

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for addition

APPLICANT: Todd and Vanessa Veazie

LOCATION: Old and Historic Alexandria District
620 South Saint Asaph Street

ZONE: RM/Residential Townhouse Zone

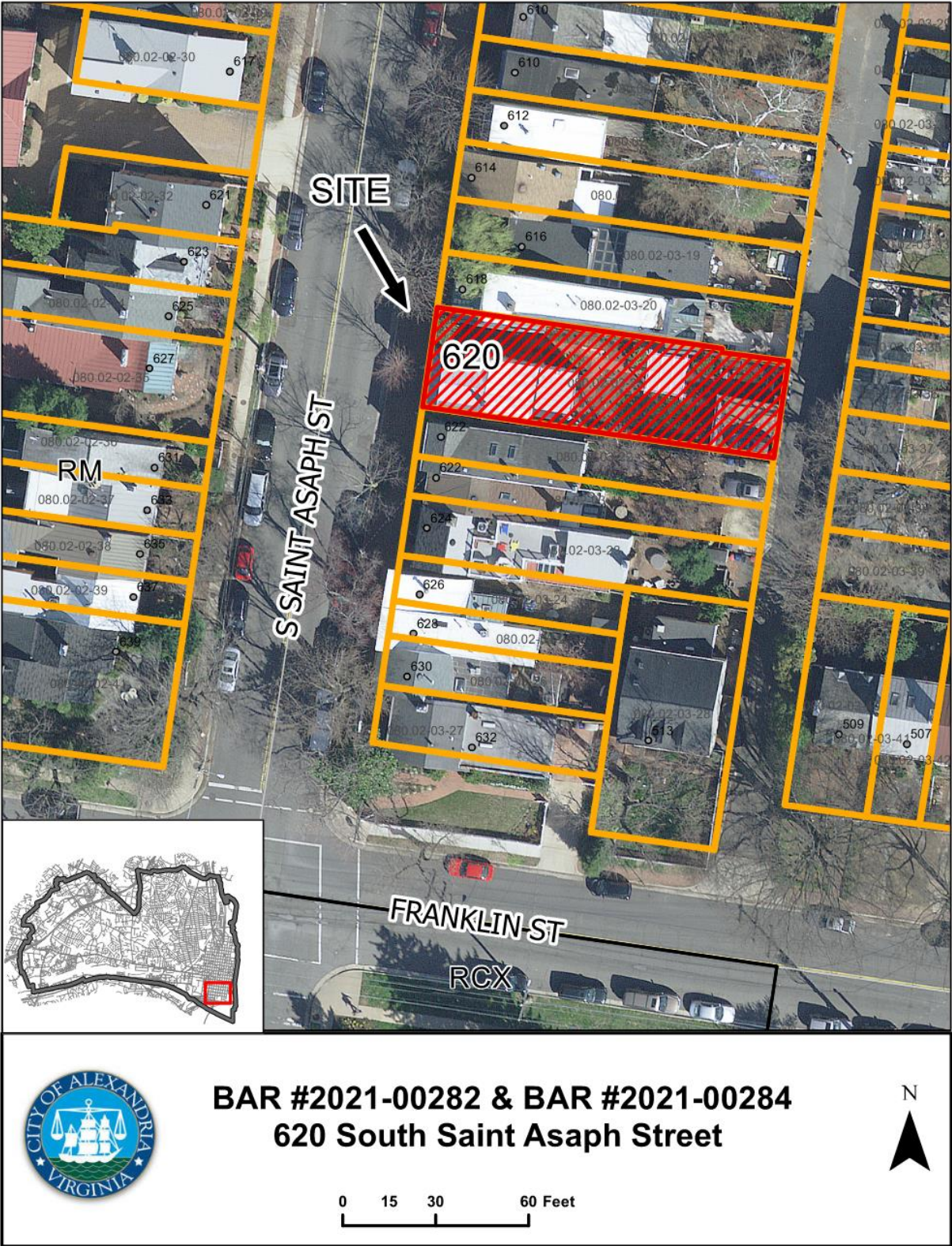
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition with the following conditions:

1. Siding on the addition be the Boral shiplap siding specified in the application documents;
2. New windows be aluminum-clad wood.
3. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2021-00284) and Certificate of Appropriateness (BAR #2021-00282) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a two-story addition to the rear/east elevation, at 620 South Saint Asaph Street.

Permit to Demolish/Capsulate

The existing circa 1907 rear/east addition, which measures 13.3' wide by 12.2' deep, will be demolished, and approximately 2' – 3' of the east elevation of the main block will be encapsulated, with two windows here removed. A basement hatch in this location will also be removed. Demolition will total 155 square feet. The northern wall of the 1907 addition will remain and be incorporated into the new addition. A non-historic flue near the northeast corner of the house will also be removed. See Figure 1.



Figure 1: Area to be demolished/encapsulated in red outline. The small area to the left of the vertical red line will not be encapsulated. Basement hatch is under first floor window on far left.

Certificate of Appropriateness

Addition

The applicant proposes adding a two-story frame addition measuring 16' wide by 20' deep to the rear/east elevation.

Site context

The alley to the east, behind the subject property, is public. Due to an existing fence, only a small part of the addition will be visible from the public right-of-way. See Figure 2.



Figure 2: Rear/east elevation from alley

II. HISTORY

The two-story, wood-frame, vernacular, Queen Anne style detached house at 620 South Saint Asaph Street was constructed at some point **between 1877 and 1891**. The house does not appear on the 1877 Hopkins map, but does appear on the 1891 Sanborn Insurance map. The 1891 map depicts a square, two-story frame dwelling with a shingle roof. A very small two-story addition with a slate or tin roof was added to the rear between 1902 and 1907, and the one-story front porch with a slate or tin roof was added between 1907 and 1912. By 1921, the house had a one-story rear addition with a composition roof appended to the earlier two-story addition, and the main block of the house now also has a slate or tin roof. The 1941 Sanborn map indicates that the house is now two-and-a-half stories. The additional half story is most likely the large dormer window on the front/west elevation.

Previous BAR Approvals

- January 9, 2020, administrative approval to add a direct vent fireplace to the family room with a vent on the south elevation (BAR2020-00009).
- November 18, 2019, administrative approval to replace front porch decking (BAR2019-00501).
- September 15, 2020, the Board approved an addition with a tower on the north elevation (BAR2010-00235 and BAR2010-00236). This was never constructed.
- January 7, 2014, administrative approval for a 4' iron fence running north/side in each side yard (BAR2014-00006).
- June 5, 2002, the Board denied an application for an addition (BAR2001-00252 and BAR2001-00253).
- February 19, 1997, the Board approved an encapsulation and three-story rear addition at 620 South Saint Asaph Street (BAR97-00003 and BAR97-00004). This addition was never constructed.

- June 16, 1993, the Board approved a rear yard fence separating the parking pad from the rear yard of the house (BAR93-00098).

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 circa 1907 addition was heavily altered in a 1980s kitchen renovation and very little original material remains (see building permit #32703 and #43445). The flue, windows, door, and aluminum siding are not original to the house. Building

permit #02835 indicates that the rear roof was installed in 1989. The materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

According to the *Design Guidelines*, “The design of an addition should respect the heritage of the historic building to which it is attached...The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” This modest 16’ wide x 20’ deep two-story addition fits in seamlessly with the main block of the house. It will have the same two-over-two window configuration, the same basic form, and will be clad in siding like the rest of the house. See Figure 3.

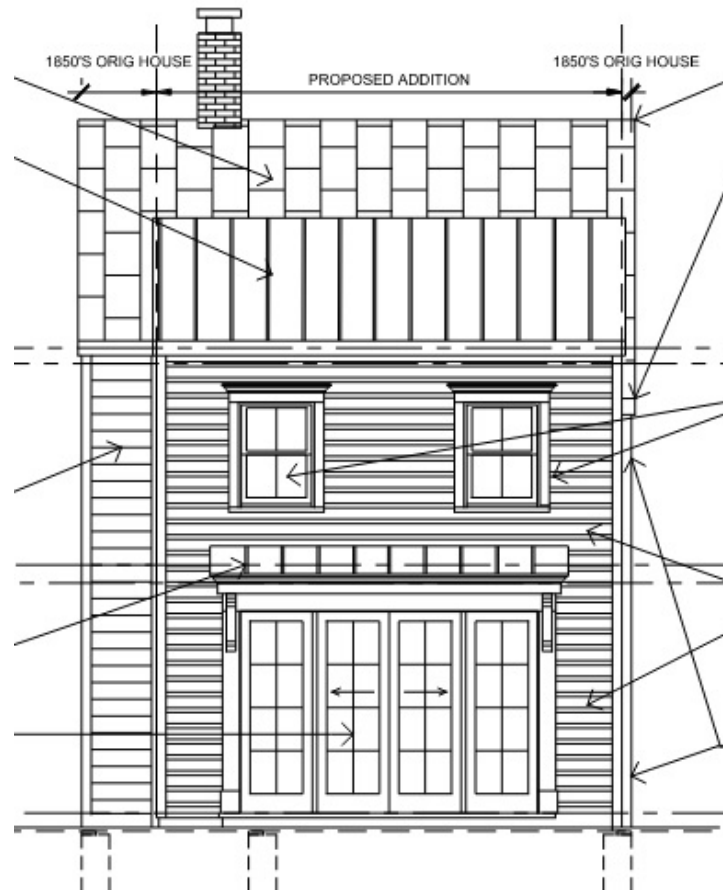


Figure 3: Proposed addition on E elevation

The addition will also have a lower roofline than the original part of the house, clearly a background element respectful of the existing structure. The applicant proposes retaining the roof and sidewall outline of the addition on the north elevation to further respect the heritage of the building. See Figure 4.

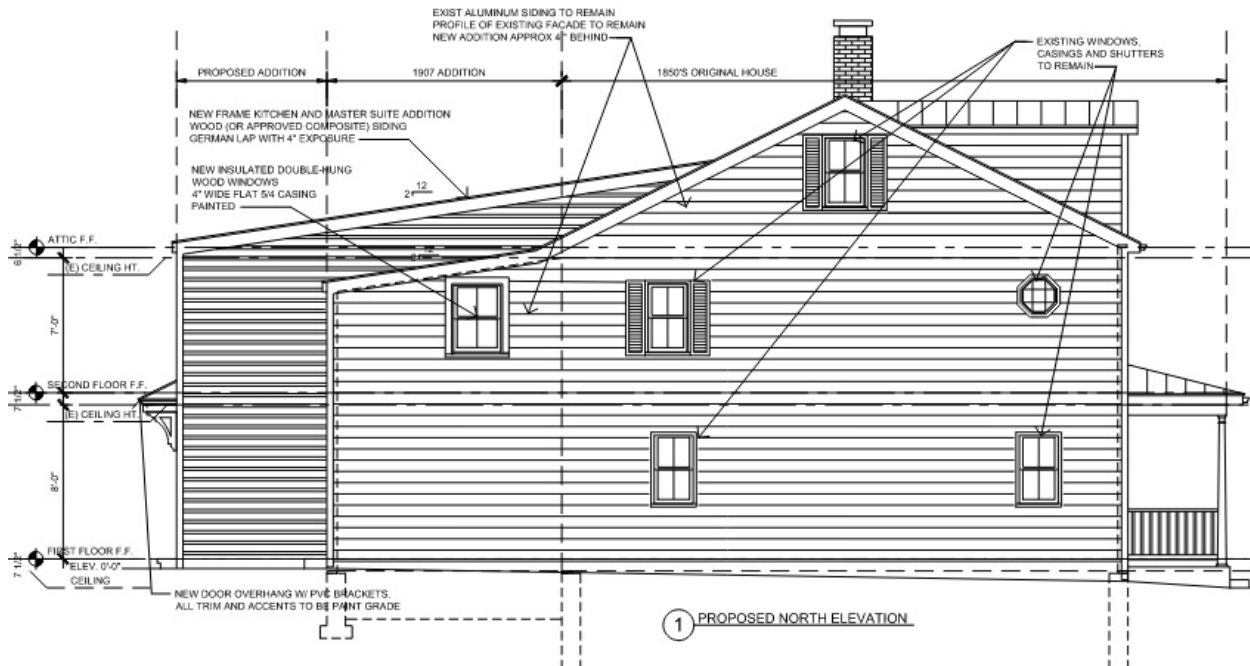


Figure 4: Proposed N elevation

The Design Guidelines further recommend that “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” The applicant proposes several strategies to differentiate the addition from the original house. As noted above, the roofline will be lower. The addition’s roof will be standing seam metal, differentiating it from the flat seam lead coated metal roof of the rest of the house. The addition will be inset from the main block of the house by approximately 3’ on the south elevation. Additionally, while the existing house is clad in aluminum lap siding, the applicant proposes using German lap wood or composite siding with a 4” exposure and PVC trim. Staff recommends the composite Boral siding specified in the application in order to ensure that the addition will never be mistaken for an original or early section of the house. Similarly, the applicant proposes using either wood or aluminum-clad wood windows and rear/east French sliding patio door. Staff recommends clad for the same reason. The glazing specifications of the proposed windows and door comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

With the conditions above to use composite siding and aluminum clad windows and door, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed addition complies with zoning.

Code Administration

C-1 A building permit and plan review 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 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 from the early 19th century indicate that structures were present on this street face by 1830. The 1877 G.M. Hopkins insurance map shows 2 small structures on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria.
- *R-1 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.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” 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.

V. ATTACHMENTS

- 1 – Supplemental Materials*
- 2 – Application for Materials*
- 3 – Comments from the public received prior to publication of the staff report.*

BAR Case # _____

ADDRESS OF PROJECT: 620 S. SAINT ASAPH ST.

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 080-02-0321

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: TODD & VANESSA VEAZIE

Address: 620 S. SAINT ASAPH ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 619-917-8516 E-mail: vjveazie@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ GRAL. CONTRACTOR

Name: GEORGETTE DIAZ

Phone: 949-322-4931

E-mail: gdiaz@harrybraswell.com

Legal Property Owner:

Name: TODD & VANESSA VEAZIE

Address: 620 S. SAINT ASAPH ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 619-917-8516 E-mail: vjveazie@gmail.com

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

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

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

- ☒ **NEW CONSTRUCTION**
☒ **EXTERIOR ALTERATION:** *Please check all that apply.*
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ **ADDITION**
☒ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

This is a Kitchen & Master Bedroom addition/renovation. The proposed addition will encapsulate and modify the existing 1907 rear addition. The 1907 Addition currently contains the existing kitchen and master bath. It does not provide legal emergency egress from the master bedroom, the current ceiling height in the master bath is 6'4" at it's lowest point which is not code compliant and the existing two steps down from the master bedroom into the bathroom represent an accessibility and safety issue. We propose to use period appropriate materials such as German lap siding and a standing seam metal roof. The purpose of the new addition is to resolve practical design, accessibility and code issues while respecting the historic fabric of the existing 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.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☒ ☐ Description of the reason for demolition/encapsulation.
☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 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: Georgette Diaz

Date: 05/24/2021

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. Todd & Vanessa Veazie	620 S St. Asaph St.	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 302 S. ST. Asaph St. (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. Todd & Vanessa Veazie	620 S St Asaph St.	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. Todd & Vanessa Veazie	N/A	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.

5/24/2021

Date

Georgette Diaz

Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 620 S SAINT ASAPH ST.
Street Address

RM
Zone

A2. 3,710.00 x 1.50
Total Lot Area Floor Area Ratio Allowed by Zone

= 5,565.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 561.00
First Floor 724.00
Second Floor 724.00
Third Floor 0.00
Attic 364.00
Porches 92.00
Balcony/Deck
Lavatory***
Other** 7.00

Allowable Exclusions**

Basement** 561.00
Stairways** 83.00
Mechanical**
Attic less than 7*** 364.00
Porches** 92.00
Balcony/Deck**
Lavatory*** 132.00
Other**
Other**

B1. 2,472.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,232.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,240.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 2,472.00 B2. Total Exclusions 1,232.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor 162.00
Second Floor 162.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory*** 50.00
Other**
Other**

C1. 324.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 50.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 274.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 324.00 C2. Total Exclusions 50.00

D. Total Floor Area

D1. 1,514.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 5,565.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 2,467.00 Sq. Ft.
Existing Open Space

E2. 1,298.50 Sq. Ft.
Required Open Space

E3. 2,305.00 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.

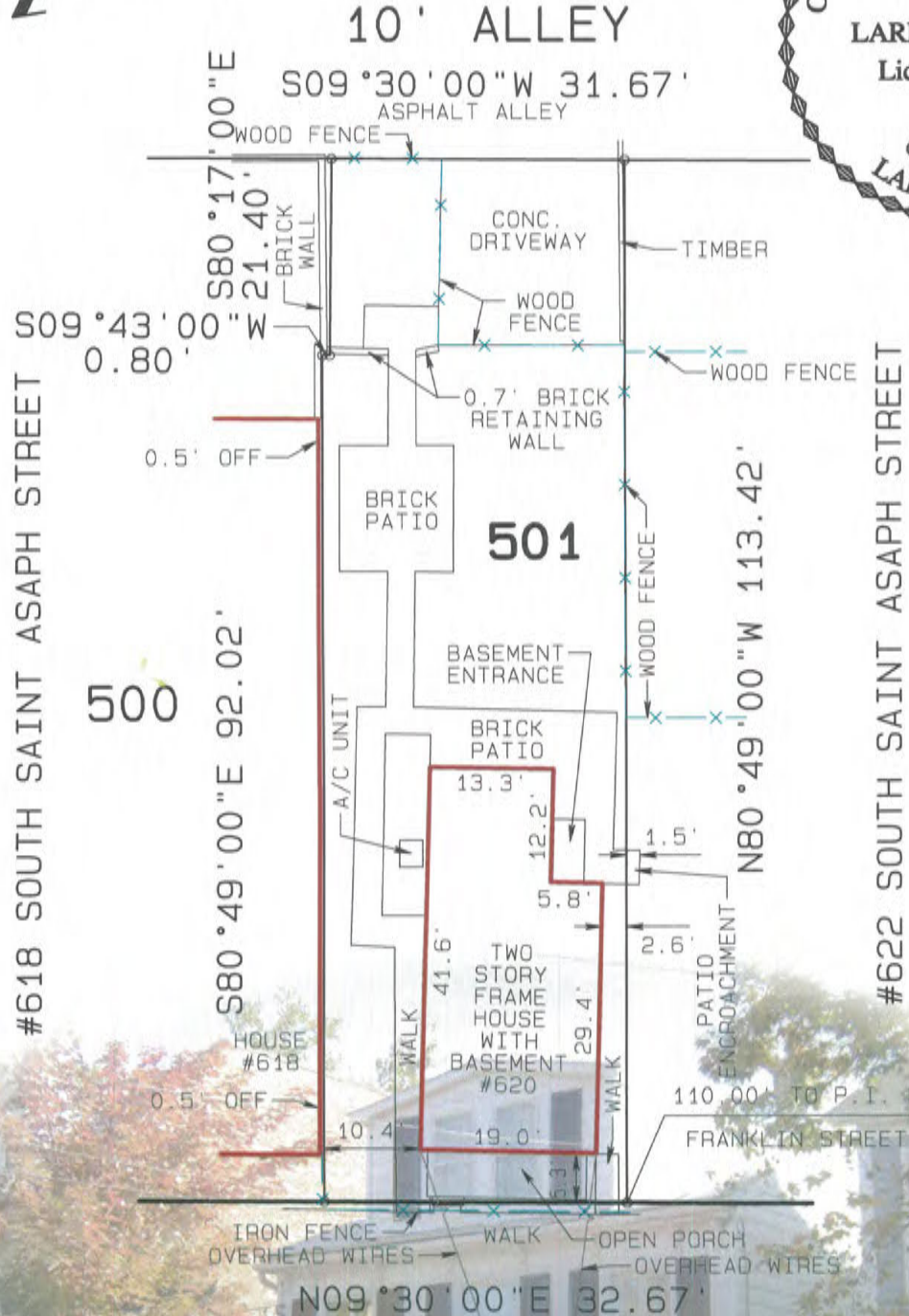
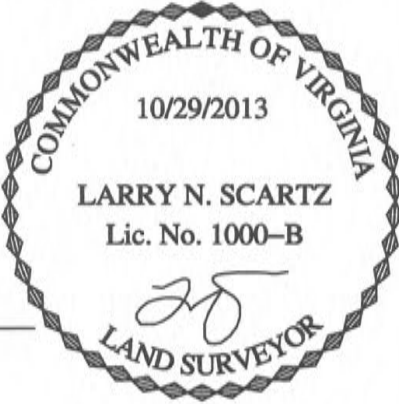
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Date: _____

05/24/2021



SOUTH SAINT ASAPH STREET

66' R/W

PHYSICAL IMPROVEMENTS SURVEY

ON THE PROPERTY LOCATED AT

#620 SOUTH SAINT ASAPH STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: OCTOBER 29, 2013

CASE NAME: MCCRAY
TO VEAZIE (OTA1310047NEG)



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

SCARTZ SURVEYS

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



Veazie Residence Kitchen & Master Bath Addition & Renovation

620 S. St Asaph St.
Alexandria, VA. 22314

Presented to the
Board of Architectural Review

July 7th, 2021



Front Elevation not in scope of work

Map-Block-Lot Number: 080-02-03-21
620 S. Saint Asaph St. – Locus Plan

EXISTING CONDITIONS

620 S. SAINT ASAPH ST.

620 S. ST ASAPH ST.

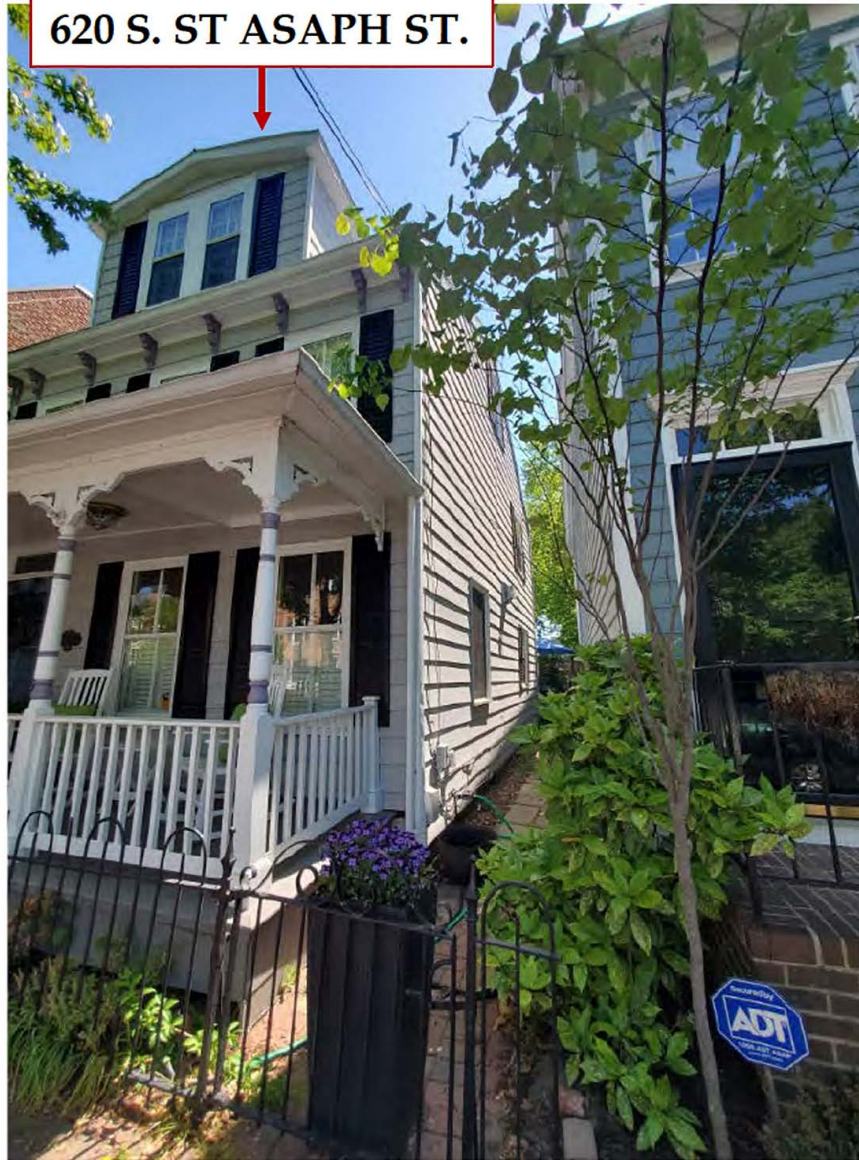


South Saint Asaph Street view of 620 S St Asaph (Front Elevation not in scope)



South Saint Asaph Street view of 620 S St Asaph (No visibility of the existing rear addition)

620 S. ST ASAPH ST.



South Saint Asaph Street view of 620 S St Asaph (No visibility of the existing rear addition)



620 S. ST ASAPH ST.

South Saint Asaph Street view of 620 S St Asaph (No visibility of the existing rear addition)



Access to public alley on Franklyn St. (No visibility of 620 S St Asaph)

620 S. ST ASAPH ST.



***Limited view of area of scope of work from public Alley ***

620 S. ST ASAPH ST.



*Limited view of Rear Elevation from public Alley *



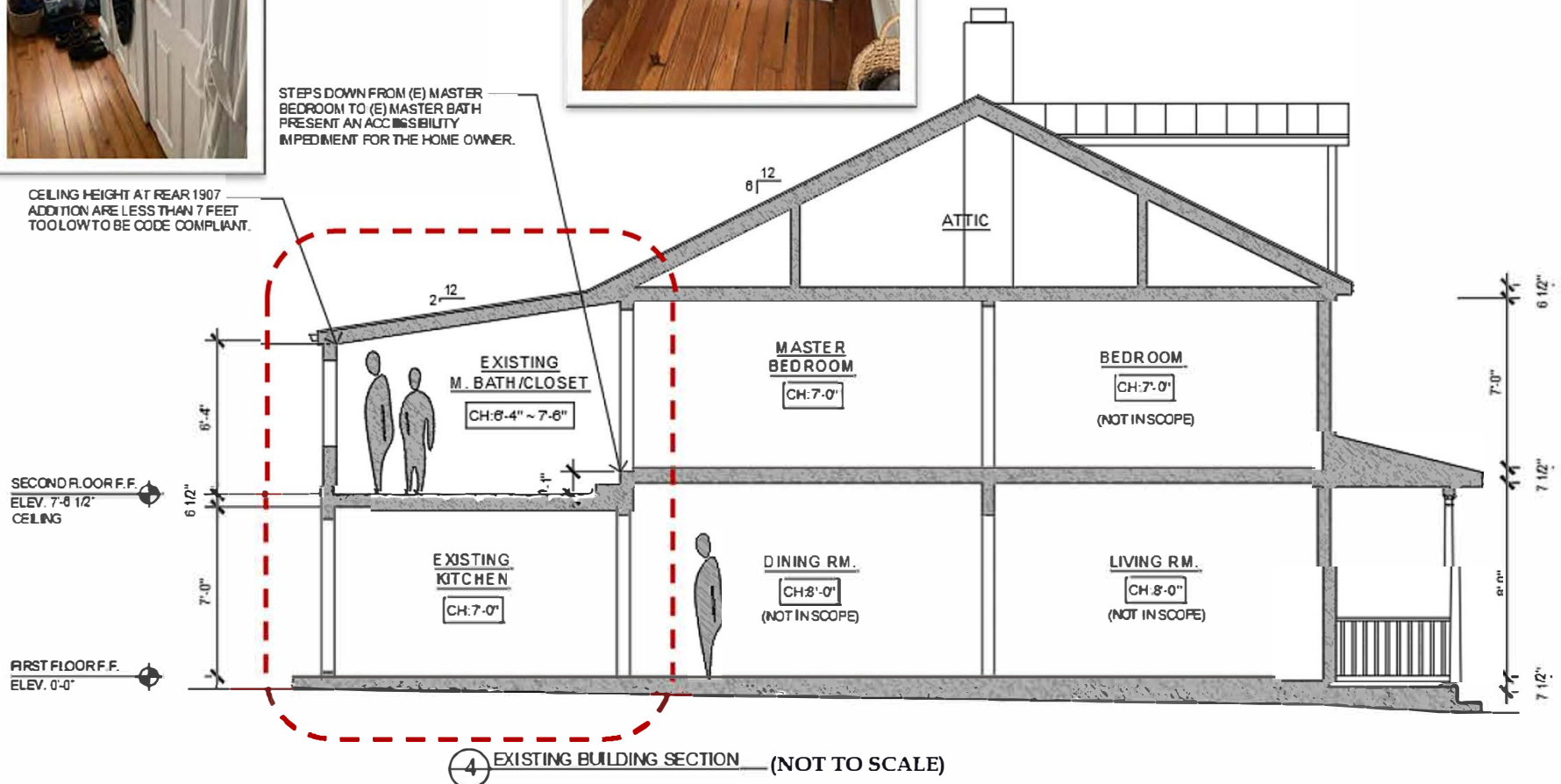
EXISTING REAR ELEVATION (Contains the existing Kitchen on the first floor and Master bath on the second floor. See section for details)

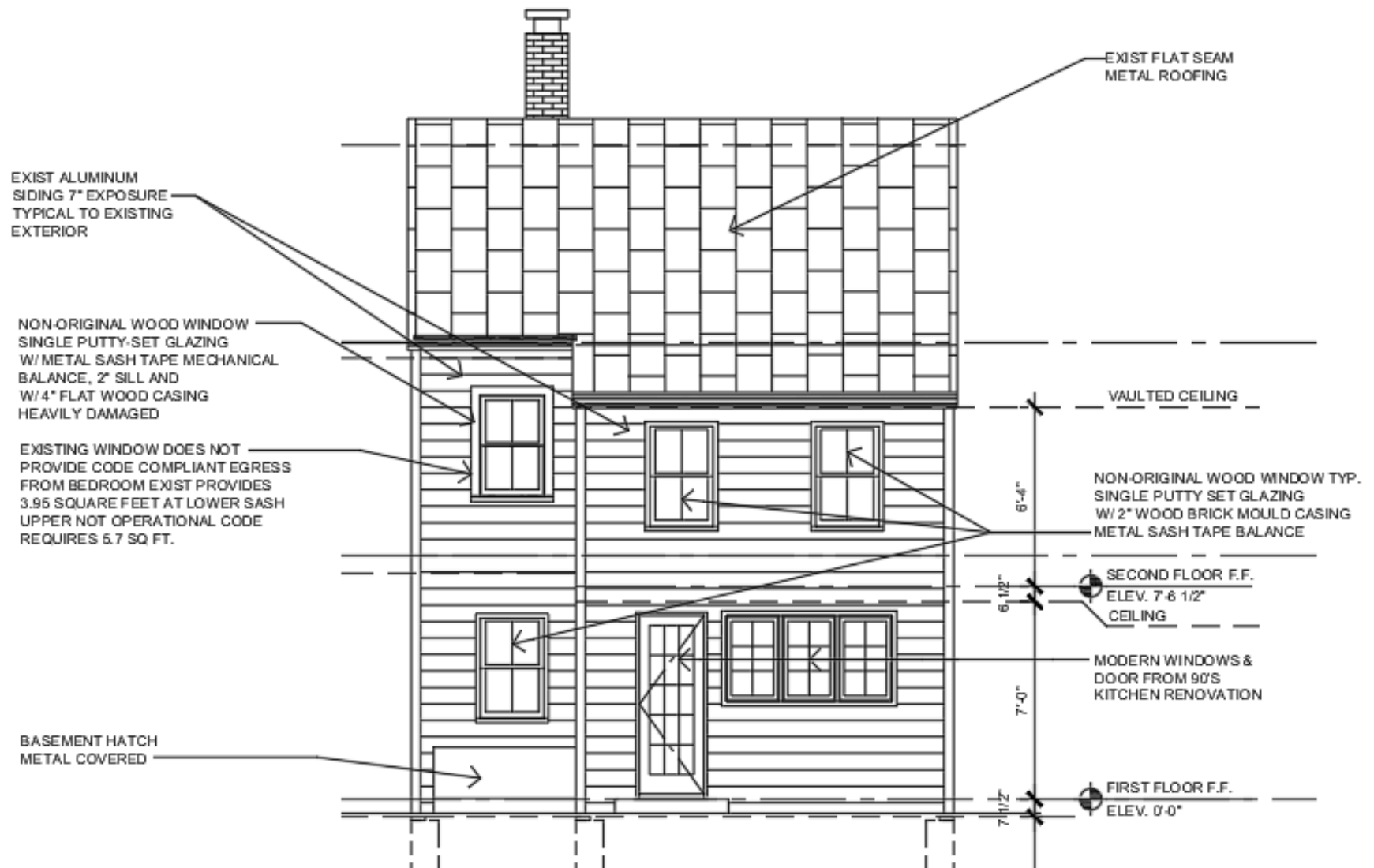


STEPS DOWN FROM (E) MASTER BEDROOM TO (E) MASTER BATH PRESENT AN ACCESSIBILITY IMPEDIMENT FOR THE HOME OWNER.



CEILING HEIGHT AT REAR 1907 ADDITION ARE LESS THAN 7 FEET TOO LOW TO BE CODE COMPLIANT.





EXISTING REAR ELEVATION - NOT TO SCALE



EXISTING WINDOWS & DOOR



EXISTING FLUE AT REAR ADDITION (NORTH ELEVATION)

DESCRIPTION & PURPOSE OF NEW REAR ADDITION AT 620 SOUTH SAINT ASAPH

1. THE PROPOSED ADDITION WILL ENCAPSULATE AND MODIFY THE EXISTING 1907 ADDITION (WHICH CURRENTLY CONTAINS THE KITCHEN AND MASTER BATH). THE ROOF AND SIDEWALL OUTLINE OF THE 1907 ADDITION WILL REMAIN VISIBLE AND DISCERNIBLE ON THE NORTH ELEVATION.
2. THERE IS CURRENTLY NO LEGAL EMERGENCY EGRESS FROM EXISTING MASTER BEDROOM AT 2ND FLOOR, THE PROPOSED ADDITION SEEKS TO REMEDY SUCH CONDITION.
3. THE EXISTING 2 STEPS DOWN FROM SECOND FLOOR MASTER BEDROOM TO THE EXISTING MASTER BATH PRESENT AN ACCESSIBILITY IMPEDIMENT TO THE HOME OWNERS, THE PROPOSED ADDITION SEEKS TO REMEDY SUCH CONDITION.
4. THE CEILING HEIGHT IN THE EXISTING MASTER BATH (1907 REAR ADDITION) IS CURRENTLY 6'-4", LESS THAN 7 FEET. TOO LOW TO BE CODE COMPLIANT, THE PROPOSED ADDITION SEEKS TO REMEDY SUCH CONDITION.
5. THE ORIGINAL WINDOWS HAVE BEEN REPLACED AT SOME POINT ON BOTH 1850's CORE HOME AND THE 1907 REAR ADDITION. EXISTING WINDOWS AT REAR ARE WOOD SINGLE GLAZED PUTTY SET WINDOWS WITH A MECHANICAL METAL TAPE SASH BALANCE DEVICE. ESTIMATED FROM 1940'S ~ 1950'S
6. THE ORIGINAL EXTERIOR WINDOW CASINGS APPEAR TO BE A 2" BRICK MOLD. EXISTING WINDOW AT 2ND FLOOR REAR BEDROOM HAS A FLAT 4" CASING WHERE PROPOSED ADDITION WILL GO. THE NEW WINDOWS WILL BE DIFFERENTIATED FROM ORIGINAL CASINGS BY USING A 4" FLAT CASING WITH 2" THICK HISTORIC SILL.
7. THERE ARE MODERN 1990'S (ESTIMATED) WINDOWS & DOOR INSTALLED IN THE CURRENT KITCHEN .
8. THE EXISTING HOUSE PRESENTS ALUMINUM LAP SIDING. WE PROPOSE THE USE OF A MORE PERIOD APPROPRIATE FULL DIMENSION GERMAN LAP SIDING (WOOD OR APPROVED COMPOSITE) THIS NEW FINISH WILL BE DISCERNIBLE FROM THE LAP SIDING PROFILE CURRENTLY ON THE HOME.
9. THE PURPOSE OF THE NEW ADDITION IS TO RESOLVE PRACTICAL DESIGN, ACCESSIBILITY AND CODE ISSUES WHILE RESPECTING THE HISTORIC FABRIC OF THE EXISTING HOUSE. THE PROPOSED ADDITION IS ONLY marginally visible from the public alley, and we do not believe it will cause a negative impact on the aesthetic of the historic district.

NEW FRAME KITCHEN AND MASTER SUITE ADDITION
FINISHED WITH 4" EXPOSURE GERMAN LAP SIDING (WOOD OR APPROVED
COMPOSITE) WITH 5/4 PVC TRIM AT CORNERS, EAVE AND WINDOWS



***Proposed Rear Elevation view from public Alley ***

VEAZIE RESIDENCE KITCHEN & MASTER BATH ADDITION & REMODEL 620 S. SAINT ASAPH ST. ALEXANDRIA, VA 22314

PRESENTED TO THE BOARD OF
ARCHITECTURAL REVIEW
JULY, 7TH 2021



DRAWING LIST:

ARCHITECTURAL

CS01 COVER SHEET & INDEX

CS02 PROPOSED PLAT

CS03 DESCRIPTION & PURPOSE OF NEW REAR ADDITION

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A002 EXISTING SIDE (NORTH) ELEVATION

A003 EXISTING REAR (EAST) ELEVATION

A004 EXISTING SIDE (SOUTH) ELEVATION

A005 EXISTING BUILDING SECTION

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A008 PROPOSED REAR (EAST) ELEVATION

A009 PROPOSED SIDE (SOUTH) ELEVATION

A010 FAR CALCULATIONS (EXISTING)

A011 FAR CALCULATIONS (PROPOSED)



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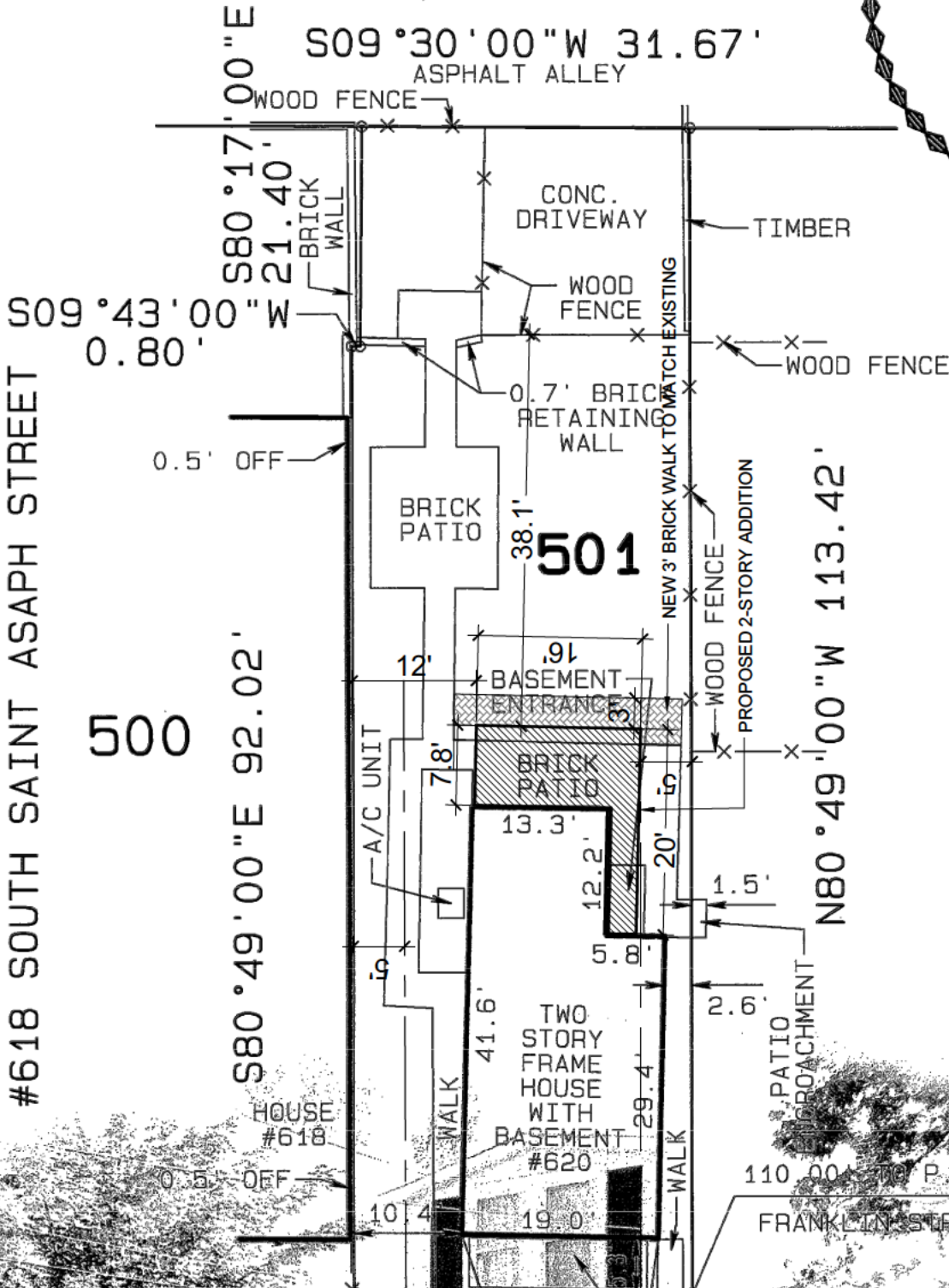
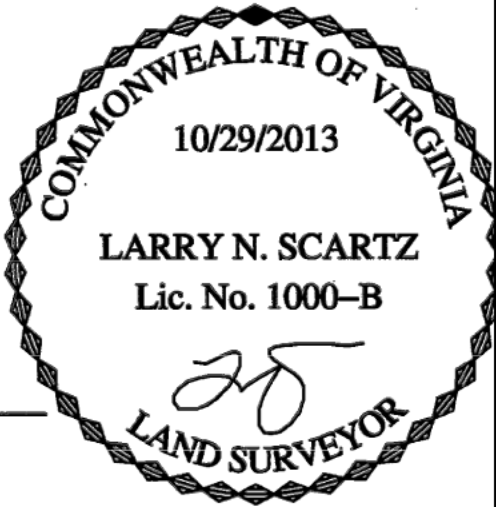
SCALE: N.T.S

COVER SHEET-INDEX

CS01



10' ALLEY



OPEN SPACE CALCULATIONS	
LOT SF = 3710 SF. (35% = 1298.5)	
(E) HOUSE FOOTPRINT = -816 SF.	
CONCRETE DRIVE = -407 SF.	
HVAC = -20 SF.	
NEW ADDITION = +162 SF	
PROPOSED OPEN SPACE= 2305 SF.	

1 PROPOSED PLAT
SCALE: 1/16" = 1'-0"

DATE: 5/24/2021

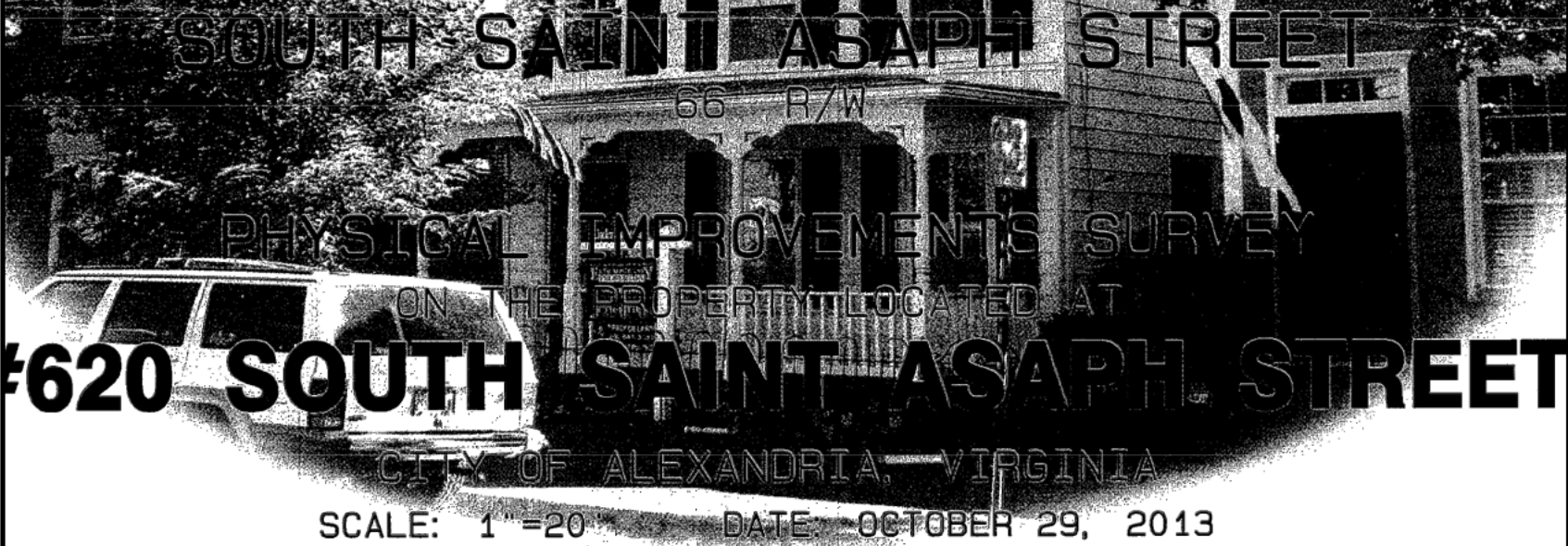
SCALE: 1/16" = 1'-0"

PLAT

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NAME: MCCRAY
TO VEAZIE (OTA1310047NEG)



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

SCARTZ SURVEYS

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



MAP# 080.02-03-21

JOB# 20131369

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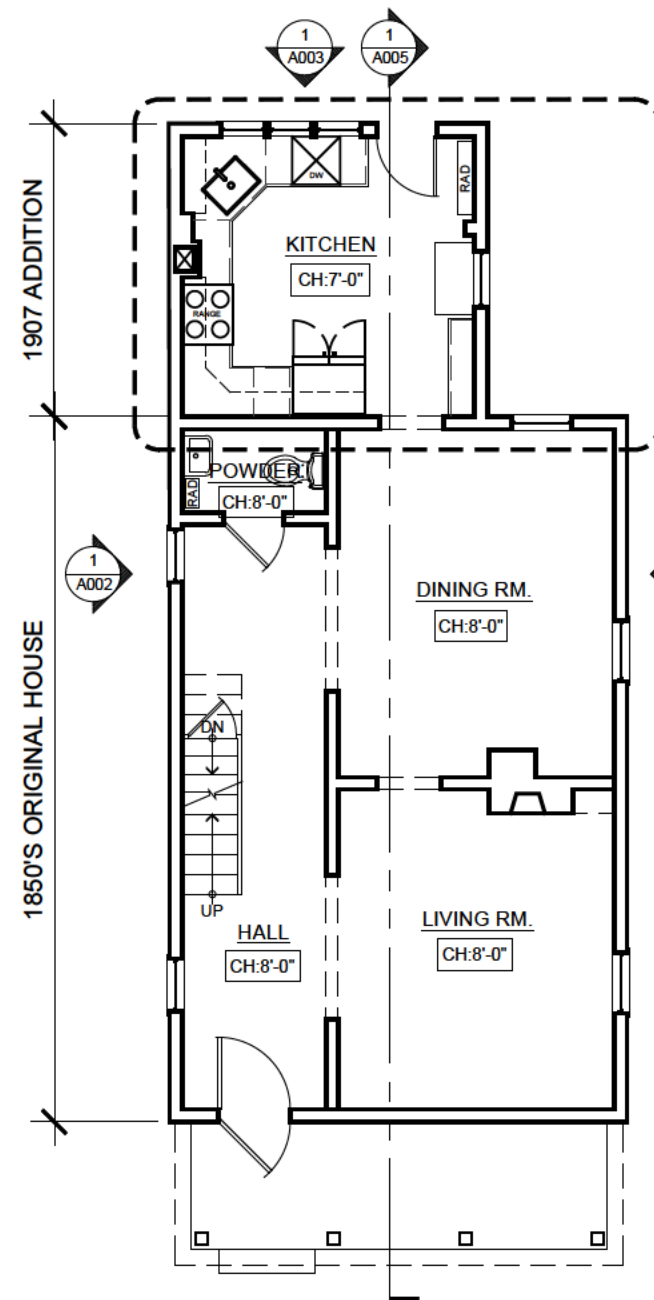
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SCALE: 1/4" = 1'-0"

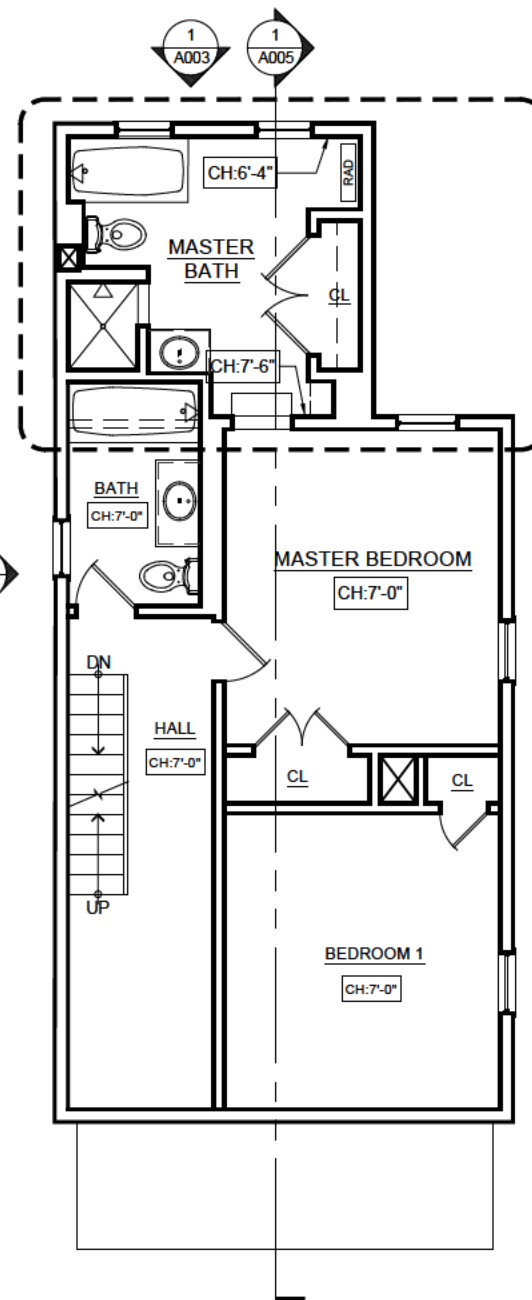
PROPOSED

CS03

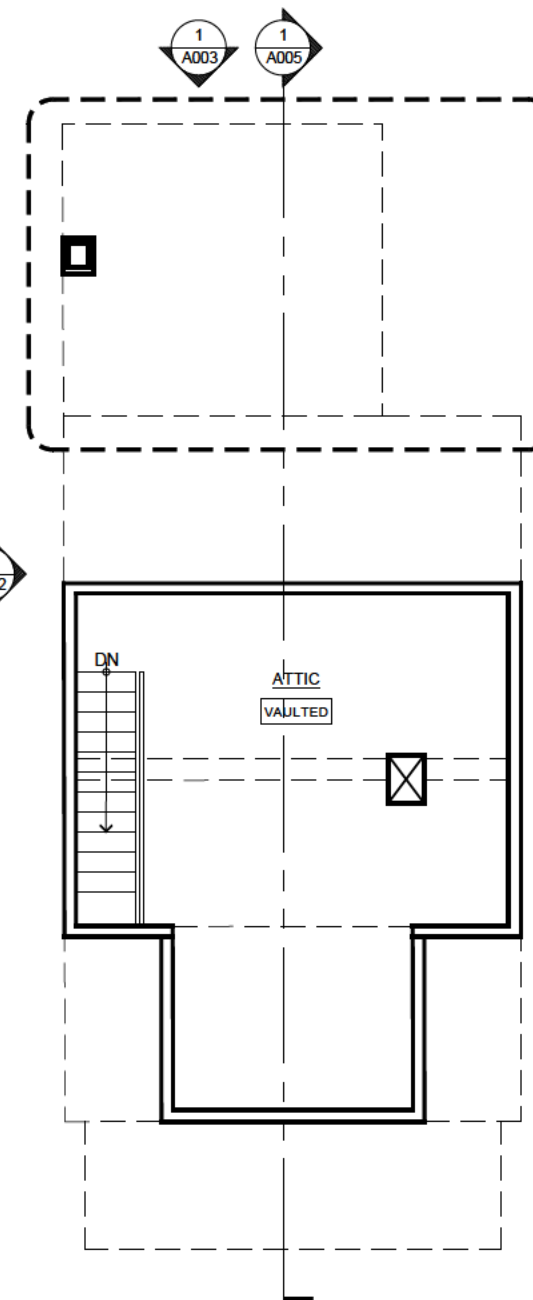
THE PROPOSED ADDITION WILL ENCAPSULATE AND MODIFY EXISTING 1907 ADDITION



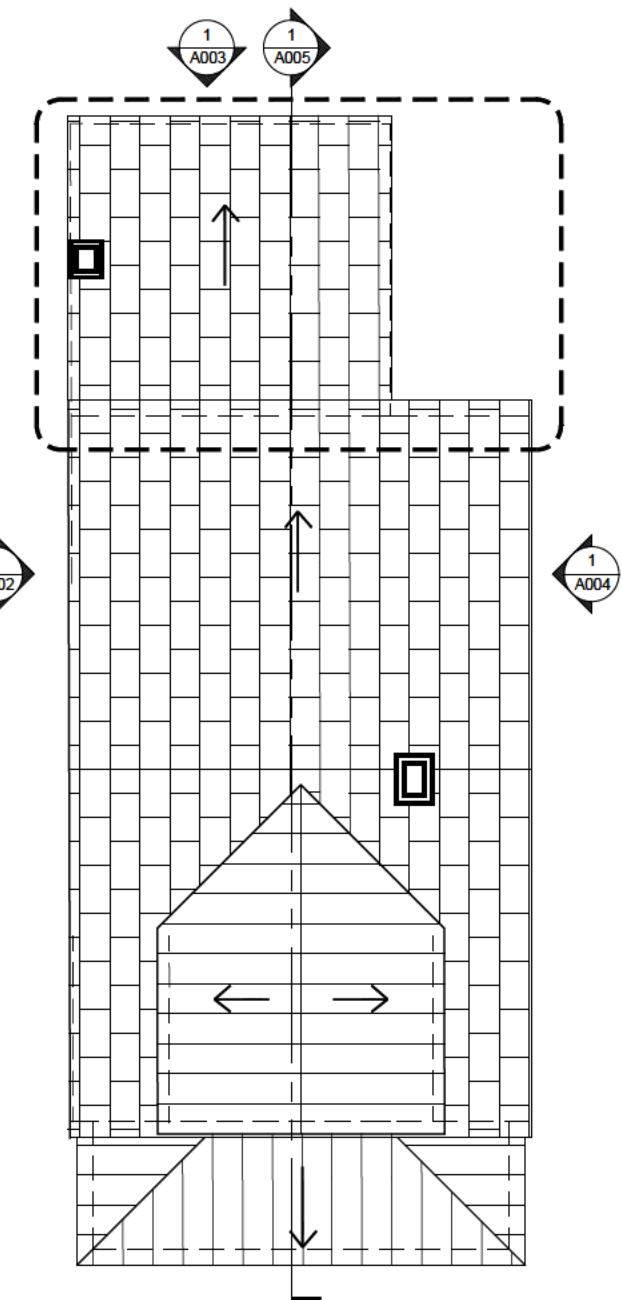
1 EXISTING FIRST FLOOR PLAN



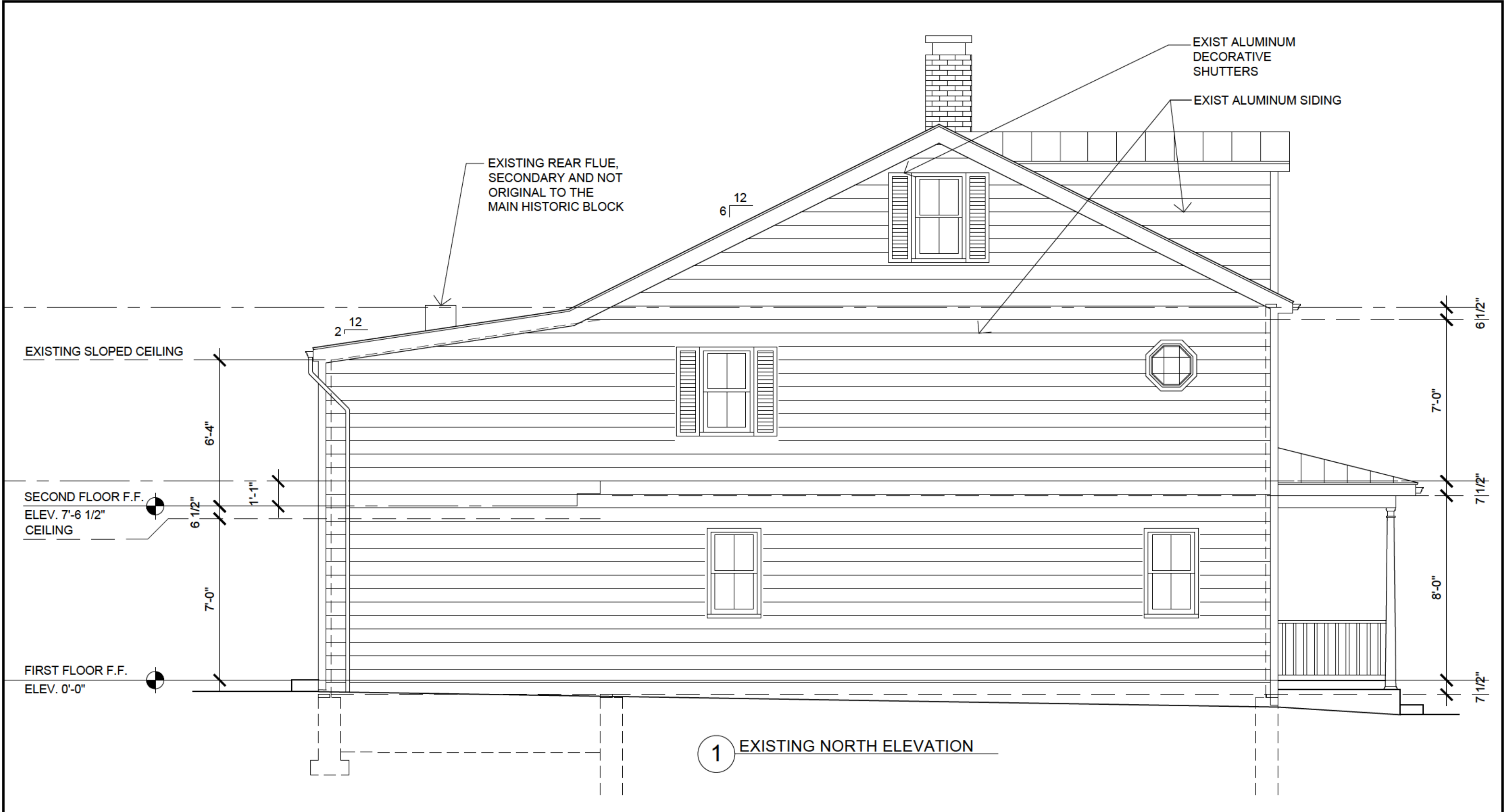
2 EXISTING SECOND FLOOR PLAN




3 EXISTING ATTIC PLAN



4 EXISTING ROOF PLAN



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			<p>SCALE: 1/4" = 1'-0"</p>	
			<p>EXISTING ELEVATION</p>	

EXIST ALUMINUM
SIDING 7" EXPOSURE
TYPICAL TO EXISTING
EXTERIOR

NON-ORIGINAL WOOD WINDOW
SINGLE PUTTY-SET GLAZING
W/ METAL SASH TAPE MECHANICAL
BALANCE, 2" SILL AND
W/ 4" FLAT WOOD CASING
HEAVILY DAMAGED

EXISTING WINDOW DOES NOT
PROVIDE CODE COMPLIANT EGRESS
FROM BEDROOM EXIST PROVIDES
3.95 SQUARE FEET AT LOWER SASH
UPPER NOT OPERATIONAL CODE
REQUIRES 5.7 SQ FT.

BASEMENT HATCH
METAL COVERED

EXIST FLAT SEAM
METAL ROOFING

EXISTING REAR FLUE,
SECONDARY AND NOT
ORIGINAL TO THE
MAIN HISTORIC BLOCK

VAULTED CEILING

NON-ORIGINAL WOOD WINDOW TYP.
SINGLE PUTTY SET GLAZING
W/ 2" WOOD BRICK MOULD CASING
METAL SASH TAPE BALANCE

SECOND FLOOR F.F.
ELEV. 7'-6 1/2"
CEILING

MODERN WINDOWS &
DOOR FROM 90'S
KITCHEN RENOVATION

FIRST FLOOR F.F.
ELEV. 0'-0"

1

EXISTING REAR (EAST) ELEVATION

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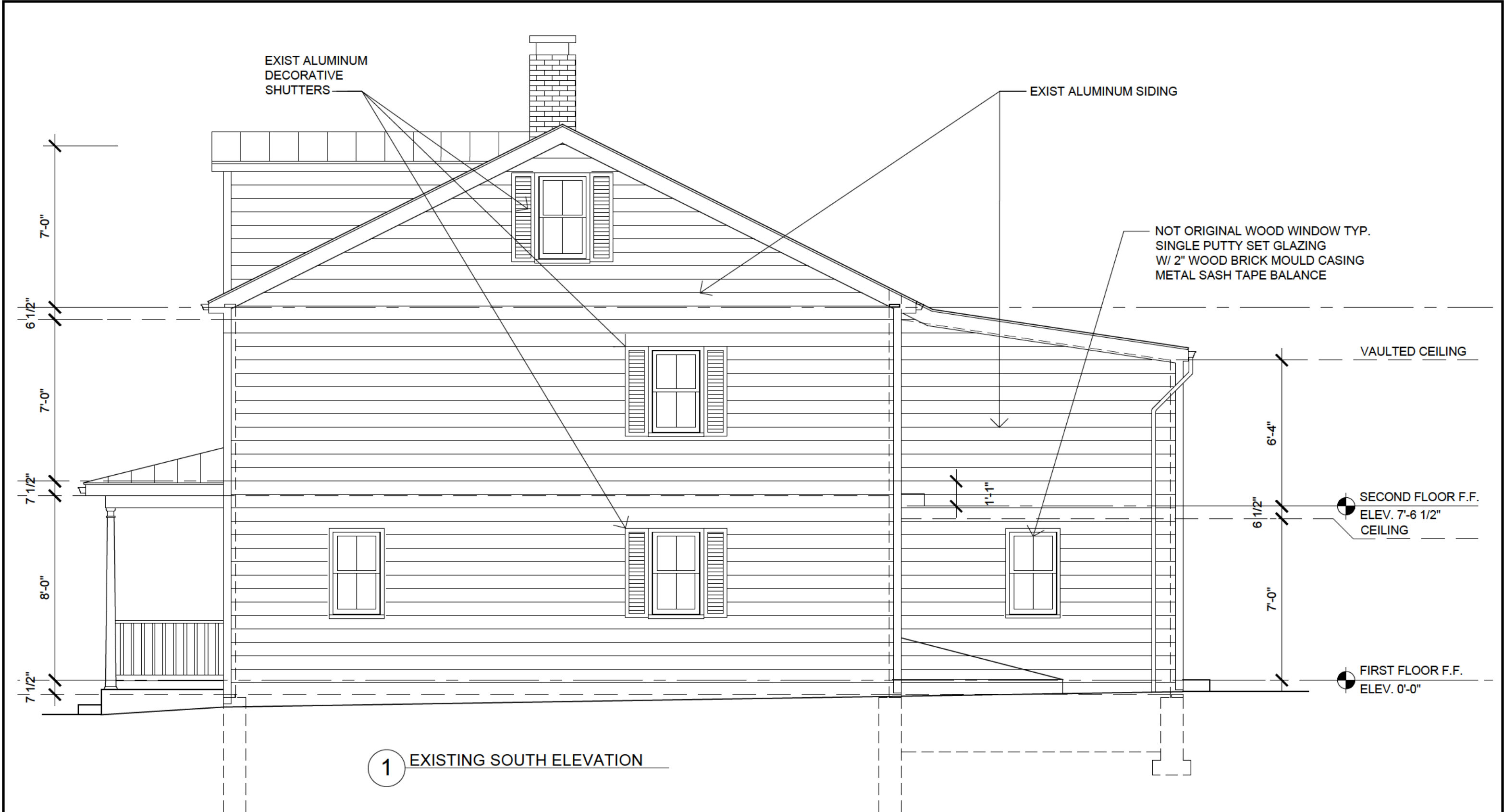
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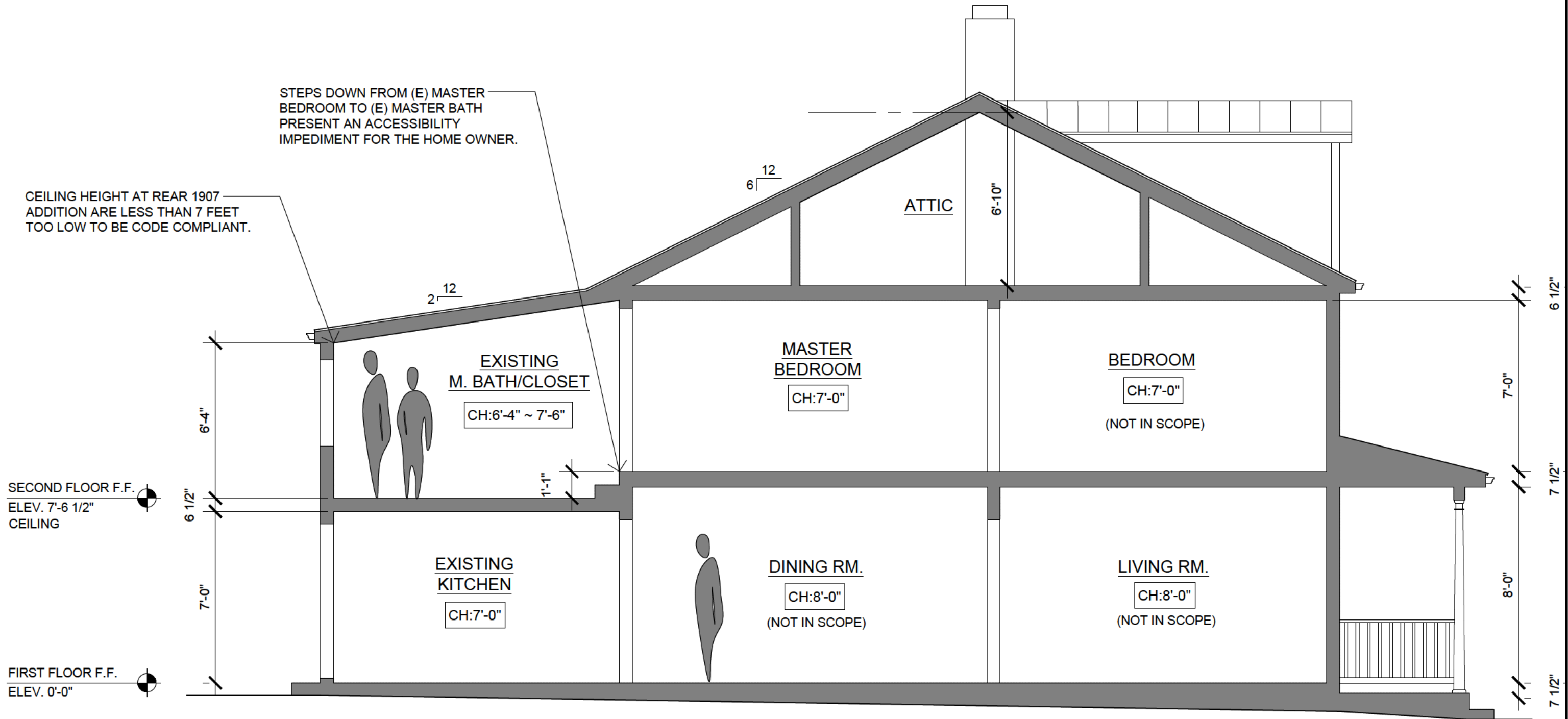
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION

A003



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			SCALE: 1/4" = 1'-0"	
			EXISTING ELEVATION	



1 EXISTING BUILDING SECTION

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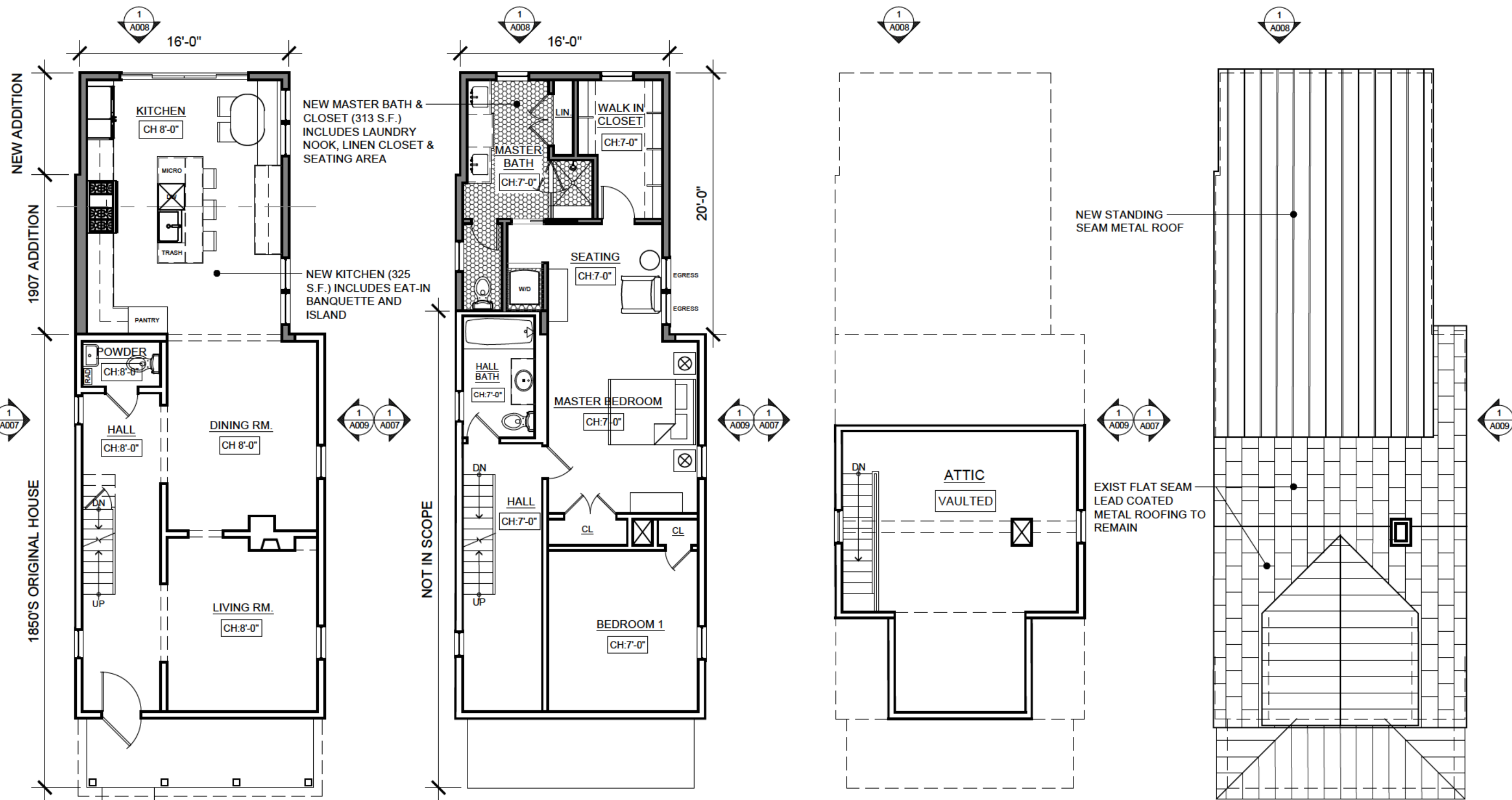
VEAZIE RESIDENCE
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DATE: 5/24/2021

SCALE: 1/4" = 1'-0"

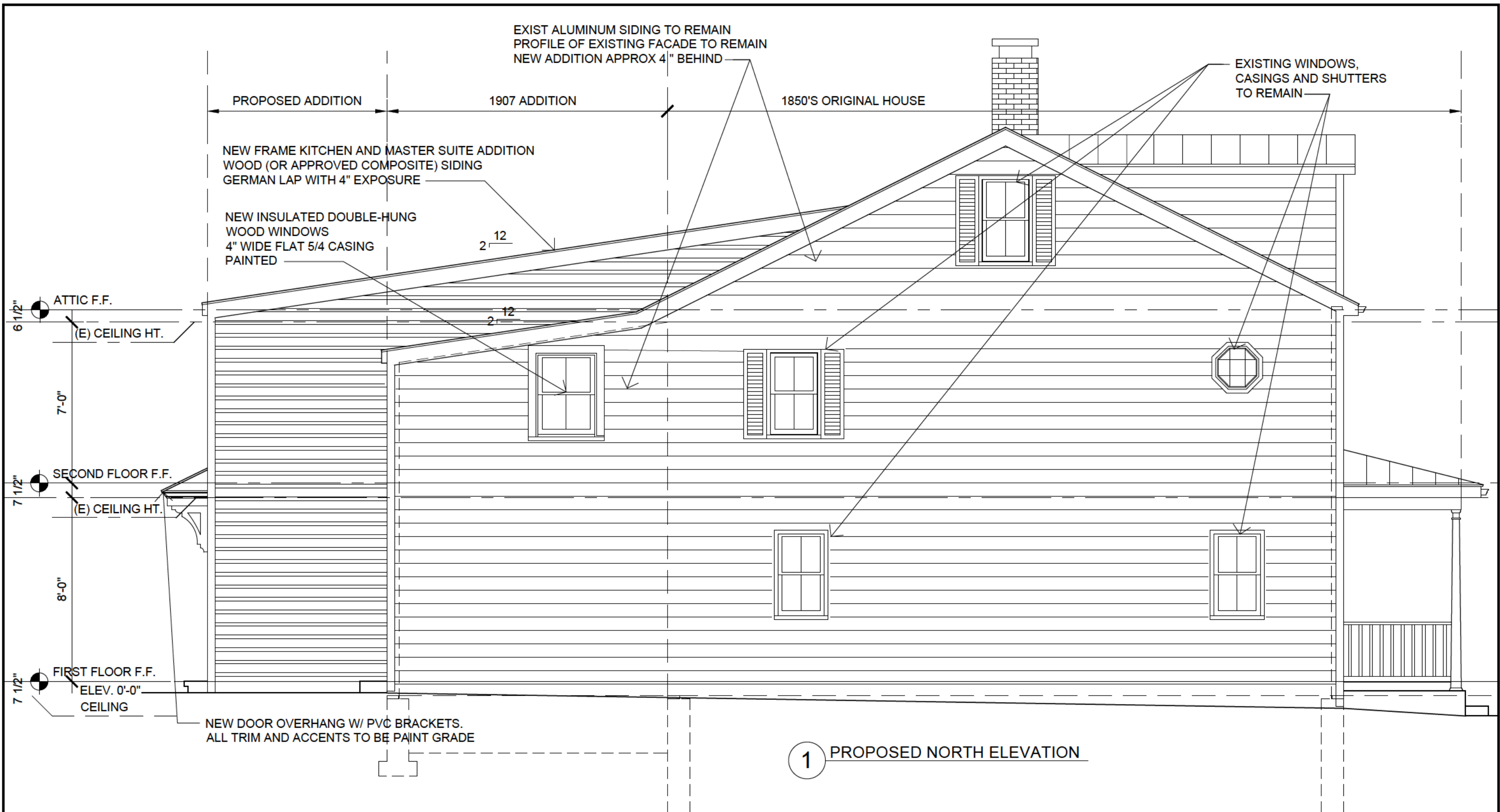
EXISTING SECTION

A005



1 PROPOSED FIRST FLOOR PLAN 2 PROPOSED SECOND FLOOR PLAN 3 PROPOSED ATTIC PLAN 4 PROPOSED ROOF PLAN

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			SCALE: 1/4" = 1'-0"	
			PROPOSED	



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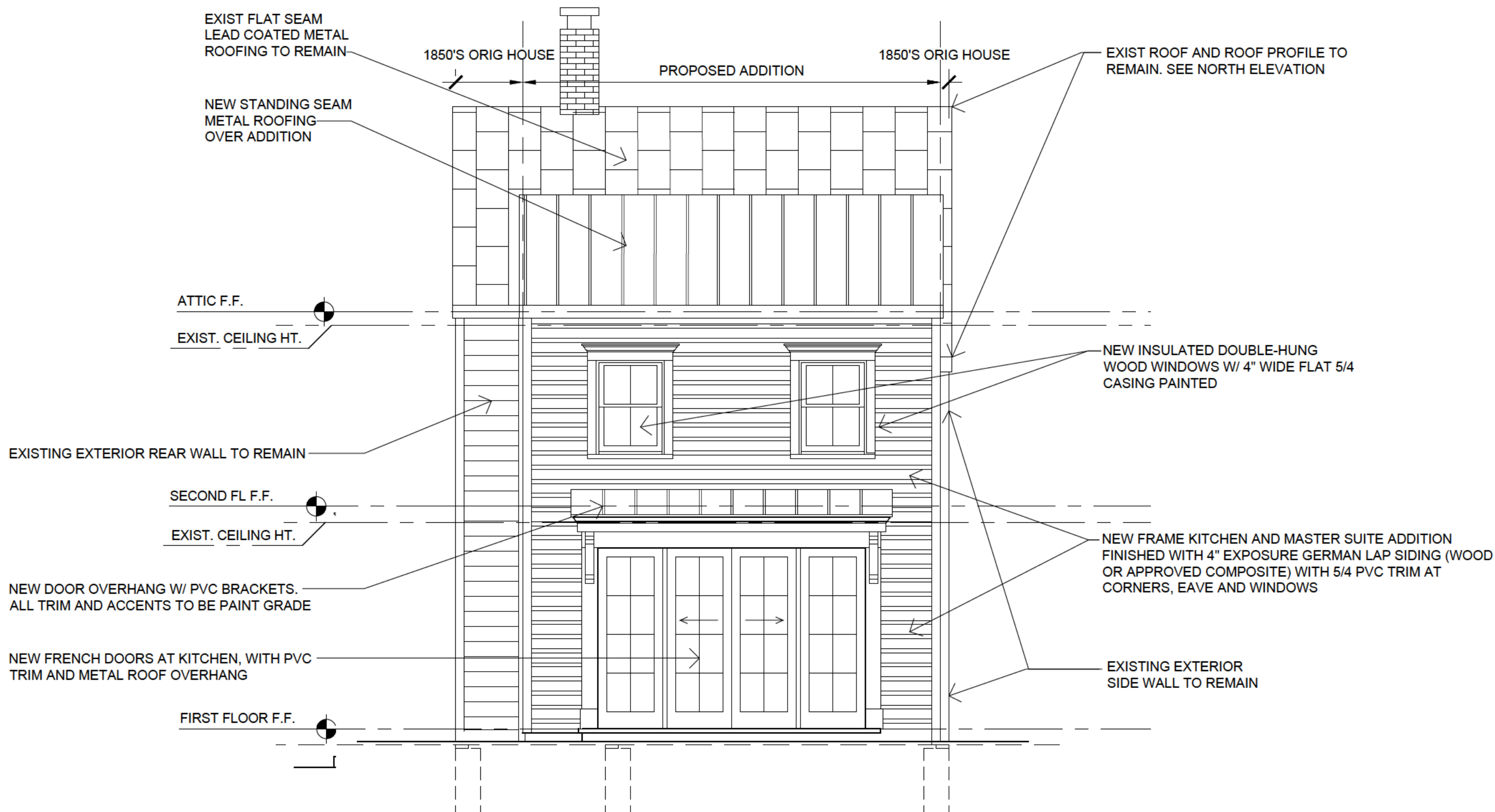
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SCALE: 1/4" = 1'-0"

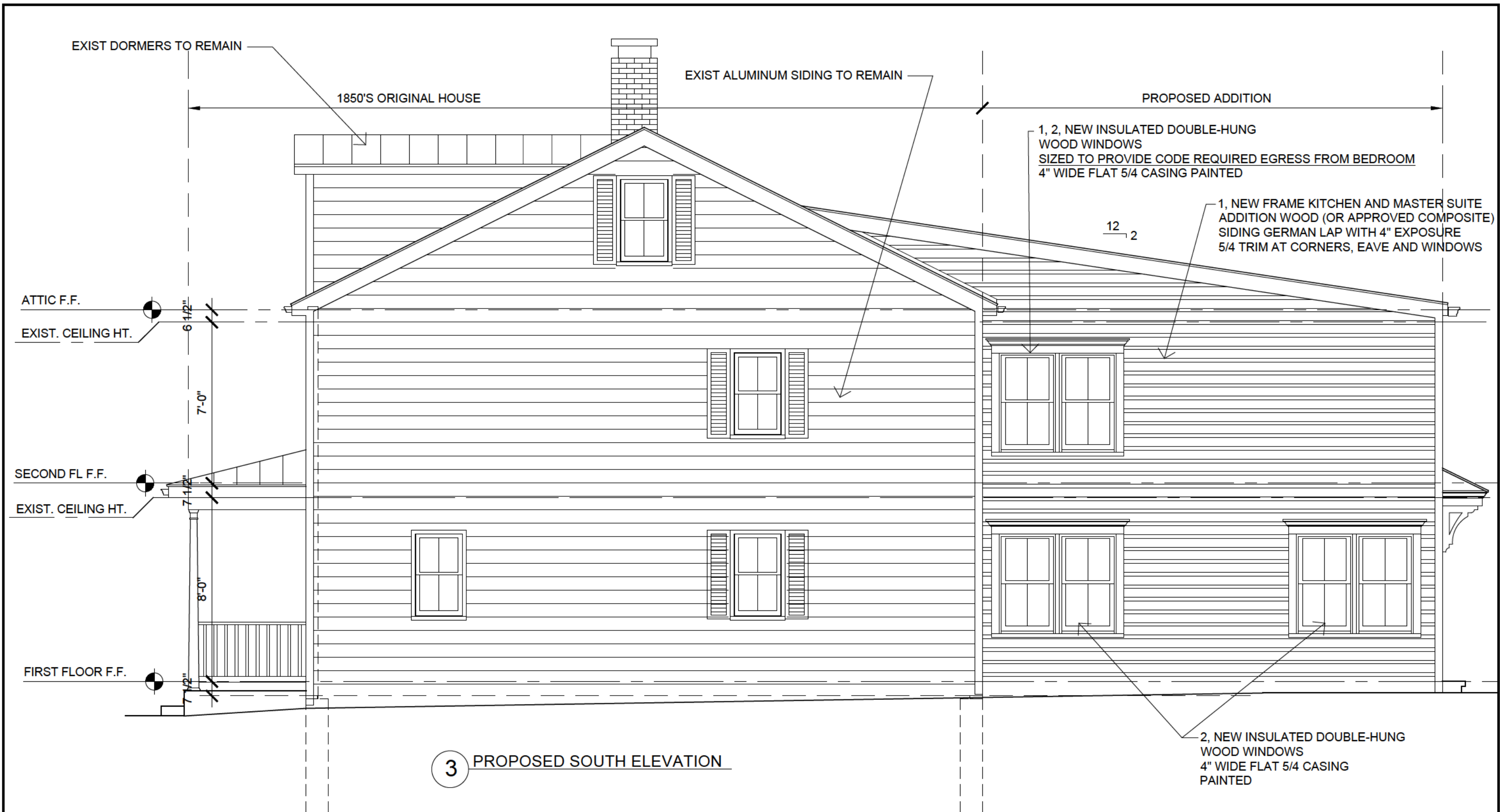
PROP. ELEVATION


A007

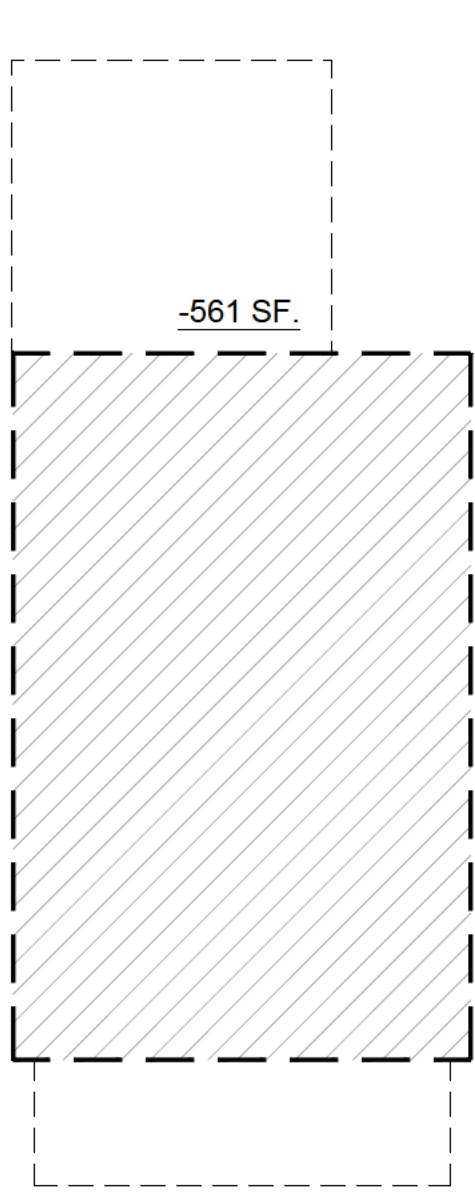


1 PROPOSED REAR (EAST) ELEVATION

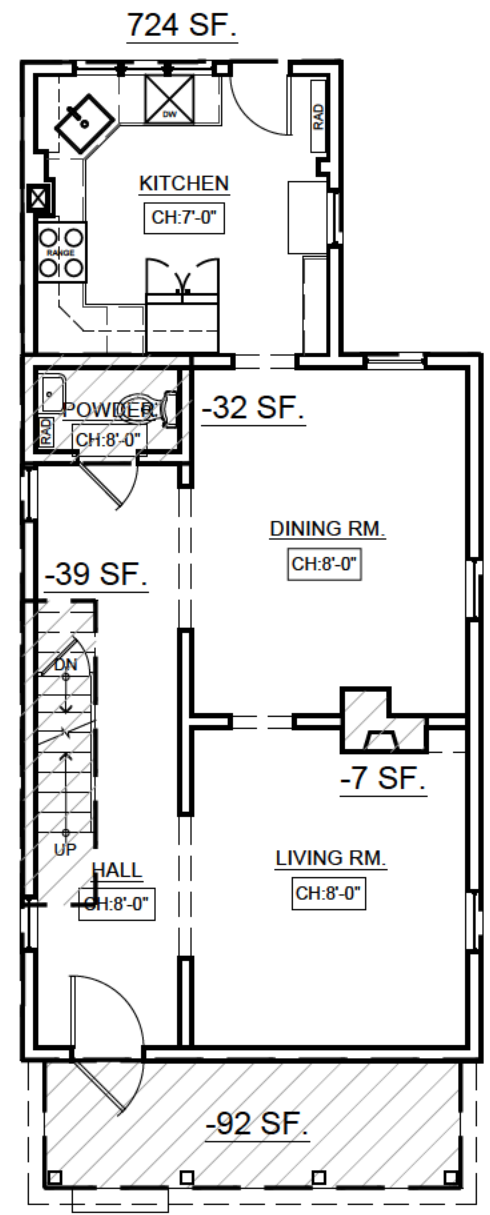
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			SCALE: 1/4" = 1'-0"	
			PROP. ELEVATION	



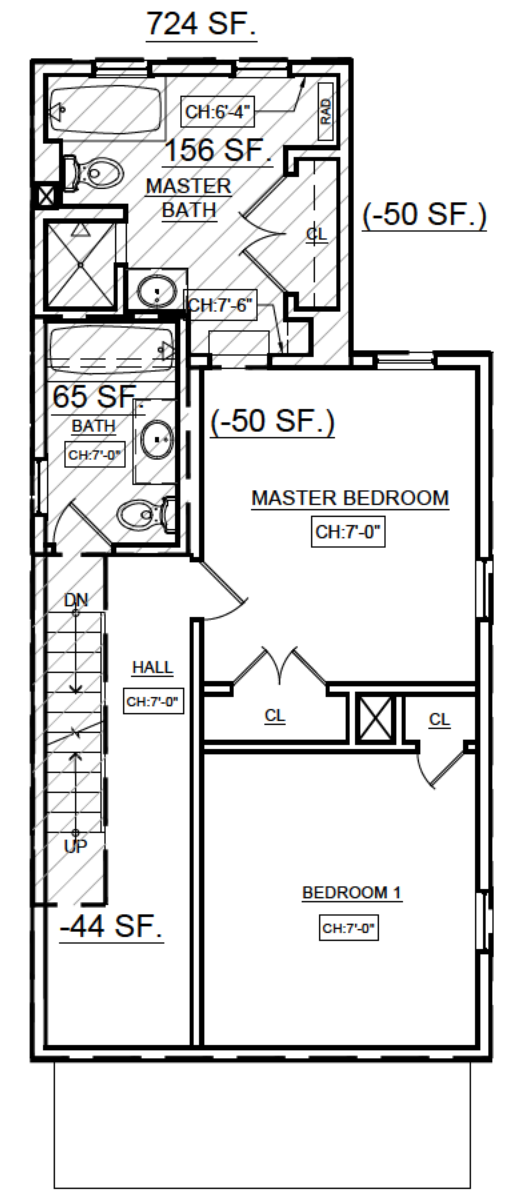
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			<p>SCALE: 1/4" = 1'-0"</p>	
			<p>PROP. ELEVATION</p>	



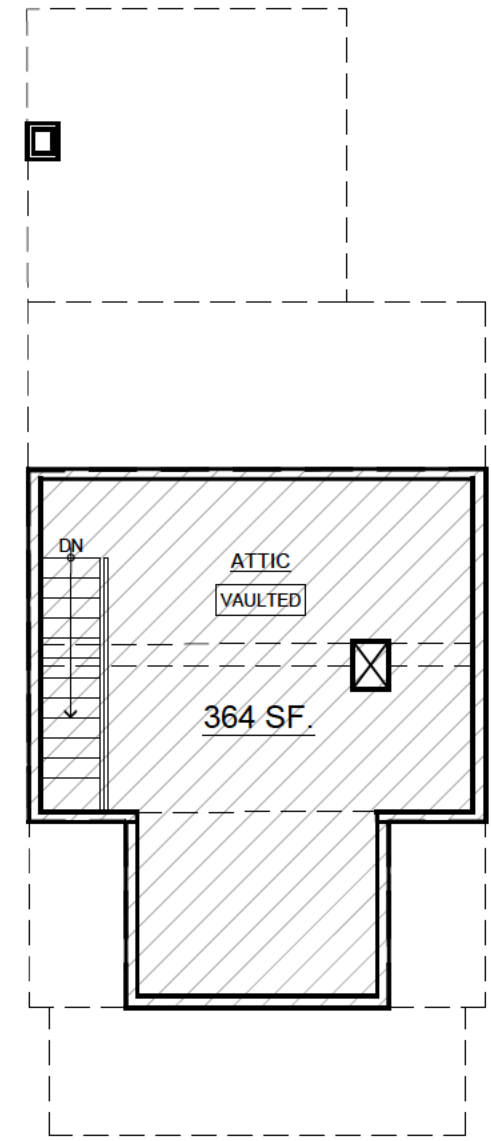
1 EXISTING BASEMENT PLAN



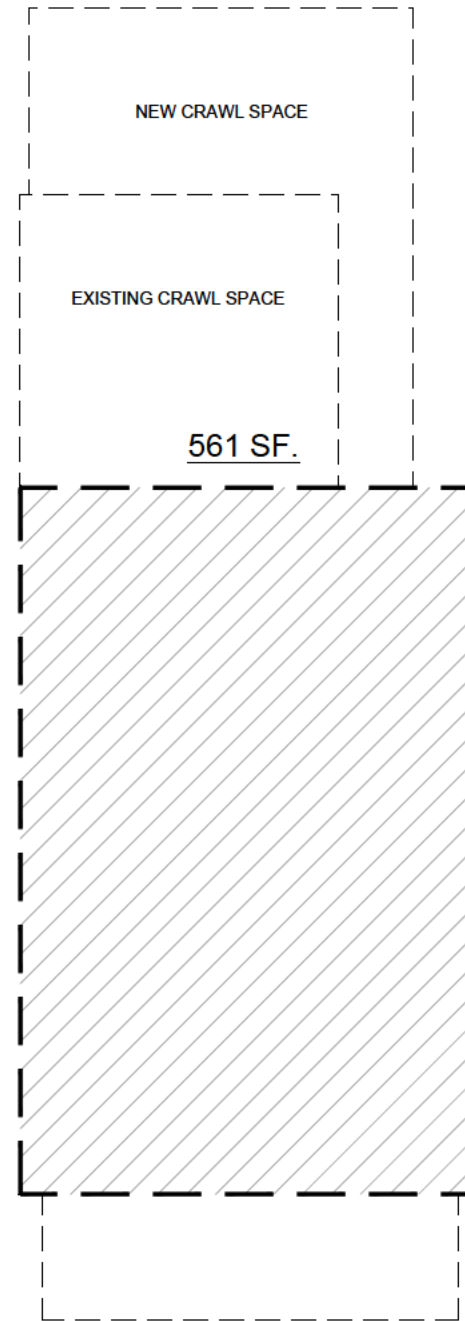
2 EXISTING FIRST FLOOR PLAN



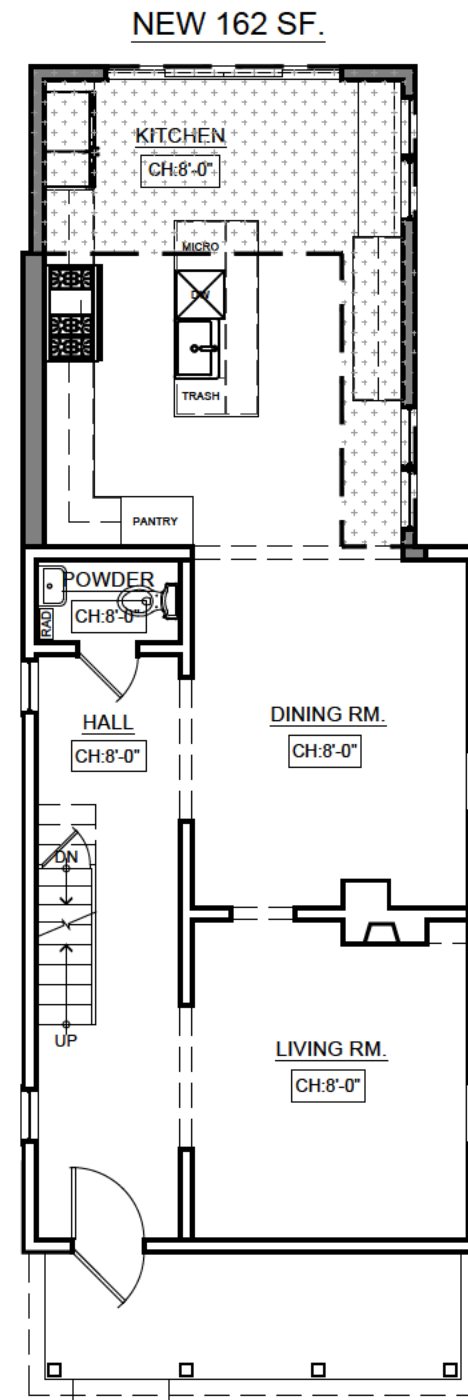
3 EXISTING SECOND FLOOR PLAN



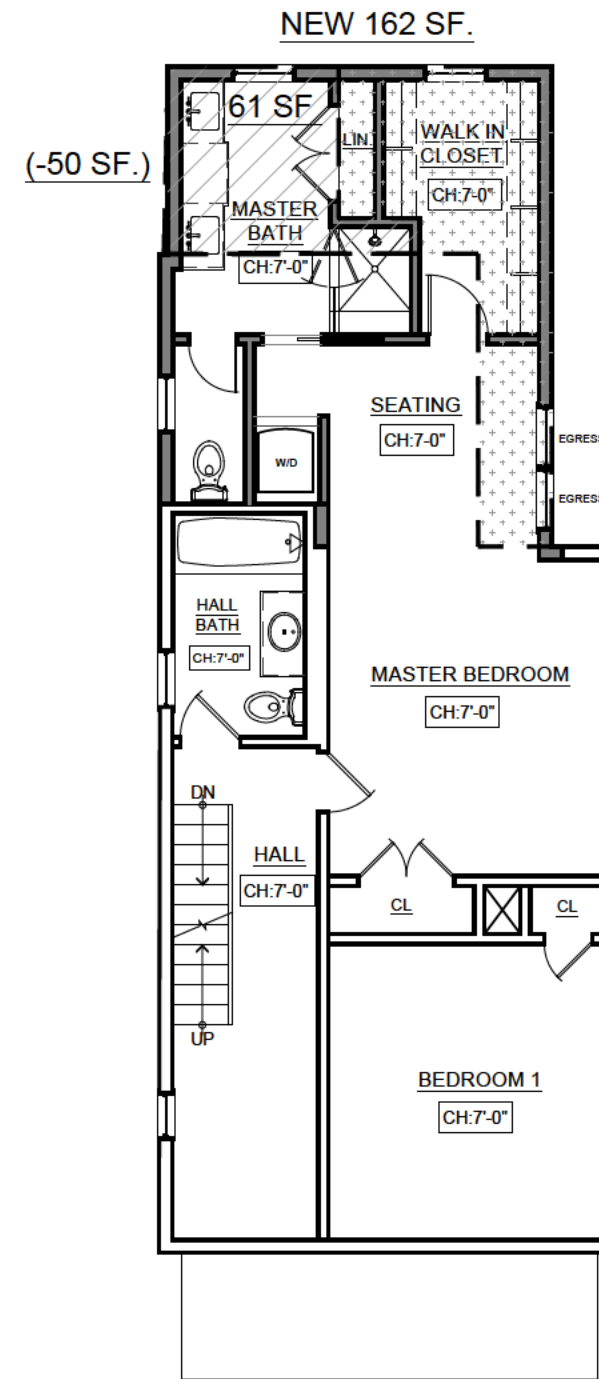
4 EXISTING ATTIC PLAN



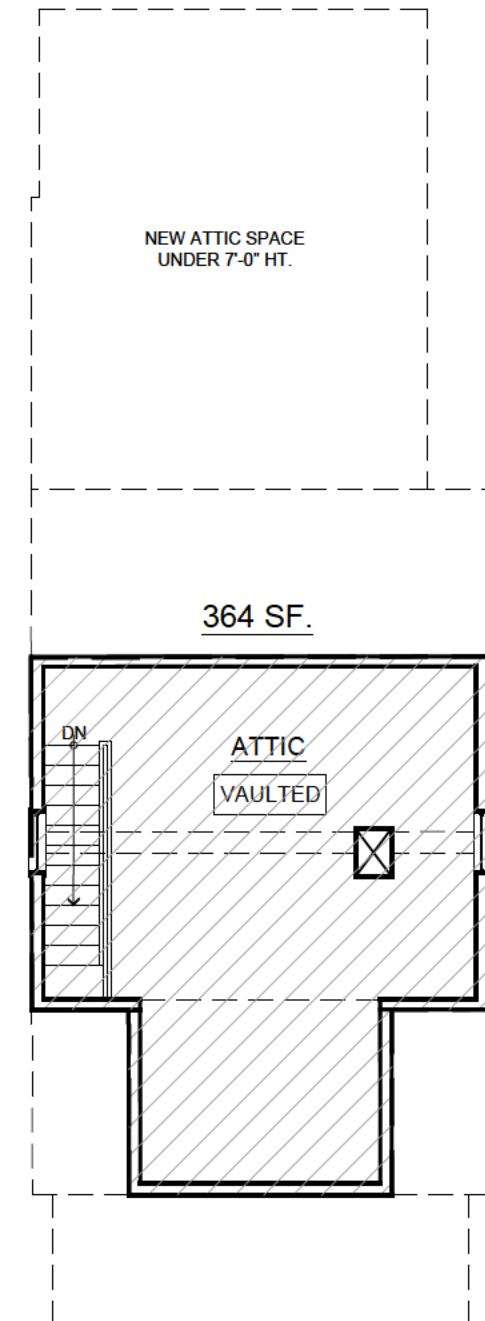
1 PROP. BASEMENT PLAN



2 PROP. FIRST FLOOR PLAN



3 PROP. SECOND FLOOR PLAN



4 PROP. ATTIC PLAN

PROPOSED MATERIALS

Exterior Renovation

UNA-CLAD™ Metal Roofing Systems

VERSATILE • SUSTAINABLE • BEAUTIFUL



NEW METAL ROOF

UNA-CLAD™ METAL ROOFING SYSTEMS

Since the introduction of UNA-CLAD Metal Roofing Systems more than 30 years ago, they have become one of the leading architectural metal roofing products in the construction industry. Firestone Building Products systems are recognized the world over for their outstanding construction and innovative design.

UNA-CLAD offers a variety of sustainable, reliable and environmentally-friendly roofing system options.

UNA-CLAD allows for maximum design freedom with a wide range of materials, widths and finishes.

To further protect your investment, install the roofing system over our innovative new CLAD-GARD™ roofing underlayment. This easy-to-handle skid-resistant material is the ideal moisture barrier to protect your roofing investment from corrosion and other environmental concerns.

And once your roof is installed, the unparalleled Red Shield® Warranty assures that your roof will provide outstanding performance for decades to come.

Thank you for your interest in Firestone Building Products UNA-CLAD roofing systems. For detailed information about anything covered in this brochure, please contact your local Firestone Representative or visit

www.firestonebpco.com.

RED SHIELD STANDING SEAM ROOFING SYSTEMS COMPRISE A SYSTEM OF INTERLOCKING METAL PANELS THAT GENERALLY RUN VERTICALLY FROM THE ROOF RIDGE TO THE EAVES. THE SEAM WHERE THE TWO PANELS JOIN TOGETHER IS RAISED ABOVE THE SURFACE OF THE PANEL, THEREBY GIVING THE PRODUCT ITS NAME.

THESE METAL ROOFS FREELY EXPAND AND CONTRACT WITH THE WEATHER WITHOUT DAMAGE TO THE SUBSTRATE, PROVIDE EXCEPTIONAL RAIN AND SNOW RUNOFF, PERFORM WELL IN HIGH-WIND ENVIRONMENTS, MINIMIZE OIL-CANNING AND PROVIDE GREAT DESIGN VERSATILITY.



FIRESTONE UNA-CLAD™ RED SHIELD SERIES

Building on proven standing seam technology, Firestone developed the **UNA-CLAD Red Shield Series** to provide designers, architects and building owners with a wide selection of beautiful, durable and functional metal roofs. The Red Shield Series is available in a variety of colors, materials, widths, textures, profiles and seam designs.



UNA-CLAD UC-3

This double-lock standing seam system uses mechanical sealing for a durable, virtually leak proof seal. UC-3 roofs create a traditional look, and allow specified radius profiles to enhance the architect's design.

Standard UC-3 materials are painted steel, painted and anodized aluminum, architectural grade sheet copper and zinc.

Available with embossing, striations and ribs (flat and pencil) to minimize oil-canning.

NEW COVE/DUTCH PROFILE, BORAL SHIPLAP SIDING, 1X6 16-FT



Boral's Cove/Dutch Shiplap Siding Product Features

16-ft lengths

No cracking or splitting from moisture

Resists rot and termite attacks

Maintains a high level of stability

No need to prime end or field cuts

Workability exceeds that of wood siding

Installs with standard woodworking tools and methods

Accepts a wide variety of fasteners

Can be painted any color

Made in the USA

20-year limited warranty



NEW PVC TRIM



ABOUT US

VERSATEX MAKES TRIM SMARTER

VERSATEX is created from cellular PVC, making it moisture and insect resistant while still featuring the real cedar look and woodworking characteristics a fine builder or craftsman desires. No more warping, cupping, or splitting - just a Trimboard with high aesthetic value backed by a lifetime warranty.

As a company, VERSATEX is a proven leader with an unmatched service platform and best-in-class product quality. Our focus is the cellular PVC trim market, and our strength is our experience and flexibility to continually introduce innovative solutions for builders, contractors and architects. We place a high value on listening to our customers and reacting to their needs.

WE'RE RIGHT THERE WITH YOU

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Our **Premier Builder App** allows builders and contractors to earn points for purchasing VERSATEX products from our stocking dealers. Points can be redeemed for prizes, and lifetime point earnings qualify you for escalating status perks.

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STEALTH TRIM SYSTEM

STEALTH WINDOW & DOOR SURROUNDS

Nominal Sizes	Length and Finish	
	Smooth	Timber Ridge
5/4" x 4"	18'	18'
5/4" x 6"	*	*
5/4" x 8"	*	*

- All sizes available in Standard Stealth, Stealth with Flange Slot, & Trim with Flange Slot except where noted
- Custom lengths & widths available in "Smartpack" quantities

STEALTH CORNERS

Nominal Sizes	Length and Finish	
	Smooth	Timber Ridge
5/4" x 4"	*	*
5/4" x 6"	*	*
5/4" x 8"	*	*

- Custom widths up to 10" wide corners available in "UNIT" quantities
- Special 12" & 22" long corners available in "UNIT" quantities; 4" and 6" corners at 10' and 20' lengths available in "Smartpack" quantities

STEALTH SKIRTBOARD

Nominal Sizes	Length and Finish	
	Smooth	Timber Ridge
1" x 8"	*	*
1" x 10"	*	*
5/4" x 6"	*	*
5/4" x 8"	*	*

- Custom lengths and widths available in "Smartpack" quantities

STEALTH HIDDEN FASTENER PROFILES

Stealth Casing with J	Stealth HF Corner	20'
1 1/8" x 3 1/2"	5/4" x 4"	*
1 1/8" x 5 1/2"	1 1/8" x 5 1/2"	*



Canvas Series

BEAUTY OF WOOD. DURABILITY OF PVC.

Profile	Actual Width	Length
WP4	3/4" X 5 1/2"	18'
Stealth Bead	1/2" X 6"	*
4" Crown	9/16" X 3 5/8"	*
Bed Mould	9/16" X 3/4"	*

- All profiles available in all 5 finishes
- Color-matched touch-up kit to be included from distributor
- Handling guides available at versatex.com/canvas-series

SOFFIT SYSTEM

Actual Sizes	Smooth Only	
	Vented	Solid
1/2" x 12"	18'	18'
1/2" x 16"	*	*

- Custom lengths and widths available in "Smartpack" quantities

SOFFIT ACCESSORIES

Profile	Nominal Sizes	Length and Finish	
		Smooth	Timber Ridge
Notched Fascia	1" x 8"	*	*
Frieze	5/4" x 6"	*	*

- Custom lengths and widths available in "Smartpack" quantities

VERSAWRAP



CLASSIC & RAISED PANEL		ACCENT WRAPS	POST CAPS
Nominal Sizes	Actual Inside Dimension	10"	10"
4" X 4" X 8'6"	3 3/4" X 3 3/4" X 8'6"	*	*
4" X 4" X 10'	3 3/4" X 3 3/4" X 10'	*	*
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	*	*
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	*	*
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	*	*
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	*	*
12" X 12" X 12'	9 3/4" X 9 3/4" X 12'	*	*

- Classic sized available in Smooth or Timber Ridge
- 4", 6" and 8" wraps made from actual 1/2" thick VERSATEX; Add 1" to inside dimensions to calculate outside measurements. 12" wraps are an actual 3/4" thick.
- Raised panels start 16 1/2" from bottom with railing gap from 30 3/4" to 38 1/2". Clearance above the top panel measures 8 3/4".
- 10" Classic wraps and 6" X 6" X 10' Accent Wraps available (minimum quantities apply)

FOUR-PIECE TAPERED WRAP		Actual Sizes	5"	6"
12" base / 8" cap	*	*	*	*
16" base / 12" cap	*	*	*	*

- Includes skirt and squaring corners (see below).

MOULDING ACCESSORIES

MOULDING KITS

- Bed Moulding Kit
- Crown Moulding Kit
- Base Cap Moulding Kit
- XL for around Accent Wrap

- Bed Moulding Kit XL
- Crown Moulding Kit XL

- All Moulding Kits are pre-cut to length, mitered, and sold in bags with Hoffman Dovetail Connectors for easy assembly and a snug fit around the outside dimension of our 4", 6", or 8" VERSAWRAP.



TAPERED

- Squaring corners and 3 1/2" decorative skirt pieces are included with each Tapered column wrap for the cap and base to fasten and accessorize for a craftsman aesthetic.



NEW PVC BRACKETS

Dimensions: 4-in W x 24-in H x 18-5/8-in D

This material is perfect for exterior applications. It will not rot or crack and is impervious to insect manifestations. It comes factory primed and ready for you paint.

NEW WINDOWS & DOORS – OPT.1 CLAD

WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
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1

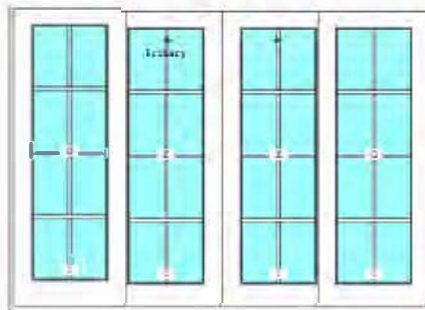
1

P.O.: Braswell

Location:

Job: Veazie - Clad Option

Price:



(Viewed from Exterior)

Rough Opening 118" x 86-1/2"

Overall Jamb 117-1/4" x 86"

Ratings
CPD Product Number WEA-N-283-00687-00004
U-Factor 0.32
Solar Heat Gain Coefficient (SHGC) 0.21
Visible Transmittance (VT) 0.36

Signature Series French Sliding Patio 4 Panel Rectangle 8715 1 Wide Complete Unit

— Mfg Date 7/30/2012 to Present

— Frame Style French Sliding Patio

Left Primary Panel

See weathershield.com for PG/DP information

Sizing Method Call Out 9-10 X 7-2

— R/O Size 118" X 86 1/2"

— Jamb Size 117 1/4" X 86"

— Glass Size 21 1/16" X 71 5/16"

Operating Code - OXXO

Aluminum Clad - - White - AAMA 2605

— Exterior Panel/Sash Color White

— W/Frame Nailing Fin

— No Sill Nose -

6 9/16" Jamb Depth -

Pine -

Panel Interlock Finish - White

Insulated Low E

— W/Out Neat Clean Glass

— Glazing Bead Profile - Colonial - Back Side Glzg Bd Match Interior Finish

— W/Out Protective Film

— Tempered Glass

— Black Spacer

— W/Inert Airspace Gas

No Center Rail

7/8" - Pine - SDL W/GBG - Rectangular -

— Colonial Interior Bar Profile

— No Interior Bar Finish/Stain -

— 2 W 4 H /

Brushed Nickel PVD - 2 Point Lock System - Standard Handle

— No Keyed Lock

— W/Stainless Steel Mortise Lock/Keeper

— W/Stainless Steel Tandem Rollers

— W/White Foot Activated Bolt

W/Standard Sliding Screen - White - NO-SEE-UM Mesh - Shipped Loose

— W/Standard Screen Rollers

WEATHER SHIELD.

WINDOWS & DOORS

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weathershield.com

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QUOTE

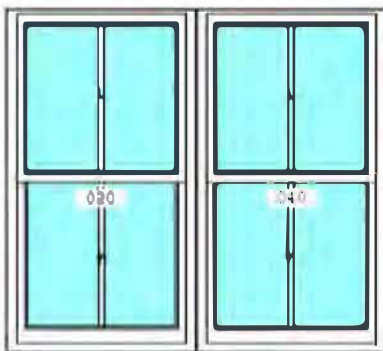
Project Date: 05/20/2021
Quote Date: 05/20/2021
Quote #: 2520345

Printed: 05/20/2021 11:17 AM
Total Lead Time: 8 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
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2 3 P.O.: Braswell
Location:
Job: Veazie - Clad Option

Price:



Signature Series Double Hung Tilt Rectangle 8122 2 Wide
Complete Unit

— Mfg Date 4/2/2018 to Present

— Signature 2.0

— Frame Style Double Hung

See weathershield.com for PG/DP information

Sizing Method Call Out - Even

Aluminum Clad - - White - AAMA 2605

— Exterior Panel/Sash Color White

— W/Frame Nailing Fin

— No Sill Nose -

6 9/16" Jamb Depth -

Pine -

— White Vinyl Jamb Liner

Insulated Low E

— W/Out Neat Clean Glass

Glazing Bead Type - Colonial - Back Side Glzg Bd Match Interior Finish

— W/Out Protective Film

— Black Spacer

— W/Inert Airspace Gas

7/8" - Pine - SDL W/GBG - Rectangular -

— Colonial Interior Bar Profile

— No Interior Bar Finish/Stain -

White - Surface Mounted Single Lock -

W/Full Screen - White - NO-SEE-UM Mesh - Shipped Loose

0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 59-9/16" x 54"
Overall Jamb 59-1/16" x 53-1/2"

See Summary Document - Messages 952

Lead Time: 8 Weeks

WEATHER SHIELD.

WINDOWS & DOORS

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QUOTE

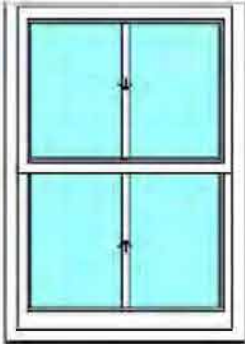
Project Date: 05/20/2021

Quote Date: 05/20/2021

Quote #: 2520345

Printed: 05/20/2021 11:17 AM

Total Lead Time: 8 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
3	2	<p>P.O.: Braswell</p> <p>Location:</p> <p>Job: Veazie - Clad Option</p> <p>Price:</p>  <p>Signature Series Double Hung Tilt Rectangle 8122 1 Wide Complete Unit</p> <p>— Mfg Date 4/2/2018 to Present</p> <p>— Signature 2.0</p> <p>— Frame Style Double Hung</p> <p>See weathershield.com for PG/DP information</p> <p>Sizing Method Call Out 2-6 X 3-6 - Even</p> <p>— R/O Size 30" X 42"</p> <p>— Jamb Size 29 1/2" X 41 1/2"</p> <p>Venting R/O - Top 0" Venting R/O - Btm 0"</p> <p>— Glass Size - Top 24" X 17 1/2" - Bottom 24" X 17 1/2"</p> <p>Operating Code - Operating</p> <p>Aluminum Clad - Putty Sash Profile - White - AAMA 2605</p> <p>— Exterior Panel/Sash Color White</p> <p>— W/Frame Nailing Fin</p> <p>— No Sill Nose -</p> <p>6 9/16" Jamb Depth -</p> <p>Pine -</p> <p>— White Vinyl Jamb Liner</p> <p>Insulated Low E</p> <p>— W/Out Neat Clean Glass</p> <p>Glazing Bead Type - Colonial - Back Side Glzg Bd Match Interior Finish</p> <p>— W/Out Protective Film</p> <p>— Black Spacer</p> <p>— W/Inert Airspace Gas</p> <p>7/8" - Pine - SDL W/GBG - Rectangular - All Sash -</p> <p>— Colonial Interior Bar Profile</p> <p>— No Interior Bar Finish/Stain -</p> <p>— 2 W 1 H / 2 W 1 H /</p> <p>White - Surface Mounted Single Lock -</p> <p>W/Full Screen - White - NO-SEE-UM Mesh - Shipped Loose</p>		

NEW WINDOWS & DOORS – OPT.2 WOOD

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
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1

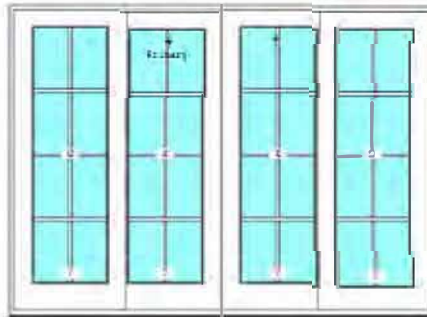
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P.O.: Braswell

Location:

Job: Veazie - Wood Option

Price:



Weather Shield French Sliding Patio 4 Panel Rectangle 6715 1 Wide Complete Unit

— Mfg Date 2/1/2010 to Present

— Frame Style French Sliding Patio

Left Primary Panel

See weathershield.com for PG/DP information

Sizing Method Call Out 9-10 X 7-2

— R/O Size 118" X 86 1/2"

— Jamb Size 117 1/4" X 86"

— Glass Size 21 1/16" X 71 5/16"

Operating Code - OXXO

Primed - - Primed

— Exterior Panel/Sash Color Primed

— Flat Casing -

- Trim Location Standard - Factory Applied

Thickness - 1-1/16" Side Width - 3 1/2" Head Width - 3 1/2"

6 9/16" Jamb Depth -

Pine -

Panel Interlock Finish - White

Insulated Low E

— W/Out Neat Clean Glass

— W/Out Protective Film

— Tempered Glass

— Black Spacer

— W/Inert Airspace Gas

7/8" - Pine - SDL W/GBG - Rectangular -

— Colonial Interior Bar Profile

— Colonial Exterior Bar Profile

— No Interior Bar Finish/Stain -

— 2 W 4 H /

Brushed Nickel Pvd - 2 Point Lock System - Standard Handle

— No Keyed Lock

— W/Stainless Steel Mortise Lock/Keeper

— W/Stainless Steel Tandem Rollers

— W/White Foot Activated Bolt

W/Standard Sliding Screen - White - NO-SEE-UM Mesh - Shipped Loose

— W/Standard Screen Rollers

KD

Standard Unit

WEATHER SHIELD.

WINDOWS & DOORS

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weathershield.com

WSOneSource 1.0

QUOTE

Project Date: 05/20/2021

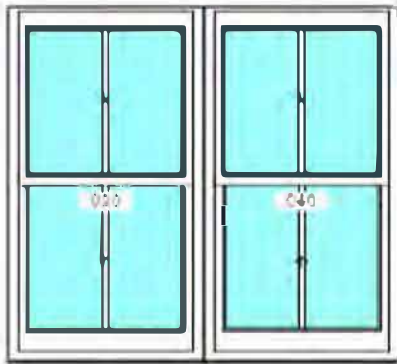
Quote Date: 05/20/2021

Quote #: 2520321

Printed: 05/20/2021 11:04 AM

Total Lead Time: 8 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
2	3	P.O.: Braswell Location: Job: Veazie - Wood Option		Price:



Premium Series Wood Double Hung Tilt Rectangle 6120 2 Wide
Complete Unit

— Mfg Date 2/1/2021 to Present

— Frame Style Double Hung

See weathershield.com for PG/DP information

Sizing Method Call Out - Even

Primed - - White

— Exterior Panel/Sash Color White

— Flat Casing -

- Trim Location Standard - Factory Applied

Thickness - 1 1/8" Side Width - 3 1/2" Head Width - 3 1/2"

— Standard Sillnose -

6 9/16" Jamb Depth -

Pine -

Insulated Low E

— W/Out Neat Clean Glass

Glazing Bead Type - Colonial - Standard

— W/Out Protective Film

— Black Spacer

— W/Inert Airspace Gas

7/8" - Pine - SDL W/GBG - Rectangular -

— Colonial Exterior Bar Profile

— No Interior Bar Finish/Stain -

White - Contemporary Lock Single Lock -

— No Jamb Jack Screws

W/Full Screen - White - Fiberglass Screen Mesh - Shipped Loose

0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 59-9/16" x 54"

Overall Jamb 59-1/16" x 53-1/2"

Lead Time: 8 Weeks

WEATHER SHIELD. WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
weathershield.com

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QUOTE

Project Date: 05/20/2021

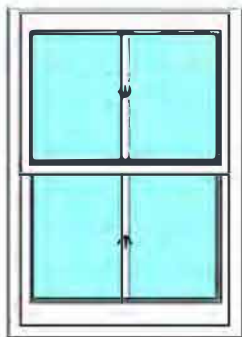
Quote Date: 05/20/2021

Quote #: 2520321

Printed: 05/20/2021 11:04 AM

Total Lead Time: 8 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
3	2	P.O.: Braswell Location: Job: Veazie - Wood Option		Price:



Premium Series Wood Double Hung Tilt Rectangle 6120 1 Wide
Complete Unit

— Mfg Date 2/1/2021 to Present

— Frame Style Double Hung

See weathershield.com for PG/DP information

Sizing Method Call Out 2-6 X 3-6 - Even

— R/O Size 30" X 42"

— Jamb Size 29 1/2" X 41 1/2"

Venting R/O - Top 0" Venting R/O - Btm 0"

— Glass Size - Top 24" X 16 11/16" - Bottom 24" X 16 11/16"

Operating Code - Operating

Primed - - White

— Exterior Panel/Sash Color White

— Flat Casing -

- Trim Location Standard - Factory Applied

Thickness - 1 1/8" Side Width - 3 1/2" Head Width - 3 1/2"

— Standard Sillnose -

6 9/16" Jamb Depth -

Pine -

Insulated Low E

— W/Out Neat Clean Glass

Glazing Bead Type - Colonial - Standard

— W/Out Protective Film

— Black Spacer

— W/Inert Airspace Gas

7/8" - Pine - SDL W/GBG - Rectangular - All Sash -

— Colonial Exterior Bar Profile

— No Interior Bar Finish/Stain -

— 2 W 1 H / 2 W 1 H /

White - Contemporary Lock Single Lock -

— No Jamb Jack Screws

W/Full Screen - White - Fiberglass Screen Mesh - Shipped Loose

From: Michael Alessi

The request would be to remove the gate (and all components) from its current position and attach to the first corner post of the fence, which is both on the property line and will be approximately in line with the rear of the proposed addition. In the scope of the proposed addition, this fix an immaterial cost.



