

Docket Item # 5 & 6  
BAR CASE # 2018-00376 &  
2018-00377

BAR Meeting  
September 19, 2018

**ISSUE:** Partial Demolition and Alterations

**APPLICANT:** Michael Becker

**LOCATION:** 1850 Carpenter Road

**ZONE:** CDD #10 (Coordinated Development District)

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**STAFF RECOMMENDATION**

Staff recommends approval of the applications as submitted.

**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 #2018-00376 & BAR #2018-00377**  
**1850 Carpenter Road**



0      20      40      80 Feet

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish for the partial demolition of existing wall area and a Certificate of Appropriateness for a rear deck and new doors at 1850 Carpenter Road in the Potomac Greens development.

The proposed rear deck will measure 20 feet 5 ½ inches long by 5 feet in depth and will be installed above the building's garage on the second floor. The deck will be supported by two wooden posts (6x6), one on each side, the railings will be of white composite PVC (Azek) with the Classic profile, Premier Rail; and the deck's floor will be a mahogany color decking of either wood or wood composite boards. The deck will be similar to other existing decks in the Potomac Greens complex.

To access the deck, the applicant will install a new pair of aluminum-clad French doors to match the other existing windows.

The proposed deck will only be visible from the rear alley.

## **II. HISTORY**

The 2½ story brick townhouse at 1850 Carpenter Road is part of the Potomac Greens Development approved by the Board on February 4, **2003** (BAR Case # 2003-0240). Potomac Greens was approved as a Development Special Use Permit DSUP#2002-0026.

The front of the townhouse is visible from the George Washington Memorial Parkway (approximately 325 feet from the center line) and is located within the Old and Historic Alexandria District boundary that is located 500 feet on either side of the centerline of the Parkway in the northern section of the historic district, between the Memorial Circle and Four Mile Run. The rear alleys in this development have emergency access and public ingress/egress easements and are, therefore, considered a public way for BAR review purposes.

## **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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 area of demolition/capsulation is very limited and is not visible from the public street. The material that will be demolished and capsulated is not of unusual or uncommon design and it could be reproduced easily.

#### Alterations

The Design Guidelines state:

*Open decks are primarily a late-20<sup>th</sup>-century occurrence and, as a general rule decks are suburban in character and not appropriate in the historic districts. Nevertheless, the Boards are cognizant of the amenity that open air decks create and has approved the constructions of decks in a number of instances in sections of the historic districts that have a distinctly suburban feel or where there is minimal visibility of the deck from a public way.*

When the BAR approved the Potomac Greens development in 2003, they conditioned the approval on the following: “The rear decks shall be either painted or stained with an opaque stain.” However, modern composite deck materials obviate the need for this treatment.

There are several existing second floor decks within the Potomac Greens development that are similar to the deck being proposed at 1850 Carpenter Road. Even though the Board previously recommended decks to be made of wood, the Board now routinely supports high-quality, durable synthetic materials, noting that such materials have evolved significantly since the crafting of the Design Guidelines in 1993. The Board encourages the use of high-quality composite and synthetic materials on buildings constructed after 1934, as recently discussed in the recently revised policies for administrative review. The BAR approved a similar deck at 1860 Carpenter Road in 2009 (BAR CASE # 2009-0222).

In this case, the deck will not be visible from the GW Memorial Parkway and there are no historic structures in the area. It is located in the rear of the early 21<sup>st</sup> century townhouse structure facing

an internal alley and there is no local or tourist traffic in the alley of this residential complex. The design and proposed materials for the deck are compatible with similar decks nearby. Staff, therefore, recommends approval of the proposal as submitted.

**STAFF**

Marina Novaes, 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 The subject property was developed according to DSUP2002-00026 (Potomac Greens). Proposed deck must be review for compliance by development staff to determine compliance with that approval. A minor site plan to construct the deck is likely.

**P&Z (Development Division)**

- F-1. Condition # 27 of DSUP#2002-0026 requires, “No overhangs (bays, balconies, decks, architectural projection, etc.) shall protrude into the alleys, emergency vehicle easements, or ingress/egress easements below 14.5 feet above grade. No vertical support posts and other impediments shall impede garage entrances.”
- F-2. Condition # 84 of DSUP#2002-0026 requires, “No decks shall be permitted, except those decks that do not protrude beyond the property line.”
- F-3. Based on the submitted plans and application, the proposal is compliant with DSUP # 2002-0026 conditions of approval.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

No comments received.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2018-00376.00377, 1850 Carpenter Road.*



**POTOMAC GREENS COMMUNITY ASSOCIATION  
EXTERIOR MODIFICATION APPLICATION**

To: Potomac Greens Architectural Review Board  
c/o Sentry Management  
4401 Ford Avenue, Suite 1150  
Alexandria, VA 22302  
703-642-3246 (main) 703-891-2378 (fax)

rev1 dated 7/9/18

Name: MICHAEL BECKER Phone (W): \_\_\_\_\_

E mail: MBECKER@JBGSMITH.COM Phone (H): 703-599-5225

Property Address: 1850 CARPENTER ROAD

Section: \_\_\_\_\_ Lot: 206 Builder: CRAFTMARK

**Directions:**

The Governing Documents of the Association require that you submit to the Design Review Committee for approval, all proposed exterior additions, changes or alterations to your house and lot.

**In order to be considered by the Architectural Review Board your application must include the following:**

*Please check off all items included with application*

- ☒ Plat Plan (survey) of your lot, with location of proposed modification marked
- ☒ Sketches, Photographs, catalog illustrations
- ☒ Dimensions and materials for the proposed
- ☒ Colors of proposed improvement
- ☒ For decks, please include a plan view (view from roof) and an elevation view (view from rear and sides)
- ☒ Signatures from all adjacent neighbors

Please refer to your Potomac Greens Residential Design Guidelines for Homeowner Modifications for instructions on General Considerations, Specific Guidelines and Submission Requirements.

**An application submitted without all required submissions will be considered incomplete. In such case, the Architectural Review Board review period (60 days upon receipt) will not commence until all required submissions have been provided.**

Other exhibits may be requested to permit adequate evaluation of the proposed change. If you have any questions regarding the required submissions or the application process, you are advised to seek guidance prior to submission of an application.

**Description of Proposed Change:** (Please print or type)

Describe all proposed improvements, alterations, or changes to your lot or home.

PROPOSED DECK IMPROVEMENT AT THE REAR OF TOWN-HOME (ALLEY SIDE)  
AS DESCRIBED IN EXHIBITS: ① PERMIT DRAWINGS, ② CITY OF ALEXANDRIA  
REVIEW & PLANNING ENGINEER OF POTOMAC GREENS CORRESPONDENCE & ③ Product  
DATA

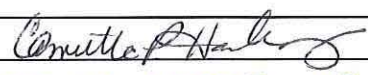

ESTIMATED STARTING DATE OF CONSTRUCTION: AUG 2018

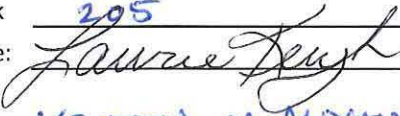
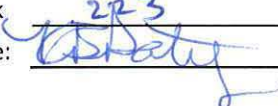
(After approval by the Design Review Committee)

ESTIMATED COMPLETION DATE: CONSTRUCTION TO START AFTER THE ALEXANDRIA BAR APPROVES  
AND BLDG PERMIT IS ISSUED.  
ESTIMATE AUG 2018

**Neighbors' Acknowledgments:**

You are requested to obtain the signatures of all lot owners whose lots are adjacent to your lot. Signature by your neighbors indicates an awareness of your proposed change and **does not** constitute approval or disapproval on their part.

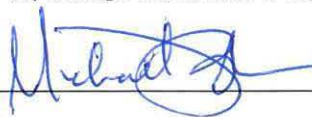
Name: CAMILLE HAWKINS  
Address: 1852 CARPENTER RD  
Lot/Block: \_\_\_\_\_  
Signature:   
Name: TANIA AYOUB OR RAFAEL ARAGAO  
Address: 1853 POTOMAC GREENS DR  
Lot/Block: 222  
Signature: 

Name: LAURIE OR CHARLES KURK  
Address: 1848 CARPENTER RD  
Lot/Block: 205  
Signature:   
Name: KRISTEN OR ALEXANDER DATY  
Address: 1851 POTOMAC GREENS DR  
Lot/Block: 223  
Signature: 

**Owners' Acknowledgments:**

I/we understand and agree to all of the items below:

1. That approval by the Design Review Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. That approval by the Design Review Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. That approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Design Review Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. That no work on the proposed change shall begin until written approval of the Design Review Committee has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
5. That there shall be no deviations from the plans, specifications, and location approved by the Design Review Committee without prior written consent of the Design Review Committee; any variation from the original application must be resubmitted for approval.
6. That I authorize members of the Design Review Committee or Managing Agent to enter upon my Property to make one or more routine inspection(s). **At this time, you will be issued a Certificate of Compliance. Your modification is not complete until this is issued.**
7. That construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise the approval by the Design Review Committee shall be deemed conclusively to have lapsed and to have been withdrawn.
8. That it is my responsibility and obligation to obtain all required building permits, to contact *Miss Utility*, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. That I am responsible for any damage and all cost to repair Community Property that results from the proposed modification.

Owner/Applicant Signature  Date 4-28-18

Co-Owner/Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

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For Architectural Review Board Use Only

8/6/18

Date

- ☒ Approved by Architectural Review Board
- ☐ Approved by Architectural Review Board with conditions
- ☐ Not approved by Architectural Review Board

Comments or conditions:



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

ADDRESS OF PROJECT: 1850 CARPENTER ROAD, ALEXANDRIA, VA 22314  
TAX MAP AND PARCEL: 025.02-01-24 ZONING: CDD #10

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: MICHAEL BECKER

Address: 1850 CARPENTER ROAD

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-599-5225 E-mail: MBECKER@JBGSMITH.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: MICHAEL BECKER

Address: 1850 CARPENTER ROAD

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-599-5225 E-mail: MBECKER@JBGSMITH.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.

SEE ATTACHED.

**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 OF DECK AT REAR OF TOWNHOME**  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Request proposed addition of deck at rear of townhome at 1850 Carpenter Road. The proposed deck addition includes adding a new Double Swing French Doors. Demolition will be required for the removal of (1) set of windows and section of wall below window sill for new double swing French doors. Work is detailed in the following attached documents: Demo Plan: D-1, Architectural Drawings A-1, A-2, A-3, & A-4 and Structural drawings, S-1. Also included in the package: Homeowner's Association approval date 7/9/18, Arzek Decking material pictures of handrails and decking, Pella designer Series Out-swing French door material info.

**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. **SEE ABOVE PROPOSED WORK AND DRAWINGS.**  
☐ 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: MICHAEL BECKER

Date: 8-20-18



# 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. MICHAEL BECKER	1850 CARPENTER RD 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 1850 CARPENTER RD (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. MICHAEL BECKER	1850 CARPENTER RD 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. MICHAEL BECKER	NA	NA
2.		
3.		

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

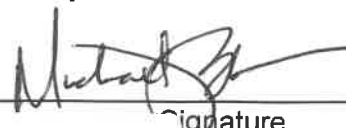
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8-20-18

Date

MICHAEL BECKER

Print

  
Signature

Application Materials

BAR2018-00376.00377

1850 Carpenter Rd

Date Routed: 8.23.2018

A photograph of a wooden deck at dusk. The deck is made of dark wood and features a white railing with decorative balusters. In the background, there is a gazebo with a tiled roof and white columns. Outdoor furniture, including a sofa and a coffee table, is arranged on the deck. The sky is a mix of purple and blue, and the overall scene is lit with warm, ambient light.

AZEK

DECKING

AZEK

ENGINEERED  
TO LAST  
BEAUTIFULLY

Featured: Harvest Collection® Autumn Chestnut® with Premier Rail®



# RAILING BUILT TO LAST

Style and low-maintenance, perfect for any AZEK® or TimberTech® deck

Choose a high-performance rail to perfectly enhance your outdoor living space with exquisite style options, stunning colors and dramatic infill options. Our railing is engineered for superior safety and strength and will not rot, peel or splinter.



CLASSIC PREMIER RAIL



CONTEMPORARY EVOLUTIONS RAIL



ALUMINUM IMPRESSION RAIL

## Rail Profiles, Infills and Colors

Mix and match rail styles, infills and lighting options to create your custom rail look. Not all styles are available in all colors and infill options. Visit [AZEK.com](http://AZEK.com) to see our complete rail selections, compatible infill options and colors.

### Classic Profiles



PREMIER RAIL®



RADIANCERAIL®

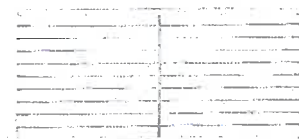


RADIANCERAIL EXPRESS®

### Infill Options



BALUSTERS



CABLERAIL  
BY FEENEY®



GLASS CHANNEL KIT  
GLASS NOT INCLUDED

### Contemporary Profiles



EVOLUTIONS RAIL®  
CONTEMPORARY



EVOLUTIONS RAIL® BUILDER



IMPRESSION RAIL™



White



Black



Kona®



Brownstone



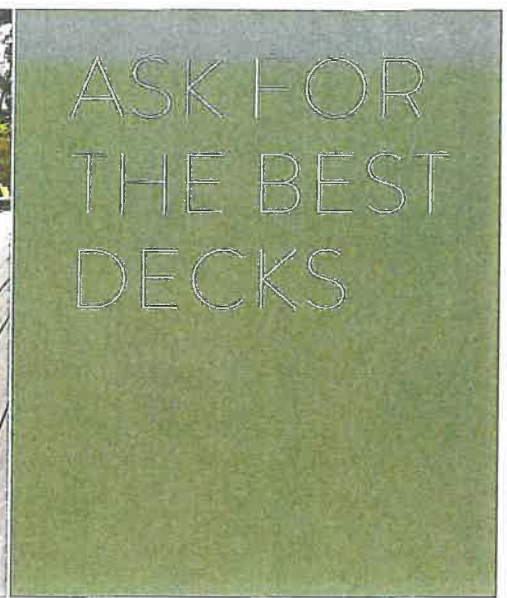
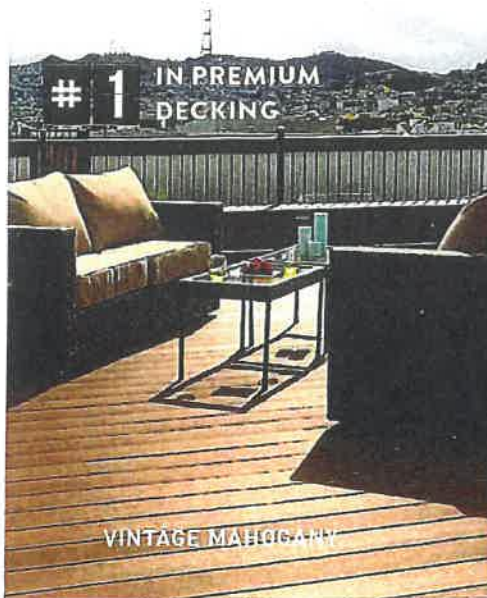
Slate  
Gray



Traditional  
Walnut



Bronze



## THE POWER OF SCIENCE & TECHNOLOGY

AZEK Deck is a capped polymer decking containing no wood fibers. It is protected with Alloy Armour Technology (AAT), a proprietary alloy blend capping that provides improved performance characteristics, such as outstanding weather-ability, UV protection, resistance to scratching, and improved fade resistance. These products are backed with an industry-leading 30-year limited fade and stain warranty and a limited lifetime warranty. High-performance materials for a low maintenance deck.



### Vintage Collection®

Rich colors, dramatic streaking, fine grain pattern, and slight board-to-board variations give AZEK's Vintage Collection the timeless aesthetic of traditional wood with added durability.



MAHOGANY



DARK HICKORY



CYPRESS®



The Vintage Collection has been tested to meet the criteria of a class "A" on the flame spread index.

### Arbor Collection®

With the widest range of warm, earthy tones, this collection's unique color variations within each board are designed to emulate the natural streaking of tropical hardwoods.



BRAZILIAN WALNUT



MOUNTAIN REDWOOD®



MORADO®



ACACIA®



SILVER OAK®



HAZELWOOD®

### Harvest Collection®

This collection's shades matches the most popular exterior colors, giving you a beautiful and durable addition to your home.



AUTUMN CHESTNUT®



ISLAND OAK™



BROWNSTONE



SLATE GRAY



KONA®





OUT-SWING DOOR

## PRODUCT SELECTION GUIDE

### Size and Performance Data



#### Residential

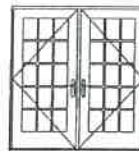
Clad

SIZES	
Standard door sizes	•
Standard sidelight sizes	—
Standard transom sizes —fixed frame direct set	•
Fixed casement	—
Wide stile casement	—
Special sizes	•
Custom sizes and shapes	—
<b>Single-Swing Single Door Width</b>	
2' 2", 2' 6", 2' 10", 3' 0", 3' 2"	•
<b>Double-Swing Door Width (Active-Passive or Passive-Active)</b>	
4' 2", 5' 0", 5' 7", 6' 0", 6' 3"	•
<b>Door Heights</b>	
6' 7-1/2", 6' 8", 6' 10", 7' 2", 8' 0"	•

Single-Swing  
active or fixed



Double-Swing  
active/passive



★ PELLA OR EQUAL

(—) = Not Applicable



OUT-SWING DOOR

## PRODUCT SELECTION GUIDE

### Features and Options



#### STANDARD

#### OPTIONS / UPGRADES

#### GLAZING

##### Glazing Type

Designer Series Triple-Pane Glass –

##### Insulated Glass Options/Low-E Types

Advanced Low-E SunDefense™ Low-E

AdvancedComfort Low-E

Insulating Glass with Clear Hinged Glass Panel

##### Additional Glass Options

Tempered Glass

Obscure Glass<sub>1</sub>

Tinted Glass (Bronze, Gray and Green)

##### Gas Fill/High Altitude

Argon

High altitude (Air-filled only)

#### EXTERIOR

EnduraClad® protective finish

EnduraClad® Plus protective finish

##### Cladding Colors

27 Standard colors<sub>1</sub>

Custom Colors<sub>1</sub> → white

Sill Finish<sub>2</sub>

Mill finish

Brown EnduraClad

Satin nickel anodized

Bronze anodized

#### INTERIOR

Unfinished

Factory primed

Factory prefinished paint<sub>1</sub>

Factory prefinished stain<sub>1</sub>

#### WOOD TYPES

Pine

–

#### HARDWARE

White, Champagne, Brown or Matte Black

PVD High Performance Finish, Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel, Polished Nickel and Polished Chrome

#### SNAP-IN BETWEEN-THE-GLASS WINDOW FASHIONS

##### Snap-in Between-the-Glass Grilles

–

Traditional, Prairie, Cross, Top Row, New England, Custom

##### Cellular Fabric Shades<sub>1</sub>

–

Raise-and-lower bottom-up

–

Raise-and-lower top-down

##### Slimshade® Blinds<sub>1</sub>

–

Raise-and-lower bottom-up

–

Tilt-only

(–) = Not Available

(1) Contact your local Pella sales representative for current designs and color options.

(2) ADA sill finishes available in mill or bronze anodized only.

(3) For detailed information see Between-the-Glass options in the Clad/Wood Overview section. Cellular fabric shades and Slimshade blinds are not available in transom units.



## SIZE TABLES

### Aluminum-Clad Exterior

### 8' 0"



#### 8' Single Doors & Sidelights

	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"
	LEFT 2696	LEFT 3096	LEFT 3496	LEFT 3696	LEFT 3896

#### 8' Double-Swing Doors

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"
	ACTIVE-PASSIVE 5096	ACTIVE-PASSIVE 6096	ACTIVE-PASSIVE 6796	ACTIVE-PASSIVE 7296	ACTIVE-PASSIVE 7596

Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors are glazed with tempered glass.

Passive-Active also available.

Left-hand single doors shown, right-hand and fixed also available.

## Pella Designer Series® Out-Swing French Door

### Aluminum EnduraClad® Exterior

#### Detailed Product Descriptions

##### Frame

---

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
  - Interior exposed surfaces are clear pine, edge-banded or veneered.
  - Exterior surfaces are clad with aluminum at the head and jambs.
  - Components are assembled with screws, staples and concealed corner locks
  - Frame depth is 5-7/8" (149 mm) for a wall depth of 4-9/16" (116 mm).
  - Jamb extensions available to adapt door to wall thickness greater than 4-9/16" (116 mm).
  - Optional factory-applied EnduraClad® exterior trim.
  - Solid extruded aluminum sill [brown EnduraClad®] [mill] [satin nickel anodized] [bronze anodized] finish with oak threshold.
- or –
- Sill is 1/2" low profile. Material and finish are extruded aluminum with [mill] [Bronze anodized] finish.

##### Door Panels

---

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the panel.
- Interior exposed surfaces are veneered with clear pine with no visible fastener holes.
- Exterior surfaces are clad with aluminum.
- Panel hinge stiles and both rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and pine-veneered on both sides.
- Corners are urethane-sealed and secured with metal fasteners.
- Panel lock stiles are constructed with LVL core with finger-jointed edge bands on both sides and veneered on both faces.
- Panel thickness is 2-1/16" (52 mm).

##### Weatherstripping

---

- Dual-durometer extruded polymer along jambs, head, astragal and sill.
- Dual-durometer extruded polymer rainscreen along top and sides of panel.
- Bristle rainscreen along bottom of panel.

##### Glazing System

---

- Quality fully-tempered float glass complying with ASTM C 1048.
- High altitude insulating glass is available.
- Triple-Pane Glazing System:
  - Exterior dual-seal insulating glass, Polyurethane Reactive Hotmelt (PUR)-glazed [[clear] [Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].
  - Interior hinged tempered [clear] [obscure] glass panel set in an aluminum frame, fitted to door panel with continuous gasket seal.
  - Airspace between insulating glass and hinged glass panel is 1-3/32".

##### Exterior

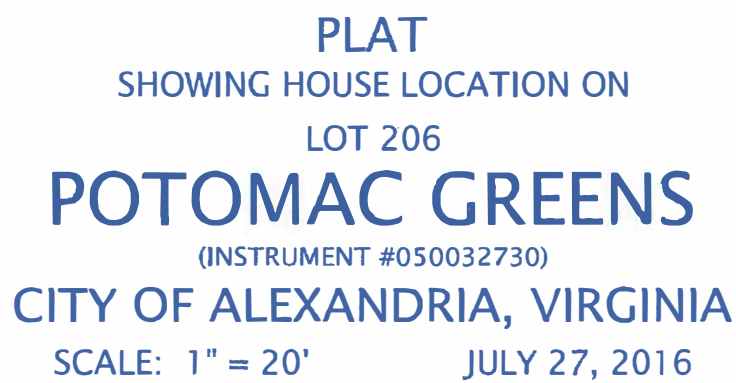
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- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [Standard] [custom].

– or –



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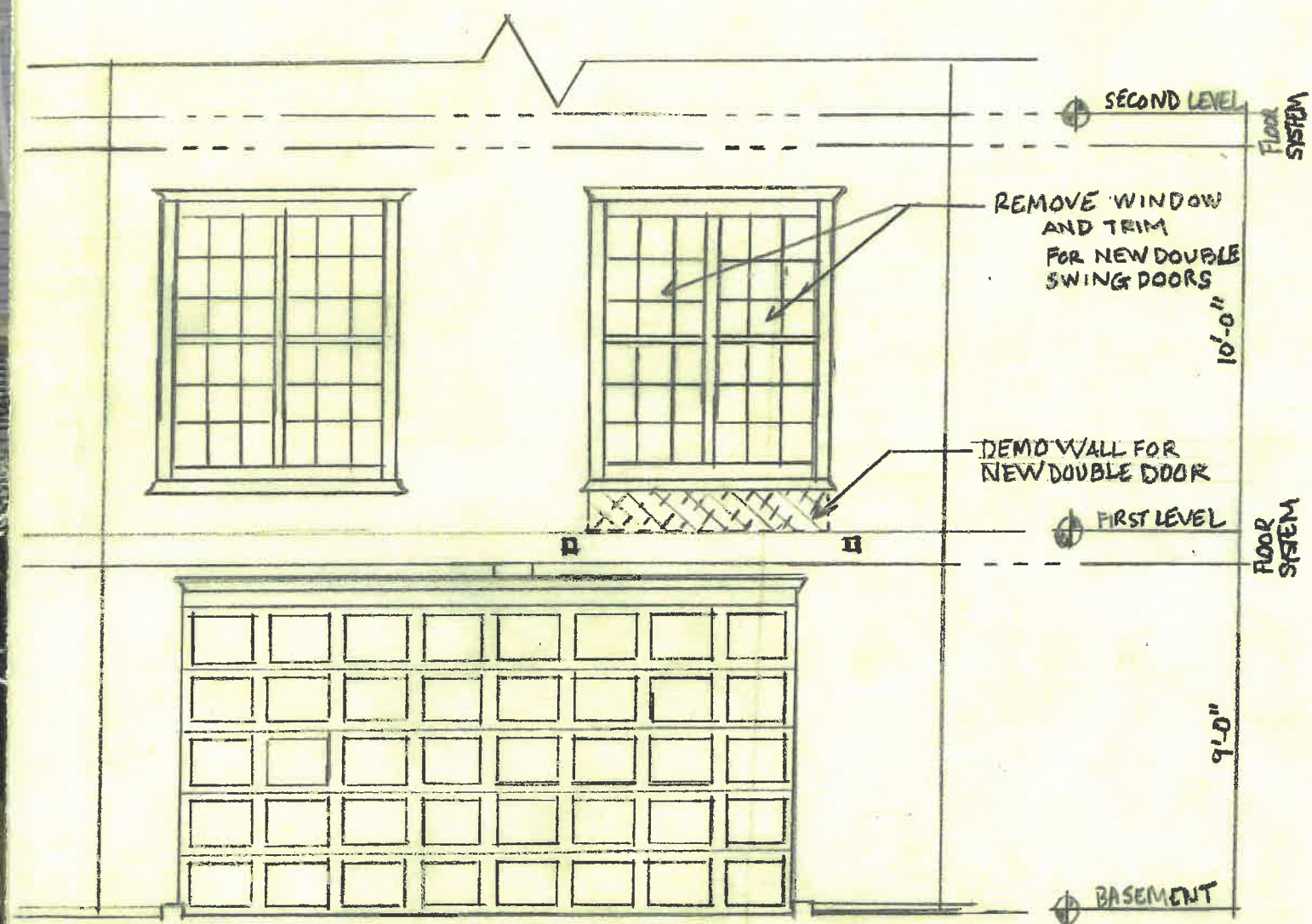




VIEW OF EXISTING CONDITION AT 1850 CARPENTER ROAD **FOR DEMO**

# DEMO NOTES:

 DEMO WALL FOR NEW DOUBLE DOOR

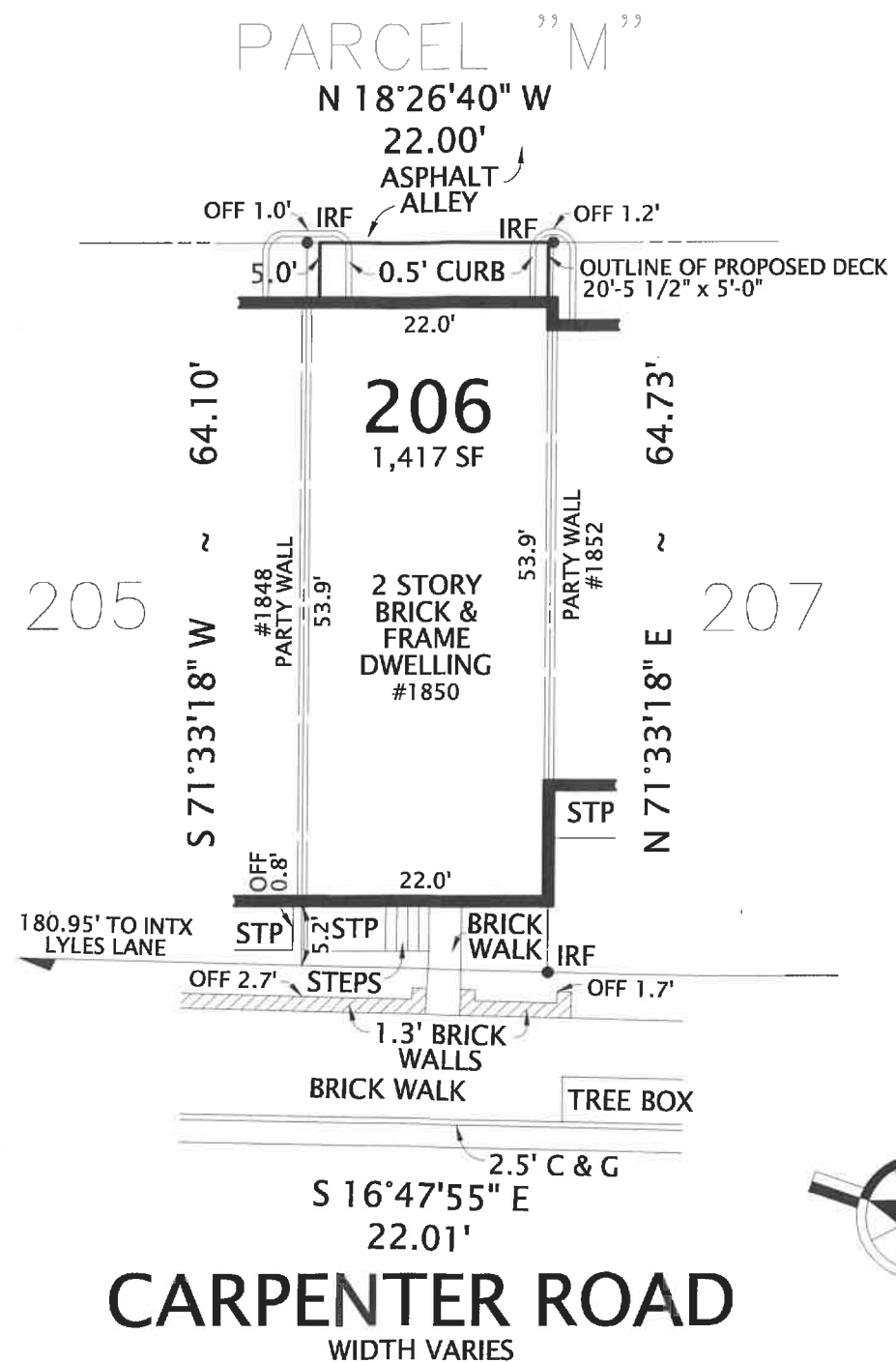


## 1 REAR ELEVATION DEMO DI Scale: 1/4" = 1'

Application Materials  
BAR2018-00376.00377  
1850 Carpenter Rd  
Date Routed: 8.23.2018

DEMO PLAN

D-1



## FLORES ARCHITECTURAL DESIGN

6640 Kerns Rd. Falls Church VA, 22042  
Abbe Flores - Jorge Flores | 317.413. 0246

Application Materials  
BAR2018-00376.00377  
1850 Carpenter Rd  
Date Routed: 8.23.2018

## Becker Deck Addition

SITE PLAN:  $\frac{1}{16}" = 1'-0"$

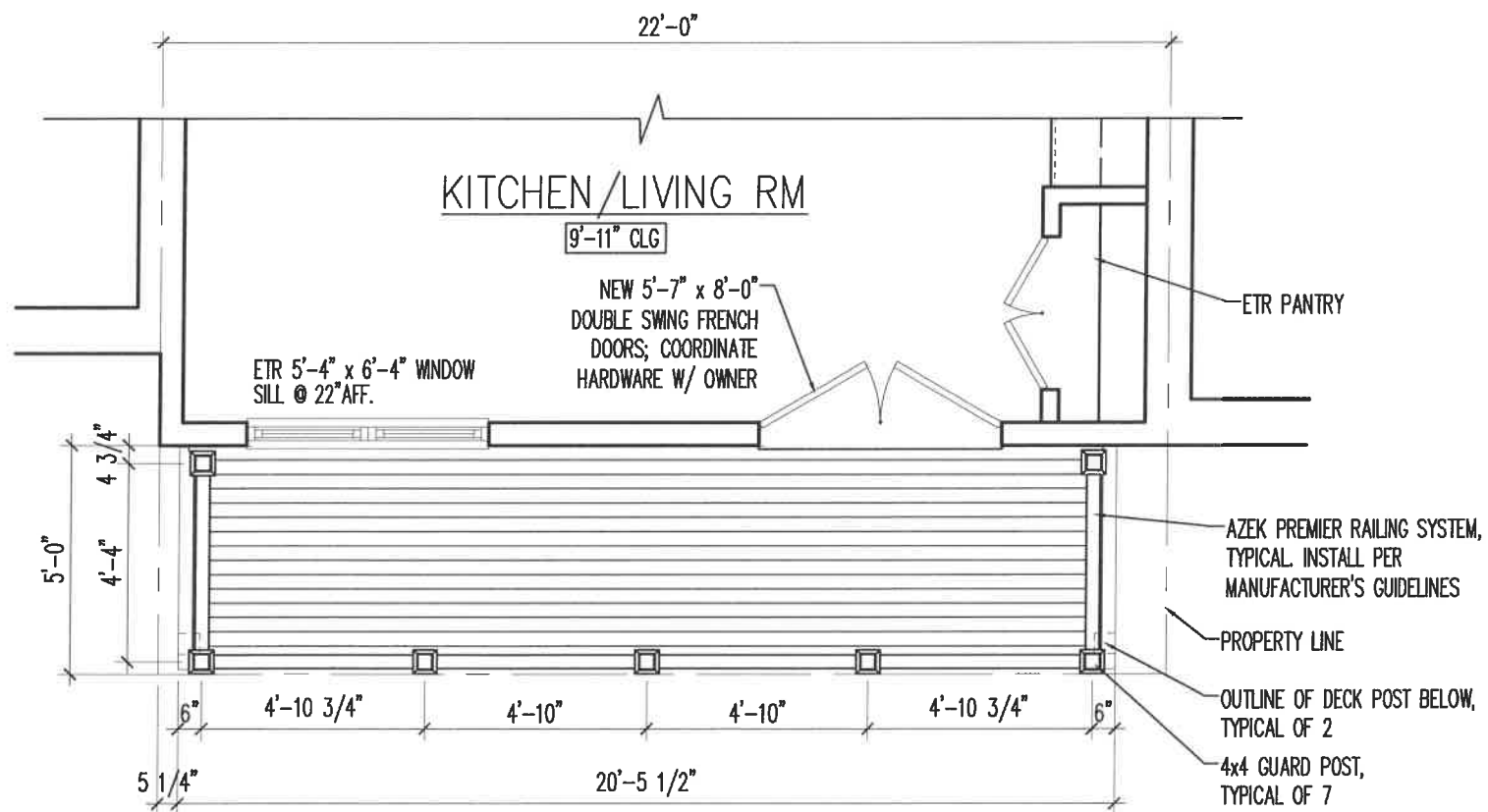
1850 Carpenter Rd, Alexandria, VA 22314

Owner: Mike Becker

PERMIT SET	04-05-2017
FOR REVIEW	12-04-2016
	08-23-2016

# A-1

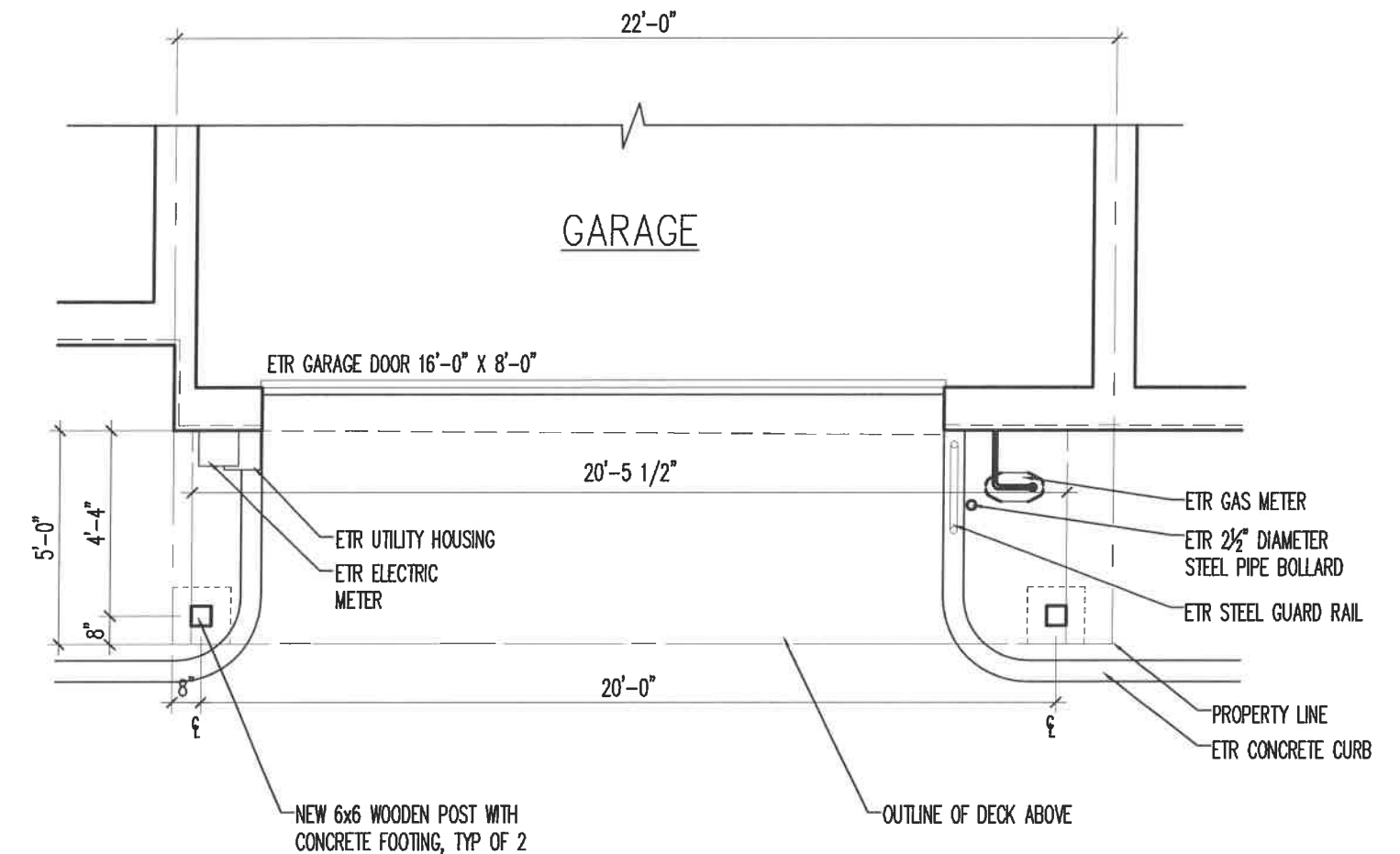
BKR001A



2  
A2

## LEVEL 01

Scale: 1/4" = 1'



1  
A2

## LEVEL 00

Scale: 1/4" = 1'

### FLORES ARCHITECTURAL DESIGN

6640 Kerns Rd. Falls Church VA, 22042  
Abbe Flores - Jorge Flores | 317.413. 0246

Application Materials  
BAR2018-00376.00377  
1850 Carpenter Rd  
Date Routed: 8.23.2018

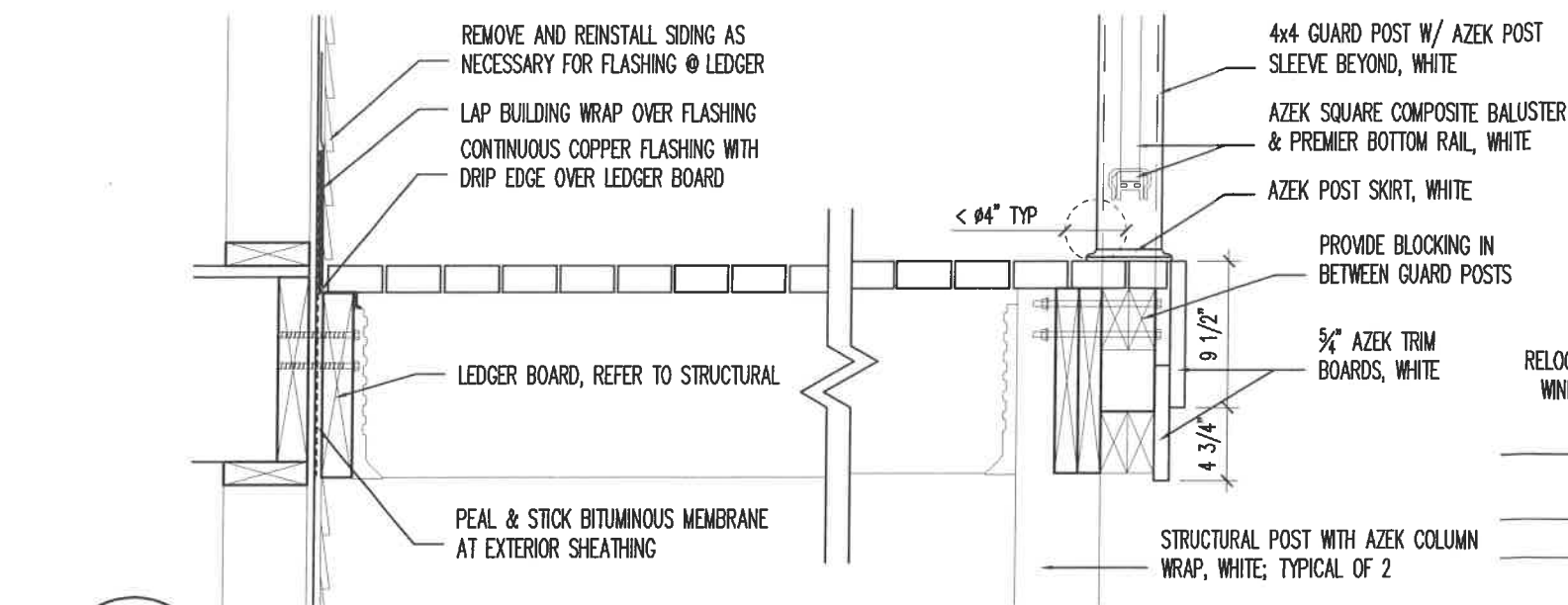
### Becker Deck Addition

1850 Carpenter Rd, Alexandria, VA 22314  
Owner: Mike Becker

PERMIT SET	04-05-2017
FOR REVIEW	12-04-2016
	08-23-2016

A-2 BKR001A





#### GENERAL NOTES

1. THE CONTRACTOR SHALL EXTEND WIRING FROM THE JUNCTION BOX, RECEPTACLE ETC., AND MAKE FINAL CONNECTION TO ALL BUILDING ELECTRICAL CONNECTIONS.
2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER RULES AND REGULATIONS OF THE LOCAL ELECTRICAL AND BUILDING CODES.

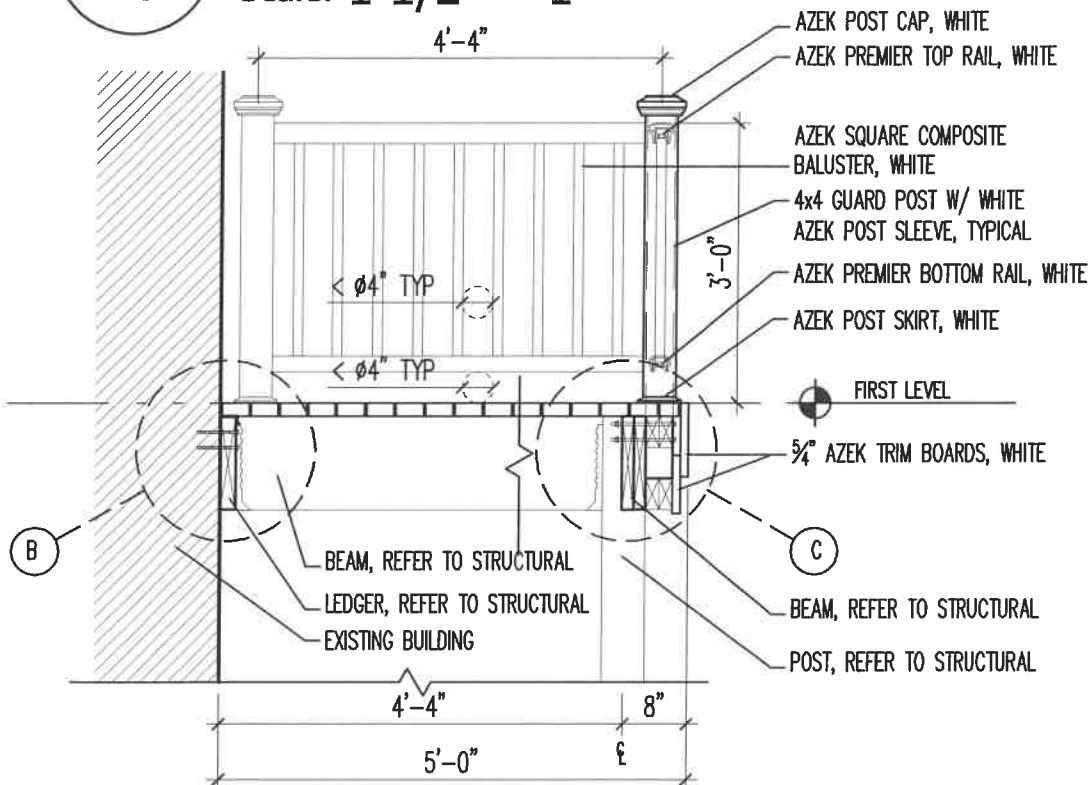
RELOCATE EXISTING LIGHT FIXTURE & CENTER BETWEEN  
WINDOWS. GC TO PROVIDE INTERIOR SWITCH AT DOOR  
AND TIE IN TO ELECTRICAL PANEL

NEW 5'-7" x 8'-0" DOUBLE SWING FRENCH DOORS;  
PELLA DESIGNER SERIES 750 W/ TRADITIONAL GRILLE  
PATTERN OR EQUAL, TRIM TO MATCH ADJACENT WINDOW

B/C

A3

Scale: 1 1/2" = 1'



NEW GFCI WEATHER RESISTANT OUTLET  
18" AFF. WITH GASKETED COVER.  
TIE IN TO ELECTRICAL PANEL

EXISTING WINDOW  
TO REMAIN

AZEK PREMIER RAILING SYSTEM,  
TYPICAL INSTALL PER  
MANUFACTURER'S GUIDELINES

REMOVE EXISTING LIGHT  
FIXTURE, PATCH AND PAINT  
TO MATCH ADJACENT

EXISTING ELECTRIC  
METER TO REMAIN

EXISTING UTILITY  
HOUSING TO REMAIN

EXISTING GARAGE  
DOOR TO REMAIN

SECOND LEVEL  
FLOOR  
SYSTEM

10'-0"

FIRST LEVEL  
FLOOR  
SYSTEM

9'-0"

BASEMENT

2

A3

## SECTION DETAIL @ GUARD

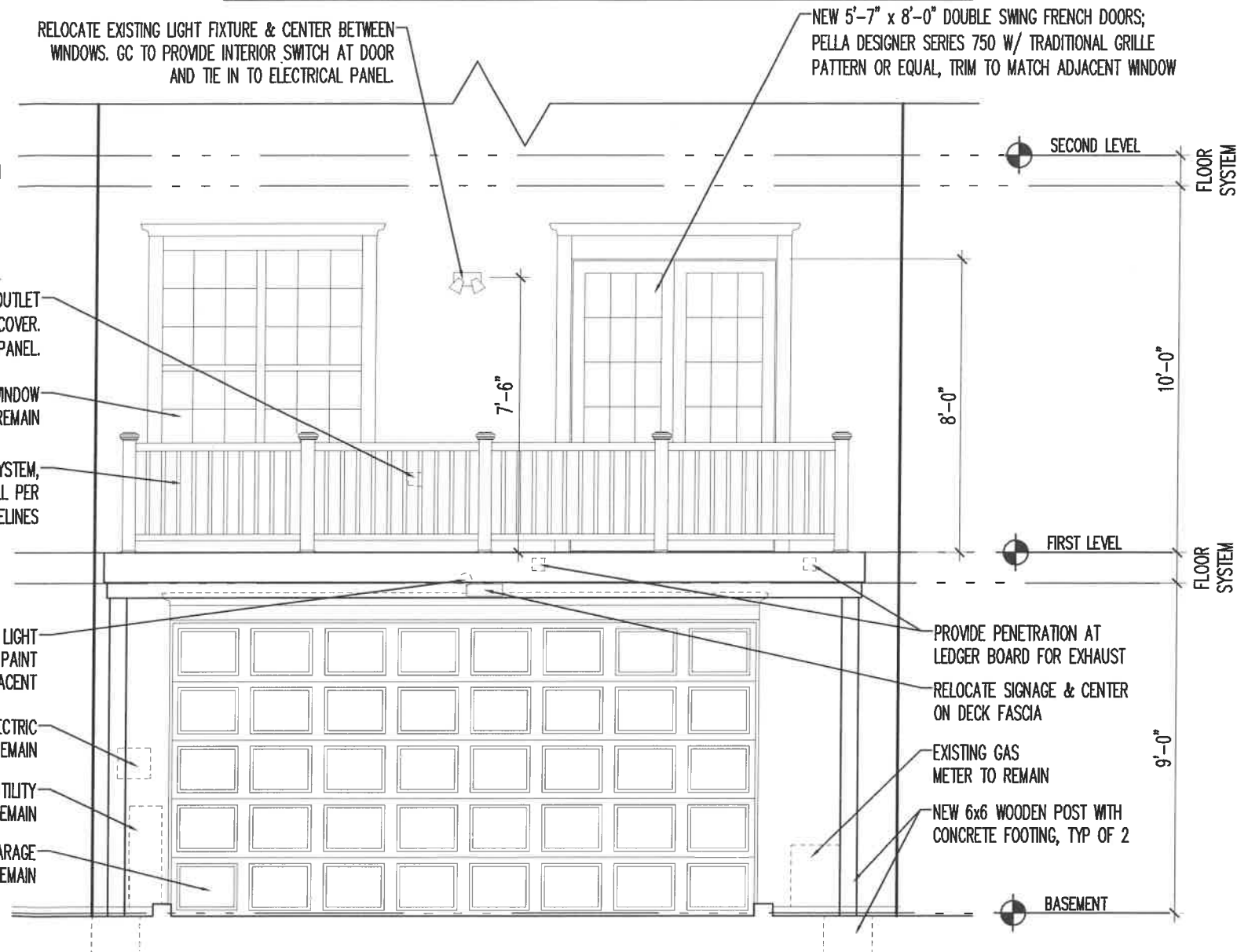
Scale: 1/2" = 1'

1

A3

## REAR ELEVATION

Scale: 1/4" = 1'



### FLORES ARCHITECTURAL DESIGN

6640 Kerns Rd. Falls Church VA, 22042  
Abbe Flores - Jorge Flores | 317.413. 0246

Application Materials  
BAR2018-00376.00377  
1850 Carpenter Rd  
Date Routed: 8.23.2018

### Becker Deck Addition

1850 Carpenter Rd, Alexandria, VA 22314  
Owner: Mike Becker

PERMIT SET	04-05-2017
FOR REVIEW	12-04-2016
	08-23-2016

A-3

BKR001A



VIEW OF EXISTING CONDITION AT 1850 CARPENTER ROAD



NEIGHBORING PRECEDENCE AT 1860 CARPENTER ROAD



# **FLORES ARCHITECTURAL DESIGN**

6640 Kerns Rd. Falls Church VA, 22042  
**Abbe Flores - Jorge Flores | 317.413. 0246**

Application Materials  
 BAR2018-00376.00377  
 1850 Carpenter Rd  
 Date Routed: 8.23.2018

## **Becker Deck Addition**

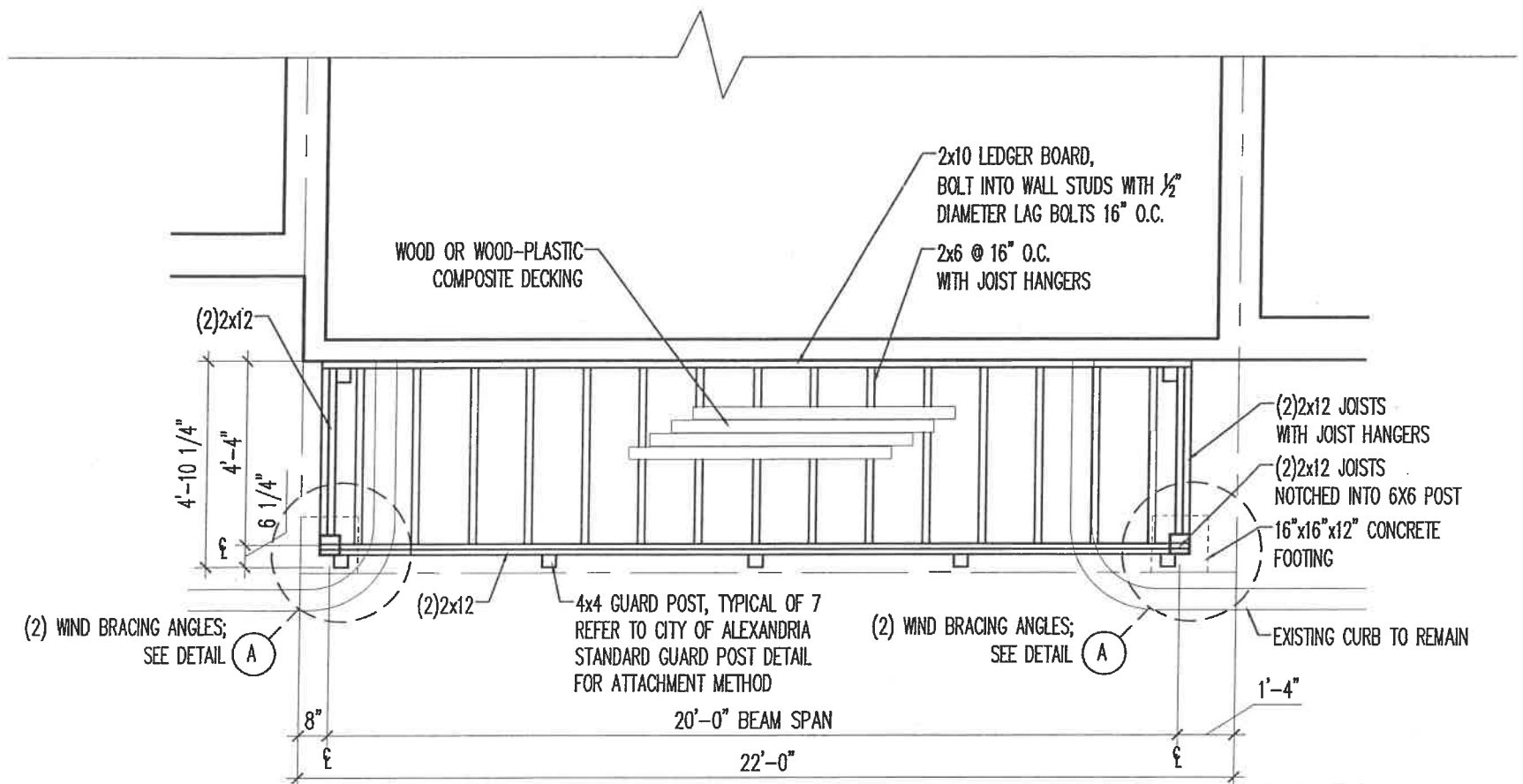
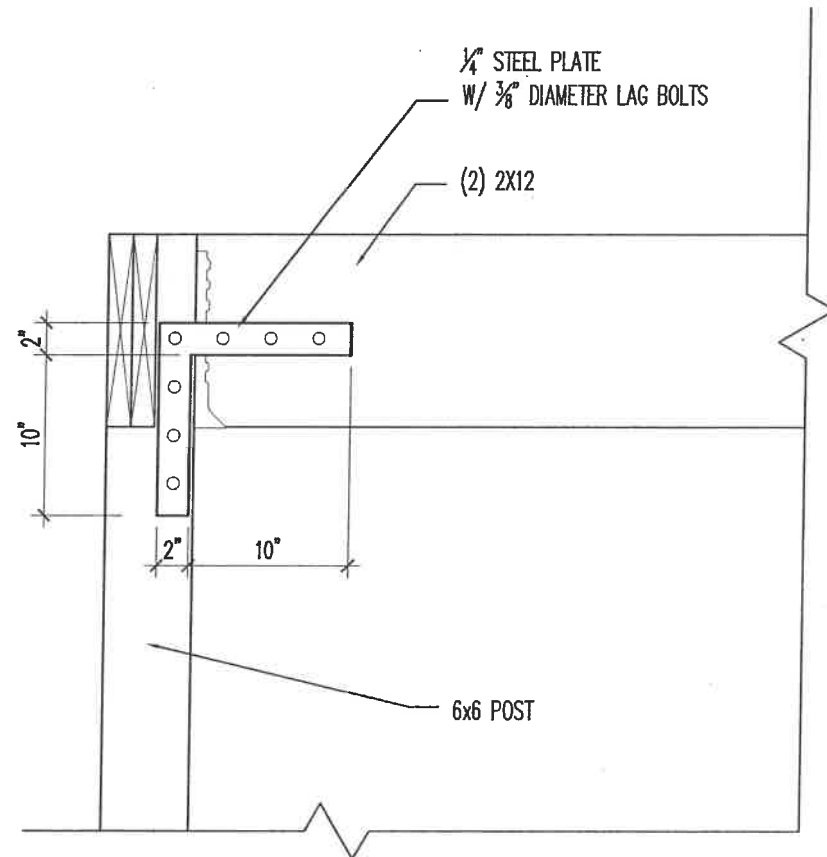
**1850 Carpenter Rd, Alexandria, VA 22314**  
 Owner: Mike Becker

PERMIT SET	12-18-2016
FOR REVIEW	12-04-2016
	08-23-2016
<b>A-4</b>	
BKR001A	



# STRUCTURAL NOTES

1. USE CITY OF ALEXANDRIA, VA. BUILDING CODE - IRC 2012 AND STATE OF VIRGINIA RESIDENTIAL CODE.
2. LOADS- LIVE - RESIDENTIAL BALCONY - 60 PSF; WIND - 90 MPH, EXPOSURE B, IMPORTANCE 1; WIND BRACING BY ENGINEERING DESIGN METHOD.
3. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING PRESSURE OF 1500 PSF. FOOTING BOTTOMS SHALL BE 30" BELOW GRADE OR 12" INTO NATURAL SOIL WHICHEVER IS GREATER. EXISTING HOUSE FOUNDATIONS ARE ADEQUATE FOR NEW AND EXISTING LOADS.
4. CONCRETE SHALL BE 3000 PSI @ 28 DAYS. REINFORCING STEEL ASTM A615 GRADE 60. USE ACI STANDARDS.
5. FRAMING LUMBER SHALL BE STRUCTURAL GRADE SOUTHERN PINE Fb= 1350 PSI OR BETTER. ANY LUMBER WITHIN 8" OF SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS.

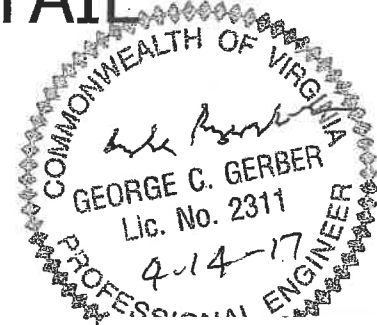


**A**  
**S-1** WIND BRACING ANGLE DETAIL  
Scale: 1" = 1'-0"

**1**  
**S-1** PROPOSED 1ST FLOOR PLAN  
Scale: 1/4" = 1'-0"

**George C Gerber, P.E.**

1309 Ballantrae Court, McLean, VA 22101  
(703)442-0309 Fax: (703) 821-8873



Application Materials  
BAR2018-00376.00377  
1850 Carpenter Rd  
Date Routed: 8.23.2018

27

**Becker Deck Addition**

**1850 Carpenter Rd, Alexandria, VA 22314**

**Owner: Mike Becker**

PERMIT SET  
FOR REVIEW 04-05-2017  
12-04-2016

**S-1**

BKR001A