

ISSUE: Certificate of Appropriateness for (alterations and addition)

APPLICANT: 732 and 806 Development LLC

LOCATION: Old and Historic Alexandria District
732 North Washington Street

ZONE: CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone

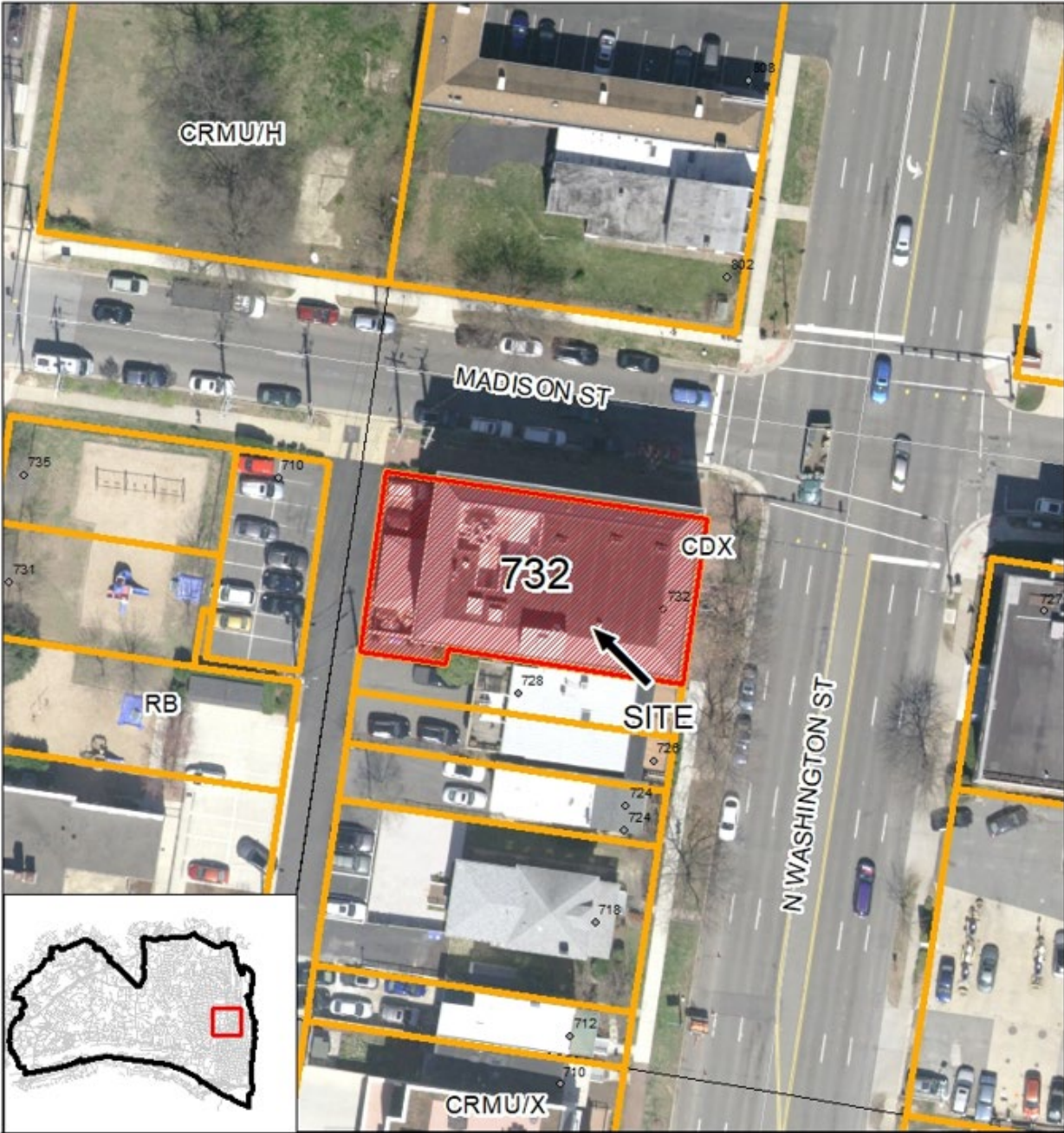
STAFF RECOMMENDATION


Staff recommends approval of the Certificate of Appropriateness for alterations and addition with the following conditions:

1. The windows will comply with the requirements listed in the *Design Guidelines*.
2. The dormers on the west elevation be modified to align with the window openings below.
3. The material at the sides of the dormers and at the dormer window surrounds be metal similar in color to the synthetic slate and that the applicant work with staff to define this material


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.



 **BAR2026-00055 - OHAD**
732 North Washington Street

0 20 40 80 Feet

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I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to convert the existing office building at 732 North Washington Street into a multi-unit residential building.

Note that the applicant will be returning to the Board at a later date for a Permit to Demolish in order to complete the proposed work.

Certificate of Appropriateness

The applicant is proposing to convert the existing commercial office building into a new multi-unit residential building. As part of this conversion, the applicant will be enlarging window openings and adding windows to the building. At the east and north elevations, existing windows will be converted to doors providing access to projecting balconies.

At the roof, the applicant is proposing to replace the existing mansard roof with a new structure in a similar mansard roof form clad in false slate shingles and including set back areas to be used as recessed balconies. There will be a number of shed roof dormers around the perimeter of the new mansard roof with two over two casement windows. Above this will be located an occupied roof deck and a new stair enclosure adjacent to the existing stair enclosure. There will be no increase in building height with the exception of the new stair enclosure which will match the existing in height.

Site context

The building sits at the south west corner of the intersection of North Washington Street and Madison Street. The north and east elevations will be street facing and will be completely visible from the adjacent streets. A portion of the south elevation will be visible from the public right of way above the existing townhouse. The west elevation will be visible from the public alley behind the building. All portions of the proposed new work will be visible from a public right of way.

II. HISTORY

The building at 732 North Washington Street is a four and a half story commercial office building that was originally approved by the BAR in September of 1963. At this time the building was a flat roof, four story building. In June of 1964, the Board approved a change to the roof to add the mansard roof and half story that currently exists.

In 2004 the Board approved substantial alterations to the building including new windows and accessibility alterations (BAR 2002-0108). Other BAR approvals for the property include various signage modifications.

III. ANALYSIS

The subject property is being converted from the previous commercial use to a multi-unit residential use. The proposed exterior modifications are consistent with the requirements of a residential property. There is no change to the building footprint but there is a modification to the

fifth floor to include a new mansard roof with dormers and recessed balconies. Some of the significant modifications include the following:

Modifications to windows and new balconies

The existing building includes single punched windows with precast sills and keystones at the second, third, and fourth floors. At the ground floor there are large arched openings with storefront glazing. The existing window configuration on the upper levels does not lend itself to the proposed residential use because of the small glazing area.

The applicant is proposing to replace all of the existing windows and in most cases enlarge the existing openings to accommodate double windows or double doors (Figure 1-3). At the west elevation, single punched windows will become groups of two or three. Also at the west elevation, a recessed balcony will be added to the second, third, and fourth floors. At all modified masonry openings the existing cast stone keystone will remain in place and the jack arches and brick sills will be extended to cover the additional width. Any new openings will have a keystone, jack arch, and sills to match the existing. At the ground floor, the applicant is proposing to install new steel storefront windows.

The applicant is also proposing to install projecting balconies at the north and east elevations. These projecting metal balconies will have a decorative metal railing and turnbuckles to tie them back to the masonry wall. At the east elevation, the two outside bays will feature these projecting balconies and at the north elevation there will be two bays of projecting balconies.



Figure 1: Proposed east elevation



Figure 2: Proposed north elevation

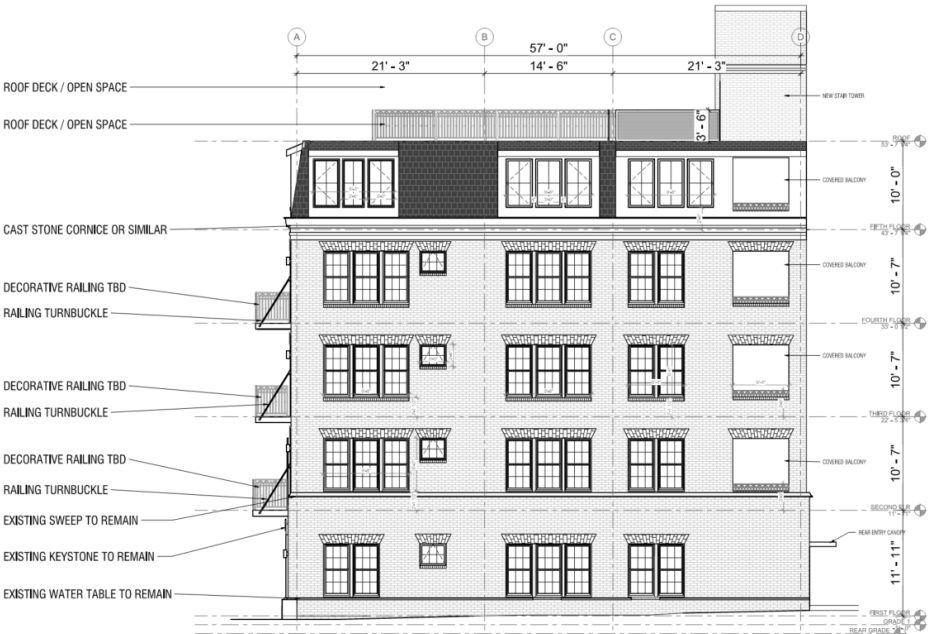


Figure 3: Proposed west elevation

Staff finds that the proposed modifications to the windows and the addition of the proposed balconies are consistent with the conversion of this building from commercial to residential. In the current configuration, the building is a non-descript office building without distinguishing characteristics. The existing window and brick details are appropriate for a modern building in the historic district and will be retained in this conversion. Where the windows are being modified, the existing brick details are being extended, and the keystones are being retained. The installation of a cast stone top to the water table is similar to details found elsewhere and will help to define the base of the building.

Modifications to roof

The existing building includes a mansard roof that is clad in standing seam metal with skylights. This roof is at a low slope when compared to other similar buildings nearby. At the south side of the roof is located a masonry clad stair tower. The applicant is proposing to replace the existing mansard roof structure with a new mansard roof at a steeper angle. The new mansard roof will be clad in synthetic slate with shed dormers and inset balconies. On top of this mansard roof will be located a new roof deck with a metal railing that will be minimally visible from the street. This roof deck will be accessed by an expanded stair and elevator tower that extends from the existing stair tower (Figure 4).

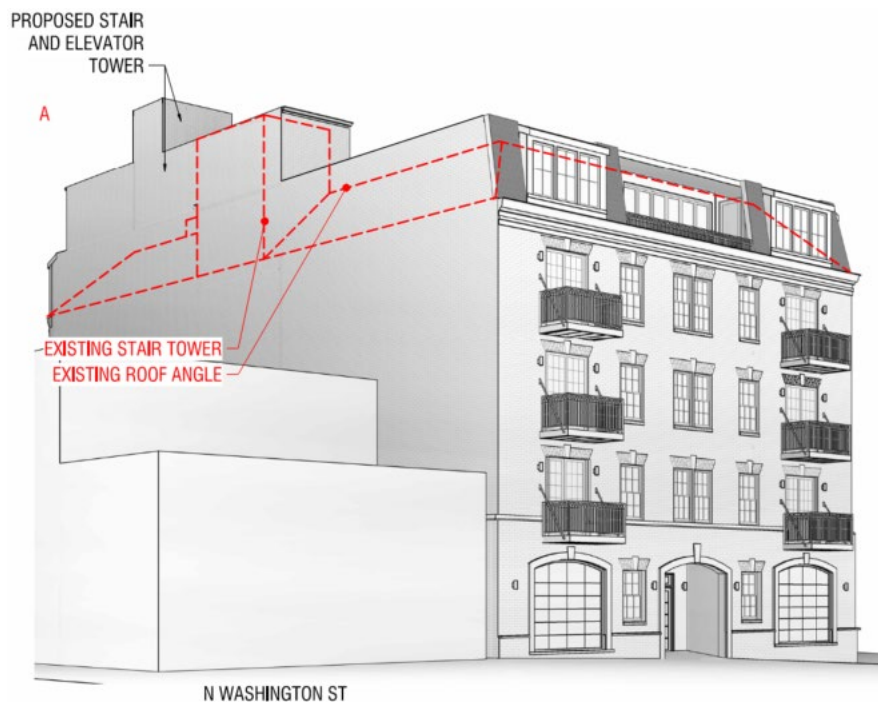


Figure 4: Diagram showing new roof structure compared to existing

The new roof structure will be clad in a charcoal colored synthetic slate with metal clad grey dormers and inset balconies (Figure 5). At the east elevation, two dormers aligned with the projecting balconies below will feature three two over two windows. Between these dormers will be a recessed balcony with a metal railing at the building edge and full height glass at the rear of the balcony.

At the north elevation there will be four dormers with three windows, two of which will be aligned with the outermost windows and the other two located in the eastern half of the elevation. A large recessed balcony similar to the one on the east elevation will be located on the western side of this elevation.

At the west elevation there are three more dormers located above the punched window openings below and a small recessed balcony at the southern end of the elevation. This recessed balcony is more simple than the other elevations and does not include the full height glass at the rear face.



Figure 5: View of east side of proposed roof

Staff supports the proposed modifications to the roof, including the new mansard roof and stair and elevator enclosures. The proposed mansard roof with dormers is similar to those found on other recent buildings located in the 700 and 900 blocks of North Washington Street. The recessed balcony is a unique feature not found elsewhere but staff finds that these provide a relief to the massing and add visual interest to the elevations. The revised slope and proportions of the new mansard are more appropriate for the scale of the building than the existing roof form. With the exception of the west elevation, the dormers are aligned with the punched windows below. Staff recommends that the applicant study the composition of the west elevation to align the dormers with the windows below.

The applicant is proposing to clad the exterior of the mansard in a dark colored synthetic slate. While synthetic slate is not typically approved to replace existing slate on Early buildings, it has been approved on Later buildings. In this case, the material will be located five floors above the street and from this distance staff believes that it will appear to be traditional slate. The submission materials do not include a specification for the sides of the dormers or for the dormer window surrounds. Staff recommends that this material be a metal similar in color to the synthetic slate and that the applicant work with staff to define this material.

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. The windows will comply with the requirements listed in the *Design Guidelines*.
2. The dormers on the west elevation be modified to align with the window openings below.
3. The material at the sides of the dormers and at the dormer window surrounds be metal similar in color to the synthetic slate and that the applicant work with staff to define this material.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, 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

- C-1 Proposed commercial to residential reversion and reconfiguration of the roof line will comply with Zoning.
- C-2 Must comply with the conditions under DSP2026-00002.
- F-1 Building is governed under SIT63-040.
- F-2 City Council has granted approval for additional building height for the propose of bringing the existing roof into compliance and allowing for the attached reconfiguration of the existing roof line.

Code Administration

- C-1 Building permit is required

Transportation and Environmental Services

- C-1 Comply with all requirements of CDSP2025-00016. (T&ES)
- C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

- C-1 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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)*

732 and 806 Development LLC

Name: _____
Address: _____
City: _____ State: _____
Phone: _____ E-mail: _____

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

Name: _____ Phone: _____
E-mail: _____

Legal Property Owner:

Name: _____
Address: _____
City: _____ State: _____
Phone: _____ E-mail: _____

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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: _____

Date: _____

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.		
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 _____ (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.		
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.		
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.

_____ Kenneth W. Wire  _____
 Date Printed Name Signature



Certificate of Appropriateness Hearing - Architectural Details and Design - April 8th 2026

732 N WASHINGTON ST
ALEXANDRIA VA 22314

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508 KENNEDY STREET NW WASHINGTON DC 20011
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Certificate of Appropriateness Hearing - Architectural Details and Design - April 8th 2026

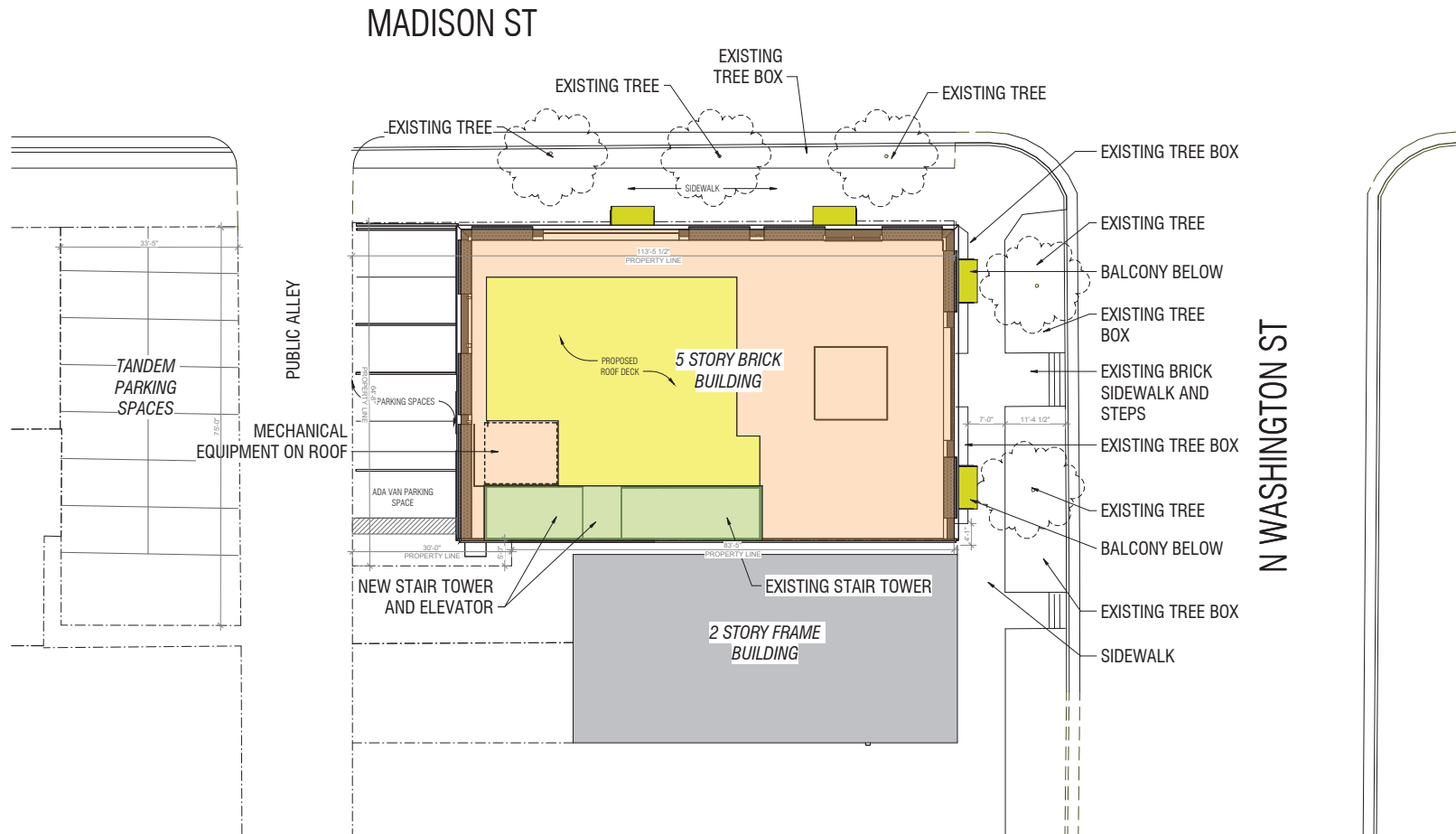
732 N WASHINGTON ST
ALEXANDRIA VA 22314
03/02/26 COA

732 N Washington St - Existing FAR Calculations	FAR - Deductions					Net Floor Area
	Description	Gross Building Area	Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC	
Basement	1,038	-	-	-	1,038	-
First Floor	5,525.36	406.00	100.00	40.00	546.00	4,979.36
Typical Floor (2nd, 3rd & 4th)	5,425.25 (x3)	427.00	100.00	16.00	1,629.00	14646.75
Fifth Floor	5,425.25	1,804.78	50.00	568.00	2,422.78	3,002.47
Existing Roof Stair	211	-	-	-	-	-
Total Gross Building Area	28,475				Total SF:	5,846.78
Lot Area:	9,425					
Existing Net Floor Area	22,628					
Existing FAR:	2.402848804					

LEGEND:

- EXISTING MAIN BUILDING FOOTPRINT
- PROPOSED ROOF DECK
- PROPOSED BALCONIES
- STAIR TOWER / ELEVATOR

732 N Washington St - Proposed FAR Calculations	FAR Deductions				Non FAR Total	Net Floor Area
	Description	Gross Building Area	Non FAR - Common	Non FAR - Bathrooms		
Basement	1,038	-	-	-	1,038	-
First Floor	5,525.36	500.00	500.00	122.27	942.27	4,583.09
Typical Floor (2nd, 3rd & 4th)	5,425.25 (x3)	481.00	316.25	73.31	2,609.38	13,645.85
Fifth Floor	5,425.25	716.00	330.00	108.00	1,154.00	4,271.25
Proposed Roof Stairs - Common	505.00	495.00	-	-	495.00	10.00
Total Gross Building Area	28,749				Total SF:	22,531
Lot Area:	9,425					
Proposed Net Floor Area:	22,531					
Proposed FAR:	2.390557029					



1 PROPOSED SITE PLAN
1" = 10'-0"

OFFICIAL STAMPS

JK_A

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Certificate of Appropriateness
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 732 N WASHINGTON ST
 ALEXANDRIA VA 22314

ISSUE RECORD
 03/02/26
 COA
 REVISION SCHEDULE
 NO. DATE

SEAL

SHEET NAME
 ARCHITECTURAL SITE
 PLAN

SCALE
 As indicated

SHEET NO.
BAR 2

PRECEDENT PHOTOS:



1. 100 S ROYAL ST (CORNER OF KING AND ROYAL)



2. 500 KING ST



1. 100 S ROYAL ST (CORNER OF KING AND ROYAL)



3. 320 KING ST

OFFICIAL STAMPS

JK_A

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SHEET NAME
 PRECEDENT PHOTOS

SCALE

SHEET NO.

BAR 5



ADJACENT PROPERTY - N WASHINGTON ST



EXISTING CONDITIONS

N FRONT ELEVATION - N WASHINGTON ST



NW CORNER - MADISON ST AND PUBLIC ALLEY



NE CORNER - N WASHINGTON ST AND MADISON ST

OFFICIAL STAMPS

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SCALE

SHEET NAME
 EXISTING BUILDING
 PHOTOS

SCALE

SHEET NO.

BAR 6



EXISTING CONDITIONS

SIDE ELEVATION - MADISON ST



REAR ELEVATION - PUBLIC ALLEY



SW CORNER - PUBLIC ALLEY

OFFICIAL STAMPS

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COA

REVISION SCHEDULE

NO. DATE

SEAL

SHEET NAME

EXISTING BUILDING
PHOTOS

SCALE

SHEET NO.

BAR 7



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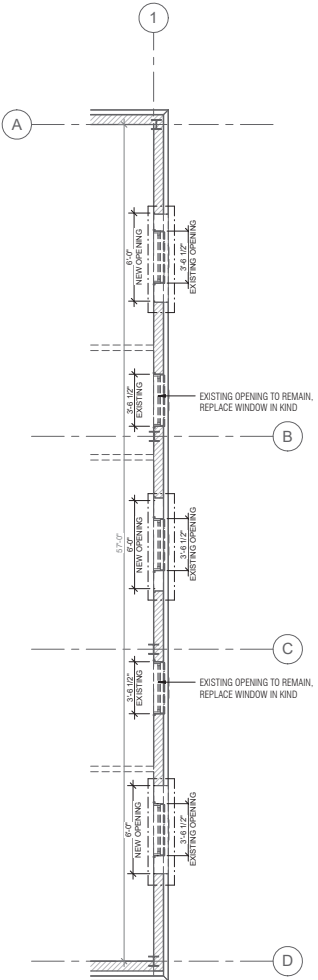
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SCALE

SHEET NAME
DEMO DETAILS

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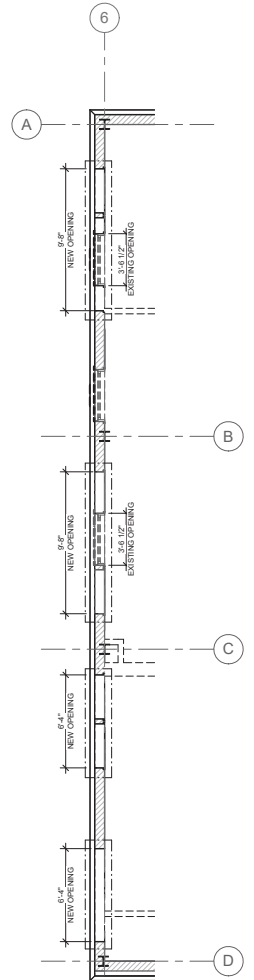
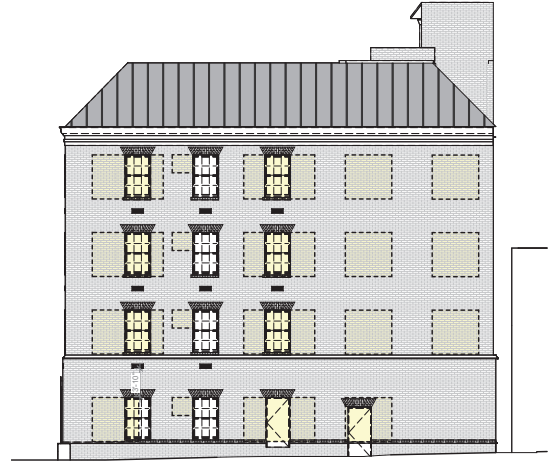
BAR 8



FRONT FACADE FLOOR PLAN



NEW OPENINGS
OUTLINE



REAR FACADE FLOOR PLAN



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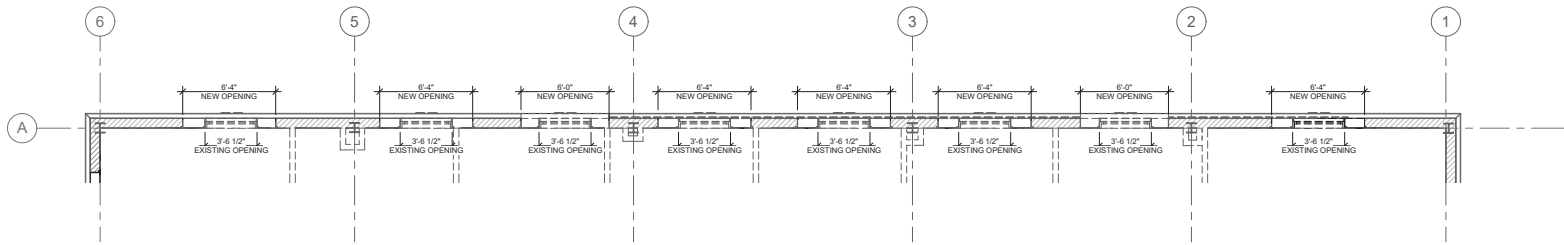
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SHEET NAME
DEMO DETAILS

SCALE
As indicated

SHEET NO.

BAR 9



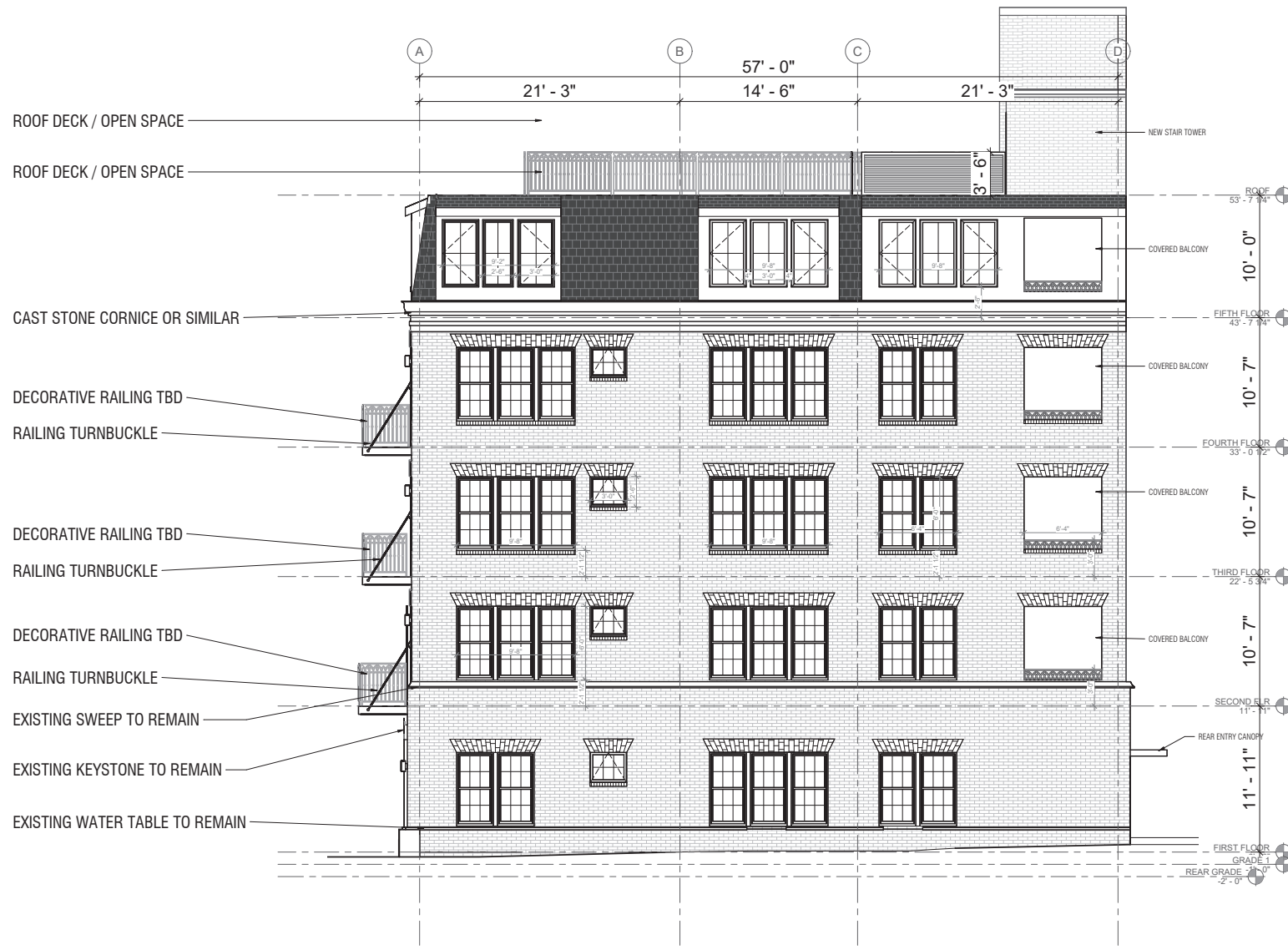
MADISON ST FACADE FLOOR PLAN



MADISON ST FACADE



REF TO SHEETS BAR 16,17,18,19 FOR MATERIALS SPEC



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

REF TO SHEETS BAR 16,17,18,19 FOR MATERIALS SPEC



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PROPOSED FIRST
FLOOR PLAN

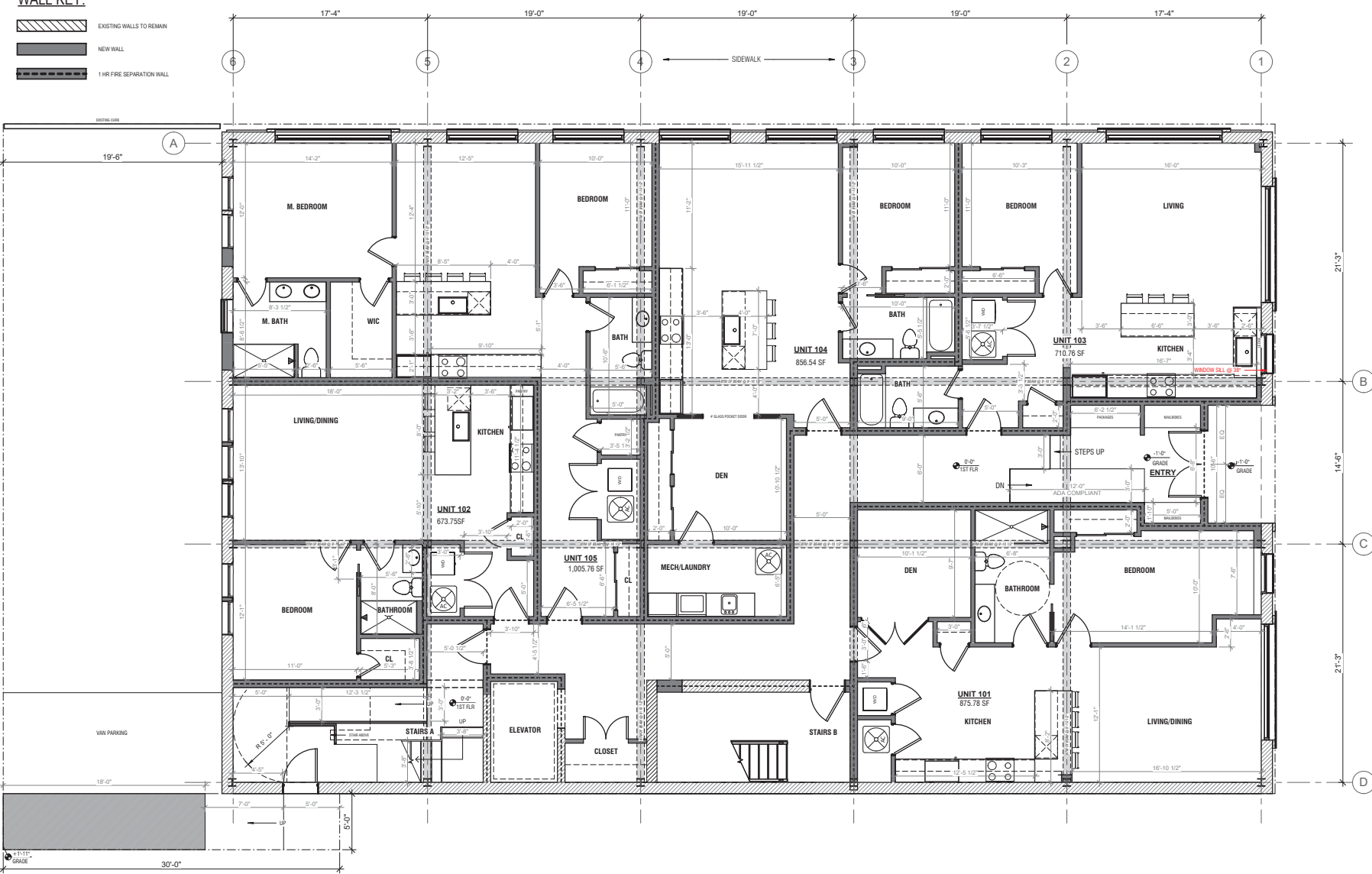
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 13

WALL KEY:



- EXISTING WALLS TO REMAIN
- NEW WALL
- 1 HR FIRE SEPARATION WALL



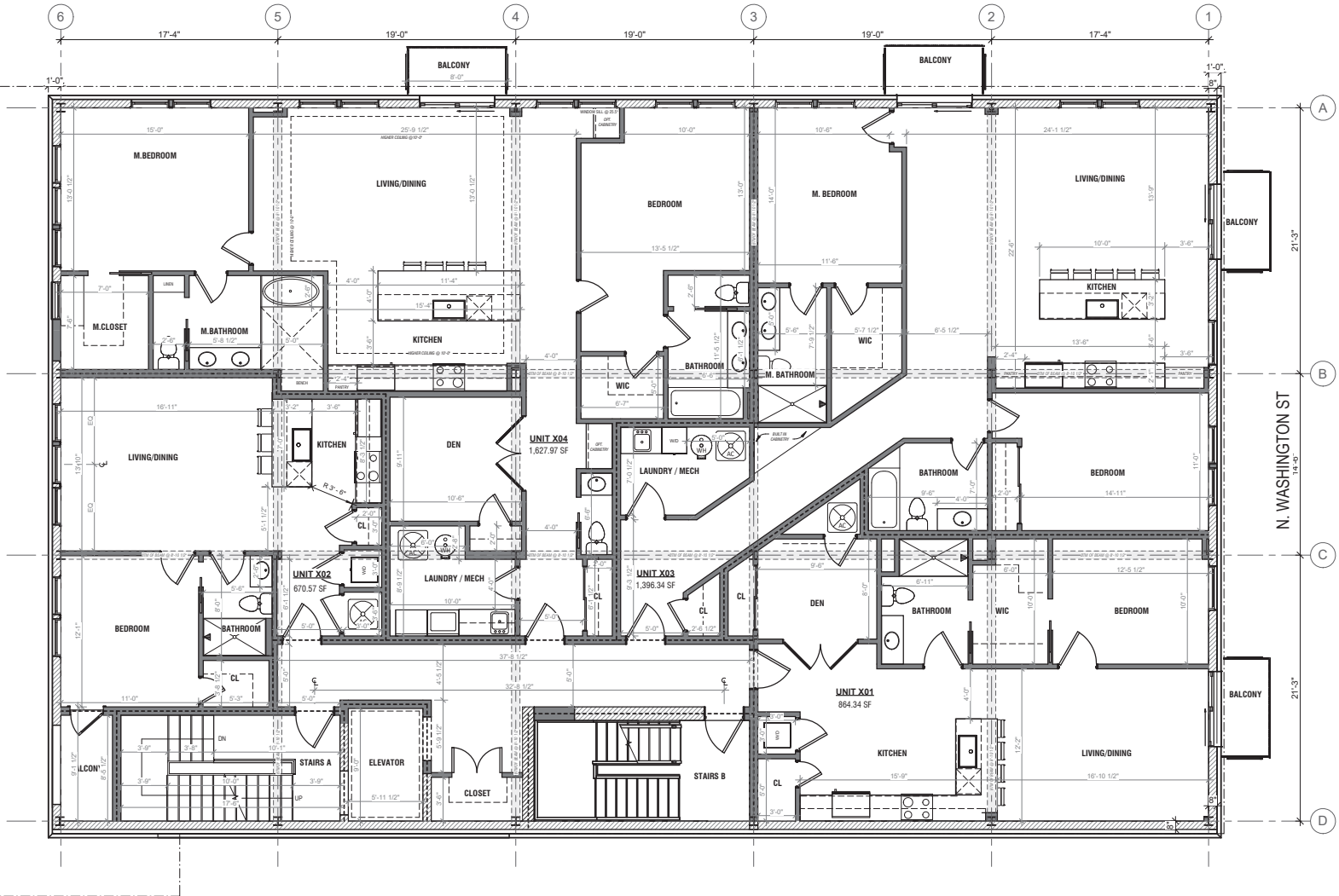
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL

MADISON ST



1 PROPOSED TYPICAL FLOOR PLAN (2-4)
1/4" = 1'-0"

OFFICIAL STAMPS



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COA
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NO. DATE

SCALE




SHEET NAME
**PROPOSED TYPICAL
FLOOR PLAN**

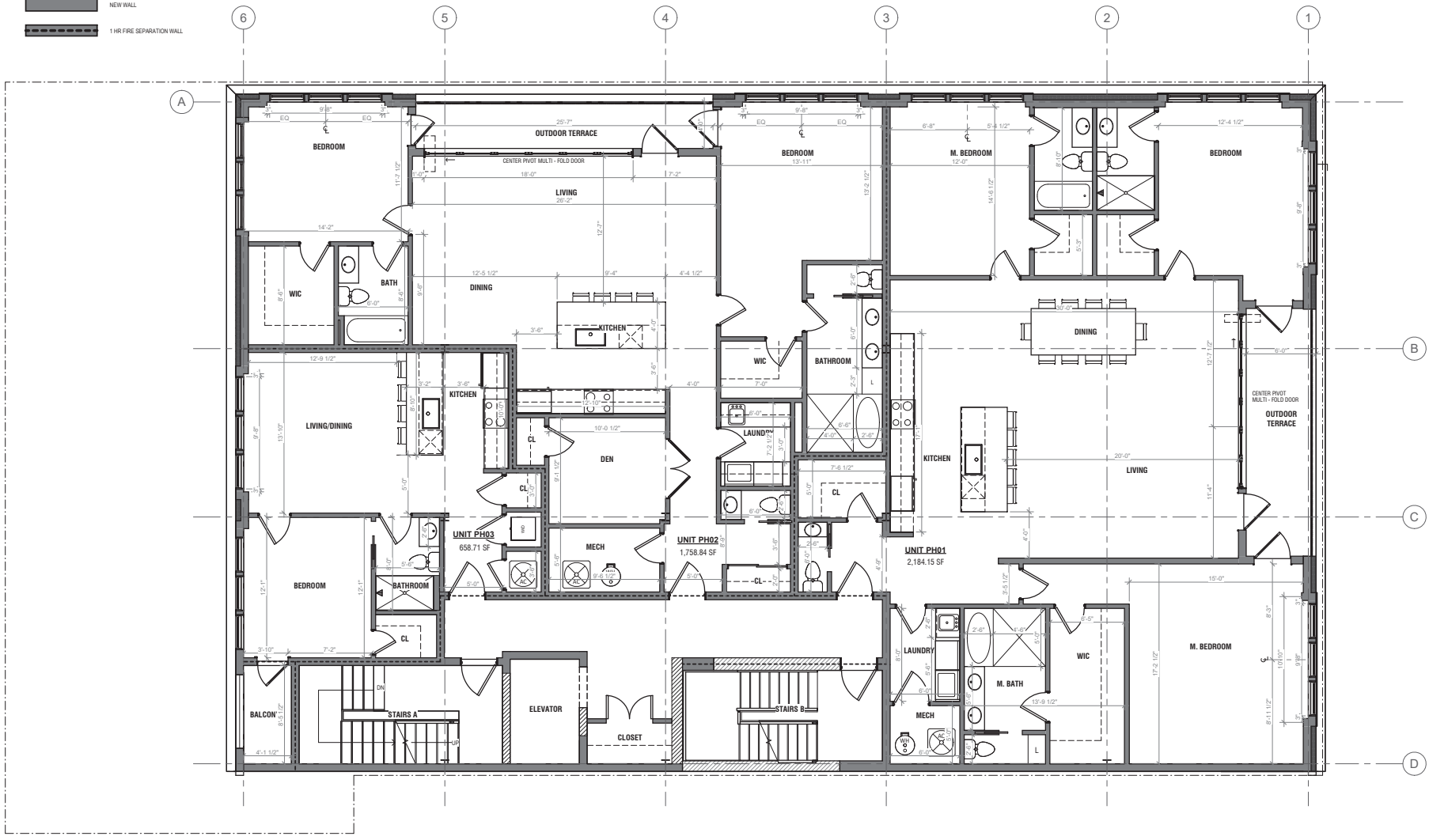
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 14

WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL



1 PROPOSED FIFTH FLOOR
1/4" = 1'-0"



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COA
REVISION SCHEDULE
NO. DATE

SCALE




SHEET NAME
PROPOSED FIFTH
FLOOR

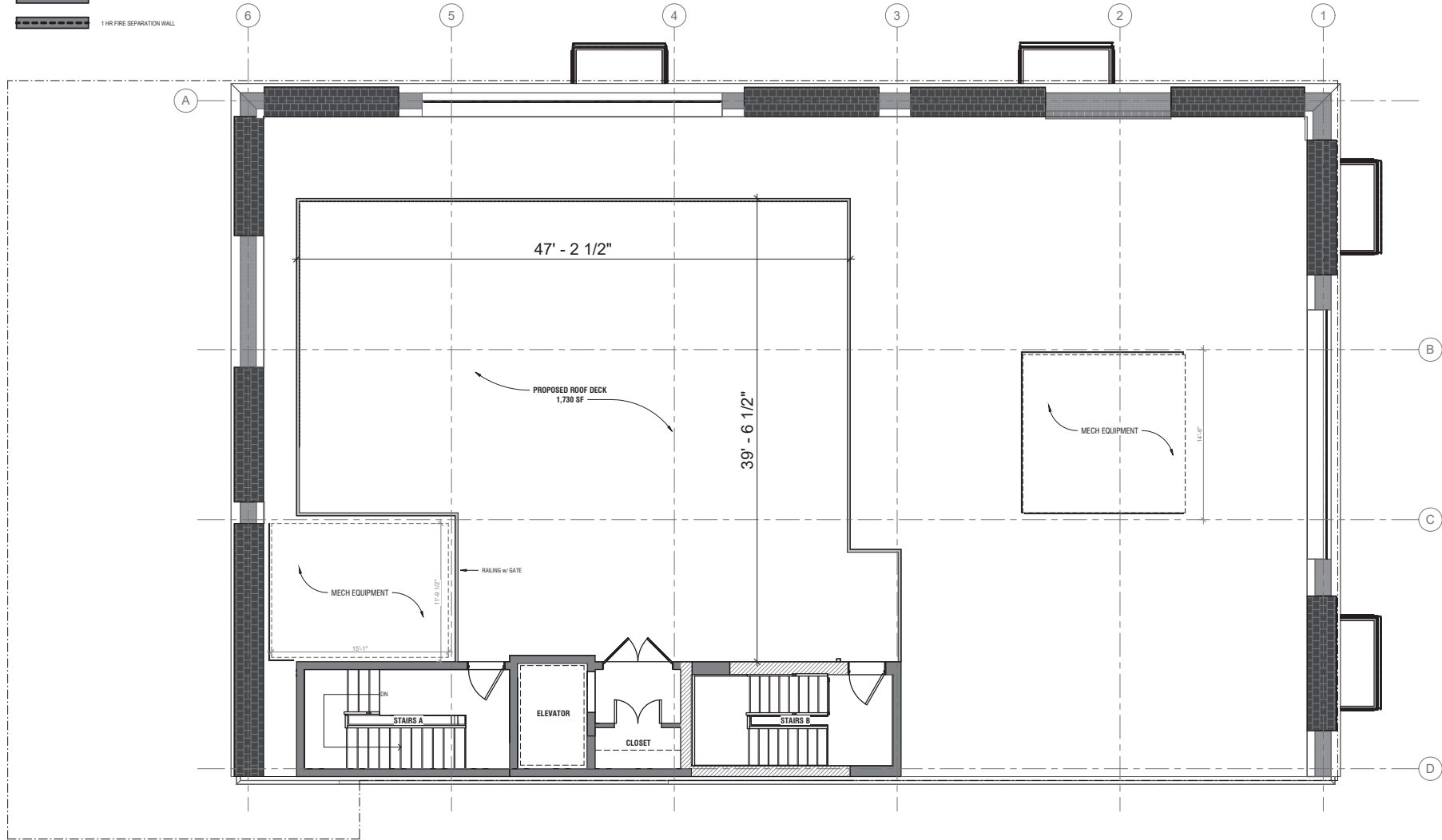
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 15

WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL



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

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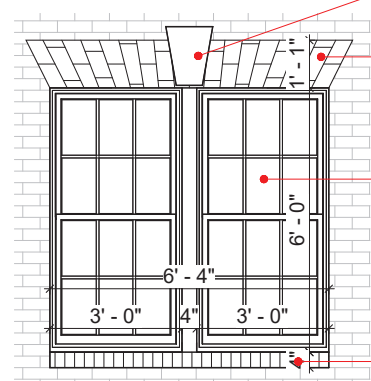
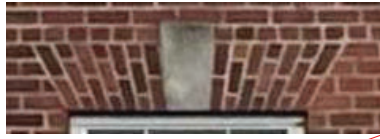
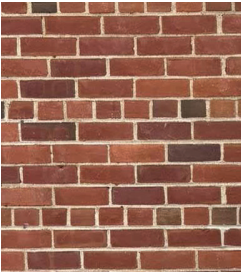
SHEET NAME
**PROPOSED ROOF
PLAN**

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 16

EXISTING BRICK DETAILS



1 PROPOSED WINDOW ELEVATION
3/4" = 1'-0"

ARRISCRAFT - CAST STONE KEYSTONE

Arriscraft

WHERE TO BUY Product Search

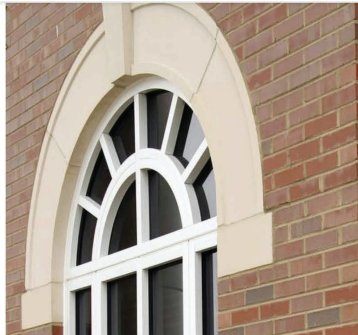
FULL BED STONE ADAIR LIMESTONE THIN MASONRY BRICK CAST STONE ACCESSORIES BUILDING MATERIALS GALLERY

ARRIS-CAST CAST STONE

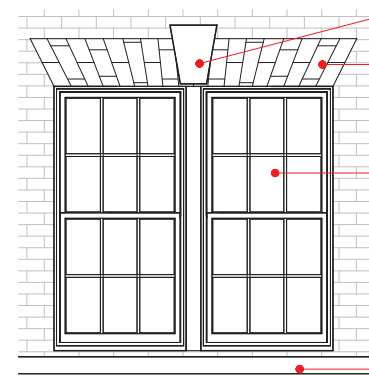
Manufactured in:
Fort Valley
Georgia

Choose ARRIS-CAST to complement our Renaissance® colors, or create your own shade. From custom decorative accessories to our catalogue of architectural shapes, ARRIS-CAST provides the ideal finishing touches for your project.

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PROPOSED WINDOW DETAILS



ROOFING MATERIAL:



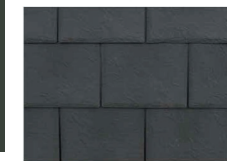
Why Enviroshake?

Enviroshake composite roofing products are designed to replicate the natural appearance of cedar and slate with the longevity and durability natural products simply can't duplicate. While backed by a lifetime warranty, Enviroshake has been tested for all markets to meet the highest ratings in the roofing industry. Rest assured for many years to come with minimal maintenance and a roof that will protect and enhance the curb appeal of your home. When choosing your next roof, Enviroshake is the perfect choice.

Same Natural Look, Less Maintenance

Enviroshake roofing products embrace slate's genuine beauty without the cost, weight and upkeep. Unlike competing products, Enviroshake is designed to mimic the natural aging process of slate. You can enjoy your Enviroshake roofing system worry-free with added protection against mold, mildew and insects.

ENVIROSLATE



Onyx Black

DISCLAIMER: ALL MATERIALS ARE GENERIC DEPENDANT ON AVAILABILITY . ANY CHANGES IN PROVIDER WILL BE DISCUSSED WITH STAFF PRIOR EXECUTION.

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SHEET NAME
MATERIALS BOARD

SCALE
3/4" = 1'-0"

SHEET NO.

BAR 17

IRON WROUGHT DOORS STEEL WINDOWS:

PROPOSED FIRST FLOOR WINDOWS PROVIDER

Introducing IWD iron french partition wall, a masterpiece of modern architecture that seamlessly merges the indoors with the outdoors. With its commanding square top and sleek black frame, this wall not only enhances the aesthetics of your exterior space but also elevates its functionality. Upgrade your space and embrace the harmony of strength and style with fixed metal windows. Discover the difference of iron french partition wall, where resilience meets refinement and modern design meets timeless living.

SPECIFICATION

Material: Our steel fixed glass windows are handmade using heavy-duty 12-gauge steel.

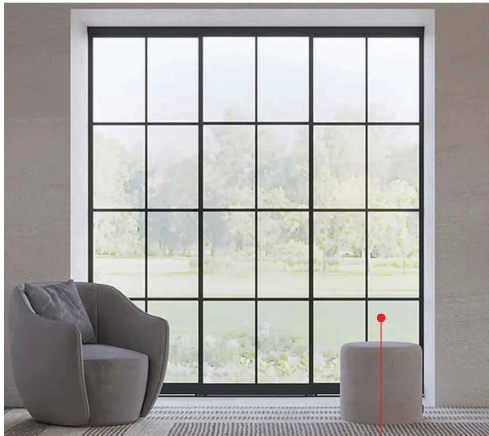
Glass: Standard 5/8 Inch double-pane insulated glass. It can be opened for great ventilation and easy cleaning.

Jamb: Our steel fixed glass windows feature standard 2" x 6" Jamb's that are insulated with high-density foam for energy efficiency.

Finishes: All steel fixed glass windows are zinc galvanized and coated with a clear lacquer to protect them from rust & corrosion.

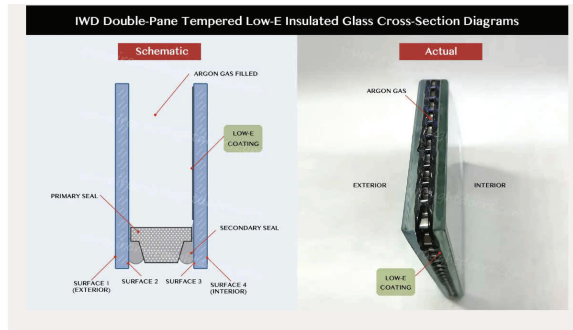
Customization: We offer opportunities for a fully customizable design to match your personal taste. If you find that the size and design you want are not listed on our website, feel free to [contact us](#).

Notice: Due to hand-forged craftsmanship, every piece of custom-made product may look different from the picture shown. Small differences in the design and finish may occur. Please refer to the final CAD drawing. We do not consider product variances as defects.



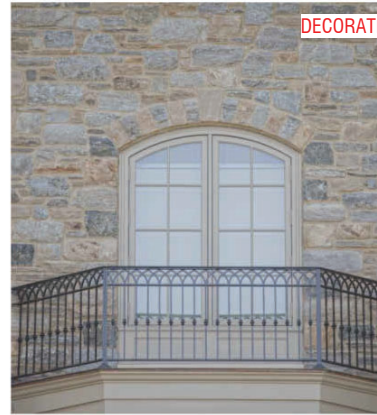
STEEL WINDOW, WITH EXTERNAL GRILLS.
BLACK FRAME

LOW - E INSULATED GLASS

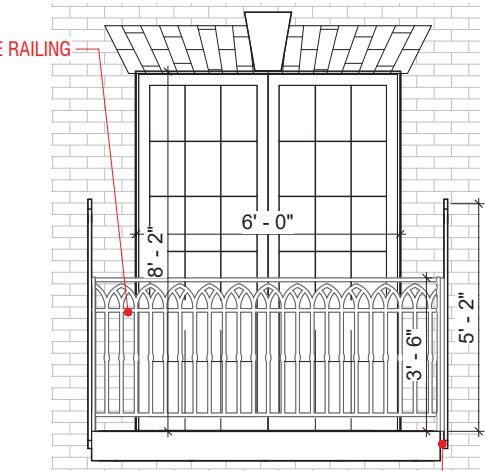


CS901 Matte Black

DECORATIVE RAILING: COMPASS IRONWORKS



Classical Design Balcony



1 ENLARGED BALCONY ELEVATION
3/4" = 1'-0"

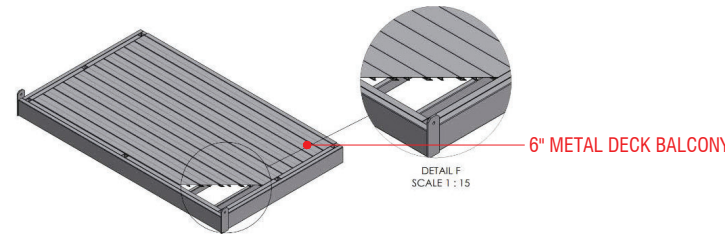
BALCONY ASSEMBLY :

ENDURABLE BUILDING PRODUCTS : STANDARD BALCONY

STANDARD BALCONIES

DURABLE & VERSATILE OUTDOOR SOLUTIONS

At Endurable, our standard balconies are designed with durability, versatility, and speed in mind. Using aluminum tube construction, these balconies provide long-lasting performance while giving you the look you need. Whether paired with aluminum decking or composite decking, our balconies are engineered to elevate the functionality and style of any building.



DISCLAIMER: ALL MATERIALS ARE GENERIC, DEPENDANT ON AVAILABILITY . ANY CHANGES IN PROVIDER WILL BE DISCUSSED WITH STAFF PRIOR EXECUTION.

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SHEET NO.

BAR 18

ALTERNATIVE CORNICE MATERIAL

SAF: METAL FABRICATION DISTRIBUTION AND FINISHING

Extruded Aluminum Cornices

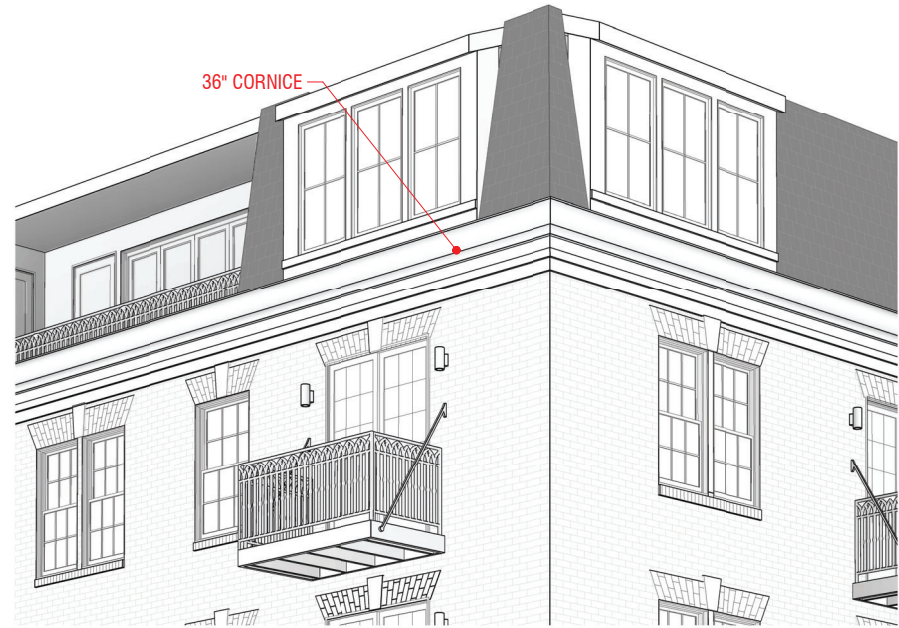
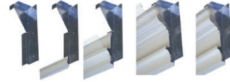
Benefits of Extruded Aluminum Architectural Cornices & Gutters include precise joints, crisp lines, with much greater detail. Since 1990, Perimeter Systems has provided Designer Series Cornice for churches, universities, financial institutions, municipalities, and stately homes throughout the United States. Now, SAF cornice mouldings by Perimeter Systems are available in aluminum extrusions.

Featuring Interlocking Cornice Profiles

Designer Series Extruded Cornice Mouldings are uniquely designed to interlock with a water resistant and securely locked seam. In addition, we designed our mouldings with an overlapped "shingle effect" seam to deflect wind driven rain.

Interchangeable Profiles

These extruded mouldings are available in several classical profiles along with sills, offsets, & closure trims. Interchangeable mouldings easily combine to create most any cornice imaginable. And with a special head trim, these refined mouldings can be installed as interior crown mouldings.



PalmSHIELD MODERN ROOFTOP SCREENS:

MECHANICAL EQUIPMENT COVER

FORTE

ROOFTOP EQUIPMENT SCREEN SOLUTION

PalmSHIELD's Forte Rooftop Equipment Screen enclosures are the ultimate engineered solution. Combining strength, simplicity, and modern design, Forte is built like a fortress, using industry-proven structural profiles. It is engineered to withstand wind speeds of up to 150 mph, ensuring your equipment is protected even in extreme conditions.

FORTE SPECIFICATIONS

WIDTHS & HEIGHTS

Panel Height: Standard heights 48" to 96"
Panel Width: Standard widths 36" to 60"

PANEL FRAMEWORK & SYSTEM PROFILES

Panel Framework: 1-3/8" x 2-1/8" x 1/8" Z channel
Top Channel: 3" x 4" x 1/8" with panel track flanges.
Bottom Channel: 3" x 3 1/2" x 1/8" with panel track flanges.
Corner Vertical Supports: 3" x 3" x 1/4" angle
Intermediate Supports: 2" x 2" x 1/4" angle
Materials: 6063-T6 Aluminum

Fittings & Accessories: All fittings and accessories shall be stainless steel as specified by the manufacturer.



FORTE

Rooftop Screen Enclosures Designed for Performance & Compliance

Rooftop equipment screen enclosures aren't just about hiding equipment—it's about enhancing architectural appeal while meeting strict municipal codes. PalmSHIELD's rooftop louver systems are engineered for safety, airflow, and aesthetic harmony.

- Engineered to withstand wind speeds of up to 150 mph.
- Achieve up to 180 mph wind speeds with additional supports
- Pending Miami Dade County N.O.A
- Minimal parts and a streamlined installation process.
- A variety of designs to match your building's exterior.
- Tailored solutions to meet unique project requirements.

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 MATERIALS BOARD

SCALE

SHEET NO.

BAR 19

PROPOSED DESIGN:



- CHARCOAL SYNTHETIC SLATE
- PELLA IMPERVIA CASEMENT WINDOW WITH 2/2 GRILLS
- CAST STONE CORNICE OR SIMILAR MATERIAL DEPENDING ON AVAILABILITY
- SOLDIER COURSE BRICK HEADER
- DECORATIVE METAL BLACK RAILING
- METAL BLACK DECKING
- EXTERIOR DOUBLE SWING DOOR, BLACK FRAMED
- CAST STONE KEYSTONE TO REMAIN, REPLICATE NEW WHERE ANOTATED

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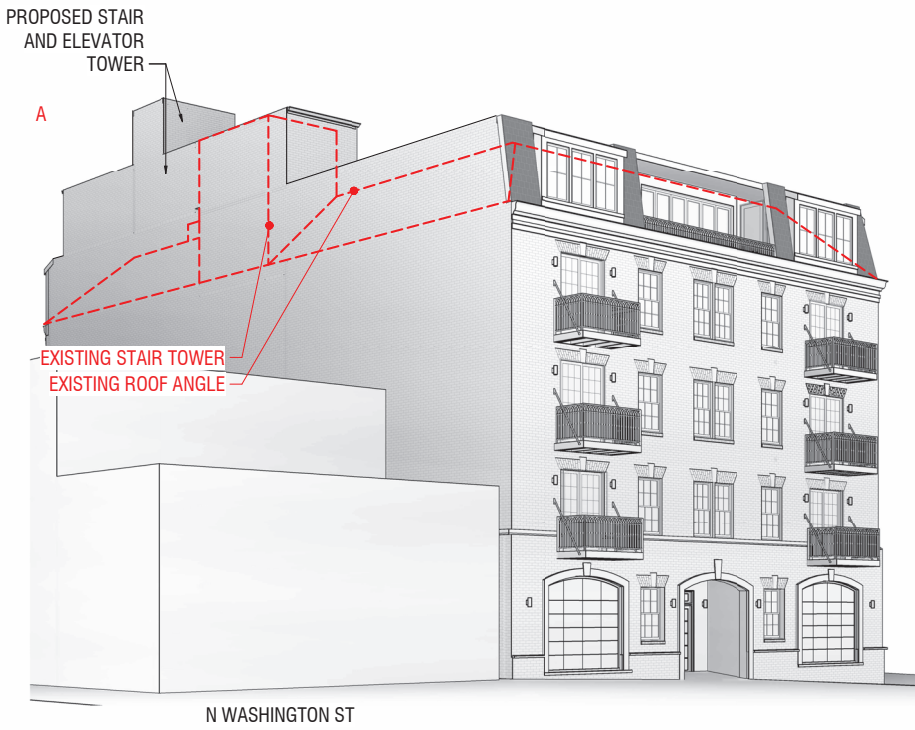
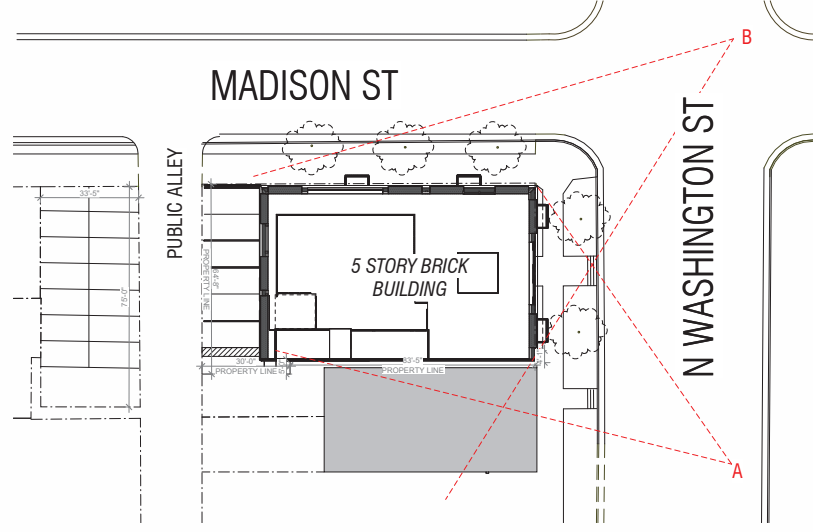
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SEAL

SHEET NAME
3D VIEWS

SCALE
1" = 20'-0"
SHEET NO.

BAR 21



N WASHINGTON ST



N WASHINGTON ST

MADISON ST

PROPOSED DESIGN:



N WASHINGTON ST - FRONT ELEVATION



MADISON ST - SIDE ELEVATION

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SHEET NAME
 COLOR ELEVATIONS

SCALE

SHEET NO.

BAR 22

PROPOSED DESIGN:



CORNER VIEW



PUBLIC ALLEY - REAR ELEVATION

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SCALE

SHEET NO.

BAR 23