

Docket Item # 16 & # 17
BAR CASE # 2018-00096 &
2018-00097

BAR Meeting
April 4, 2018

ISSUE: Permit for partial demolition/capsulation and Certificate of
Appropriateness for an addition

APPLICANT: Leonard Taylor, Jr & Lana Rae Skirboll

LOCATION: 217 North Pitt Street

ZONE: RM / Townhouse zone

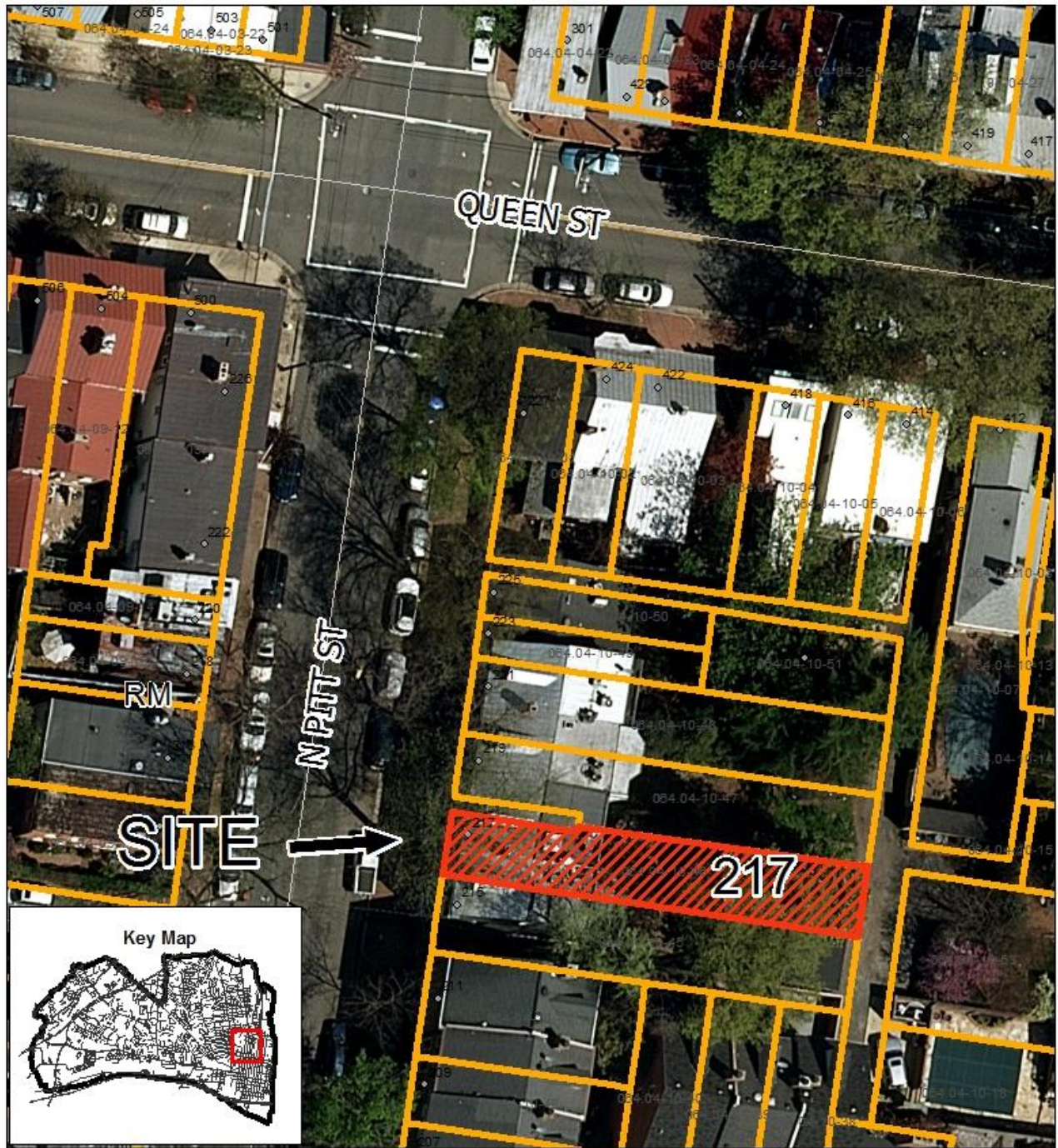
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the following conditions:

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 (703-746-4399) 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/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-00096) and Certificate for Appropriateness (BAR #2018-00097) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate for demolition and capsulation of the basement, first, and second floor of the rear (east) wall and a Certificate of Appropriateness for the construction of a new two-story rear addition (621 sq. ft.) with a basement on an existing townhouse. The addition will be minimally visible from the Pitt Mews public alley (see Figure 1). The alley directly behind 217 North Pitt is private and is not the BAR's purview.

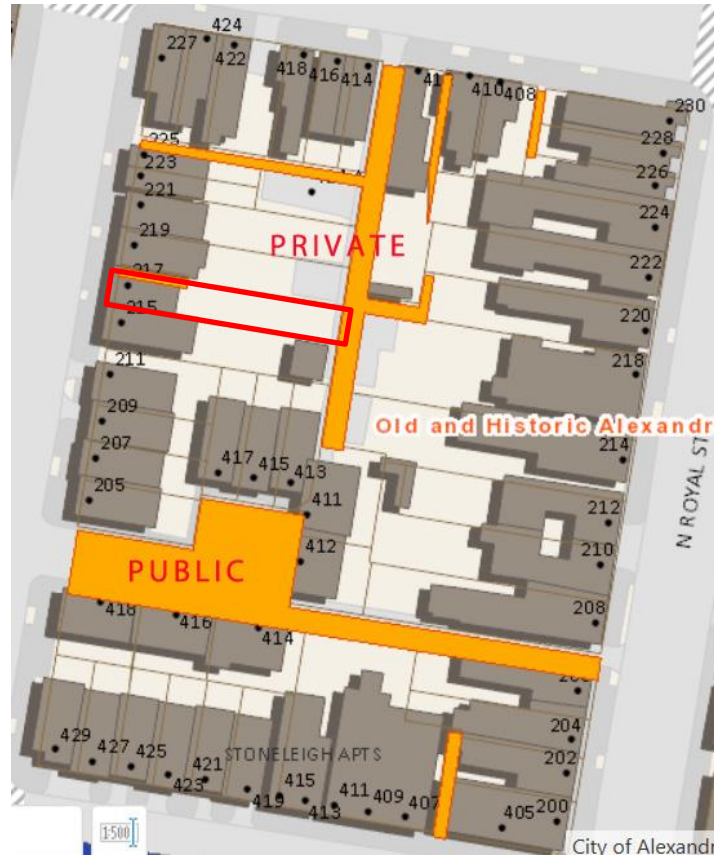


Figure 1: Site map showing public and private alleys. 217 North Pitt indicated in a red box.

The new rear addition will appear similar to the existing east elevation configuration; the main changes will be the basement door and window configuration and roof atop of the second floor for the addition (see figures 2 and 3). The third floor of the east elevation will remain in its current form. The first floor will have nine-over-nine, double-hung, aluminum-clad wood windows and the second floor will have six-over-six, double-hung, aluminum-clad wood windows. Both the first and second floor will be clad in smooth HardiePlank lap siding. The second floor will have a dark gray roof with white metal gutters and downspouts. The basement will have two full view wood doors. Two new outdoor lights will flank the rear doors. The basement level wall will be a brick veneer.



Figure 2: Existing conditions: rear elevation

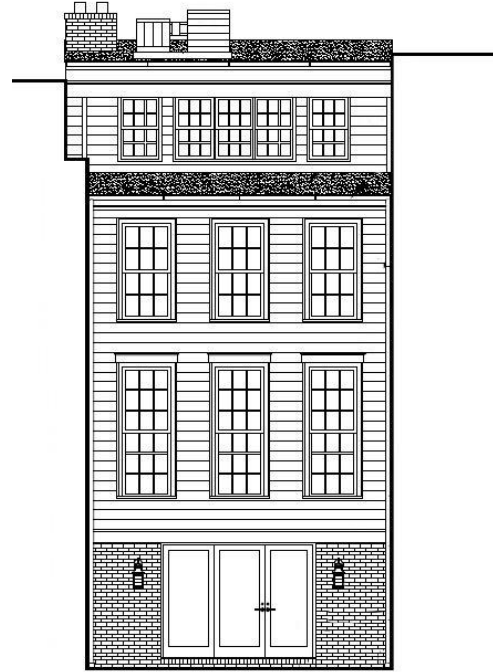


Figure 3: Proposed Rear Elevation

II. HISTORY

The collection of four three-story, three-bay frame rowhouses at 215-221 North Pitt Street were constructed in **1854** by William Gregory according to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street* (p.105). The alterations and window replacement on the rear elevation of the subject building at 217 North Pitt Street date to the mid to late 20th century though staff was not able to locate any definite building permits detailing this work and the Sanborn Fire Insurance Maps from 1958 to 1965 do not show the area for the enclosed porch. The alterations to the window and door work (Permit 1336 in 1935) might be associated with the rear reconfiguration along with enclosing the rear porch (Permit 19597 in 1963). Building permits for 217 North Pitt Street include the following:

Permit 777	2/12/34	Tin roof
Permit 1336	8/29/35	Plumbing, painting, basement floor, repair and alterations to doors and windows
Permit 6155	3/8/45	Repairs: steps and handrails
Permit 18332	5/7/62	Attach 3' by 18' fiber glass awning to rear porch
Permit 19597	6/27/63	Enclose rear porch
BLD 2003-01728	8/1/03	Repairs: front porch and basement door
BLD 2004-03100	9/9/04	Demo of rear brick fence
BAR2015-00171	6/25/15	Demo for 191 sq. foot one-story rear addition (no building permit associated)

III. 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 a historic house?	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

Staff recommends approval of the Permit to Demolish/Capsulate with the referenced archaeology conditions. The scope of the proposed demolition/capsulation is located entirely on the first and second floors of the historic structure's rear elevation wall surface, which was previously altered substantially during a mid to late 20th century renovation.¹ The magnitude of these previous changes has compromised the integrity of the rear wall, and little to no historic fabric remains. Therefore, staff finds that none of the criteria for demolition/capsulation are met and the Permit to Demolish/Capsulate should be granted.

¹ Building Permit **1336**, August 28, 1935: Repairs and Alterations to windows, Building Permit **19597**, June 27, 1963: enclosure of rear porch.

Certificate of Appropriateness

Staff recommends approval of the Certificate of Appropriateness for the rear addition. The upper portion of the proposed addition is minimally visible from the public right-of-way. The addition is only obliquely visible from Pitt Mews to the south. In the opinion of Staff, the new addition meets the recommendations of the *Design Guidelines*. Chapter 5 of the *Design Guidelines* for Residential Additions states that “an addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized.” The addition is clearly differentiated from the original Greek Revival period portion of the house in material and architectural detail. It is well proportioned and recalls the existing, though non-historic, rear wall that will be capsulated. The addition will be clad in smooth fiber cement siding and brick veneer with aluminum-clad wood windows and full-view wood doors at the basement. These modern materials differentiate the rear addition from the original townhouse. Staff notes that the basement doors may be any high-quality modern material consistent with the BAR’s adopted policies. The entire rear of this block has been altered with rear additions. The addition at 217 North Pitt will be a continuation of the rear alterations on the rear of this block.



Figure 4: Rear of the 200 North Patrick Block. 217 North Patrick indicated in red.

STAFF

Jenny Rowan, 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 Comments

F-1 FAR calculation sheet is slightly off. On 3/8/18, zoning staff asked the applicant to submit a revised sheet showing the correct lot area and open space requirement.

C-1 Proposed scope of work complies with zoning.

Code Administration

No Comments Received.

Transportation and Environmental Services

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 Previously reviewed under [BAR2015-00171] (T&ES)

F-2 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)

F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, William Gregory built “four fine frame buildings” at 215, 217, 219, and 221 North Pitt Street in 1854. The property at 217 N. Pitt St. could contain significant archaeological resources that pertain to growth and prosperity of the city in the nineteenth century.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets 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 (703-746-4399) 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/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

- 1 – Application for BAR2018-00096 & BAR2018-00097; 217 North Pitt Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 217 N. Pitt Street

TAX MAP AND PARCEL: 064.04-10-46

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: Leonard Taylor, Jr. and Lana Rae Skirboll

Address: 217 N. Pitt Street

City: Alexandria

State: VA

Zip: 22314

Phone:

E-mail:

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

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Leonard Taylor, Jr. and Lana Rae Skirboll

Address: 217 N. Pitt Street

City: Alexandria

State: VA

Zip: 22314

Phone: 301-254-8530

E-mail: tayleon.lt@gmail.com

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

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

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

☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other _____

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

Two-story rear addition with basement on existing townhome.

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.

BAR Case # _____

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 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.

BAR Case # _____

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: STEPHEN W. KULINSKI

Date: 2/2/10

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. Leonard Taylor, Jr. and Lana Rae Skirboll	217 N. Pitt Street Alexandria, VA 22314	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 210 N. Payne 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. Leonard Taylor, Jr. and Lana Rae Skirboll	217 N. Pitt 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.

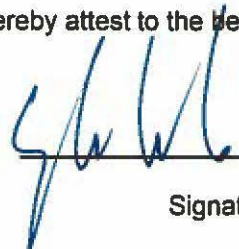
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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.

2/20/10
Date

STEPHEN W. KULINSKI
Printed Name


Signature



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

A. Property Information

A1. Street Address 217 N PITT STREET Zone RM

A2. 1,865 x 1.5 = 2,797.5
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	571	Basement**	—
First Floor	571	Stairways**	136
Second Floor	571	Mechanical**	31
Third Floor	571	Other** AREA BELOW 7'-0"	233
Porches/ Other	—	Total Exclusions	400
Total Gross *	2,284		

B1. Existing Gross Floor Area *
2,284 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions
1,884 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	207	Basement**	—
First Floor	207	Stairways**	—
Second Floor	207	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	—	Total Exclusions	—
Total Gross *	621		

C1. Proposed Gross Floor Area *
621 Sq. Ft.

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

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,505 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,797.5 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	1,178
Required Open Space	652
Proposed Open Space	973

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

Signature: [Signature]

Date: 3/8/18

217 N. Pitt Street – Material Specifications

Rear Elevation Light: Shades of Light – Carriage House Outdoor Light, #OL09014

Color – Old Bronze

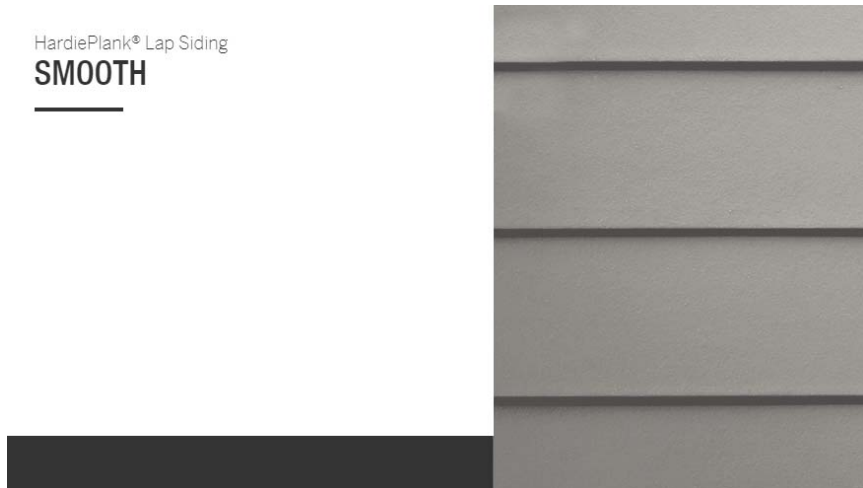


Siding:

HardiePlank Lap Siding

- Smooth face
- 7" exposure

HardiePlank® Lap Siding
SMOOTH

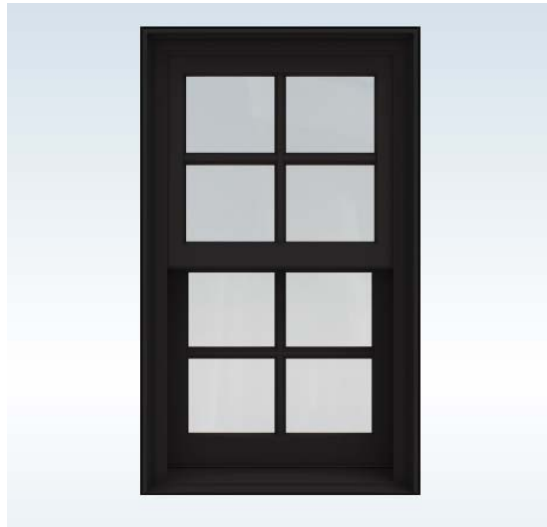


Color – SW 7006 Extra White

Windows: Jeld-wen – Siteline Wood Aluminum Clad Double Hung & Casement Window

Color: SW 7006 Extra White

Lite Pattern: Six over Six (for double hung)



Rear Entry Door: Jeld-wen – Painted Wood Glass Panel Exterior Door / Model 5001 (Full View)

Color: SW 7006 Extra White



Sythetic Wood Trim / Metal Coping:

Azek 5/4x solid millable material (smooth texture)

Color - SW 7006 Extra White

Rear Foundation Wall:

Brick - General Shale – Old Stoneybrook



Mortar – Flamingo Brixment

Color – Tennessee Buff

Roofing (rear): EPDM Self-adhering membrane

Color – Dark Gray

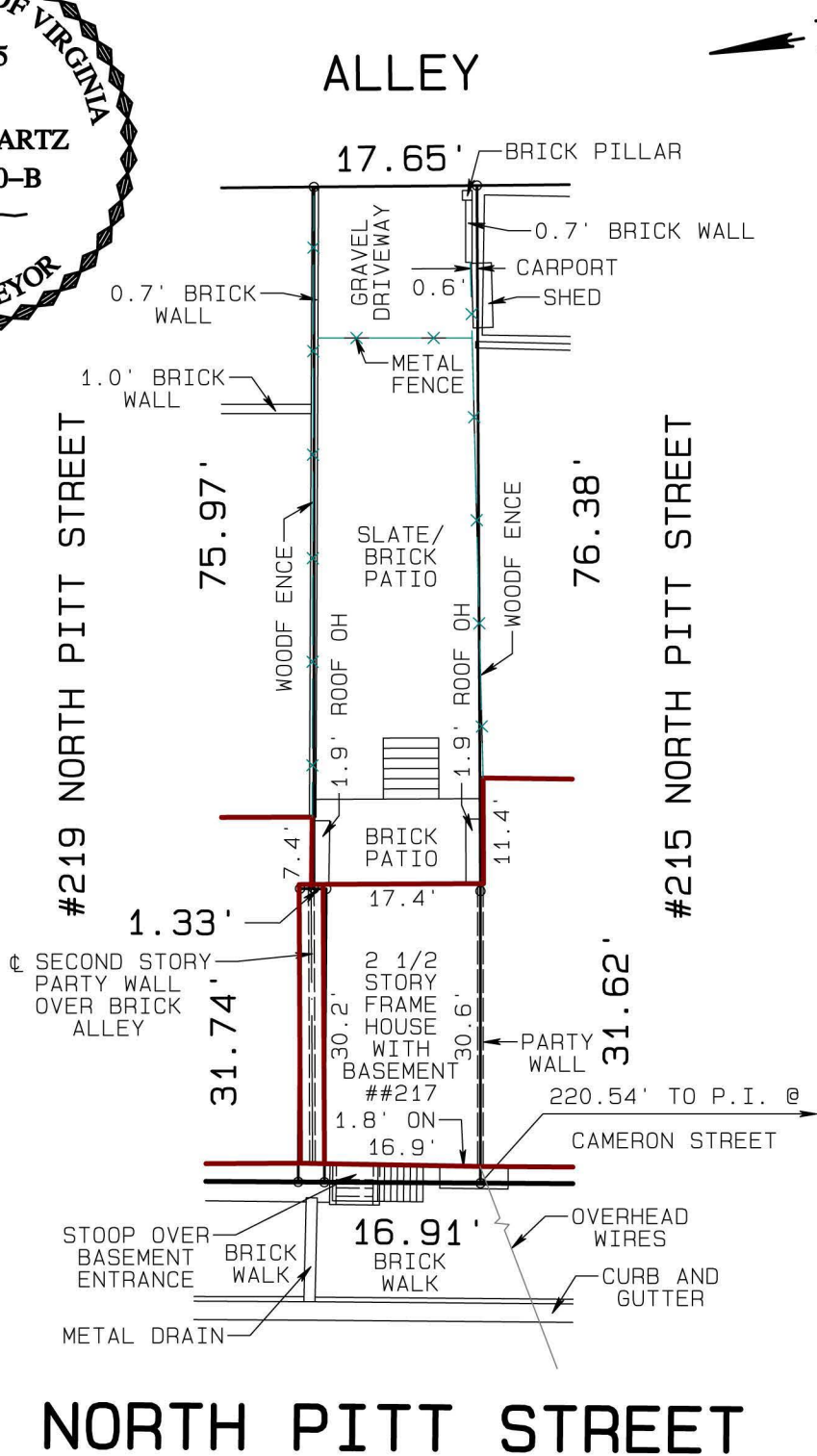
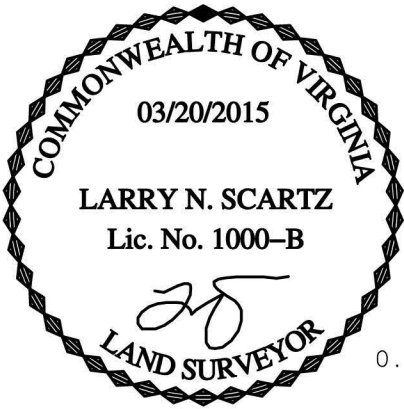
Gutters (rear): Half round painted metal

Color - SW 7006 Extra White

Downspouts (rear): Round painted metal

Color - SW 7006 Extra White

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



PHYSICAL IMPROVEMENTS SURVEY
ON THE PROPERTY LOCATED AT
#217 NORTH PITT STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' DATE: MARCH 20, 2015

CASE NAME: HASKELL TRUST
TO JOBES (OTAW1502089)



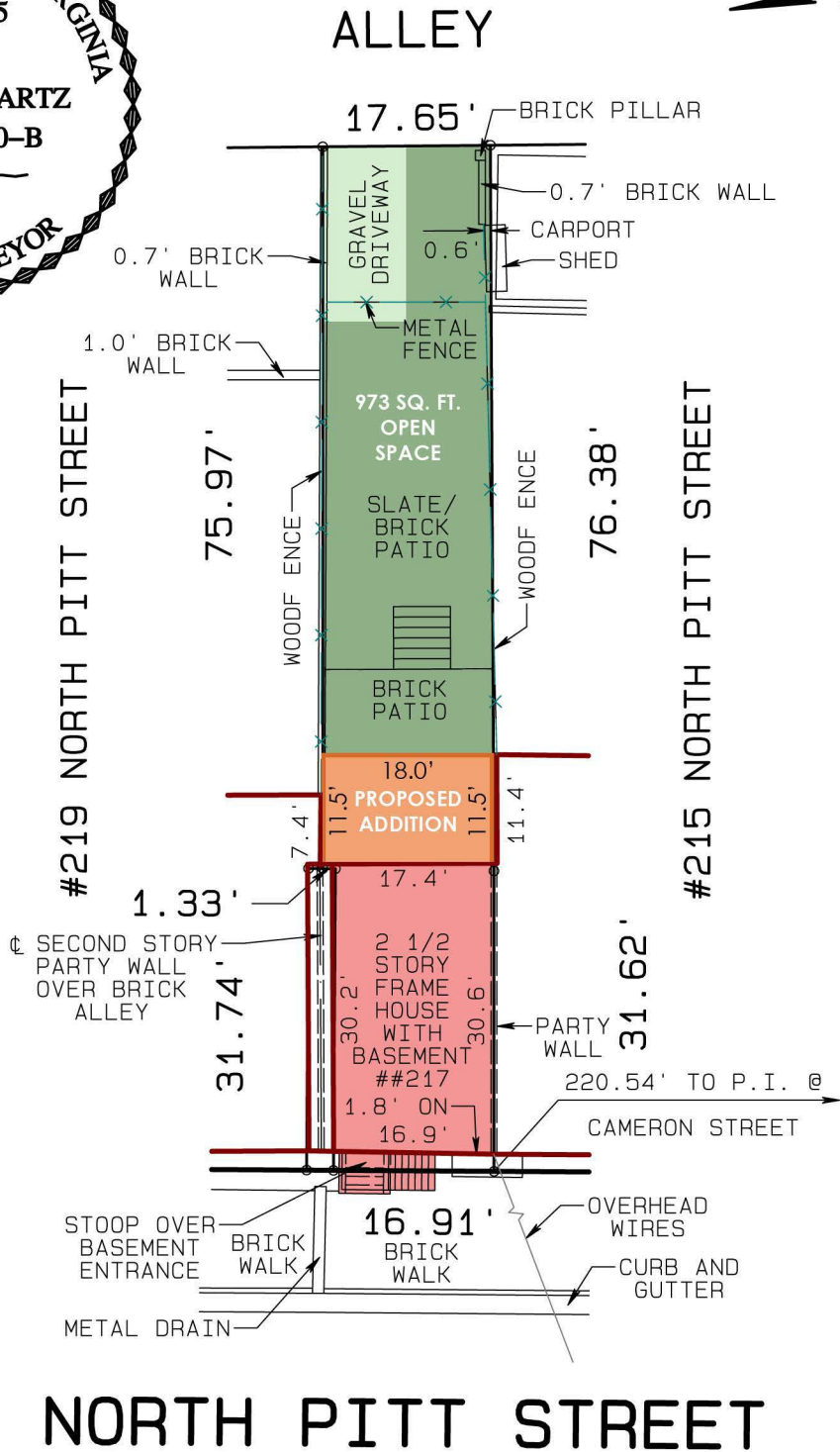
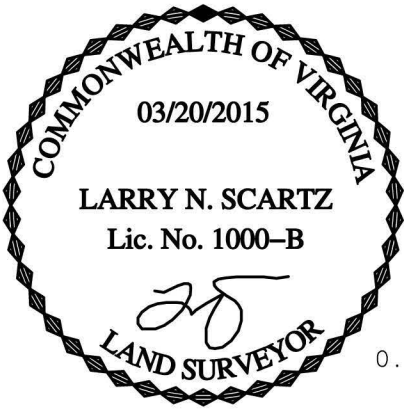
NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



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THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



PHYSICAL IMPROVEMENTS SURVEY
ON THE PROPERTY LOCATED AT
#217 NORTH PITT STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' DATE: MARCH 20, 2015

CASE NAME: HASKELL TRUST
TO JOBES (OTAW1502089)



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SCARTZ SURVEYS

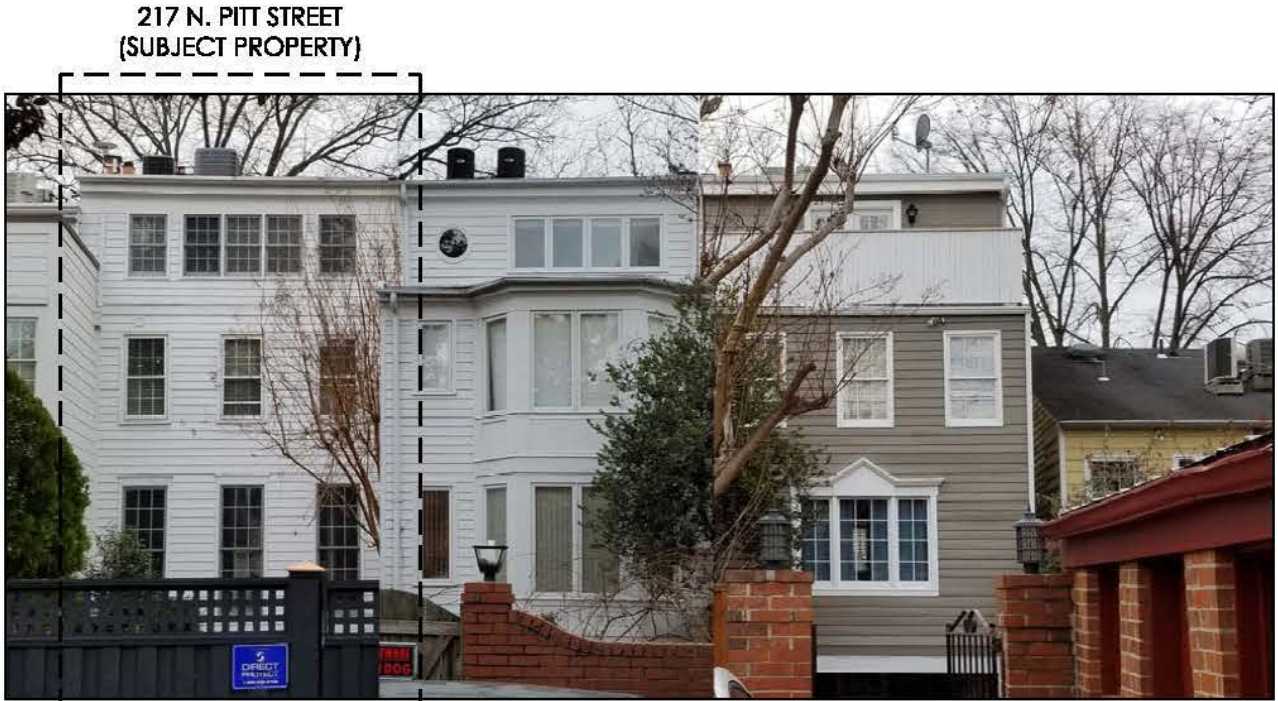
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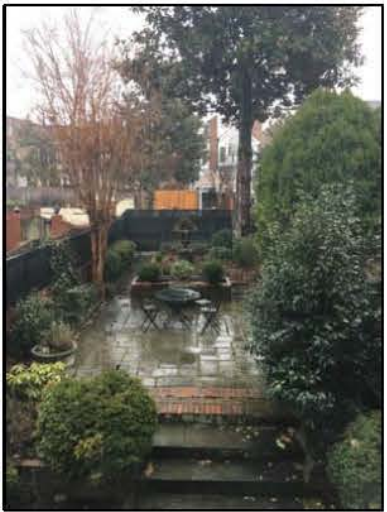
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1 EXISTING REAR ELEVATION
A1 SCALE: N/A



2 EXISTING CONDITIONS REAR ALLEYSCAPE
A1 SCALE: N/A



3 EXISTING REAR YARD PHOTOS
A1 SCALE: N/A

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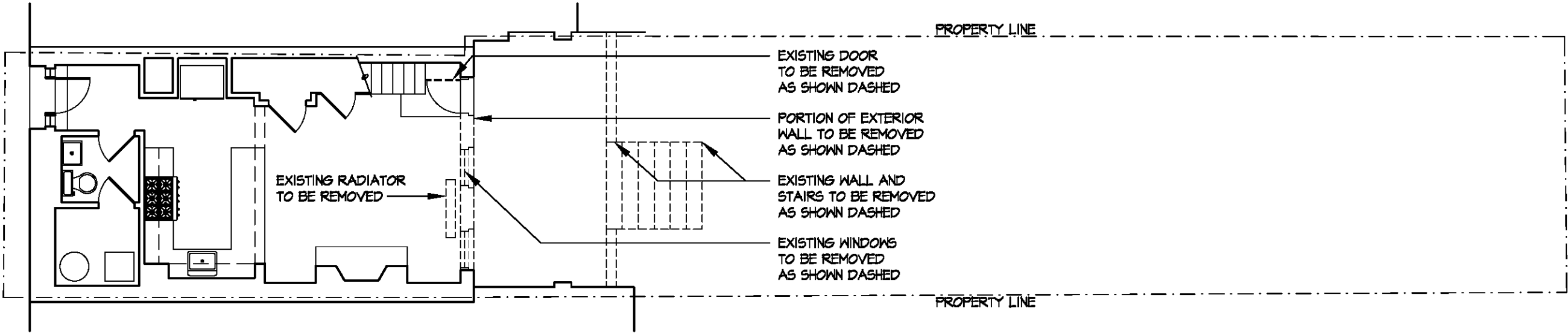


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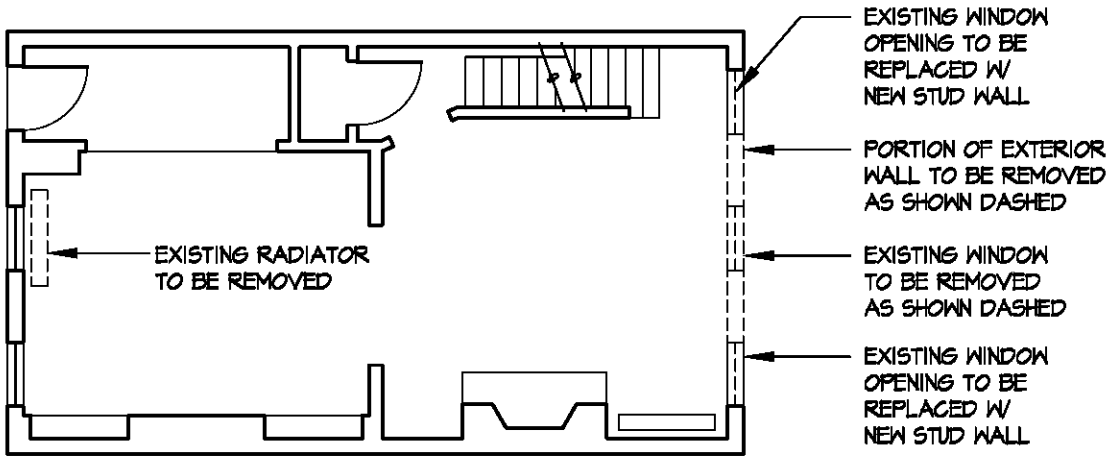
EXISTING CONDITIONS IMAGES

2/20/18

A1



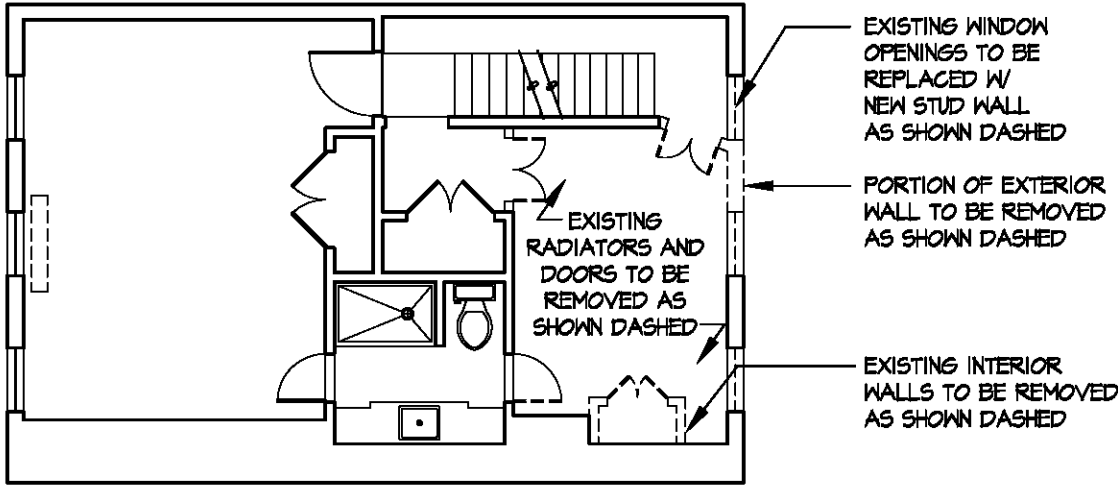
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A2 **BASEMENT DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"



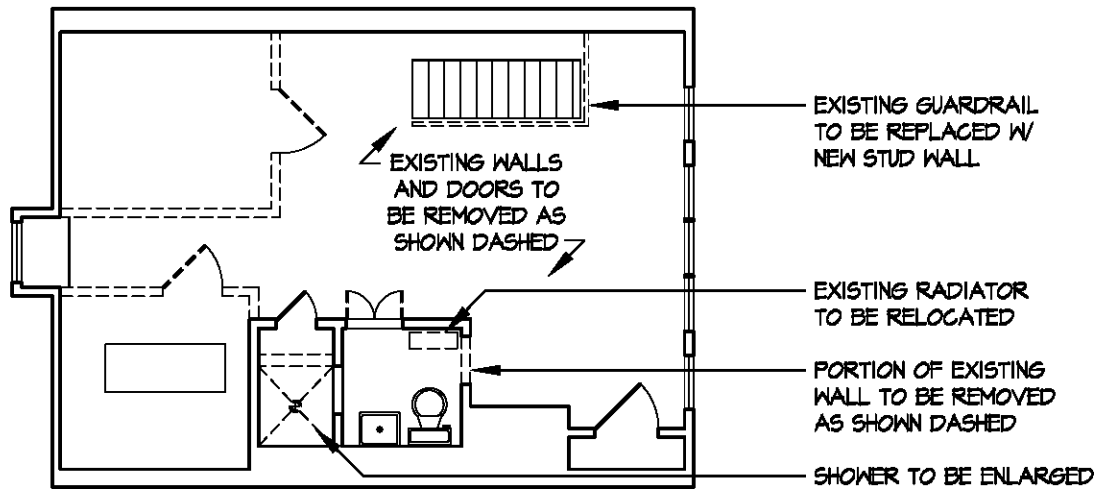
2
A2 **FIRST FLOOR DEMOLITION PLAN**
SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED

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1 SECOND FLOOR DEMOLITION PLAN
A3 SCALE: 1/8" = 1'-0"

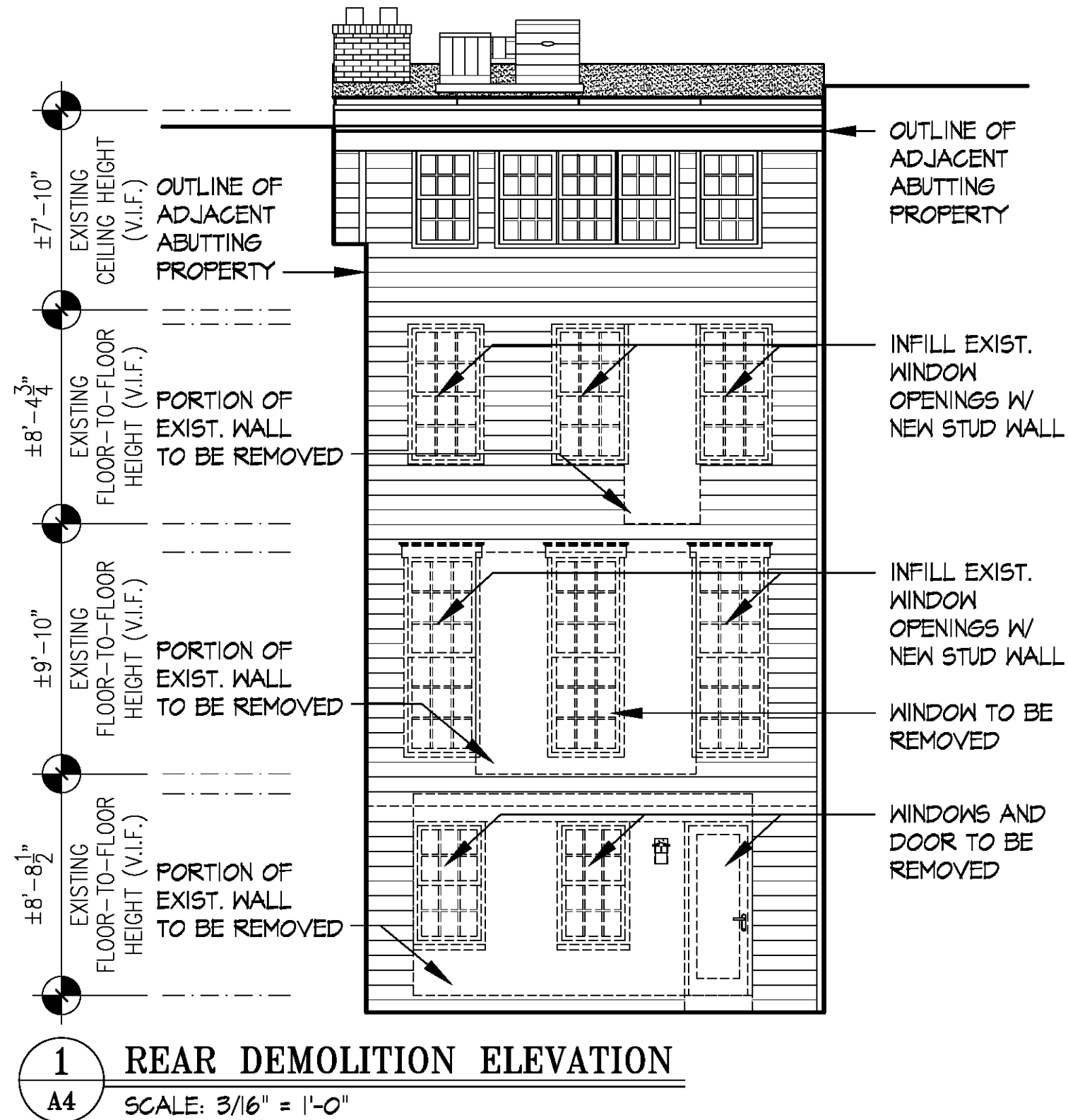


2 THIRD FLOOR DEMOLITION PLAN
A3 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED

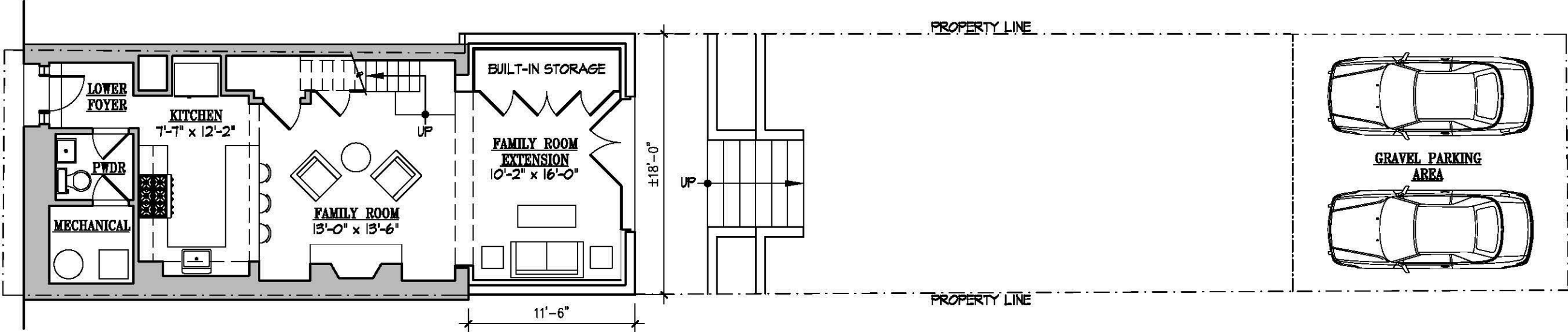
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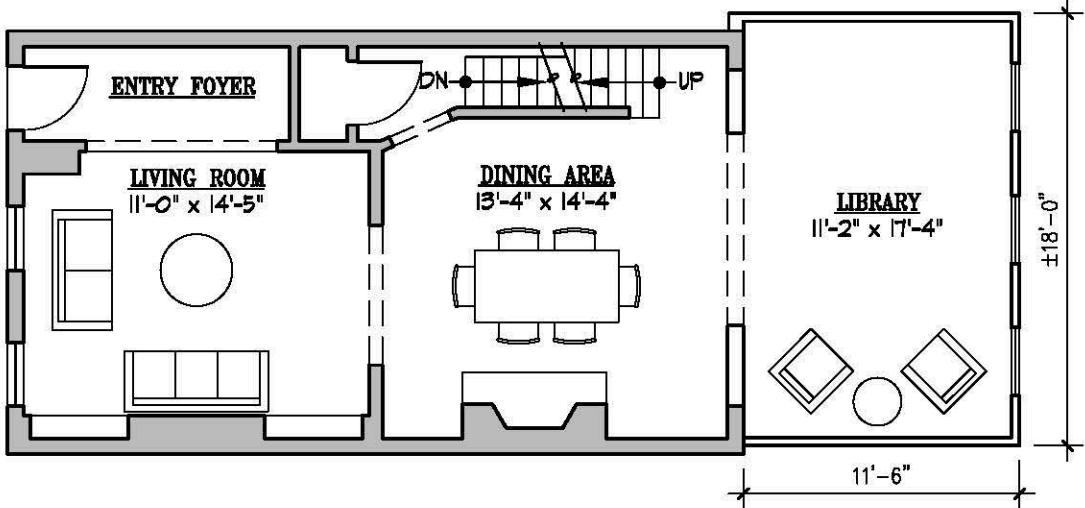


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1 PROPOSED BASEMENT PLAN
A5 SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
A5 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL

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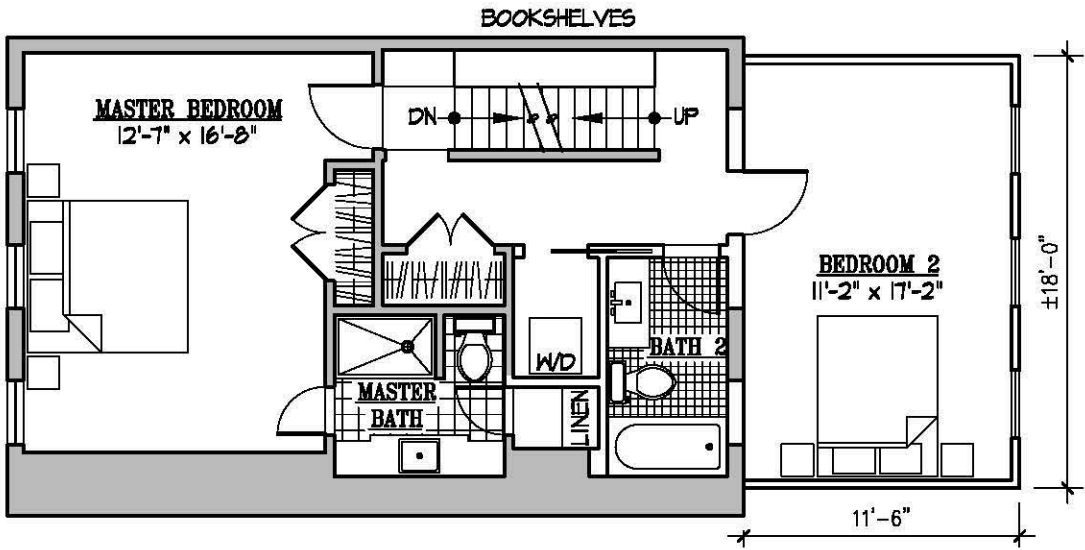
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PROPOSED PLANS

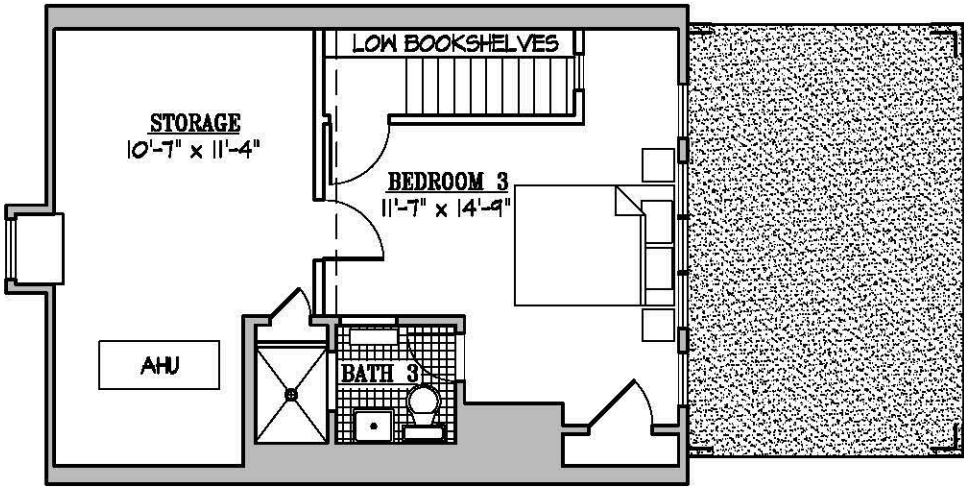
2/20/18

A5

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1 PROPOSED SECOND FLOOR PLAN
A6 SCALE: 1/8" = 1'-0"

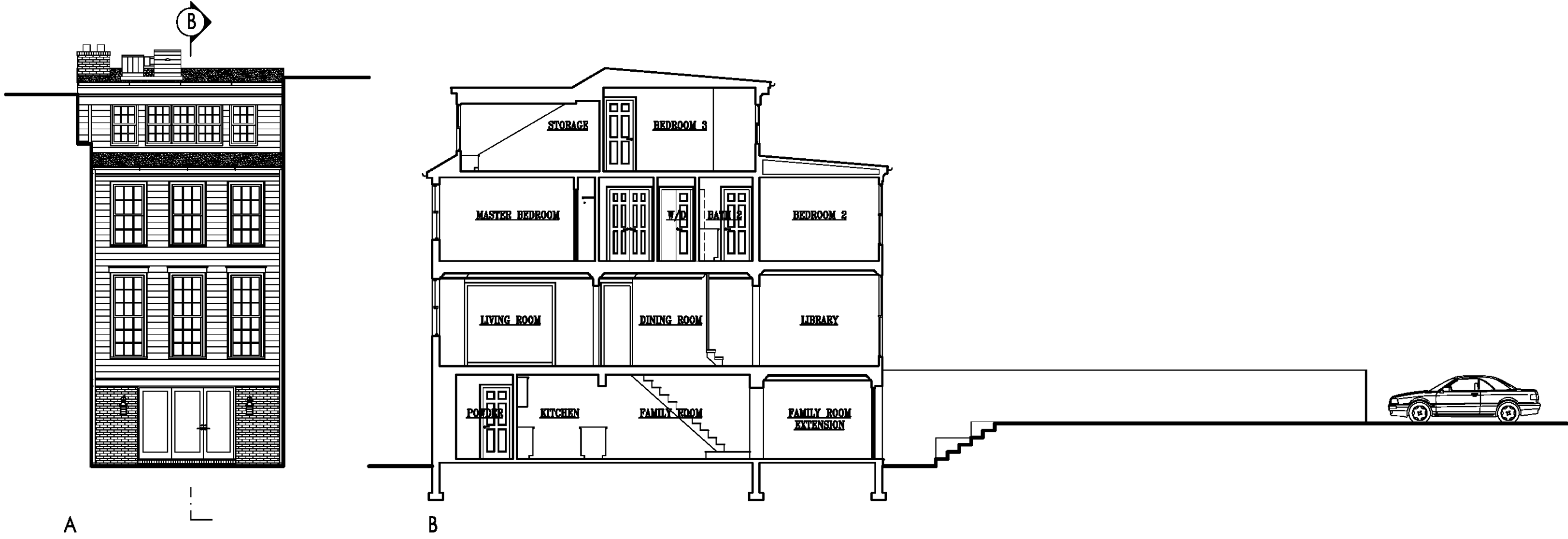


2 PROPOSED THIRD FLOOR PLAN
A6 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL

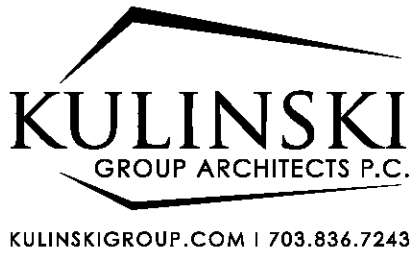
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1 PROPOSED REAR ELEVATION / BUILDING SECTION
A7 SCALE: 3/32" = 1'-0"

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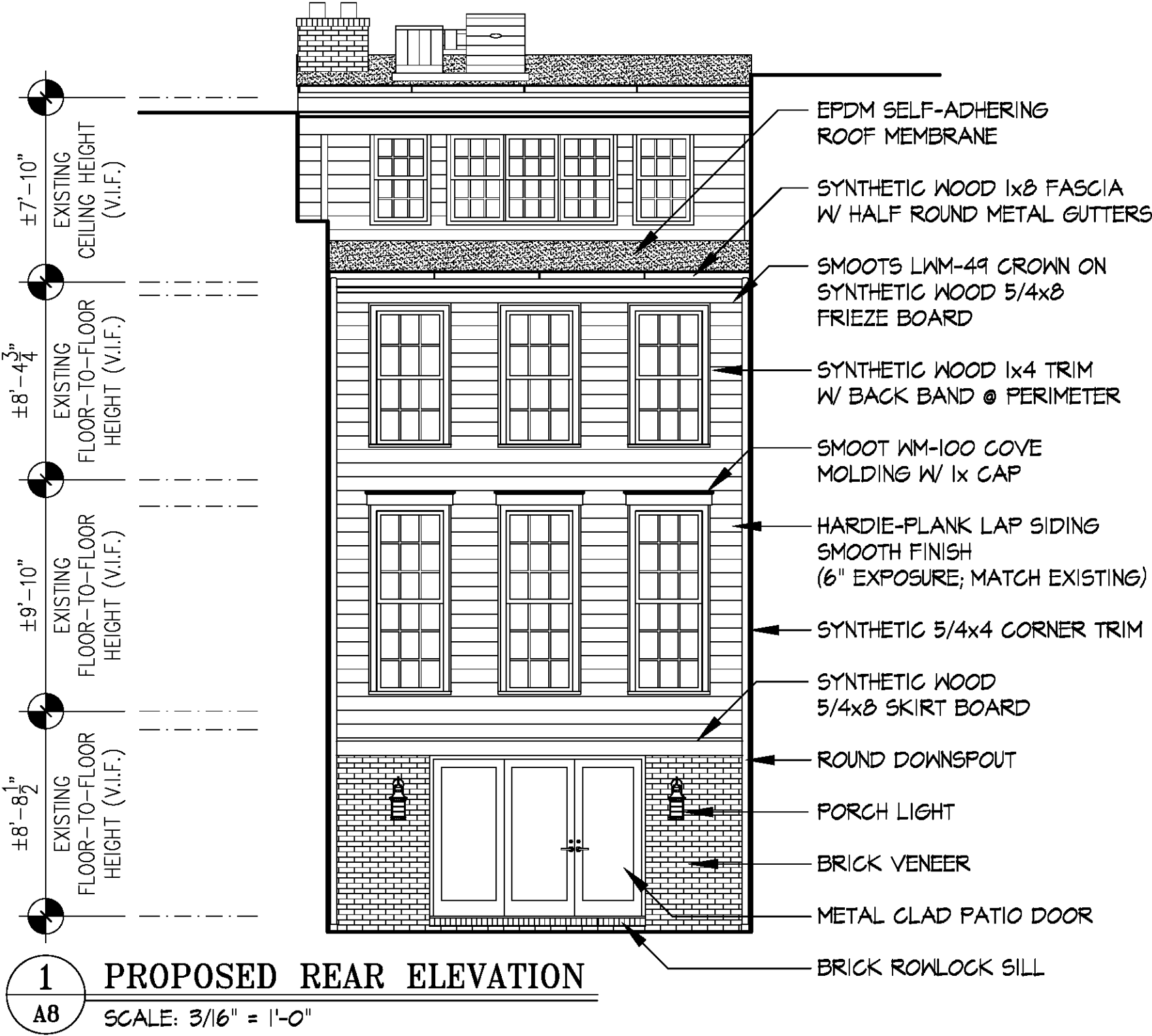
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PROPOSED REAR ELEVATION / BUILDING SECTION

2/20/18

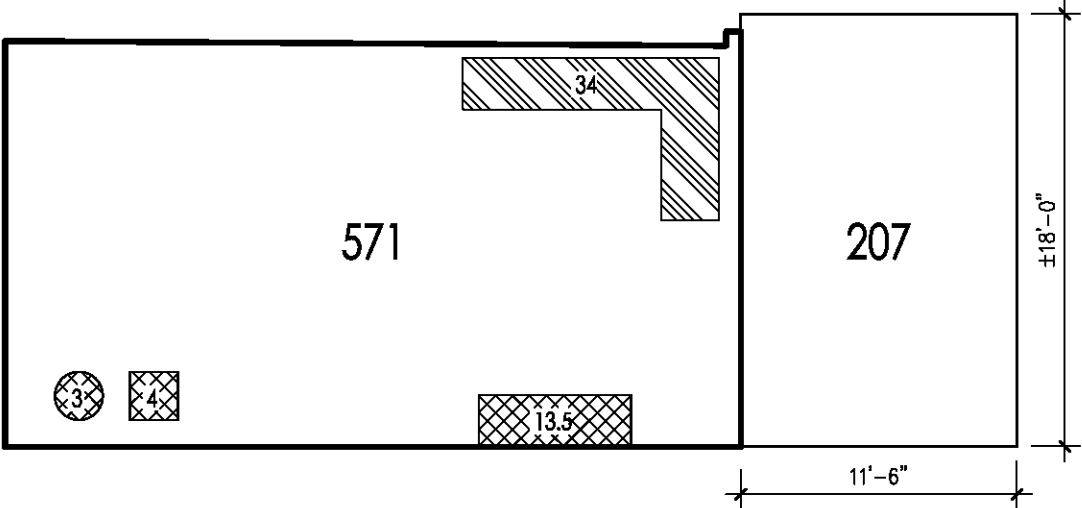
A7

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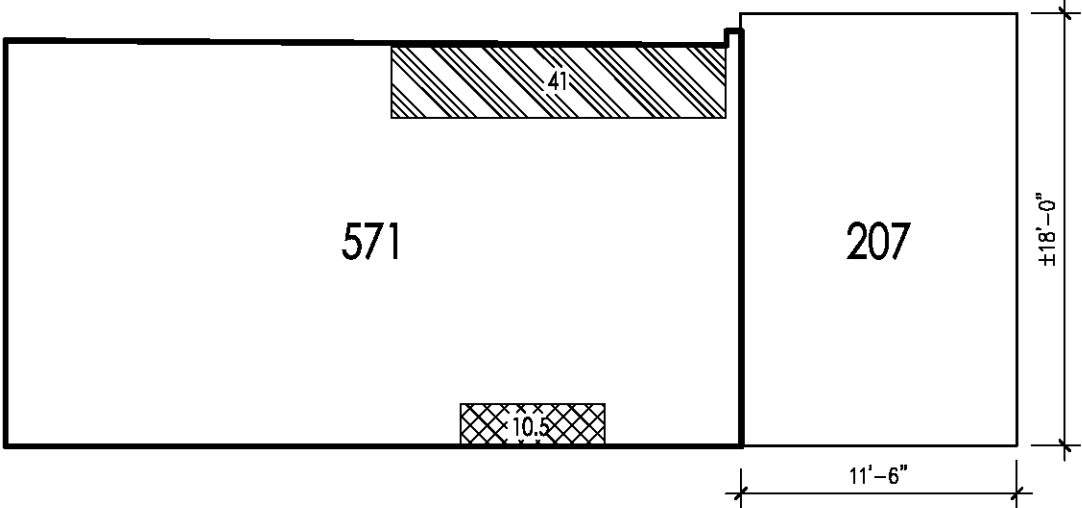


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1 BASEMENT F.A.R. DIAGRAM
A9 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR F.A.R. DIAGRAM
A9 SCALE: 1/8" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
AREA BELOW 7'-6"	

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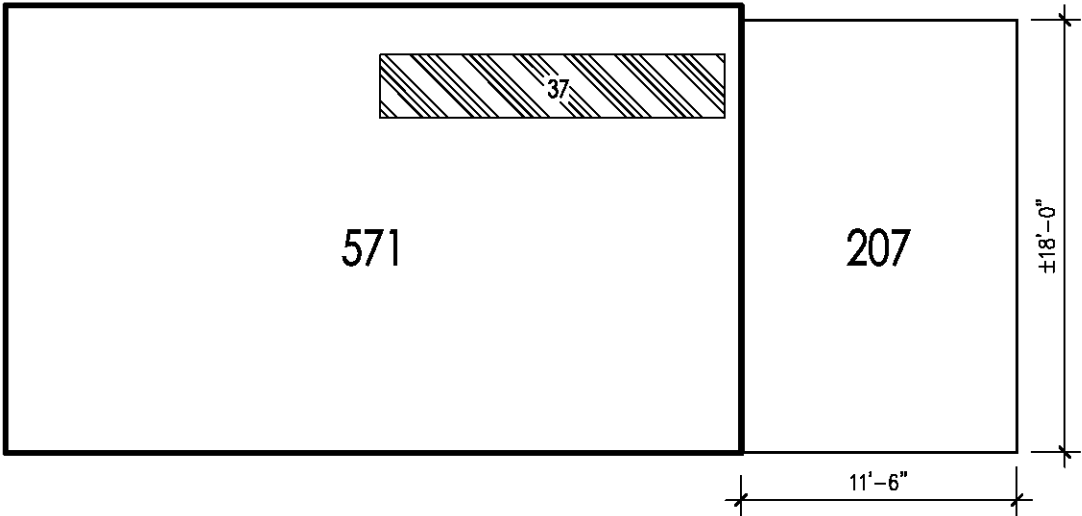
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F.A.R. DIAGRAMS

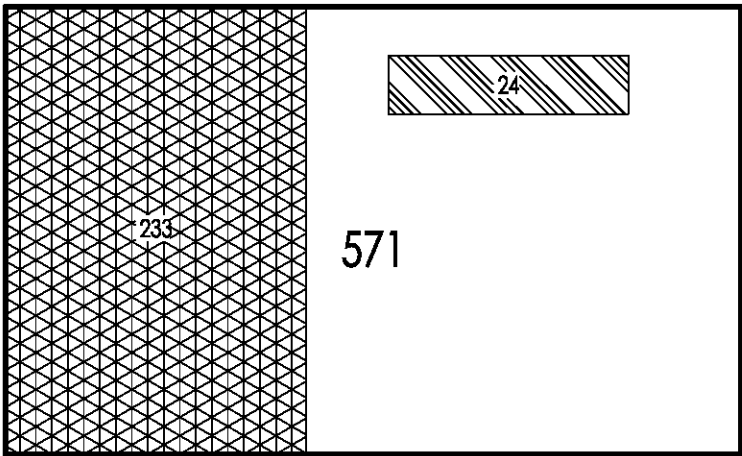
2/20/18

A9

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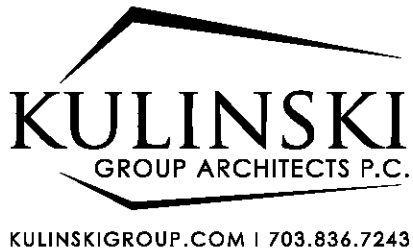
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A10 **SECOND FLOOR F.A.R. DIAGRAMS**
SCALE: 1/8" = 1'-0"



2
A10 **THIRD FLOOR F.A.R. DIAGRAM**
SCALE: 1/8" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
AREA BELOW 7'-6"	

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F.A.R. DIAGRAMS

2/20/18

A10