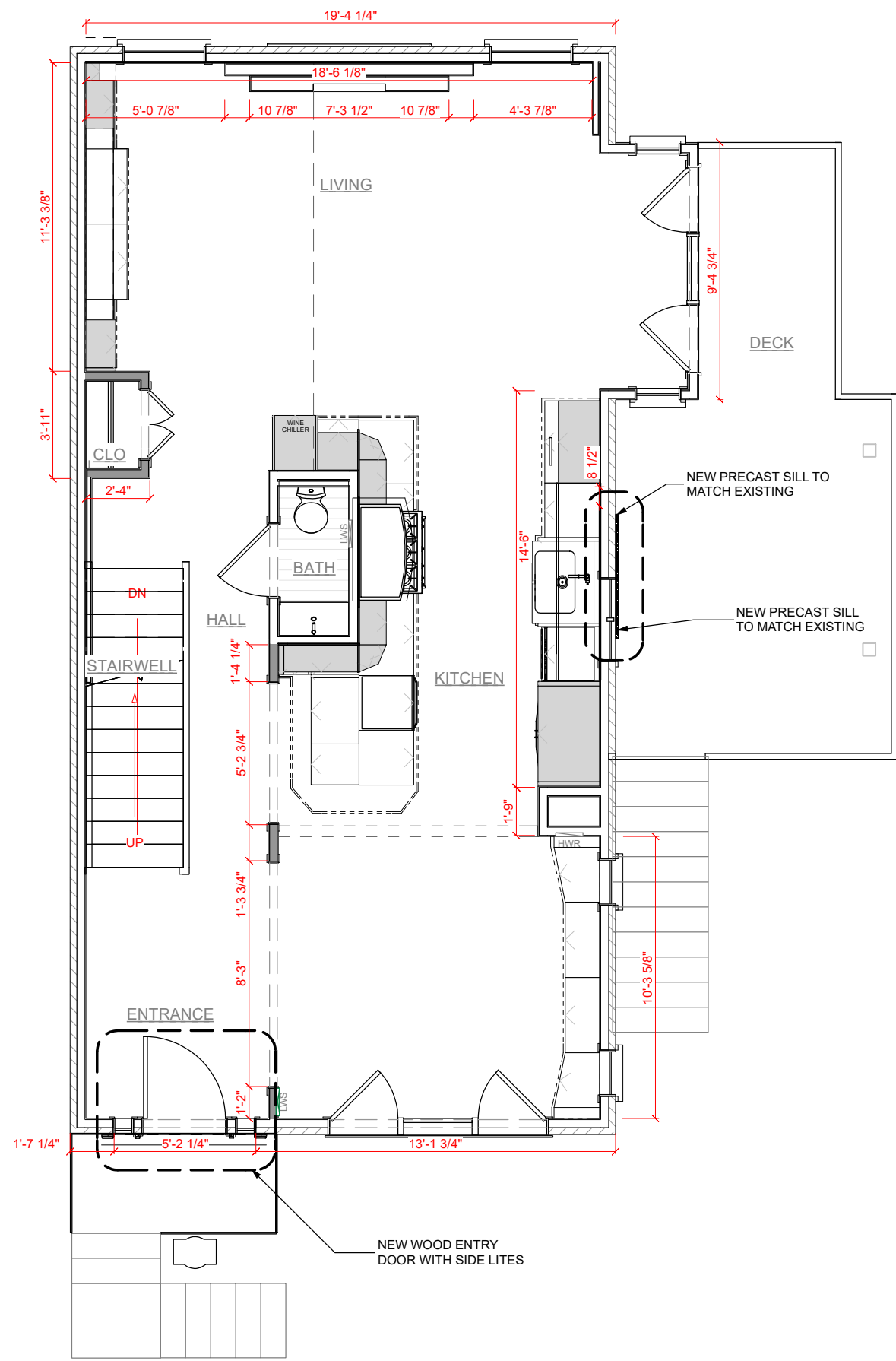
Standards of Construction drawings are and shall remain the sole property of Sun Design Remodeling Specialists, Inc. and use other than Sun Design projects shall not be permitted without express written consent from Sun Design. These documents are not to be changed or reproduced in any form.

PLAN DATE

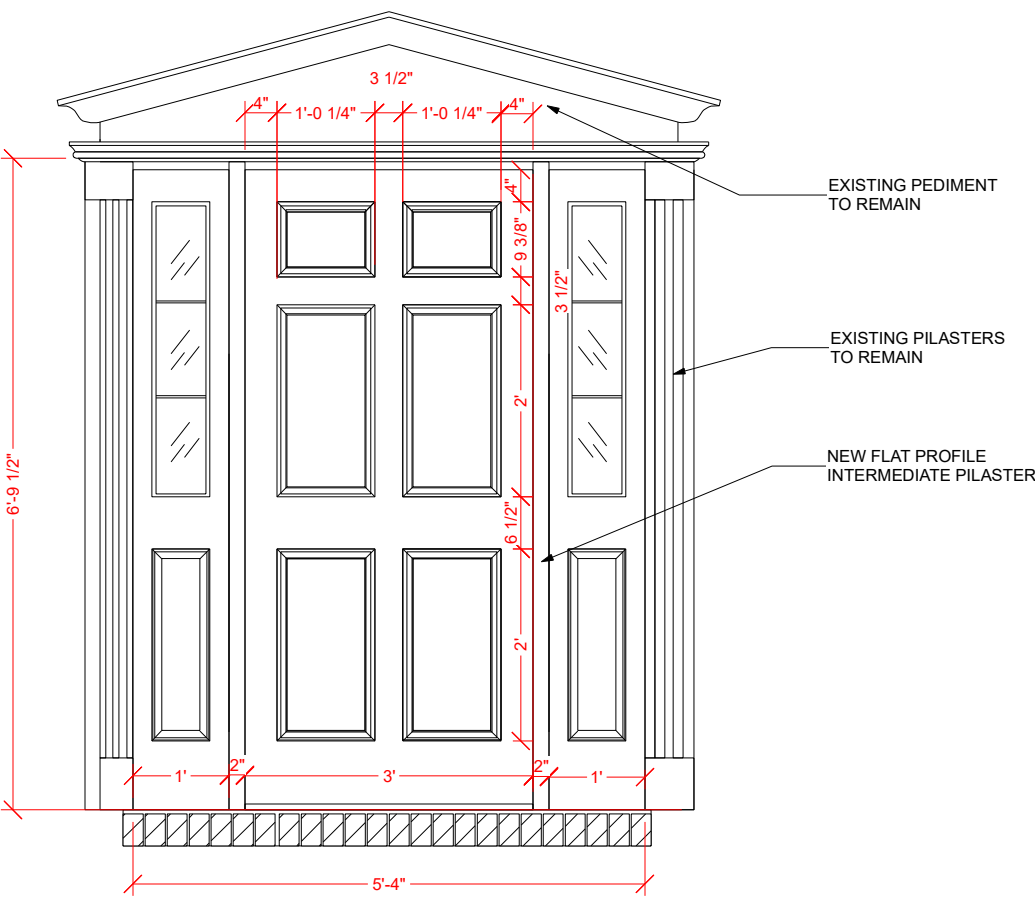
9/6/2017

PAGE:

1 OF 6



PROPOSED PLAN
SCALE: 3/16" = 1'-0"

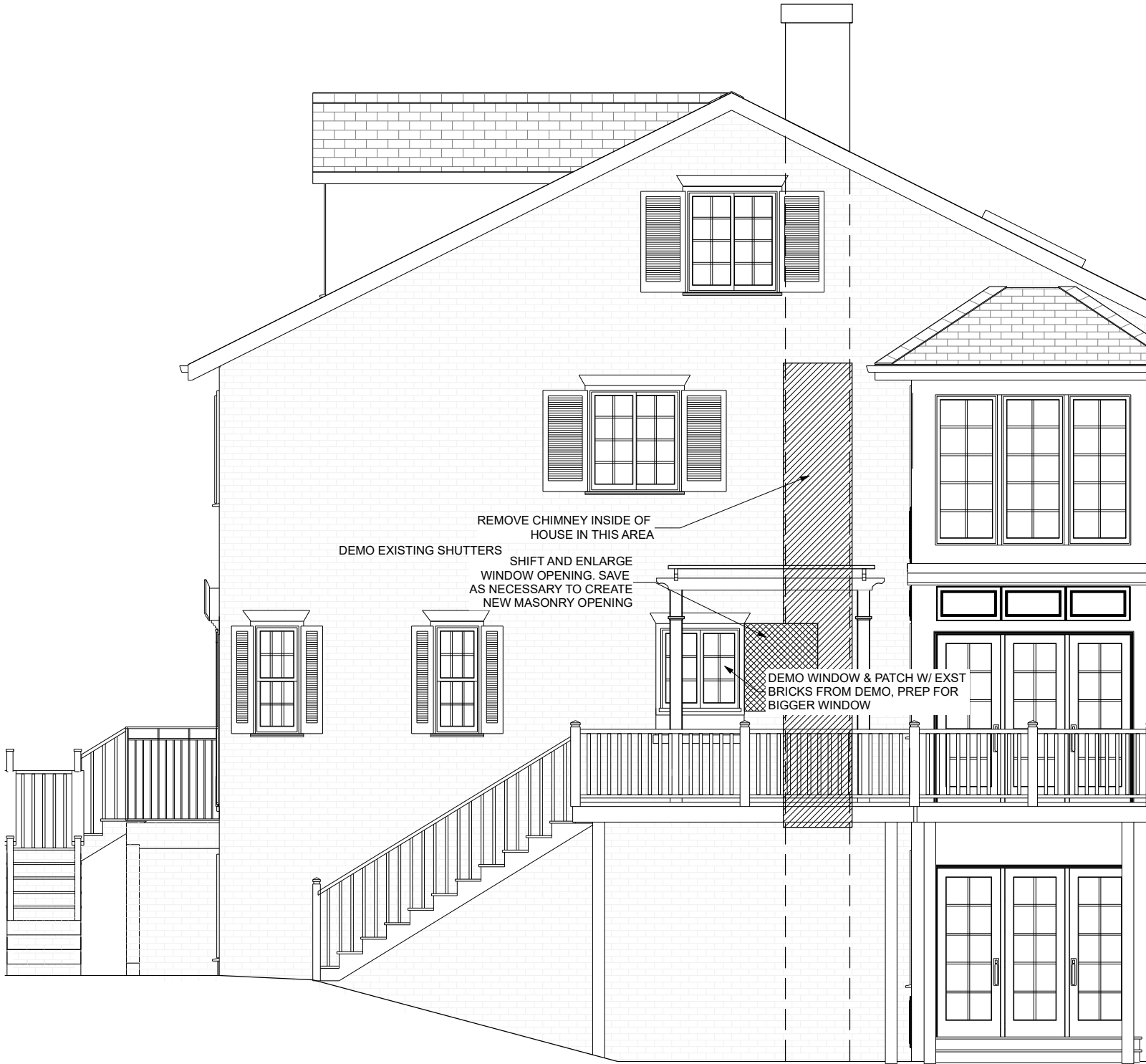


PROPOSED PLAN
SCALE: 1/2" = 1'-0"





FRONT ELEVATION: AS BUILT
SCALE: 3/16" = 1'-0"



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

VODVARKA RESIDENCE
8 Potomac Ct Alexandria VA 22314
#S22559-01

Standards of Construction drawings are and shall remain the sole property of Sun Design Remodeling Specialists, Inc. and use other than Sun Design projects shall not be permitted without express written consent from Sun Design. These documents are not to be changed or reproduced in any form.

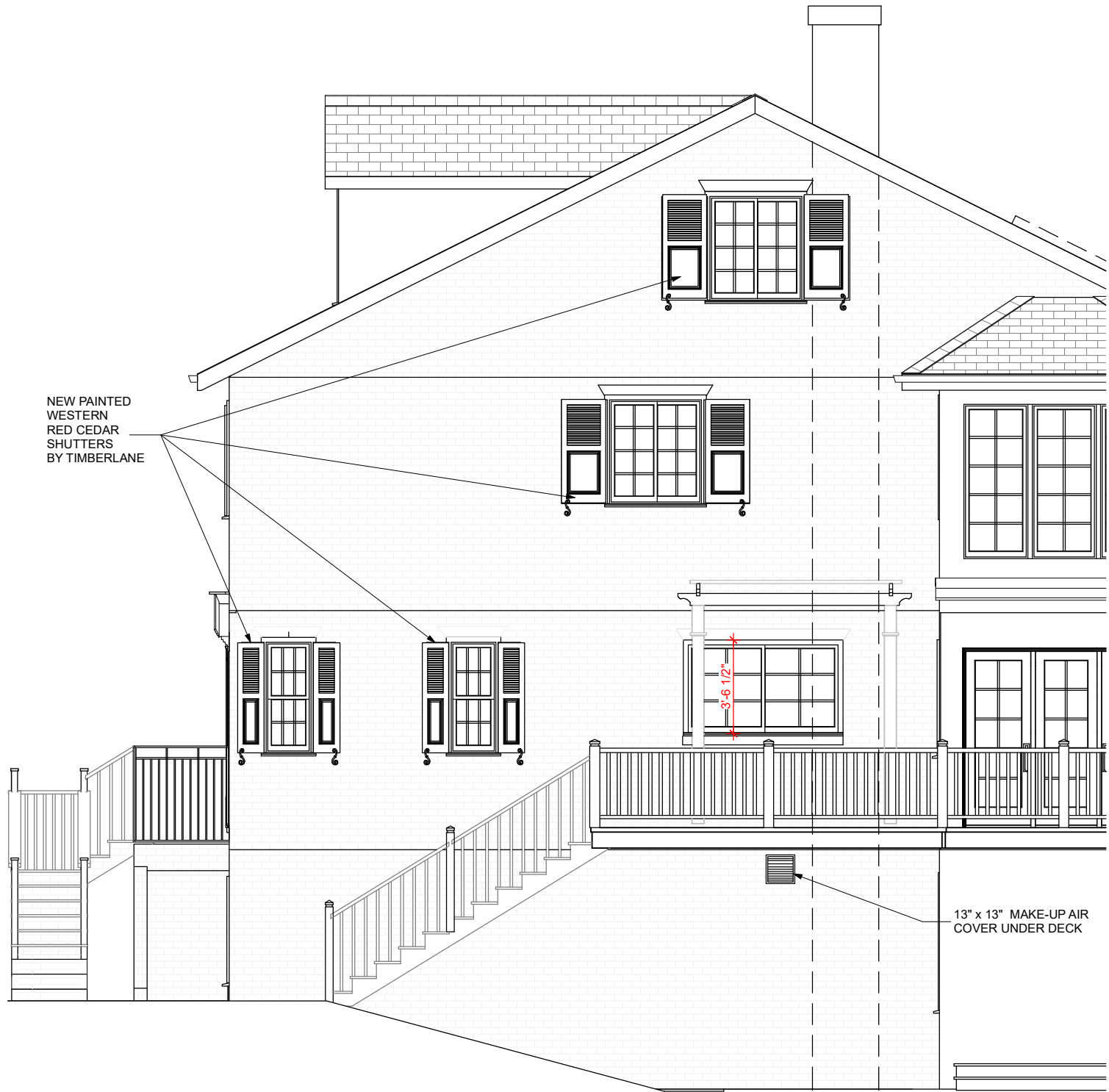
PLAN DATE
9/6/2017
PAGE:

3 OF 6



FRONT ELEVATION: PROPOSED

SCALE: 3/16" = 1'-0"



SIDE ELEVATION: PROPOSED

SCALE: 3/16" = 1'-0"



SUN DESIGN

5795-B Burke Centre Parkway | Burke, VA 22015

6862 Elm Street, Suite 330 | McLean, VA 22101

P: 703.425.5588 | F: 703.239.2168

VODVARKA RESIDENCE

8 Potomac Ct Alexandria VA 22314

#S22559-01

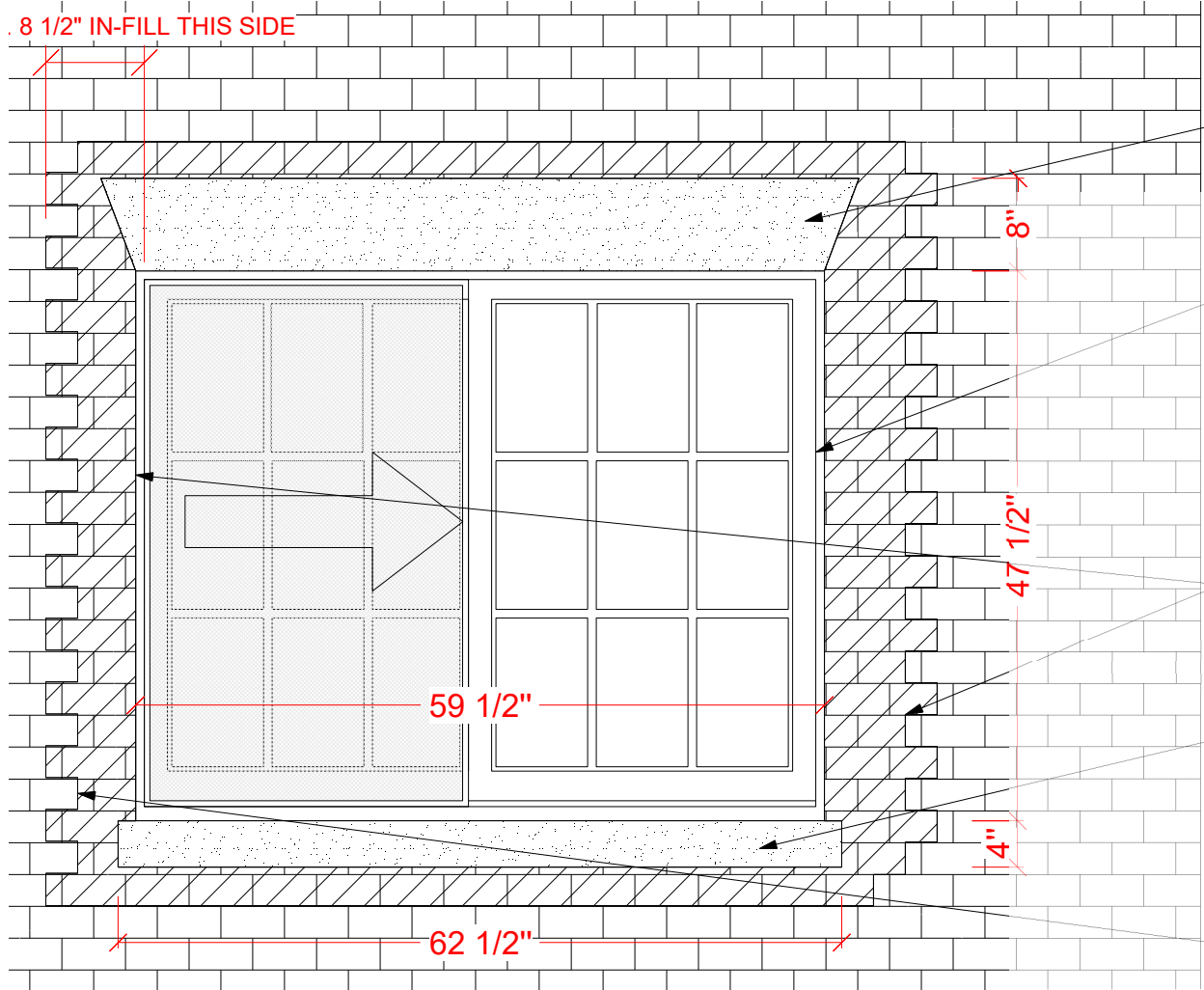
Standards of Construction drawings are and shall remain the sole property of Sun Design Remodeling Specialists, Inc. and use other than Sun Design projects shall not be permitted without express written consent from Sun Design. These documents are not to be changed or reproduced in any form.

PLAN DATE

9/6/2017

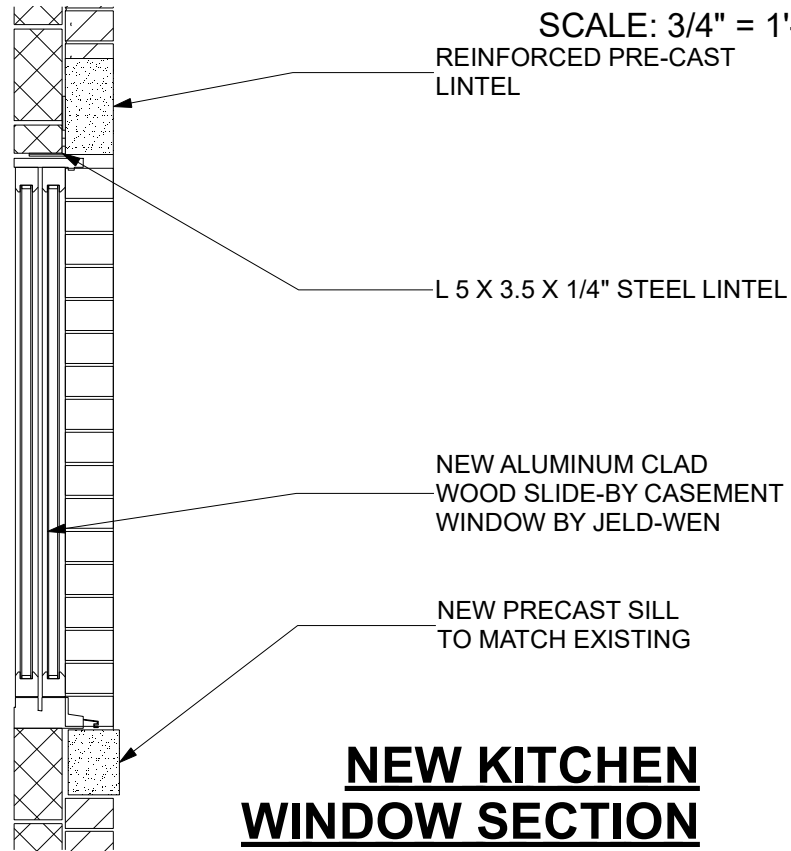
PAGE:

4 OF 6

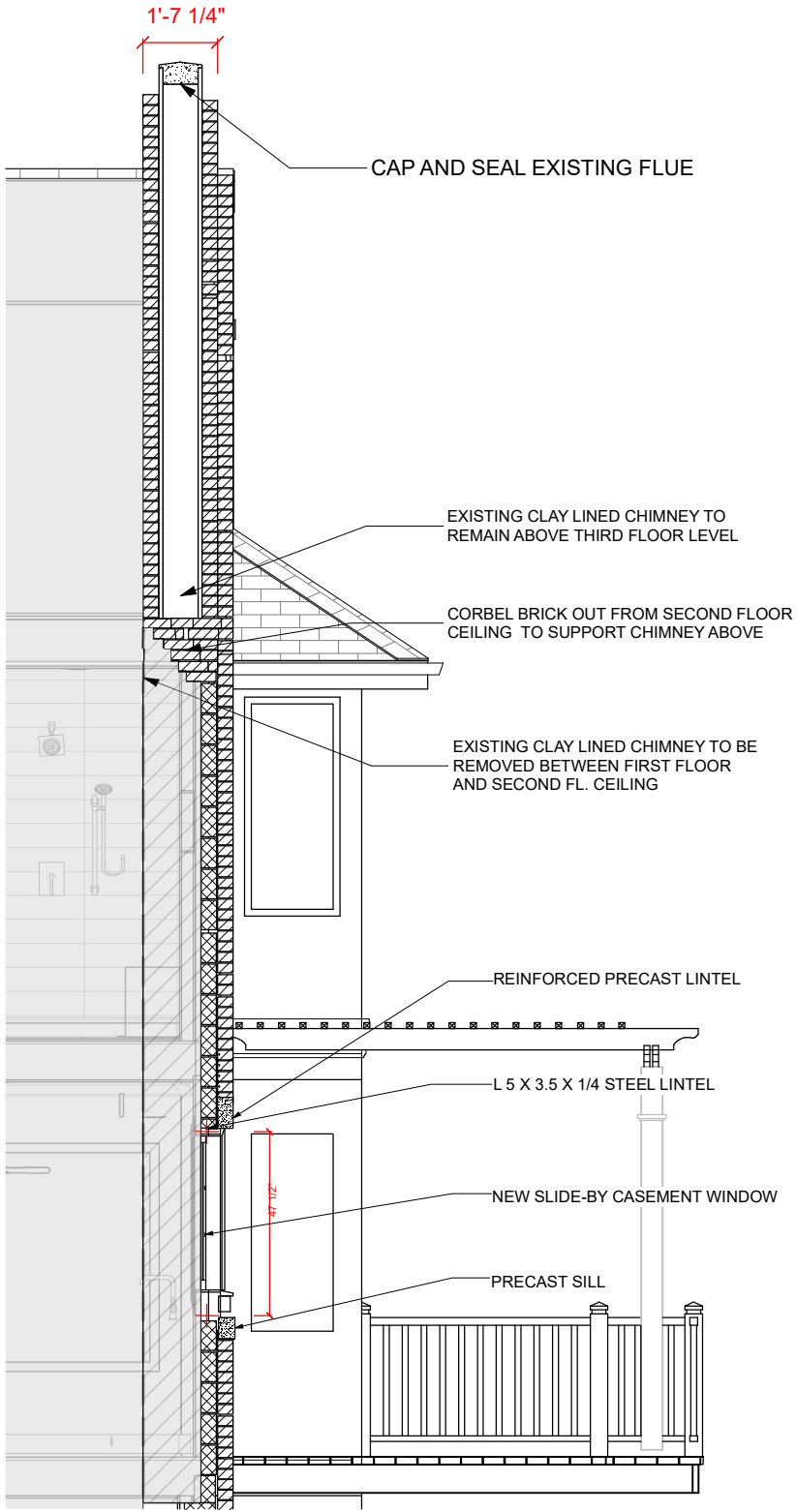


- NEW PRECAST LINTEL TO MATCH EXISTING
- NEW ALUMINUM CLAD WOOD JELD-WEN SLIDE-BY CASEMENT W/7/8" MUNTINS W/ SDL DIVIDING BAR
- STITCH IN BRICK JAMB W/ CLEAN CORNERS- NO EXPOSED CUT FACES
- NEW PRE-CAST SILL TO MATCH EXISTING
- REMOVE AND SAVE BRICKS FROM EXISTING JAMB FOR REUSE

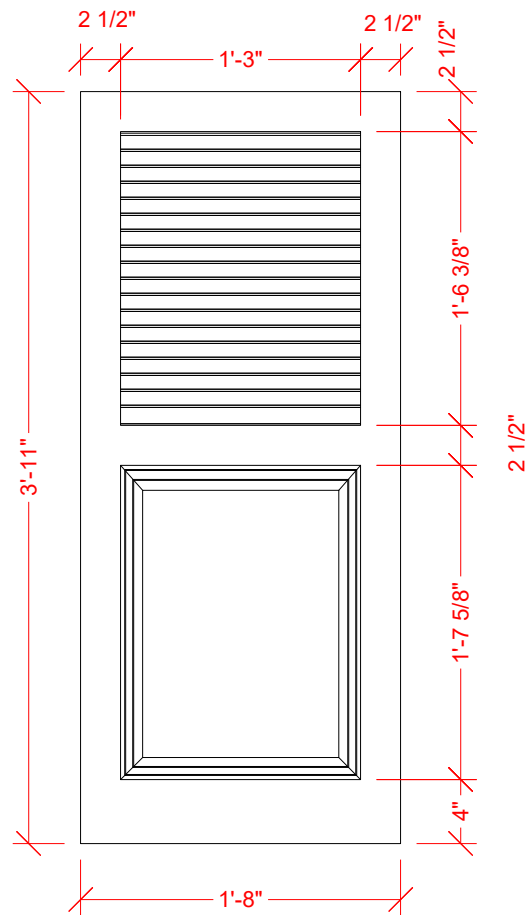
NEW KITCHEN WINDOW ELEVATION



NEW KITCHEN WINDOW SECTION
SCALE: 3/4" = 1'-0"



PROPOSED CHIMNEY SECTION
SCALE: 1/4" = 1'-0"



TYPICAL SHUTTER ELEVATION

SCALE: 1" = 1'-0"

PROPOSED TIE BACKS



PROPOSED SHUTTER HINGE



PROPOSED SHUTTER PINTEL



VODVARKA RESIDENCE
8 Potomac Ct Alexandria VA 22314
#S22559-01

PLAN DATE
9/6/2017

PAGE:
6 OF 6

SUN DESIGN
5795-B Burke Centre Parkway | Burke, VA 22015
6862 Elm Street, Suite 330 | McLean, VA 22101
P: 703.425.5588 | F: 703.239.2168

Standards of Construction drawings are and shall remain the sole property of Sun Design Remodeling Specialists, Inc. and use other than Sun Design projects shall not be permitted without express written consent from Sun Design. These documents are not to be changed or reproduced in any form.