

Docket Item # 5 & 6
BAR CASE # 2013-0046 & 0047

BAR Meeting
March 20, 2013

ISSUE: Permit to Demolish/Capsulate &
Certificate of Appropriateness for Alterations

APPLICANT: John G. Kester by David Peabody, AIA

LOCATION: 313 North Saint Asaph Street

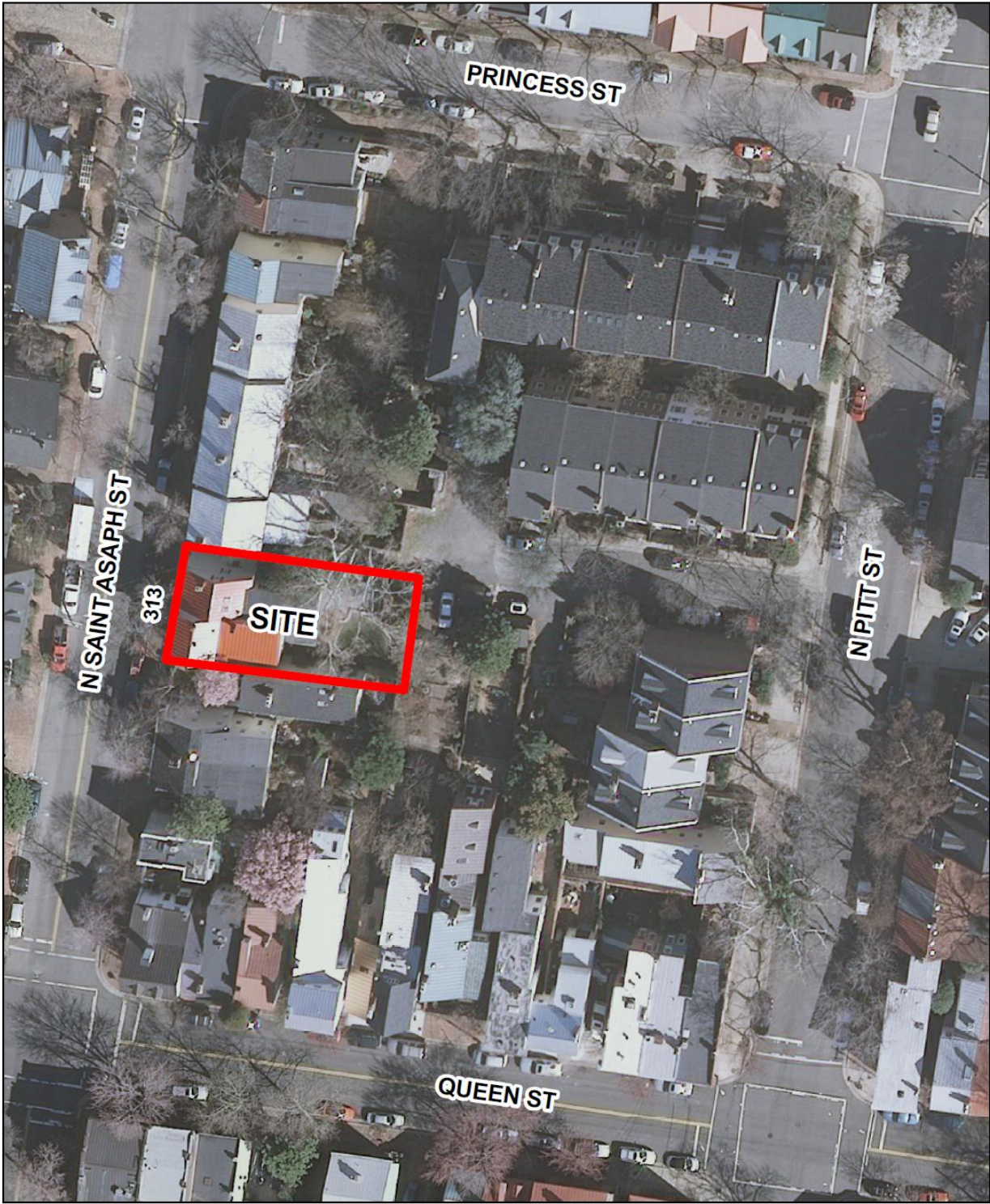
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the condition that the proposed wood, SDL windows comply with the BAR's adopted *Window Policy*.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**CASE BAR2013-0046 &
CASE BAR2013-0047**



***Note:** Staff coupled BAR #2013-0046 (Permit to Demolish/Capsulate) and BAR #2013-0047 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of alterations to the rear extension of the historically “315 North St. Asaph Street” portion of the building to include:

Permit to Demolish/Capsulate

- Removal of the four light windows on the second floor of the east and north elevation of the rear extension;
- Demolition of a portion of the wood clapboard wall surface of the rear extension to install new windows (66 sq. ft. cumulative);

Certificate of Appropriateness

- Installation of three, ganged twelve-light, casement windows centered on the second floor of the east elevation;
- Installation of a six-over-six, double-hung sash windows flanked by a set of operable, two-paneled louvered shutters on the second floor of the north elevation and two, six-over-six, double-hung sash windows flanked by a set of operable, two-paneled louvered shutters on the second floor of the south elevation;

The windows are proposed to be Marvin, Wood Ultimate SDL with a 7/8” muntin and spacer bars. The shutters are proposed to be Atlantic Premium paintable, wood composite.

- Installation of three, new, AC condenser units along the north elevation of the rear extension (not visible from the ROW – no BAR Review required.)

II. HISTORY

The original 313 and 315 North Saint Asaph Street are wood frame residential rowhouses dating from the mid-19th century¹, now currently utilized as one residence utilizing the address 313 North Saint Asaph Street. In the late 1960s, the BAR approved major alterations to 315 North St. Asaph Street, including modifications to its roofline, relocation of its front entry and changes to the sizes of the window openings .

Previous Approvals

In 2004, the BAR approved a one-story rear addition (BAR2004-00181/0183).

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):

¹ Per Ethlyn Cox’s Book “Historic Alexandria, Virginia Street by Street.

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

Staff has no objection to the proposed capsulation and demolition of portions of the rear extension. The scope of the proposed demolition of the building's exterior is minimal and only impacting a small portion of the second floor of the building. Additionally, the removal of the existing windows and the installation new windows is a common and typical type of alteration that allows buildings throughout the historic districts to be reconfigured for contemporary lifestyles without negatively impacting the overall architectural integrity of the building or the surrounding streetscape. Staff has no objections to the proposed demolition of 66 sq. ft. of wall surface and the removal of the two, four-light windows they do not have a high degree of design or craftsmanship and could be easily reproduced.

In Staff's opinion, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted.

Certificate of Appropriateness

The *Design Guidelines* state that "Windows should be appropriate to the historic period and architectural style of the building." Additionally, the Board's current *Window Policy* supports "double-glazed (insulated) and simulated divided light painted wood windows on buildings or additions constructed after 1930, when Thermopane insulated glass windows were invented" or on the "secondary elevations of 18th and 19th century buildings" when applicants are "replacing previously replaced multi-light windows." However, since the proposed installation of new windows are to be located only on the 1960s substantially altered portion of the building, upon an addition on this building which is of frame construction whereby alterations are more easily reversible and being sited on the rear and side elevations of this addition, staff feels that in this particular case the utilization of simulated-divided light painted wood windows are an appropriate treatment. Staff supports the proposed window configuration and design as they will be compatible with the building's existing detailing.

Staff finds that the proposed demolition is a sensitive alteration that is consistent with the *Design Guidelines*. Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness as submitted.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

P&Z, Zoning Section

- C-1 The existing lot has a width greater than 35.00 feet, the existing and proposed AC units are located within the required 5.00 foot side yard setbacks.

- C-2 Applicant must provide 35% (1,332.45 square feet) of the total lot as open space. Once AC units are located in compliance, please submit and the FAR and open space calculation form. (only need to complete open space portion)

- C-3 Proposed windows and shutters comply with zoning.

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov 703-746-4193. (Code)

- C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and Building elevation / framing details and house location plat shall accompany the permit application(s)

- C-2 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

- R3. 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)

- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

VI. ATTACHMENTS

1 - Supporting Materials

2 - Application for BAR2013-00046 & BAR2013-00047at 313 North Saint Asaph Street

513 QUEEN STREET
ALEXANDRIA, VIRGINIA 22314
TAX MAP : 64.04-03-28

#513 QUEEN STREET
0.59 FOOT OVERLAP IN DEED DESCRIPTIONS
FOR 513 QUEEN STREET AND
313-315 NORTH SAINT ASAPH STREET

S 09'30'00" W

40.75'

93.42'



LOT 501

3,807 S.F.
OR
0.0874 ACRE

AREA OF WORK -
SECOND FLOOR INTERIOR RENOVATIONS
AND ADDITIONS OF NEW WINDOWS ONLY.
NO NEW CONSTRUCTION.

NEW CONDENSING UNIT

EXISTING CONDENSING UNITS

JAMES E. BALLOWE, JR.
311 NORTH SAINTASAPH STREET
ALEXANDRIA, VIRGINIA 22314
TAX MAP : 64.04-03-38

N 80'53'00" W

135.75'

33.00'

N 09'30'00" E

40.75'

MONUMENT LINE

N 80'53'00" W

QUEEN STREET

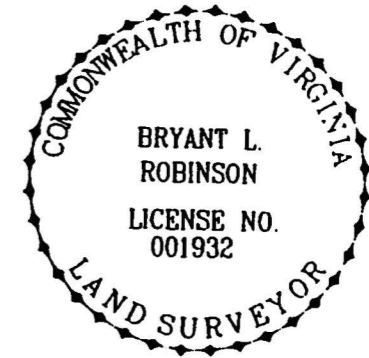
Attachment 1

1. THIS PROPERTY IS SHOWN ON THE CITY TAX ASSESSMENT MAP AS PARCELS 64.
2. NO TITLE REPORT WAS FURNISHED.
3. THIS PLAT IS SUBJECT TO RESTRICTIONS
4. OWNER : JOHN G. KESTER
313 NORTH SAINT ASAPH ST
ALEXANDRIA, VIRGINIA 22314

SURVEYORS CERTIFICATE

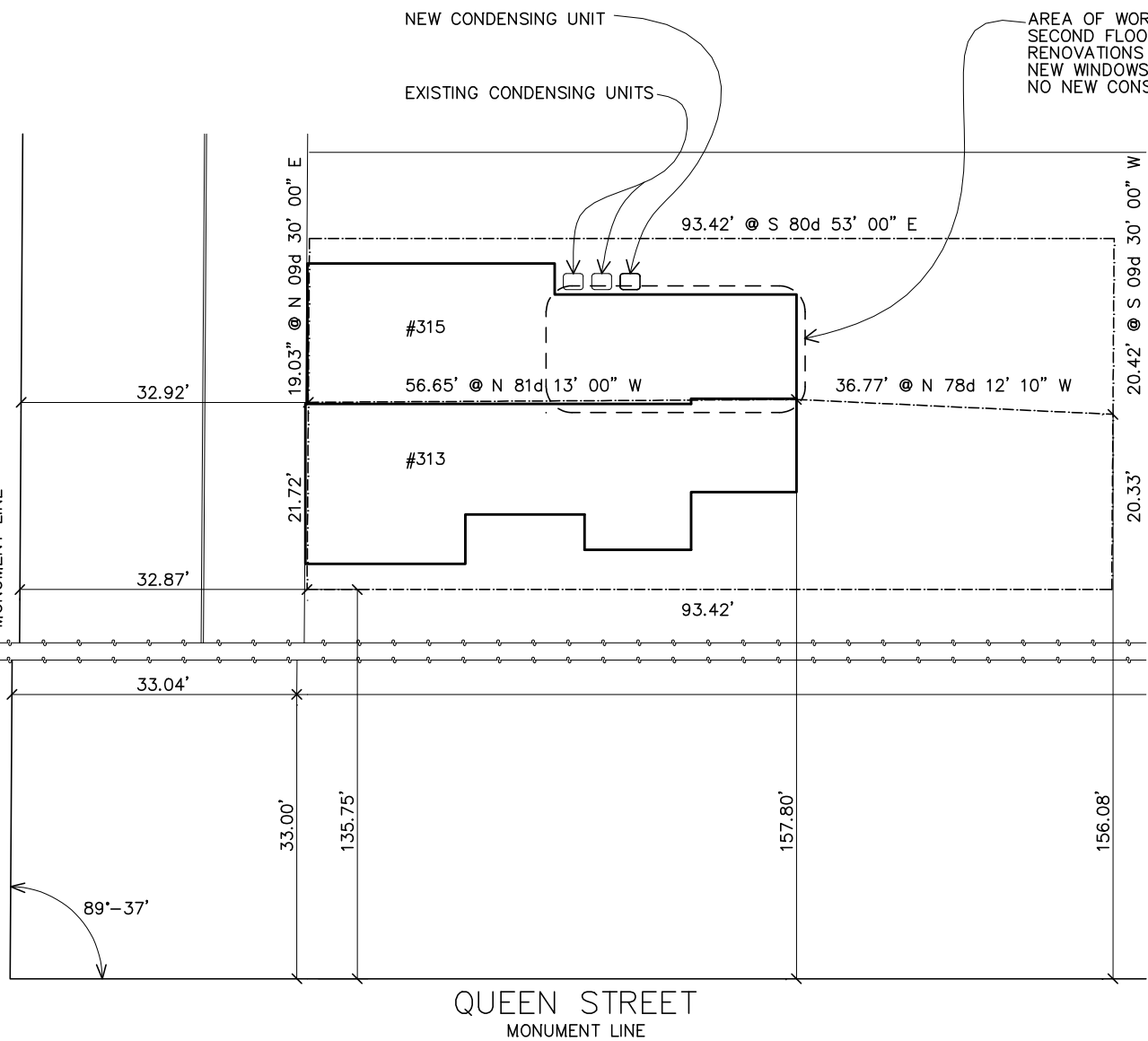
I, BRYANT L. ROBINSON, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY REVIEWED THE RECORDS ON THIS PLAT, THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS IS A PLAT OF CONSOLIDATION OF THE PROPERTY NOW IN THE CITY OF ALEXANDRIA, VIRGINIA, ACQUIRED PER DEEDS RECORDED IN DEED BOOK 765 AT PAGE 1709 ALL RECORDED AMONG THE CITY OF ALEXANDRIA, VIRGINIA. THESE ARE THOSE BOUNDARIES.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF OCTOBER 2011



Bryant L. Robinson
BRYANT L. ROBINSON

NORTH SAINT ASAPH STREET
MONUMENT LINE



AREA OF WORK –
SECOND FLOOR INTERIOR
RENOVATIONS AND ADDITIONS OF
NEW WINDOWS ONLY.
NO NEW CONSTRUCTION.

QUEEN STREET
MONUMENT LINE

#313 N. ST. ASAPH STREET
INFORMATION FOR THIS PLAN WAS OBTAINED FROM PLAT SURVEY
PREPARED BY KENNETH W. WHITE OF ALEXANDRIA SURVEY, INC.
DATED JULY 18, 1979

#315 N. ST. ASAPH STREET
INFORMATION FOR THIS PLAN WAS OBTAINED FROM PLAT SURVEY
PREPARED BY KENNETH W. WHITE OF ALEXANDRIA SURVEY, INC.
DATED MAY 24, 1999



1
Site

SITE PLAN
1" = 20'

Peabody Architects
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3417 HALCYON DR
ALEXANDRIA, VA 22305
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FAX (703) 684-4648
david@greenhaus.org
www.greenhaus.org



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The Kester Residence
Second Floor Bedroom / Bathroom Renovations
313 N. St. Asaph Street
Alexandria, VA 22314

Issued:
BAR DRAWING
FEBRUARY 19, 2013

Site
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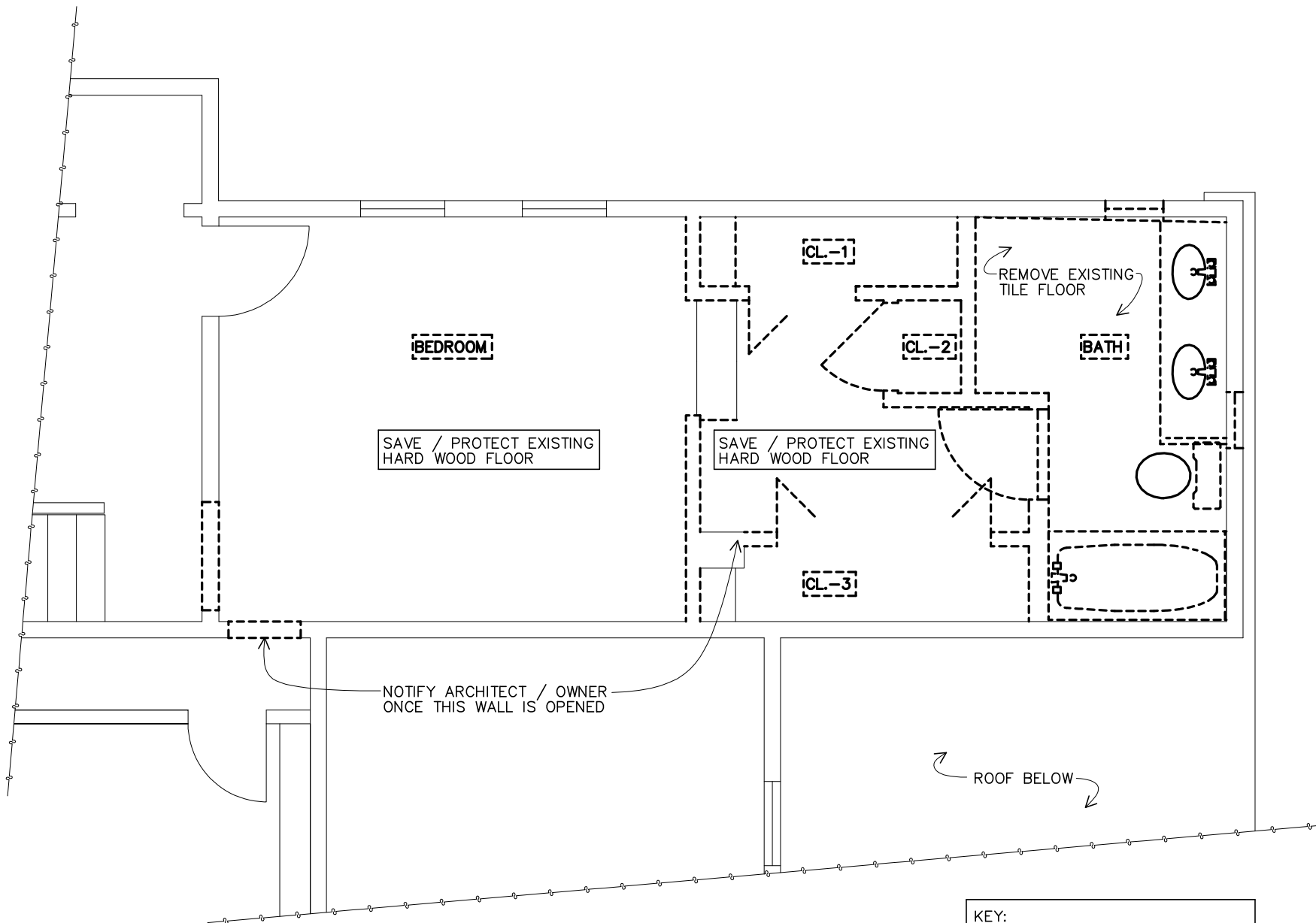
**The Kester Residence
Second Floor Bedroom / Bathroom Renovations**

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D1

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1
D1

PARTIAL SECOND FLOOR DEMOLITION PLAN (#315)

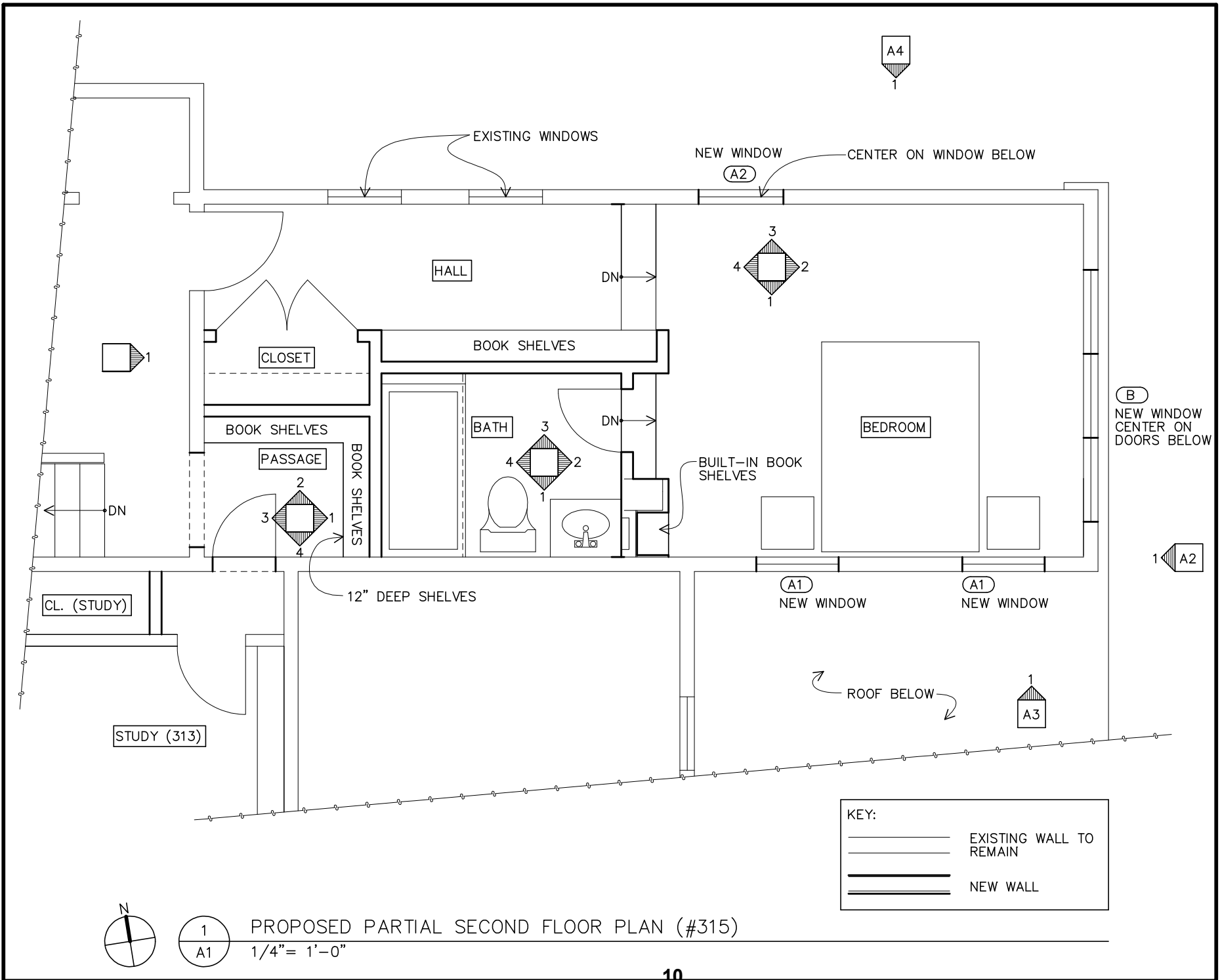
1/4" = 1'-0"

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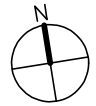
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KEY:

—	EXISTING WALL TO REMAIN
—	NEW WALL



1
A1

PROPOSED PARTIAL SECOND FLOOR PLAN (#315)
 1/4" = 1'-0"



- BAR NOTES:
1. EXISTING WINDOWS ARE REMOVED AND NEW WINDOWS ARE ADDED AS APPROPRIATE FOR INTERIOR RENOVATION WORK.
 2. TOTAL DEMOLITION AREA FOR THIS PROJECT IS 71 S.F.

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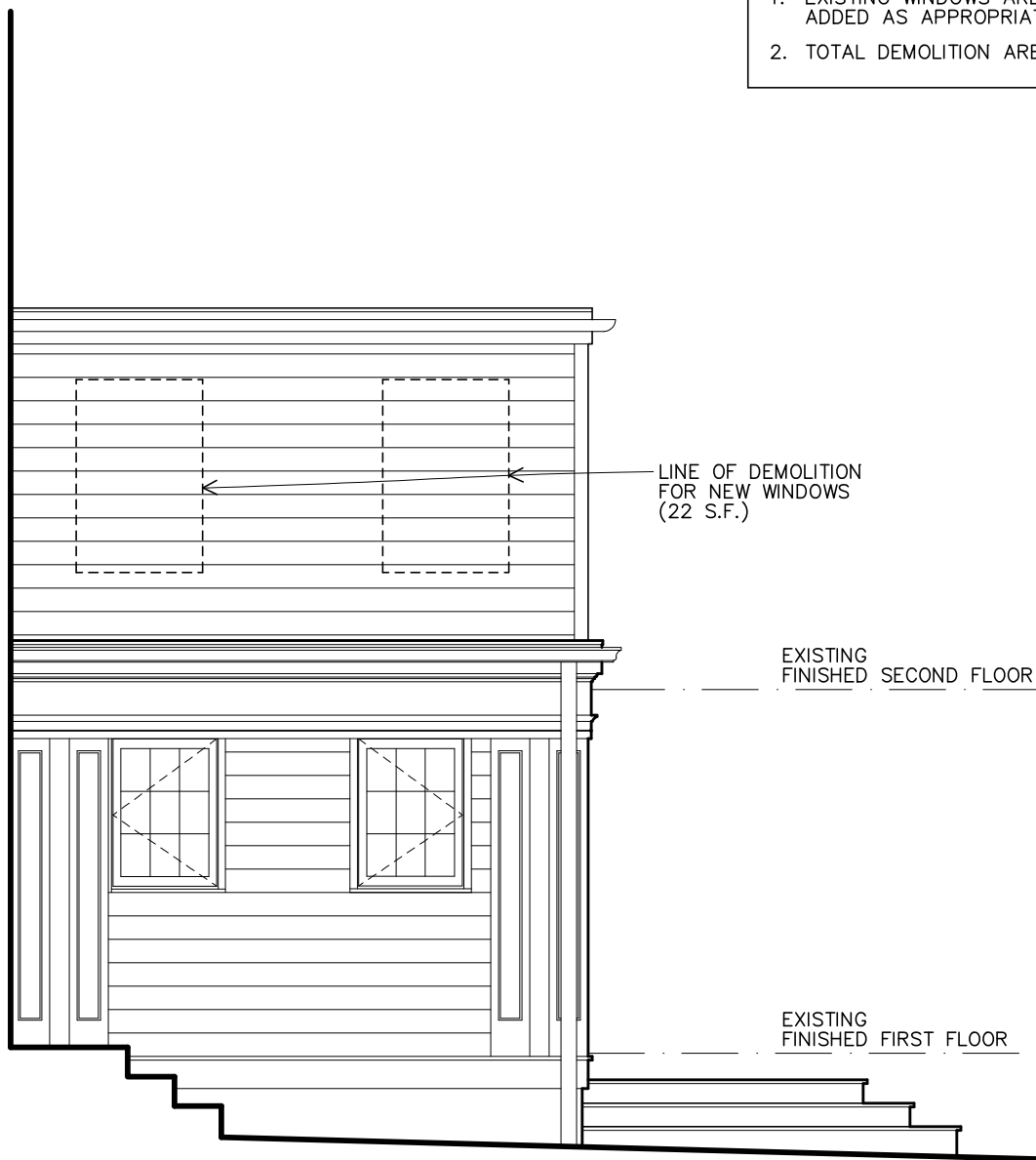
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A2-EX
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1 EXISTING EAST ELEVATION
 1/4" = 1'-0"

BAR NOTES:

1. EXISTING WINDOWS ARE REMOVED AND NEW WINDOWS ARE ADDED AS APPROPRIATE FOR INTERIOR RENOVATION WORK.
2. TOTAL DEMOLITION AREA FOR THIS PROJECT IS 71 S.F.



1
A3-EX

EXISTING SOUTH ELEVATION

1/4" = 1'-0"

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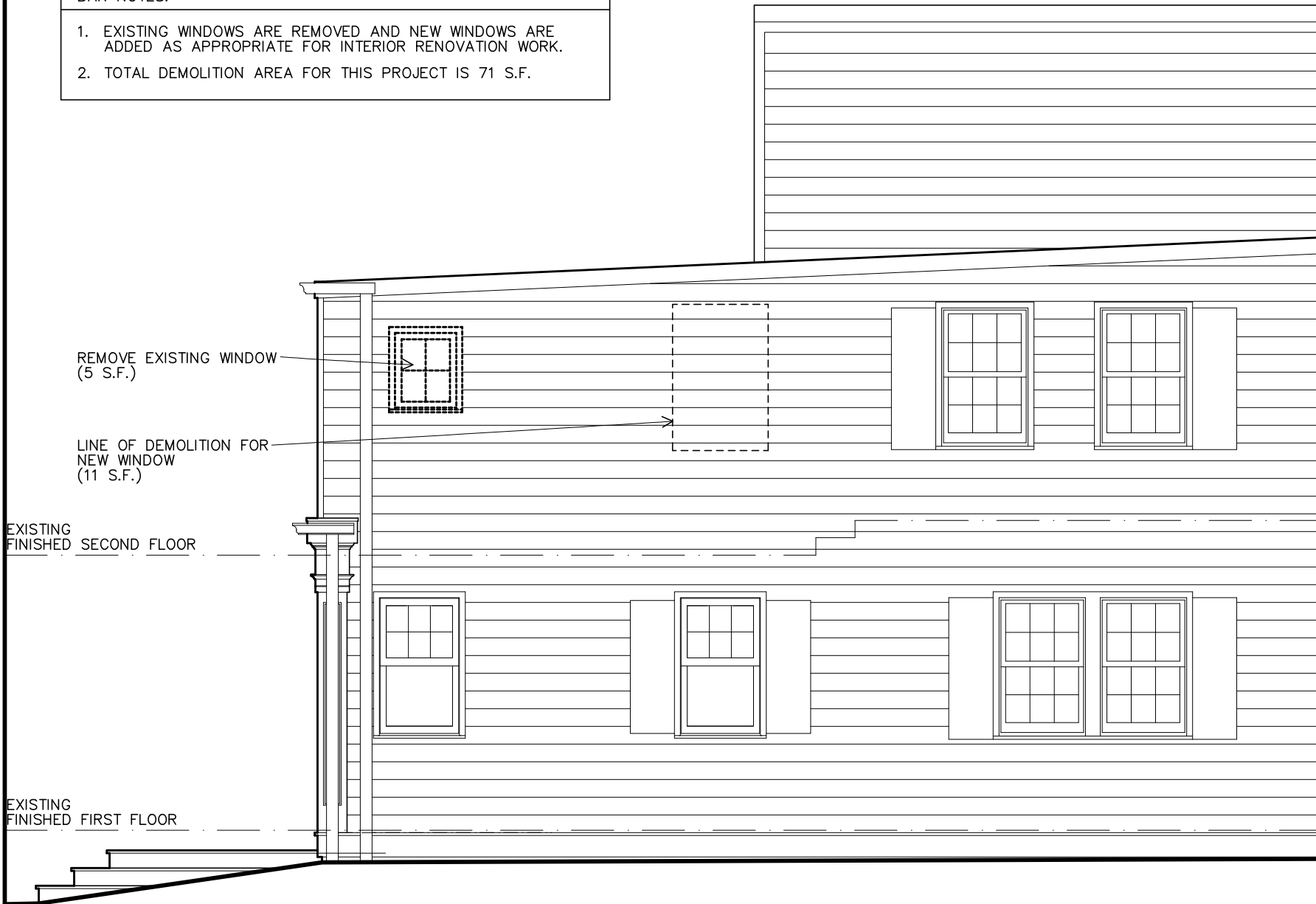
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BAR NOTES:

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2. TOTAL DEMOLITION AREA FOR THIS PROJECT IS 71 S.F.



1
A4-EX

EXISTING NORTH ELEVATION

1/4" = 1'-0"

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A2
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- BAR NOTES:**
1. WINDOWS AND ALL TRIM TO BE PAINTED WHITE TO MATCH EXISTING.
 2. SIDING TO BE PAINTED TO MATCH EXISTING SIDING.
 3. ALL WINDOWS AND DOORS TO HAVE SIMULATED DIVIDED LIGHTS, WITH SPACER BARS AND 7/8" MUNTIN BARS APPLIED EACH SIDE.



1 PROPOSED EAST ELEVATION
A2 1/4" = 1'-0"

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**The Kester Residence
Second Floor Bedroom / Bathroom Renovations**

Asaph Street
VA 22314
313 N. St.
Alexandria, VA

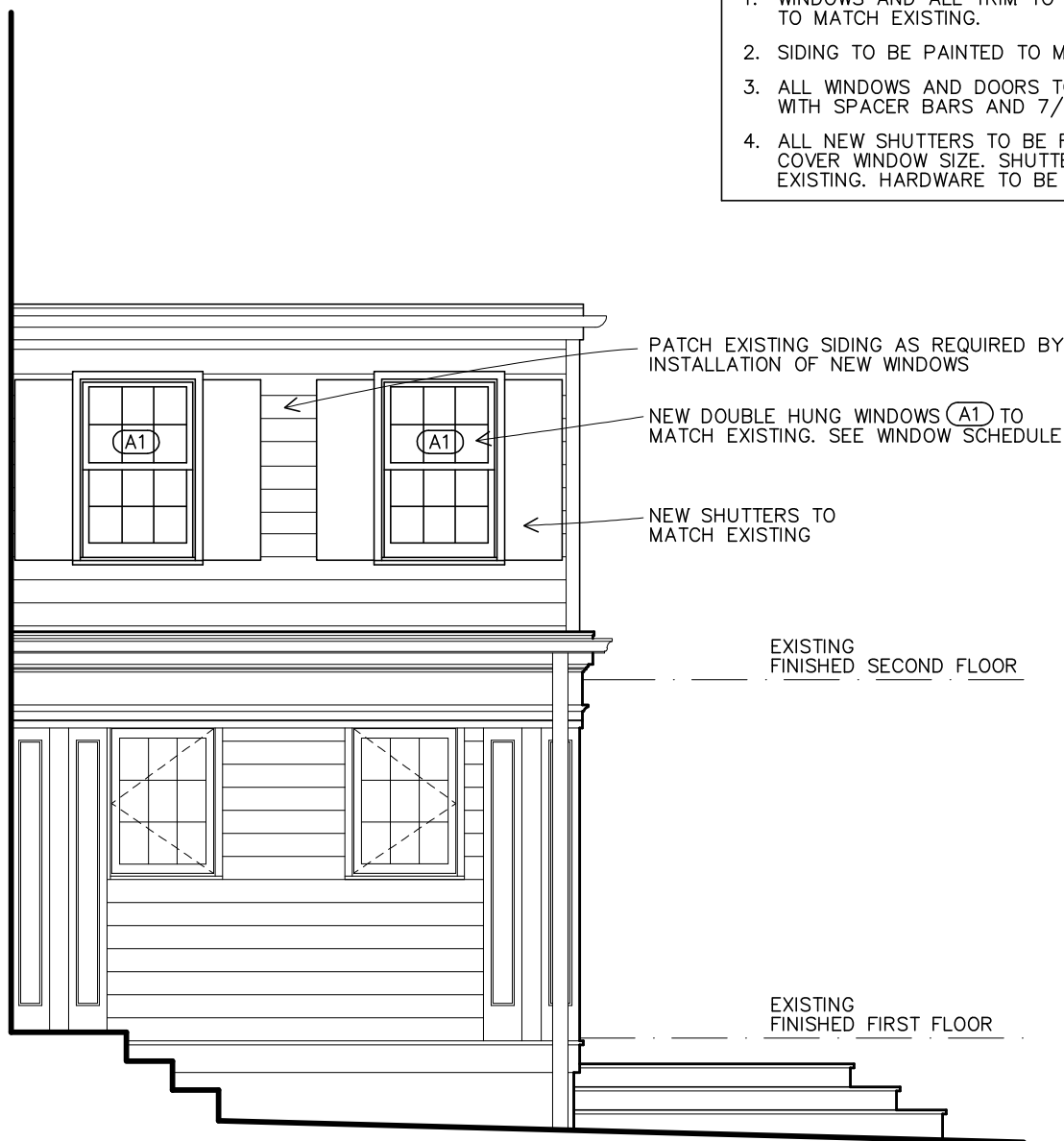
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3. ALL WINDOWS AND DOORS TO HAVE SIMULATED DIVIDED LIGHTS, WITH SPACER BARS AND 7/8" MUNTIN BARS APPLIED EACH SIDE.
4. ALL NEW SHUTTERS TO BE FULLY OPERABLE AND SIZED TO COVER WINDOW SIZE. SHUTTER STYLE AND COLOR TO MATCH EXISTING. HARDWARE TO BE HISTORICALLY APPROPRIATE.



1 PROPOSED SOUTH ELEVATION
A3 1/4" = 1'-0"

BAR NOTES:

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4. ALL NEW SHUTTERS TO BE FULLY OPERABLE AND SIZED TO COVER WINDOW SIZE. SHUTTER STYLE AND COLOR TO MATCH EXISTING. HARDWARE TO BE HISTORICALLY APPROPRIATE.

EXISTING WALL OF #313 BEYOND

C/L OF WINDOWS

NEW DOUBLE HUNG WINDOW (A2) TO MATCH EXISTING. SEE WINDOW SCHEDULE

PATCH EXISTING SIDING AS REQUIRED BY REMOVAL OF EXISTING WINDOW AND INSTALLATION OF NEW WINDOWS

NEW SHUTTERS TO MATCH EXISTING

EXISTING FINISHED SECOND FLOOR

EXISTING FINISHED FIRST FLOOR

1 PROPOSED NORTH ELEVATION
A4 1/4" = 1'-0"

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window schedule

	MAKER	MODEL	TYPE	ROUGH OPENING (W X H)	WINDOW HEAD ROUGH OPENING ABOVE FINISHED FLOOR	NOTES
A1	MARVIN	WUDH2620	DOUBLE HUNG	2'-8 3/8" X 4'-1 1/2"	MATCH EXISTING (± 6'-7 1/2")	1
A2	MARVIN	WUDH2620	DOUBLE HUNG	2'-8 3/8" X 4'-1 1/2"	MATCH EXISTING (± 7'-1")	2
B	MARVIN	WUCA3248	CASEMENT	2'-9" X 4'-0 9/16"	MATCH EXISTING (± 6'-7 1/2")	

SCHEDULE NOTES:

1. MATCH WINDOW SIZE AND HEAD HEIGHT WITH EXISTING EAST WINDOWS AT 313 SECOND FLOOR (SEE ELEVATION DRAWINGS). CONTRACTOR TO VERIFY WINDOW SIZE IN FIELD BEFORE WINDOW ORDER.
2. MATCH WINDOW SIZE AND HEAD HEIGHT WITH EXISTING NORTH WINDOWS AT 315 SECOND FLOOR (SEE ELEVATION DRAWINGS). CONTRACTOR TO VERIFY EXISTING WINDOW SIZE IN FIELD BEFORE WINDOW ORDER.

GENERAL NOTES:

1. ALL WINDOWS TO BE DOUBLE GLAZED, LOW E WITH ARGON AND TEMPERED WHERE REQUIRED BY CODE.
2. ALL OPERABLE WINDOWS TO HAVE GREY CLOTH SCREENS WITH WHITE FRAMES.
3. CONTRACTOR TO VERIFY R.O. (AS SHOWN ON PLANS AND WINDOW SCHEDULE) CORRESPONDS TO WINDOW AND DOOR SIZES ON THIS SCHEDULE. SHOULD DISCREPANCIES BE FOUND, NOTIFY ARCHITECT FOR RESOLUTION.
4. SEE ELEVATION DRAWINGS FOR SDL PATTERNS.
5. PROVIDE JAMB EXTENSIONS FOR ALL WINDOWS AND DOORS AS REQUIRED. CONTRACTOR'S OPTION TO FACTORY APPLY OR FIELD APPLY.
6. SUBMIT WINDOW SHOP DRAWINGS TO ARCHITECT FOR REVIEW BEFORE WINDOW ORDER IS PLACED.

WINDOW NOTES:

EXTERIOR: PRIMED WOOD, PAINTED WHITE TO MATCH EXISTING.
 GLAZING TYPE: DOUBLE GLAZED, LOW E WITH ARGON
 DIVIDED LITE: 7/8" SIMULATED DIVIDED LITE WITH SPACER BAR
 HARDWARE COLOR AND STYLE: MATCH EXISTING
 WEATHER STRIPPING: INTEGRAL FACTORY WEATHER STRIPPING
 SCREEN COLOR: CHARCOAL GREY
 SCREEN FRAME COLOR: WHITE
 INTERIOR FINISH: PRIMED WOOD, PAINTED WHITE TO MATCH EXISTING.

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The Kester Residence
Second Floor Bedroom / Bathroom Renovations
 313 N. St. Asaph Street
 Alexandria, VA 22314

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2 NORTH FACADE FROM SIDE ALLEY
Pic1



1 FRONT (WEST) FACADE FROM N. ST. ASAPH STREET
Pic1

Peabody Architects

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The **Kester Residence**
Second Floor Bedroom / Bathroom Renovations

313 N. St. Asaph Street
Alexandria, VA 22314

18

Issued:
BAR DRAWING
FEBRUARY 19, 2013

Pic1

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2 REAR (EAST) FACADE FROM BACK YARD
Pic2



1 REAR (EAST) FACADE FROM BACK ALLEY
Pic2

Peabody Architects

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ALEXANDRIA, VA 22305
PH. (703) 684-1808
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The **Kester Residence**
Second Floor Bedroom / Bathroom Renovations

313 N. St. Asaph Street
Alexandria, VA 22314

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Pic2

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**The Kester Residence
Second Floor Bedroom / Bathroom Renovations**

313 N. St. Asaph Street
Alexandria, VA 22314

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BAR DRAWING
FEBRUARY 19, 2013

Pic3

Project: 1302, 1303, 1304
Client: The Kester Residence
Architect: Peabody Architects
Date: February 19, 2013



2
Pic3

EXISTING CONDENSING UNITS



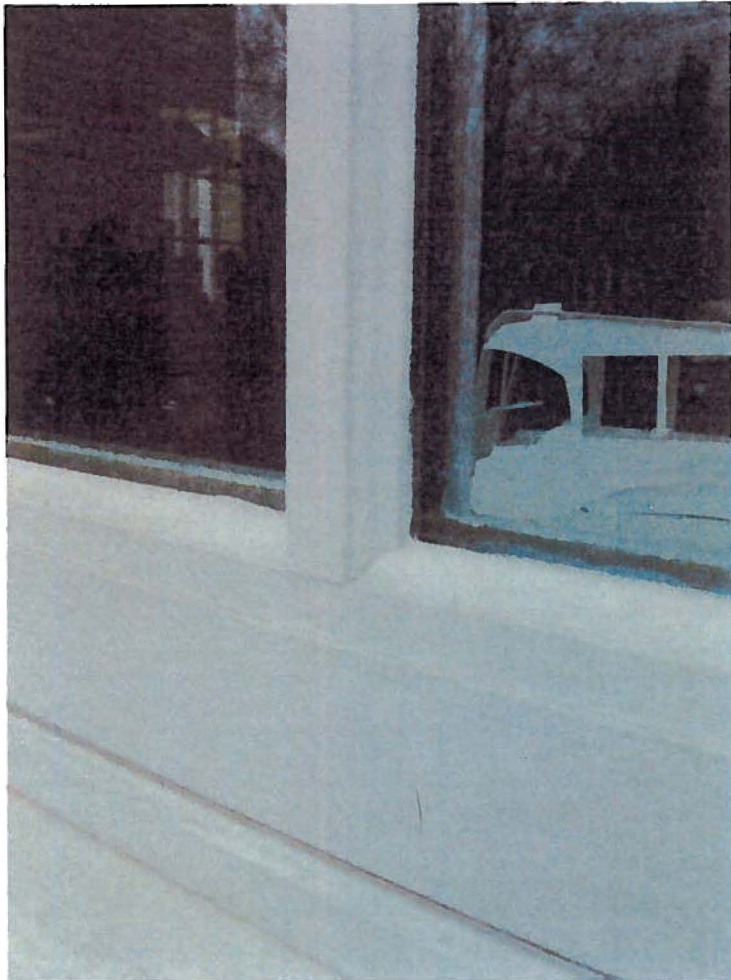
1
Pic3

EXISTING SHUTTER

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The Kester Residence
Second Floor Bedroom / Bathroom Renovations
 313 N. St. Asaph Street
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Pic4

2 EXISTING EXTERIOR WINDOW MUNTIN
 Pic4

1 EXISTING WINDOW
 Pic4

Wood Ultimate Double Hung Collection

Unit Features - Wood Ultimate Double Hung

Wood Ultimate Double Hung Collection:

Wood Ultimate Double Hung: WUDH

Wood Ultimate Double Hung Picture: WUDHP

Wood Ultimate Double Hung Transom: WUDHT

Wood Ultimate Double Hung Round Top: WUDHRT

Wood Ultimate Double Hung Bows and Bays: WUDHBB

Frame:

- Frame thickness: 1 1/16"(17), Subsill thickness: 1 3/32"(28)
- Frame base (with pre-drilled installation holes in jambs): is 4 9/16"(116) from backside of BMC to interior wood face of frame.
- Optional DP50 sill liner maximum size 2830 or 3026
- 8 degree bevel on sill and subsill

Sash:

- Transom and Picture unit sash thickness 1 5/8"(41) or optional 2" (51)
- All Measurements are Nominal - Sash: All removable for easy cleaning.
 - WUDH: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)
 - WUDHT: Bottom of sill to top of interior wood sill liner - 1 31/32" (50);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 2 19/32" (66)
 - WUDHP: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)
 - WUDHRT: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94);
 - Top Rail - 2 7/32" (56); Stiles - 2 7/16" (62); Bottom Rail - 3 9/16" (90)

Hardware: - See Individual Product Chapters

Weather Strip:

- Operating units: Continuous leaf weather strip at head jamb; dual bulb at check rail, weather strip and bottom rail.
 - Color: Beige.
- Picture units: Continuous weather strip at perimeter; leaf and bulb weather strip at jamb, bulb weather strip at head and sill.
 - Color: Beige

Insect Screens:

- Aluminum screen: Full screen standard, half screen optional.
- Aluminum screen surround colors: Stone White, Pebble Gray, Bronze, Bahama Brown, or Evergreen.
- Screen mesh: standard is charcoal fiberglass with optional charcoal High Transparency screen mesh (CH Hi-Tran) fiberglass is also available.
- Optional Magnum Screen for Ultimate Double Hung is available.

Wood Combination Storm Sash and Screen:

- Frame: Treated bare wood or white primed (pine only)
- Storm panel: Select quality glass is an extruded aluminum frame. Frame color: Stone White, Pebble Gray, Bronze, Bahama Brown or Evergreen.
- Insect screen: Screen mesh: charcoal aluminum wire. Optional screen material: Charcoal fiberglass mesh, Black aluminum wire, Bright Aluminum wire, Bright Bronze wire. Optional Charcoal High Transparency screen mesh (CH Hi-Tran) fiberglass.
- Weather strip: Pile weather strip between operating panels and at stiles of main frame.
- Hardware: Spring loaded latches to secure storm panel.

Glass and Glazing:

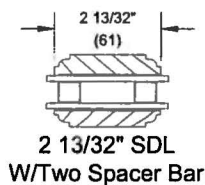
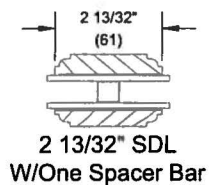
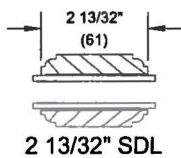
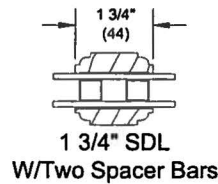
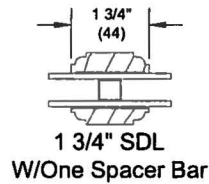
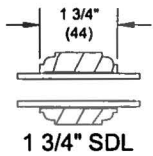
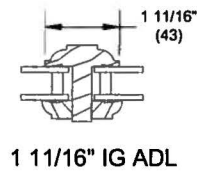
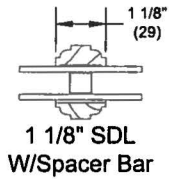
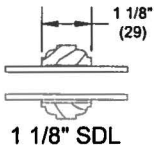
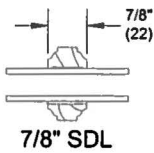
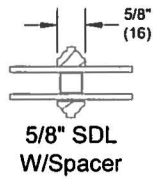
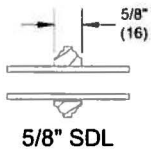
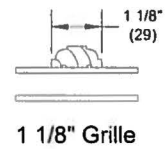
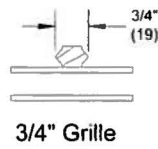
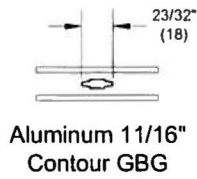
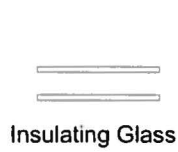
- Glazing method: Insulating.
- Glazing seal: Silicone glazed.
- Standard glass is insulating LoE²272[®] with Argon or Air.
- Optional glass types: Clear, LoE¹180[™] with Argon or Air, LoE² 366[®] with Argon or Air, Laminated, Tempered, and Obscure, Bronze tint, Gray tint, and Reflective Bronze.
- Glazing will be altitude adjusted for higher elevations, argon gas not included.
- See unit features in product sections for Tri-pane glass options

Standard Unit Measurements: Double Hung

Standard Double Hung Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	2-0 1/2	(622)	1-10 3/8	(568)	1-9 3/8	(543)	1-2 15/16	(379)
20	2-4 1/2	(724)	2-2 3/8	(670)	2-1 3/8	(645)	1-6 15/16	(481)
24	2-8 1/2	(826)	2-6 3/8	(772)	2-5 3/8	(746)	1-10 15/16	(583)
26	2-10 1/2	(876)	2-8 3/8	(822)	2-7 3/8	(797)	2-0 15/16	(633)
28	3-0 1/2	(927)	2-10 3/8	(873)	2-9 3/8	(848)	2-2 15/16	(684)
30	3-2 1/2	(978)	3-0 3/8	(924)	2-11 3/8	(899)	2-4 15/16	(735)
32	3-4 1/2	(1029)	3-2 3/8	(975)	3-1 3/8	(949)	2-6 15/16	(786)
36	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
40	4-0 1/2	(1232)	3-10 3/8	(1178)	3-9 3/8	(1153)	3-2 15/16	(989)

Standard Double Hung Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (w/subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm
12	2-10 9/16	(878)	2-9 1/2	(851)	2-9	(838)	0-10 15/16	(278)
14	3-2 9/16	(979)	3-1 1/2	(953)	3-1	(940)	1-0 15/16	(329)
16	3-6 9/16	(1081)	3-5 1/2	(1054)	3-5	(1041)	1-2 15/16	(379)
18	3-10 9/16	(1183)	3-9 1/2	(1156)	3-9	(1143)	1-4 15/16	(430)
20	4-2 9/16	(1284)	4-1 1/2	(1257)	4-1	(1245)	1-6 15/16	(481)
22	4-6 9/16	(1386)	4-5 1/2	(1359)	4-5	(1346)	1-8 15/16	(532)
24	4-10 9/16	(1487)	4-9 1/2	(1461)	4-9	(1448)	1-10 15/16	(583)
26	5-2 9/16	(1589)	5-1 1/2	(1562)	5-1	(1549)	2-0 15/16	(633)
28	5-6 9/16	(1691)	5-5 1/2	(1664)	5-5	(1651)	2-2 15/16	(684)
30	5-10 9/16	(1792)	5-9 1/2	(1765)	5-9	(1753)	2-4 15/16	(735)
32	6-2 9/16	(1894)	6-1 1/2	(1867)	6-1	(1854)	2-6 15/16	(786)
34	6-6 9/16	(1995)	6-5 1/2	(1969)	6-5	(1956)	2-8 15/16	(837)
36	6-10 9/16	(2097)	6-9 1/2	(2070)	6-9	(2057)	2-10 15/16	(887)
40	7-6 9/18	(2300)	7-5 1/2	(2273)	7-5	(2261)	3-2 15/16	(989)
42	7-10 9/16	(2402)	7-9 1/2	(2375)	7-9	(2362)	3-4 15/16	(1040)

Standard Insulating Glass Divided Lite Options



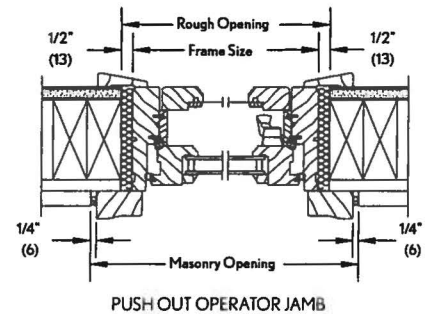
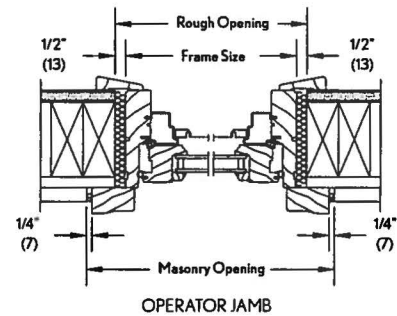
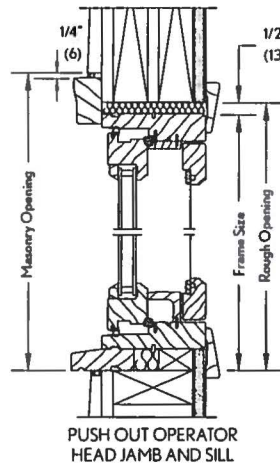
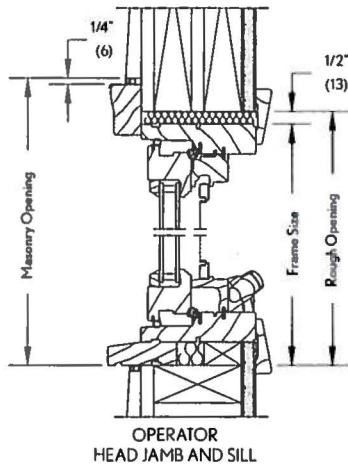
WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

Mas. Opg. (mm)	1'-7 5/8" (498)	1'-9 5/8" (549)	1'-11 5/8" (600)	2'-3 5/8" (702)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-3 5/8" (1006)	3'-7 5/8" (1108)
Rgh. Opg. (mm)	1'-5" (431)	1'-7" (482)	1'-9" (533)	2'-1" (635)	2'-3" (685)	2'-5" (736)	2'-7" (787)	2'-9" (838)	3'-1" (939)	3'-5" (1041)
Frame Size (mm)	1'-4" (406)	1'-6" (457)	1'-8" (508)	2'-0" (609)	2'-2" (660)	2'-4" (711)	2'-6" (762)	2'-8" (812)	3'-0" (914)	3'-4" (1016)
Glass Size (mm)	11 9/32" (287)	13 9/32" (337)	15 9/32" (388)	19 9/32" (490)	21 9/32" (541)	23 9/32" (591)	25 9/32" (642)	27 9/32" (693)	31 9/32" (795)	35 9/32" (896)

3'-5 7/8" (1064) 3'-4 9/16" (1030) 3'-4 1/16" (1018) 34 13/32" (874)										
	WUCA1640	WUCA1840	WUCA2040	WUCA2440	WUCA2640	WUCA2840	WUCA3040	WUCA3240*	WUCA3640*	WUCA4040*
3'-9 7/8" (1165) 3'-8 9/16" (1132) 3'-8 1/16" (1119) 38 13/32" (976)										
	WUCA1644	WUCA1844	WUCA2044	WUCA2444	WUCA2644	WUCA2844	WUCA3044*	WUCA3244*	WUCA3644*	WUCA4044*
4'-1 7/8" (1267) 4'-1 9/16" (1233) 4'-1 1/16" (1220) 42 13/32" (1077)										
	WUCA1648	WUCA1848	WUCA2048	WUCA2448	WUCA2648	WUCA2848*	WUCA3048*	WUCA3248*	WUCA3648*	WUCA4048*
4'-7 7/8" (1419) 4'-6 9/16" (1386) 4'-6 1/16" (1373) 48 13/32" (1230)										
	WUCA1654	WUCA1854	WUCA2054	WUCA2454	WUCA2654	WUCA2854*	WUCA3054*	WUCA3254*	WUCA3654*	WUCA4054*
4'-9 7/8" (1470) 4'-8 9/16" (1437) 4'-8 1/16" (1424) 50 13/32" (1280)										
	WUCA1656	WUCA1856	WUCA2056	WUCA2456	WUCA2656	WUCA2856*	WUCA3056*	WUCA3256*	WUCA3656*	WUCA4056*
5'-1 7/8" (1572) 5'-1 9/16" (1538) 5'-1 1/16" (1526) 54 13/32" (1382)										
	WUCA1660	WUCA1860	WUCA2060	WUCA2460	WUCA2660	WUCA2860*	WUCA3060*	WUCA3260*	WUCA3660*	WUCA4060*
5'-5 7/8" (1673) 5'-4 9/16" (1640) 5'-4 1/16" (1627) 58 13/32" (1484)										
	WUCA1664	WUCA1864	WUCA2064	WUCA2464	WUCA2664	WUCA2864*	WUCA3064*	WUCA3264*	WUCA3664*	WUCA4064*

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

CONSTRUCTION DETAILS



WOOD ULTIMATE CASEMENT

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
3/4" Insulating Glass Air	0.42	0.52	0.55	44	
3/4" Insulating Glass LoE 272 Air	0.31	0.28	0.48	56	NC, SC
3/4" Insulating Glass LoE 272 Argon	0.28	0.28	0.48	59	N, NC, SC
3/4" Insulating Glass LoE 366 Air	0.30	0.19	0.43	57	N, NC, SC, S
3/4" Insulating Glass LoE 366 Argon	0.27	0.18	0.43	60	N, NC, SC, S
1" Tri-Pane LoE 272 Argon LoE 272	0.22	0.24	0.38	68	N, NC, SC, S
1" Tri-Pane LoE 272 Krypton-Argon LoE 272	0.20	0.24	0.38	71	N, NC, SC, S
1" Tri-Pane LoE 179 Argon LoE 179	0.23	0.38	0.46	66	N, NC
1" Tri-Pane LoE 179 Krypton-Argon LoE 179	0.21	0.38	0.46	69	N, NC

WOOD ULTIMATE PUSH OUT CASEMENT

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
3/4" Insulating Glass Air	0.43	0.52	0.55	45	
3/4" Insulating Glass LoE 272 Air	0.32	0.28	0.48	57	NC, SC
3/4" Insulating Glass LoE 272 Argon	0.29	0.28	0.48	60	N, NC, SC
3/4" Insulating Glass LoE 366 Air	0.31	0.19	0.43	57	NC, SC, S
3/4" Insulating Glass LoE 366 Argon	0.28	0.18	0.43	61	N, NC, SC, S
1" Tri-Pane LoE 272 Argon LoE 272	0.22	0.24	0.38	69	N, NC, SC, S
1" Tri-Pane LoE 272 Krypton-Argon LoE 272	0.2	0.24	0.38	72	N, NC, SC, S
1" Tri-Pane LoE 179 Argon LoE 179	0.23	0.38	0.46	68	N, NC
1" Tri-Pane LoE 179 Krypton-Argon LoE 179	0.21	0.38	0.46	70	N, NC

Wood Ultimate Casement Collection

Unit Features

Wood Ultimate Casement Collection:

Wood Ultimate Casement (WUCA), Wood Ultimate Awning (WUAWN), Wood Ultimate Casement Picture (WUCAP)
 Wood Ultimate Casement Bows and Bays (WUCABB)
 Wood Ultimate Push Out Casement (WUPCA), Wood Ultimate Push Out Awning (WUPAWN)
 Wood Ultimate Push Out Casement Picture (WUPCAP), Wood Ultimate Push Out Casement Bows and Bays (WUPCABB)
 Wood Ultimate French Casement (WUFCA), Wood Ultimate Push Out French Casement (WUPFCA)
 Wood Ultimate Casement Polygon (WUCAPOLY)
 Wood Ultimate Replacement Casement (WURCA) Wood Ultimate Replacement Awning (WURAWN)
 Wood Ultimate Replacement Casement Picture (WURCAP)
 Wood Ultimate Replacement Push Out Casement (WURPCA), Wood Ultimate Replacement Push Out Awning (WURPAWN)
 Wood Ultimate Replacement Push Out Casement Picture (WURPCAP)
 Wood Ultimate Replacement Casement Round Top (WURCART), Wood Ultimate Replacement Casement Polygon (WURCAPOLY)

Frame:

- Frame thickness: 1 3/16" (30) all the way around.
- Frame base with pre-drilled installation holes in jambs. Factory applied 2" (51) BMC and 15/16" (24) subsill is standard.
- Full frame unit is 4 9/16" (116) from backside of BMC to interior wood face of frame.
- Replacement frame: units have overall 3 11/32" (85) jambs from BMC to interior face of frame

Sash:

- Nominal Sash thickness for full frame: 1 3/4" (44) with 3/4" (19) insulating glass. For 1" (25) insulating glass sash thickness is 2" (51).
- Nominal Sash thickness for replacement frame: 1 3/4" (44) with 3/4" (19) insulating glass.
- Stiles and Rails 2 1/16" (52) standard. Optional tall bottom rail 3 9/16" (90) available.
- Standard interior cope sticking shape: Ogee. Optional Ovolo and Square is available depending on glazing option.
- Standard exterior cope sticking shape: Simulated Putty Glaze.

Hardware: - See Individual Product Chapter

Weather Strip:

- Frame weather strip is made of a foamed EPDM material with a hollow built in it to reduce compression force. The material is UV resistant, durable, has a low COE, and is flexible enough to be bent around 90 degree corners to allow for fewer seams in it around the frame. It is only available in beige.
- Sash weather strip is made of glass filled polypropylene material and is formulated to be UV resistant, have low COE, and slide easily in and out of frame. Standard color is beige, with optional black or white.

Insect Screen:

- Standard is a full size roll form aluminum surround, in Satin Taupe, optional Stone White or Bronze. Standard screen mesh is Charcoal Fiberglass. Optional screen mesh is High Transparency, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum, or Bright Bronze.
- Optional wood screen available. Standard screen mesh is high transparency. Screen mesh options Charcoal Fiberglass, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum, Bright Bronze.

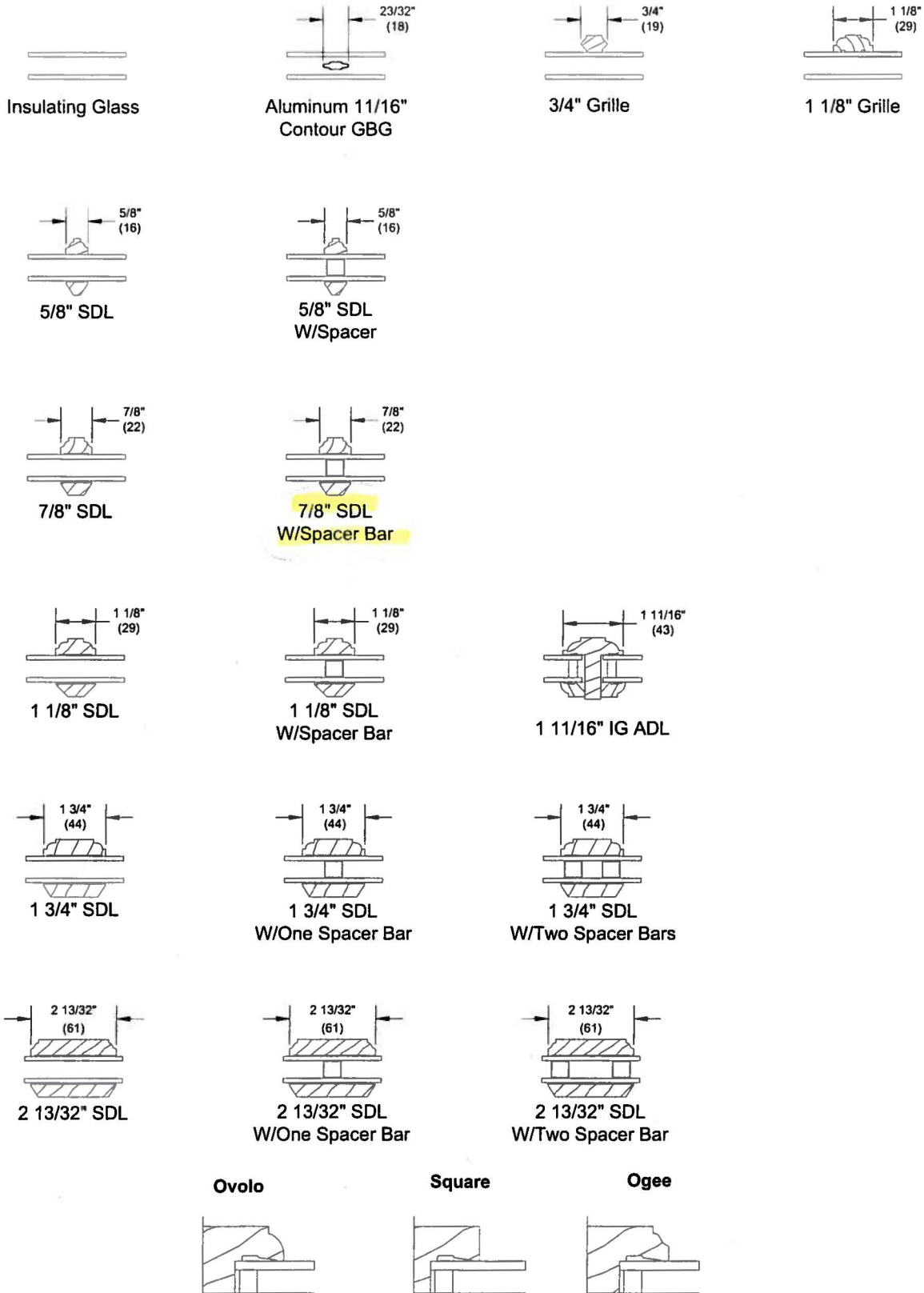
Wood Interior Swinging Insect Screens: (Push Out Units only)

- Interior and exterior is solid wood.
- Ball and Catch latch system used.
- Screen mesh: Charcoal High Transparency (CH HI-Tran) fiberglass.
- Screen mesh options: Charcoal Fiberglass, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum and Bright Bronze.

Glass and Glazing:

- 3/4" (19) thickness for 1 3/4" (44) sash.
- 1" (25) thickness for 2" (51) sash.
- Glazing seal: Silicone glazed.
- Standard glass is insulating LoE²272[®] with Argon or Air.
- Optional glazing available: LoE¹180[™] with Argon or Air, LoE²366[®] with Argon or Air, clear, tints, tempered, obscure and others.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes.
- See unit features in product sections for Tri-pane glass options.

Standard Insulating Glass Divided Lite Options

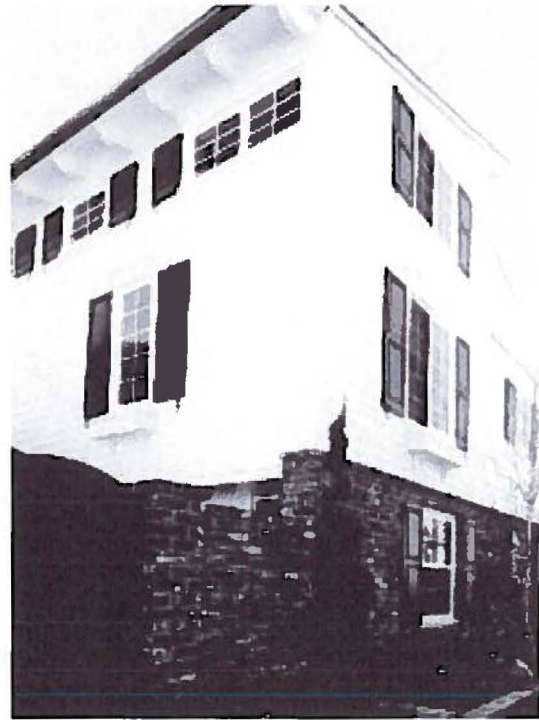


ProSeries

ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, bend, crack or split. These shutters are factory-primed only and ready to receive any bold color with a high-quality exterior paint of your choice.

Each ProSeries shutter is machine-sanded and finished with a single coat of marine-grade primer, significantly reducing time in applying a finish coat of paint. Shutters need only be scuffed with fine 600 grit sandpaper prior to receiving the finish paint coat.

Versatile ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 96" in half-inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications. ProSeries Shutters are backed by a 3-year structural warranty.



ProSeries Shutters are available Primed only and should receive a finish coat of paint.

Available in four different styles –



Louver



Raised Panel



Flat Panel



Board and Batten

Size Availability:

Widths: 12" to 24" in 1/2" increments

Heights: 30" to 96" in 1/2" increments

For product specifications, see **Classic Collection**.

Please note Pro-Series Shutters are not painted.

Hardware sold separately, see page 37.



Cut-outs available for all lines.



Palm Moon



Pineapple Anchor



Star Heart



Tree Diamond



Sailboat

Classic Collection ~

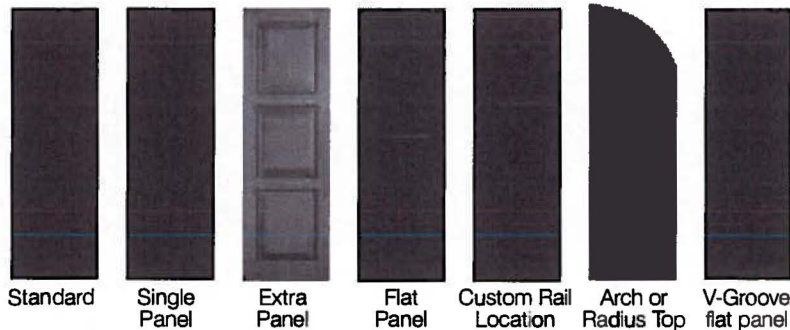
Classic Collection shutters offer a touch of grace and distinction to any home, showcasing handsome texture and brilliant color. Skillfully handcrafted, these shutters are available in the popular Raised Panel, Faux Louver and Board and Batten designs. Classic Collection styles can be installed as either operable or fixed shutters. Their advanced composite construction delivers beauty that endures year after year. A wealth of options are available to deliver a personalized touch.

Each shutter is prefinished using a multi-step finishing process. Choose from 40 standard colors or your own custom color.

You can rest assured with Atlantic's Classic Collection shutters, backed by a 10-year structural and finish warranty. These shutters will not crack, split, rot, bend, peel or flake.

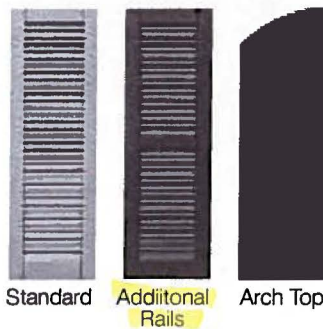


Raised Panel ~



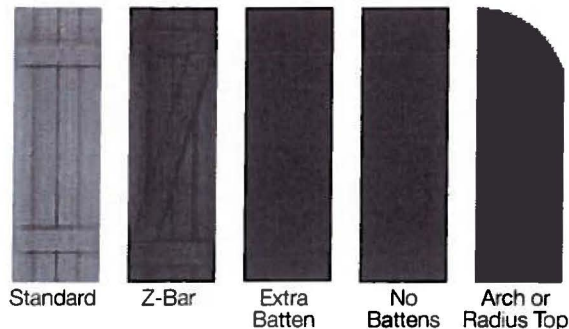
Rails, Panels & Stiles: Proprietary Exterior Grade Composite Wood
Primer: Marine Grade
Paint Finish: Two-Part Urethane
Thickness: 1-3/4" Raised Panel, 1-1/2" Flat Panel & V-Groove
Width: 12" – 30" in 1/8" increments
Height: 13-1/2" – 96" (in 1/8" increments)
Vertical Stile: 2-1/2"
Top Rail: 2-1/2"
Middle Rail Height: 2-1/2"
Bottom Rail Height: 4-1/8"

Faux Louver ~



Rails, Louvers & Stiles: Proprietary Exterior Grade Composite Wood
Paint Finish: Two-Part Urethane
Primer: Marine Grade
Thickness: 1-1/4"
Width: 9" – 30" in 1/8" increments
Height: 13-1/2" – 96" (in 1/8" increments)
Vertical Stile: 2-1/2"
Top Rail: 2-1/2"
Middle Rail: 2-1/2"
Bottom Rail: 2-3/4" – 4"
Louver Angle: 22°

Board and Batten ~



Rails, Panels & Stiles: Proprietary Exterior Grade Composite Wood
Primer: Marine Grade
Paint Finish: Two-Part Urethane
Thickness: 1-1/2"
Width: 9" – 30" in 1/8" increments
Height: 13-1/2" – 96" (in 1/8" increments)
Batten Height: 4"
Batten Width: Panel width - less 1-1/2"
Board Width: Grooves are cut approximately every 4"

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 _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Additions of six (6) new windows on north, east and south walls of #315 second floor
New shutters for new windows to match existing
New condensing unit next to existing condensing units at east side of #315
Remove two (2) existing windows from rear addition
Demolition for new window openings

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 12 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 12 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: David H. Peabody

Date: 02/19/2013

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. John G. Kester	313 N. St. Asaph Street	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 _____ (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. John G. Kester	313 N. St. Asaph Street	100%
2.		
3.		

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

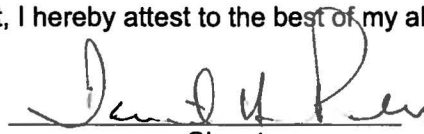
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N.A.		
2.		
3.		

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.

02/19/2013
Date

David H. Peabody
Printed Name


Signature