

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

APPLICANT: Juan Torres and Rose Hutson

LOCATION: Old and Historic Alexandria District
116 Princess Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, preferably Option 1, as submitted.

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 #2021-00388) and Certificate of Appropriateness (BAR #2021-00387) 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 two single-window gabled dormers on the primary/north elevation and either one three-window shed dormer (option 1) or two single-window gabled dormers (option 2) on the rear/south elevation, at 116 Princess Street.

Permit to Demolish/Capsulate

The applicant proposes demolishing the existing metal roofing on both the front/north and rear/south elevations. New standing seam metal roofing will match the existing.

Certificate of Appropriateness

The applicant has proposed two options for new dormers. Both options call for two single-window gabled dormers on the front elevation. Option 1 proposes a three-window shed dormer on the rear elevation, while option 2 proposes two single-window gabled dormers on the rear elevation. All options call for the dormers to be clad with cementitious siding with PVC trim.

Site context

Due to the mid-block location of the townhouse the rear is slightly visible from North Lee Street. See Figure 1. It is not visible from North Union Street.



Figure 1: 116 Princess as seen from North Lee Street; roof outlined in red

II. HISTORY

The three-story, three-bay townhouse at 116 Princess Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen, and Oronoco streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in 1971. This area was not included in the Old and Historic Alexandria District until June of 1984.

Previous BAR Approvals

Staff found no previous BAR approvals.

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

Staff does not believe that the proposed demolition meets any of the criteria above, as the structure was constructed in the early 1970s and has not achieved historic significance in its own right or as the work of a nationally recognized architect. The townhouse is typical of the multitude of functional, vernacular garage townhouses constructed in Alexandria in the mid-to-late 20th century when railroad tracks still ran down Union Street, Founder's Park was envisioned to be mid-rise office buildings visually isolating this development from the river, and much of the waterfront was still industrial uses. The demolition does not remove any character-defining features of uncommon design or historic merit, does not compromise the integrity of historic areas of the district, and will not be a detriment to the public interest. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

Dormers occur frequently in the roof levels of historic buildings. As noted in the *Design Guidelines*, they "...provide light and ventilation to the top floor of a building and can increase the usable floor area." One of the oldest houses in Alexandria, the Murray Dick Fawcett House at 517 Prince Street, has dormers on its primary elevation facing Prince Street (Figure 2). In the community surrounding 116 Princess Street, no less than 15 houses have dormers on top/fourth floor of the front elevation.¹



Figure 2: Murray Dick Fawcett House, 517 Prince Street, construction began 1772.

¹ These include 125 Queen Street, 123 Quay Street, 106 & 110 Princess Street, and most of the houses in the 400 block of North Union Street.

According to the *Design Guidelines*, “The style of the dormer should be appropriate to the architectural style of the existing structure.” In this case, both options harmonize well with the 1971 townhouse. Similar Colonial Revival style structures throughout the historic district include gabled dormers like those proposed for the front elevation. As for the rear elevation (Figures 3 & 4), while Option 2’s gabled dormers may be considered slightly more stylistically appropriate than Option 1’s shed dormer, at least 10 townhouses in this community have rear shed dormers.² Additionally, as the rear of the house is only slightly visible from a public right of way, staff does not object to the proposed shed dormer. Finally, the proposed six-over-six windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.



Figure 3: Option 1 for rear elevation



Figure 4: Option 2 for rear elevation

Staff therefore recommends approval of the applicant’s preferred Option 1 for the project.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

² These include 112 & 113 & 118 & 122 Quay Street, 102 & 119 Queen Street, 112 & 113 Princess Street, 412 & 414 North Union Street.

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Average finished grade must be labeled on plans when applying for building permit.

F-2 All proposed dormer options comply 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)

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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 116 PRINCESS ST

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

TAX MAP AND PARCEL: 065.03-05-06/ LOT 651 SEC 2 OLD TOWNE 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: JUAN TORRES AND ROSE HUTSON

Address: 116 PRINCESS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 301 233 6279 E-mail: ROSIEH130@GMAIL.COM

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

Name: CATHLEEN CURTIN ARCHITECTS LLC Phone: 703 930 9322

E-mail: CATHLEEN@CATHLEENCURTINARCHITECTS.COM

Legal Property Owner:

Name: JUAN TORRES AND ROSE HUTSON

Address: 116 PRINCESS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 301 233 6279 E-mail: ROSIEH130@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 type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other ATTIC DORMERS | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

OWNERS PROPOSE TWO FRONT, NORTH ELEVATION, SINGLE WINDOW
GABLED ATTIC DORMERS AND ONE THREE WINDOW SHED ATTIC DORMER IN
THE REAR OR SOUTH ELEVATION.

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: Cathleen Curtin RA AIADate: 07.014.21

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. JUAN TORRES	116 Princess St	100
2. ROSE HUTSON	116 Princess St	100
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 116 Princess 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. JUAN TORRES	116 PRINCESS ST	100
2. ROSE HUTSON	116 Princess St	100
3.		

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

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

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

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

07.16.21

Date

Cathleen Curtin

Printed Name

Cathleen Curtin

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 116 Princess St
Street Address

RM
Zone

A2. 1,319.00 x 1.50
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,978.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 657.00
Second Floor 657.00
Third Floor 657.00
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 457.00
Stairways** 96.00
Mechanical** 18.00
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory*** 100.00
Other** 200.00
Other**

B1. 1,971.00 Sq. Ft.
Existing Gross Floor Area*

B2. 871.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,100.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

garage is an exclusion of 200 SF

B1. **Total Gross** 1,971.00 B2. **Total Exclusions** 871.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 657.00
Second Floor 657.00
Third Floor 348.50
Attic 375.00
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 457.00
Stairways** 126.00
Mechanical** 36.00
Attic less than 7'*** 348.50
Porches**
Balcony/Deck**
Lavatory*** 100.00
Other** 200.00
Other**

C1. 2,037.50 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,267.50 Sq. Ft.
Allowable Floor Exclusions**

C3. 770.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 2,037.50 C2. **Total Exclusions** 1,267.50

D. Total Floor Area

D1. 1,870.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,978.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

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: Cathleen Curtin

Digitally signed by Cathleen Curtin
Date: 2021.07.14 13:30:22 -04'00'

07 .16 21

Date: _____



1. 100 BLOCK OF PRINCESS ST SOUTH WEST VIEW



2. 100 BLOCK OF PRINCESS ST SOUTH VIEW



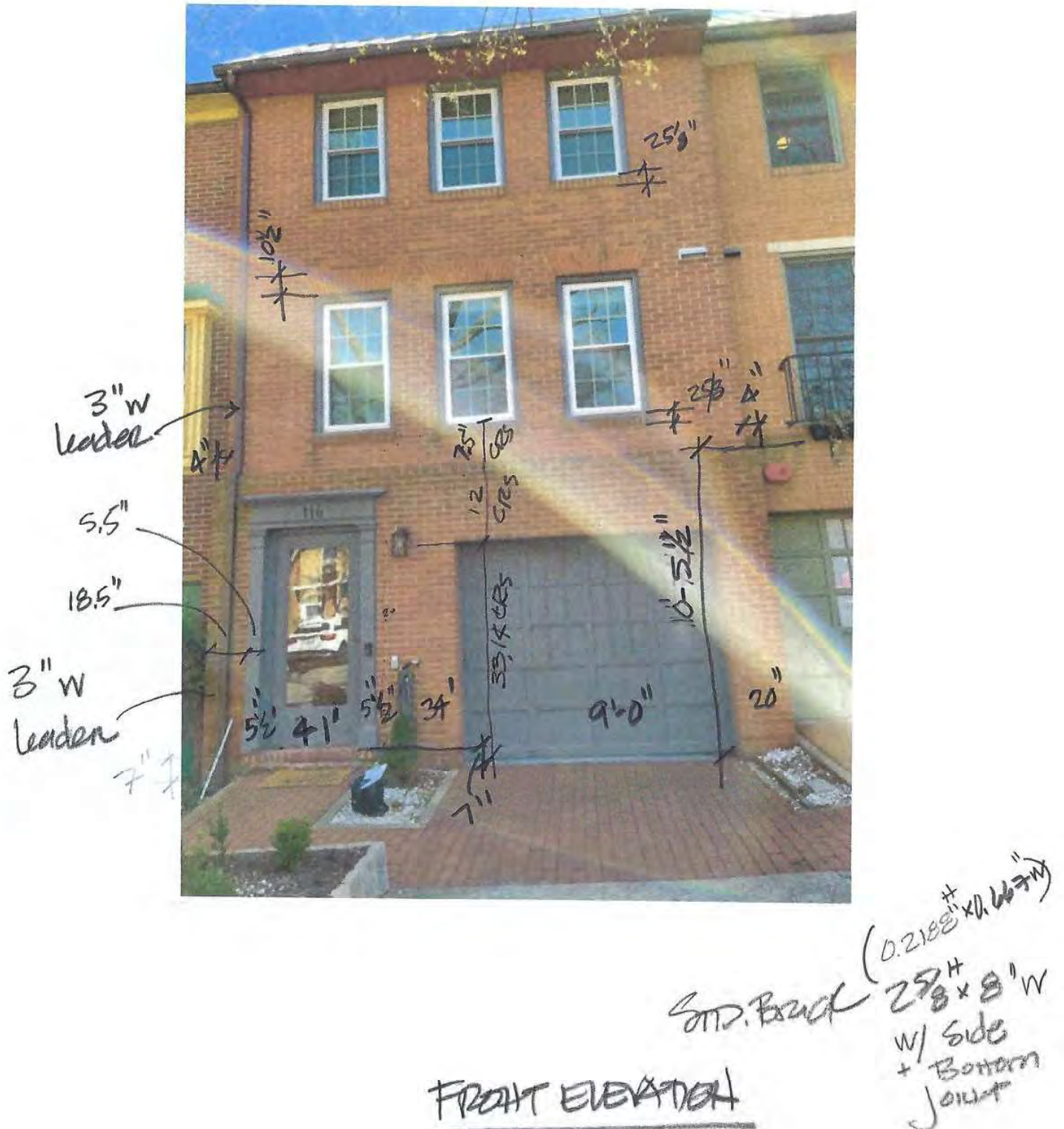
3. 100 BLOCK OF PRINCESS ST SOUTH VIEW



4. 116 PRINCESS ST FRONT, NORTH ELEVATION DETAIL VIEW



5. 116 PRINCESS ST REAR, SOUTH
ELEVATION VIEW

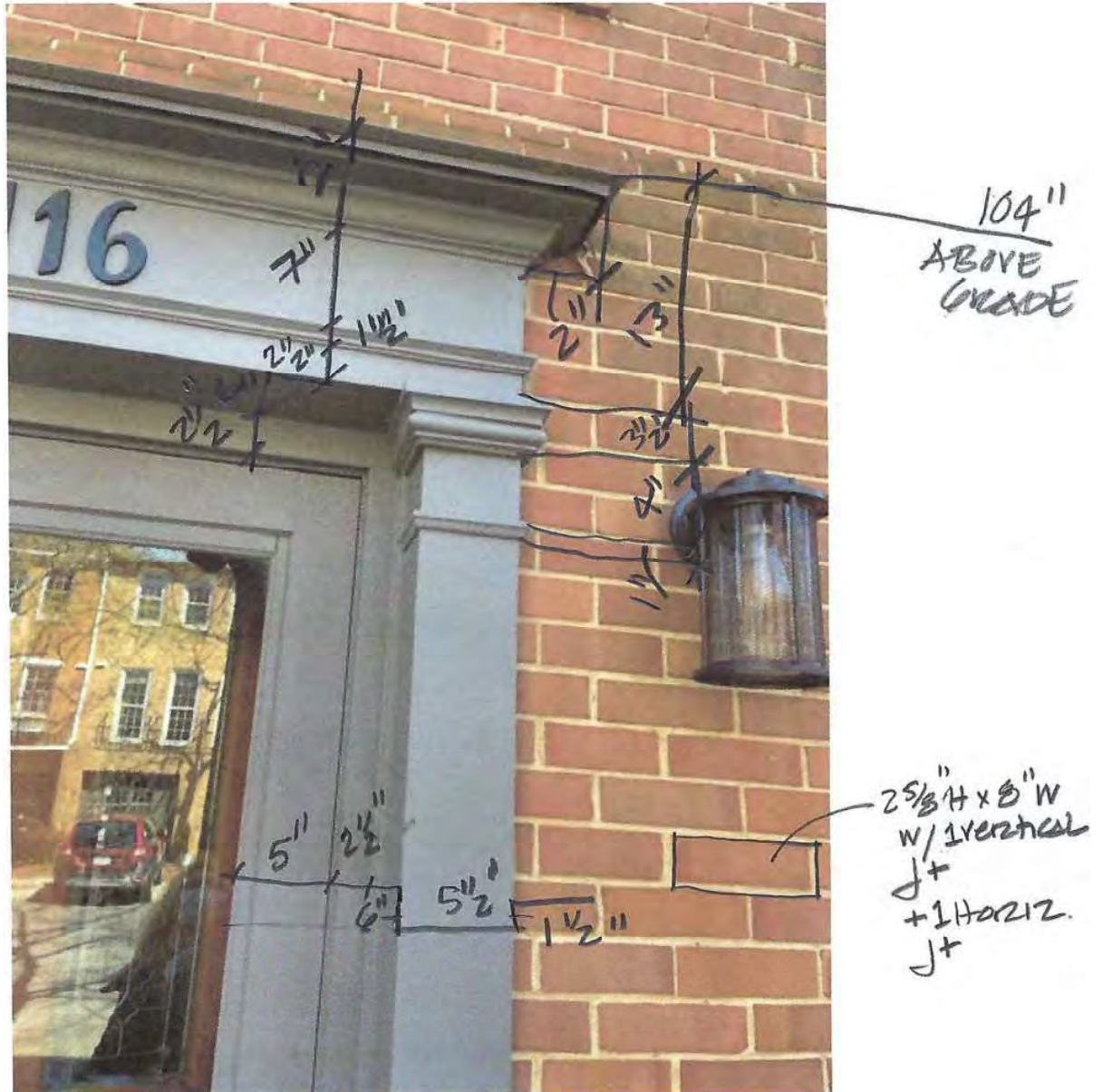


FRONT ELEVATION

116 PRINCESS ST ALEXANDRIA

EXISTING

07.16.21

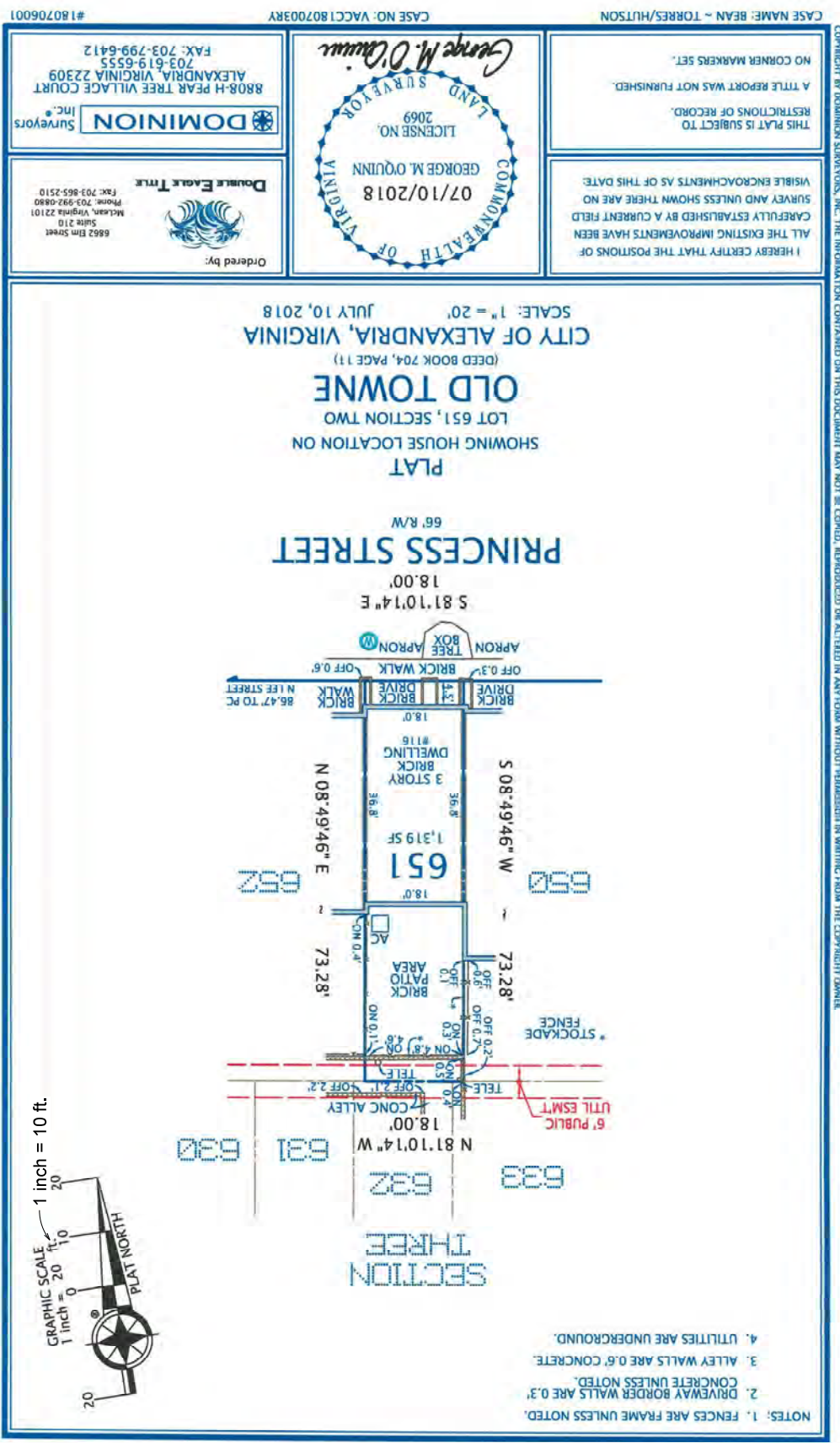


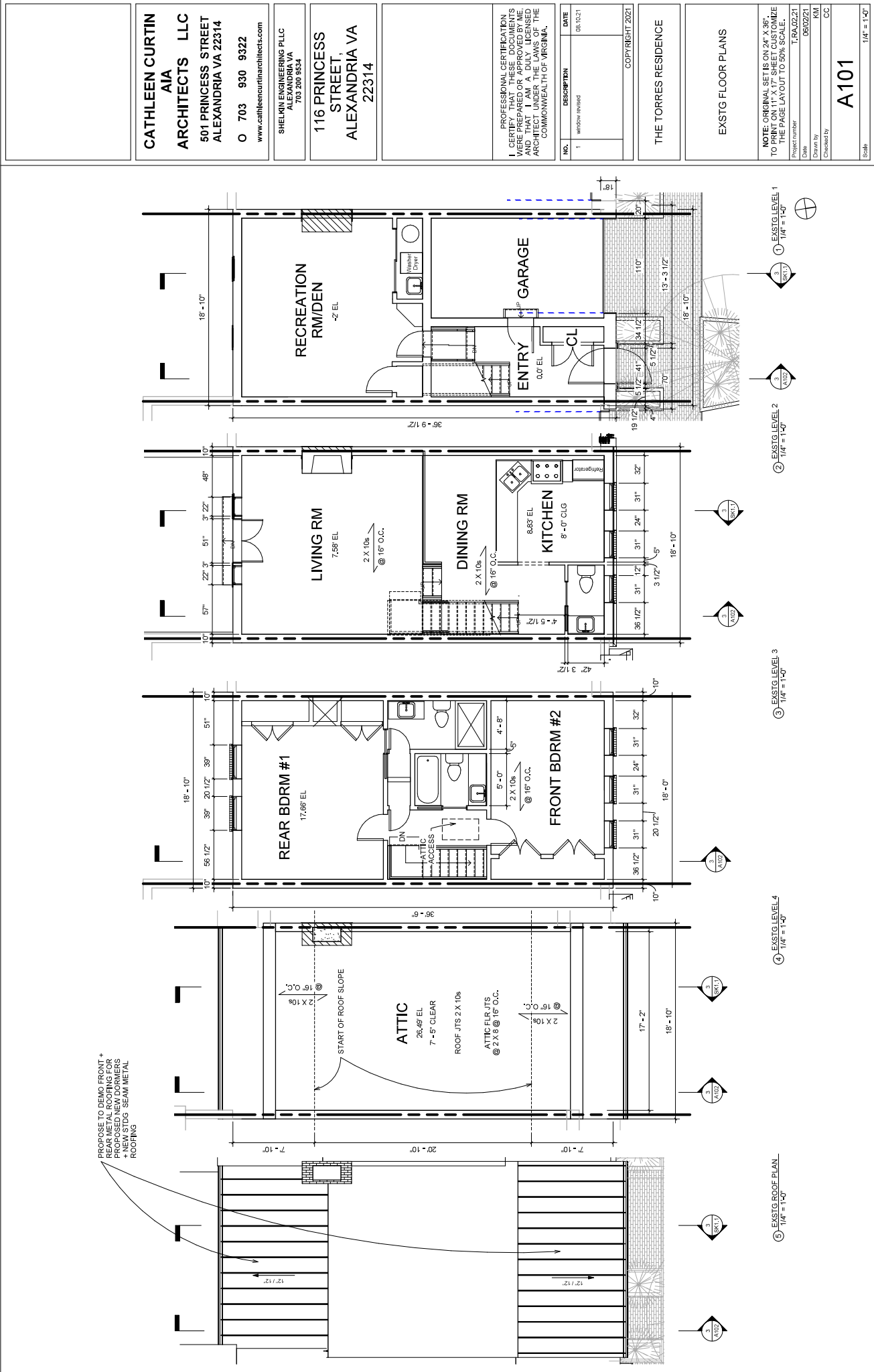
Front Door Detail

116 PRINCESS ST ALEXANDRIA
EXISTING

07.16.21

CATHLEEN CURTIN AIA ARCHITECTS LLC 501 PRINCESS STREET ALEXANDRIA VA 22314 O 703 930 9322 www.cathleencurtinarchitects.com		SHELKIN ENGINEERING PLLC ALEXANDRIA VA 703 280 8534		116 PRINCESS STREET, ALEXANDRIA VA 22314		PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.		NO. 1 DESCRIPTION DATE 08/10/21		COPYRIGHT 2021		THE TORRES RESIDENCE		EXSTG SITE		NOTE: ORIGINAL SET IS ON 24" X 36". TO PRINT ON 11" X 17" SHEET CUSTOMIZE THE PAGE LAYOUT TO 50% SCALE. Project number T-RAJ0221 Date 08/09/21 Drawn by KM Checked by CC Scale 1" = 10'-0"	
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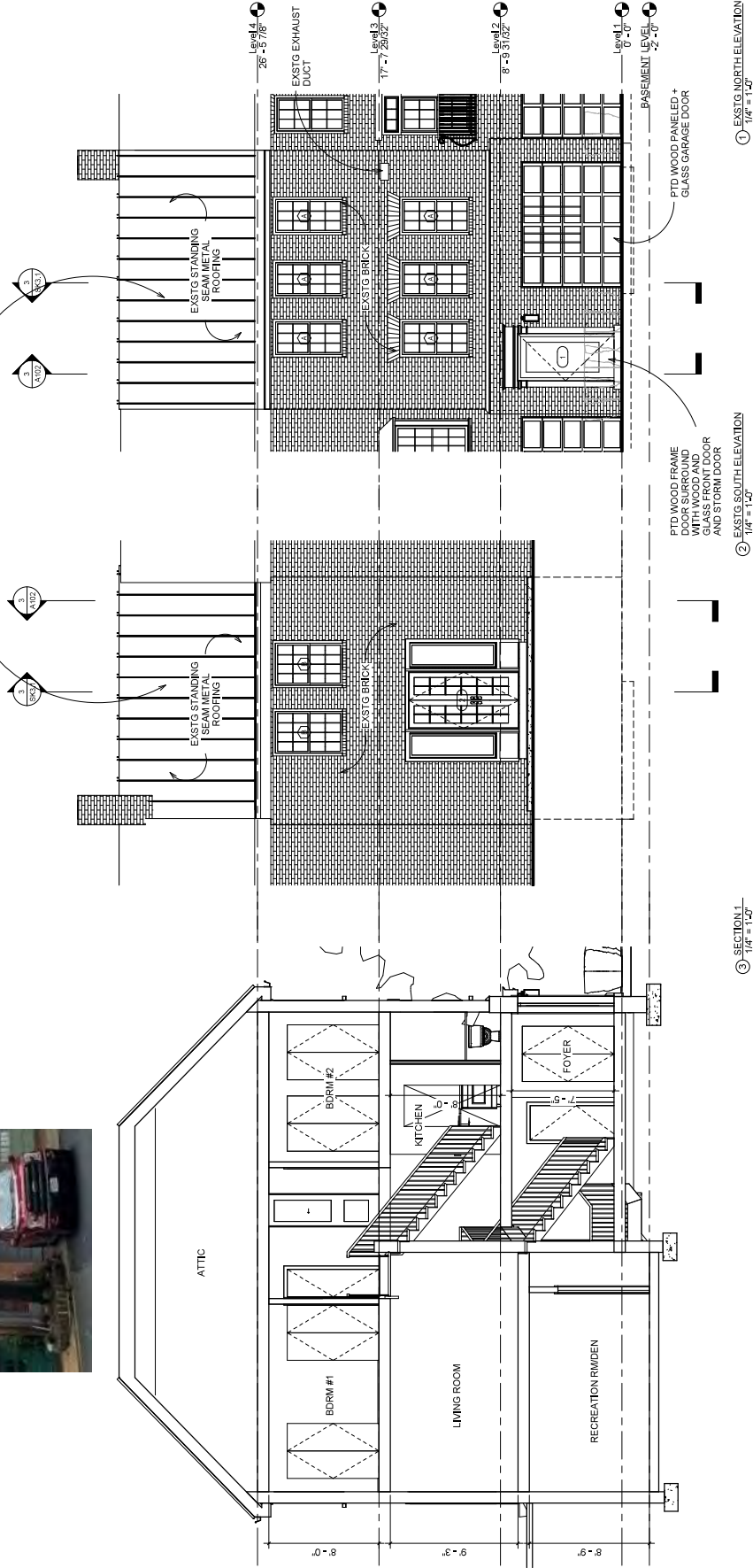




EXISTING EXTERIOR FINISHES:

1. EXSTG CHARCOAL GRAY STANDING
2. TERRA COTTA SMOOTH BRICK
3. PAINT TRIM COLOR BENJAMIN MOORE "KENDALL CHARCOAL" HC-166

PROPOSE TO DEMO FRONT +
REAR METAL ROOFING FOR
PROPOSED NEW DORMERS +
NEW METAL ROOFING



① EXISTG NORTH ELEVATION
1/4\" = 1'-0"

② EXISTG SOUTH ELEVATION
1/4\" = 1'-0"

③ SECTION 1
1/4\" = 1'-0"

**CATHLEEN CURTIN
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ALEXANDRIA VA
703 280 8534

116 PRINCESS
STREET,
ALEXANDRIA VA
22314

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
COMMONWEALTH OF VIRGINIA.

NO.	DESCRIPTION	DATE
1	window revised	08.10.21

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THE TORRES RESIDENCE

EXSTG ELEVATIONS AND
SECTION

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

Project number
T.RA.02.21

Date
08/09/21

Drawn by
KMI

Checked by
CC

A102

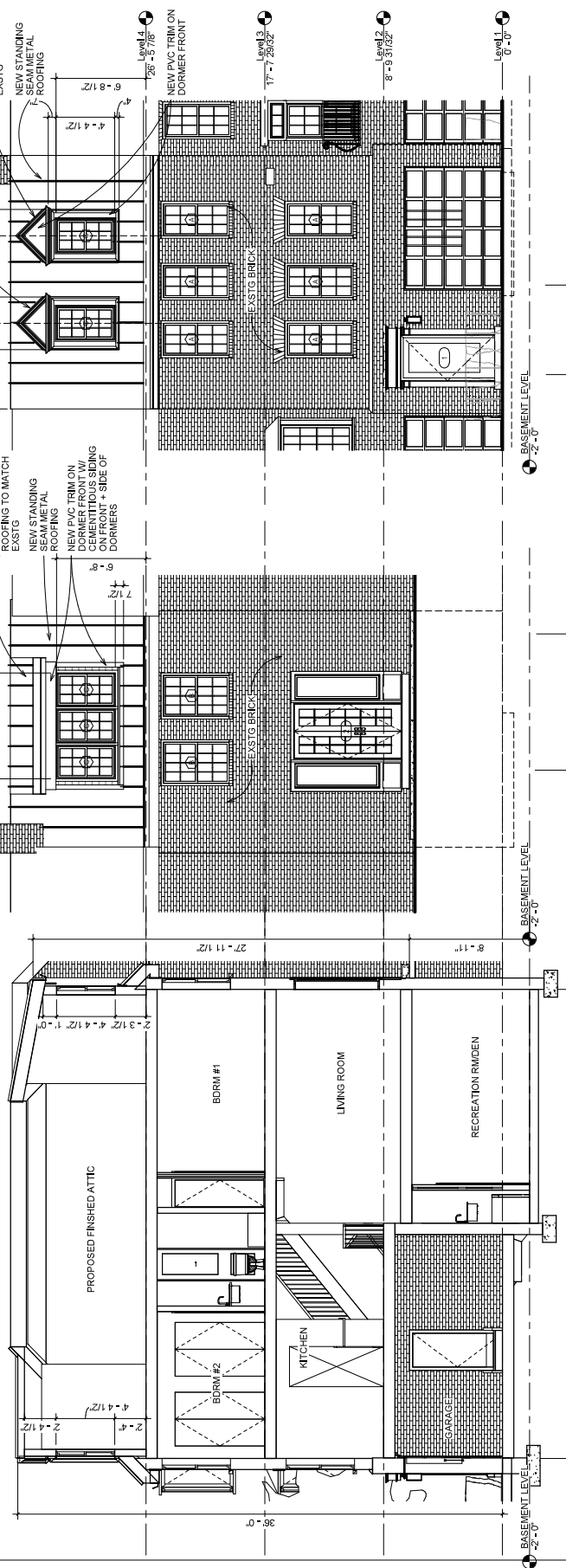
Scale
1/4\" = 1'-0"



EX. A



EX. B



DOOR SCHEDULE

#	ROOM NAME	MANUFACTURER	DIMENSIONS	DOORS	HINGE TYPE	HARDWARE	FINISH
1	ENTRY	EXSTG	3'-5" W X 7'-0" H	SOLID WOOD			
2	LIVING RM	EXSTG	4'-1" W X 8'-0" H	FULL LITE SOLID			

WINDOW SCHEDULE

MARK	TYPE	LITE PATTERN	GLASS	R.O. WIDTH	R.O. HEIGHT	MATERIAL	EXTERIOR COLOR	INTERIOR COLOR	EGRESS VINYL	SAFETY GLAZED VINYL	ADJACENT WALL TYPE	REMARKS
A	DOUBLE HUNG EXSTG	6 OVER 6 5/8" BEVELED POL	LOWE SOL	2'-7 1/2"	5'-1 1/2"	VINYL	WHITE	WHITE	N	N	BRICK + BLOCK	
B	DOUBLE HUNG EXSTG	8 OVER 6 5/8" BEVELED POL	LOWE SOL	3'-3 1/2"	5'-1 1/2"	VINYL	WHITE	WHITE	N	N	BRICK + BLOCK	
C	DOUBLE HUNG EXSTG	8 OVER 6 5/8" BEVELED POL	LOWE SOL	2'-6 1/2"	4'-5"	JELDWIN CLAD - WOOD	WHITE	WHITE	N	N	BRICK + BLOCK	

2 SOUTH ELEVATION OPTION 1
1/4" = 1'-0"

1 PROP NORTH ELEVATION OPTION 1
1/4" = 1'-0"

3 SECTION OPTION 1
1/4" = 1'-0"

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NO.	DESCRIPTION	DATE
1	WINDOW revised	08.10.21

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PROPOSED ELEVATIONS
OPTION 1
W WINDOW + DOOR
SCHEDULES

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

Project number	T.RA.02.21
Date	08/09/21
Drawn by	KMI
Checked by	CC

SK1.1

Scale 1/4" = 1'-0"

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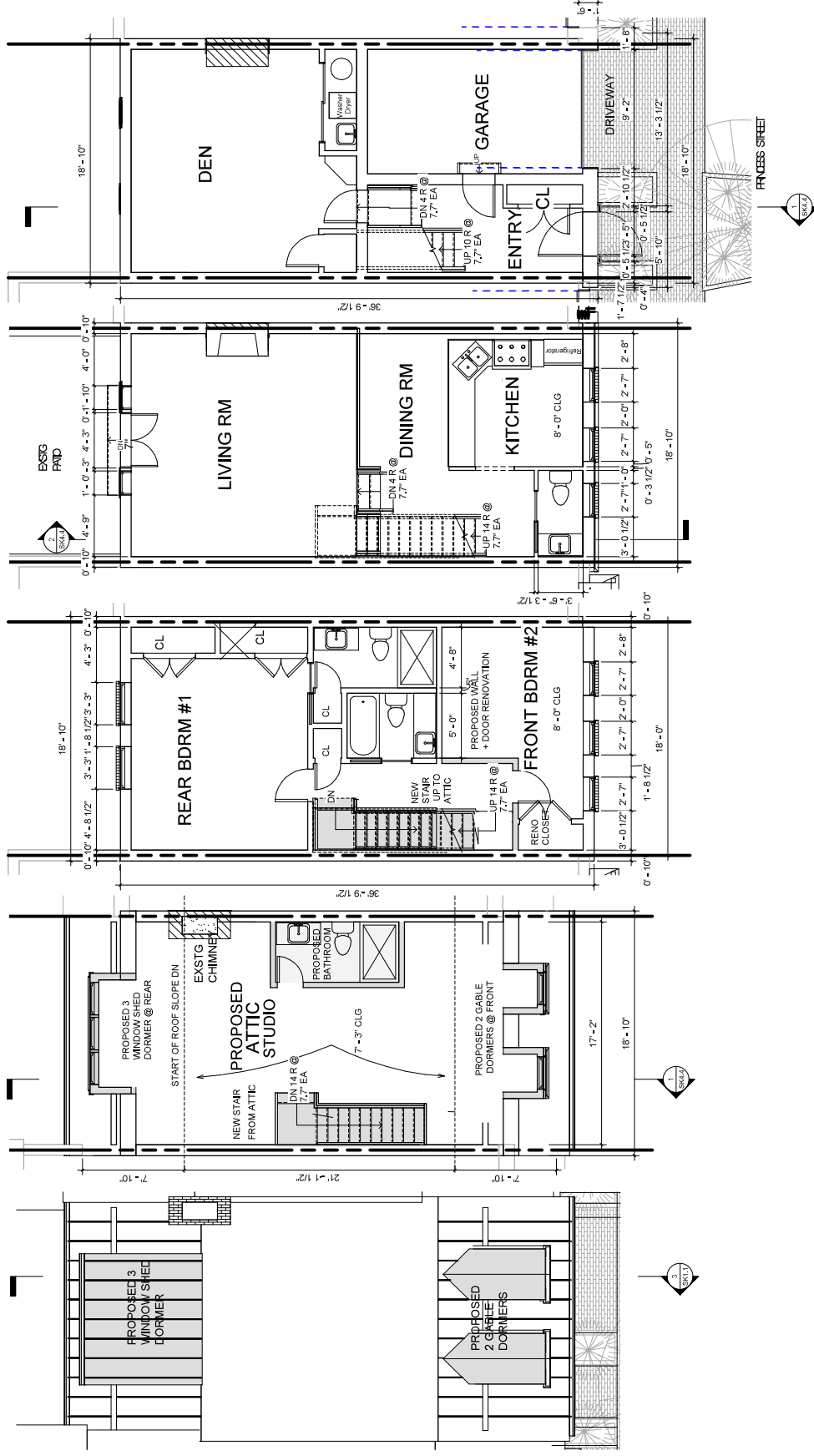
PROPOSED FLOOR PLANS

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

Project number	T.RA.02.21
Date	08/25/21
Drawn by	MS
Checked by	CC

SK1.0

Scale	1/4" = 1'-0"
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① PROPOSED LEVEL 1 OPT 1
1/4" = 1'-0"

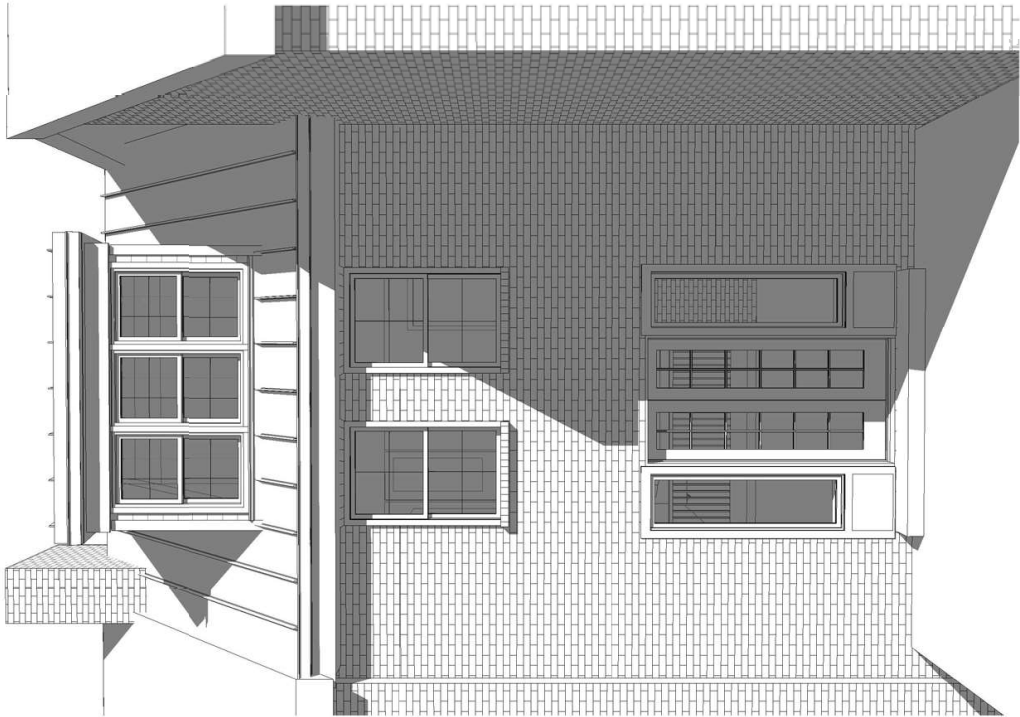
② PROPOSED LEVEL 2 OPT 1
1/4" = 1'-0"

③ PROPOSED LEVEL 3 OPT 1
1/4" = 1'-0"

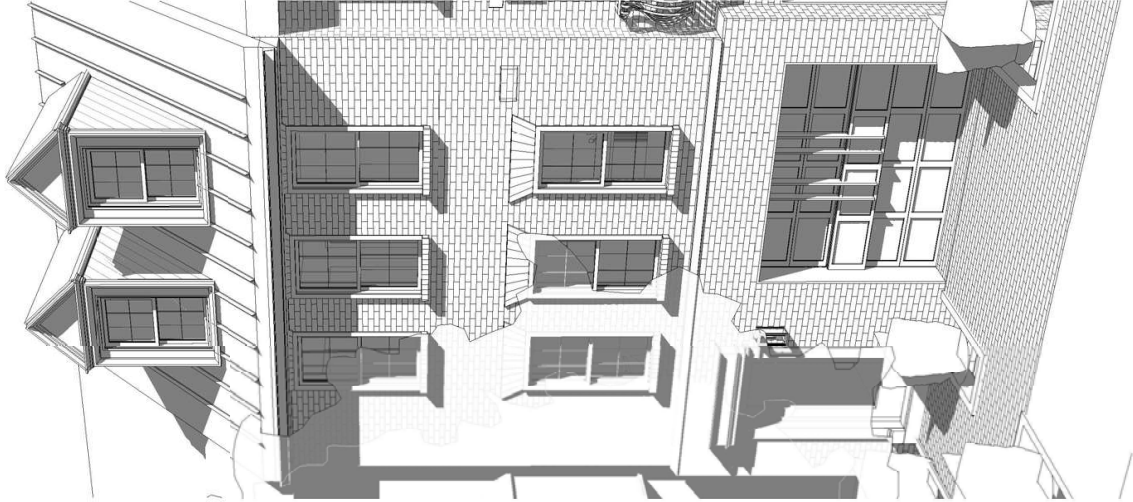
④ PROPOSED LEVEL 4 OPT 1
1/4" = 1'-0"

⑤ PROPOSED ROOF PLAN OPT 1
1/4" = 1'-0"

NEW EXTERIOR FINISHES:
1. ENGLERT PREFAB CHARCOAL GRAY STANDING SEAM
FABRICATED METAL AT ROOF AND DORMERS
2. ENGLERT AIA SMOOTH BRICK
3. PAINT TRIM COLOR BENJAMIN MOORE "KENDALL CHARCOAL"
HC-166



② PROP. 3D VIEW REAR OPTION 1



① PROP. 3D VIEW OPTION 1

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PROPOSED 3D VIEW OPTION
1

NOTE: ORIGINAL SET IS ON 24" X 36".
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Date	08/09/21
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Checked by	CC

SK1.2

Scale

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THE TORRES RESIDENCE

PROPOSED ELEVATIONS
OPTION 2
W/ WINDOW + DOOR
SCHEDULES

NOTE: ORIGINAL SET IS ON 24" X 36".
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Scale
1/4" = 1'-0"

SK2.1

NEW STANDING SEAM METAL ROOFING ON GABLE TO MATCH ROOF

NEW STANDING SEAM METAL ROOFING

NEW PVC TRIM ON DORMER FRONT W/ CEMENTITIOUS SIDING AT SIDE OF DORMERS

EXIST'G BRICK

BASEMENT LEVEL

Level 1 0'-0"

Level 2 8'-9 3/16"

Level 3 17'-7 29/32"

Level 4 26'-5 7/8"

PROPOSED SOUTH ELEVATION OPTION 2
1/4" = 1'-0"

NEW STANDING SEAM METAL ROOFING ON GABLE DORMER TO MATCH ROOF

NEW STANDING SEAM METAL ROOFING

NEW PVC TRIM ON DORMER FRONT W/ CEMENTITIOUS SIDING AT SIDE OF DORMERS

EXIST'G BRICK

BASEMENT LEVEL

Level 1 0'-0"

Level 2 8'-9 3/16"

Level 3 17'-7 29/32"

Level 4 26'-5 7/8"

PROPOSED NORTH ELEVATION OPTION 2
1/4" = 1'-0"

EXAMPLE ABOVE OF PROPOSED FRONT GABLED DORMER WITH NEW SINGLE SASH WINDOW, METAL ROOF, SIDING + TRIM

ROOM #	MANUFACTURER	DIMENSIONS	GLASS	PATTERN	LITE	R.O. HEIGHT	R.O. WIDTH	SPEC	MATERIAL	EXTERIOR COLOR	INTERIOR COLOR	EGRESS	SAFETY	GLAZED	ADJACENT WALL TYPE	REMARKS
1	SWAN	3'-5" W X 7'-0" H	SOLID WOOD	GLASS STORM DOOR	GLASS STORM DOOR	5'-1 1/2"	2'-7 1/2"	LOUVER SOL.	VINYL	WHITE	WHITE	N	N	N	WOOD FRAME	
2	WING RM	4'-1" W X 8'-0" H	FULL LITE SOLID	WOOD W/ SIDELITES	WOOD W/ SIDELITES	5'-1 1/2"	3'-3 1/2"	LOUVER SOL.	VINYL	WHITE	WHITE	N	N	N	WOOD FRAME	

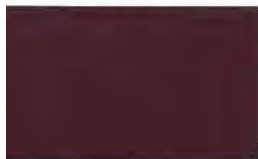
MARK	TYPE	GLASS	PATTERN	LITE	R.O. HEIGHT	R.O. WIDTH	SPEC	MATERIAL	EXTERIOR COLOR	INTERIOR COLOR	EGRESS	SAFETY	GLAZED	ADJACENT WALL TYPE	REMARKS
A	DOUBLE HUNG EXSTG	8 OVER 6 5/8"	LOUVER SOL.	BEVELED POL.	5'-1 1/2"	2'-6 1/2"	LOUVER SOL.	CLAD - WOOD	WHITE	WHITE	N	N	N	WOOD FRAME	
B	DOUBLE HUNG EXSTG	8 OVER 6 5/8"	LOUVER SOL.	BEVELED POL.	5'-1 1/2"	2'-6 1/2"	LOUVER SOL.	CLAD - WOOD	WHITE	WHITE	N	N	N	WOOD FRAME	
C	NEW DOUBLE HUNG	8 OVER 6 5/8"	LOUVER SOL.	BEVELED POL.	5'-1 1/2"	2'-6 1/2"	LOUVER SOL.	CLAD - WOOD	WHITE	WHITE	N	N	N	WOOD FRAME	

25

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NO.	DESCRIPTION	DATE																							
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Scale																									



BONE WHITE



BURGUNDY



CHARCOAL GRAY



COLONIAL RED



DARK BRONZE



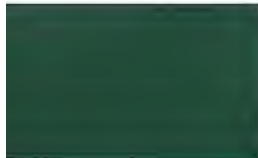
DOVE GRAY



DEEP RED



EVERGLADE MOSS



FOREST GREEN



HARTFORD GREEN

HEMLOCK GREEN



MANSARD BROWN



MEDIUM BRONZE



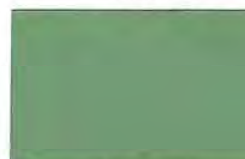
MATTE BLACK



PACIFIC BLUE



PATINA GREEN



ROYAL BLUE



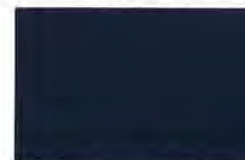
SLATE BLUE



SLATE GRAY



SUNNET BLUE



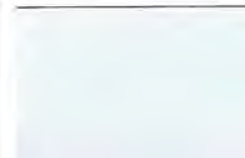
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SIERRA TAN



STONE WHITE



TERRA COTTA



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Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in
Galvalume and Aluminum
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To view current SRI values,
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Colors shown are close to actual finishes
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MILL FINISH (Aluminum) Made to order – available in sheets only



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Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume Plus*		✓	✓				
Burgundy	•	✓	•	✓	•	•	•
Bone White	•	✓	•	✓	✓	✓	•
Charcoal Gray	•	✓	✓	✓	✓	✓	•
Colonial Red	•	✓	✓	✓	•	•	•
Dark Bronze	•	✓	✓	✓	✓	✓	•
Dove Gray	•	✓	✓	✓	✓	✓	•
Deep Red	•	✓	•	✓	•	•	•
Everglade Moss	•	✓	•	✓	•	•	•
Forest Green	•	✓	✓	✓	✓	•	•
Hartford Green	•	✓	✓	✓	✓	•	•
Hemlock Green	•	✓	•	✓	•	•	•
Mansard Brown	•	✓	✓	✓	✓	•	•
Medium Bronze	•	✓	✓	✓	✓	✓	•
Mill Finish (Aluminum)*				✓*	✓*	✓*	•*

*Made to order – available in sheets only.

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	•	✓	✓	✓	✓	✓	•
Pacific Blue	•	✓	•	✓	•	•	•
Patina Green	•	✓	•	✓	•	•	•
Royal Blue	•	✓	•	✓	•	•	•
Slate Blue	•	✓	•	✓	•	•	•
Slate Gray	•	✓	✓	✓	✓	✓	•
SunNet Blue	•	✓	•	✓	•	•	•
Sandstone	•	✓	•	✓	✓	✓	•
Sierra Tan	•	✓	•	✓	✓	✓	•
Stone White	•	✓	•	✓	✓	✓	•
Terra Cotta	•	✓	•	✓	•	•	•
Champagne (Metallic)*	•	✓	•	✓	✓	•	•
Copper (Metallic)*	•	✓	•	✓	✓	•	•
Prewathered (Metallic)*	•	✓	•	✓	✓	✓	•

*Mica 2-Coat System

✓ - Standard • - Minimum Quantities Required

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

DISTRIBUTED BY:

The coil and sheet availability shown above is subject to change at anytime without notice. Contact Englert for current offering.

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903008

Low-E272 glazing per
vendor



Dan Hardy
7401 Lockport Place Suite A-G
Lorton VA, 22079

QUOTE BY : Dan Hardy QUOTE # : JW210800GEK - Version 0
SOLD TO : Cathleen Curtin SHIP TO :
PO# : PROJECT NAME : Old Town BAR
Ship Via : Ground REFERENCE :
U-Factor Weighted Average: 0.3 SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 29 3/4 X 52 1/4			
	Rough Opening : 30 1/2 X 53	Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Interior-PrePaint/Brilliant White/M64WL890, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 5/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:26w, 22.5h, 4 sf U-Factor: 0.30, SHGC: 0.24, VLT: 0.45, Energy Rating: 15.00, CR: 60.00, CPD: JEL-N-880-03886-00001 PEV 2021.2.0.3479/PDV 6.297 (06/24/21)NW			
			\$1,150.00	5	\$5,750.00
Total:					\$5,750.00
tax (6.0000%):					\$345.00
Net Total:					\$6,095.00
Total Units:					5



Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.