

BAR Meeting
September 19, 2018

ISSUE: Partial Demolition/Capsulation and Addition and Alterations

APPLICANT: Mark Poskaitis & Jill DiPasquale

LOCATION: 314 Wolfe Street

ZONE: RM / Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for a second-floor addition, with the condition that the mansard roof have a stamped metal shingle or slate roof.

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 #2018-00378) and Certificate of Appropriateness (BAR #2018-00379) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to enclose a portion of the existing one-story side porch and add a second story addition, as well as alterations, at 314 Wolfe Street.

Demolition/Capsulation

- Demolish/capsulate a 16' portion of the existing one-story covered porch closest to the house to enclose the space
- Capsulate 16' of the second story west wall and the south bay over the one-story porch for an addition
- Demolish the existing fenestration and portions of the wall material on the rear (north) elevation for alterations

Addition & Alterations

A 16' section of the existing one-story porch will be converted to interior space and a second story addition will be constructed above. The two-story addition will be clad with 7" exposure wood lap siding (and synthetic trim) and simulated divided light wood windows in a six-over-six configuration. The mansard roof will be clad with standing seam metal and a lantern style light fixture will be installed adjacent to the aluminum clad full-light door. The east elevation of the addition will be devoid of openings and clad with wood siding to match the front facing elevation. The aluminum siding installed on the second-floor west elevation will be removed to expose the original brick wall.

On the rear (south) elevation, a four-panel French door unit will be installed, as well as new wood windows and shutters on the second floor. Fiber cement siding and synthetic trim will be used on this elevation.

Two rooftop HVAC condensers will be installed on the flat roof, concealed by a painted wood mechanical screen.

II. HISTORY

The two-story, two-bay brick townhouse was constructed between **1907 and 1912** according to the Sanborn Fire Insurance Maps. The house is one of three constructed with a rusticated concrete block water table and decorative brickwork. Sometime between 1921 and 1931 (Sanborn maps) a one-story frame Victoria style side porch and one-story addition which wrapped around the rear of the house was constructed, at which time the entrance was relocated from Wolfe Street to the side porch entrance. A second story was added over the one-story addition in the late 1970s or early 1980s.

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. Demolition is limited to features post-dating the original construction, with the exception of the single window on the west elevation which will be removed and converted to an interior door. The project requires a relatively minimal amount of capsulation and the retention of a portion of the existing one-story porch helps to retain the character of the house from the street. The features that will be demolished and capsulated are not of unusual or uncommon design and they could be reproduced easily.

Addition & Alterations

The design of the proposed addition is consistent the recommendations contained in the *Design Guideline for Residential Additions*: "...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." While the Board typically supports the use of modern materials on new construction, staff has no objection to the use of wood siding on the north elevation of the addition (the only visible elevation) or wood windows. The use of a mansard roof form on the addition is one way to differentiate the new construction, however staff would recommend that a historically appropriate roof cladding be used, such as decorative shingles in either slate – authentic or synthetic – or stamped metal.

The alley to the rear of the house is private and the alterations on the south elevation will not be visible from the right-of-way, so their design is not subject to BAR review.

With the condition noted above, staff recommends approval of the application.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition and alterations comply 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, 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 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-2 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 Tax records indicate the presence of free African American households on this street face prior to the Civil War. The property therefore has potential to yield archaeological resources that could provide insight into domestic activities, perhaps relating to free African Americans living in Alexandria during the first half of the 19th 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 BAR 2018-00378 & 2018-00379: 314 Wolfe Street*
- 2 – Supplemental Materials*



APPLICATION BOARD OF ARCHITECTURAL REVIEW

_____	Filing Fees Paid
<u>08/20/2018</u>	Date of Submission
<u>09/19/2018</u>	Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

08/21/2018 and **09/10/2018**

ADDRESS OF PROJECT: 314 Wolfe Street

TAX MAP AND PARCEL: 074.04-07-08

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: Mark Poskaitis and Jill DiPasquale

Address: PO Box 7469

City: Alexandria State: VA Zip: 22307

Phone: E-mail:

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

Name: STEPHEN W. KULINSKI AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Mark Poskaitis and Jill DiPasquale

Address: PO Box 7469

City: Alexandria State: VA Zip: 22307

Phone: E-mail:

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

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

Application Materials

BAR2018-00378.00379

314 Wolfe St

Date Routed: 8.23.2018

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 addition in area of side porch, and reconfiguration of window and door layout on rear of house. Removal of aluminum siding to expose existing brick on west face of house.

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.

Application Materials

BAR2018-00378.00379

314 Wolfe St

Date Routed: 8.23.2018

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.

Application Materials
 BAR2018-00378.00379
 314 Wolfe St
 Date Routed: 8.23.2018

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: 8/20/18

Application Materials
BAR2018-00378.00379
314 Wolfe St
Date Routed: 8.23.2018

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. Mark Poskaitis & Jill DiPasquale	PO Box 7469 Alexandria VA 22307	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 314 Wolfe 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. Mark Poskaitis & Jill DiPasquale	PO Box 7469 Alexandria VA 22307	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. Mark Poskaitis & Jill DiPasquale	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.

8/20/18

STEPHEN W. KULINSKI

Date

Printed Name


Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

D. Total Floor Area

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

D2. Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____ 13 Date: _____

314 Wolfe Street - Old and Historic District

Side Porch / Rear Patio Light: Kichler – Forestdale Collection Model 49736OZ (Olde Bronze Finish)



Side Porch Entry Door (North Elevation):

Jeldwen – Site EX Aluminum Clad Wood Door

Color – Painted Dark Bronze

Bronze Hardware



Rear Quad Panel Patio Door Unit (bi-parting middle panels):

Jeldwen – Wood Quad Panel French Slider w/ Aluminum Clad Exterior

Color – Brilliant White

Bronze Hardware



Windows:

Jeld-wen – Sitaline Wood Double Hung Window (Brilliant White)

Six over Six



Sythetic Wood Trim / Wood Trim / Brackets / Metal Coping / Gutters and Downspouts:

Painted - Color to match windows (Bright White)

Roofing:

Front New Mansard – Standing Seam Metal

Color – Dark Bronze



New Low Slope Roof (Rear) - Roofing Membrane Firestone Ultra Ply TPO

Color –Gray

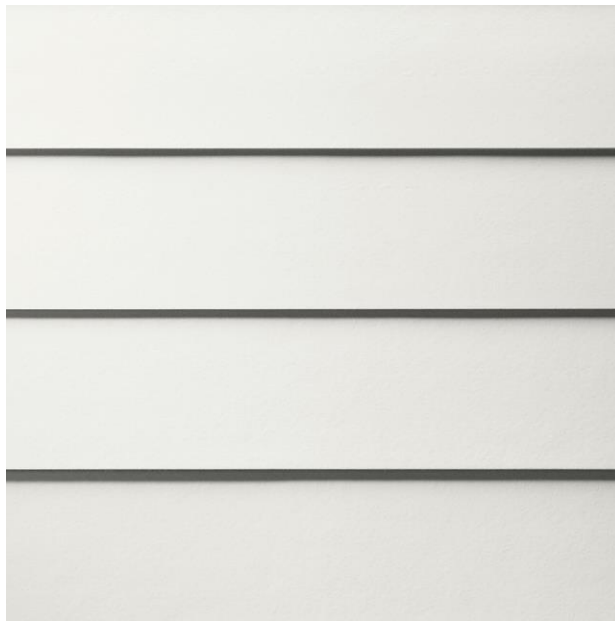


Siding:

Siding at Front (North and West elevations)

Wood Lap Siding (7" exposure)

Painted – Arctic White

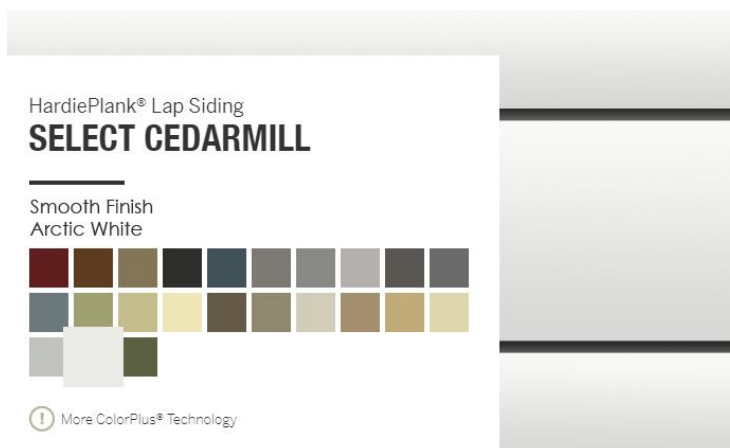


Siding at Rear (South Elevation)

HardiePlank Lap Siding (7" exposure)

Texture - Smooth

Color – Arctic White



Shutters:

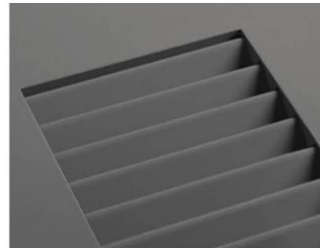
Timberlane – Louvered Shutters (South elevation)

Material – Endurain (solid millable synthetic wood)

Painted – Dark Bronze

Specifications

Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	4" +/-
Stile/Rail Thickness	1-5/16"
Louver Pitch	45 degrees
Louver Spacing	1" on center
Louver Thickness	3/8"



Mounting Hardware

Hinges - Pintel Mount w/ Tapered Strap Hinge

Heavy Duty Narrow Plate
Pintel



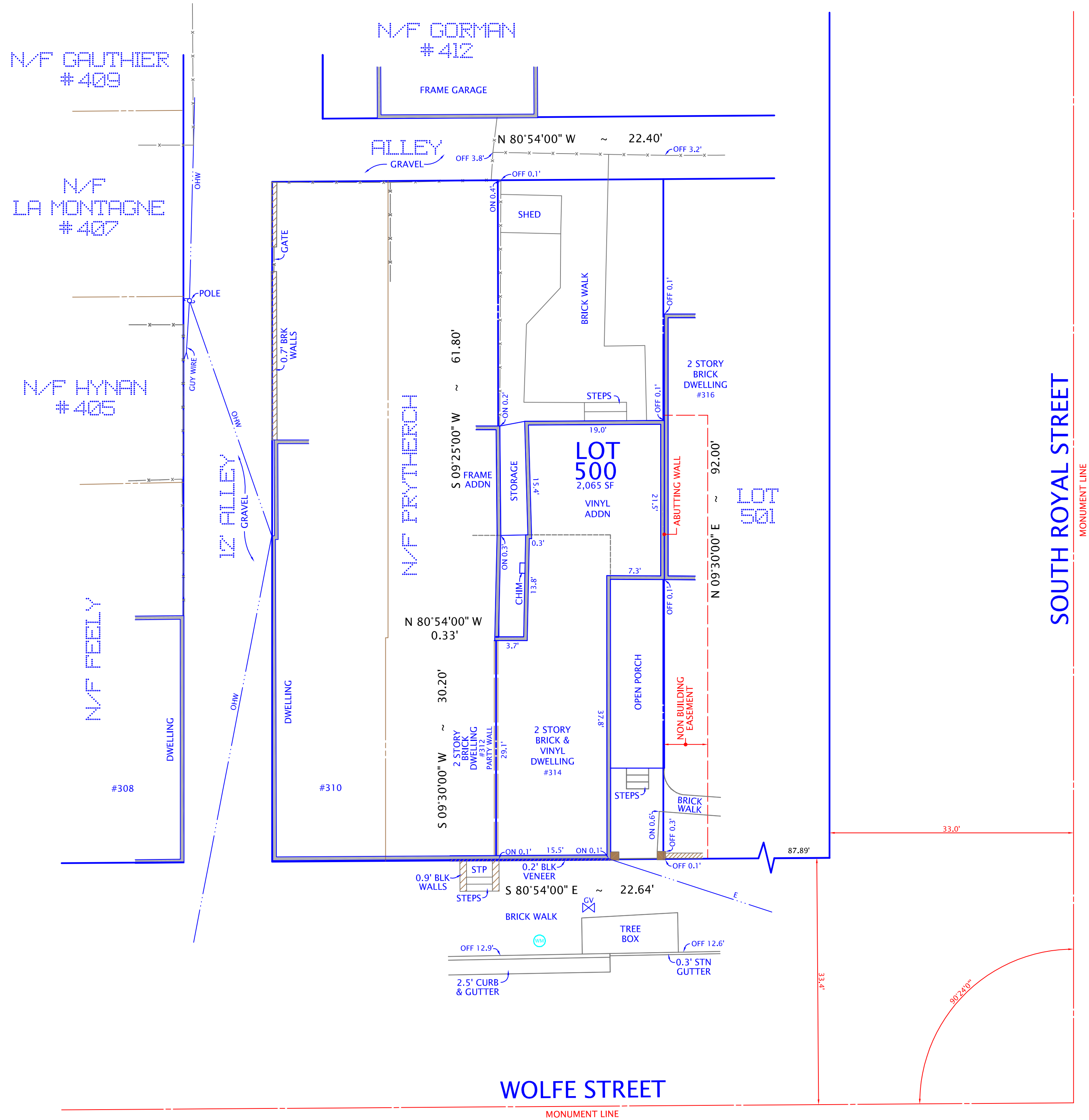
Heavy Duty Tapered Strap
Hinge



Tiebacks – Beacon Hill



NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7" BRICK UNLESS NOTED.



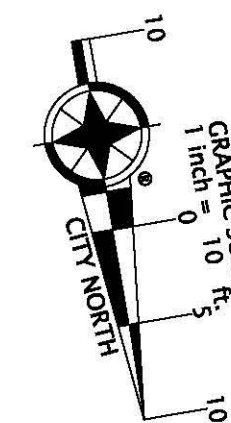
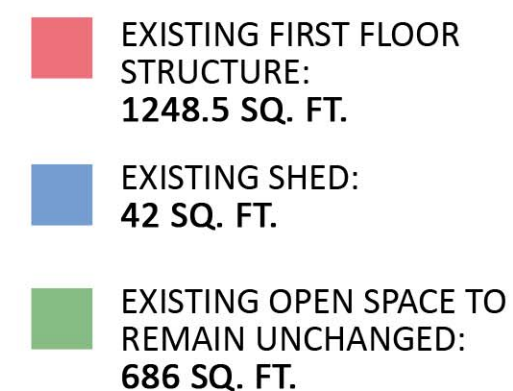
PLAT
SHOWING HOUSE LOCATION ON
LOT 500
LINNEROOTH
(DEED BOOK 734, PAGE 490)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JUNE 27, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:		CASE NAME: HINES/LINNEROOTH/BAYER/HOENIG ~ POSKAITIS READE HOMES (MARK POSKAITIS)	
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.		<div><div>06/27/2018 GEORGE M. O'QUINN LICENSE NO. 2069 George M. O'Quinn</div><div>DOMINION Surveyors Inc.® 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</div></div>	

CASE NAME: HINES/LINNEROOTH/BAYER/HOENIG ~ POSKAITIS

#180621037

2. WALLS ARE 0.7' BRICK UNLESS NOTED.



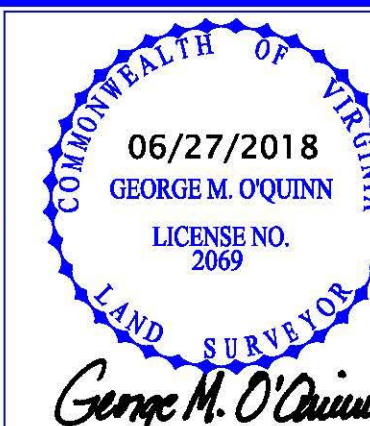
PLAT
SHOWING HOUSE LOCATION ON
LOT 500
LINNEROOTH
(DEED BOOK 734, PAGE 490)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JUNE 27, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

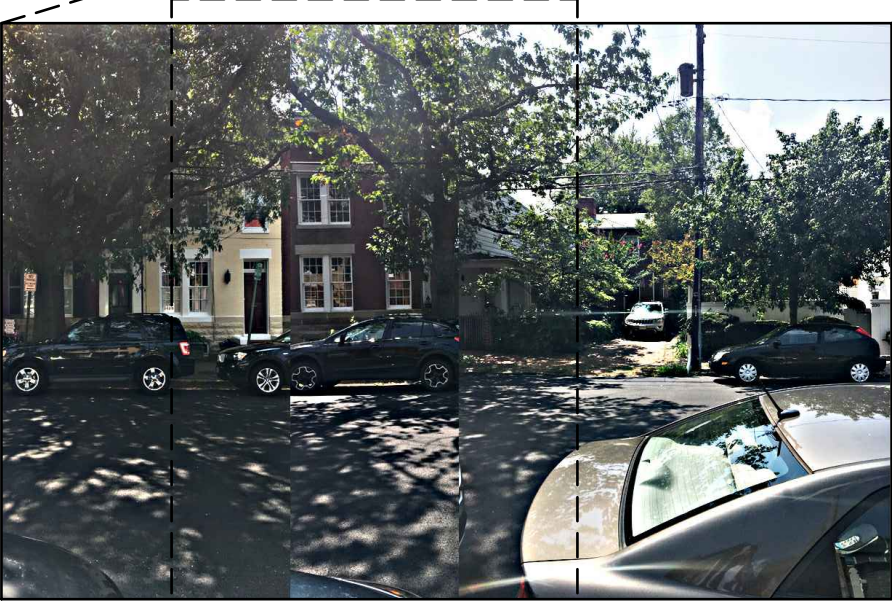


CASE NAME:
HINES/LINNEROOTH/BAYER/HOENIG
~ POSKAITIS
READE HOMES (MARK POSKAITIS)



CASE NAME: HINES/LINNEROOTH/BAYER/HOENIG ~ POSKAITIS

#180621037



314 WOLFE STREET
(SUBJECT PROPERTY)

1 EXISTING NORTH STREETScape
A1 SCALE: N/A



2 EXISTING NORTH ELEVATION IMAGE
A1 SCALE: N/A

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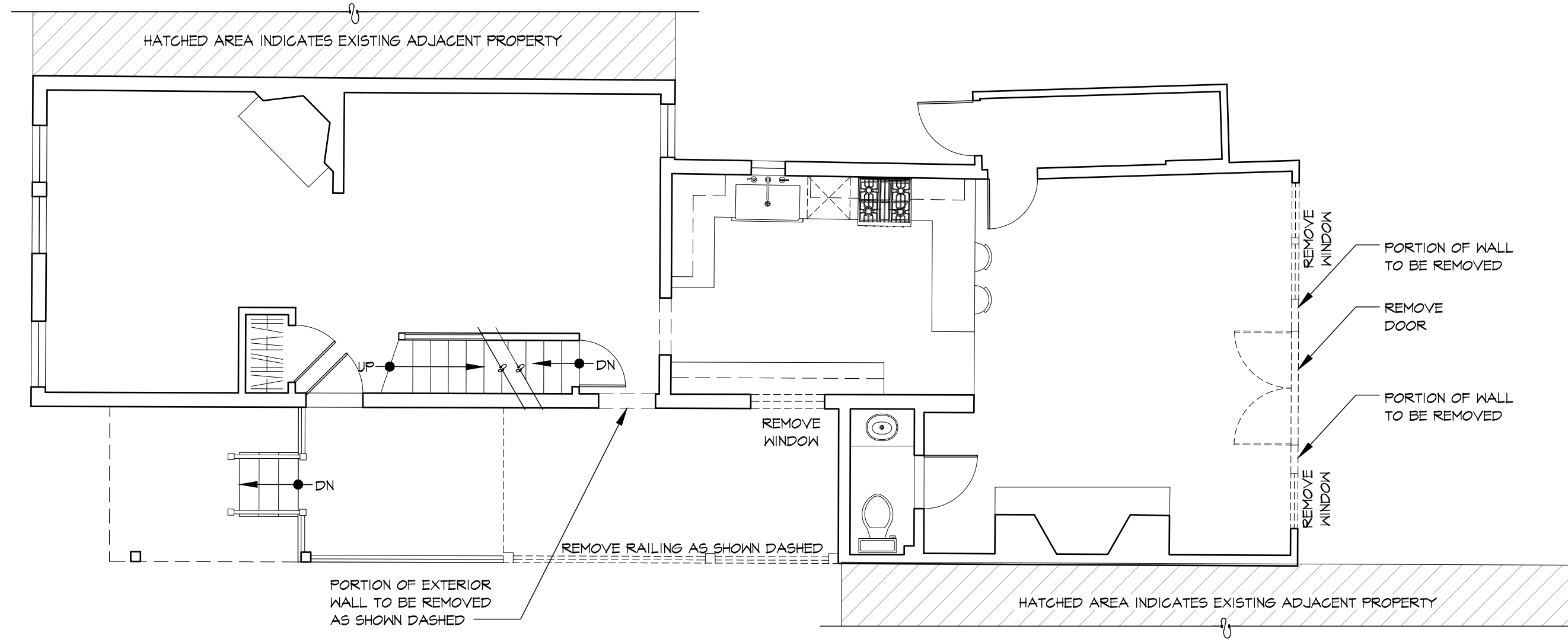


1 EXISTING SOUTH ELEVATION IMAGE
A2 SCALE: N/A



2 EXISTING NORTHWEST SIDE PORCH IMAGE
A2 SCALE: N/A

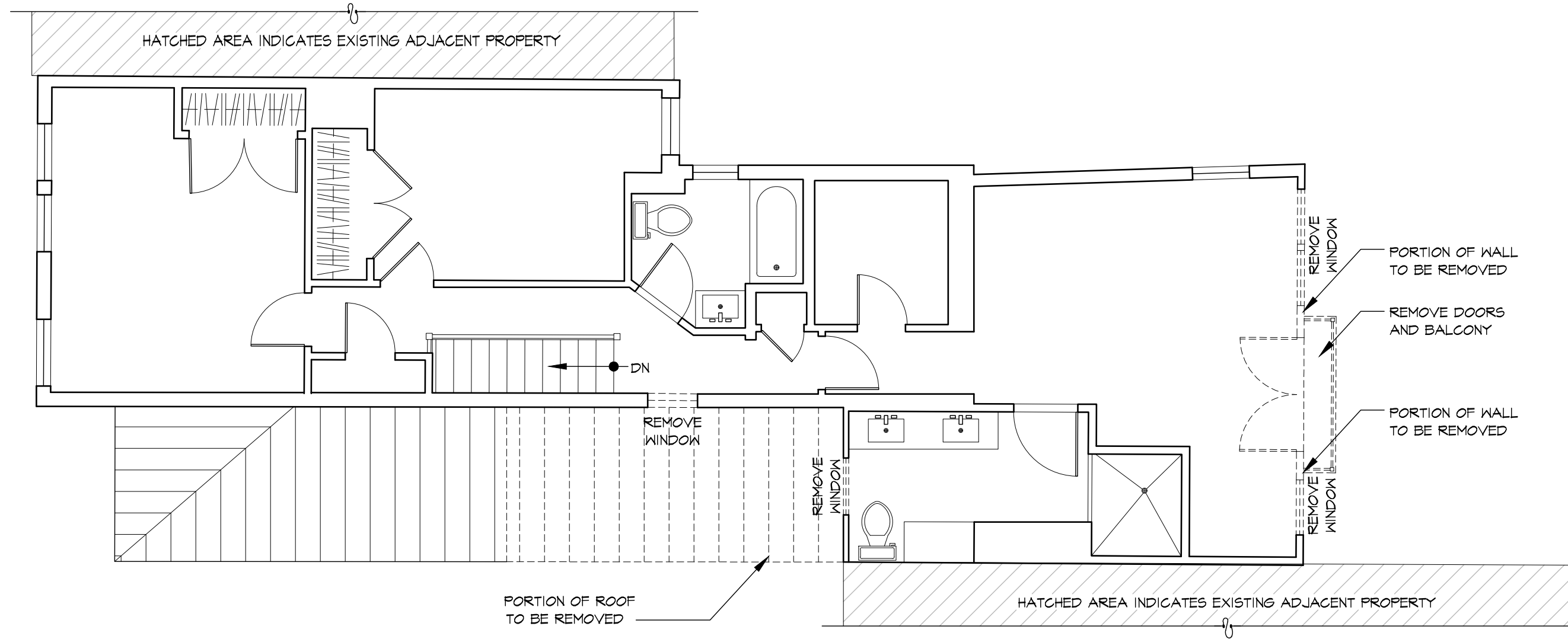
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1 FIRST FLOOR DEMOLITION PLAN
A3 SCALE: 3/16" = 1'-0"

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

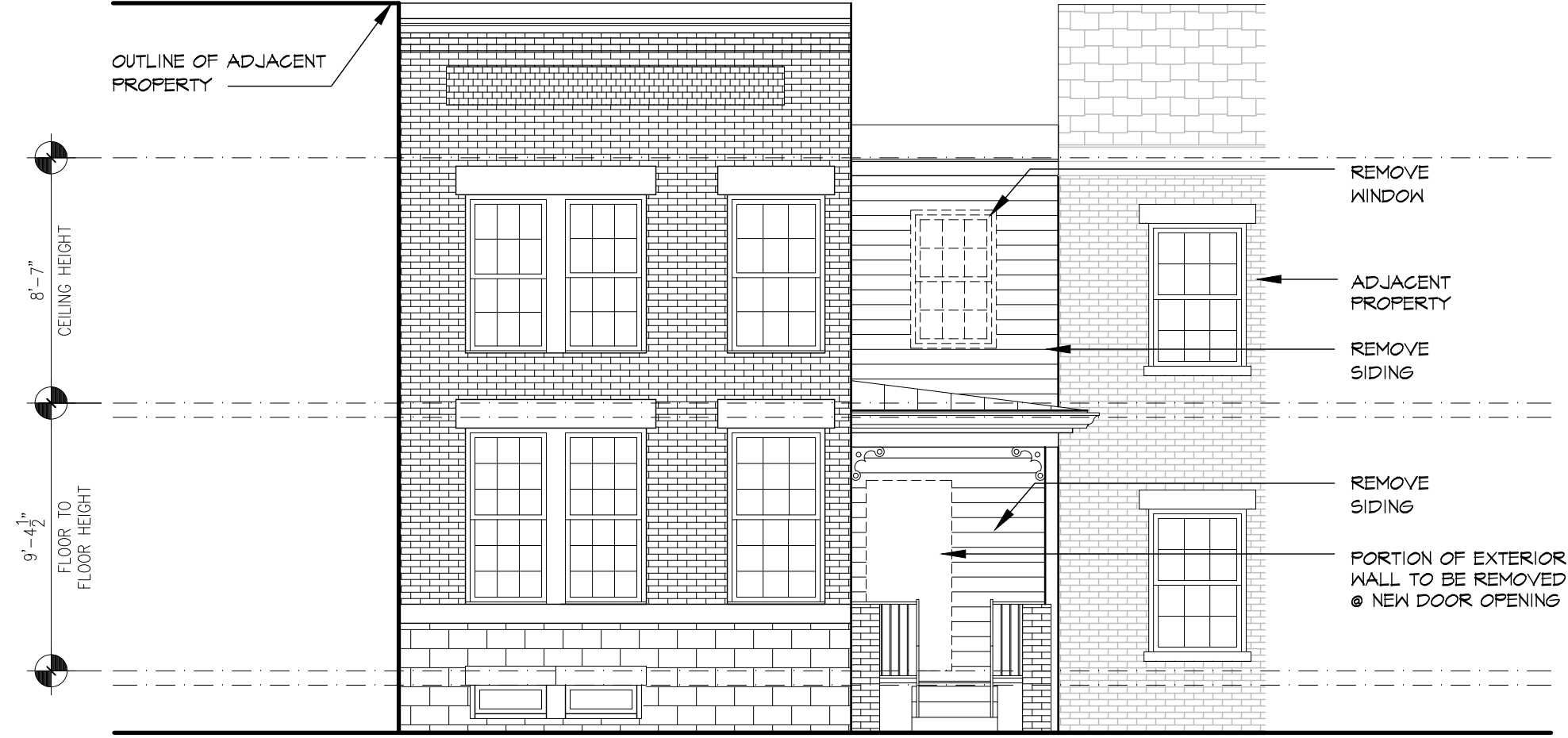
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1 SECOND FLOOR DEMOLITION PLAN
A4 SCALE: 3/16" = 1'-0"

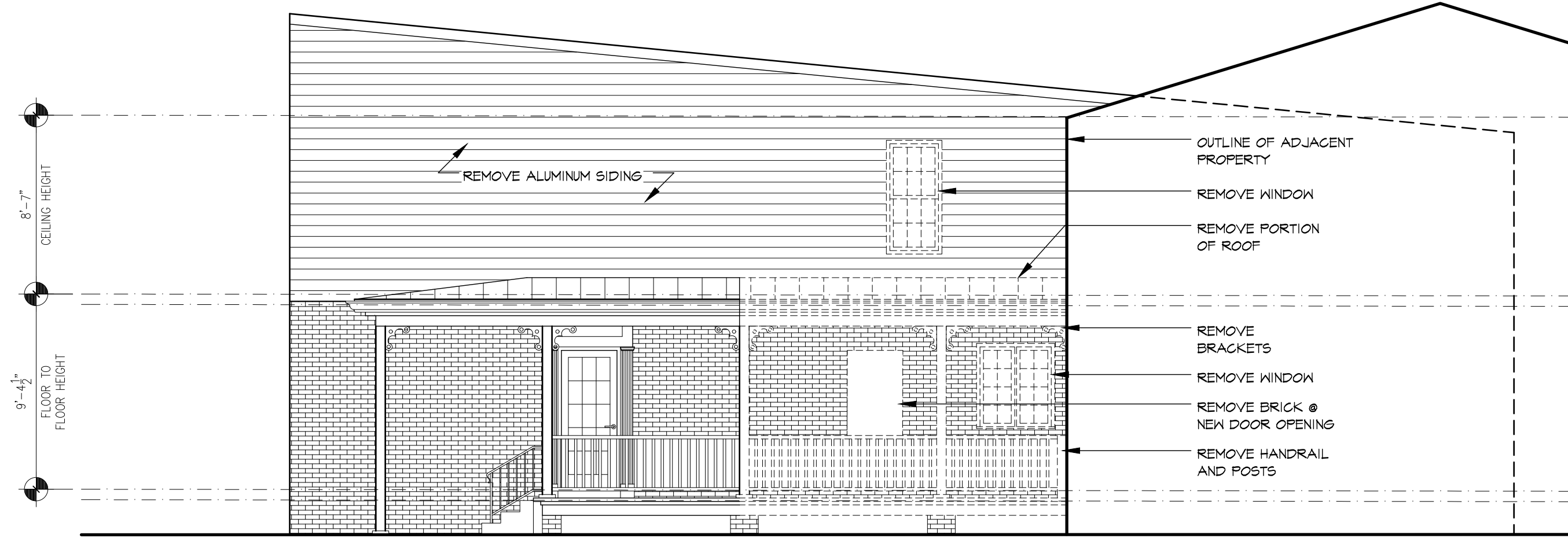
SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED

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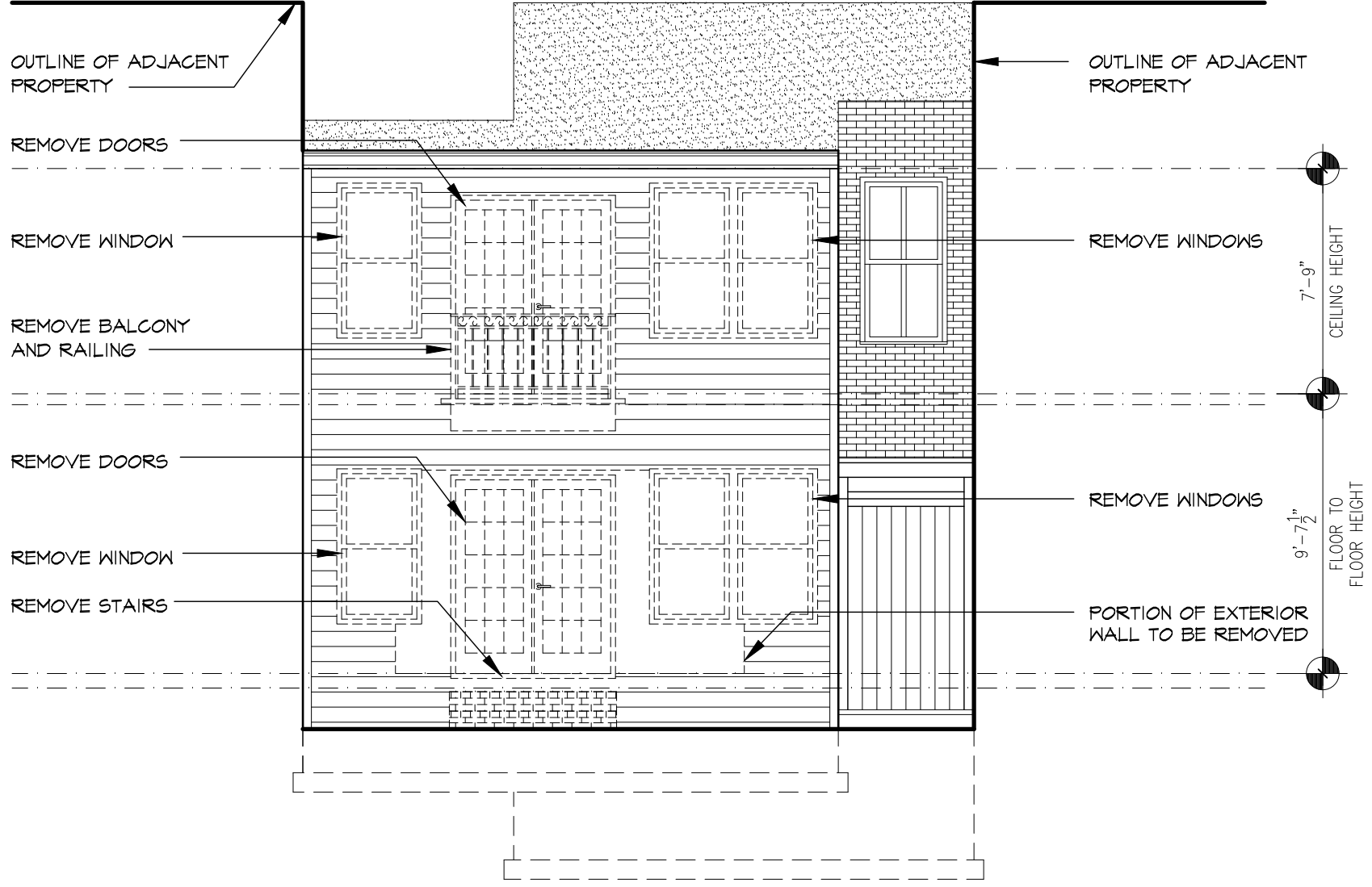
1 NORTH DEMOLITION ELEVATION
A5 SCALE: 3/16" = 1'-0"

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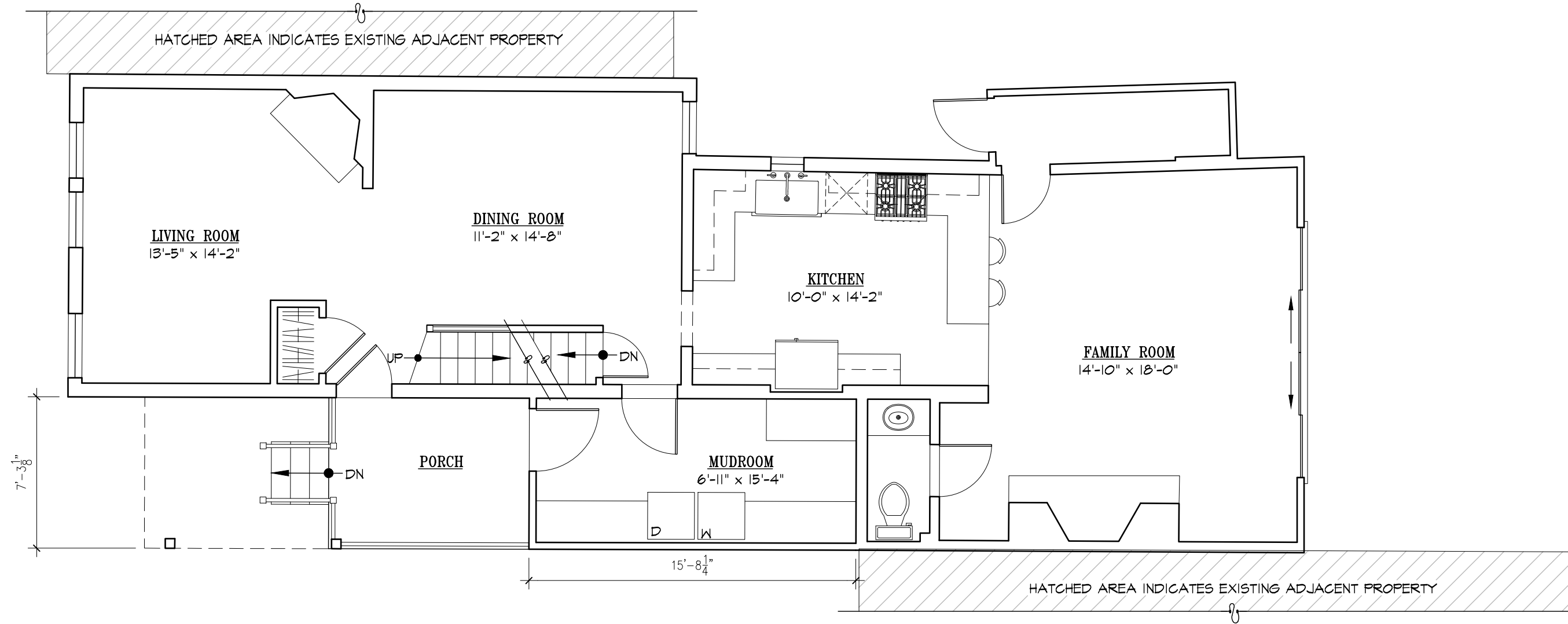
1 WEST DEMOLITION ELEVATION
 A6 SCALE: 3/16" = 1'-0"

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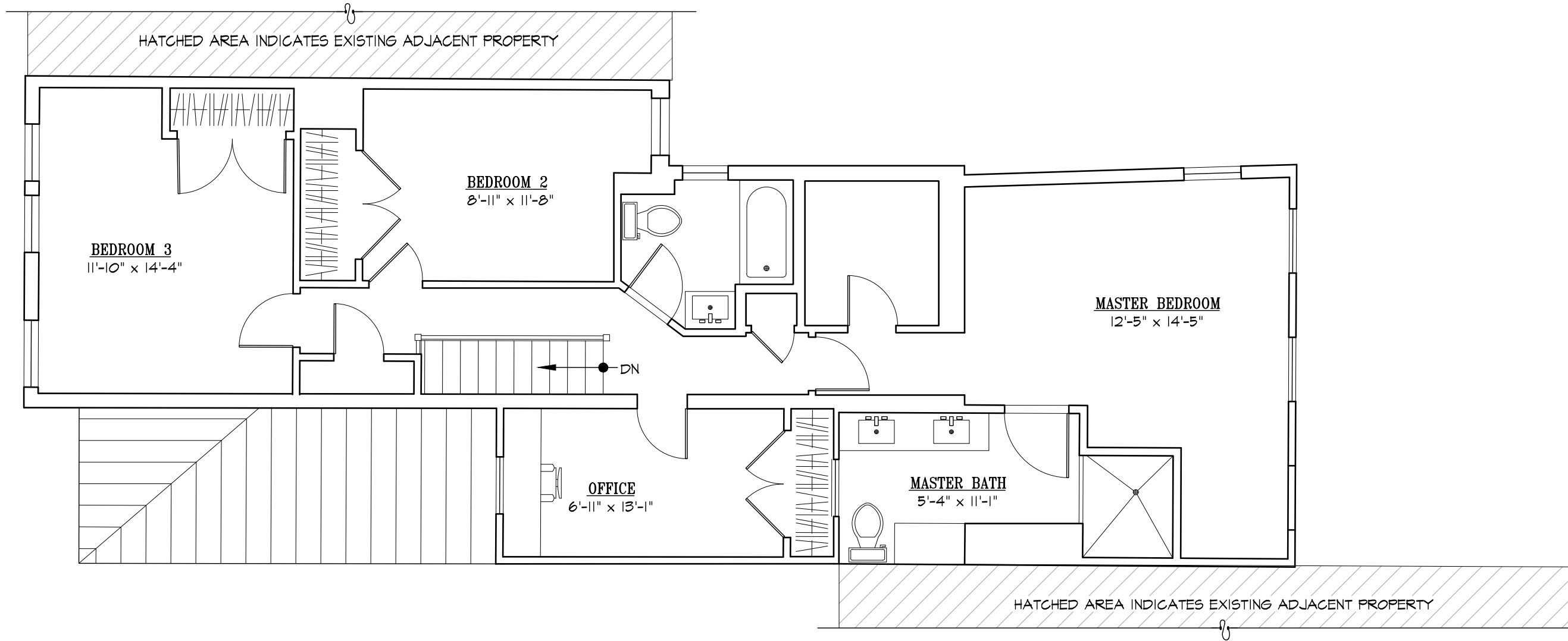
1 SOUTH DEMOLITION ELEVATION
A7 SCALE: 3/16" = 1'-0"

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1 PROPOSED FIRST FLOOR PLAN
A8 SCALE: 3/16" = 1'-0"

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1
A9 **PROPOSED SECOND FLOOR PLAN**
 SCALE: 3/16" = 1'-0"

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1 PROPOSED NORTH ELEVATION
A10

SCALE: 3/16" = 1'-0"
1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET
FOR DETAILED MATERIAL INFORMATION.

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1
A11 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"
1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

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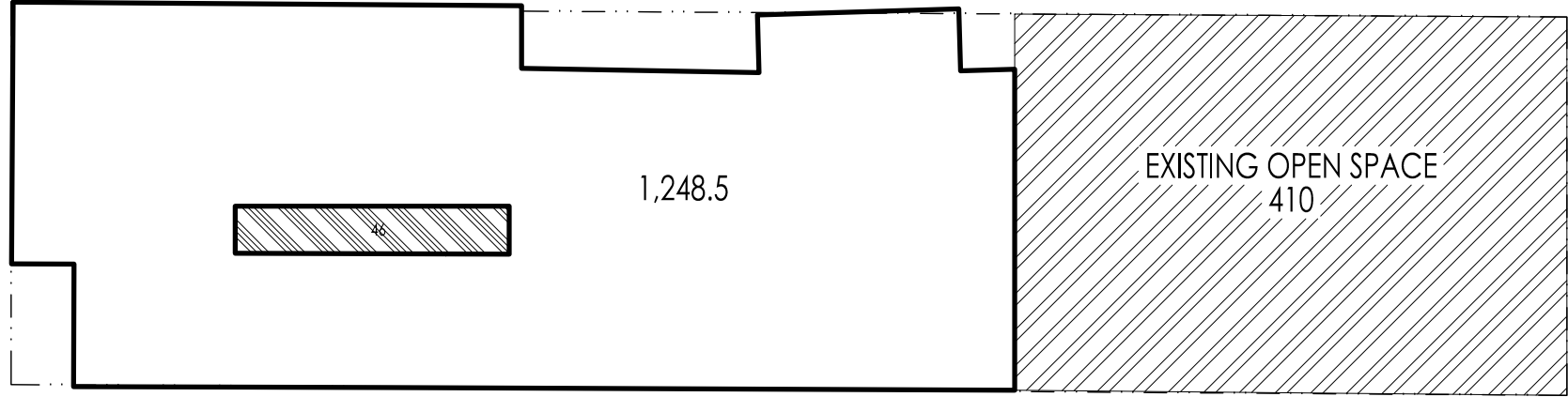


1
A12

PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"
1. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET
FOR DETAILED MATERIAL INFORMATION.

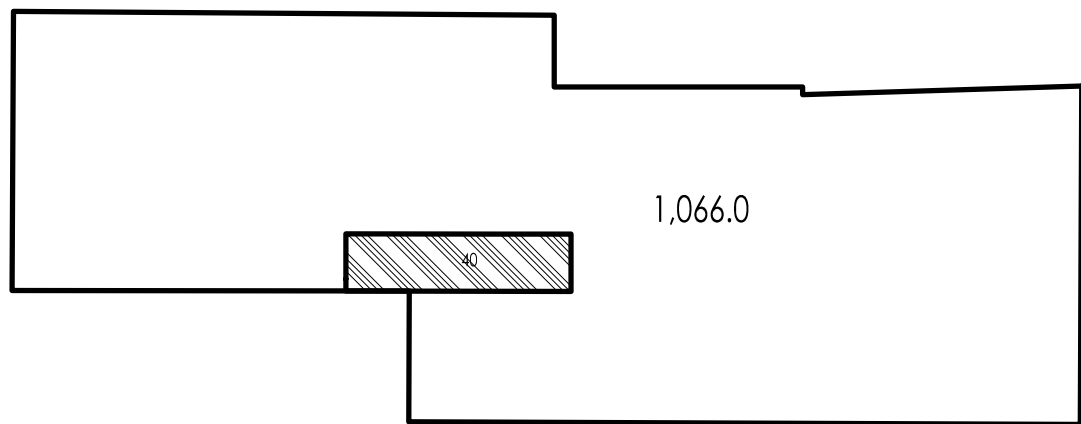
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1 FIRST FLOOR F.A.R. DIAGRAM
A13 SCALE: 3/32" = 1'-0"

FIRST FLOOR: 1,248.5 SQ. FT.
DEDUCTIONS: 46.0

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	
BASEMENT	



2 SECOND FLOOR F.A.R. DIAGRAM
A13 SCALE: 3/32" = 1'-0"

SECOND FLOOR: 1,066.0 SQ. FT.
DEDUCTIONS: 40
NET AREA: 1,026.0

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