

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

APPLICANT: Harry Mahon and Twig Murray

LOCATION: Old and Historic Alexandria District
513 South Lee Street

ZONE: RM/Residential Townhouse Zone

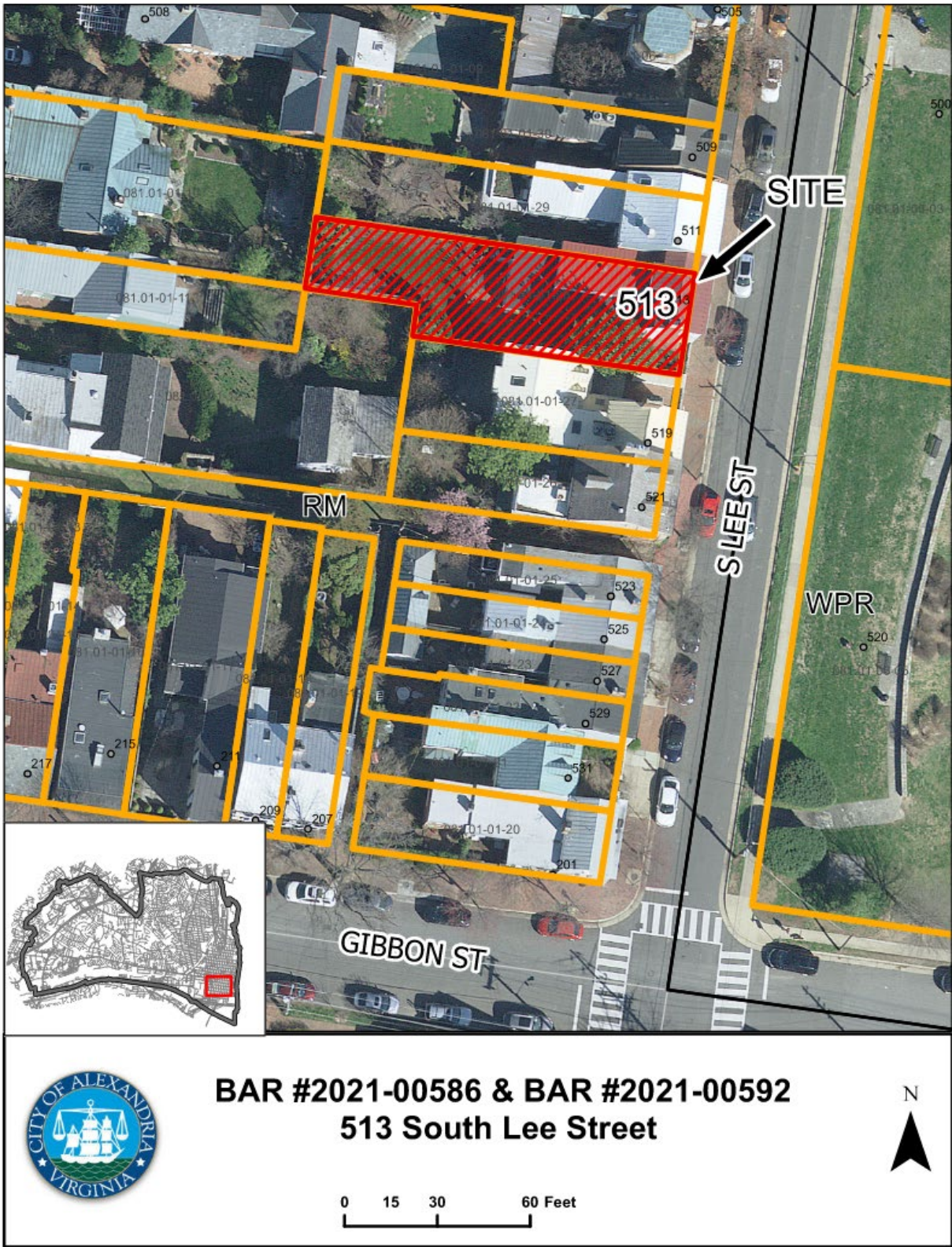
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations and addition with the following condition:

1. The new addition's HardiePlank siding be of smooth finish.
2. The statements below 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.
 - a. *The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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 #2021-00586) and Certificate of Appropriateness (BAR #2021-00592) 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 enclose a portion of the rear addition to add a pantry and storage addition as well as alterations, at 513 South Lee Street.

Permit to Demolish/Capsulate

The project calls to capsulate approximately 60 square feet on the ground level, south elevation of the rear addition. Approximately 21 square feet of wall will also be demolished to accommodate a door to access the new space; however, the amount of wall to be removed is less than the 25 square feet required for BAR review. The addition will be visible from South Lee Street (Figure 1).



Figure 1 - View from South Lee Street sidewalk

Certificate of Appropriateness

The proposed 6'-6 1/2" x 7'-3 3/4" new windowless addition will create pantry and storage spaces. The proposed finish material is HardiePlank cladding. The storage area will be accessed through the exterior by a double solid wood door (48" x 80").

The project also calls to slightly move the existing patio door opening to the east to accommodate the new addition. The new door will be a full light glass aluminum clad. The door is not visible from a public way (Figure 2).



The patio doors and windows are obscured from street view by the main building rear, west elevation wall.

Figure 2 - patio doors and windows looking east

Site context

The semi-detached house sits in the middle of the west side of the 500 block of South Lee Street, across from the Windmill Hill/Potomac View Park. There is no alley running adjacent to the property.

II. HISTORY

The three bay, two-and-a-half-story frame vernacular home was built **ca. 1797**, according to Ethelyn Cox in *Alexandria Street by Street*.

According to the staff report of June 5, 1996 (BAR96-117) "The front section of 513 South Lee Street dates to the late 18th century according to Ethelyn Cox in *Alexandria Street by Street*, (p.93). Staff had the opportunity to inspect the property on May 28th, 1996. It is the opinion of Staff that

the rear addition to the property dates to the late 19th or early 20th century. It is a one-story frame addition on a poured concrete foundation.”

Previous BAR Approvals

BAR96-00117/118 – approval for a rear addition in June 1996.

BAR96-00290 – approval for ductwork at the rear roof in December 1996.

BAR2016-00091 – approval for roof replacement in March 2016.

BAR2017-00352 – approval to repair the existing door in September 2017.

BAR2019-00503- approval for shutters replacement in November 2019.

BAR2021-00390 – approval for fence replacement in July 2021.

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 applicant proposes a very limited amount of demolition/capsulation on a later portion of the building. 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 Boards generally prefer addition designs that are respectful of the existing structure, and which seek to be background statements...” The modest one-story addition meets this recommendation, as it is subservient to the rest of the house and modest in design and scale. The *Design Guidelines* further state 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 proposed simple addition will be on the later 19th/20th century addition which will not affect the main historic building.

The BAR administrative approval policies state that “Buildings and additions constructed after 1931 may use fiber cement (e.g. HardiePlank) or composite (e.g. Boral) siding and trim with an architecturally appropriate profile, provided it has a smooth finish.” Therefore, staff recommends the proposed addition’s siding has a smooth finish.

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, 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 first floor addition and enclosure, new windows and doors, and exterior alterations comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

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

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*; Peter Bohrer purchased the lots at 511 and 513 South Lee Street for £259 and sold them to Robert Miller in 1797 for £400. The price increase indicates that Bohrer had developed the property. In 1810 at least one free African American family was living on the west side of Lee Street on the block; the exact location is unclear. In 1815 Jane Slacum acquired the property and four years later sold it to Hannah Gird for \$1,200. In 1850 John Heymes purchased the lot at 513 S. Lee for \$1,000 and three years

later added 511 S. Lee for \$275, an indication that this lot was undeveloped at that time. Cox's research suggests that Heymes enlarged the house at 513 S. Lee and built the house that now stands at 511 S. Lee in the 1850s.

- F-2 Given the basic history of activity at 511 S. Lee Street, the property has the potential to contain archaeological resources that could provide insight into residential life in Alexandria during the late eighteenth century through the nineteenth century.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during the course of the project. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 513 South Lee StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 081.01-01-28 ZONING: RMAPPLICATION 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: Case Design/Remodeling Inc.Address: 701 Park Ave.City: Falls Church State: VA Zip: 22046Phone: 703-667-7392 E-mail: info@casedesign.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ ContractorName: Michael Sass Phone: 703-447-9209E-mail: msass@casedesign.com

Legal Property Owner:

Name: Harry Mahon & Twig MurrayAddress: 513 South Lee StreetCity: Alexandria State: VA Zip: 22314Phone: 703-683-5058 E-mail: 513harry@comcast.net

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☒ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☐ HVAC equipment
☒ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Add a small storage addition on side of home, under existing patio roof and within existing patio alcove. Alter window layout adjacent to new storage addition and install new windows. Demolition to include removal of small wall section for interior doorway, patio pavers for storage addition footprint, and excavate for new crawlspace foundation.
INSTALL NEW WINDOW IN LEFT SIDE WALL + INSTALL NEW DOOR IN REAR WALL.

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: Michael SassDate: 10-8-21

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. Case Design/Remodeling	701 Park Ave Falls Church VA 22041	None 0%
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 513 S. Lee 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. Twig Murray & Harry Mahon	513 S. Lee 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. N/A	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.

10-18-21 Michael Sass 
 Date 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. 513 S. LEE STREET
Street Address

RM
Zone

A2. 3837 x 1.50
Total Lot Area Floor Area Ratio Allowed by Zone

= 5755
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 440
First Floor 1260
Second Floor 1200
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 440
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 2900 Sq. Ft.
Existing Gross Floor Area*

B2. 440 Sq. Ft.
Allowable Floor Exclusions**

B3. 2460 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 2900 B2. Total Exclusions 440

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 44
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

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

C1. 44 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 44 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 44 C2. Total Exclusions 0.00

D. Total Floor Area

D1. 0.00 2504 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 5755 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.

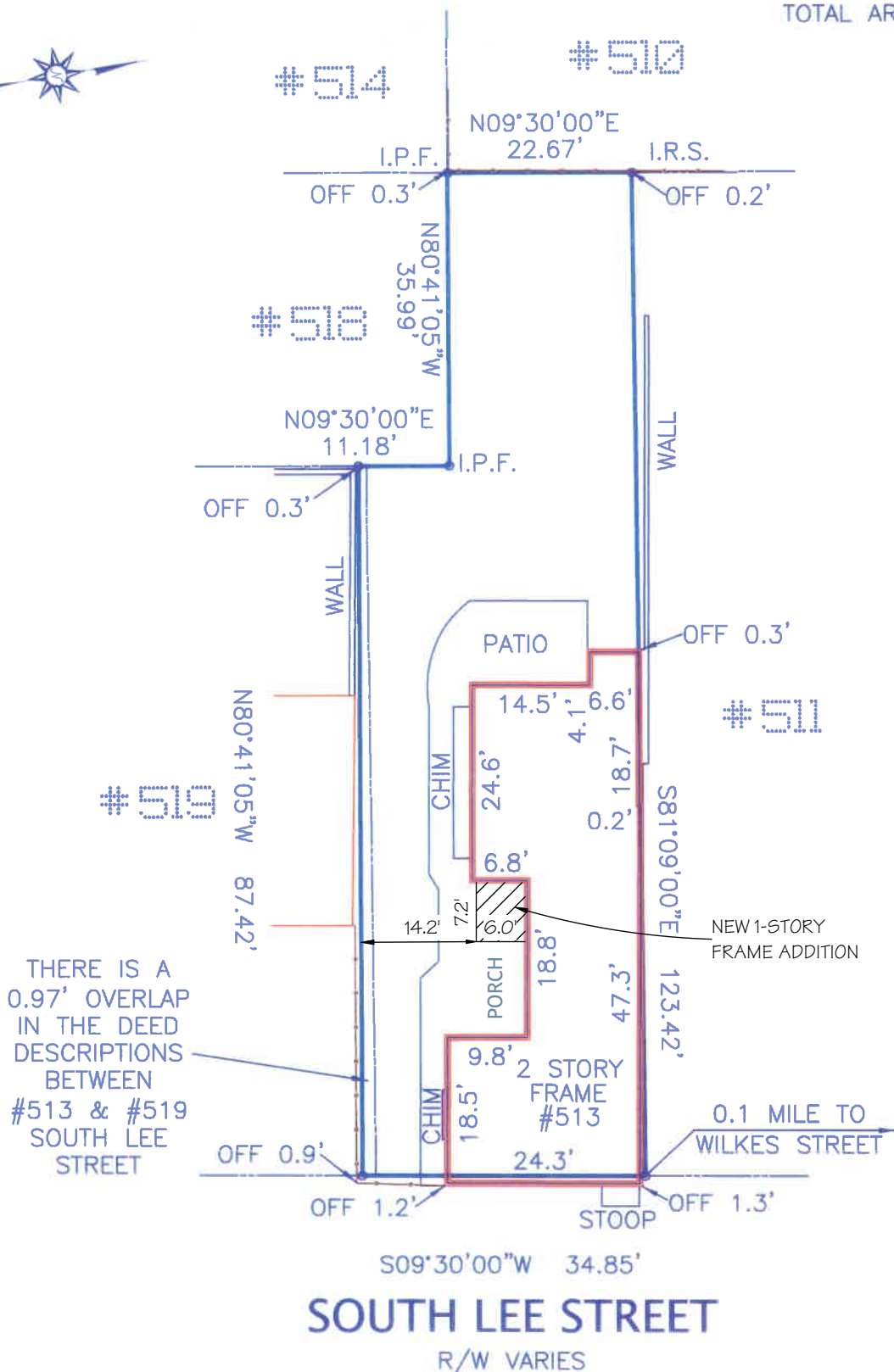
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature:

Date: 10/8/21

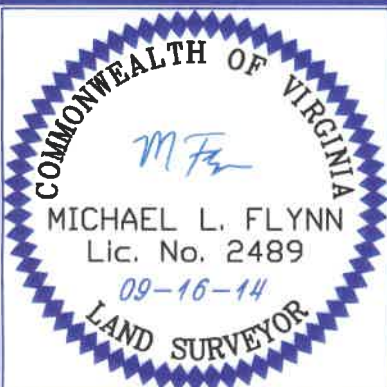
TOTAL AREA = 3,837 SF



PLAT
SHOWING LOCATION SURVEY ON
THE PROPERTY LOCATED AT
#513 SOUTH LEE STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 16, 2014

CASE NAME:

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

TWIG MURRAY CREATIVE

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #120 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

#S14-1437



9/25/2021
M. Saas
K. Shore
01 of 1

Covered Patio Photos



9/25/2021
M. Saas
K. Shore
01 of 1

Rear Photos



Left Side Photos

9/25/2021
M. Saas
K. Shore
01 of 1



Left Side Photo

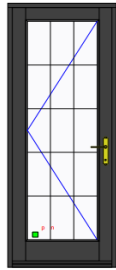
9/25/2021
M. Saas
K. Shore
01 of 1

PANTRY ADDITION, KITCHEN, WINDOWS & DOORS

- DELIVERIES / DUST PROTECTION
 - INSPECT AND ACCEPT MATERIAL DELIVERIES AND STORE ON SITE.
 - PROVIDE DUST PROTECTION FROM THE CONSTRUCTION AREAS AS PRACTICAL.
 - PROVIDE HARDWOOD FLOOR PROTECTION FOR CONSTRUCTION AND TRAFFIC AREAS.
- DEMOLITION / HAULING
 - WEEKLY GENERAL TRASH PICK-UP AND HAULING.
 - DEMOLISH AND HAUL EXISTING KITCHEN COUNTER TOPS, SINK AND CABINETS.
 - REMOVE AND HAUL KITCHEN APPLIANCES.
 - REMOVE AND HAUL EXISTING TILE FLOORINGS IN KITCHEN AND BREAKFAST AREA.
 - EXISTING HARDWOOD FLOORING IN LIVING ROOM TO REMAIN FOR REFINISHING.
 - REMOVE AND HAUL TOP LAYER OF VINYL FLOORING IN LAUNDRY ROOM.
 - REMOVE AND HAUL (2) EXISTING PATIO DOORS AT REAR OF FAMILY ROOM.
 - REMOVE & HAUL (2) WINDOWS AND (1) PATIO DOOR IN DINING ROOM.
 - REMOVE AND HAUL EXTERIOR SIDING AND TRIM INSIDE PANTRY ADDITION FOOTPRINT.
 - EXISTING DRYWALL OR PLASTER TO REMAIN AS PRACTICAL.
- PANTRY ADDITION FOUNDATION / MASONRY
 - LAYOUT FOUNDATION FOOTPRINT & COORDINATE EXCAVATION WORK.
 - EXCAVATE FOR CRAWL SPACE PANTRY FOUNDATION.
 - FURNISH AND INSTALL CONCRETE FOOTINGS, 20" WIDE, 24" DEEP AND REINFORCED WITH #4 REBAR.
 - FURNISH AND INSTALL 8" CINDER BLOCK (CMU) FOR FOUNDATION WALLS, REINFORCED WITH VERTICAL REBAR AND INFILLED WITH CONCRETE.
 - MAKE SAW CUT OPENING IN EXISTING HOME FOUNDATION FOR HVAC DUCTING.
 - FURNISH AND INSTALL 4" BRICK VENEER AT BASE OF PANTRY FOUNDATION AS BRICK WATER TABLE TO BLEND WITH EXISTING.
- ROUGH CARPENTRY & PANTRY ADDITION FRAMING
 - SET A 2X6 PTP (PRESSURE TREATED PINE) SILL PLATE ON THE FOUNDATION WALL OF NEW PANTRY.
 - EXTERIOR WALLS TO BE 2X4 STUDS @ 16" ON CENTER, WITH 1/2" OSB SHEATHING AND TYEK OR EQUAL HOUSE WRAP ON THE EXTERIOR.
 - CREATE NEW LARGE PATIO DOOR OPENING WITH ENGINEERED WOOD BEAM FOR REAR WALL OF FAMILY ROOM PER PLANS.
 - CREATE NEW OPENING FOR (3) WINDOWS AND (1) PATIO DOOR WITH ENGINEERED WOOD BEAMS.
 - CREATE NEW INTERIOR DOOR OPENING WITH NEW HEADER FOR NEW PANTRY ENTRY.
- PLUMBING
 - ALL PLUMBING WORK TO BE INSTALLED TO CODE SPECIFICATIONS.
 - INSTALL NEW WATER/ICE LINE TO NEW FRIDGE LOCATION.
 - RELOCATE GAS LINE FOR NEW RANGE LOCATION.
 - FURNISH AND INSTALL NEW UNDERMOUNT KITCHEN SINK. SEE KITCHEN SCHEDULE.
 - FURNISH AND INSTALL NEW GARBAGE DISPOSAL WITH COUNTER MOUNTED AIR BUTTON SWITCH. SEE KITCHEN SCHEDULE.
 - FURNISH AND INSTALL NEW KITCHEN FAUCET. SEE KITCHEN SCHEDULE
 - MAKE ALL NECESSARY PLUMBING CONNECTIONS FOR NEW FAUCET & SINK, DISPOSAL, FRIDGE, AND DISHWASHER.
- HVAC
 - INSTALL 1 NEW SUPPLY AIR DUCT AND REGISTER FOR NEW PANTRY SPACE. NEW DUCTING TO RUN FROM EXISTING CRAWL SPACE INTO CRAWL SPACE OF NEW PANTRY ADDITION WITH REGISTER IN PANTRY FLOOR.
 - INSTALL MAKE-UP AIR DUCTING AND MECHANISMS TO CODE. ALL RANGE HOODS OVER 400 CFM OF POWER REQUIRE MAKE-UP AIR INSTALLATION.
 - RELOCATE EXISTING EXTERIOR HVAC UNIT TO LOCATION SEVERAL FT. AROUND THE CORNER TOWARDS FRONT OF HOME. EXACT LOCATION TBD IN FIELD AND APPROVED BY CLIENT.
- ELECTRIC
 - ALL ELECTRICAL WORK TO BE INSTALLED TO CODE.
 - INSTALL NEW ELECTRICAL CIRCUITS PER CODE FOR NEW APPLIANCES, LIGHTING, AND OUTLETS.
 - FURNISH AND INSTALL (10) 6" LED RECESSED LIGHTS FOR KITCHEN, DINING ROOM, AND PANTRY PER PLANS.
 - FURNISH AND INSTALL (3) 6" LED RECESSED LIGHTS INSIDE PATIO CEILING FOR EXTERIOR PATIO/STORAGE LIGHTING.
 - INSTALL (4) 6" LED RETROFIT TO EXISTING RECESSED LIGHTS.
 - ROUGH-IN WIRING & SWITCH FOR (2) NEW SURFACE MOUNTED EXTERIOR LIGHTS FOR NEW REAR PATIO DOOR PER PLANS.
 - INSTALL NEW OUTLETS IN KITCHEN BACKSPLASH AND KITCHEN ISLAND PER CODE.
 - FURNISH AND INSTALL (3) CLIENT SUPPLIED SURFACE MOUNTED PENDANT LIGHTS ABOVE ISLAND.
 - FURNISH AND INSTALL LED TAPE UNDERCABINET LIGHTING PER PLANS.
 - INSTALL (4) CLIENT SUPPLIED SURFACE MOUNTED LIGHT FIXTURES PER PLANS ((2) PENDANT LIGHTS OVER ISLAND & (2) EXTERIOR SCONCES BY REAR PATIO DOOR)
 - INSTALL RECESSED OUTLET & CABLE JACK FOR TV INSTALLATION IN FAMILY ROOM PER PLANS. EXACT LOCATION OF TV OUTLET TBD IN FIELD AND APPROVED BY CLIENT.
- PANTRY ADDITION INSULATION
 - SEAL GAPS IN FRAMING WITH DRAFT-STOP FOAM.
 - INSTALL R-15 KRAFT FACED FIBERGLASS INSULATION FOR ALL EXTERIOR WALLS IN PANTRY.
 - INSTALL R-30 KRAFT FACED FIBERGLASS INSULATION FOR PANTRY FLOOR/CRAWL SPACE.
- DRYWALL
 - INSTALL & FINISH NEW ½" DRYWALL FOR PANTRY ADDITION AND EXTERIOR CLOSET.
 - PATCH & FINISH ANY HOLES IN DRYWALL AS RESULT OF CONSTRUCTION & ACCESS
 - AN ALLOWANCE HAS BEEN INCLUDED FOR ADDITIONAL OR UNFORESEEN DRYWALL WORK HAS BEEN INCLUDED. SEE ALLOWANCES.
- WINDOWS & EXTERIOR DOORS
 - FURNISH AND INSTALL (3) NEW DOUBLE HUNG WINDOWS IN DINING ROOM PER PLANS. SEE WINDOW & DOOR SCHEDULE.
 - FURNISH AND INSTALL (1) SINGLE EXTERIOR PATIO DOOR IN DINING ROOM PER PLANS. SEE WINDOW & DOOR SCHEDULE.
 - FURNISH AND INSTALL (1) QUAD PANEL SLIDING PATIO DOOR IN FAMILY ROOM PER PLANS. SEE WINDOW & DOOR SCHEDULE.
 - FURNISH AND INSTALL (1) DOUBLE EXTERIOR DOOR FOR EXTERIOR CLOSET ACCESS PER PLANS. SEE WINDOW & DOOR SCHEDULE.

- SIDING & EXTERIOR TRIM
 - FURNISH AND INSTALL ROT PROOF HARDIE PLANK ON EXTERIOR OF PANTRY AND STORAGE ADDITION.
 - INSTALL NEW PVC CORNER TRIM PIECES ON ADDITION TO BLEND WITH EXISTING.
 - INSTALL NEW PVC FASCIA TRIM PIECES ON ADDITION TO BLEND WITH EXISTING.
 - INSTALL NEW PVC EXTERIOR WINDOW TRIM ON NEW WINDOWS TO BLEND
 - INSTALL NEW PVC EXTERIOR DOOR TRIM ON NEW PATIO DOORS AND EXTERIOR STORAGE DOORS. NEW EXTERIOR DOOR TRIM TO BLEND WITH EXISTING.
- CABINETS / BUILT-INS
 - JOB-SITE CABINET DELIVERY.
 - FURNISH AND INSTALL KITCHEN BASE, WALL, AND ISLAND CABINETS PER PLANS. SEE CABINET SCHEDULE.
 - INSTALL ALL CABINET FILLERS, PANELS & ACCESSORIES PER PLANS.
 - FURNISH AND INSTALL CABINET KNOBS AND PULLS. AN ALLOWANCE HAS BEEN INCLUDED FOR CABINET HARDWARE MATERIAL. SEE ALLOWANCES.
- COUNTER TOPS & BACK SPLASH
 - FURNISH AND INSTALL QUARTZ COUNTERTOPS FOR PERIMETER AND ISLAND PER PLANS. SEE KITCHEN FINISH & FIXTURE SCHEDULE.
 - FURNISH AND INSTALL CERAMIC 3" X 6" TILE BACKSPLASH PER PLANS. SEE KITCHEN FINISH & FIXTURE SCHEDULE.
- FLOORING
 - SMOOTH OUT EXISTING CONCRETE SLAB IN KITCHEN AND BREAKFAST AREA AFTER DEMOLITION OF TILE.
 - FURNISH AND INSTALL 2 ¼" X 5/8" ENGINEERED, UNFINISHED RED OAK STRIP FLOORING IN KITCHEN, BREAKFAST AREA, AND PANTRY.
 - SAND, STAIN, AND FINISH EXISTING HARDWOOD FLOORING IN FAMILY ROOM ALONG WITH NEW FLOORING IN KITCHEN & PANTRY TO BLEND TOGETHER. FLOORING STAIN COLOR TBD IN FIELD AND APPROVED BY CLIENT.
- INTERIOR DOORS & TRIM
 - INSTALL NEW BASEBOARD TRIM IN PANTRY, AND PATCH IN NEW BASEBOARD WHERE NECESSARY IN KITCHEN REMODEL. NEW BASEBOARD TRIM TO BLEND WITH EXISTING.
 - INSTALL NEW WINDOW & DOOR TRIM FOR NEW WINDOWS & DOORS. NEW TRIM TO BE STOCK PROFILE THAT BLENDS BEST WITH EXISTING.
 - FURNISH AND INSTALL NEW SOLID CORE, PAINT GRADE WOOD DOOR FOR NEW PANTRY. NEW DOOR TO BE STOCK PROFILE, 4 PANEL DOOR THAT BLENDS WITH EXISTING.
- BY OTHERS/NOT INCLUDED IN CONTRACT
 - KITCHEN APPLIANCE MATERIAL, DELIVERY, AND INSTALLATION (CASE WILL SCHEDULE AND MANAGE APPLIANCE INSTALLATION WITH CASE ALLIANCE VENDORS.).
 - PAINTING. DIRECT PAY ITEM.
 - SURFACE MOUNTED LIGHT FIXTURES (PENDANTS & EXTERIOR SCONCES).
 - PATIO PAYER WORK. DIRECT PAY ITEM.

DOOR & WINDOW SCHEDULE							
				UNIT SIZE			
ITEM NUMBER	DESCRIPTION	MODEL/STYLE/MANUFACTURER	DOOR/WINDOW TYPE				NOTES
				W		H	
1	Dining Room Windows	Lincoln/Aluminum Clad	Triple Window Unit/Double Hung	76 1/8"		65"	Triple window unit. Black interior & exterior with screens.
1	Dining Room Patio Door	Lincoln/Aluminum Clad	Single Swing	30"		80"	Full light (glass) patio door. Black interior & exterior.
2	Exterior Storage Entry Door	Reeb/Solid Fir Wood	Double Entry	48"		80"	Outswing double door, unfinished.
3	Pantry Closet Entry Door	Solid Core 4 Panel	Single Interior Door	30"		80"	4 panel swing door to blend with existing.
4	Family Room Patio Door	Lincoln/Aluminum Clad	Quad Panel Sliding Door	150 1/8"		80"	French sliding door. Black interior & exterior w/screens.



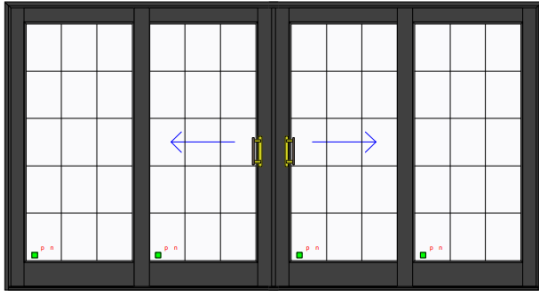
R.O. 31-7/8" x 82-3/4"
O.A. Box Size 31-3/8x82-1/4"

- SWING-PD-1; 2/6x6/8; XL; Black Alum Clad AAMA.2605; LoE-366; G.S. 20-15/16x68-3/4 Inswing 7-3/16" Bottom Rail 4-13/16" Stiles/Top Rail LoE-366/Neat No Screens Preserve Glass Silver Spacer 7/8" SDL (3W5H) Profilled Interior - With Black Internal Grids Tempered Glass 4-9/16" Jamb Fingerjointed Jambs & Stops Matte Black Hinges Munchen Handle Style M374N BackPlate Deduct Standard Handleset Matte Black Handleset (Active) Matte Black Strikes Keyed Alike Multi-Point Locks Included Pre-Finished Black Interior - Frame Divided Lite InteriorPre-Finished Black Pre-Finished Black Interior - Panel Bronze Sill



R.O. 76-5/8" x 65"
O.A. Box Size 76-1/8x64-1/2"

- DBLH-3; Black Alum Clad AAMA.2605; LoE-366 Box Size: 76-1/8x64-1/2 LoE-366/Neat 3 Full Black Screen(s) Applied BetterVue Mesh Preserve Glass (Top) Silver Spacer Tempered Glass (Top) (Partial) 7/8" SDL (Top) (2W2H) Profilled Interior - With Black Internal Grids Preserve Glass (Bottom) Silver Spacer Tempered Glass (Bottom) (Partial) 7/8" SDL (Bottom) (2W2H) Profilled Interior - With Black Internal Grids Mulling Charge 4-9/16" Jamb Black Hardware Beige Concealed Jambliners With Black Jambliner Metal Vertical Interior Mull Casing Pre-Finished Black Mull Casing Pre-Finished Black Interior Divided Lite InteriorPre-Finished Black Pre-Finished Black Interior - Panel Wide Rail Double Hung (Glass Size:20x28)



R.O. 150-5/8" x 82-3/4"
O.A. Box Size 150-1/8x82-1/4"

- SLIDE-PD-4; 12/0FSx6/8; OXXO; Black Alum Clad AAMA.2605; LoE-366 Wide Stile Panel (4-13/16" Stiles and Top Rail) Full Size Bottom Rail (7-3/16") Box Size: 150-1/8"x82-1/4" Black Sliding Screen BetterVue Mesh LoE-366/Neat Preserve Glass Silver Spacer 7/8" SDL (3W5H) Profilled Interior - With Black Internal Grids Tempered Glass 4-9/16" Jamb Signature Matte Black Handleset Clear Anodized T-Rail Beige Interlock Grey Latch Stainless Steel Keeper Keyed Alike Black Footbolt Low Profile Sill Stop Clear Jambs & Stops Pre-Finished Black Interior Divided Lite InteriorPre-Finished Black Pre-Finished Black Interior Frame Set-Up Bronze Sill G.S. 30-17/32"x68-3/8"

APPLICABLE CODES

GENERAL CODE NOTES:

- Plans conform with IRC 2015 & Virginia Residential Code 2015
- All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185
- All framing lumber to be SPF #2 unless indicated otherwise. Design criteria used are as follows:
- Roof and floor dead load - 10 lbs/sf
- Floor live load in non-sleeping areas - 40 lbs/sf
- Floor live load in sleeping areas - 30 lbs/sf
- Ground snow load - 25 lbs/sf
- Seismic design category B
- Termite damage subjectivity - heavy
- Subjectivity to damage from weather - severe
- Subjectivity to decay - moderate
- Ice shield underlayment required - Yes
- Winter design temperature - 17 degrees F
- Wind speed, basic - 90 mph Wind Speed, Ultimate - 115 mph
- Frost line depth - 24"
- Flood hazard - zone C
- Concrete - 3,000 psi compressive strenght at 28 days
- Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
- Roof sheating - 1/2" OSB with spacers
- Roofing - 215 lb per square asphalt shingles over 15 lbft.

Document Sheet Index

Sheet No.	Description
A01	Cover Sheet
A02	First Floor Proposed Plans
A03	First Floor Electrical Plan
A04	Exterior Elevations
4	TOTAL SHEETS

Designed By: Kevin Shore

Kevin Shore

PERMIT SET

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTIES

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Development:

M. Gass

Project No:

26090359

Management:

B. Gettys

Design:

K. Shore

MURRAY-MAHON RESIDENCE

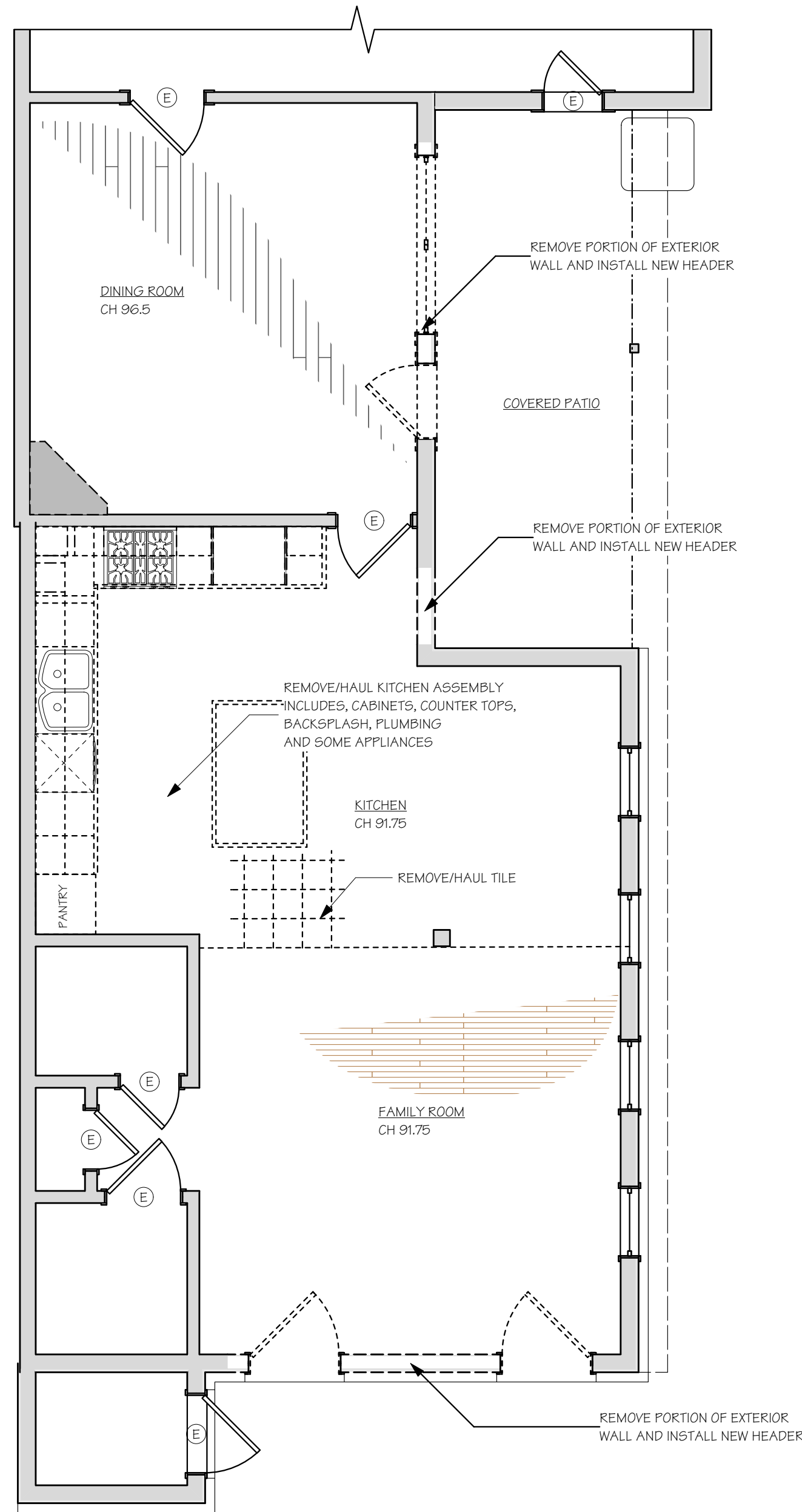
513 S. LEE STREET
ALEXANDRIA, VA

Cover Sheet

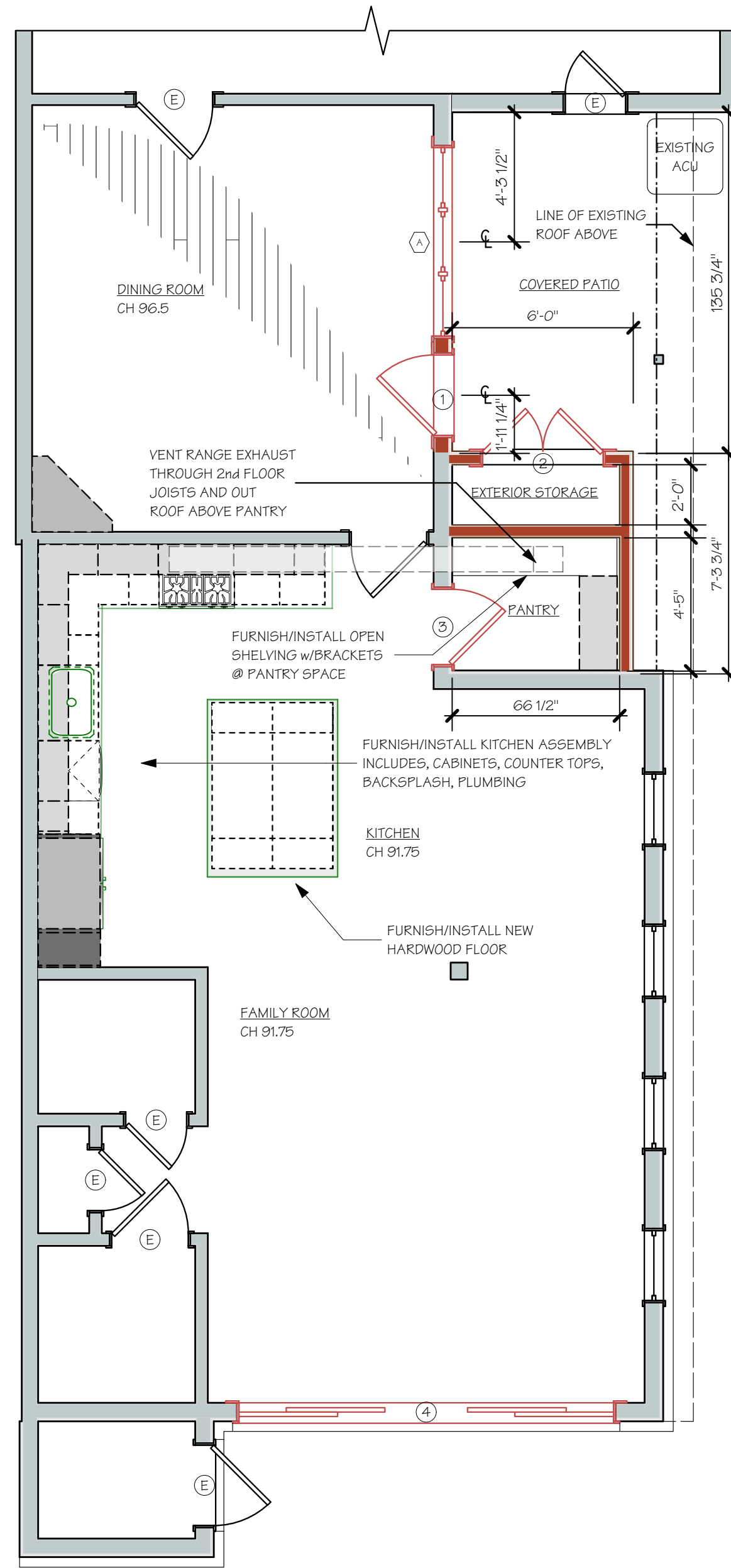
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1 1st FLOOR DEMOLITION PLAN
A02 Scale: 1/4" = 1'-0"

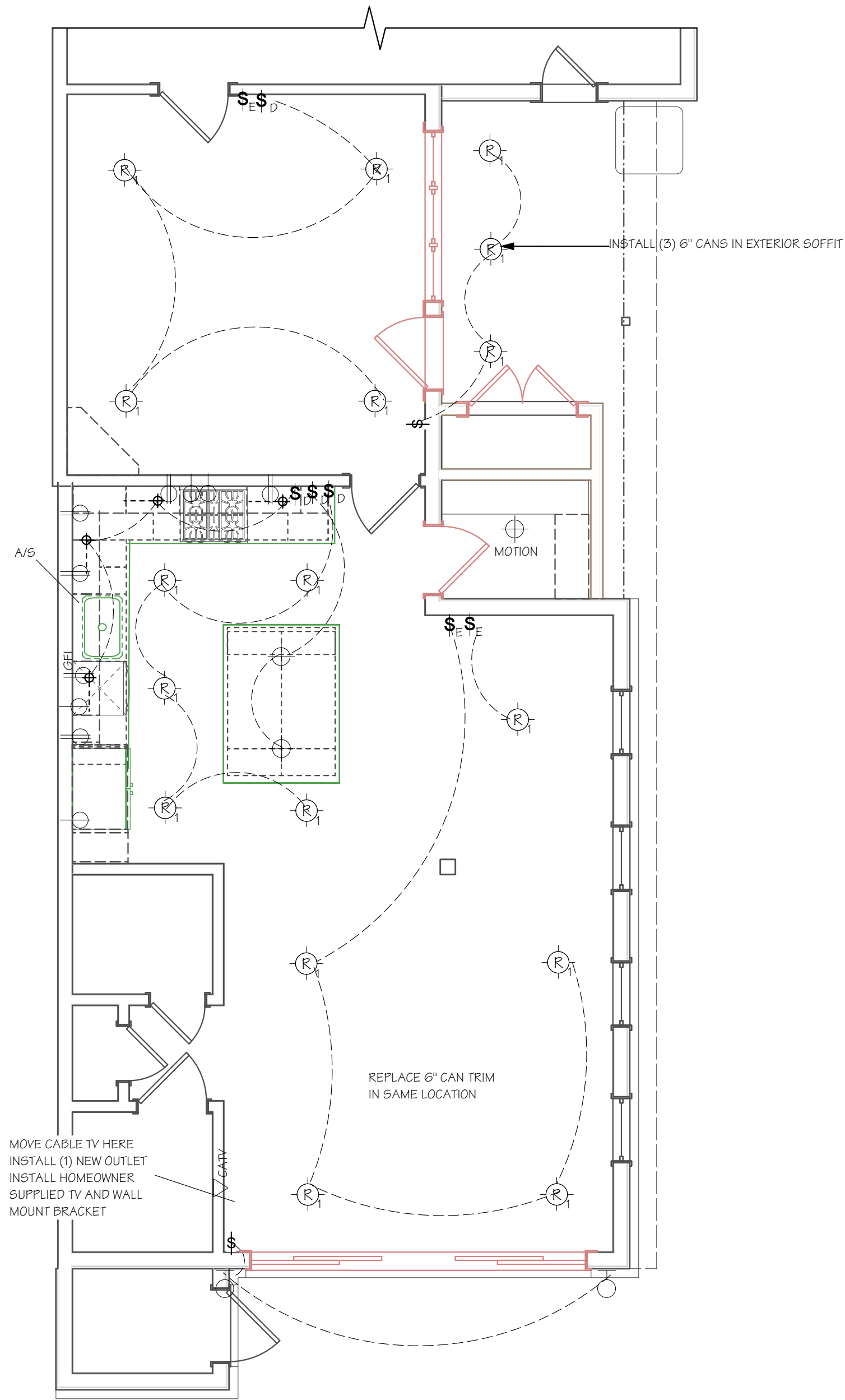


2 PROPOSED 1st FLOOR PLAN
A02 Scale: 1/4" = 1'-0"

PERMIT SET

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MURRAY-MAHON RESIDENCE 513 S. LEE STREET ALEXANDRIA, VA		Project No: 26090359		Development: M. Saas	
First Floor Proposed Plans		Design: K. Shore		Management: B. Gettys	
Date: 10/21/2021		Scale: 1/4" = 1'-0"		Of: 4	
Sheet: A02		Case Design/Modeling, Inc. 4701 Sangamore Road North Plaza, Suite 40 Bethesda, MD 20816 (P) 301.229.4600 (F) 301.229.3195		CASE Architects & Remodelers Falls Church, VA 22046 (P) 703.534.2980 (F) 703.534.0207	
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1
A03
PROPOSED ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL SCOPE

- 13 - RECESSED LIGHTS 6" LED
- 4 - RECESSED LIGHTS 6" LED RETRO FIT TO EXISTING RECESSED LIGHT
- 1 - CLOSET LIGHT LED WITH MOTION
- 1 - DEMOLITION & REWORKING (& RELOCATE CABLE JACK)
- 2 - ROUGH IN ONLY FOR SURFACE MOUNTED FIXTURE (SUPPLIED BY CASE)
- LABOR ALLOWANCE TO INSTALL CUSTOMER SUPPLIED SURFACE MOUNTED FIXTURES (4)
- 1 - LINEAR LIGHTING SYSTEM (UNDER CABINETS) KITCHEN
- 3 - OUTLETS (DUPLEX) LEVITON T5320-W
- 2 - GFCI OUTLET LEVITON GFTR1-W
- 2 - GFCI OUTLET FOR APPLIANCE
- 1 - CABINET MOUNTED OUTLET
- 2 - NEW CIRCUITS
- 3 - APPLIANCE HOOKUP
- 3 - SWITCHES (TOGGLE) LEVITON 1451-2W
- 6 - DIMMERS TOGGLE (UPGRADE TO SWITCH) AYCL-153PH-WH
- 1 - COMBO SMOKE & CARBON NEW
- 1 - RELOCATE A/C DISCONNECT
- 1 - SWITCH
- 1 - INSTALL OUTLET AND CABLE FOR TV RELOCATION
- 1- INSTALL CLIENT SUPPLIED TV AND WALL BRACKET

LEGEND - ELECTRICAL

RECESSED LIGHTING

- 6 3/4" RECESSED W/ WHITE STEP BAFFLE LIGHTTOLIER "LITECASTER" OR SIM. IC BOX REQUIRED IN INSULATION. 1102/1176 WH
- 5" RECESSED W/ WHITE STEP BAFFLE LIGHTTOLIER "LITECASTER" OR SIM. IC BOX REQUIRED IN INSULATION. 1002/1076 WH
- 6 3/4" RECESSED W/ SHALLOW SLOPE WHITE STEP BAFFLE LIGHTTOLIER "LITECASTER" OR SIM. IC BOX REQUIRED IN INSULATION. 1001C/1131 WH (3/12 - 7/12 CEILING PITCH)
- 6 3/4" RECESSED W/ WET LOCATION TRIM AND WHITE LEXAN DIFFUSER (DROPPED) LIGHTTOLIER 1102/1176 LX

LIGHTING

- Existing (to remain)
- Wall (B.O.)
- Surface (B.O.)
- Flood
- Fan (B.O.)
- Puck / under cabinet

OUTLETS

- Existing (to remain)
- Standard
- Switched
- Exterior
- GFI
- Floor
- Quad
- Junction Box
- Dedicated Circuit

SWITCHES

- Existing (to remain)
- Single Pole
- 3 way
- 4 way
- Dimmer
- Fan

COMMUNICATION

- Telephone Jack
- CATV Cable/tv

MISCELLANEOUS

- Exhaust Fan
- Fan/Light
- Heat
- Existing Thermostat
- New Thermostat
- Baseboard

SAFETY

- Smoke Detector
- SMOKE DETECTORS TO BE HARDWIRED w/ BATTERY BACKUP

GENERAL NOTE

ALL WORK TO CONFORM TO THE NEC AND ALL LOCAL APPLICABLE CODES. EXACT DEVICE LOCATIONS SUBJECT TO JOB CONDITIONS. ALL SURFACE MOUNTED ELECTRICAL FIXTURES TO BE PROVIDED BY OWNER & INSTALLED BY CASE. METER LOCATION TO BE DETERMINED BY LOCAL UTILITY COMPANY.

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Design:
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MURRAY-MAHON RESIDENCE

513 S. LEE STREET

ALEXANDRIA, VA

First Floor Electrical Plan

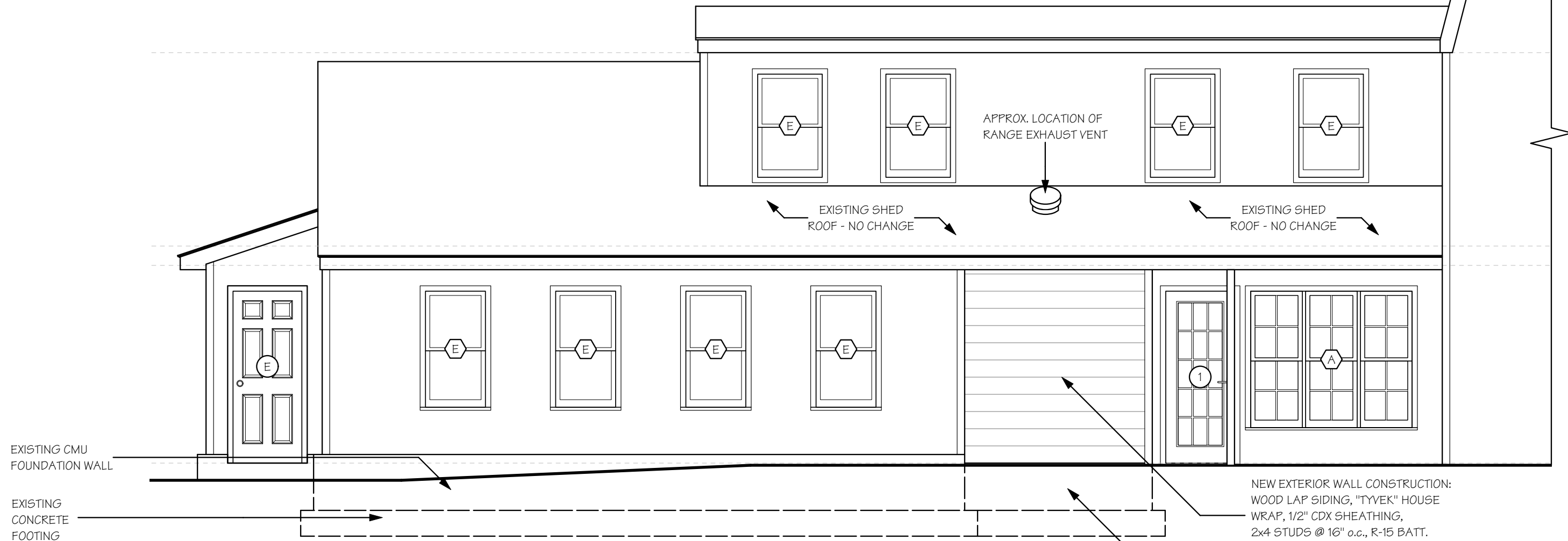
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1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

PERMIT SET

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MURRAY-MAHON RESIDENCE

513 S. LEE STREET
ALEXANDRIA, VA

Exterior Elevations

Project No:
26090359

Design:
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