

Docket Item #6 & #7
BAR CASE # 2018-00138
& #2018-00139

BAR Meeting
April 18, 2018

ISSUE: Partial Demolition/Capsulation & Addition/Alterations

APPLICANT: Chris and Courtney Capistran

LOCATION: 214 Green Street

ZONE: RM / Residential Townhouse zone

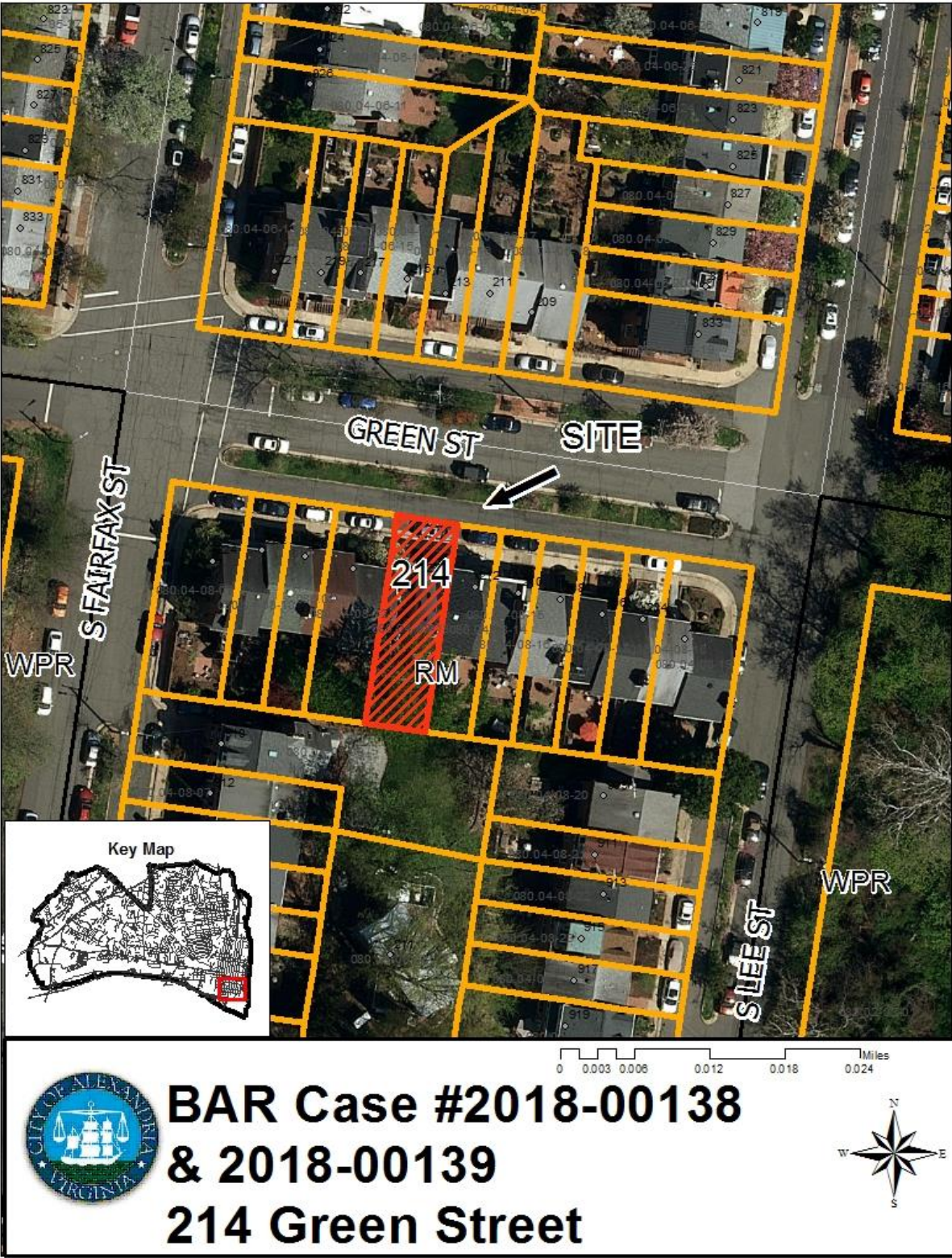
STAFF RECOMMENDATION

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

1. Shift the shed dormer on the rear roof slope to the east approximately 1', so that the west wall of the dormer generally aligns with the east wall of the chimney;
2. Align the windows of the shed dormer with the center of the paired windows on the floor below;
3. The new windows must comply with the BAR's adopted *Alexandria Replacement Window Performance Specifications*; and
4. The shutters must be architecturally appropriate and constructed of wood or a solid-through-the-core, millable composite material with a smooth finish.
5. The applicant may use fiber cement siding with fiber cement or solid PVC trim rather than the wood trim noted on the dormers on the front elevation.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-0138) and Certificate of Appropriateness (BAR #2018-0139) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an attic addition to convert the attic to usable living space at 214 Green Street.

The demolition/capsulation consists of the removal of the entire side-gable roof.

The applicant proposes to construct a new side-gable roof with a four-foot higher ridge and a steeper pitch. On the front (north) façade, the new roof will have two single-window, front-gable dormers aligned above the windows on the floor below. On the west side elevation, the existing gable-end attic window will be removed and replaced with a closed shutter in the existing opening. The rear elevation will have a nearly full-width shed dormer at the attic (fourth floor level) with two double-hung windows. The masonry chimney will also be increased in height by approximately four feet to provide adequate separation between the roof and the chimney as required by the Uniform State-Wide Building Code.

Materials on the addition consist of vinyl-clad, six-over-six, double-glazed windows (Anderson 200 Series, black architectural grade asphalt shingles, and smooth fiber-cement siding on the dormers.

There are no interior alleys in the block where the house is located, so views of the new 4th floor are limited to oblique views from the surrounding streets, although the west elevation is prominently visible from Green Street.

II. HISTORY

The two-story, two-bay end unit brick townhouse at 217 Green Street was constructed in 1960 as part of the Yates Garden subdivision in a vernacular, Colonial Revival design vocabulary. Yates Garden was developed by Edward Carr beginning in 1939; however, complete build out of the subdivision was not completed until the early 1960s. Staff could locate no previous BAR approvals for the subject property.

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The mid-20th century roof framing does not contain any character-defining features of uncommon design or historic merit, and its removal would not compromise the integrity of the building. The material is not of unusual or uncommon design and it could be reproduced easily. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

Addition/Alteration

When the applicant first met with staff, an awkward asymmetrical gable end roof form was proposed that looked like an out-of-scale modified mansard, the windows did not align with those below and the siding of the shed dormer wall was aligned with the brick of the wall below. (Figures 1&2) At staff's suggestion, the applicant revised the plans to include a much more traditional, symmetrical gable roof with the ridge centered above the building mass below. There is Board precedent for enlarged or changed roof forms in Yates Garden and while staff would not typically support a taller and steeper gable roof on a house with identical flanking gable roofs, the subject property is an end unit located adjacent to a flat roof townhouse, so the additional gable height will not draw unnecessary attention to the townhouse and the proposed roof slope is well within traditional forms.

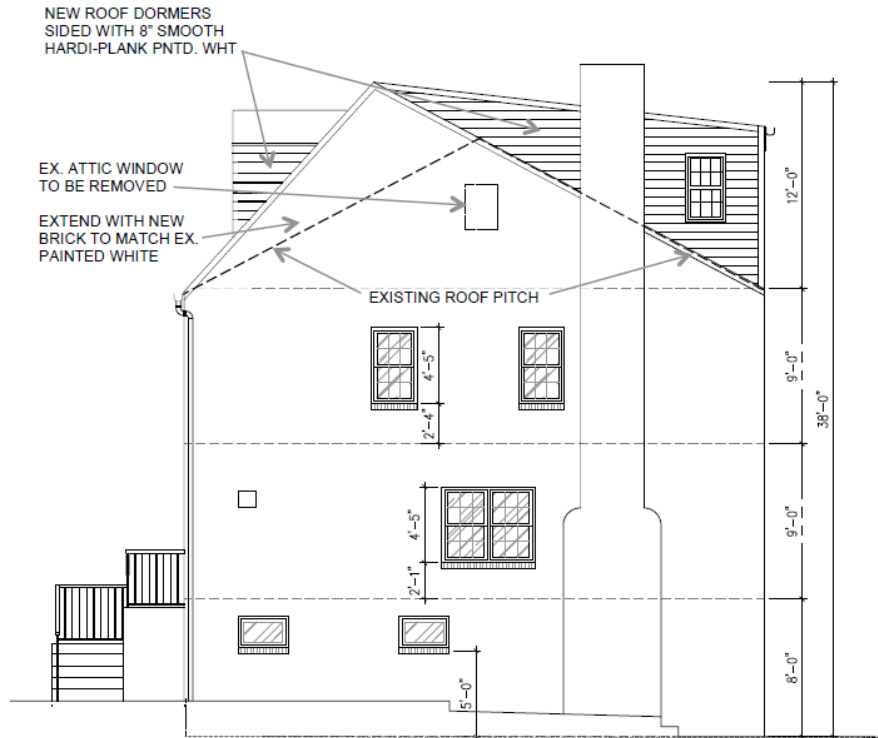


Figure 1: Initial submission showing the asymmetrical ridge



Figure 2: Existing and initial submission front and rear elevations showing the elevated roof ridge and misaligned dormers

In general, staff finds the design of the proposed attic addition to now be consistent with the Board's *Design Guideline for Residential Additions*, which recommends: "...a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original elements." Given the relatively small area of new construction staff finds the cladding material – clapboard – sufficient to suggest that this is a later feature and a common material traditionally used for dormers.

Staff has a few concerns which can easily be addressed through the building permit process.

Windows

Staff does not recommend approval of the Anderson 200 series windows because they are vinyl clad, which is specifically discouraged in the *Design Guidelines* and the Board's window policy. However, given that the windows are being installed on new construction, staff supports the use of a modern window material, such as wood, aluminum clad wood, fiberglass or a composite material, provided that the windows meet the *Alexandria Replacement Window Performance Specifications*.

Shed dormer

While staff supports the installation of a shed dormer on the rear roof slope, it should be set back from the west building elevation and the face of the chimney so that they are not in the same plane. Setting the dormer back on this elevation will allow for the chimney to visually retain its original form and also helps to screen the shed dormer mass when viewed from Green Street. Further, this shift should allow for the two dormer windows to be aligned over the two window pairs on the floor below.

Gable end shutters

The window in the west gable is being removed for interior function reasons. Staff has no objection to the removal of the operable window itself but recommended retention of the opening and installation of closed shutters to retain this design feature on a now larger and otherwise blank gable end. Per the Board's recently adopted policies, the shutter must be architecturally appropriate (louvered or paneled) and should be constructed of wood or a solid-through-the-core, millable composite material with a smooth (not woodgrain) finish.

Staff finds the proposed alterations to be appropriate and architecturally compatible with the neighborhood and recommends approval of the application with the conditions noted above.

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

F-1 The proposed building height (36.12') exceeds the maximum permitted height of 35'; however, according to 3-1106(D), "the maximum height may be increased to an amount not to exceed 45 feet if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings."

F-2 Applicant must submit a corrected FAR sheet before applying for a building permit.

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 Provide additional information on current or proposed fire protection system and construction type.

C-2 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 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)

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)

V. ATTACHMENTS

- 1 – Application for BAR 2018-0138 & 0139 214 Green Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 214 Green Street, alexandria, Va. 22314

TAX MAP AND PARCEL: 080.04-08-13

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: Chris and Courtney Capistran

Address: 214 Green Street

City: Alexandria State: VA Zip: 22314

Phone: 703-589-5123 E-mail: capistran@mac.com

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

Name: Bradley Linden Phone: 703-969-4810

E-mail: brad.linden@lkdesignbuild.com

Legal Property Owner:

Name: Chris and Courtney Capistran

Address: 214 Green Street

City: Alexandria State: Va. Zip: 22314

Phone: 703-589-5123 E-mail: capistran@mac.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 may be attached).*

The proposed project upgrades of the existing attic floor area to accommodate a new bedroom, hall sitting room and associated bathroom. Work includes the construction of a new roof structure to provide for eight-foot clear ceiling spaces at the attic floor. This will necessitate a new ridge beam to be located approximately four feet above the previous ridge height. The roof will also include two front facing dormers, and one rear facing shed dormer to house the new areas. The exterior brick side gable will be extended to the new roof rake utilizing brick to match the existing style and coursing. The existing brick chimney's height will be increased accordingly, in relation to the new increased roof height. Brick will be painted to match the existing finishes. Dormers will be finished with smooth surfaces Hardi-plank siding and will be painted white. All exterior trim materials will be wood and detailed and finished to match the existing trim style and color. Roofing will be lifetime warranted asphalt shingles colored charcoal black to match the current color. Gutters and downspouts will be replaced with new extruded aluminum components as required to match the existing style and color. Windows are Anderson 200 series double-hung type with exterior grilles in a colonial grid pattern in coordination with the existing window systems.

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.

Demolition associated with attic upgrade includes the demolition and removal of the existing roof structure, decking and roofing system including shingles, flashing and underlayment as required to accommodate the new roof structure. Modification and elevation of the existing masonry wall will necessitate the removal and infill of an existing attic ventilation window.

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: Bradley LindenDate: Mar.19, 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 three 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. Chris Capistran	214 Green St., Alexandria, Va.	50%
2. Courtney Capistran	214 Green St., Alexandria, Va.	50%
3. -		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. N/A		
2. N/A		
3. N/A		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

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

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

Mar.19, 2017
Date

Bradley Linden
Printed Name


Signature



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

A. Property Information

A1. Street Address _____ Zone _____

A2. _____ 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**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
 _____ Sq. Ft.

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

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

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

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

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

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

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ 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	
Required Open Space	
Proposed Open Space	

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

Signature: _____ Date: _____



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

ENERGY EFFICIENT

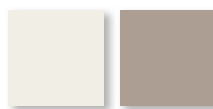
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



White

Sandtone

*Visit andersenwindows.com/warranty for details.

**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

12

N 80°49'00" W
26.67'

ON 0.12' OFF 0.2' ON 0.2' OFF 0.1' ON 0.2'

0.3' BRICK WALL

BRICK PATIO

1.0' BRICK WALL

METAL BALC

STP

OFF 0.2' OFF 0.3' OFF 0.1'

89.00'

516

2,374 SF

2 STORY BRICK DWELG #214

#212 PARTY WALL 33.6'

18.1'

33.6'

CHIM

8.6'

FRAME STORAGE

BRICK PATIO

OFF 0.1' OFF 0.1' ON 0.5' ON 13.2'

N 09°11'00" E

89.00'

515

0.7' BRICK WALL

2.5' CURB & GUTTER

ON 13.0'

4' CONC WALK

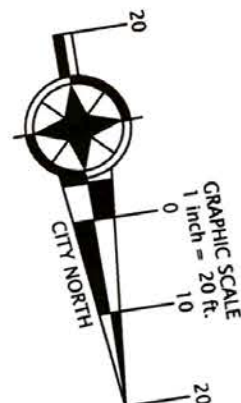
21.1'

S 80°49'00" E
26.67'

33.0'

GREEN STREET

MONUMENT LINE



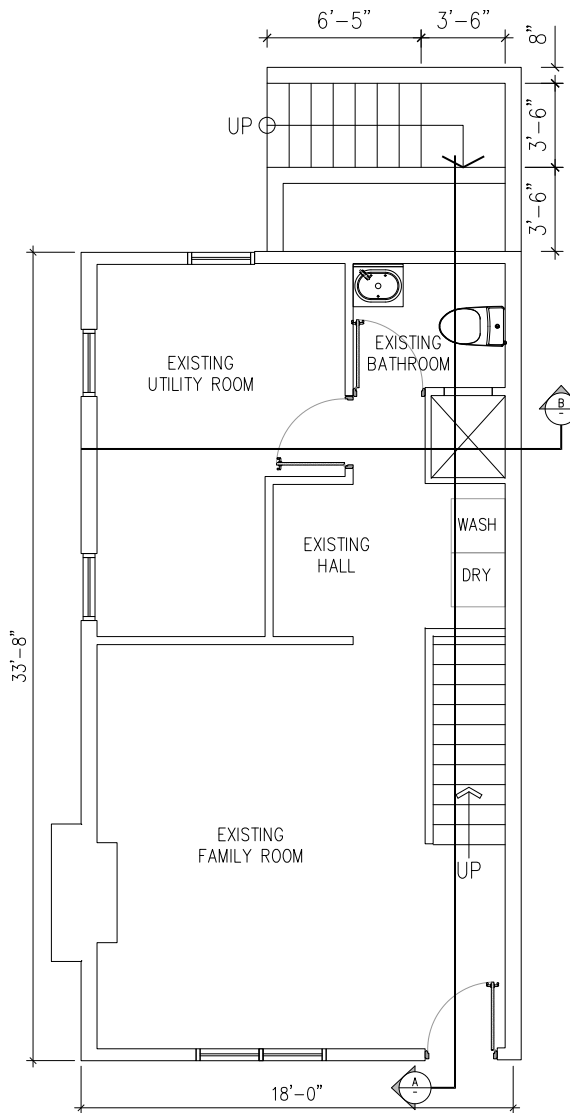
FAIRFAX STREET

GREEN STREET

(DEED BOOK 454, PAGE 12)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 26, 2007

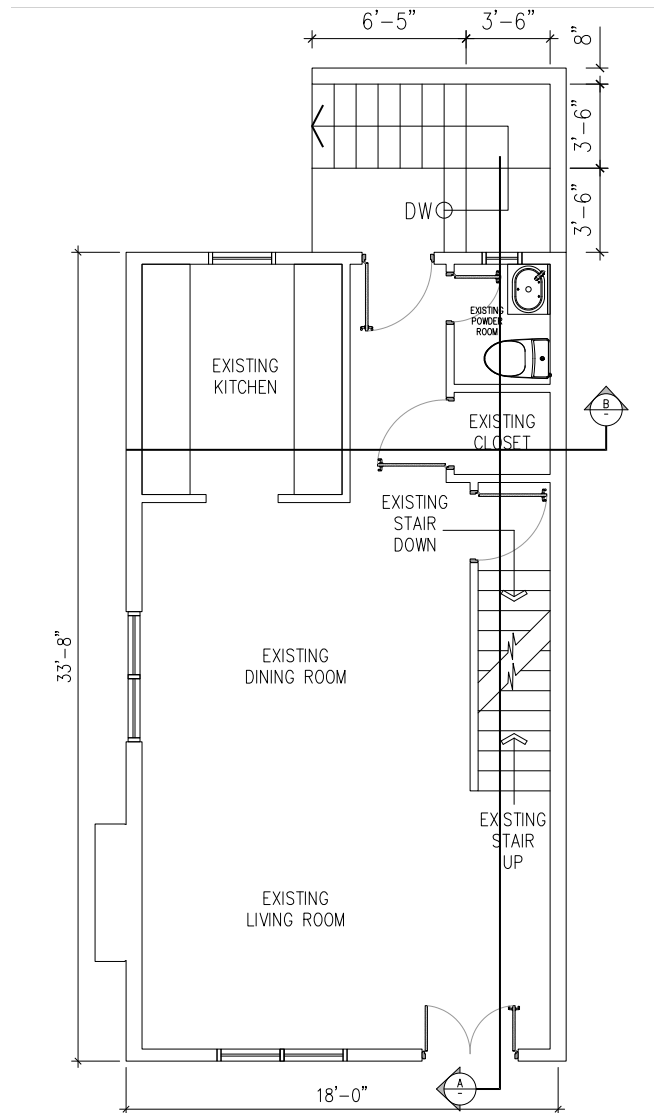
11/26/2007
 GEORGE M. O'QUINN
 LICENSE NO.
 2069
 LAND SURVEYOR
George M. O'Quinn

 **DOMINION** Surveyors
Inc. •
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



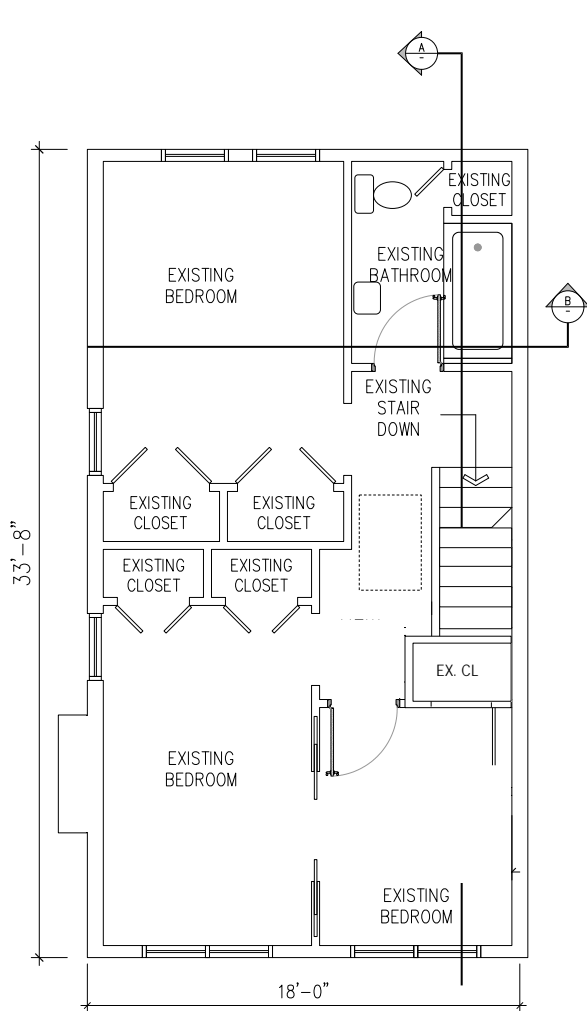
EX. BASEMENT FLOOR PLAN

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



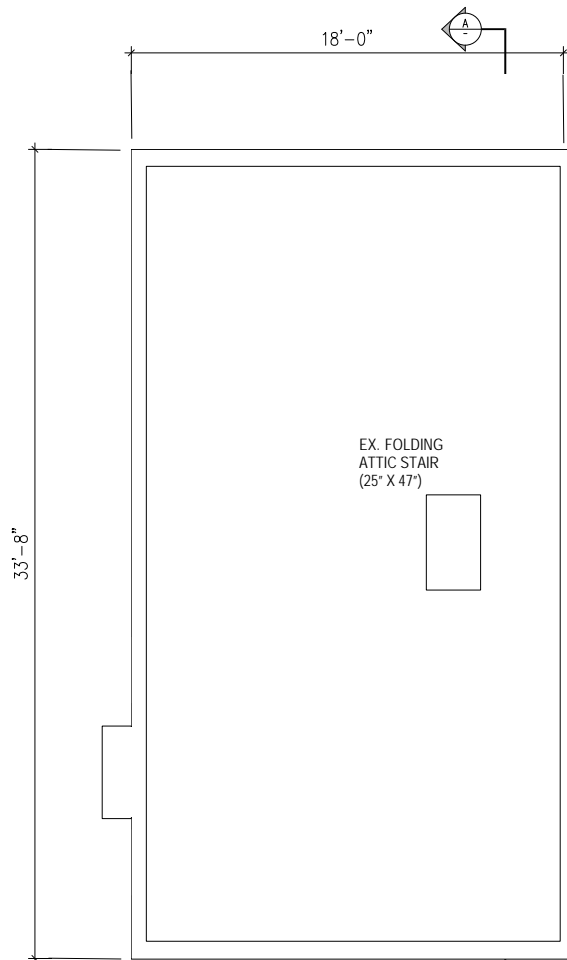
EX. FIRST FLOOR PLAN

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



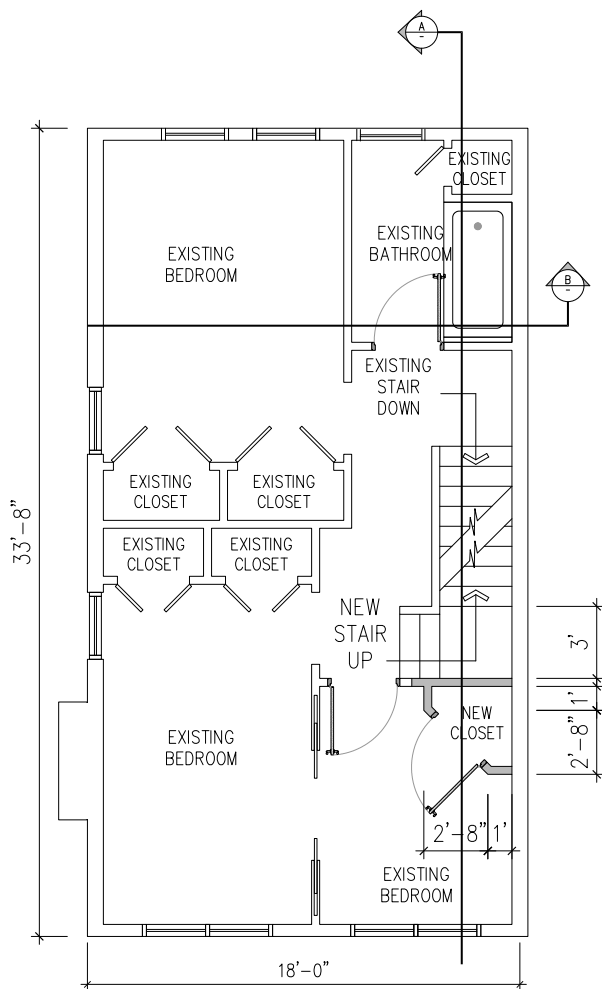
EX. SECOND FLOOR PLAN

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



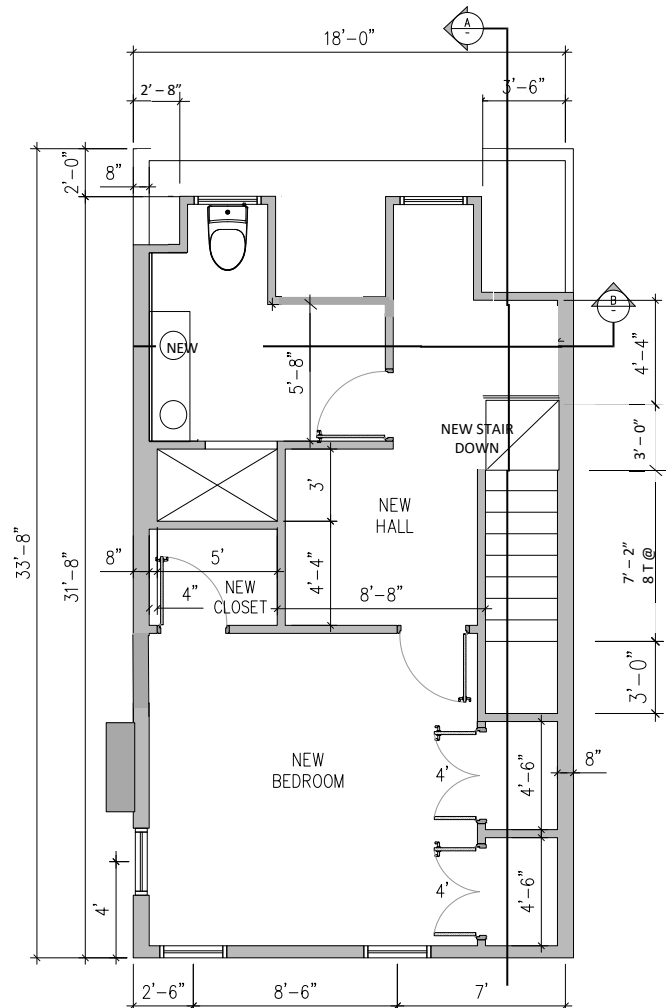
EX. ATTIC FLOOR PLAN

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



NEW SECOND FLOOR PLAN

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



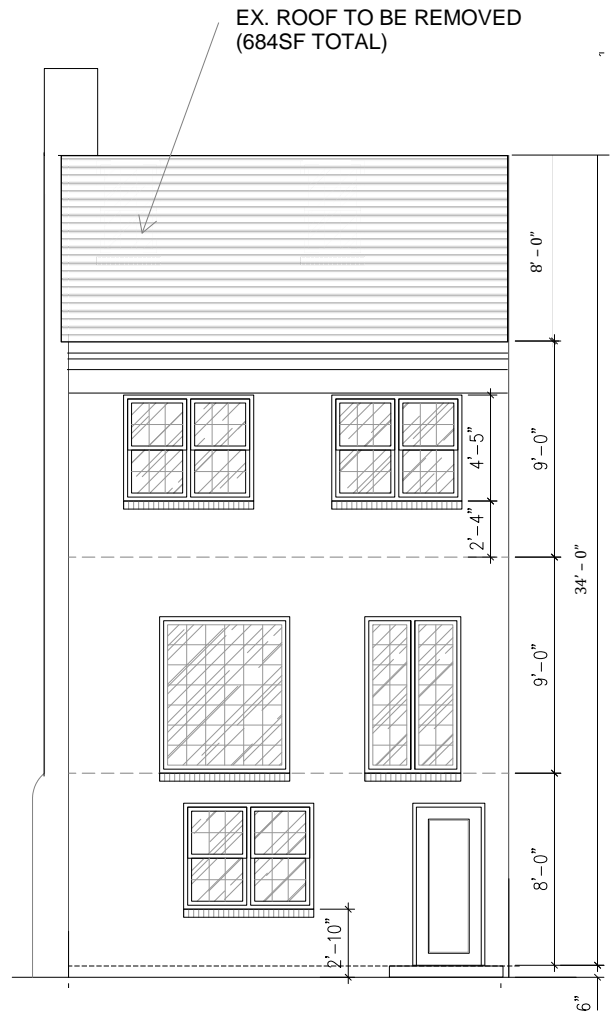
NEW ATTIC FLOOR PLAN

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



EX. FRONT ELEVATION

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



EX. REAR ELEVATION

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

Attachment 2

ASPHALT SHINGLES (BLACK)

WOOD TRIM (PAINTED WHITE)

28" X 48" ANDERSEN 200
SERIES WINDOW (WHITE)



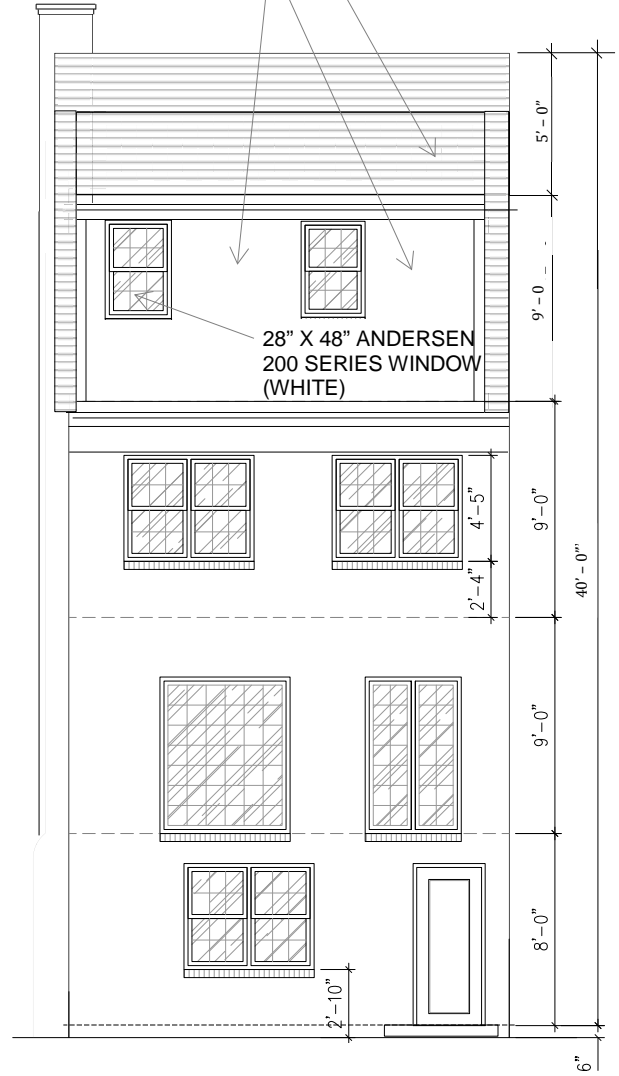
NOTE: ALL EXISTING WINDOW SHUTTERS TO REMAIN

NEW FRONT ELEVATION

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

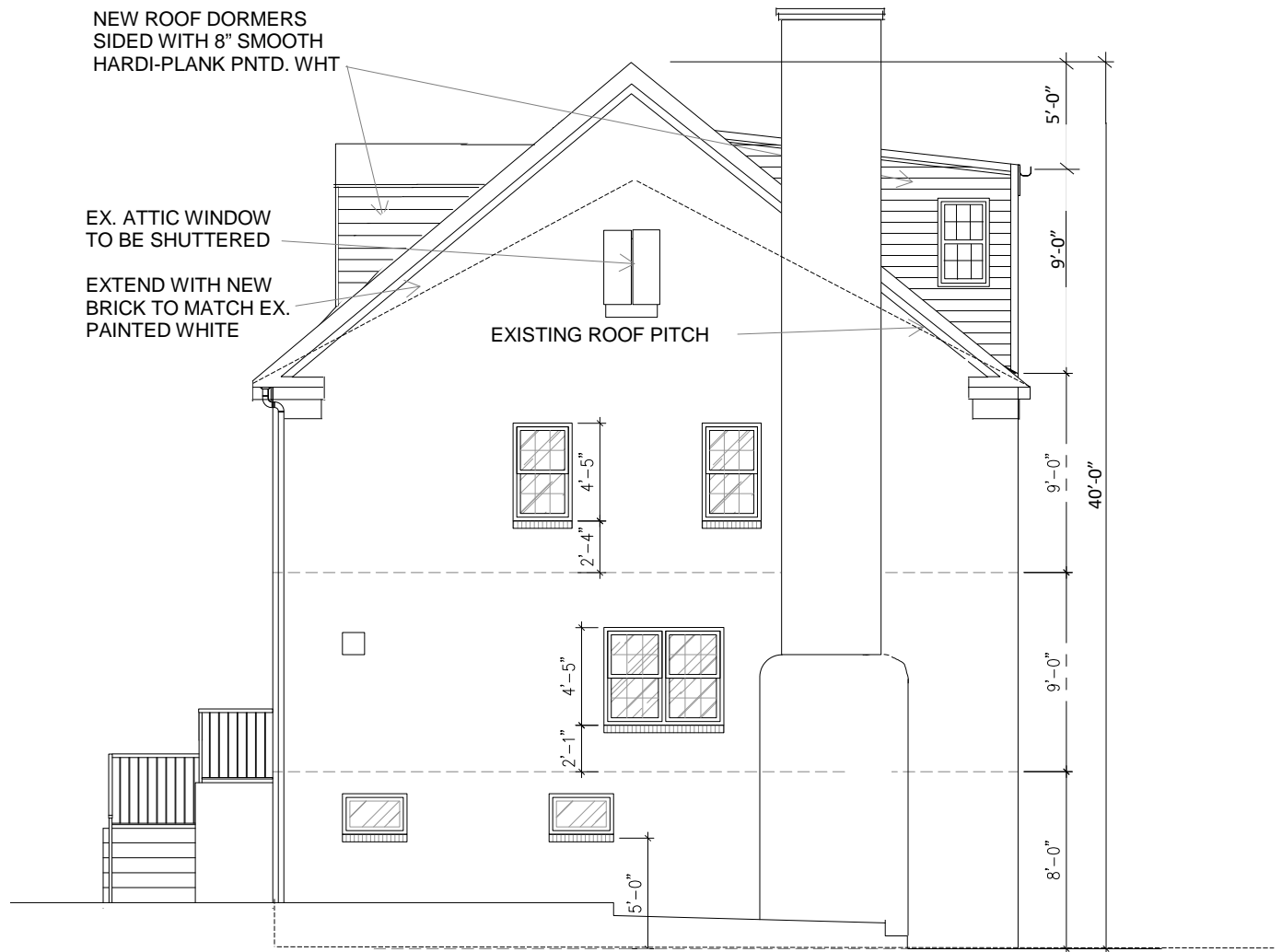
ASPHALT SHINGLES (BLACK)

8" SMOOTH HARDI-PLANK



NEW REAR ELEVATION

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



NOTE: ALL EXISTING WINDOW SHUTTERS TO REMAIN

SIDE ELEVATION

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

Attachment 2

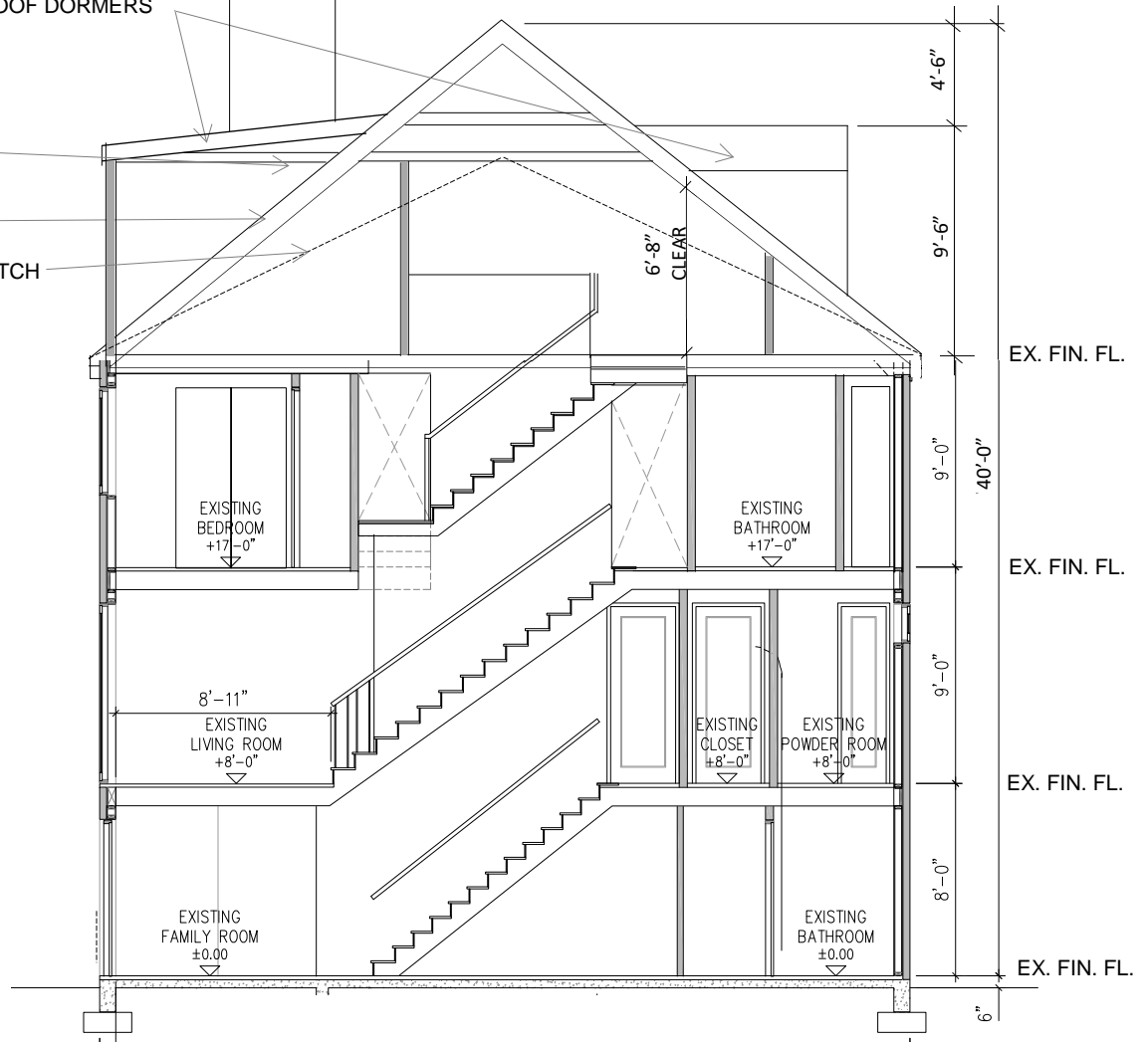
EXTEND EX. CHIMNEY,
WITH MATCHING
CORBEL DETAIL

NEW ROOF DORMERS

CEILING LINE

NEW ROOF
STRUCTURE

EXISTING ROOF PITCH



SECTION A

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



FRONT DORMER
REPRESENTATIVE DETAIL



FRONT (NORTH) ELEVATION

**IMAGES OF EXISTING
RESIDENCE**

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



**SIDE (WEST) ELEVATION
(NORTHWEST CORNER)**

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



REAR (SOUTH) ELEVATION

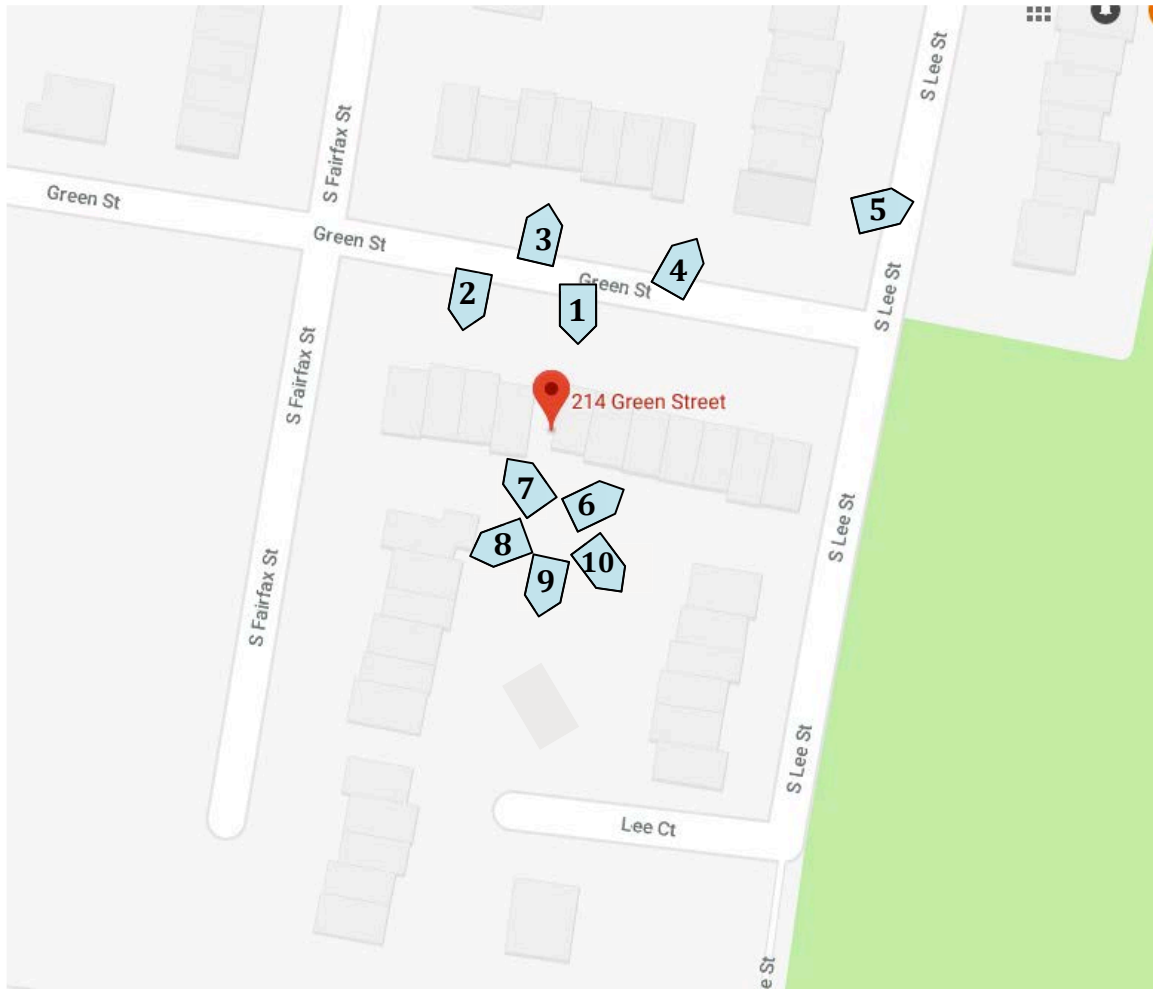


IMAGE MAP



**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



IMAGE 1



IMAGE 2

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



IMAGE 3



IMAGE 4

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



IMAGE 5



IMAGE 6

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



IMAGE 7



IMAGE 8

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**



IMAGE 9



IMAGE 10

**CAPISTRAN RESIDENCE – ATTIC ADDITION
214 GREEN STREET, ALEXANDRIA, VA**