

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

**APPLICANT:** Julia and John Acker

**LOCATION:** Old and Historic Alexandria District  
428 North Union Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition as submitted.

May 20, 2026, Board Action:

**BOARD ACTION:**

On a motion by Mr. Spencer, seconded by Ms. Miller, the Board of Architectural Review voted to defer BAR#2026-00116 and BAR#2026-00117. The motion carried on a vote of 6-0.

**SPEAKERS:**

Karen Conkey, the project architect, gave a brief explanation of the project and was available to answer questions.

Julia and John Acker, the property owners, were present and available to answer questions.

**DISCUSSION:**

Mr. Scott asked the architect if the rooftop deck railing flushes with the roof. Ms. Conkey explained that the roof would slope down from the railing. He also asked if the new proposed garage door would have glass windows. Ms. Conkey confirmed.

Mr. Spencer asked if the proposed shutters were operable, Ms. Conkey confirmed.

Ms. Del Ninno asked about the dormer height and choice of material, shingle vs. metal. Ms. Conkey explained that they wanted to maximize the river view and the material was the customer's choice.

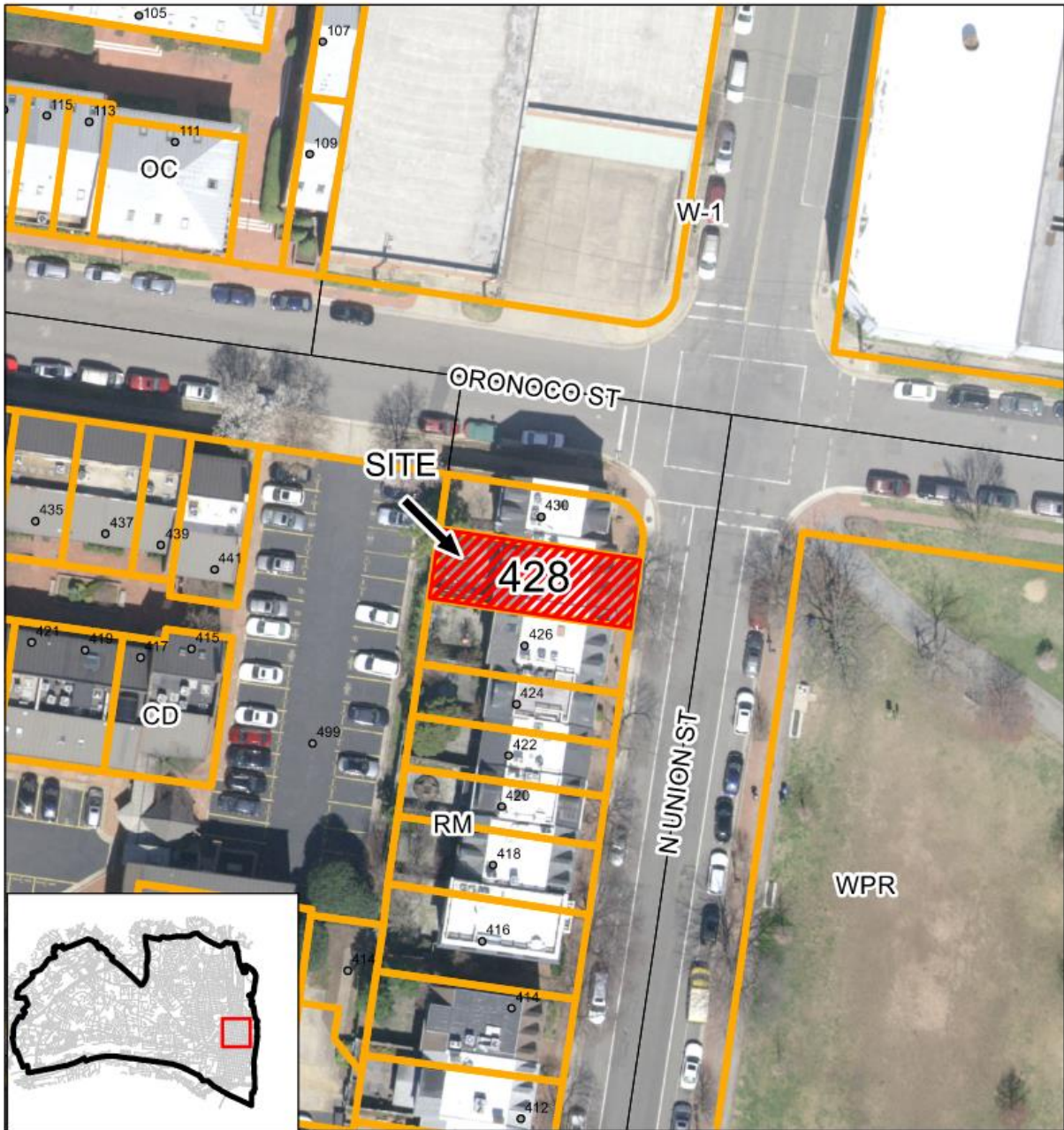
Ms. Robinson was concerned about the solid/void ratio being eliminated by the bigger shed dormer. Ms. Acker said that the attic room is going to be used for entertainment and the large window makes sense for the proposed use.

Mr. Scott, Ms. Del Ninno, Mr. Adams, and Mr. Spencer agreed that the dormer windows are too overpowering, and they would like the architect to restudy the dormer, making

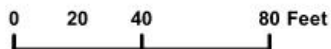
the windows shorter and/or the dormer narrower. The applicants agreed with the deferral. There was no further discussion.

**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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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](mailto: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.



**BAR#2026-00116 & BAR#2026-00117**  
**OHAD**  
**428 North Union Street**



**UPDATE:**

The project was deferred on May 20, 2026, for restudy. The Board found the proposed new shed dormer overpowering and asked the applicant to restudy to make it smaller and more compatible with the building scale, the Board also had questions about the proposed roof material.

The architect took into consideration the Board's advice and modified the front elevation as follows:

1. The bay window at the 1<sup>st</sup> floor was reduced by 1' in overall width to have more brick area on each side. The layout of the bay was also changed where the number of windows was reduced from 4 to 3, and the window muttons of the new bay are the same size and scale as those at the existing 2<sup>nd</sup> floor widows.
2. The faux mansard roof is now proposed to be standing seam metal instead of asphalt shingles from our original application.
3. The dormer window was reduced by 3' in overall width and the number of windows was reduced from 5 to 4. The windows were changed to be casement windows, and the overall height was reduced by 8".

**Note:** *Staff coupled the applications for a Permit to Demolish (BAR #2026-00116) and Certificate of Appropriateness (BAR #2026-00117) 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), Certificate of Appropriateness for alterations and add a rooftop terrace, at 428 North Union Street.

**Permit to Demolish:**

The applicant is proposing to demolish approximately 130 square feet of the building fabric to enlarge the patio door on the first-floor, rear/west elevation, add a bay window on the second-floor front/east elevation, remove the existing three dormers on the front/east elevation, and remove the existing two dormers and portions of the roof on the rear/west elevation.

**Certificate of Appropriateness:**

The applicant is proposing to replace all exterior doors, add a bay window on the first-floor front/east elevation, enlarge the rear/west elevation terrace doors, add composite wood shutters to the second-floor windows on the front/east elevation. Furthermore, enlarge all three dormers on the front/east elevation, and add a rooftop terrace to be accessed by a new covered porch and balcony. The project also includes adding and replacing light fixtures, adding a trim molding under the new projected shingle roof at the rear and front elevations, new front door with sidelights and jack arch, new garage door, and new cable railing on the rooftop. The chimney is to be extended and repaired as well.

The proposed windows, doors, shutters, light fixtures, roof, and railings comply with the BAR policies and Guidelines.

Front/East Elevation Demolition Proposal:

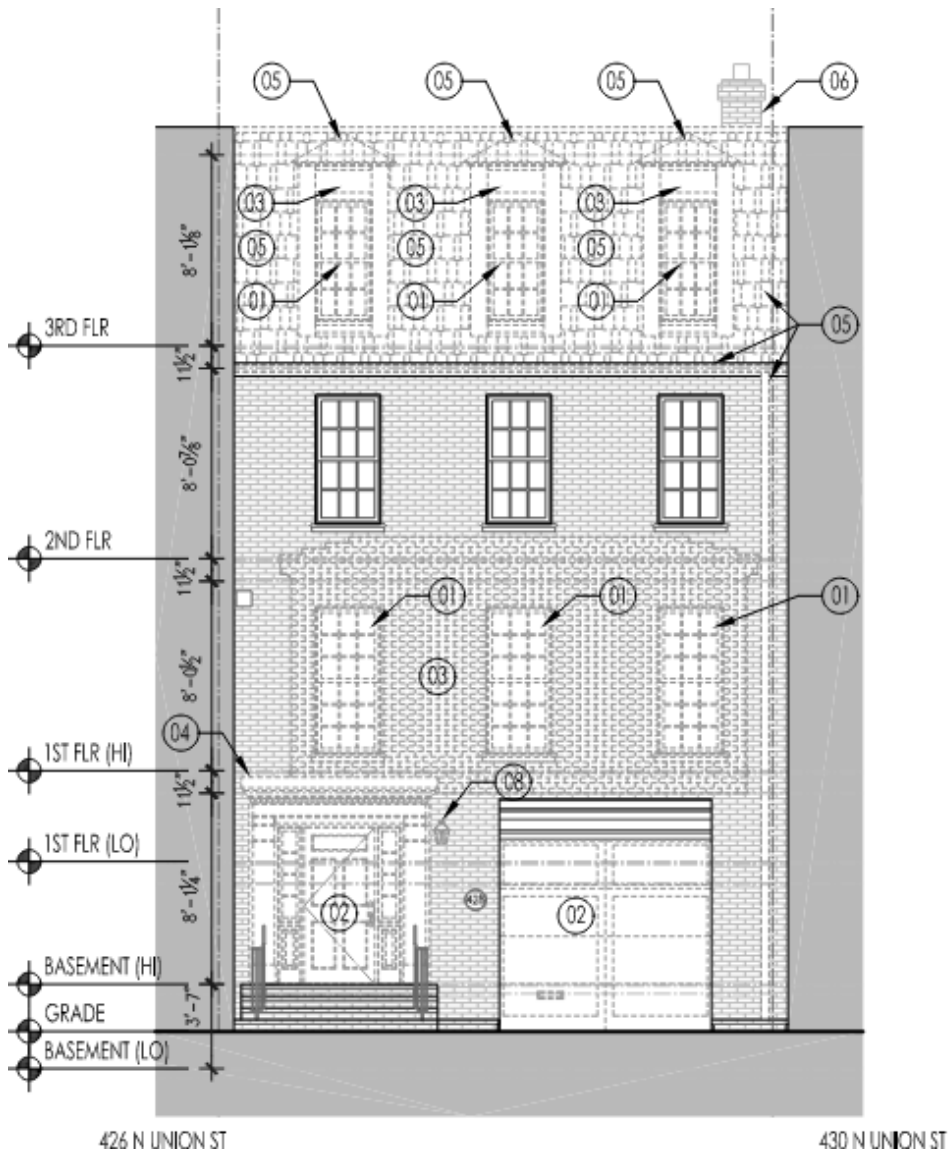


Figure 1 - Existing Front/East Elevation

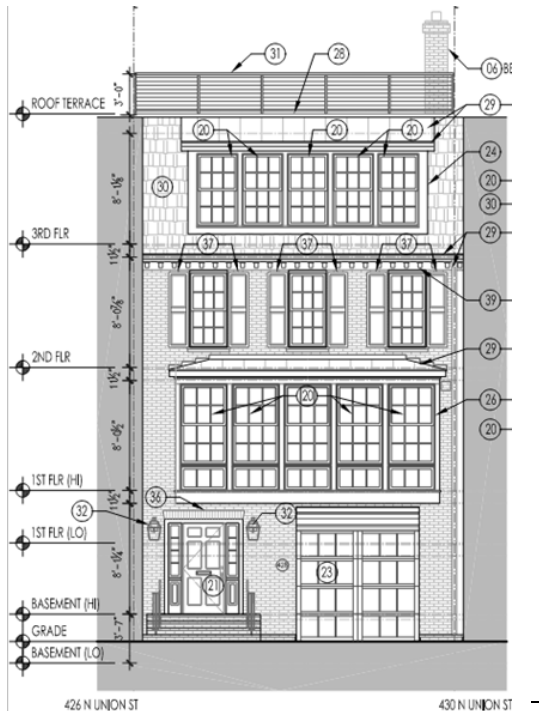


Figure 2 – 5/20 Hearing Proposal

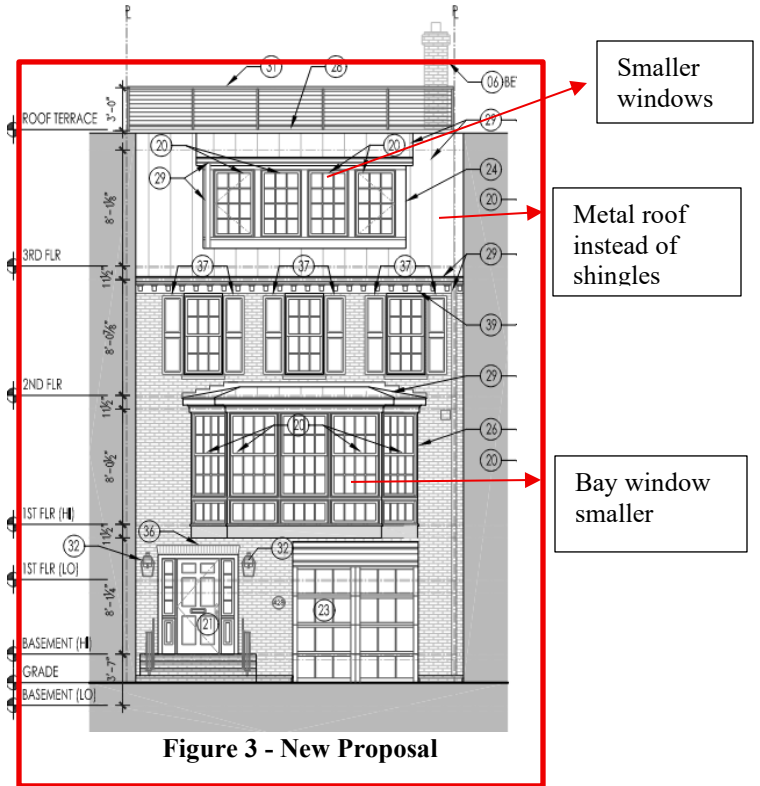


Figure 3 - New Proposal

Rear/West Elevation Proposal (no changes to the previous 5/20 proposal):

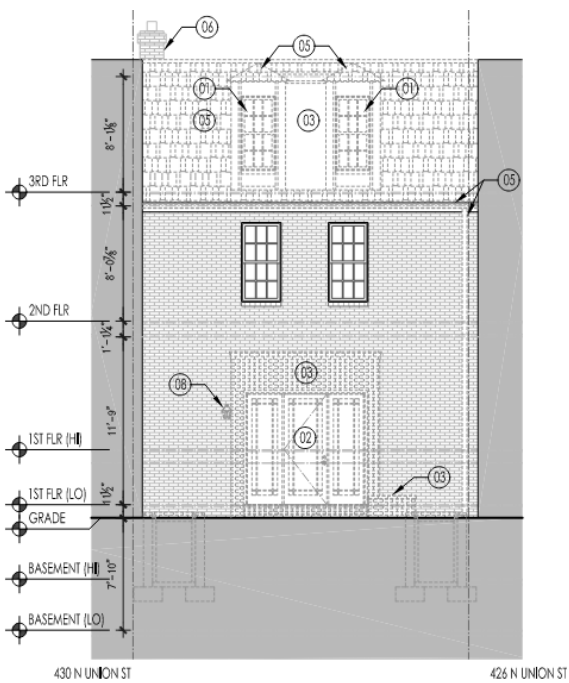


Figure 4 - Existing Rear/West Elevation

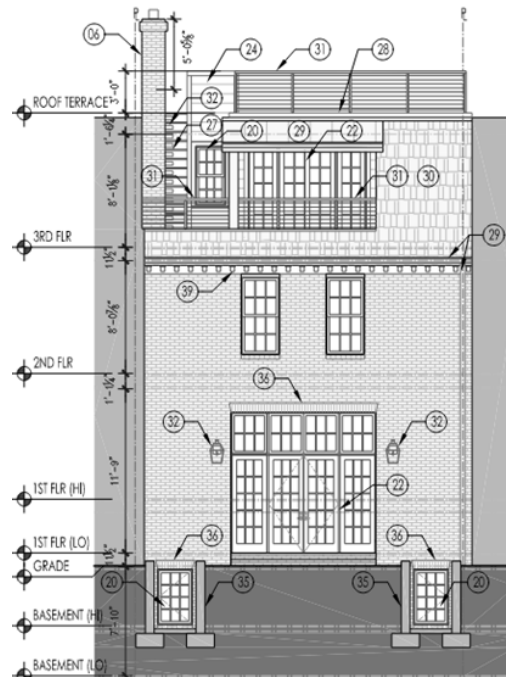


Figure 5 – Proposed Rear/West Elevation

## Site Context

The subject property sits on the west side of the 400 Block of North Union Street. There is a parking lot at the rear of the property. The rear/west elevation of the property is obscured by a large tree; however, BAR should not consider landscape obstruction when reviewing an application (Figure 6 and 7).

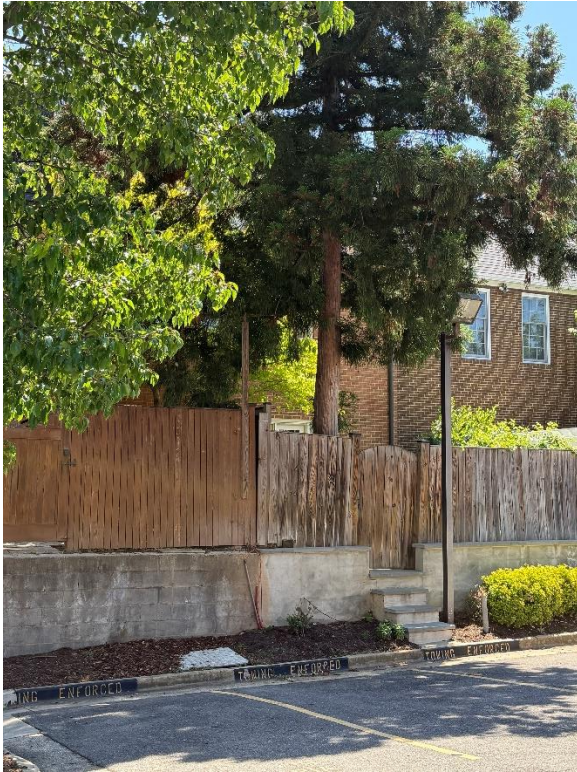


Figure 6 - Rear View from Oronoco Street



Figure 7 - Rear View from the Parking Lot

## II. HISTORY

The property at 428 North Union Street is a three-bay, 3 ½ -story brick residential rowhouse with a false side gable roof in a vernacular Colonial Revival style (Figure 8); the property sits across the Founders Park. The townhouse was constructed in **1974** as part of a group of 86 three-story townhouses bounded by North Union, North Lee, Queen, and Oronoco streets. This area was not included in the OHAD until June 1984.



Figure 8 - Front/East elevation

*Previous BAR Approvals*

Staff did not find any previous BAR approval for the property.

**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?	No
(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 merit through time or as the work of a recognized architect or contractor. The townhouse is typical of the multitude of functional, vernacular garage townhouse built in Alexandria in the mid-to-late 20<sup>th</sup> 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 noxious industrial uses. The demolition does not compromise the integrity of 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

This dwelling is part of a larger townhouse development where the BAR has approved substantial alterations and redesigns to most of the townhouses since this development was included in the historic district in 1984, 10 years after it was constructed. These townhouses are an architectural product of their time and geographic location and lack historic significance or architectural distinction. They have a vaguely Colonial Revival architectural character with the street level devoted to multiple curb cuts, large garage doors and randomly placed fenestration above. Bay windows were subsequently added and grossly over-scaled dormer windows have been pasted on false side-gable and mansard roofs as attics were converted to habitable space. The economic value of these townhouses has risen substantially since they were constructed due to their proximity to the Potomac River and the creation of Founders Park, and piecemeal requests for larger windows and rooftop decks are common. In staff’s opinion, a comprehensive redesign of this specific building’s architectural style and character is both acceptable and appropriate and wholesale façade alteration in a more modern style has been supported by the BAR in the past decade.

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point

in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and insure that infill was compatible with nearby buildings of historic merit. The BAR's Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished.

The BAR's charge in the zoning ordinance is first to identify and "protect historic and cultural resources" and second, to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. The first charge is discussed in the Permit to Demolish/Capsulate analysis above. The second charge is more subjective and varies case by case, recognizing that what may be appropriate in one block may not be appropriate in another block, or even another portion of the same block. The immediate context for this project is the other 1970s townhouses and Founders Park. The closest buildings of historic merit are the commercial buildings on the 200 block of North Lee Street. A small amount of the masonry composing the Lee Street Square office condominium at the corner of North Lee and Oronoco Street dates to the mid-19<sup>th</sup> century when the site was home to the Alexandria Gas Company.

In cases such as this, where there is no historic context to protect, the BAR has given applicants a good deal of latitude to alter the original architectural style and to accommodate personal taste – as long as the proposal itself was well designed and an improvement over the existing. Staff reminds the BAR that on December 2, 2015, related to the reluctant approval of an over-scaled dormer at 119 Queen Street that was based on the precedent set by previous BARs, the BAR adopted an informal policy that it was appropriate for buildings north of Queen and east of North Lee Street to have more contemporary design leeway because they are not historic themselves and there are no buildings of historic architectural merit located nearby and that "...going forward, large front dormers, such as the one approved in this case, would only be permitted in this particular development bounded by North Lee Street, North Union Street, Oronoco Street and Queen Street."

Staff finds that the proposed windows, doors, shutters, light fixtures, roof, chimney repair, and railings comply with the BAR policies and Guidelines. This specific block has several enlarged dormers, bay windows and rooftop terraces approved by the Board in previous years (Figure 9).

Staff believes that the changes to the previous proposal are in compliance with the Board's concerns and requests. The proposal modifications of the shed dormer and bay window reduce the overpowering size of the previous proposal; therefore, staff recommends approval of the project as submitted.



Figure 9- North Union Street 400 block

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

- C-1 Proposed new roof deck, front dormer and rear window wells will comply with Zoning.
- F-1 Properties within this development are subject to BZA-1084 for FAR compared to the RM district.
- F-2 Max FAR for this property is 1.57 instead of the 1.50 allowed by the RM zone.

**Code Administration**

- C-1 A building permit is required.

**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 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 Archaeology has no comments.

**V. ATTACHMENTS**

1 – Application Materials

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

2 – Supplemental Materials

- Public comment, if applicable
- Any other supporting documentation

ADDRESS OF PROJECT: 428 N Union Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 065.01-05-18 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: Julia and John Acker

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: Karen Conkey

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Julia and John Acker

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

**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).*

The applicant proposes the following exterior modifications to 428 N. Quay Street. Replace all exterior doors, add a bay window on the 1st floor at the front elevation, and add new areaways on the west elevation and enlarge the rear terrace doors. Add composite wood shutters to the 2nd floor windows on the front elevation. Enlarge the dormer size on the front elevation to allow for more finished living space on the 3rd floor. The applicant also proposes adding a roof terrace with an exterior stair accessing the terrace via a new covered porch and balcony. The materials at the roof terrace will be painted pressure treated lumber, composite decking for the flooring / stair treads, fiber cement siding and trim at the stairs and a visually minimal cable railing at the perimeter. All proposed new doors and windows will meet the established design guidelines.

**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.

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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: Karen Conkey

Date: 4/9/2026

**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. Julie & John Acker	[REDACTED]	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 428 N Union Street (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. Julie & John Acker	[REDACTED]	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. Karen Conkey	spouse	William Conkey
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.

4/9/2026

Karen Conkey



Date

Printed Name

Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1.  Street Address RM   
 Zone

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

BY VARIANCE

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="933.64"/>	Basement**	<input type="text" value="433.77"/>	B1. <input type="text" value="3,734.56"/> Sq. Ft.
First Floor	<input type="text" value="933.64"/>	Stairways**	<input type="text" value="310.06"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="933.64"/>	Mechanical**	<input type="text" value="21.37"/>	B2. <input type="text" value="1,272.35"/> Sq. Ft.
Third Floor	<input type="text" value="933.64"/>	Attic less than 7'***	<input type="text" value="301.27"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text" value="2,462.21"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text" value="185.95"/>	(subtract B2 from B1)
Lavatory***	<input type="text"/>	Other**	<input type="text" value="19.93"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
<b>B1. Total Gross</b>	<b><input type="text" value="3,734.56"/></b>	<b>B2. Total Exclusions</b>	<b><input type="text" value="1,272.35"/></b>	

**Comments for Existing Gross Floor Area**

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="2.98"/>	Basement**	<input type="text"/>	C1. <input type="text" value="145.79"/> Sq. Ft.
First Floor	<input type="text" value="35.27"/>	Stairways**	<input type="text" value="55.22"/>	Proposed Gross Floor Area*
Second Floor	<input type="text" value="7.67"/>	Mechanical**	<input type="text" value="26.90"/>	C2. <input type="text" value="105.68"/> Sq. Ft.
Third Floor	<input type="text" value="99.87"/>	Attic less than 7'***	<input type="text" value="23.56"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text" value="40.11"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
<b>C1. Total Gross</b>	<b><input type="text" value="145.79"/></b>	<b>C2. Total Exclusions</b>	<b><input type="text" value="105.68"/></b>	

#### 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.

### D. Total Floor Area

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

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

### E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature:

Date: 6/2/2026



**428 N Union Street, Alexandria, VA 22314**

PHOTO OF EXISTING FRONT ELEVATION

**Julie & Jay Acker**  
 428 N Union Street  
 Alexandria, VA 22314

ARCHITECT:

407 south lee street  
 alexandria, va 22314  
 703 . 589 . 4550  
 info@conkeyarchitects.com

2 JUNE 2026

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BAR REVISION

**ASK  
1A**

NOT FOR CONSTRUCTION



**428 N Union Street, Alexandria, VA 22314**

PHOTO OF EXISTING REAR ELEVATION

**Julie & Jay Acker**  
 428 N Union Street  
 Alexandria, VA 22314

ARCHITECT: 407 south lee street  
 alexandria, va 22314  
 703 . 589 . 4550  
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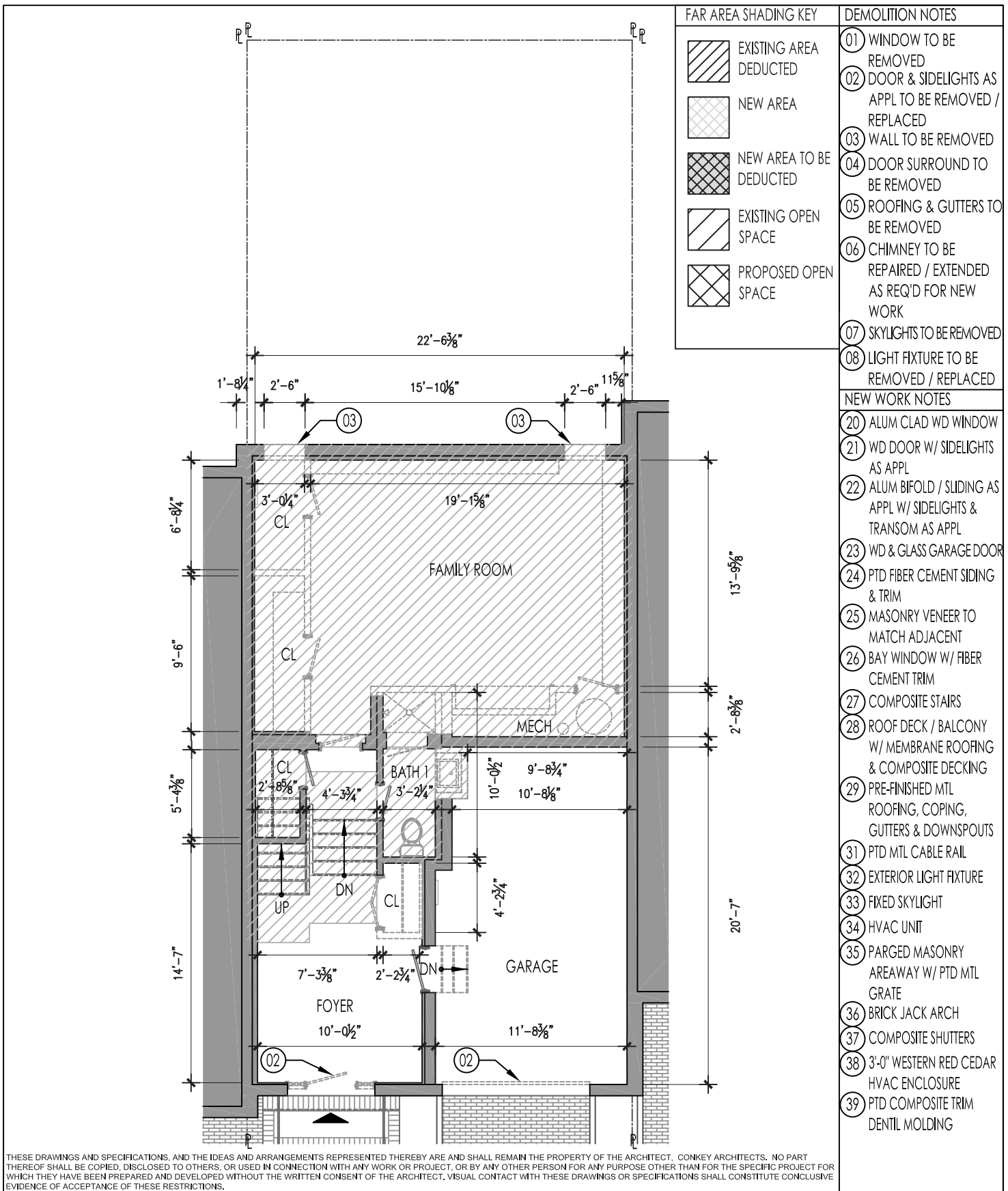
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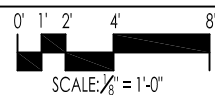


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# 428 N Union Street, Alexandria, VA 22314

EXISTING BASEMENT PLAN SHOWING PROPOSED DEMOLITION

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314



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ARCHITECT:

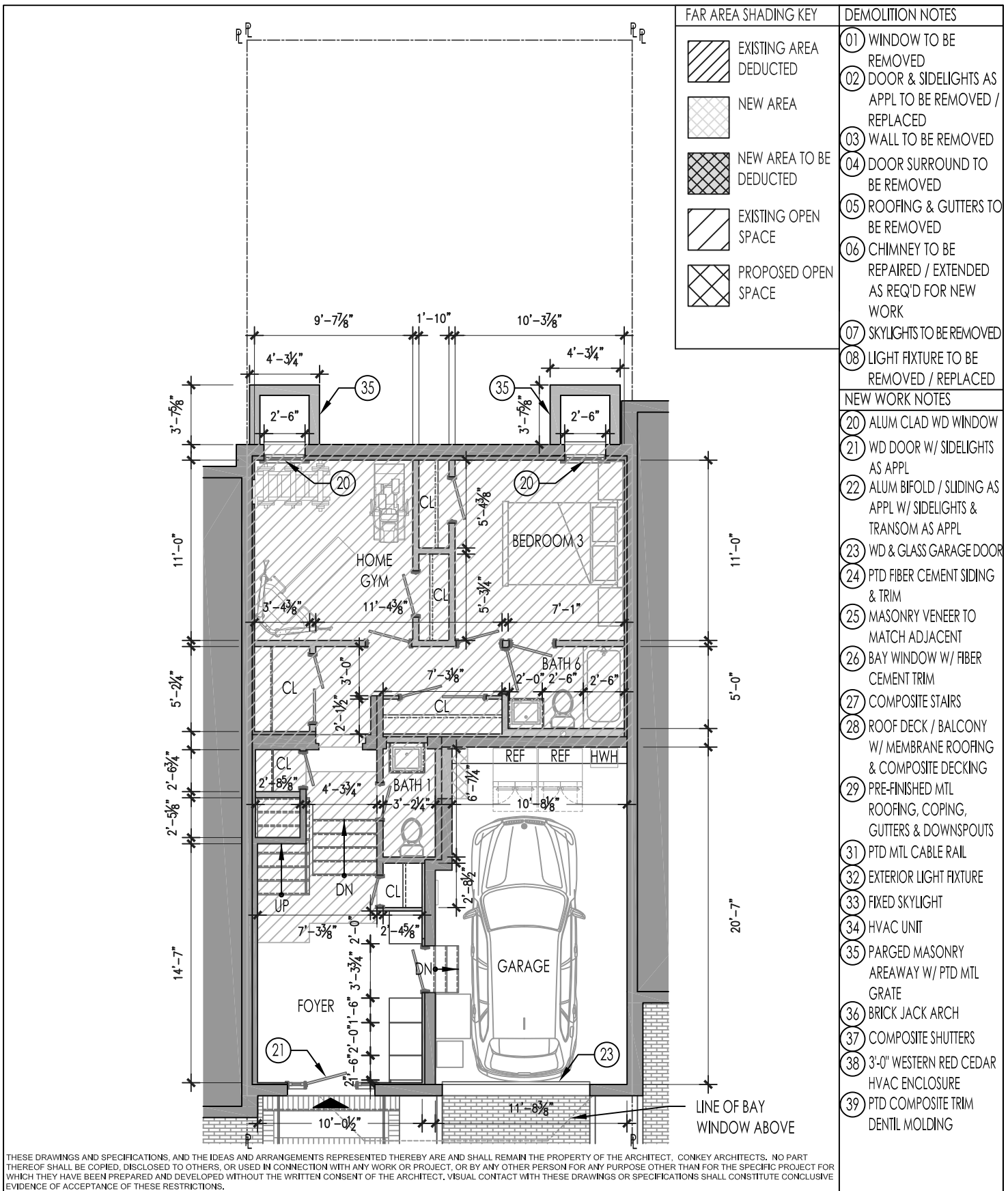
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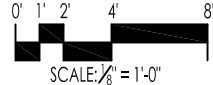
BAR REVISION

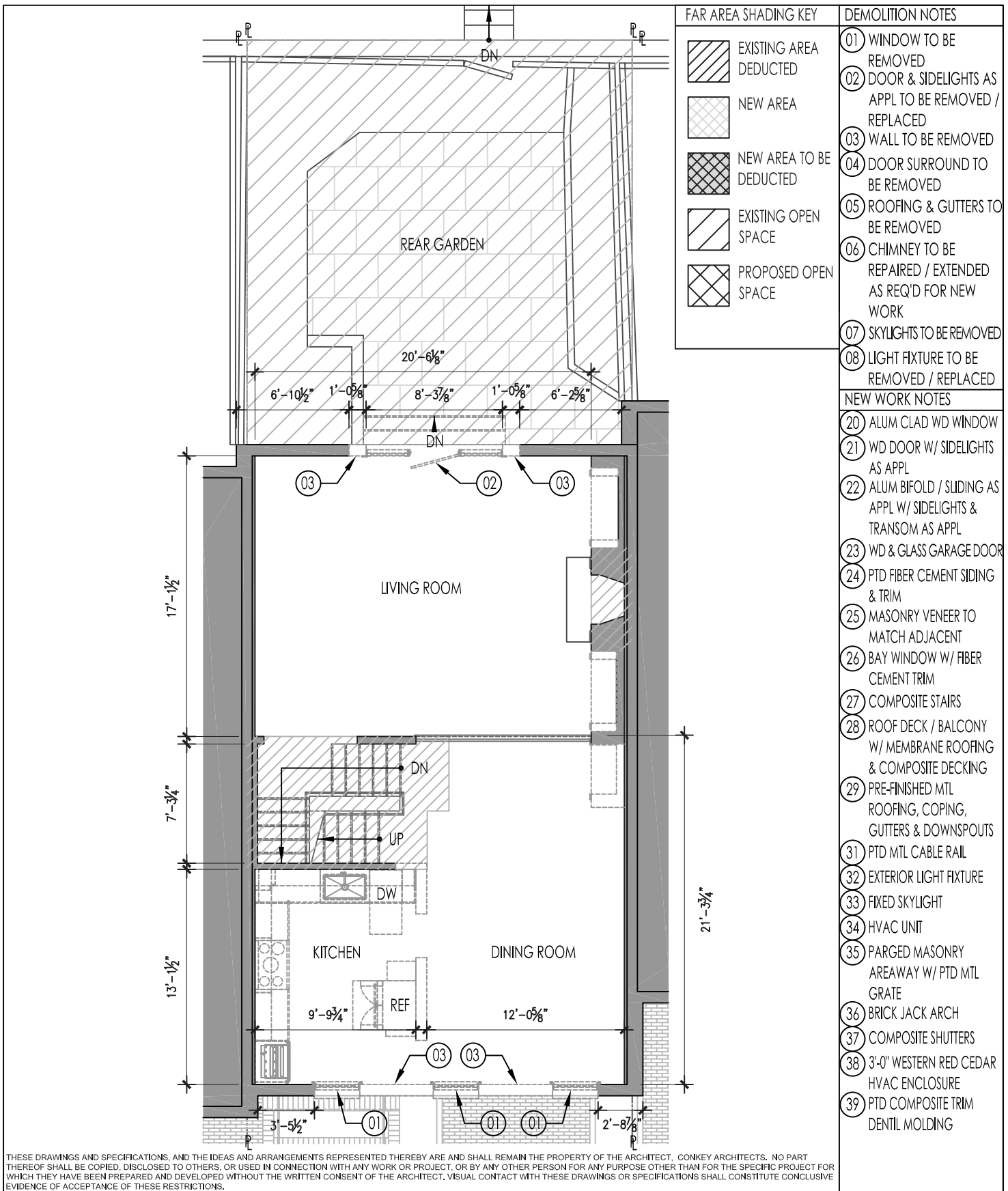
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<h1>428 N Union Street, Alexandria, VA 22314</h1>		BAR REVISION	
PROPOSED BASEMENT PLAN		<b>ASK</b>	
Julie & Jay Acker 428 N Union Street Alexandria, VA 22314		<b>2.0A</b>	
  ARCHITECT:	407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	NOT FOR CONSTRUCTION	
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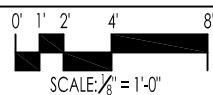


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# 428 N Union Street, Alexandria, VA 22314

EXISTING 1ST FLOOR PLAN SHOWING PROPOSED DEMOLITION

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314



2 JUNE 2026

ARCHITECT:

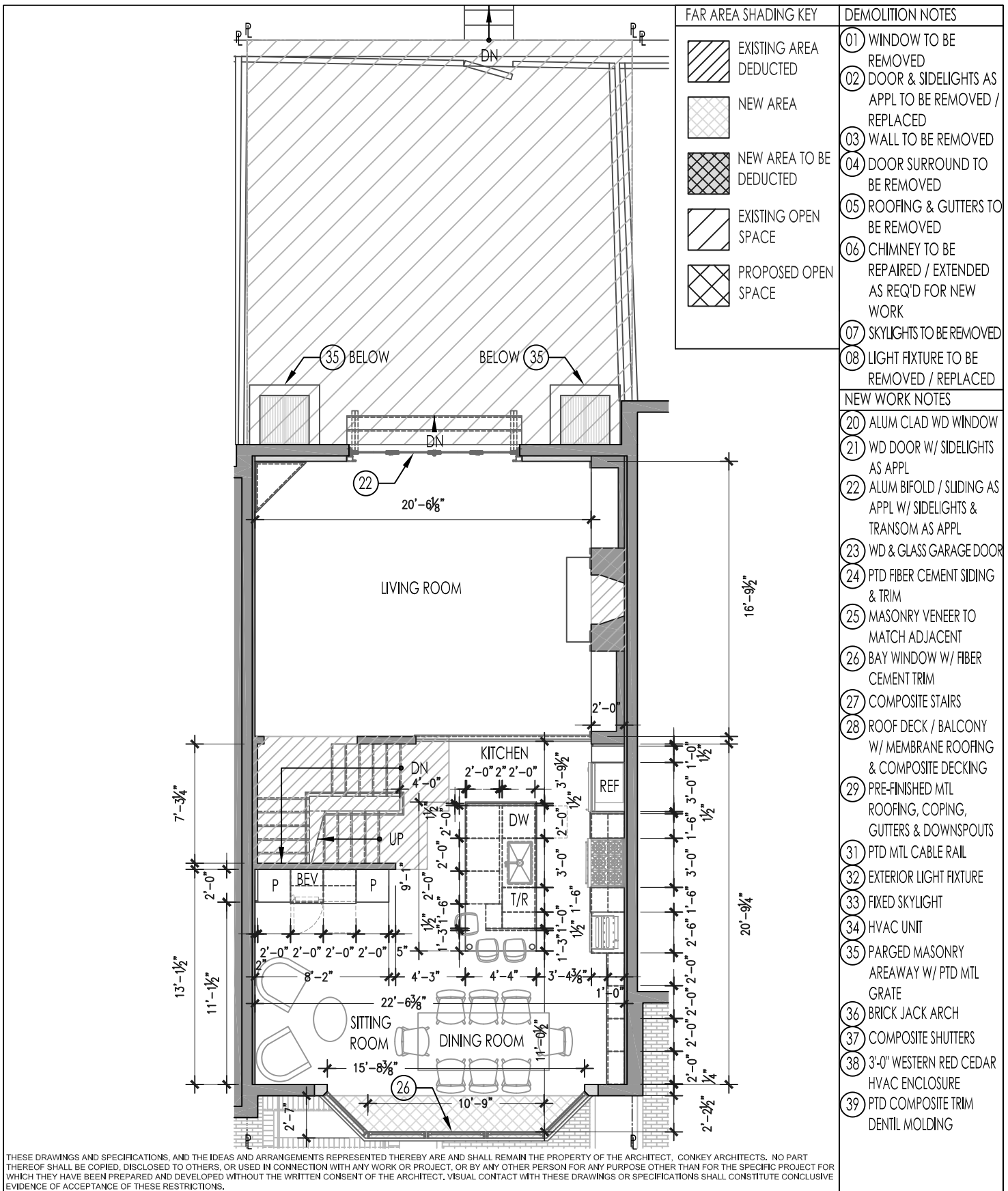
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428 N Union Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR PLAN

Julie & Jay Acker  
 428 N Union Street  
 Alexandria, VA 22314

ARCHITECT:

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 alexandria, va 22314  
 703 . 589 . 4550  
 info@conkeyarchitects.com

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ARCHITECT:

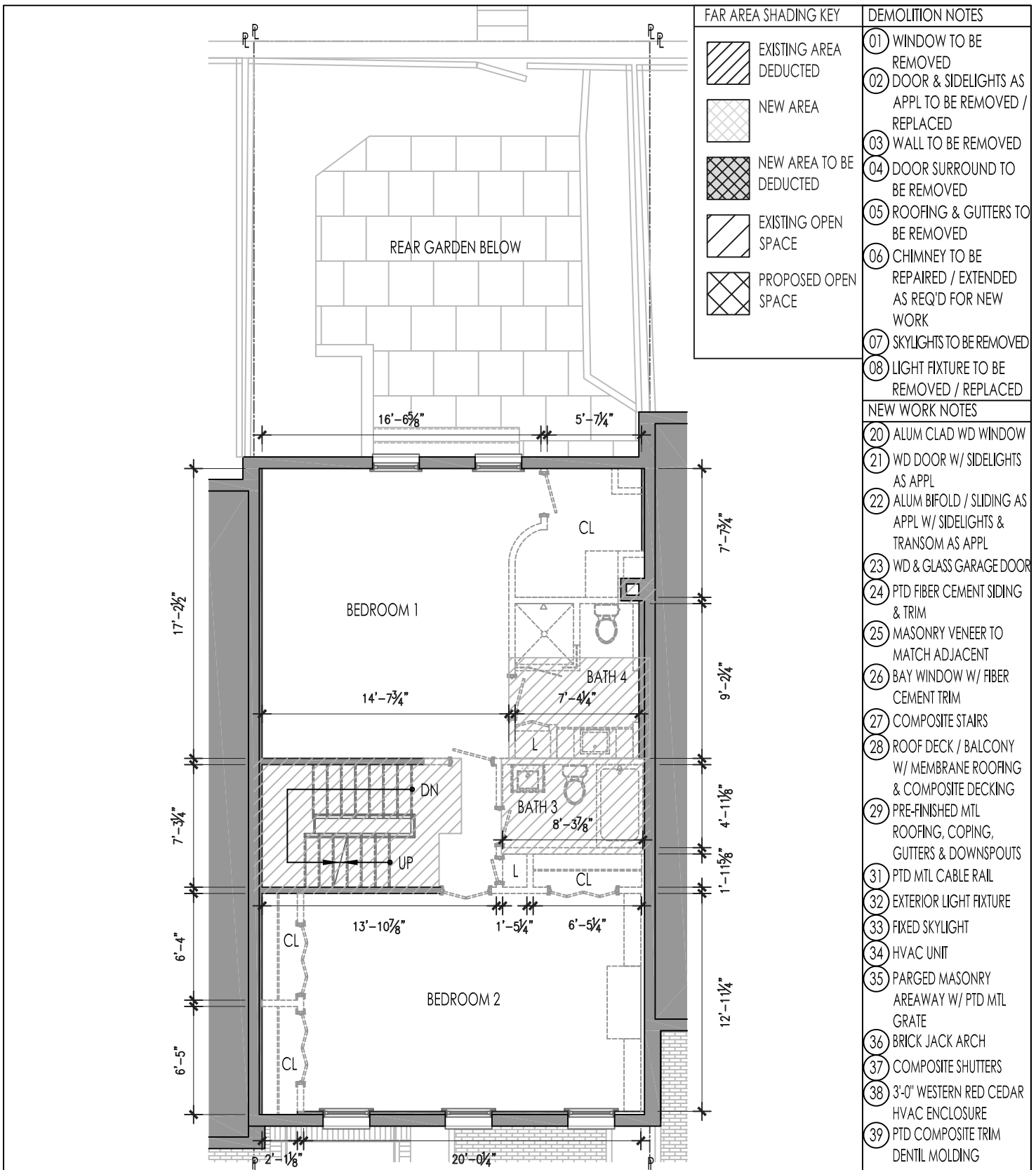
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**2.1A**

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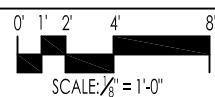


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# 428 N Union Street, Alexandria, VA 22314

EXISTING 2ND FLOOR PLAN SHOWING PROPOSED DEMOLITION

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314



2 JUNE 2026

ARCHITECT:

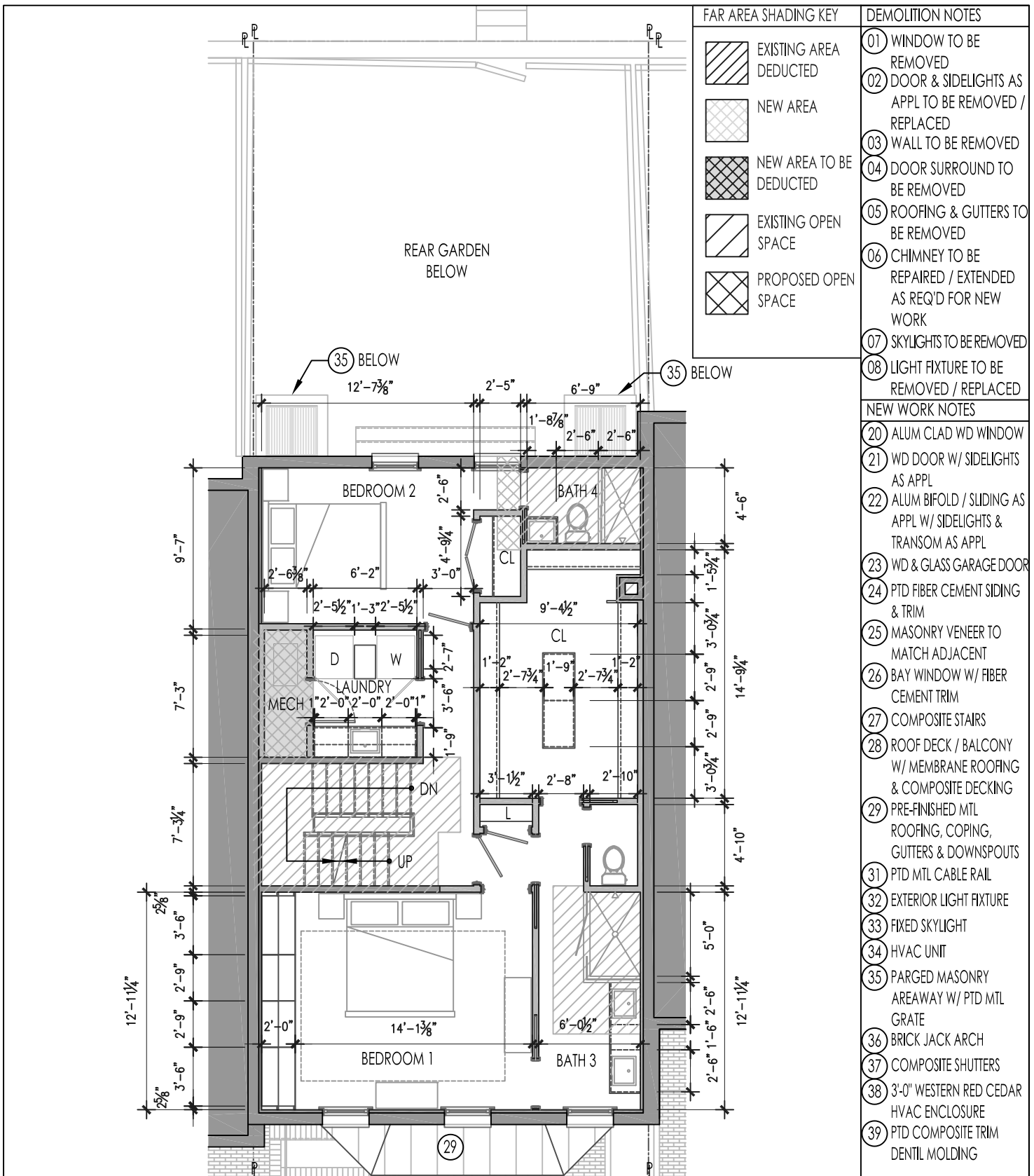
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2.2**

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**428 N Union Street, Alexandria, VA 22314**

PROPOSED 2ND FLOOR PLAN

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314

ARCHITECT: 407 south lee street  
alexandria, va 22314  
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info@conkeyarchitects.com

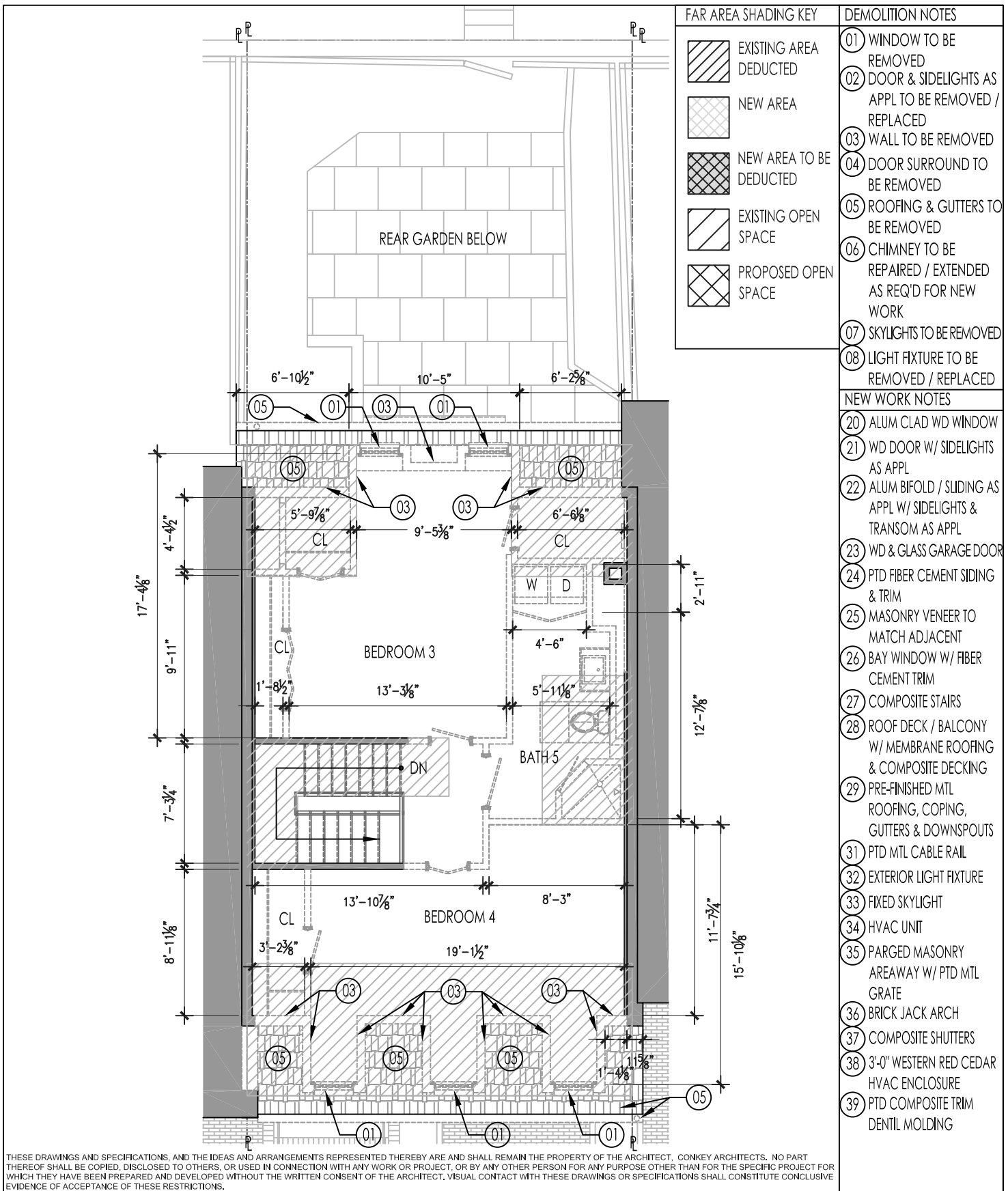
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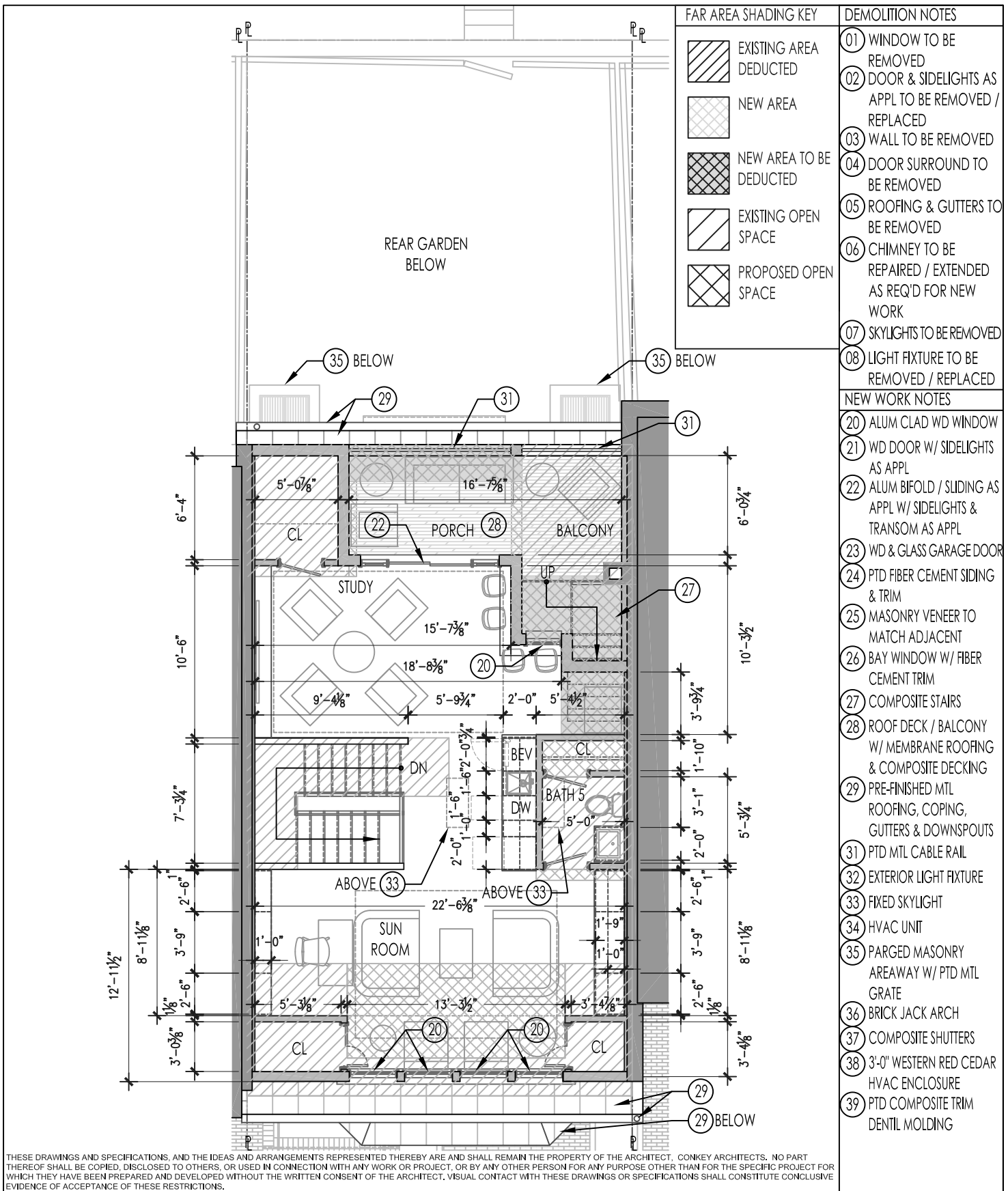
**ASK**  
**2.2A**

NOT FOR CONSTRUCTION



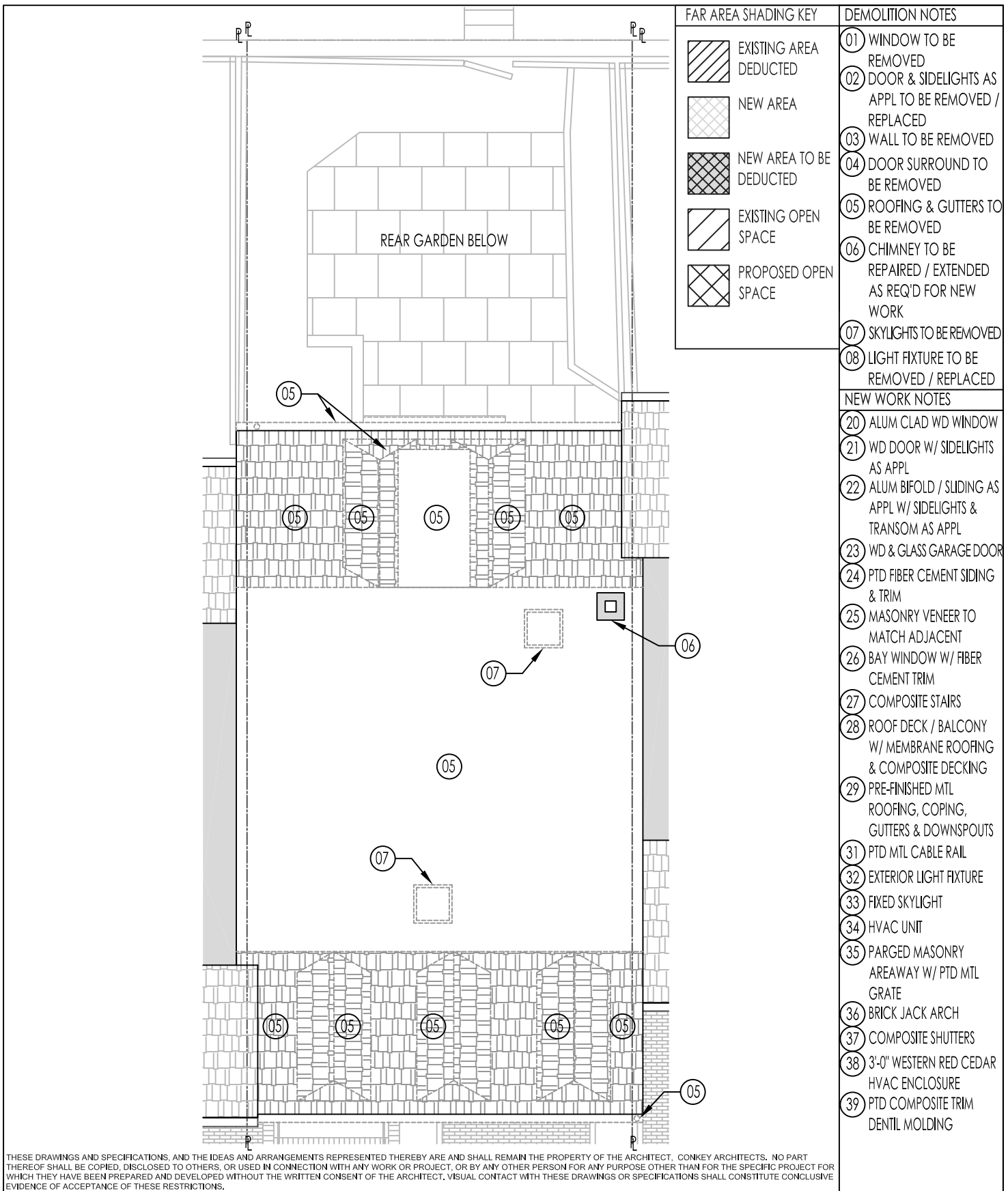
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<h2>428 N Union Street, Alexandria, VA 22314</h2> <p>EXISTING 3RD FLOOR PLAN SHOWING PROPOSED DEMOLITION</p>		<p>BAR REVISION</p> <h1>ASK 2.3</h1> <p>NOT FOR CONSTRUCTION</p>	
<p>Julie &amp; Jay Acker 428 N Union Street Alexandria, VA 22314</p>			<p>ARCHITECT: 407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</p>
		<p>2 JUNE 2026</p>	<p><b>Conkey   architects</b></p>



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<h1>428 N Union Street, Alexandria, VA 22314</h1> <p>PROPOSED 3RD FLOOR PLAN</p>		<p>BAR REVISION</p> <h1>ASK 2.3A</h1> <p>NOT FOR CONSTRUCTION</p>	
<p>Julie &amp; Jay Acker 428 N Union Street Alexandria, VA 22314</p>			<p>ARCHITECT: 407 south lee street alexandria, va 22314 703. 589 . 4550 info@conkeyarchitects.com</p>
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**428 N Union Street, Alexandria, VA 22314**

EXISTING ROOF PLAN SHOWING PROPOSED DEMOLITION

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314

ARCHITECT: 407 south lee street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com

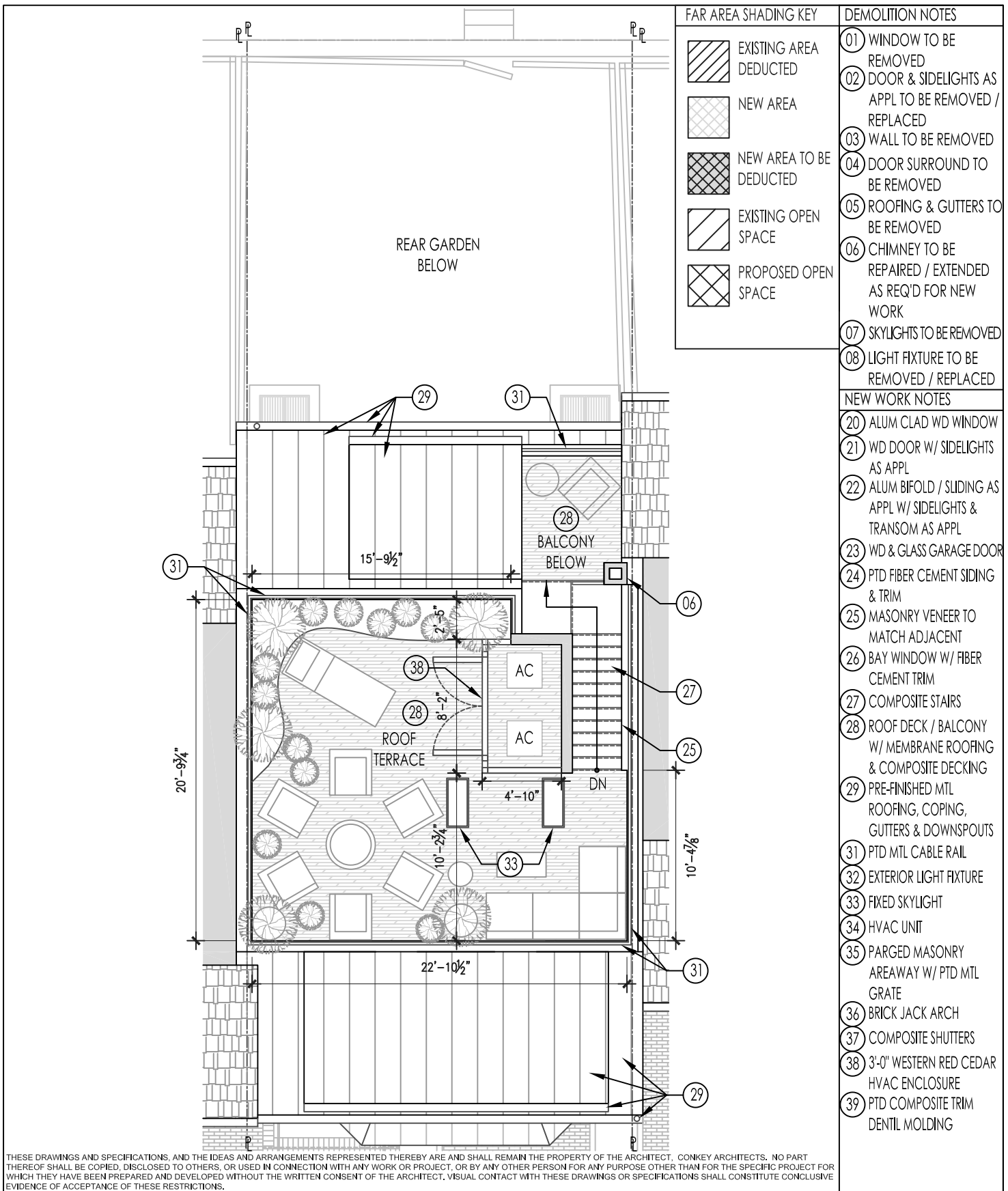
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**ASK**  
**2.4**

NOT FOR CONSTRUCTION

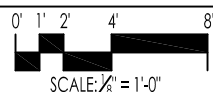


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# 428 N Union Street, Alexandria, VA 22314

PROPOSED ROOF PLAN

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314



2 JUNE 2026

ARCHITECT:

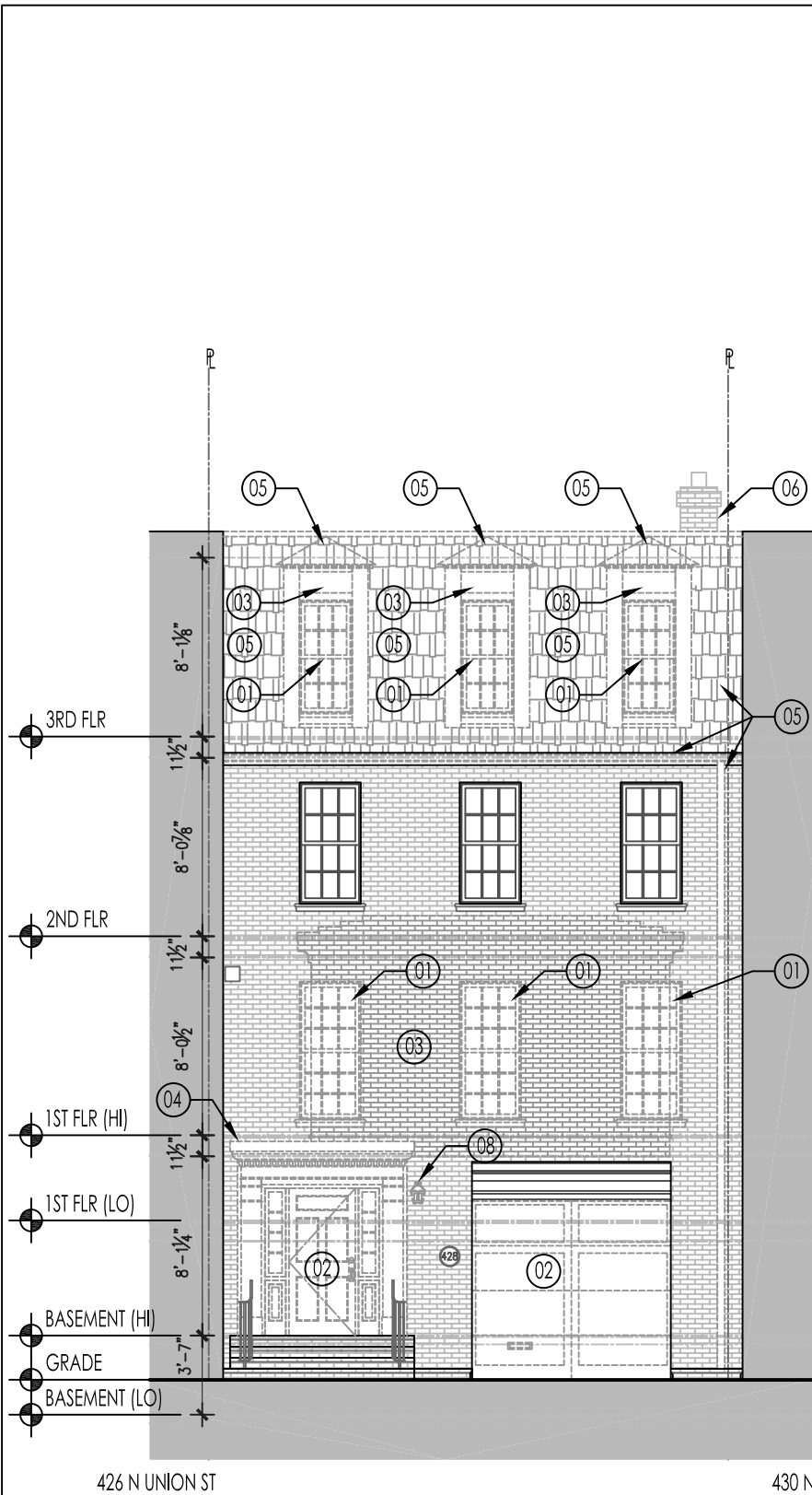
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BAR REVISION

**ASK**  
**2.4A**

NOT FOR CONSTRUCTION



- DEMOLITION NOTES**
- 01 WINDOW TO BE REMOVED
  - 02 DOOR & SIDELIGHTS AS APPL TO BE REMOVED / REPLACED
  - 03 WALL TO BE REMOVED
  - 04 DOOR SURROUND TO BE REMOVED
  - 05 ROOFING & GUTTERS TO BE REMOVED
  - 06 CHIMNEY TO BE REPAIRED / EXTENDED AS REQ'D FOR NEW WORK
  - 07 SKYLIGHTS TO BE REMOVED
  - 08 LIGHT FIXTURE TO BE REMOVED / REPLACED
- NEW WORK NOTES**
- 20 ALUM CLAD WD WINDOW
  - 21 WD DOOR W/ SIDELIGHTS AS APPL
  - 22 ALUM BIFOLD / SLIDING AS APPL W/ SIDELIGHTS & TRANSOM AS APPL
  - 23 WD & GLASS GARAGE DOOR
  - 24 PTD FIBER CEMENT SIDING & TRIM
  - 25 MASONRY VENEER TO MATCH ADJACENT
  - 26 BAY WINDOW W/ FIBER CEMENT TRIM
  - 27 COMPOSITE STAIRS
  - 28 ROOF DECK / BALCONY W/ MEMBRANE ROOFING & COMPOSITE DECKING
  - 29 PRE-FINISHED MTL ROOFING, COPING, GUTTERS & DOWNSPOUTS
  - 31 PTD MTL CABLE RAIL
  - 32 EXTERIOR LIGHT FIXTURE
  - 33 FIXED SKYLIGHT
  - 34 HVAC UNIT
  - 35 PARGED MASONRY AREAWAY W/ PTD MTL GRATE
  - 36 BRICK JACK ARCH
  - 37 COMPOSITE SHUTTERS
  - 38 3'-0" WESTERN RED CEDAR HVAC ENCLOSURE
  - 39 PTD COMPOSITE TRIM DENTIL MOLDING

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**428 N Union Street, Alexandria, VA 22314**  
 EXISTING FRONT ELEVATION SHOWING PROPOSED DEMOLITION

**Julie & Jay Acker**  
 428 N Union Street  
 Alexandria, VA 22314

ARCHITECT: 407 south lee street  
 alexandria, va 22314  
 703 . 589 . 4550  
 info@conkeyarchitects.com

SCALE: 1/8" = 1'-0"

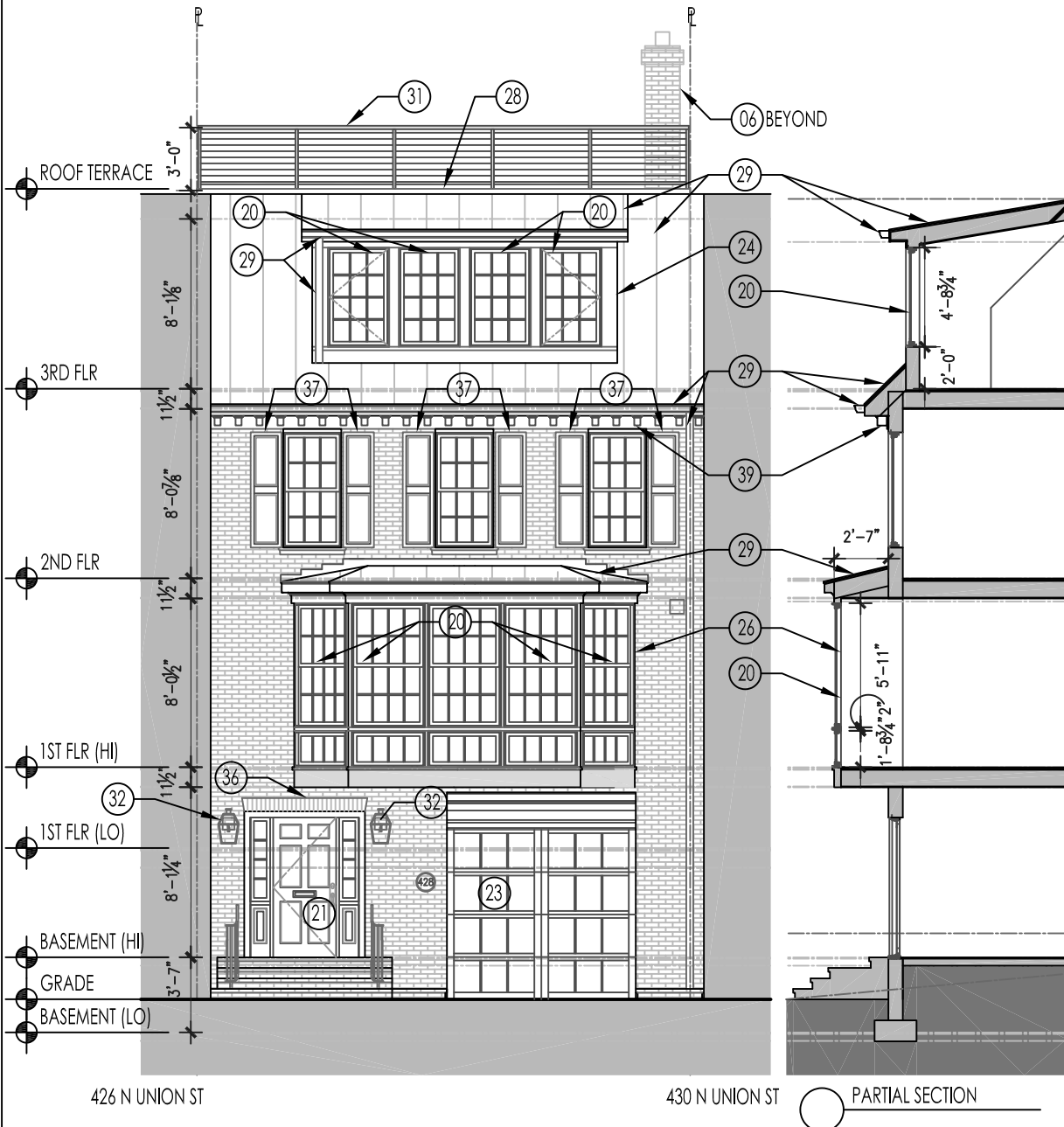
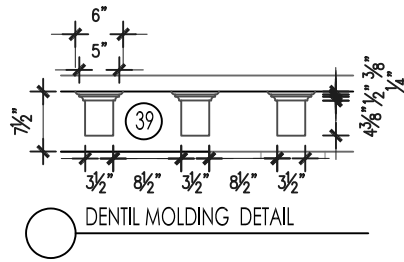
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**ASK**  
**3.1**

NOT FOR CONSTRUCTION



- DEMOLITION NOTES**
- 01 WINDOW TO BE REMOVED
  - 02 DOOR & SIDELIGHTS AS APPL TO BE REMOVED / REPLACED
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**428 N Union Street, Alexandria, VA 22314**  
 PROPOSED FRONT ELEVATION

Julie & Jay Acker  
 428 N Union Street  
 Alexandria, VA 22314

0' 1' 2' 4' 8'  
 SCALE: 1/8" = 1'-0"

2 JUNE 2026

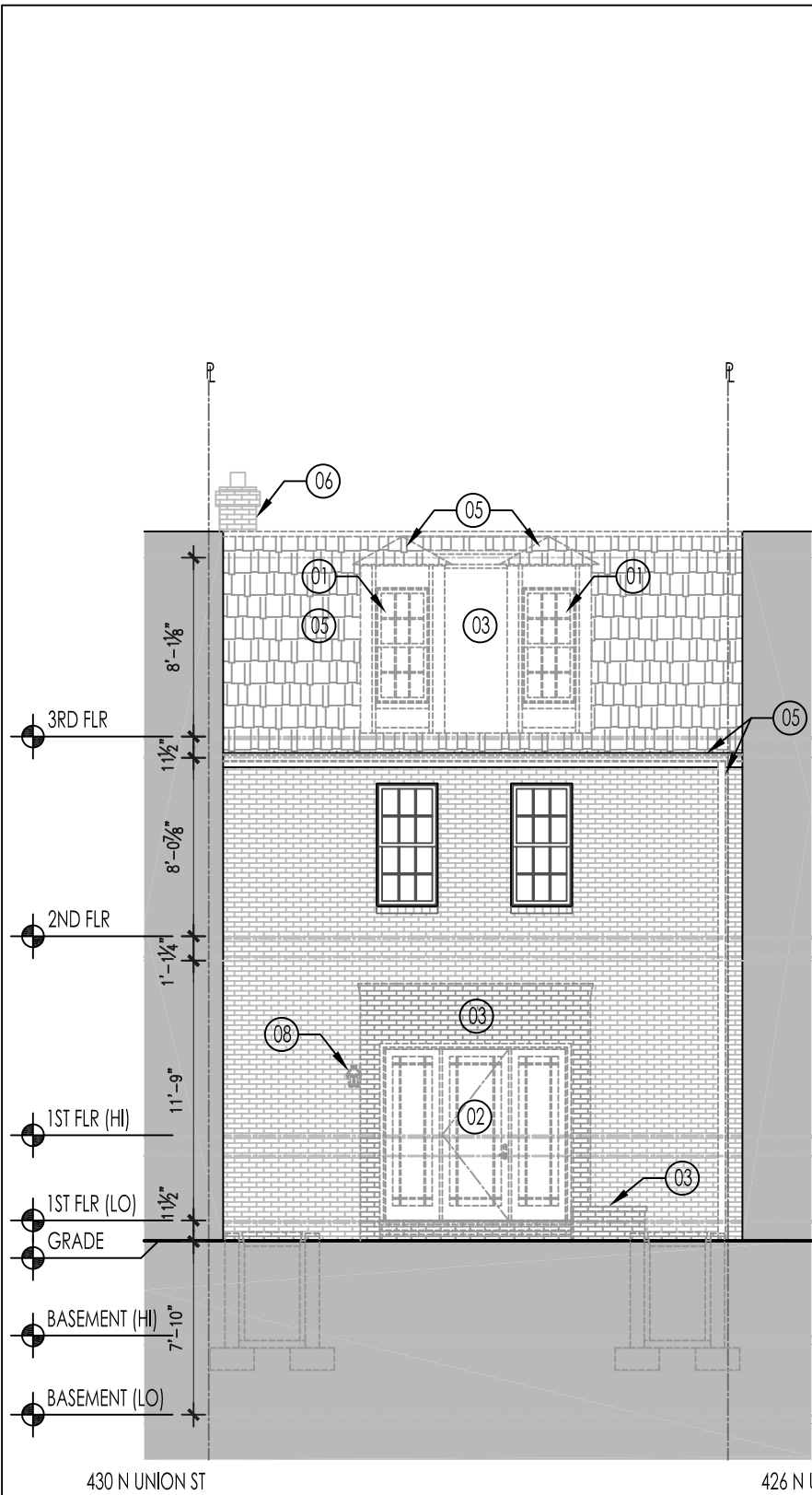
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**3.1A**

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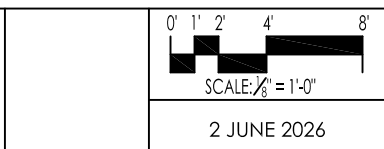
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- 01 WINDOW TO BE REMOVED
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# 428 N Union Street, Alexandria, VA 22314

EXISTING REAR ELEVATION SHOWING PROPOSED DEMOLITION

**Julie & Jay Acker**  
 428 N Union Street  
 Alexandria, VA 22314



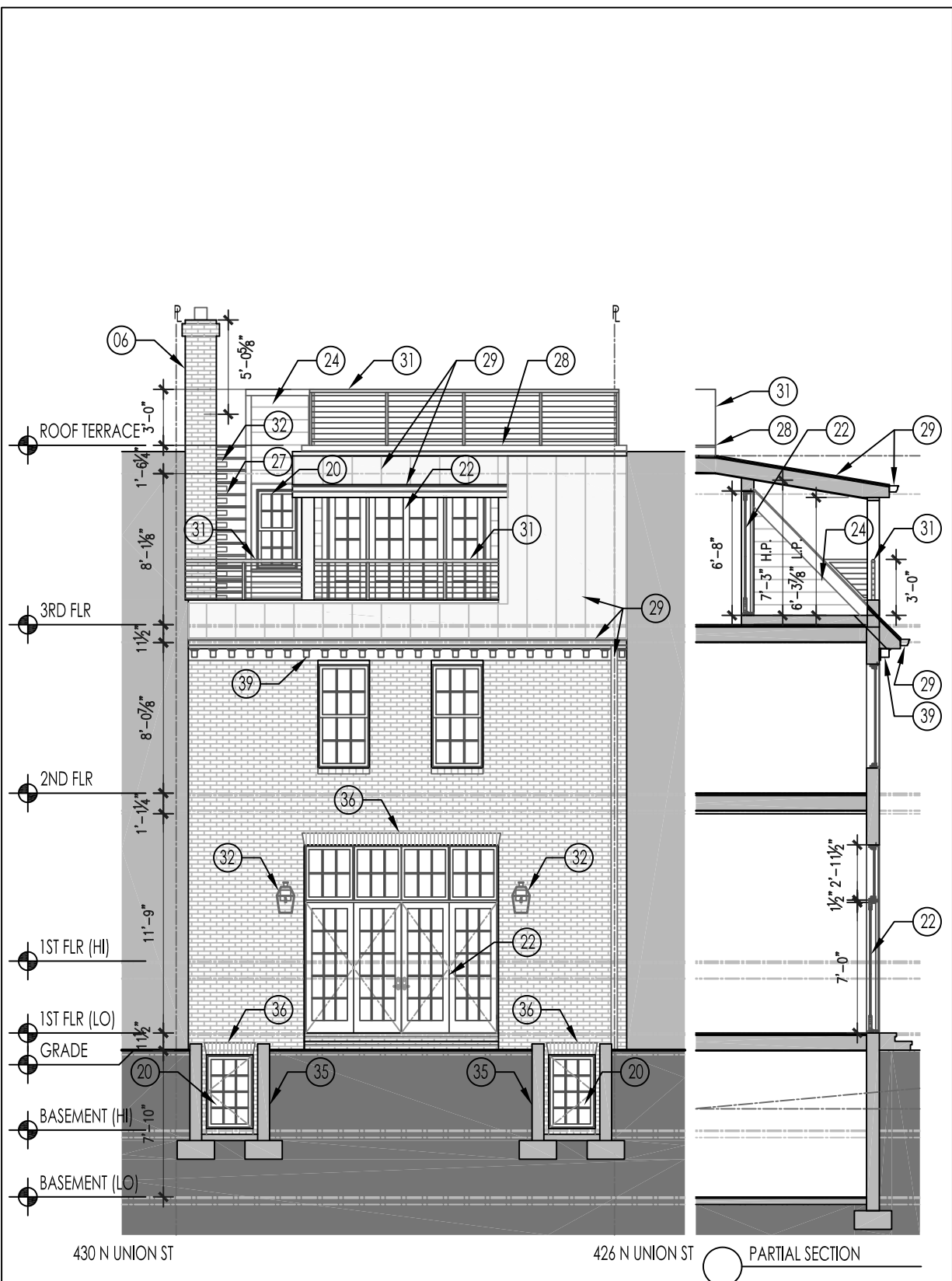
ARCHITECT: 407 south lee street  
 alexandria, va 22314  
 703 . 589 . 4550  
 info@conkeyarchitects.com

**Conkey | architects**

BAR REVISION

# ASK 3.2

NOT FOR CONSTRUCTION



- DEMOLITION NOTES**
- 01 WINDOW TO BE REMOVED
  - 02 DOOR & SIDELIGHTS AS APPL TO BE REMOVED / REPLACED
  - 03 WALL TO BE REMOVED
  - 04 DOOR SURROUND TO BE REMOVED
  - 05 ROOFING & GUTTERS TO BE REMOVED
  - 06 CHIMNEY TO BE REPAIRED / EXTENDED AS REQ'D FOR NEW WORK
  - 07 SKYLIGHTS TO BE REMOVED
  - 08 LIGHT FIXTURE TO BE REMOVED / REPLACED
- NEW WORK NOTES**
- 20 ALUM CLAD WD WINDOW
  - 21 WD DOOR W/ SIDELIGHTS AS APPL
  - 22 ALUM BIFOLD / SLIDING AS APPL W/ SIDELIGHTS & TRANSOM AS APPL
  - 23 WD & GLASS GARAGE DOOR
  - 24 PTD FIBER CEMENT SIDING & TRIM
  - 25 MASONRY VENEER TO MATCH ADJACENT
  - 26 BAY WINDOW W/ FIBER CEMENT TRIM
  - 27 COMPOSITE STAIRS
  - 28 ROOF DECK / BALCONY W/ MEMBRANE ROOFING & COMPOSITE DECKING
  - 29 PRE-FINISHED MTL ROOFING, COPING, GUTTERS & DOWNSPOUTS
  - 31 PTD MTL CABLE RAIL
  - 32 EXTERIOR LIGHT FIXTURE
  - 33 FIXED SKYLIGHT
  - 34 HVAC UNIT
  - 35 PARGED MASONRY AREAWAY W/ PTD MTL GRATE
  - 36 BRICK JACK ARCH
  - 37 COMPOSITE SHUTTERS
  - 38 3'-0" WESTERN RED CEDAR HVAC ENCLOSURE
  - 39 PTD COMPOSITE TRIM DENTIL MOLDING

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**428 N Union Street, Alexandria, VA 22314**

PROPOSED REAR ELEVATION

Julie & Jay Acker  
428 N Union Street  
Alexandria, VA 22314

0' 1' 2' 4' 8'  
SCALE: 1/8" = 1'-0"

2 JUNE 2026

ARCHITECT: 407 south lee street alexandria, va 22314 703.589.4550 info@conkeyarchitects.com

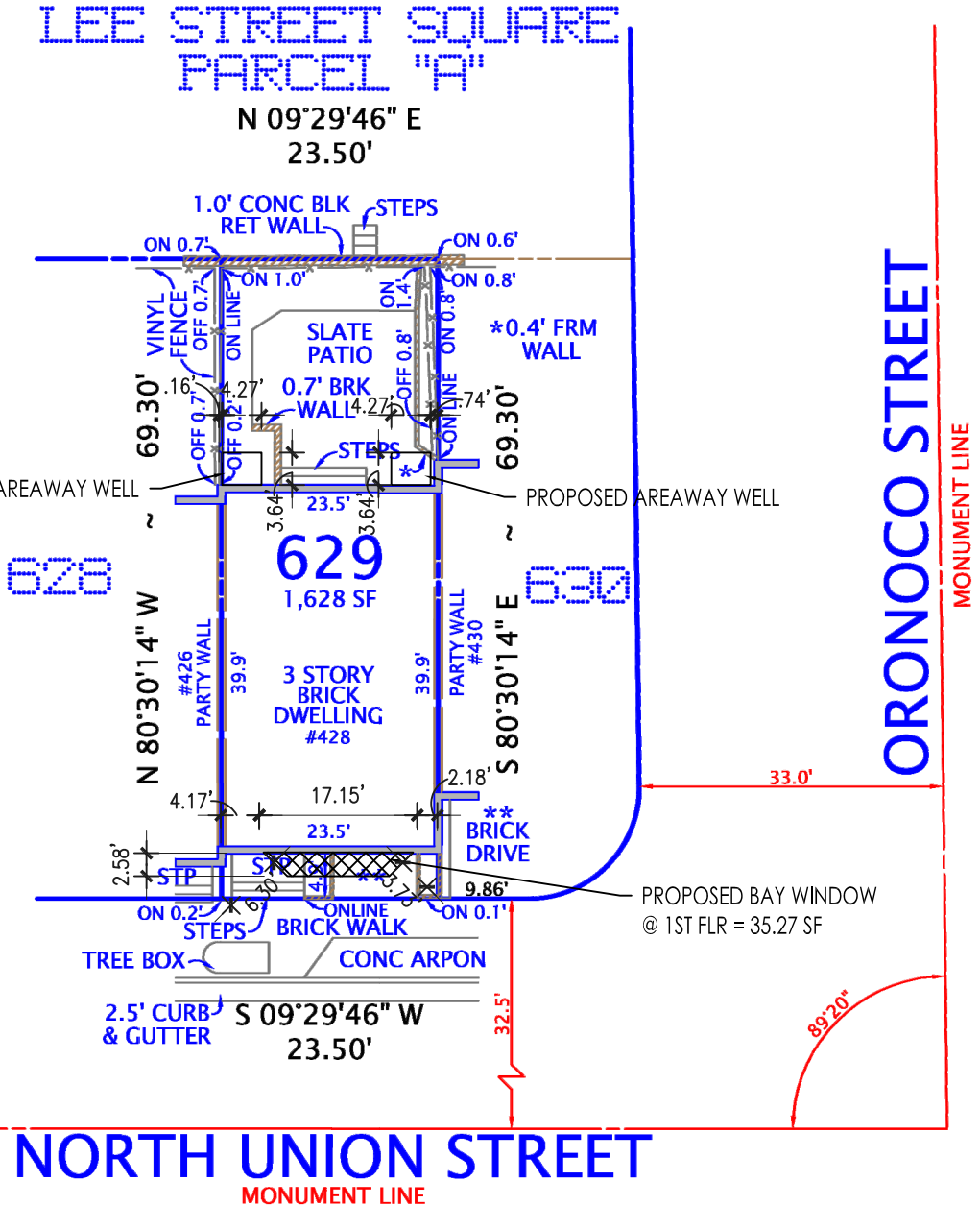
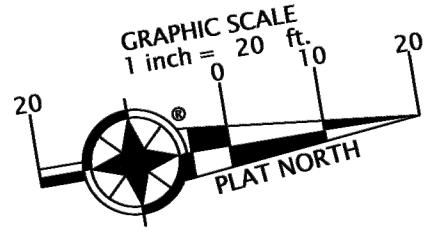
**Conkey | architects**

BAR REVISION

**ASK**  
**3.2A**

NOT FOR CONSTRUCTION

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
 2. UTILITIES ARE UNDERGROUND.  
 3. WALLS ARE 0.3' BIRCH UNLESS NOTED.
- SURVEY CONDUCTED IN SNOW.  
 SOME IMPROVEMENTS MAY NOT  
 HAVE BEEN VISIBLE.**



**NORTH UNION STREET**  
 MONUMENT LINE

**PLAT**  
 SHOWING HOUSE LOCATION ON  
 LOT 629, SECTION FIVE  
**OLD TOWNE**  
 (DEED BOOK 748, PAGE 736)  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE: 1" = 20'      FEBRUARY 4, 2026

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.

**DOMINION SURVEYORS®**

Ordered by:  
**Conkey | architects**  
 Phone: (703) 589-4550  
 Email: kconkey@conkeyarchitects.com

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 703-619-6555  
 www.dominionsurveyors.com



*Atlantic*  
Premium Shutters®

BECAUSE EVERY HOME  
**TELLS A STORY.**



# Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top



Panel & Louvered Colonial | Forest Green 633



Single Panel with Vertical Cut Profile



Chamfered Panel

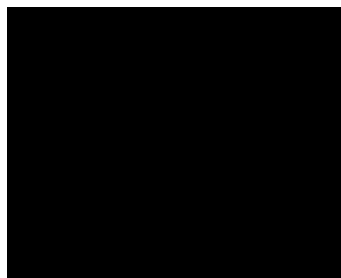


Flat Panel



V-Groove Flat Panel

# Color



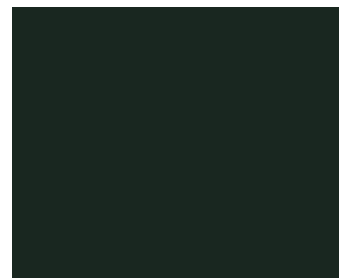
Black  
632



Charleston Green  
653



Rookwood Shutter Green  
654



Roycraft Bottle Green  
655



Deep Sea Blue  
637



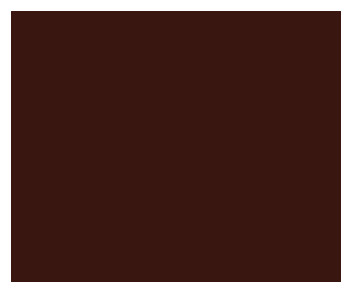
Tempest Blue  
666



Hamilton Blue  
667



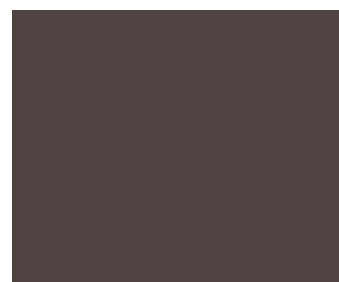
Harbor  
645



Polished Mahogany  
657



Federal Brown  
635



Walnut  
641



Rookwood Medium Brown  
658



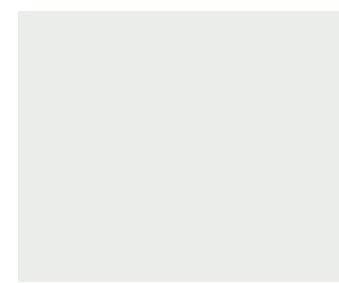
Pewter  
646



Chelsea Gray  
662



Roycraft Mist Gray  
664



White  
631

## Visually Striking Colors to Set you Apart.



Evergreen  
638



Forest Green  
633



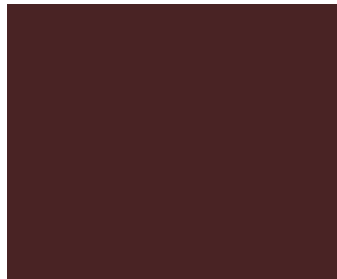
Pine  
644



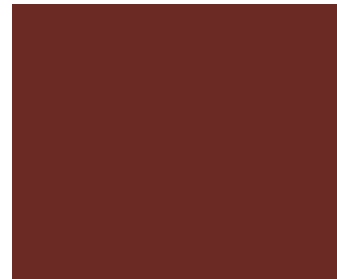
Midnight Sky  
639



Cascade  
647



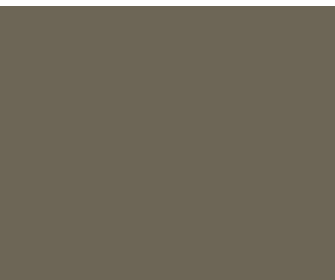
Bordeaux  
640



Roycraft Copper Red  
668



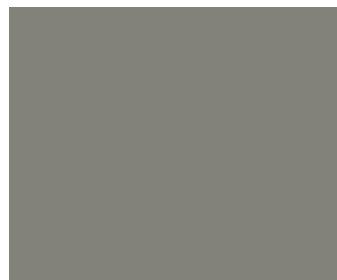
Board & Batten Red  
650



Weathered Shingle  
660



Sand  
642



Hammered Silver  
661

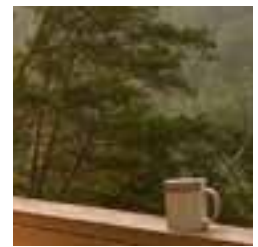


Roycraft Pewter  
663



# BOUNDLESS™

Where some see boundaries, Westlake Royal Building Products™ sees opportunities to drive innovation, elevate design and deliver solutions that redefine the industry. Our comprehensive selection of products, materials and widely expressive color palettes and textures meet any home demand—inside and out, East Coast to West. Giving everyone the tools and technology to transform spaces into anything they want. This is our mission. And it's Boundless™.



SIDING & ACCESSORIES

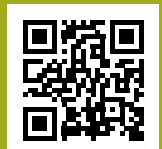
TRIM & MOULDINGS

ROOFING

STONE

WINDOWS

OUTDOOR LIVING

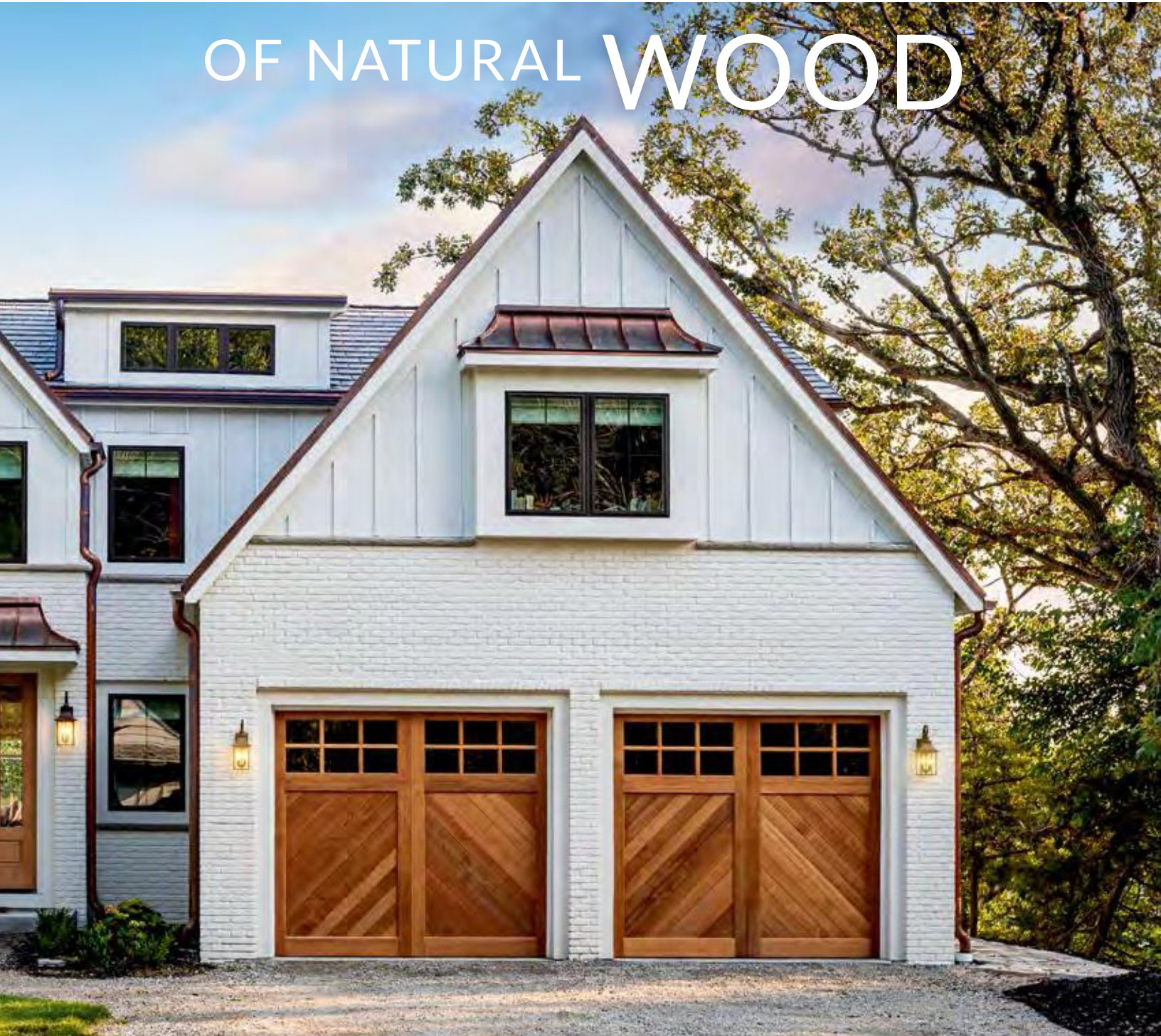




America's Favorite Garage Doors®

# THE BEAUTY

# OF NATURAL WOOD



WOOD PRODUCT SELECTION GUIDE

# HANDCRAFTED CARRIAGE HOUSE WOOD DOORS

- Handcrafted, 2-layer, non-insulated wood doors in authentic carriage house designs.
- Built with a swing-out appearance and convenient upward-acting operation.
- Available in three wood species. All stain grade wood rails, stiles and panels are made from Redwood, Cedar or Hemlock. Paint grade Extira® wood panels (smooth and grooved) are available with Hemlock stiles and rails.
- True divided windows with clear glass are standard. Obscure and insulated glass options are also available. See page 51 for options.
- All doors can be factory primed, finished painted White or factory stained. See pages 44–47 for staining options. Custom stain and paint colors also available.
- Vinyl weatherseal with optional aluminum weatherseal retainer helps seal out the elements and protect the bottom of the door.
- Doors come standard with spade lift handles and step plate. Optional decorative hardware shown on page 48.



DESIGN 1



DESIGN 5

## Window/Top Sections



To view additional designs, windows and top sections available, please visit [www.clopaydoor.com](http://www.clopaydoor.com).

## Wood Options



Paint grade doors cannot be stained.



DESIGN 2



DESIGN 3



DESIGN 4



DESIGN 6

Door designs shown 8' wide x 7' high.



*Reserve® Wood Semi-Custom / Design 4 with REC14 Window Design; Hemlock Base and Overlays; Factory Stain Finished in Dark Oak (RH4H)  
Photo Credit: Andy Frame Photography*

CONSTRUCTION

LIMITED  
**1 YR**  
WARRANTY

PAINT

LIMITED  
**1 YR**  
WARRANTY

STAIN

LIMITED  
**2 YR**  
WARRANTY

**2**  
LAYER  
CONSTRUCTION

- 1 WOOD FRAME AND PANELS
- 2 LUAN BACKER



# NATURALLY ECO-FRIENDLY

- Handcrafted 4-layer construction featuring Hemlock frame with polystyrene insulation. 5.9 R-value.
- Durable, eco-friendly paint-grade wood composite with smooth or grooved panel styles and unlimited design options.
- Doors have a swing-out appearance with convenient overhead operation and are built in three or four sections, allowing for proportionally larger window sizes.
- Optional windows available in true divided or simulated divided designs. Glass available in clear, obscure and insulated options. See page 51 for details.
- Premium grade hardware, rollers and track assure smooth, quiet, long-lasting operation.
- Optional replaceable bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- Factory or Custom paint finish only. Extira® cannot be stained.

\*Calculated door section R-value is in accordance with DASMA TDS-163.



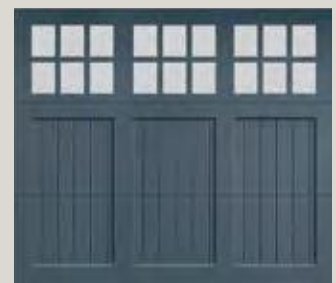
## Paint Grade Material Options



Smooth Extira®  
Smooth, consistent surface free of knots  
and voids often seen in wood



Grooved Extira®  
Smooth panel with deep "V" grooves



GROOVED EXTIRA® - EXAMPLE



Reserve® Wood Extira® / Custom Design; Shown in Sherwin-Williams® SW7568 Neutral Ground  
Photo Credit: Andy Frame Photography



SMOOTH EXTIRA® - EXAMPLE



Reserve® Wood Extira® / Custom Design; Shown in Sherwin-Williams® Roycroft Bottle Green  
Photo Credit: Laurey Glenn Photography

CONSTRUCTION

LIMITED  
**5 YR**  
WARRANTY

PAINT

LIMITED  
**1 YR**  
WARRANTY

**4**  
LAYER  
CONSTRUCTION

- 1 EXTIRA® OVERLAY
- 2 EXTIRA® BASE MATERIAL
- 3 POLYSTYRENE INSULATED HEMLOCK FRAME
- 4 2" LUAN INSIDE SKIN



\*Drip cap is available exclusively on grooved Extira® wood configurations.

# FACTORY PAINT FINISH



Reserve® Wood Limited Edition / Design 3 with SQ23 Window Design (CR03)



**Wood Base**

**Latex Primer**

**White Latex**

*Exterior Paint First Coat*

**White Latex**

*Exterior Paint Second Coat*

- Factory painted Clopay wood doors have one layer of primer and two coats of White exterior latex paint.
- Additionally, doors can be painted by the consumer with a high-quality exterior latex paint to match the home's trim.
- Door panels are sealed with a paintable caulk to resist moisture.

With Clopay's factory finish White paint option, your wood door arrives primed, painted and ready to install. We've eliminated the extra expense of hiring a contractor to finish the door on-site and the added worry that the job will be done right. You have peace of mind knowing that the door is stored and finished according to Clopay warranty guidelines for a durable, flawless, vibrant finish that is worthy of the most discriminating close-ups.

PAINT

LIMITED  
**1 YR**  
WARRANTY

# DECORATIVE HARDWARE

## STANDARD



Spade Step Plate



Spade Lift  
Handles

Attractive black powder coated handles and step plates are provided standard on Reserve® Wood garage doors. To further enhance the design of your door, optional decorative hardware, including handles, operable L-keylocks and strap hinges are available.

## OPTIONAL



Spear Lift  
Handles



Colonial Lift  
Handles



Spade Strap Hinge\*

*Complements Standard Spade Lift Handles  
and Spade Step Plate*



Twisted  
"L" Handles

Escutcheon  
Plates



Spear  
Step Plate



Colonial  
Step Plate



Decorative Handles  
with Keyholes



Spear Strap Hinge\*



Colonial Strap Hinge\*



Ring Door  
Knocker



Aluminum Grip  
Handles

*(Reserve® Wood Modern)*

\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

# Trex®



Where  
life  
plays

out.

# Decking

Stylish composite decking outperforms wood for hassle-free outdoor living



## Highly Durable

Composite deck boards that stand up to both weather and weekend mishaps alike—they won't rot, warp, splinter, fade or stain.



## Easy Care & Cleanup

Our boards need no sanding or staining. No kidding. Easy soap & water cleanup keeps decking like new.



## Always Green

Sustainably made in the U.S.A. using up to 95% recycled plastic film and reclaimed sawdust.



## Heat Mitigating

Deck colors with this symbol are engineered with heat-mitigating technology to be noticeably cooler than similar colored boards in the same sun and heat conditions.\*



# Trex Signature®

Setting a new standard for style

\$\$\$\$\$   ★★★★★



Whidbey



Ocracoke

# Trex Transcend®

LINEAGE™

Our coolest decking yet

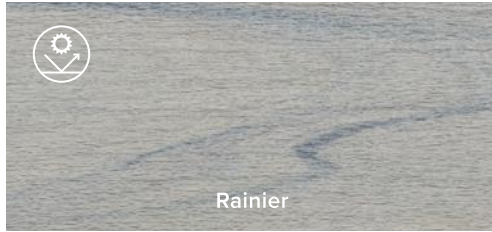
\$\$\$\$\$   ★★★★★



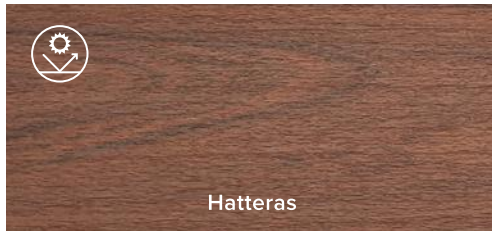
Island Mist



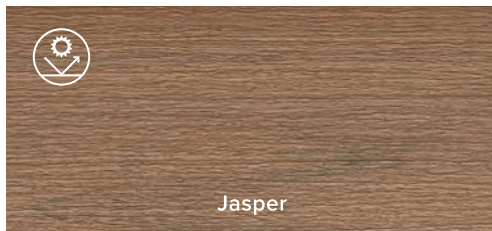
Biscayne



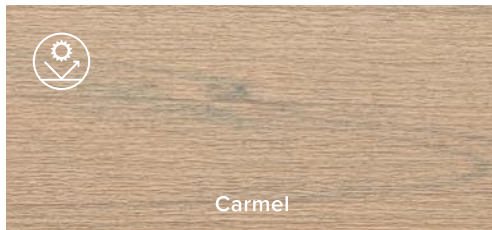
Rainier



Hatteras



Jasper



Carmel



53  
Salt Flat

# Trex Transcend®

Elevated aesthetics from the original high-performance decking

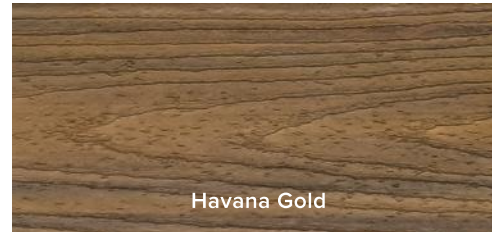
\$\$\$\$\$   ★★★★★



Island Mist



Tiki Torch



Havana Gold



Spiced Rum



Lava Rock



Rope Swing

## Make the Trex decision that's right for you™

PRICE

\$ - \$\$\$\$\$\$

LIMITED RESIDENTIAL WARRANTY COVERAGE

50  
YEARS

35  
YEARS

25  
YEARS

15  
YEARS

DECKING SCRATCH RESISTANCE

★ - ★★★★★



**FRENCH QUARTER®**  
 ORIGINAL BRACKET  
*FQ-OB*  
 Starting at \$375.00

This Bevolo® original was designed in the 1940s by world renowned architect A. Hays Town and Andrew Bevolo Sr. This Original French Quarter® lantern adorns many historic buildings across the country. The light can be used with a wide range of architectural styles. It is available in **natural gas**, liquid propane, and **electric**.

**Standard Lantern Sizes**

Height	Width	Depth
14.0"	9.3"	9.3"
18.0"	10.5"	10.5"
21.0"	11.5"	11.5"
24.0"	13.3"	13.3"
*27"	14.5"	14.5"
*30"	17.5"	17.5"
*36"	21.5"	21.5"

\*Oversized lanterns are not returnable



**JamesHardie**

Siding | Trim



Achieve authentic character and  
**UNCOMPROMISING PERFORMANCE.**



**NORTHEAST**  
Product  
Catalog

**HardiePlank®**

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®  
5/4 x 3.5 in.  
Arctic White

HardiePlank®  
6.25 in. Smooth  
Arctic White

A classic look for  
**THE HOME OF THEIR DREAMS.**



**SELECT CEDARMILL®**

*Khaki Brown*

<b>Thickness</b>	5/16 in.			
<b>Length</b>	12 ft. planks			
<b>Width</b>	5.25 in.	6.25 in.	7.25 in.	8.25 in.
<b>Exposure</b>	4 in.	5 in.	6 in.	7 in.
<b>ColorPlus Pcs./Pallet</b>	324	280	252	210
<b>Prime Pcs./Pallet</b>	360	308	252	230
<b>Pcs./Sq.</b>	25.0	20.0	16.7	14.3



**SMOOTH**

*Countrylane Red*

<b>Thickness</b>	5/16 in.			
<b>Length</b>	12 ft. planks			
<b>Width</b>	5.25 in.	6.25 in.	7.25 in.	8.25 in.
<b>Exposure</b>	4 in.	5 in.	6 in.	7 in.
<b>ColorPlus Pcs./Pallet</b>	324	280	252	210
<b>Prime Pcs./Pallet</b>	360	308	252	230
<b>Pcs./Sq.</b>	25.0	20.0	16.7	14.3



**BEADED CEDARMILL®\*\***

*Light Mist*

<b>Thickness</b>	5/16 in.	
<b>Length</b>	12 ft. planks	
<b>Width</b>	8.25 in.	
<b>Exposure</b>	7 in.	
<b>ColorPlus Pcs./Pallet</b>	210	
<b>Prime Pcs./Pallet</b>	240	
<b>Pcs./Sq.</b>	14.3	



**BEADED SMOOTH\***

*Heathered Moss*

<b>Thickness</b>	5/16 in.	
<b>Length</b>	12 ft. planks	
<b>Width</b>	8.25 in.	
<b>Exposure</b>	7 in.	
<b>ColorPlus Pcs./Pallet</b>	210	
<b>Prime Pcs./Pallet</b>	240	
<b>Pcs./Sq.</b>	14.3	

\*Beaded Cedarmill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

# HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

HardieTrim®  
5/4 x 3.5 in.  
Khaki Brown

HardiePlank®  
6.25 in. Smooth  
Navajo Beige

The performance you require  
**THE DISTINCTIVENESS YOU DESIRE.**

## HARDIETRIM® BOARDS



### 4/4 NT3® SMOOTH

*Arctic White*

<b>Thickness</b>	.75 in.				
<b>Length</b>	12 ft. boards				
<b>Width</b>	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
<b>Pcs./Pallet</b>	312	208	156	104	104



### 5/4 NT3® SMOOTH

*Arctic White*

<b>Thickness</b>	1 in.					
<b>Length</b>	12 ft. boards					
<b>Width</b>	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
<b>Pcs./Pallet</b>	240	200	160	120	80	80



### CROWN MOULDING

*Arctic White*

<b>Thickness</b>	.75 in.	
<b>Length</b>	12 ft. boards	
<b>Width</b>	3.25 in.	5.25 in.
<b>Pcs./Pallet</b>	50	48

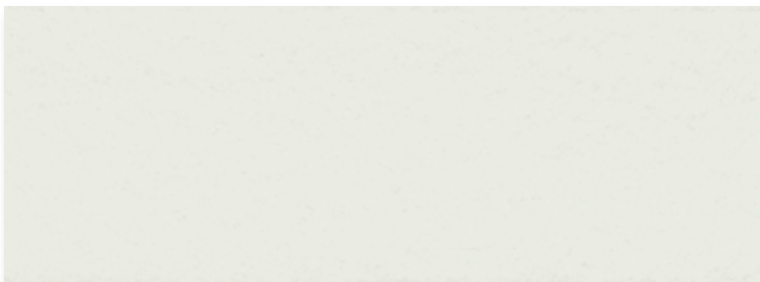
## HARDIETRIM® BATTEN BOARDS



### RUSTIC GRAIN®

*Arctic White*

<b>Thickness</b>	.75 in.
<b>Length</b>	12 ft. boards
<b>Width</b>	2.5 in.
<b>Pcs./Pallet</b>	437



### SMOOTH

*Arctic White*

<b>Thickness</b>	.75 in.
<b>Length</b>	12 ft. boards
<b>Width</b>	2.5 in.
<b>Pcs./Pallet</b>	437

HardieTrim Boards are available primed or with ColorPlus Technology in DC/Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Batten Boards are available primed or with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology.

ULTIMATE  
MARVIN SIGNATURE™ COLLECTION



# ULTIMATE DOUBLE HUNG G2



Double Hung G2 window with Oil Rubbed Bronze hardware



Double Hung G2 windows in Ebony

## ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



WASH MODE WITH SASH LOCK IN ANTIQUE BRASS

CE THIS PRODUCT IS CE CERTIFIED

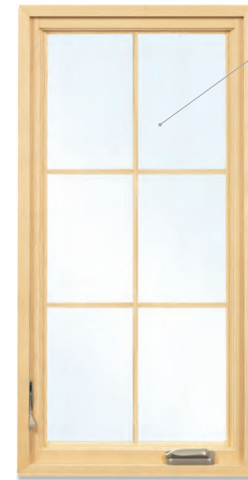
# ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

## FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Featuring concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



### ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb offers design flexibility for new construction or full frame replacement.



### ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT  
4 7/8" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME  
2 3/8" NARROW JAMB

### JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

# ULTIMATE SWINGING FRENCH DOOR



Inswing French door with Matte Black hardware



Swinging French door and Picture windows

## ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door combines a classic single- and double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide and 9 feet high, and if a more streamlined look is desired, choose our short bottom rail option with sleek 4 3/4 inch wood surround on all sides.



OUTSWING INTERIOR WITH TALL BOTTOM RAIL



ARCH TOP INSWING INTERIOR WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH SHORT BOTTOM RAIL



INSWING EXTERIOR WITH SHORT BOTTOM RAIL

CE THIS PRODUCT IS CE CERTIFIED

# ULTIMATE SLIDING FRENCH DOOR



Sliding French door in Bronze



Sliding French door with Simulated Divided Lites

## ULTIMATE SLIDING FRENCH DOOR

For the classic elegance of the French door with smooth, space-saving operation, our Ultimate Sliding French door is built to your specifications. With a rich, luxurious fit, feel, and finish, available in configurations up to 16 feet wide and standard heights up to 9 feet, this door offers a view with a grand entrance while conserving space for traffic flow or furniture layout. Available transom and stationary panels further enhance the view, flooding the room with daylight.



INTERIOR



EXTERIOR



LOCKED AND UNLOCKED CONTEMPORARY SLIDING HANDLE INTERIOR SHOWN IN MATTE BLACK

CE THIS PRODUCT IS CE CERTIFIED

## EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

## EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

## WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

PINE

VERTICAL GRAIN  
DOUGLAS FIR

MAHOGANY

WESTERN RED CEDAR  
Exterior trim package only



Ultimate Double Hung G2 window in Ebony

Ultimate Double Hung G2 window in Suede



# DIVIDED LITES



Casement windows with custom Simulated Divided Lites

## DIVIDED LITES

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



### SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



### AUTHENTIC DIVIDED LITE (ADL)

Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



### GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

### FIVE STANDARD BAR WIDTHS



### STICKING AND PROFILES

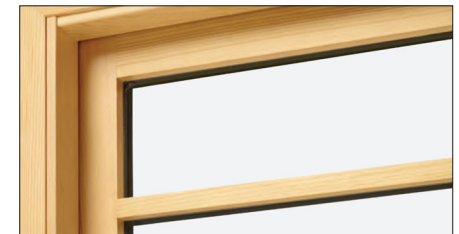
Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



SQUARE



SQUARE STICKING

# SCREENS



Double Hung Insert G2 windows with Full Screens

## SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors and comes factory-prepped for staining and painting. A variety of screen mesh options in aluminum or fiberglass allow for further customization for aesthetics or to ensure you're choosing a mesh that's fine enough to keep even the littlest bugs away.

## CASEMENT SCREEN OPTIONS



### RETRACTABLE SCREEN

The innovative Retractable Screen from Marvin lets the breeze in and easily retracts out of sight when not in use. A tight seal and a strong adjustable pull bar ensure extraordinary performance. Marvin's unique concealed design makes the screen nearly undetectable when it is in the retracted position.



### INSWING CASEMENT SCREEN

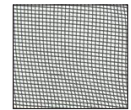
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.



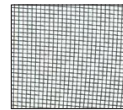
### WOOD SCREEN SURROUND

The patented wood screen surround with Hi-Transparency screen mesh and aluminum exterior creates a seamless wood interior.

## SCREEN MESH OPTIONS



CHARCOAL FIBERGLASS



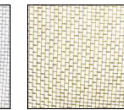
CHARCOAL ALUMINUM WIRE



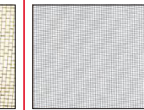
BLACK ALUMINUM WIRE



BRIGHT ALUMINUM WIRE



BRIGHT BRONZE WIRE



HI-TRANSPARENCY MESH

## DOUBLE HUNG SCREEN OPTIONS



### RETRACTABLE SCREEN

The innovative Retractable Screen, available on the Ultimate Double Hung G2 window, is a factory-installed screen that easily retracts out of sight when not in use. The screen can be drawn to rest at one of two stop points, resulting in a seal at either the sill or at the checkrail.



### FULL OR HALF SCREEN

Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

## DOOR SCREEN OPTIONS



### ULTIMATE SWINGING SCREEN DOOR

Featuring panels of extruded aluminum for a beautiful millwork appearance with traditional shadow-lines, this easy-to-install, easy-to-remove panel system requires no tools and has a clean exterior that blends into the door frame. Classic oval exterior handle and storm insert options are also available.



### STANDARD SWINGING SCREEN DOOR

This tough, extruded aluminum swinging screen door matches the door, made of the same thick metal as the cladding. Solid protection and outstanding performance, with die cast handles, automatic closer, and aluminum hinges.



### ULTIMATE SLIDING SCREEN DOOR

Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation. The exterior profile replicates the look of a traditional wood screen. Also available in a standard top hung version for Ultimate Sliding French doors, Sliding Patio doors, and Ultimate Inswing doors.

## DOUBLE HUNG STORM OPTIONS



### TWO-LITE WOOD STORM SASH OR SCREEN

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.



### STORM AND SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.



### ENERGY PANEL

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.



### STANDARD SLIDING SCREEN (NOT SHOWN)

Aluminum top hung sliding screen with adjustable rollers and replaceable bottom guide. Available on wood and clad-wood sliding and inswing doors.

### TOP-HUNG SCREEN (NOT SHOWN)

Aluminum top hung sliding screens come with adjustable rollers and replaceable bottom guide for flawlessly smooth operation.

### SCENIC DOOR SLIDING SCREEN (SHOWN ON LEFT)

The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 12 feet wide and up to 10 feet high uni-directional or up to 24 feet wide bi-parting.

# WINDOW HARDWARE



Double Hung G2 with Auto-locking Sash Lock in Satin Nickel

## WINDOW HARDWARE

Marvin's durable and elegant hardware is engineered to work seamlessly and to harmonize with any décor. Choose a finish to complement your architectural style. Matte Black, Satin Taupe, Bronze, and White are painted finishes. These durable finishes mimic the look of metal and present a practical alternative. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.



### AUTO-LOCKING HARDWARE SYSTEM

**PRODUCTS:**  
Ultimate Double Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### TRADITIONAL LIFT LOCK

**PRODUCTS:**  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### CONTEMPORARY LIFT LOCK

**PRODUCTS:**  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • White  
Satin Nickel • Brass • Satin Chrome



### SASH LOCK\*

**PRODUCTS:**  
Ultimate Tilt Pac

**AVAILABLE FINISHES:**  
Satin Taupe • Bronze • Brass • White



### FOLDING HANDLE

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### CRANK HANDLE

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Satin Taupe • Bronze • Brass • White



### PUSH OUT HANDLE\*\*

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### HANDLE

**PRODUCTS:**  
Ultimate Tilt Turn (Key option available†)

**AVAILABLE FINISHES:**  
Satin Taupe • Bronze • Brass • White

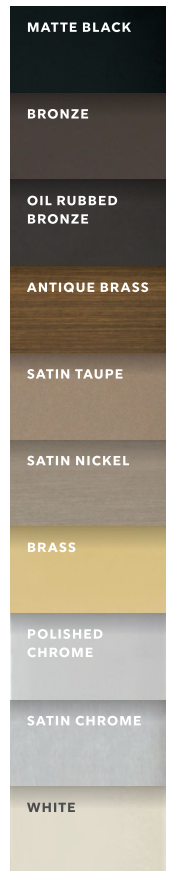


### FOLDING HANDLE

**PRODUCTS:**  
Ultimate Glider

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Chrome  
Satin Nickel • Bronze • White • Satin Taupe  
Antique Brass • Oil Rubbed Bronze

## FINISHES



\* Also available as keyed sash lock in Satin Taupe, Bronze or White.

\*\* Satin Taupe not available, Oil Rubbed Bronze is standard.

† Key option available in Bronze and White.

# DOOR HARDWARE



Inswing French door with Contemporary swinging handle in Matte Black

## DOOR HARDWARE

Deceptively sturdy, Marvin hardware looks too beautiful to stand up to everyday use. Despite the graceful curves, ergonomic design, and elegant finishes, this door hardware is engineered for durability. Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.



**TRADITIONAL SWINGING FRENCH HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome  
**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze



**TRADITIONAL SLIDING FRENCH HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome  
**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze



**TRADITIONAL SLIDING PATIO HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome  
**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze



**CONTEMPORARY SLIDING HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Dark Bronze  
**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze



**CONTEMPORARY SWINGING HANDLE**

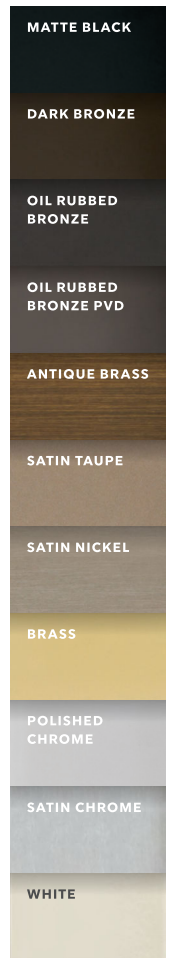
**AVAILABLE FINISHES:**  
Matte Black • Dark Bronze  
**PVD FINISHES:**  
Satin Nickel • Oil Rubbed Bronze



**ADJUSTABLE HINGE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze • White  
Antique Brass • Satin Chrome • Polished Chrome  
Oil Rubbed Bronze • Goldtone • Silver Frost  
**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze

## FINISHES

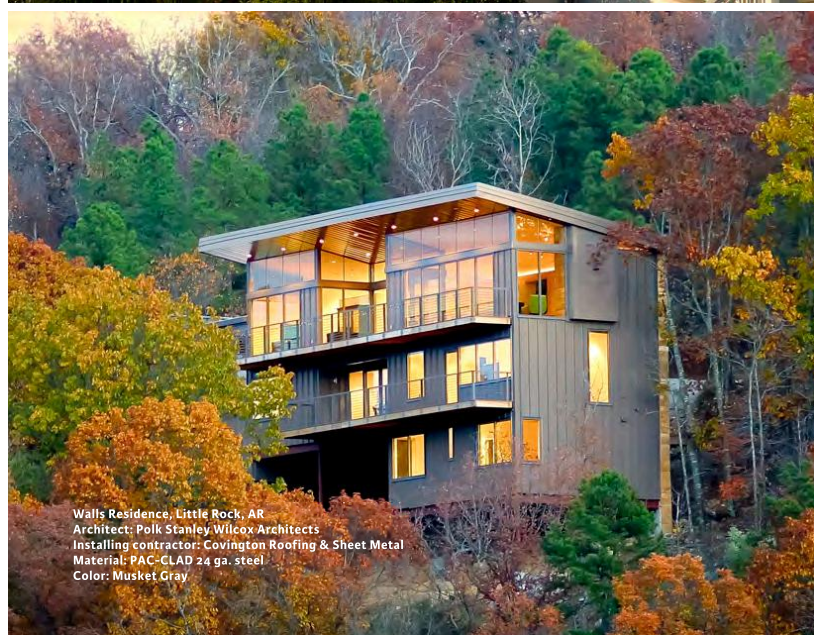


# RESIDENTIAL



Cover Photo:  
Residence, Burr Ridge, IL  
Architect: Michael Buss Architects  
Installing contractor: Complete Flashings  
Builder: McNaughton Brothers Construction  
Material: Snap-Clad .032 aluminum  
Color: Charcoal

Residence, Ponte Vedra Beach, FL  
Architect: Jaycox Reinel Architects  
General contractor: C. F. Knight Inc.  
Roofing fabricator: Thorne Metal Systems  
Material: PAC-CLAD Slate Gray .040 aluminum



Walls Residence, Little Rock, AR  
Architect: Polk Stanley Wilcox Architects  
Installing contractor: Covington Roofing & Sheet Metal  
Material: PAC-CLAD 24 ga. steel  
Color: Musket Gray

## AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.



### Premium Colors



▲ Cool Colors   ● Metallic Colors   ★ Energy Star Colors   🏠 Premium Colors

Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.



BEYOND THE  
ORDINARY

Design: Stuart Cohen & Julie Hacker Architects  
Photo: Tony Soluri Photography

A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

### SEE IT ON YOUR HOME TODAY

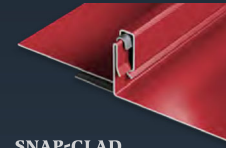
Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit [pac-clad.com](http://pac-clad.com) and click on PAC E-Tools to work with the visualizer. Or, ask your contractor for assistance.

# BEAUTIFUL PROFILES



Private residence, Florida  
Architect: T. S. Adams Studio Architects  
Installing contractor: Cartercraft Roofing  
Profiles: PAC-150, Flush panel  
Colors: Weathered Zinc, Champagne

## Metal Roofing



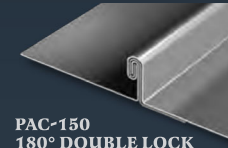
SNAP-CLAD



HIGH SNAP-ON  
STANDING SEAM



PAC-150  
90° SINGLE LOCK

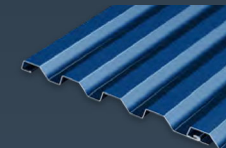


PAC-150  
180° DOUBLE LOCK

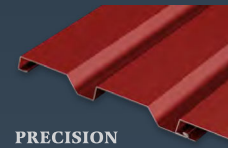


REDI-ROOF  
STANDING SEAM

## Siding



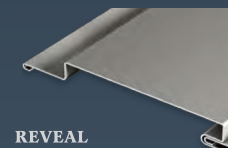
PRECISION  
SERIES HWP



PRECISION  
SERIES  
HIGHLINE 16-C

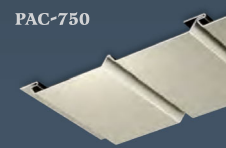


FLUSH  
PANEL

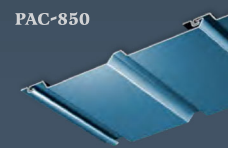


REVEAL  
PANEL

## Soffit Panels



PAC-750



PAC-850

Soffit panels come in solid, full-vented and half-vented variations.



# Technical Data Sheet

## Flushglaze Skylight

402-TDS-US-001 – v1.7 – 11 Mar 2025

**Name:** Flushglaze

**Type:** Fixed flat skylight

**Description:**

The Flushglaze is a fixed product designed to provide maximum daylight with minimum visible internal structure. It is available as a standard product and as a walkable product.

A variety of optional extras such as special color and easy clean coating are available.

This product is robust and long-lasting, boasting excellent thermal performance and air tightness.

**Intended Use:** Fixed skylight to provide natural daylight and weather resistance. The product is fixed and does not open. Only walkable units may be walked on.

**External Weathered Curb Dimensions of Standard Flushglaze Unit:**

Min Span:	16"	Max Span:	339"
Min Width:	16"	Max Width:	339"
Min Curb Pitch:	5/8" : 12" (3°)	Max Curb Pitch:	32-7/8" : 12" (70°)

*Glazing Vision recommends a pitch of at least 1-1/8" : 12" (5°) for standard units.*

**External Weathered Curb Dimensions of Walkable Flushglaze Unit:**

Min Span:	16"	Max Span:	339"
Min Width:	16"	Max Width:	339"
Min Curb Pitch:	1/4" : 12" (1°)	Max Curb Pitch:	32-7/8" : 12" (70°)

*Glazing Vision recommends a pitch of 1/4" : 12" (1°) for walkable units.*

Note that the minimum and maximum span, width and pitch are dependent on various factors, your technical sales advisor will be happy to advise on these. Further information on curb requirements and product dimensions can be found on our website or by contacting your technical sales advisor.

**Glazing:** A wide variety of glazing specifications are available for this product. Your technical sales advisor will be happy to answer any questions regarding specific glass specifications or glazing performance requirements. Otherwise, quotes include suitable and cost effective glazing proposals.

Unless otherwise stated, the default loadings used for specifying walkable glass will be a distributed load of 100 psf and a concentrated load of 450 lbf per a 2" x 2" square area. A variety of anti-slip finishes are available for walkable glass.

**Standard Colors:**

Qualicoat approved RAL 7015 slate grey outer, no inner framework is visible.

**Performance and Weathertightness:**

The aluminum frame of the product employs a dual hardness EPDM insulating gasket to thermally isolate the frame from the interior of the building. Structural integrity is assured through the use of finite element analysis (FEA) and testing.

U-factors are calculated for each product and will be supplied in our quote. Further information and specific performance details can be obtained from your technical sales advisor.

Standard and walkable products are sealed to the curb using silicone and fixed in place with structural fixings which are either concealed by a clip-on cover or with lead (or other material) flashing (wall abutted units) leaving a sleek external finish.

The standard Flushglaze unit has been thoroughly tested and has achieved the following classification results:

Size: 1829 mm (72") span x 3982 mm (156-3/4") width Pitch: 3° (5/8" : 12")  
Performance Grade 50 (PG 50)

Test	Standard	Declared Value
Air permeability	ASTM E283	±600 Pa (±12.53 psf)
Watertightness	ASTM E331 and E547	600 Pa (12.53 psf)
Wind resistance	ASTM E330	±2400 Pa (±50.13 psf) Serviceability +4800 Pa (+100.25 psf), -3600 Pa (-75.19 psf) Safety

**Optional Extras:**

The following optional extras are available for this standard product at additional cost:

**Easy Clean Coating:**

A coating applied to the external face of the glass that facilitates water run-off. Helps the glass stay cleaner for longer and makes cleaning easier.

**Special Color:**

This product has a single color as standard. This can be swapped for a special color.

**Curb Top Trim:**

Cover designed to mask the top of curbs which may be visible through glass when viewed from above. Includes detail to recess standard drywall.

**Wall Abutments:**

The product can be fixed and weathered to a wall rather than a curb on up to three sides.

**EPDM:**

A flexible membrane to provide additional waterproofing between the curb and the product. This option is only available for the Walkable Flushglaze.

A suite of sales drawings is available.

Custom options may be available upon request but may incur additional design fees – contact your technical sales advisor for more information.



# Timberline HDZ<sup>®</sup>

High Definition<sup>®</sup> Lifetime<sup>†</sup> Shingles



**Engineered to be first. Built to last.**

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust.



**We protect what matters most<sup>™</sup>**

## Nationally Available High Definition® Colors



National High Definition® Colors						
	NE	CE	SW	WE	TU	TA
Barkwood	✓	✓	✓	✓	✓	✓
Charcoal	✓	✓	✓	✓	✓	✓
Hickory	✓	✓	✓	✓	✓	✓
Hunter Green	✓	✓	✓	✓	✓	✓
Mission Brown	✓	✓	✓	✓	✓	✓
Pewter Gray	✓	✓	✓	✓	✓	✓
Shakewood	✓	✓	✓	✓	✓	✓
Slate	✓	✓	✓	✓	✓	✓
Weathered Wood	✓	✓	✓	✓	✓	✓

## Bold Definition Colors



Bold Definition Colors	NE	CE	SW	WE	TU	TA
Chestnut Valley	✓	✓	✓	✓	✓	✓
Cliffside	✓	✓	✓	✓	✓	✓
Midnight Mesa	✓	✓	✓	✓	✓	✓
Sierra Sand	✓	✓	✓	✓	✓	✓

## Regionally Available High Definition® Colors



Regional High Definition® Colors	NE	CE	SW	WE	TU	TA
Birchwood		✓		✓	✓	✓
Biscayne Blue	✓					
Copper Canyon				✓		
Driftwood						✓
Fox Hollow Gray	✓	✓				
Golden Amber				✓		
Oyster Gray	✓				✓	✓
Patriot Red	✓					
Sunset Brick						✓
Williamsburg Slate	✓	✓				

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

For more details v [gaf.com/TimberlineHDZ](http://gaf.com/TimberlineHDZ)