

ADDRESS OF PROJECT: 100 Quay Street, Alexandria, VA 22314
TAX MAP AND PARCEL: 065.03-05-42 **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: Magaly Galdo-Hirst & Thompson M. Hirst

Address: 100 Quay Street

City: Alexandria **State:** VA **Zip:** 22314

Phone: 703-683-0648 **E-mail:** mmgaldo@yahoo.com

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

Name: Karen Conkey

Phone: 703-589-4550

E-mail: kconkey@karenmconkey.com

Legal Property Owner:

Name: Magaly Galdo-Hirst & Thompson M. Hirst

Address: 100 Quay Street

City: Alexandria **State:** VA **Zip:** 22314

Phone: (703) 683-0648 **E-mail:** mmgaldo@yahoo.com

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|---|---|-----------------------------------|
| ☐ awning | ☐ fence, gate or garden wall | ☐ HVAC equipment | ☐ shutters |
| ☒ doors | ☒ windows | ☐ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☒ other <u>decorative railings & roof embellishment</u> | | | |
- ☐ 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 alterations to the 1970's era brick and stucco town home located at 100 Quay Street. Replace all exterior windows and doors on all facades with aluminum clad wood windows and doors. Add a 2 story projecting bay window to the Quay Street facade. On the Union Street facade, the applicant proposes to do the following; enlarge three of the window openings, modify the existing 3rd floor Palladian window eliminating the arched top, add a decorative metal flower box and new 1st floor window opening, and replace the existing flower box & railing with a new decorative flower box & metal rail to match the proposed new flower box. And lastly, add a decorative rooftop embellishment to the south facing rear facade.

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.

Electronic copies of submission materials should be submitted whenever possible.

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. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

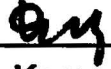
Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ 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 5 sets of 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: Karen ConkeyDate: 02/03/2014

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 ten 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. Thompson M Hirst & Magaly Galdo-Hirst	100 Quay Street	100%
2. Thompson M Hirst & Magaly Galdo-Hirst		
3. Thompson M Hirst & Magaly Galdo-Hirst		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 100 Quay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Thompson M Hirst & Magaly Galdo-Hirst		100%
2. Thompson M Hirst & Magaly Galdo-Hirst		
3. Thompson M Hirst & Magaly Galdo-Hirst	100 Quay Street	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Thompson M Hirst & Magaly Galdo-Hirst		N/A
2. Thompson M Hirst & Magaly Galdo-Hirst		N/A
3. Thompson M Hirst & Magaly Galdo-Hirst		N/A

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.

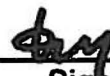
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

02/03/2014

Date

Karen Conkey

Printed Name



Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 100 Quay Street, Alexandria, VA 22314 Zone RM
 A2. 1,547 SF x 1.5 = 2,321 SF
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	914 SF	Basement**	0 SF
First Floor	843 SF	Stairways**	188 SF
Second Floor	843 SF	Mechanical/chimneys	80 SF
Third Floor	337 SF	Other** < 7'6"	483 SF
Porches/ Other		Total Exclusions	751 SF
Total Gross *		2,937 SF	

B1. Existing Gross Floor Area *
2,937 Sq. Ft.
 B2. Allowable Floor Exclusions**
751 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2,186 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	14 SF	Basement**	0 SF
First Floor	14 SF	Stairways**	0 SF
Second Floor	14 SF	Mechanical**	0 SF
Third Floor	87 SF	Other**	0 SF
Porches/ Other	0 SF	Total Exclusions	0 SF
Total Gross *		129 SF	

C1. Proposed Gross Floor Area *
129 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 129 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,315 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2,321 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	556 SF
Required Open Space	541 SF
Proposed Open Space	544 SF

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

Signature: Ben Kamen Conkey Date: 3 February 2014

UNION STREET

57.5' R/W

57.5' R/W

N81°10'14"W

21.15'

6' PUBLIC UTILITY ESMT.

CONC. WALL

14.50'
PATIO

73.26'

3 STORY
BRICK
No. 100

PARTY WALL
N80°49'46"E.

809

Proposed New Bay
@ 14 SF

8.36'

808
1,547#

12.03'

No. 102

18.99' S81°10'14"E.

9.86'

QUAY STREET

60' R/W



*BEING A RESUBDIVISION OF LOTS 688-B AND 788-A

HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

LOT 808	BLOCK	SECTION 4	SUBDIVISION *OLD TOWNE
SCALE 1" = 15'		COPELAND AND KEPHART CIVIL ENGINEERING AND LAND SURVEYING 11 NORTH FAYETTE STREET ALEXANDRIA, VIRGINIA 22314	DATE DEC 10, 1976 CERTIFIED CORRECT <i>Alfred Copeland</i> CERTIFIED LAND SURVEYOR
JOHN SCHWITZLEIN, ATTORNEY PRUCE CLUBS ET AL			



100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:
 Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

3 FEBRUARY 2014

ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@karenmconkey.com
Karen M. Conkey architect LLC

B.A.R. SUBMISSION

ASK
1.0A



100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING SIDE ELEVATION

CLIENT:

Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314

3 FEBRUARY 2014

ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

B.A.R. SUBMISSION

ASK
1.0B



100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314

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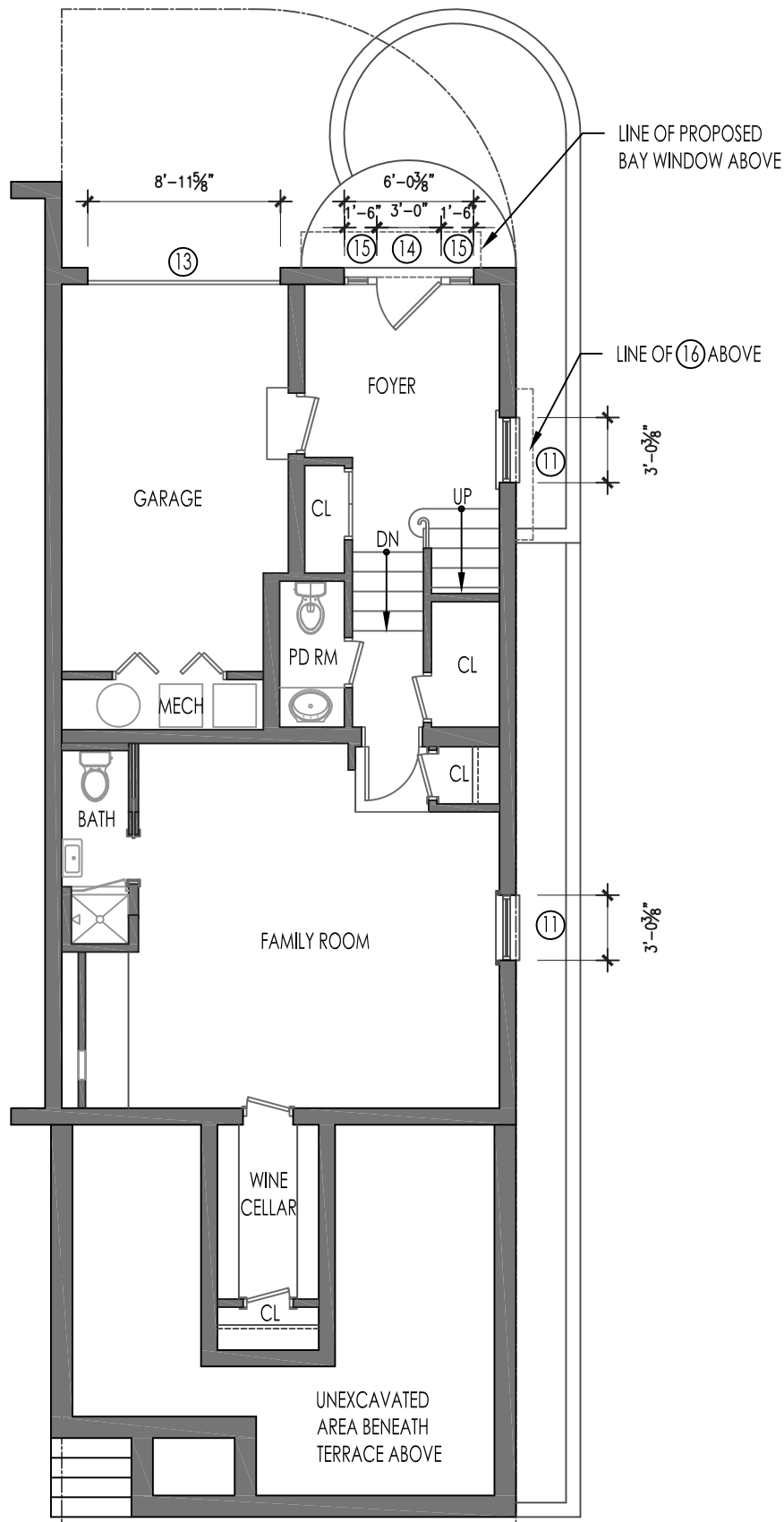
ARCHITECT:

Karen M. Conkey architect LLC

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

B.A.R. SUBMISSION

ASK
1.0C



DEMOLITION WORK

- 1 DOOR TO BE REMOVED / REPLACED
- 2 WINDOW TO BE REMOVED REPLACED
- 3 MASONRY TO BE REMOVED
- 4 PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
- 5 LINTEL TO BE REMOVED / MASONRY REPAIRED
- 6 ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH SKYLIGHT TO REMAIN
- 7 PTD MTL GRILLWK TO REMAIN
- 9 AWNING TO REMAIN

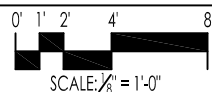
NEW WORK

- 10 PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
- 11 ALUM CLAD WD WINDOW
- 12 DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
- 13 ALUM & FROSTED GLASS GARAGE DOOR
- 14 PTD WD DOOR W/ SINGLE FLAT PANEL
- 15 PTD WD & GLASS SINGLE PANEL SIDE LIGHT
- 16 PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3 /ASK 3.3A
- 17 ALUM CLAD WD & GLASS PAIR OF DOORS
- 18 ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

BASEMENT LEVEL PLAN

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

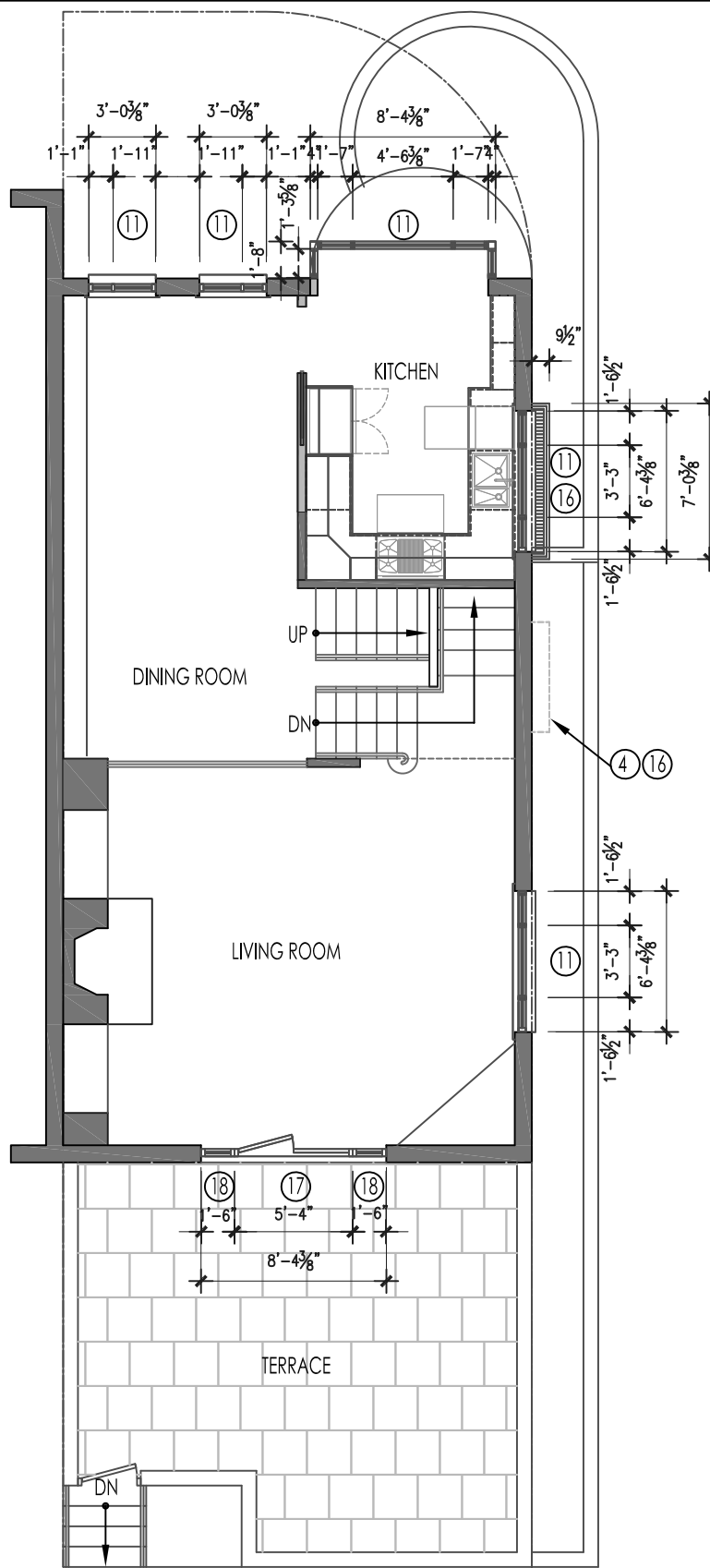
ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
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B.A.R. SUBMISSION

ASK
1.1

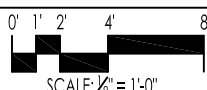


100 Quay Street, Alexandria, VA 22314

1ST FLOOR LEVEL PLAN

CLIENT:

Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

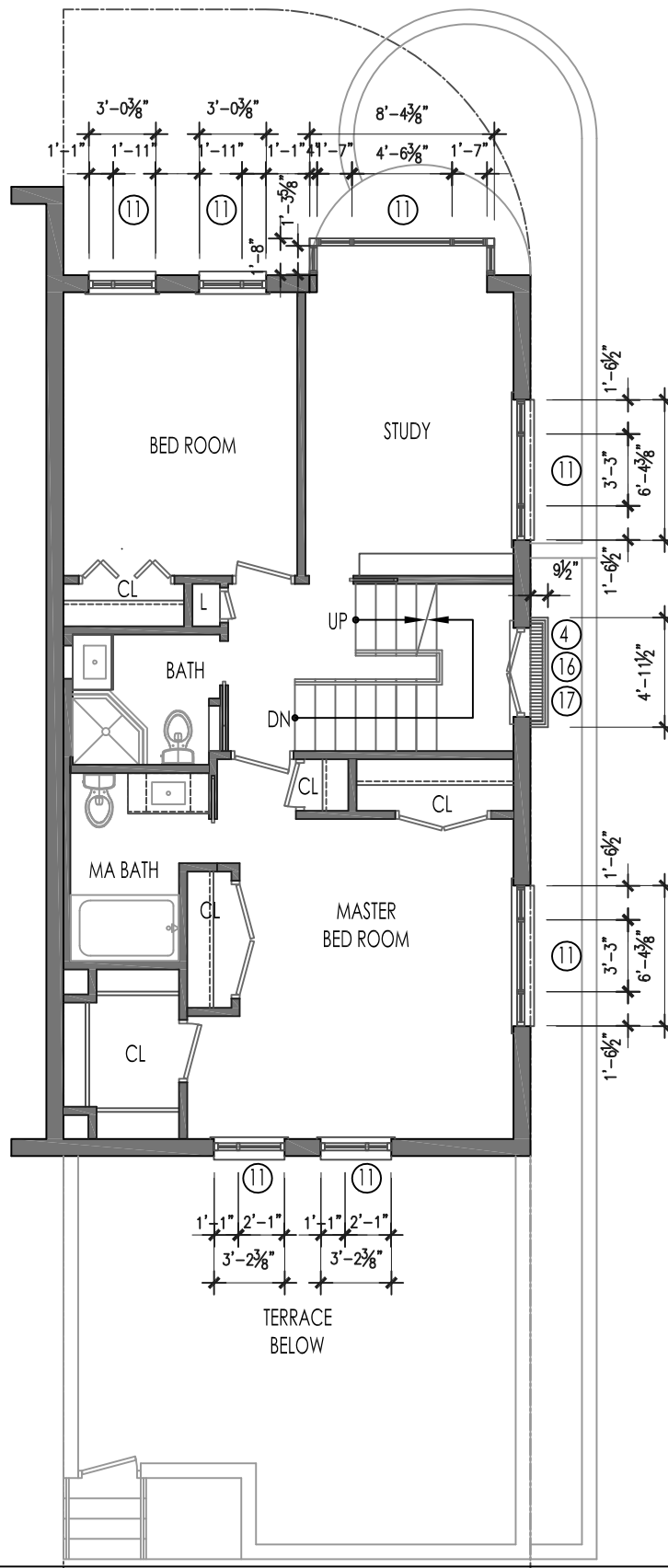
ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

B.A.R. SUBMISSION

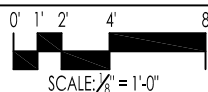
ASK
1.2



100 Quay Street, Alexandria, VA 22314

2ND FLOOR LEVEL PLAN

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

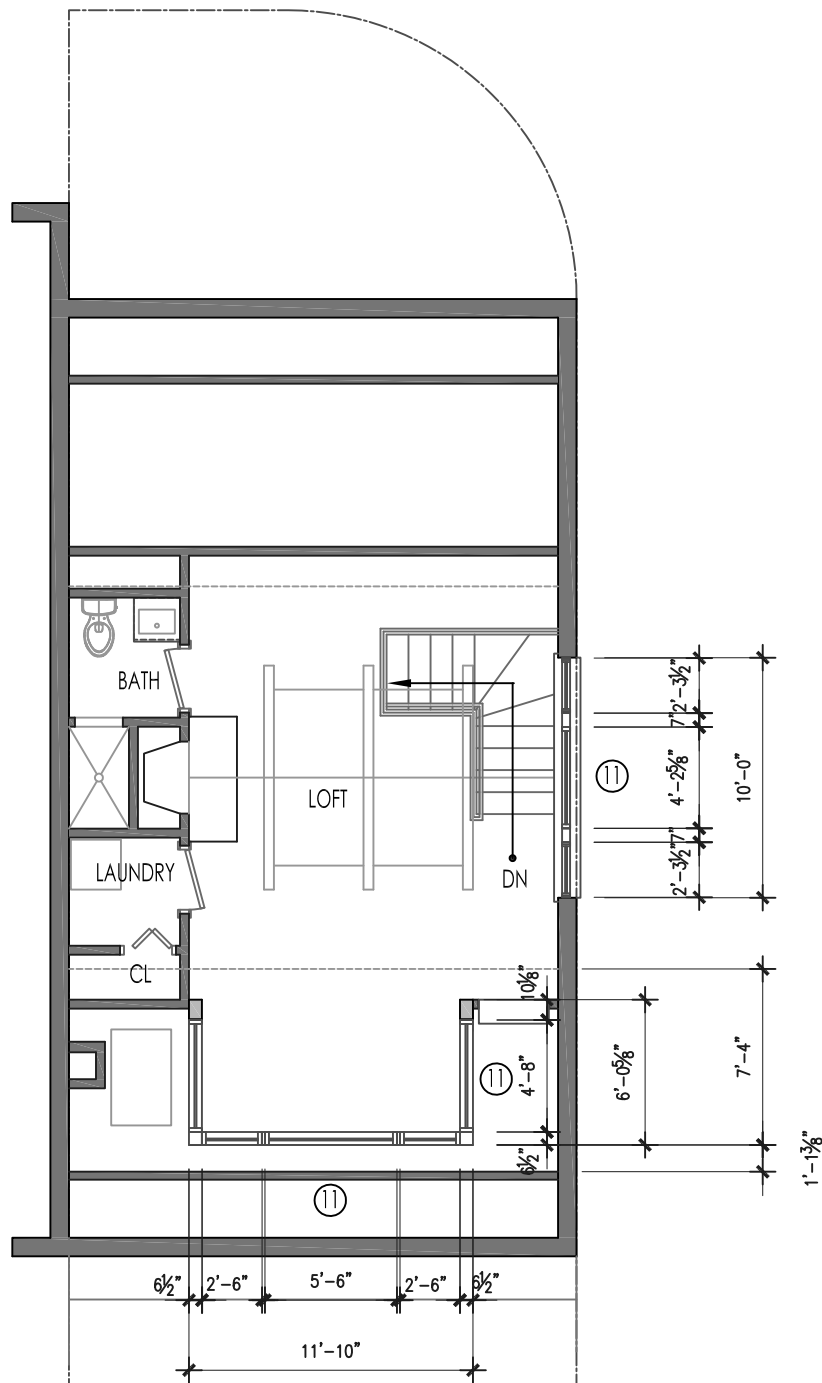
ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
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B.A.R. SUBMISSION

ASK
1.3



DEMOLITION WORK

- ① DOOR TO BE REMOVED / REPLACED
- ② WINDOW TO BE REMOVED REPLACED
- ③ MASONRY TO BE REMOVED
- ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
- ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
- ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH SKYLIGHT TO REMAIN
- ⑦ PTD MTL GRILLWK TO REMAIN
- ⑧ AWNING TO REMAIN

NEW WORK

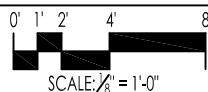
- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
- ⑪ ALUM CLAD WD WINDOW
- ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
- ⑬ ALUM & FROSTED GLASS GARAGE DOOR
- ⑭ PTD WD DOOR W/ SINGLE FLAT PANEL
- ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
- ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3/ASK 3.3A
- ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
- ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

3RD FLOOR LEVEL PLAN

CLIENT:

Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

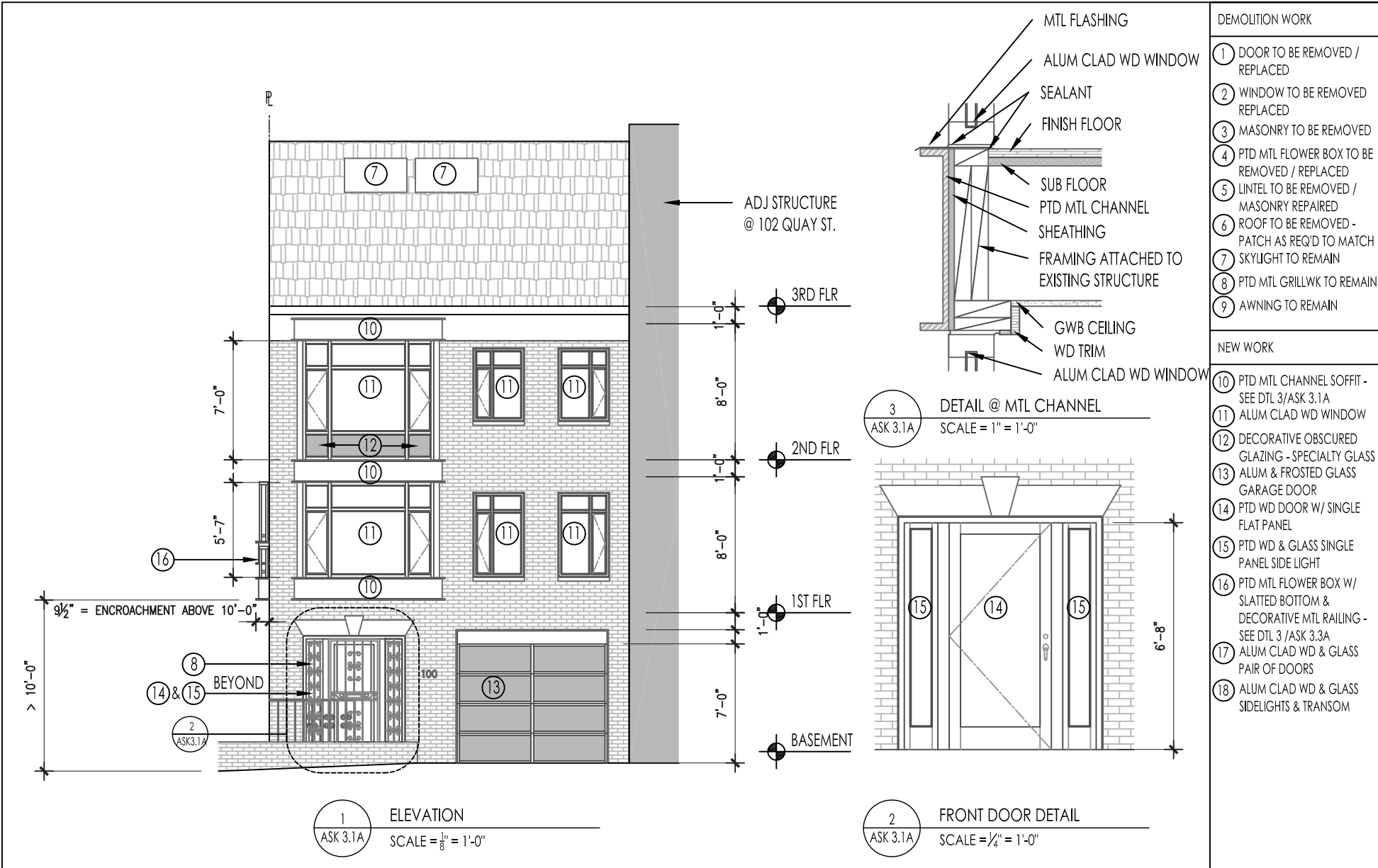
ARCHITECT:

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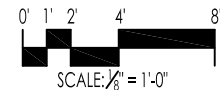
ASK
1.4



100 Quay Street, Alexandria, VA 22314

NORTH ELEVATION - PROPOSED MODIFICATIONS

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

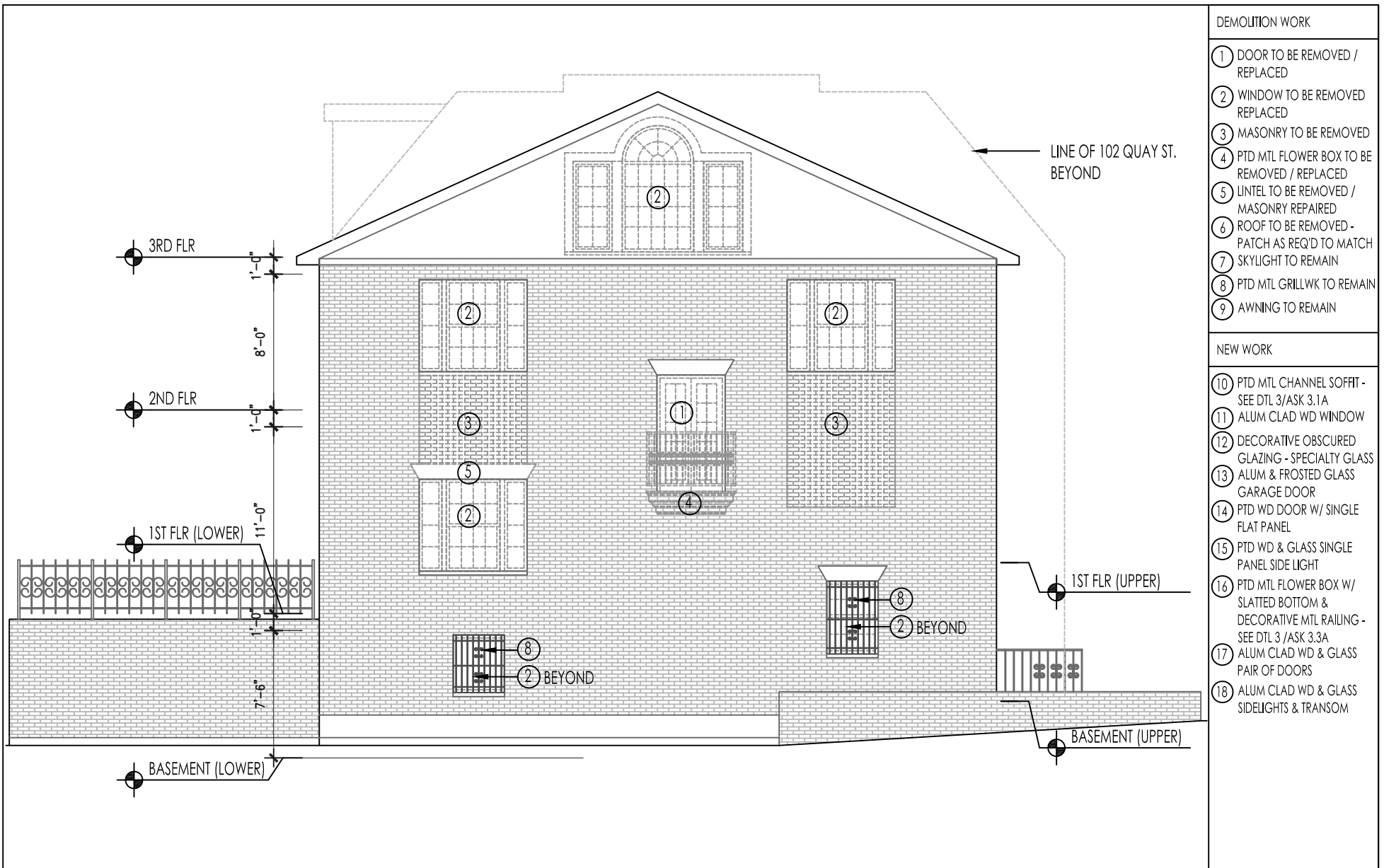
ARCHITECT:

Karen M. Conkey architect LLC

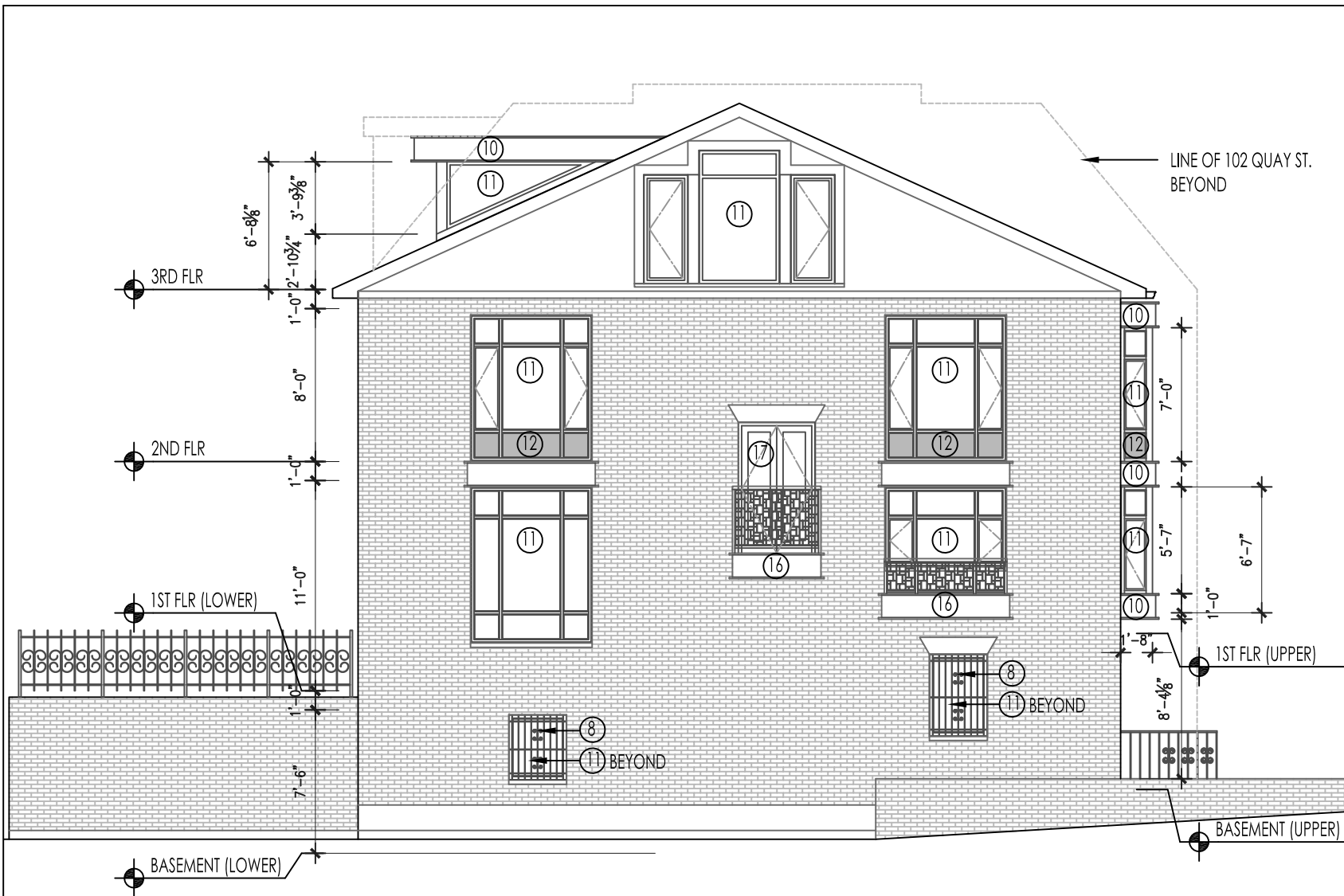
325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

B.A.R. SUBMISSION

**ASK
3.1A**



100 Quay Street, Alexandria, VA 22314 EAST ELEVATION - PROPOSED DEMOLITION			DEMOLITION WORK	
CLIENT: Magaly Galdo & Tom Hirst 100 Quay Street Alexandria, VA 22314			NEW WORK	
SCALE: $\frac{1}{8}" = 1'-0"$ 3 FEBRUARY 2014			B.A.R. SUBMISSION ASK 3.2	
ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@karenmconkey.com Karen M. Conkey architect LLC				



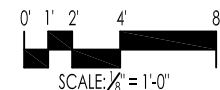
- DEMOLITION WORK**
- ① DOOR TO BE REMOVED / REPLACED
 - ② WINDOW TO BE REMOVED / REPLACED
 - ③ MASONRY TO BE REMOVED
 - ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
 - ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
 - ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
 - ⑦ SKYLIGHT TO REMAIN
 - ⑧ PTD MTL GRILLWK TO REMAIN
 - ⑨ AWNING TO REMAIN

- NEW WORK**
- ⑩ PTD MTL CHANNEL SOFFT - SEE DTL 3/ASK 3.1A
 - ⑪ ALUM CLAD WD WINDOW
 - ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
 - ⑬ ALUM & FROSTED GLASS GARAGE DOOR
 - ⑭ PTD WD DOOR W/ SINGLE FLAT PANEL
 - ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
 - ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3/ASK 3.3A
 - ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
 - ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

EAST ELEVATION - PROPOSED MODIFICATIONS

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

ARCHITECT:

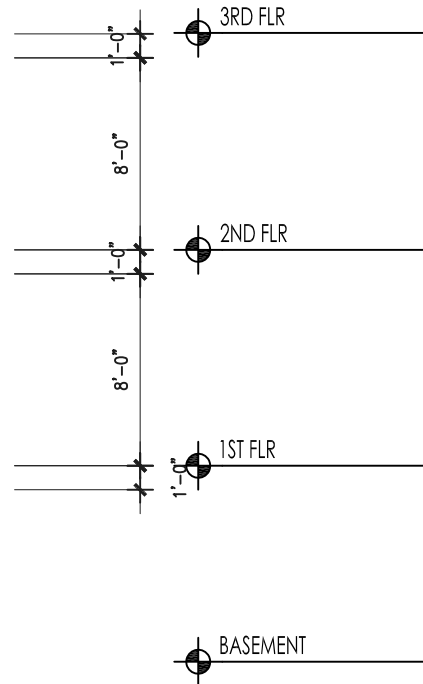
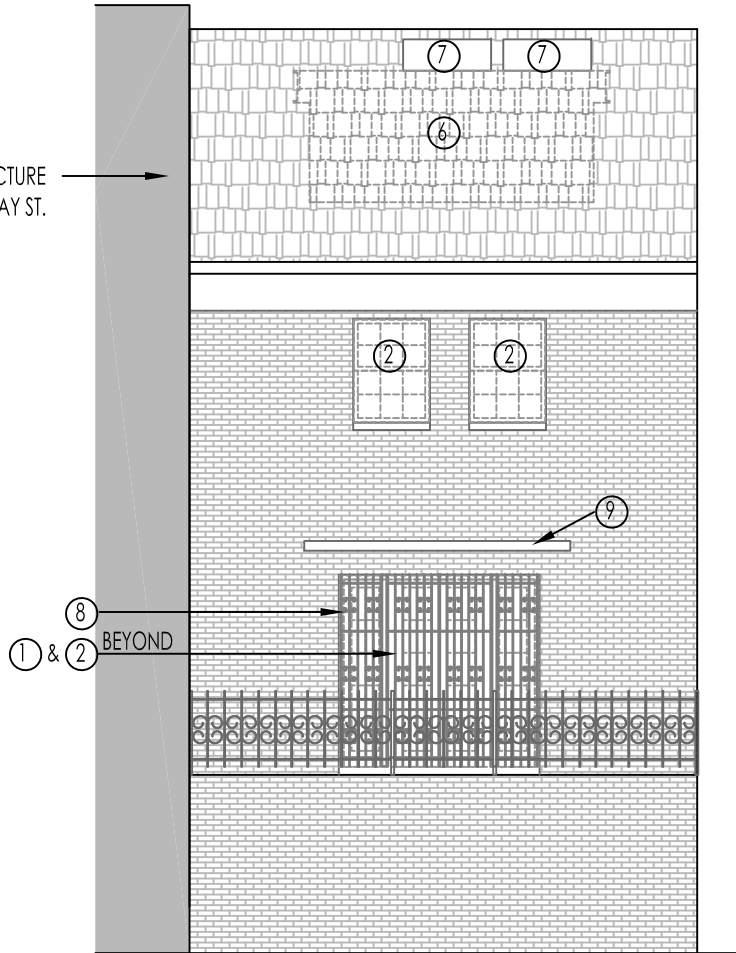
Karen M. Conkey architect LLC

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B.A.R. SUBMISSION

ASK
3.2A

ADJ STRUCTURE
@ 102 QUAY ST.



DEMOLITION WORK

- ① DOOR TO BE REMOVED / REPLACED
- ② WINDOW TO BE REMOVED REPLACED
- ③ MASONRY TO BE REMOVED
- ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
- ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
- ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
- ⑦ SKYLIGHT TO REMAIN
- ⑧ PTD MTL GRILLWK TO REMAIN
- ⑨ AWNING TO REMAIN

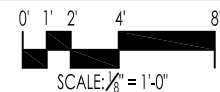
NEW WORK

- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
- ⑪ ALUM CLAD WD WINDOW
- ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
- ⑬ ALUM & FROSTED GLASS GARAGE DOOR
- ⑭ PTD WD DOOR W/ SINGLE FLAT PANEL
- ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
- ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3 /ASK 3.3A
- ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
- ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

SOUTH ELEVATION - PROPOSED DEMOLITION

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



3 FEBRUARY 2014

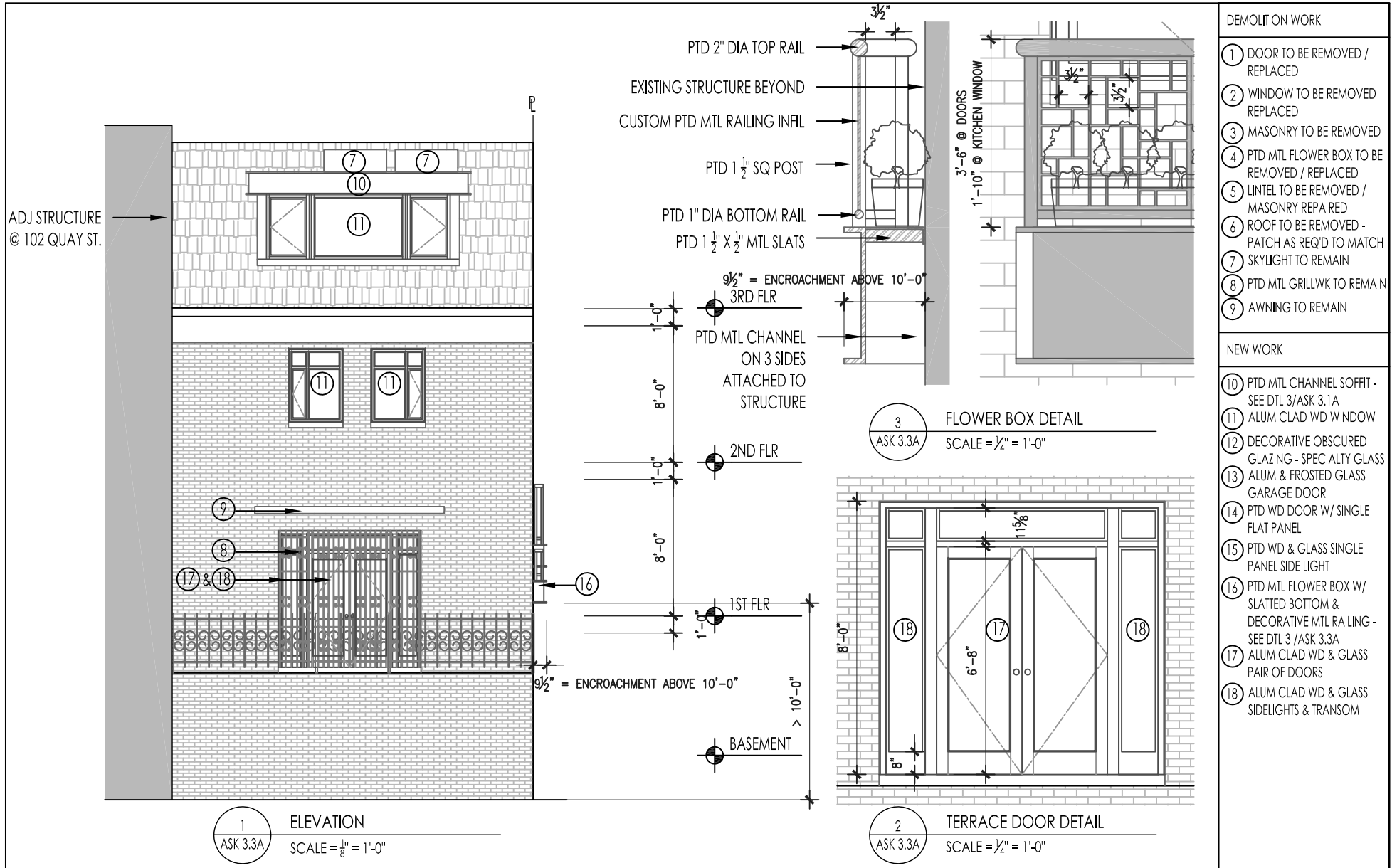
ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

B.A.R. SUBMISSION

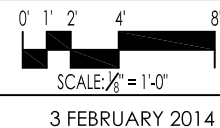
ASK
3.3



100 Quay Street, Alexandria, VA 22314

PROPOSED SOUTH ELEVATION

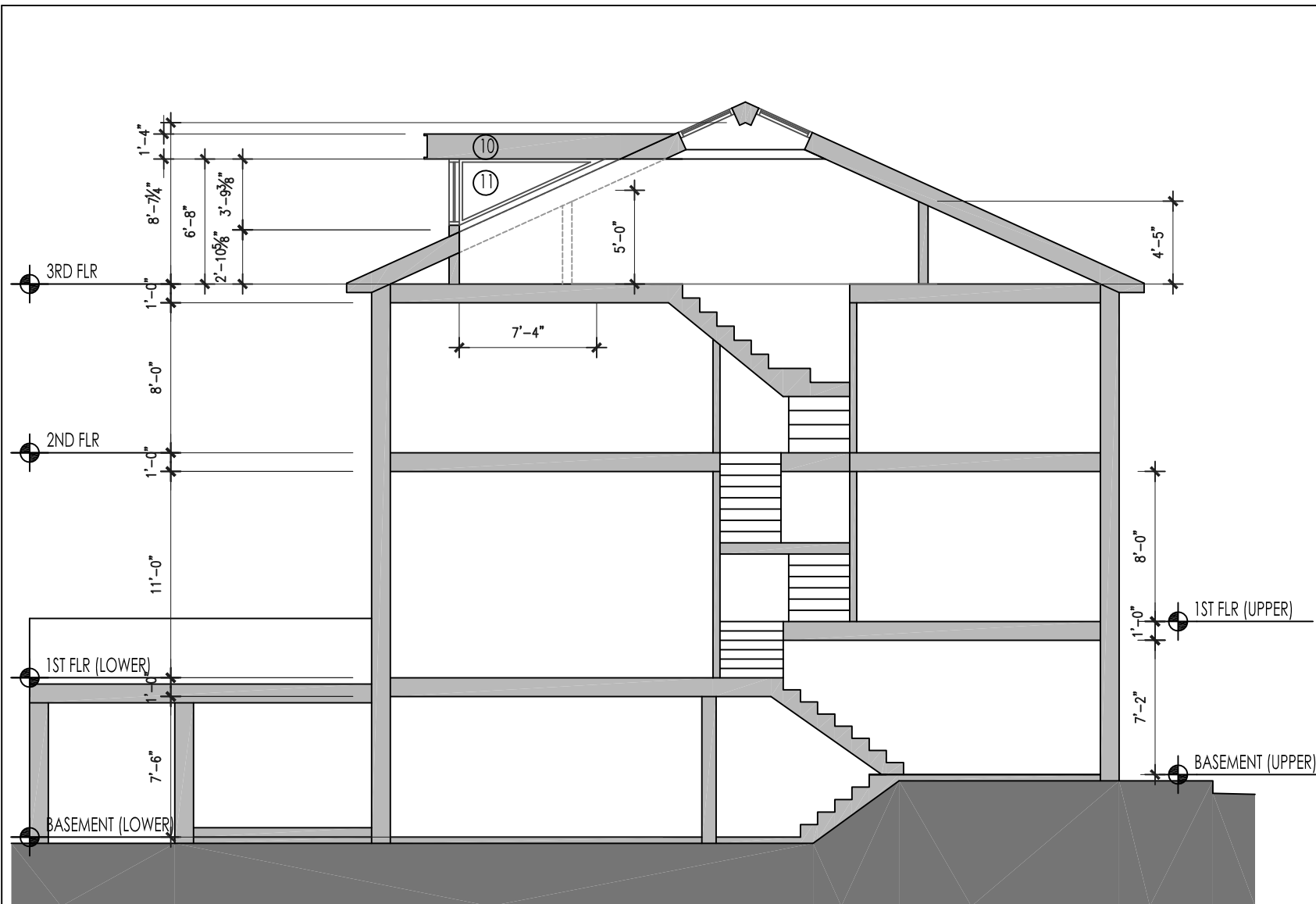
CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314



ARCHITECT:
325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com
Karen M. Conkey architect LLC

B.A.R. SUBMISSION

ASK
3.3A

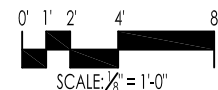


DEMOLITION WORK	
①	DOOR TO BE REMOVED / REPLACED
②	WINDOW TO BE REMOVED / REPLACED
③	MASONRY TO BE REMOVED
④	PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
⑤	LINTEL TO BE REMOVED / MASONRY REPAIRED
⑥	ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
⑦	SKYLIGHT TO REMAIN
⑧	PTD MTL GRILLWK TO REMAIN
⑨	AWNING TO REMAIN
NEW WORK	
⑩	PTD MTL CHANNEL SOFFT - SEE DTL 3/ASK 3.1A
⑪	ALUM CLAD WD WINDOW
⑫	DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
⑬	ALUM & FROSTED GLASS GARAGE DOOR
⑭	PTD WD DOOR W/ SINGLE FLAT PANEL
⑮	PTD WD & GLASS SINGLE PANEL SIDE LIGHT
⑯	PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3 /ASK 3.3A
⑰	ALUM CLAD WD & GLASS PAIR OF DOORS
⑱	ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM
B.A.R. SUBMISSION	
ASK 4.1	

100 Quay Street, Alexandria, VA 22314

PROPOSED SECTION

CLIENT:
Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314



3 FEBRUARY 2014

ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@karenmconkey.com

TRADITIONAL EXTERIOR DOORS



7220
V.G. Flat Panel



7282
V.G. Flat Panel



7230
V.G. Flat Panel



2044

Classics never go



2055



2130



2010



2060

MATCHING SIDELIGHTS FOR FRENCH & SASH DOORS



NOTE: Clear glass pictures taken with white backdrop. Glass shown is transparent clear tempered - not frosted. For a full selection of obscure glass options, please refer to page 89 or visit www.simpsondoor.com.



7701 (I.G.)
1701 (S.G.)



7801 (I.G.)
1801 (S.G.)



7702 (I.G.)
1702 (S.G.)



7803 (I.G.)
1803 (S.G.)



7260 (I.G.)



7843 (I.G.)
1743 (S.G.)



7703 (I.G.)
1703 (S.G.)



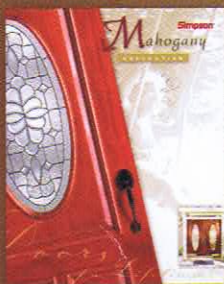
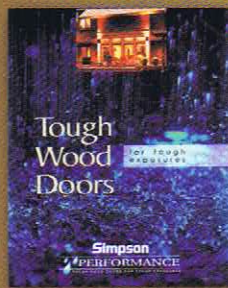
7804 (I.G.)
1804 (S.G.)



7663 (I.G.)
1762 (S.G.)



7705 (I.G.)
1705 (S.G.)



Please Note: Your local Simpson Mastermark Authorized Dealer may not stock all items shown in this catalog. However, all are available upon request. Consult your local dealer for more information.

Simpson®
simpsondoor.com

400 Simpson Ave • McCleary, WA 98557 • 1-800-952-4057

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ON COVER:
 CENTENNIAL 4390 SHOWN IN FIR

AVANTE™

collection

ALUMINUM CONSTRUCTION



America's Favorite Garage Doors®



*Avante™ Collection, Clear Anodized Frame
with Frosted Tempered Glass*

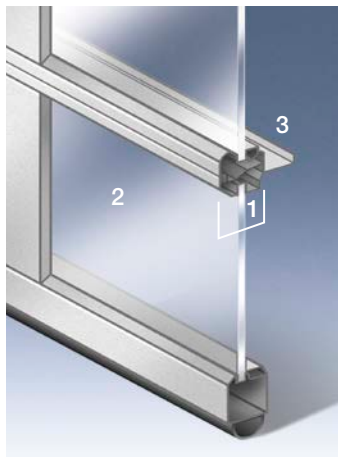


clopay.com



STYLE AND CONSTRUCTION

Aluminum and glass combine to create a sleek, contemporary look. Many window options are available to control the degree of light transmission and privacy.

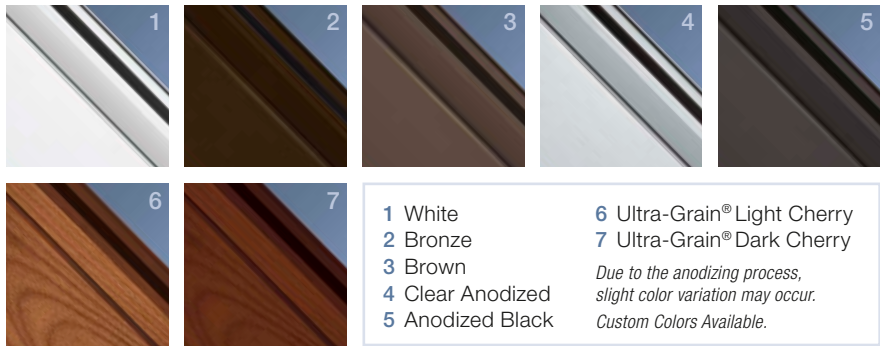


- 1** Aluminum frame provides a virtually maintenance-free, long-lasting door.
- 2** Tempered glass, acrylic or solid aluminum panel options. Insulated glass is also available for increased energy efficiency.
- 3** Integral reinforcing fin provides increased strength and longevity.

Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

See your Clopay Dealer for WINDCODE® availability.

FRAME COLOR OPTIONS



- 1** White
 - 2** Bronze
 - 3** Brown
 - 4** Clear Anodized
 - 5** Anodized Black
 - 6** Ultra-Grain® Light Cherry
 - 7** Ultra-Grain® Dark Cherry
- Due to the anodizing process, slight color variation may occur. Custom Colors Available.*



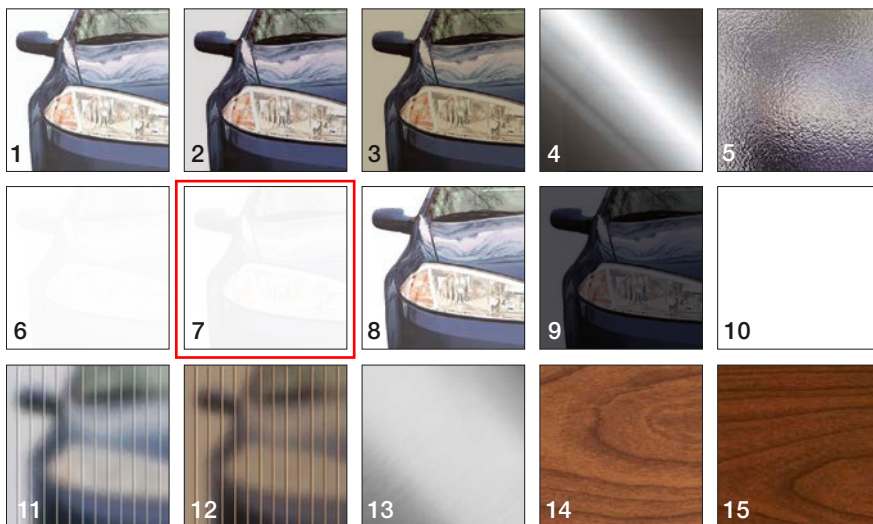
Avante™ Collection, Clear Anodized Frame with Frosted Tempered Glass

AVANTE™

collection

The Avante is the perfect choice to modernize any home; transforming not only garages, it can also be used as an indoor loft partition or a versatile solarium door.

GLASS/PANEL OPTIONS



- 1 Clear Glass*
- 2 Gray Tinted Glass*
- 3 Bronze Tinted Glass*
- 4 Mirrored Glass*
- 5 Obscure Glass*
- 6 White Laminate Glass
- 7 Frosted Glass* or Acrylic
- 8 Clear Acrylic
- 9 Gray Acrylic
- 10 White Acrylic
- 11 Clear Polygal®
- 12 Bronze Polygal®
- 13 Clear Anodized (Aluminum Panel)
- 14 Ultra-Grain® Light Cherry (Aluminum Panel)
- 15 Ultra-Grain® Dark Cherry (Aluminum Panel)

Glass available in single pane or insulated. White laminated and mirrored glass not available insulated.

Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available. See your Clopay Dealer for details.

*Glass is tempered

WARRANTIES



HARDWARE

Attractive color-matched aluminum grip handles.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Avante™ Collection, Clear Anodized Frame and Panels with Frosted Insulated Glass

Architect: www.jamesphillipwright.com



A FOCUS ON

green

Clopay® is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Avante™ Collection helps conserve natural resources by providing environmentally conscious consumers with a durable, reliable, low-maintenance door.

All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices visit clopaydoor.com/green.aspx



For more detailed product specification information or availability of our Avante™ Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to www.clopaydoor.com/dealer or call 1-800-2CLOPAY (225-6729).

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MADE IN USA

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RSDR-AVANTESS-04_REV0114

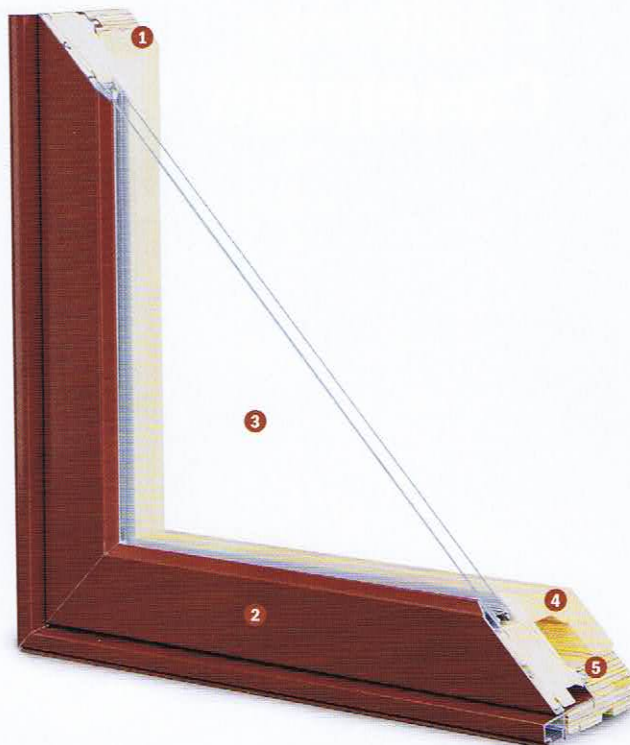


50 colors
IS JUST THE
BEGINNING

DESIGN GUIDE

Unlimited Possibilities with Made-to-Order Windows & Doors

Eagle Axiom® Casement Windows



Frame & Sash

1 Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in complimentary pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

2 Wood components are fitted with aluminum extrusions on the exterior. 50 Eagle Complimentary Colors™ that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

3 High-Performance™ Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG,

high-altitude glass and other special glazing options are available.

4 Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

5 A continuous perimeter bulb weather strip around the frame allows for proper seal at corners.

A secondary bulb weather strip is applied on three sides of the sash. Available in white or optional black.

Hardware

Equipped with a stainless steel gear operator, concealed hinges and hinge track. Radius units use stainless steel piano hinges.

Concealed sash locks (multi-point on units over 3' high) provide a positive lock by operating one convenient lever.

Stainless steel keepers resist corrosion.*

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

Eagle's construction locks and crank handles keep your permanent window hardware away from the construction process and possible damage, yet allow operation of windows during construction.

Electric operators are available in bronze, white, black or gold.

ADA hardware is available upon request.

Electric Operator



Available In
BRONZE, WHITE, BLACK
OR GOLD

*See the limited warranty for details.

Features & Options

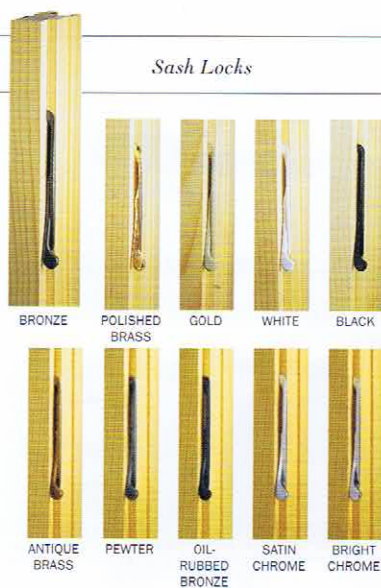
Crank Handles & Operator Covers



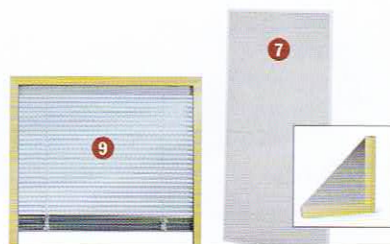
Construction Hardware



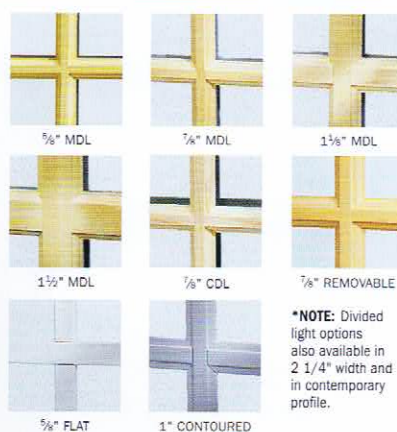
Sash Locks



Blinds, Shades & Insect Screens



Divided Lights



MDL = Modern Divided Lights* **Flat** = Between-glass grilles
CDL = Classic Divided Lights* **Contoured** = Between-glass grilles
Removable = Removable wood grilles

Window Anchorage

Folding vinyl nailing fins are pre-applied into a kerf on the frame exterior to facilitate installation. Optional metal installation clips are available.

7 Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in colors of bronze, white or gold as well as optional black. Aluminum screen mesh and wood-veneered insect screen also available as options.

TruScene® insect screens available in painted aluminum or wood-veneered options.

Eagle Axiom® retractable insect screen available in wood-veneered options.

8 Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Between-glass grilles. Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

Removable wood grilles. Removable wood grilles are available in a 7/8" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

9 Privacy Options

System 3 Blinds. A 5/8" aluminum slat blind is mounted to an extruded aluminum blind panel and applied to the window, creating a triple-glazed window boasting privacy and energy-efficiency. Available in four colors. Blind panels are offered in

white, tan, gold or an optional wood veneer to match your interior. Panels provide a virtually dust-free environment.

System 3 Shades. Pleated fabric shades are available in six colors to effortlessly and beautifully filter the light. See page 15 for more details.

System 3 Shades



Available In
 ALMOND, PEARL, MAGNOLIA,
 GARDENIA, WINTER WHITE AND VANILLA



EXTERIOR

INTERIOR

INTERIOR

WHITE

ALDER

CAPRI



Ascent® Hinged French Doors

Bottom and mid-rail options are just the start to this door's solid design. Go as high as 10 feet, then select a handle set accenting your style. Unique indeed.

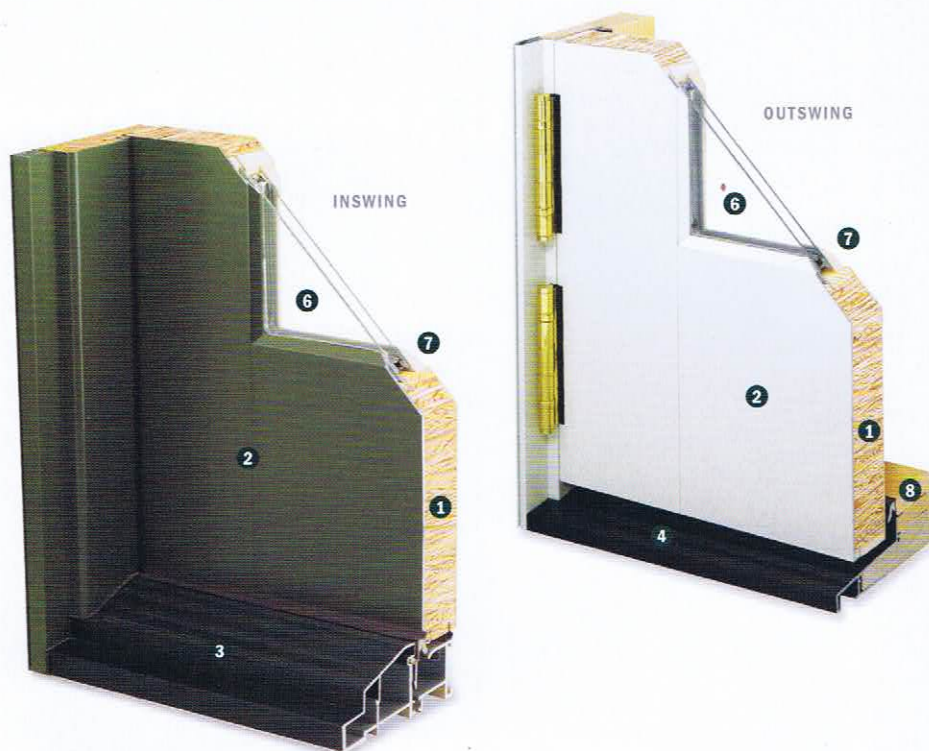
Venting inswing or
outswing sidelites

Raised solid wood
panel inserts

Architecturally correct
transoms aligning
planes and sight lines



Ascent® Hinged French Doors



Frame & Panel

1 Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in complimentary pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

2 Wood components are fitted with aluminum extrusions on the exterior. 50 Eagle Complimentary Colors™ that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Sill

3 Premium grade aluminum inswing sill with an oak threshold. Sills have a built-in drainage channel that allows water to drain away from the interior of the door. A top plate is removable for easy channel cleaning. A polyurethane thermal barrier helps reduce heat loss. Available in mill or dark bronze anodized finish.

4 Premium grade aluminum outswing bumper sill with oak threshold. Bumper sill is backed with a compression foam weather strip. Available in mill or dark bronze anodized finish.

5 Aluminum ADA sill available with outswing doors and inswing door wall depths of 4 $\frac{9}{16}$ " and 6 $\frac{3}{16}$ ". Low profile design is a smooth transition from interior to exterior and is wheelchair-accessible. A polyurethane thermal barrier helps reduce heat loss. Available in dark bronze anodized finish.

Glazing

6 High-Performance™ Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

7 Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

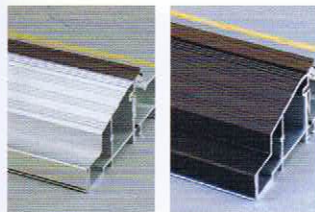
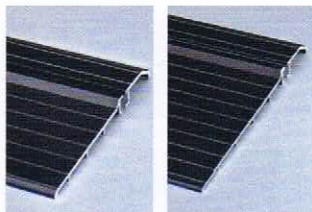
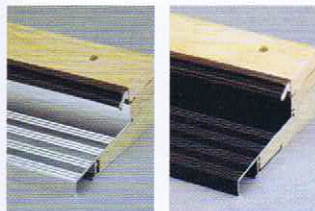
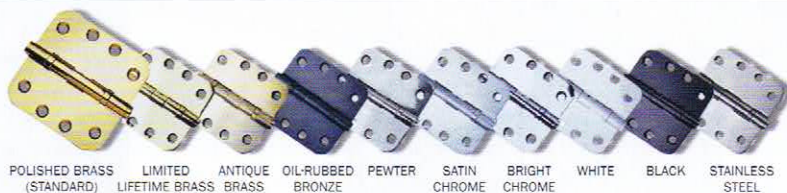
Weather Strip

8 The frame perimeter consists of an upgraded high-performance foam-filled weather strip.

Hardware

Eagle's Autolatch® stainless steel multi-point locking system locks the panel in three positions to provide a secure, weatherproof entry system. Some door heights lock the panel in four positions.

Features & Options

3 4 1/16" Inswing Sill 	5 Inswing ADA Sill 	9 Handle Finishes 
4 Outswing Sill 	Outswing ADA Sill 	
10 Temporary Construction Handle 	11 Heavy-Duty Commercial Grade Hinges 	

9 Standard Capri handle set finish is polished brass with a 1" security deadbolt throw, 45mm backset and 90° thumb turn located above the handle. Other optional finishes include stainless steel (Capri only), limited lifetime brass, antique brass, oil-rubbed bronze, pewter, satin chrome, bright chrome, white or black. Keyed locks are available. Dummy handle sets are available in all finishes for inactive door panels. Optional handle styles include: Athens, Bellagio, Luxor, Normandy, Piedmont, Riviera and

Tuscany. Optional square escutcheon plate also available.

10 Temporary construction handle is sent with all hinged French doors. This handle allows operation during the construction phase, protecting finished hardware from damage or job site theft.

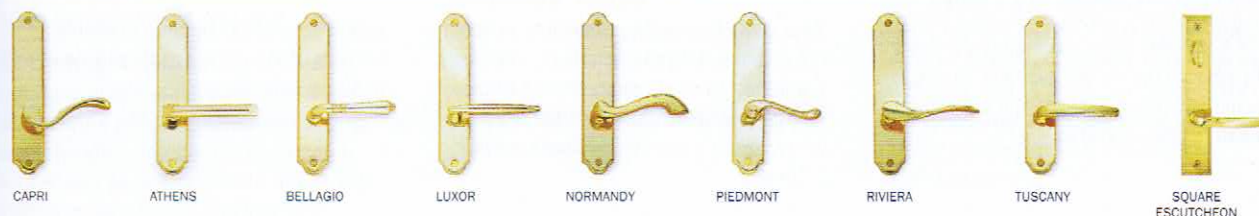
11 Heavy-duty commercial grade hinges are available in a standard finish of polished brass or optional finishes of limited lifetime brass, antique brass, oil-rubbed bronze, pewter, satin chrome,

bright chrome, white, black or stainless steel to match your handle set. Hinges are complete with matching screws. An innovative hinge shimming system allows for minor adjustments.

Door Anchorage

Inswing and outswing doors receive a factory-applied vinyl nailing fin with drip cap. Some inswing doors require an adjustable metal nailing fin. Optional metal installation clips are available.

French Door Handle Styles



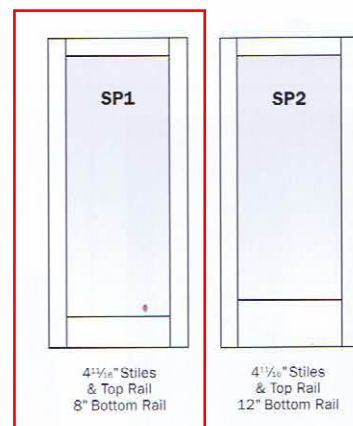
The above handle styles are available in all nine finishes (Capri handle has an added finish of stainless steel). Escutcheon plates are also available as pictured or square.

Ascent® Hinged French Door Panel Labeling System

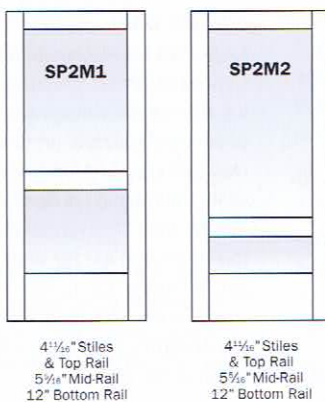
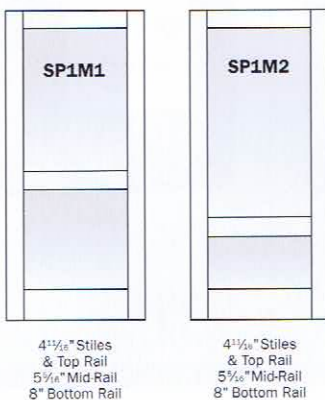
Eagle has added a consistent labeling configuration to our panels for your ordering ease. Scan the designs to see which one fits your needs.

Traditional Panel Options

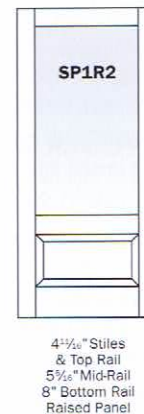
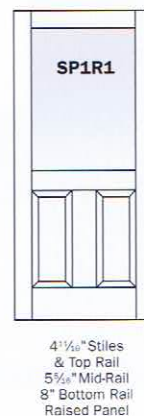
Eagle's Ascent® door panel options provide clean lines to complement a modern style. These options are an economical way to add interest to your project's design.



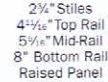
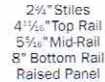
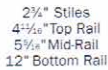
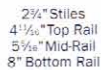
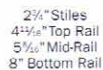
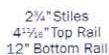
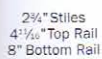
Mid-Rail Panel Options



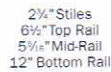
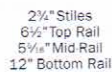
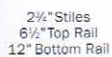
Raised Panel Options



Transom Panel Options



Commercial Panel Options*



*Also available for residential applications.