

BAR Meeting  
October 4, 2017

**ISSUE:** After-the-fact Partial Demolition & Alterations, and Waiver of Fence Height

**APPLICANT:** Dewel Properties LLC

**LOCATION:** 413 South Pitt Street

**ZONE:** RM/Residential

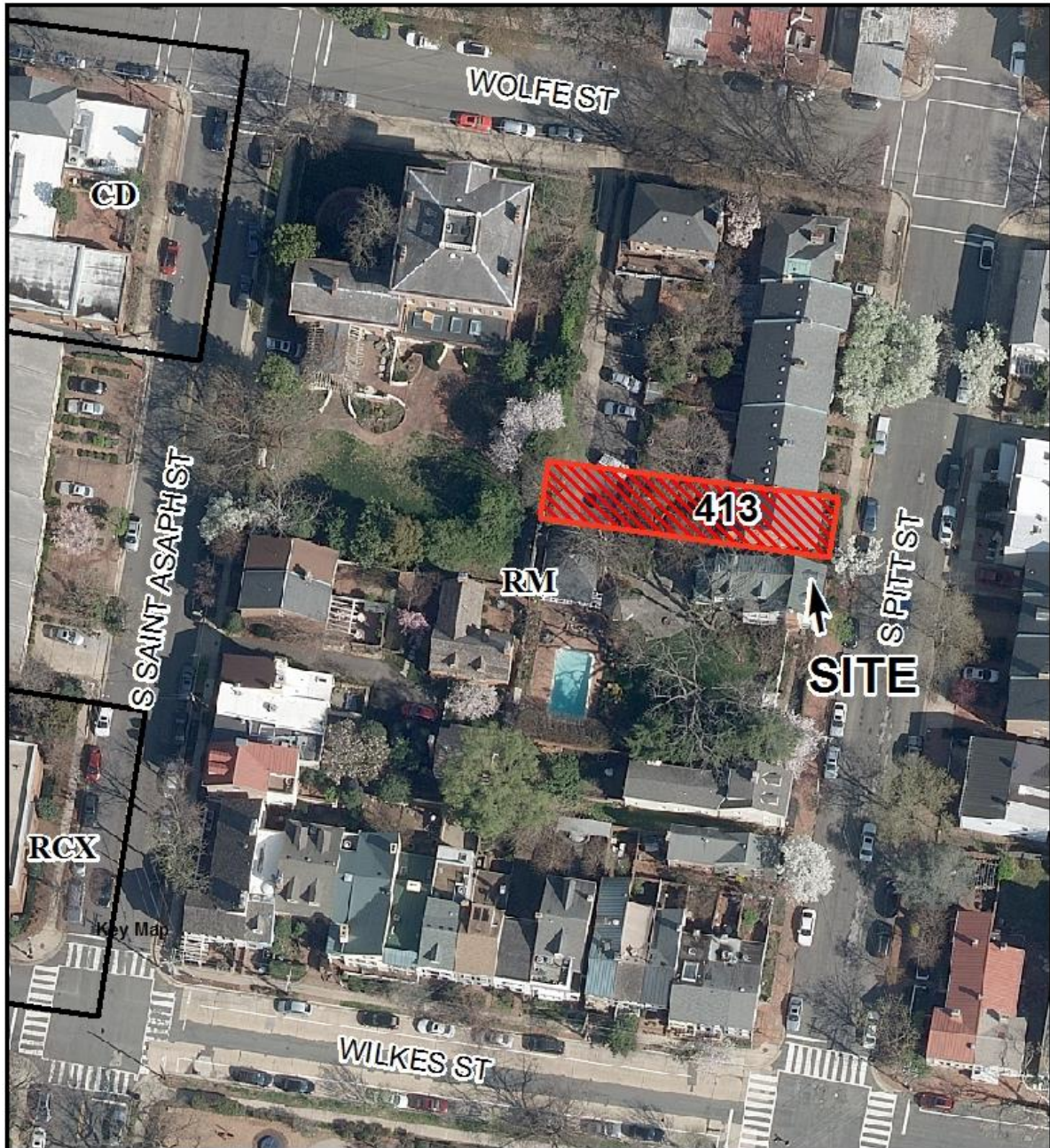
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness and Waiver of Fence Height with the conditions that the new and replacement windows fully comply with the Board's window policy, with final approval to be made by staff.

**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](mailto: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 #2017-00334 & 00342**  
**413 South Pitt Street**



## **I. ISSUE**

The applicant is requesting after-the-fact approval of a Permit to Demolish and a Certificate of Appropriateness, as well as a Waiver of Fence Height, for alterations at 413 South Pitt Street. Staff became aware of unapproved construction (selective demolition of masonry walls) this summer during a site visit as part of a building permit review. The contractor had an interior only building permit for the removal of a load bearing wall (BLD2017-1613), but started exterior demolition and alterations without BAR approval or an exterior building permit. The applicant subsequently received an expanded interior-only building permit (BLD2017-01613) so that work could continue while the applicant separately pursued BAR approval of the exterior alterations.

The following demolition has already taken place or is proposed:

- Selective demolition of 105 square feet of the south elevation masonry wall for the installation of new windows (75 square feet on the 2<sup>nd</sup> floor, 30 on the first floor).
- Demolition of 29 square feet of the masonry wall on the first floor of the rear elevation for the installation of French doors.

Proposed alterations:

- Installation of seven double-hung, simulated-divided-light wood windows on the south elevation (two on the first floor, five on the second floor).
- Replacement of all existing double-hung windows with simulated-divided-light, six-over-six wood windows with 5/8" putty profile muntins.
- Installation of a new French door with sidelights and transom on the rear elevation.
- Construction of a new masonry garden wall with a wood gate (over 7' tall) set back approximately 3 feet from the façade of the house.
- Installation of new brick stairs to align with the townhouse entrance and removal of the existing stairs (opening to be filled with brick to match the existing retaining wall).

## **II. HISTORY**

The three-story, two-bay Colonial Revival style brick townhouse at 413 South Pitt Street was constructed in **1961** (Permit # 7420, 5/18/61) by J.F. Phillip and R.F. Ward. Ten years after the construction of the house, the Board approved a retaining wall.

The alley located behind the subject property is private so the Board's purview over the alterations is limited to what is visible from South Pitt Street.

## **III. ANALYSIS**

### **Permit to Demolish/Capsulate**

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

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

The proposed alterations require a relatively minimal amount of selective demolition to add fenestration in order to get more natural light into the townhouse, especially on the south elevation where the house was constructed with only two windows. As described in the zoning ordinance criteria, the specific amount that can be supported depends upon the public visibility, the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated. Staff has no objection to the proposed demolition of portions of the mid-20<sup>th</sup> century brick to allow for additional windows at 413 South Pitt Street.

### Alterations

Although the applicant started work without BAR approval or an appropriate building permit, staff finds that the proposed alterations are appropriate for this mid-20<sup>th</sup> century Colonial Revival style townhouse. The new windows will provide additional light into the dwelling and are appropriately located and scaled, and will likely appear as if they are original to the construction of the townhouse. The applicant has not specified the color of the interior spacer bar or the glass reflectivity on the windows, which will be required to fully comply with the Board's Window Policy.

The proposed new brick wall and gate will be erected in the side yard immediately in front of an existing garden wall and gate of the same height (over 7 feet tall). Although fences and walls in required side yards cannot exceed 6 feet in height anywhere in Alexandria, as stated in section 7-

202(B)(3) of the zoning ordinance, the BAR has the authority to waive this requirement per section 7-202(C) "...where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district." In this particular case, staff does not object to a new wall and gate located behind the front building wall. Likewise, staff does not object to the construction of new brick stairs through the existing retaining wall because it is a modern feature dating from the mid-to-late 20<sup>th</sup> century.

**STAFF**

Stephanie Sample, 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 shed will maintain a 5 feet (minimum) side yard setback to comply with zoning. Setbacks and height to setback ratios will be reviewed for zoning compliance under the building permit submission.
- C-1 Proposed brick wall and gate along the front of the dwelling (south side) requires waiver from the board of architectural review board (section 7-202(C)).
- C-2 Proposed new steps must comply with section 9-2-29(a) of the City Code for street encroachments. Applicant will need to coordinate with the Department of Transportation & Environmental Services for review and approval.
- C-3 Proposed door and window replacement complies with zoning.

**Code Administration**

- C-1 A building permit, plan review and inspections are required for this project.

**Transportation and Environmental Services**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. Calculation of disturbed area in the project description does not appear to comply with

Memo to Industry 02-08 outlining requirements for calculation of disturbed area. The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- C1. 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)
- C2. 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)
- C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

No comments received.

**V. ATTACHMENTS**

- 1 – Application for BAR 2017-0334 & 0342 413 South Pitt Street*
- 2 – Supplemental Materials*



BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 913 South Pitt St.

TAX MAP AND PARCEL: \_\_\_\_\_ 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: E. O. BLANKENSHIP & SON LLC

Address: 9413 CORAL LAKE

City: ALEXANDRIA State: VA Zip: 22309

Phone: 703-930-2307 E-mail: LARRY.BLANKENSHIP1@VERIZON.NET

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ CONTRACTOR

Name: LARRY BLANKENSHIP Phone: 703-930-2307

E-mail: LARRY.BLANKENSHIP1@VERIZON.NET

Legal Property Owner:

Name: DEWEI PROPERTIES LLC

Address: 415 S. PITT ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 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.*
  - Dawning ☒ fence, gate or garden wall D HVAC equipment D shutters
  - D doors ☒ windows D siding D shed
  - D lighting D pergola/trellis D painting unpainted masonry
  - D other
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Install 5 new windows at 2<sup>nd</sup> floor and 2 new windows at first floor of south side of residence. Replace the 2 existing windows on the south side and the other existing windows at the front ( 5 total) and back (2 total) with LePage SDL 6 Over 6 wood windows. The muntin Bar profile to match the original windows in the residence. Replace the rear sliding door with a French door unit including transom and sidelights manuf. by LePage. Window sizes are marked on elevation of south side. Total amount of disturbance to south exterior wall at 2<sup>nd</sup> floor is 75 square feet, at first floor 30 square feet. The disturbance to the exterior at the rear to install new door is 29 square feet.

Construct a new garden wall and gate at front of house on south side with setback of 3'.0" from front corner of house. Move existing steps to align with front door and repair wall where existing steps meet sidewalk

**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: \_\_\_\_\_

Date: \_\_\_\_\_

LARRY E. BLANKENSHIP

9-7-2017

# 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.		
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 413 S. PITT ST. (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. <u>DEWEEL Prop. LLC</u>	<u>415 SOUTH PITT ST.</u>	<u>100%</u>
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.		
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.

9-7-2017 LARRY BRAWKSHIP  
Date Printed Name

[Signature]  
Signature



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

## A. Property Information

A1. Street Address 413 SOUTH PITT STREET Zone RM  
 A2. 3,250 SQ FT x          =           
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	<u>349.6</u>
First Floor	<u>699.2</u>	Stairways**	<u>72</u>
Second Floor	<u>699.2</u>	Mechanical**	
Third Floor	<u>699.2</u>	Other**	
Porches/ Other		Total Exclusions	<u>421.6</u>
Total Gross *	<u>2097.6</u>		

B1. Existing Gross Floor Area \*  
2097.6 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
421.6 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1676 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>N/A</u>	Basement**	<u>N/A</u>
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

C1. Proposed Gross Floor Area \*  
N/A Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
N/A Sq. Ft.  
 C3. Proposed Floor Area minus  
 Exclusions N/A Sq. Ft.  
 (subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1676 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2)          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>1,726</u>
Required Open Space	<u>1,137</u>
Proposed Open Space	<u>1,726</u>

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

Signature: [Signature]

Date: 9-7-2017

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**XL Double Hung Window (sash 1 3/4") – Wood**

**Frame:**

- Pine, optional Douglas fir or mahogany
- Thickness 1 7/8" (48mm)
- Depth 5 9/16" (141mm)

**Sash:**

- Pine, optional Douglas fir or mahogany
- Thickness 1 3/4" (44.5mm) standard
- Height: 1 13/16" (46mm) / 3 1/4" (82mm)

**Interior finish:**

- Natural, primed, Lepage interior stain or paint

**Exterior finish:**

- Natural, primed, Lepage exterior stain or paint (over 50 colors) – see website

**Operating Hardware:**

- Surface mount hardware: satin chrome, unlacquered brass, polished brass, polished nickel or oil rubbed bronze
- Balance Lite-Lift

**Weather-strip**

- Silicone, Q-Lon

**Glass:**

- Standard IG thickness 3/4" (19 mm)
- Perimeter spacer: "Technoform". Standard colors bronze, white, black or grey
- Options: clear, Low-E Argon, grey, bronze, pinhead, glue-chip, and tempered 1 or 2 sides.

**Screen:**

- Standard: charcoal fibreglass mesh
- Optional: invisible mesh, grey or black aluminium mesh
- Standard: white or coppertone surround
- Optional wood screen surround

**Grilles:**

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter
- Natural pine removable (regular 7/8" or profiled 7/8")

**Simulated Divided Lites (SDL):**

- 5/8", 7/8", 1 1/4" or 1 3/4" natural SDL
- Optional for bronze, white, black or grey spacer bars.

**True Divided Lites (TDL):**

-TDL 1 7/8"

**Casing options:**

- 908 brickmould
- Colonial brickmould
- 5/4" x 3 1/2" Flat casing
- 5/4" x 4 1/2" Flat casing
- 5/4" x 5 1/2" Flat casing

**Sill Extension:**

- Standard 1 3/4" x 2 1/4" Historical sill GB-036
- Optional 1" x 1 1/4" GB-021
- Optional 1" x 3" GB-040
- Optional 1 3/4" x 3" Super Historical sill GB-058

**Exterior Jamb Extension:**

- Finish and wood species same as exterior frame 1/8" min and 3" max

**Interior Jamb Extension:**

- Finish and wood species same as interior frame 1/8" min and 6" max

**Minimums and Maximums:**

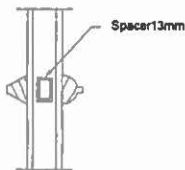
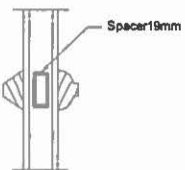
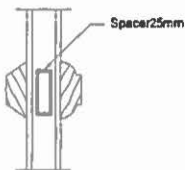
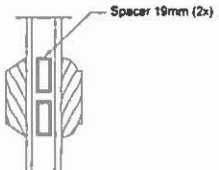
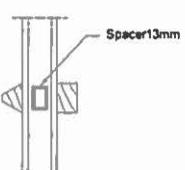
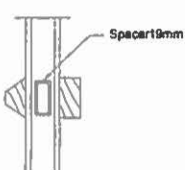
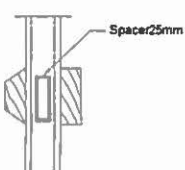
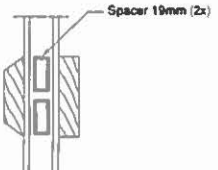
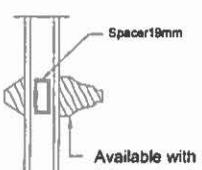
Minimum width:	12"	Maximum width:	66"
Minimum height:	26"	Maximum height:	152"

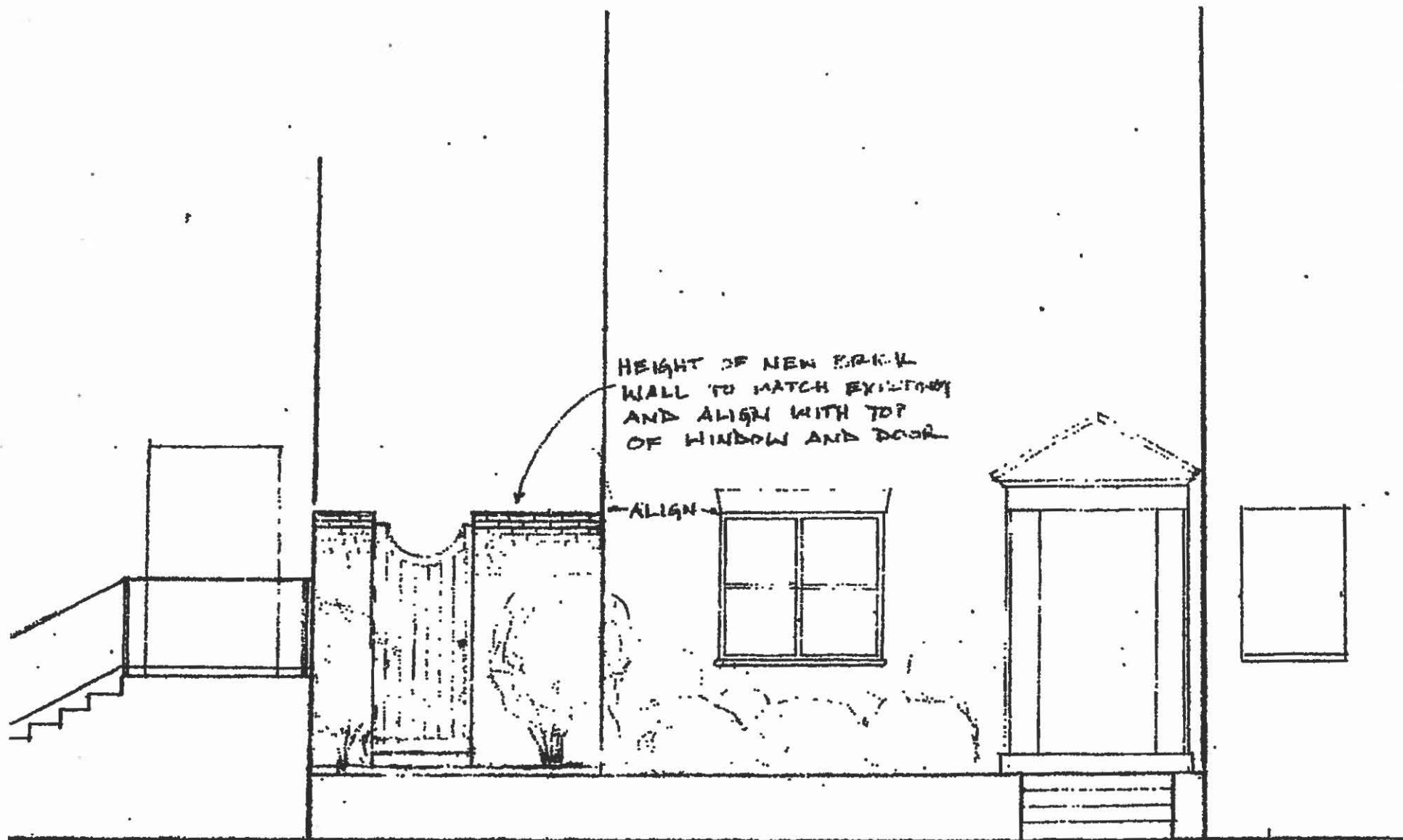
Maximum: 43 square foot – (frame size) for double IG

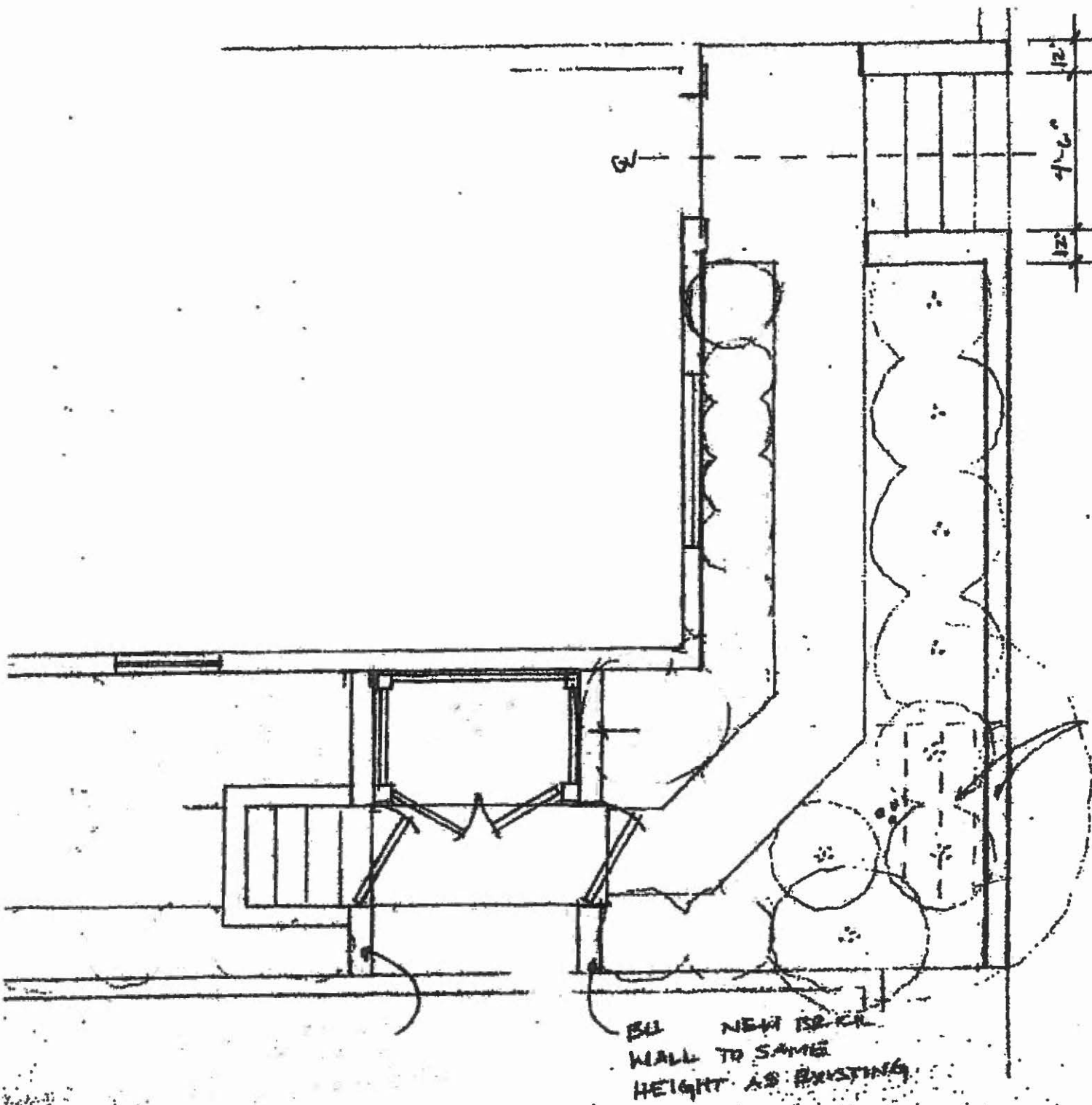
For more information, please visit our web site at [www.lepagemillwork.com](http://www.lepagemillwork.com)



# GRID OPTION WOOD SIMULATED DIVIDED LITE (SDL)

		
<p>SDL16mm [5/8"] Putty glaze Ext / Colonial Int</p>	<p>SDL22mm [7/8"] Putty glaze Ext / Colonial Int</p>	<p>SDL31mm [1 1/4"] Putty glaze Ext / Colonial Int</p>
		
<p>SDL 44mm [1 3/4"] Putty glaze Ext / Colonial Int</p>	<p>SDL16mm [5/8"] Putty glaze Ext / Flat Int</p>	<p>SDL22mm [7/8"] Putty glaze Ext / Flat Int</p>
		
<p>SDL31mm [1 1/4"] Putty glaze Ext / Flat Int</p>	<p>SDL 44mm [1 3/4"] Putty glaze Ext / Flat Int</p>	<p>SDL 22mm [7/8"] Putty glaze Ext / Davis Int</p>

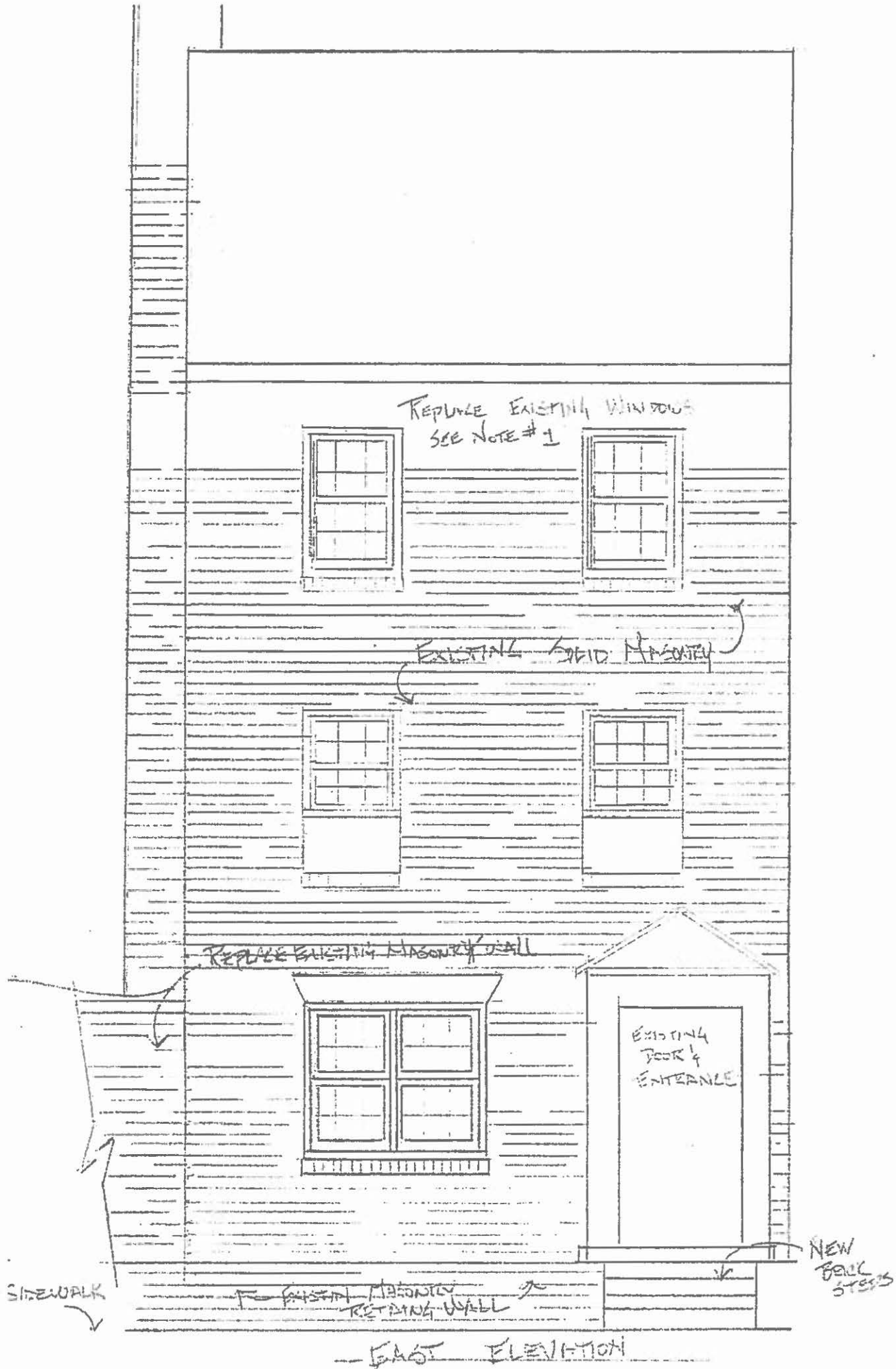


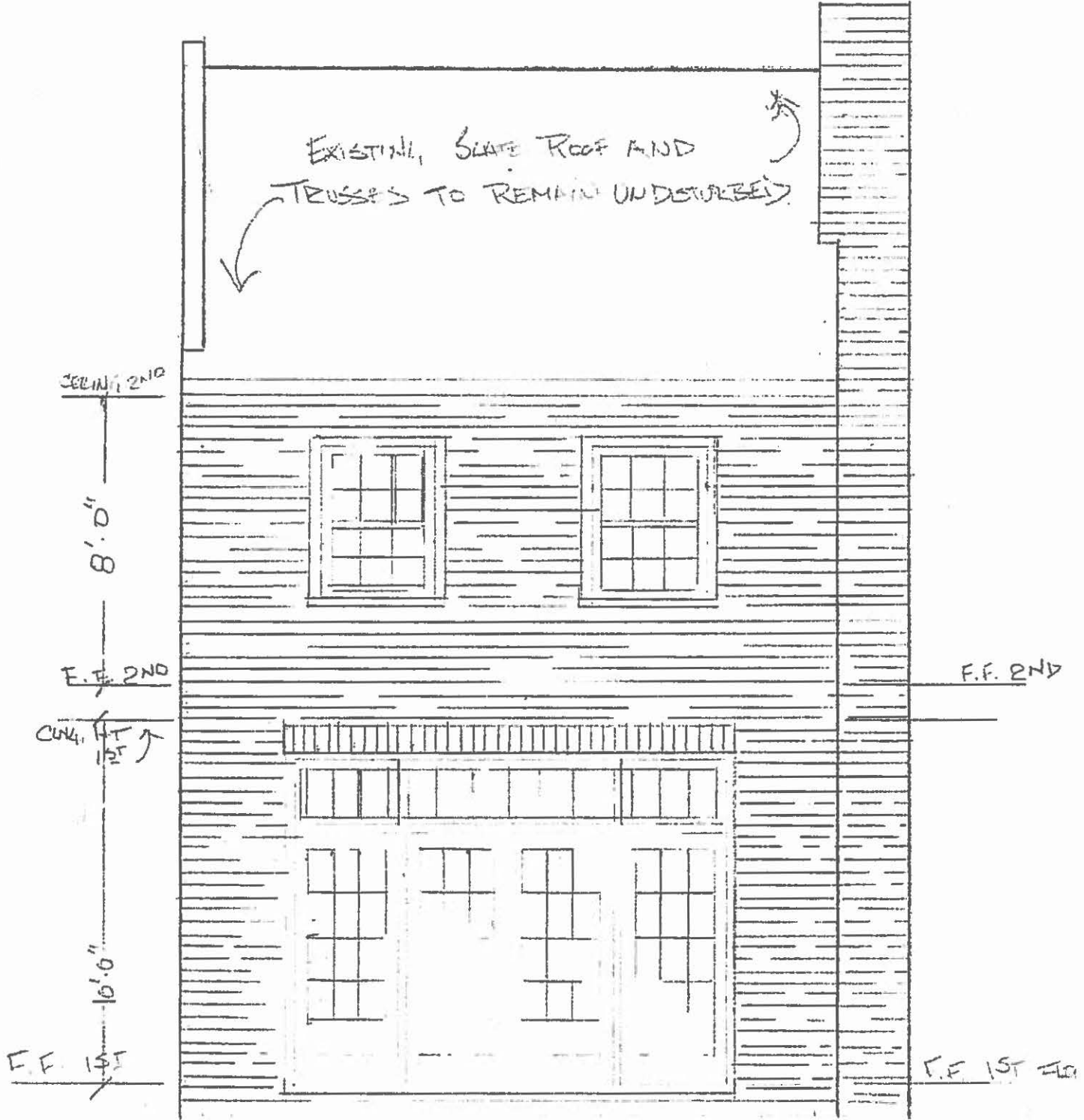


BUILD NEW STEPS  
CENTERED ON FRONT  
DOOR - (4) 6" RISERS  
TIE CHEEK WALLS INTO  
EXISTING RETAINING  
WALL AT SAME HEIGHT

REMOVE EXISTING  
STEPS AND EXTEND  
24" BRICK RETAINING  
WALL TO NEIGHBORING  
STOOP AND BACKFILL

BUILD NEW BRICK  
WALL TO SAME  
HEIGHT AS EXISTING





WEST ELEVATION

413 SOUTH PITT ST.

ALEXANDRIA, VA. 22314

OWNER: DEWEL PROPERTIES LLC

413 S. PITT ST, ALEX. VA. 22314

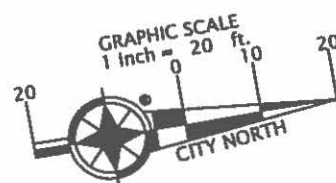
INTERIOR RENOVATIONS AND INSTALL 7 NEW EXTERIOR WINDOWS  
AND ONE REAR DOOR

SCALE: 1/4" = 1'0"





- NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.  
2. WALLS ARE 0.7" BRICK UNLESS NOTED.  
3. SEE DEED BOOK 545, PAGE 206 FOR 21' PARKING EASEMENT.  
4. SEE DEED BOOK 698, PAGE 115 FOR INGRESS/EGRESS EASEMENT.

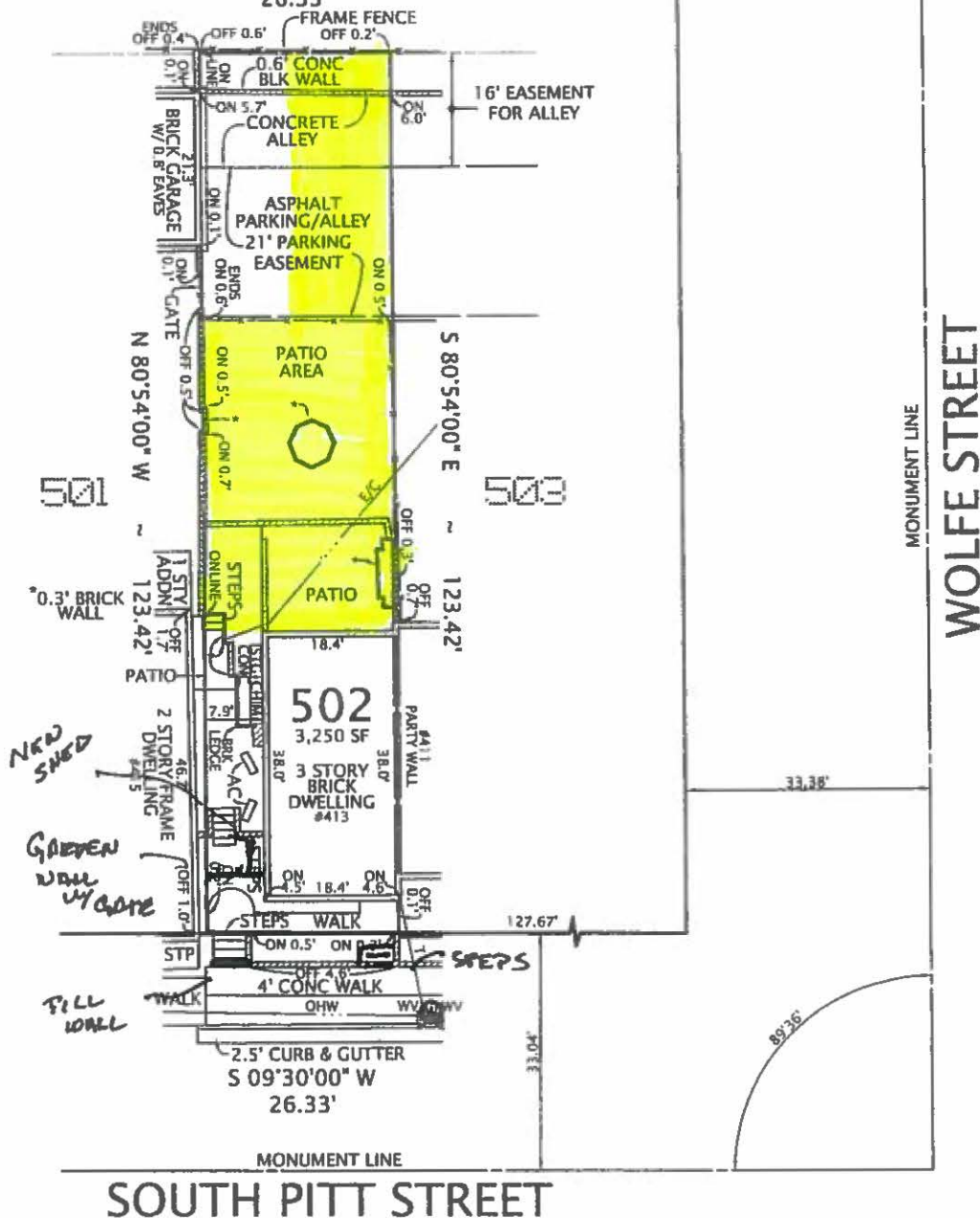


open space

LAND OF  
ZERELDA C. McCONNELL  
LOT 501

N 09°30'00" E

26.33'



PLAT  
SHOWING HOUSE LOCATION ON  
LOT 502

# TOWNHOUSE

(DEED BOOK 533, PAGE 1)

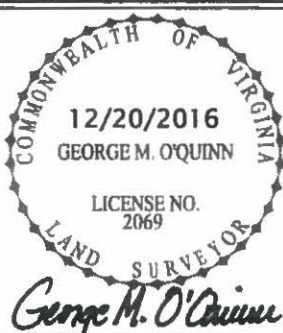
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DECEMBER 20, 2016

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.



**Ordered by:**

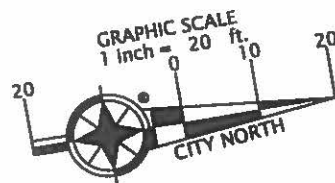


524 King Street  
Alexandria, Virginia 22314  
Phone: (703) 836-1000

Surveyors  
Inc.®

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

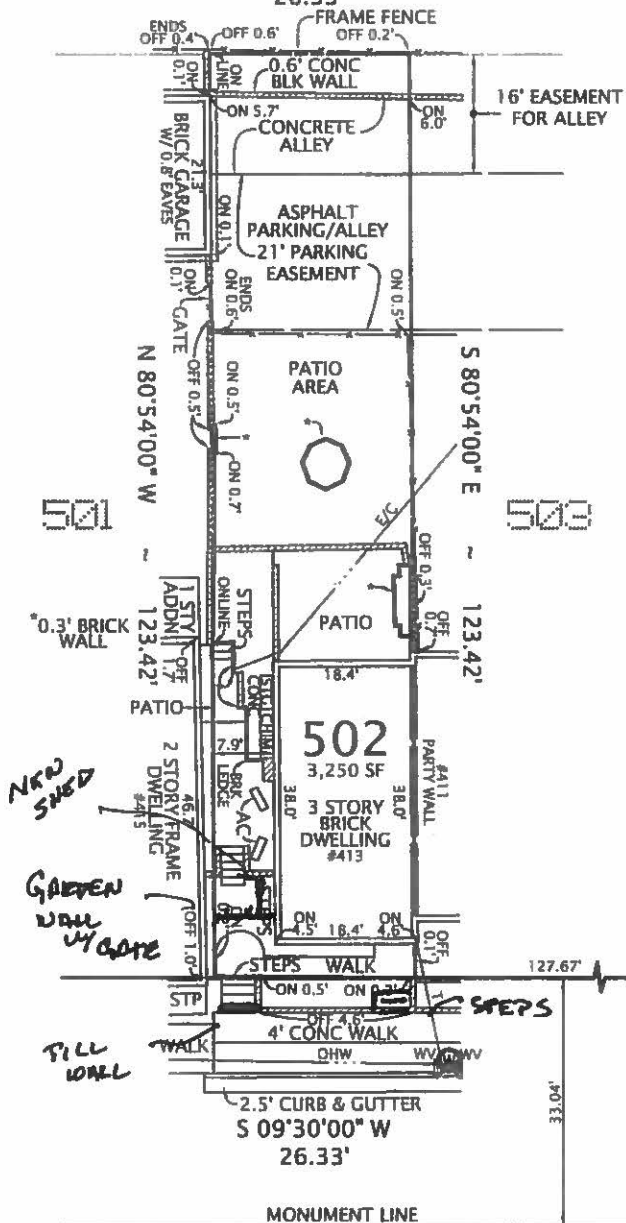
- NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.  
 2. WALLS ARE 0.7' BRICK UNLESS NOTED.  
 3. SEE DEED BOOK 545, PAGE 206 FOR 21' PARKING EASEMENT.  
 4. SEE DEED BOOK 698, PAGE 115 FOR INGRESS/EGRESS EASEMENT.



LAND OF  
 ZERELDA C. McCONNELL  
 LOT 501

N 09°30'00" E

26.33'



SOUTH PITT STREET

PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 502

TOWNHOUSE

(DEED BOOK 533, PAGE 1)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

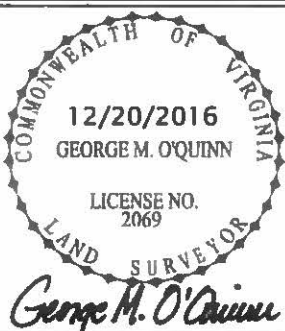
DECEMBER 20, 2016

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