Docket Items #4 & 5 BAR2025-00426 & BAR2025-00427 Parker-Gray District November 19, 2025

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness

for addition and alterations

**APPLICANT:** Reed Smith Jr. represented by Karen Conkey, architect

**LOCATION:** Parker-Gray District

307 North West Street

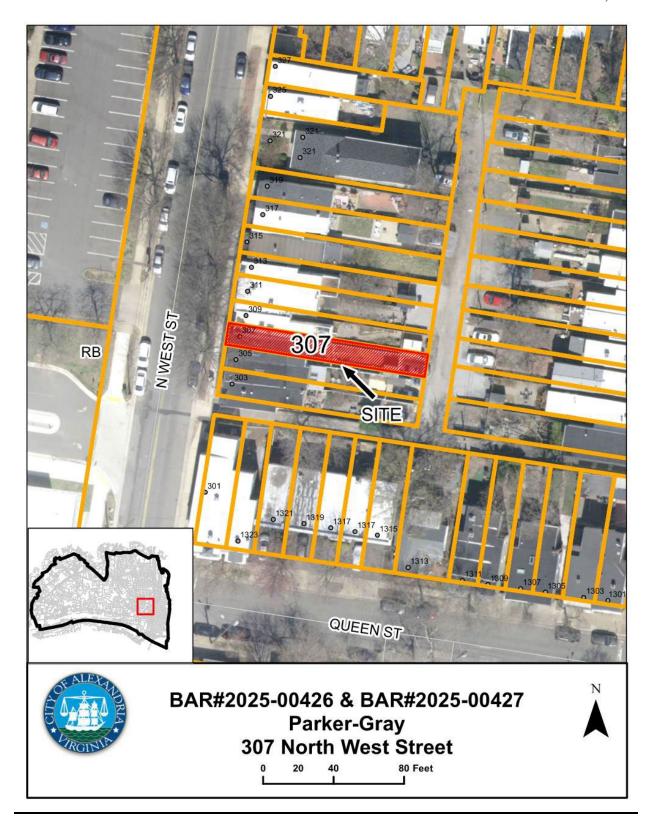
**ZONE:** RB/Residential Townhouse Zone

#### STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness, as submitted.

#### **GENERAL NOTES TO THE APPLICANT**

- 1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
- 2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
- 3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (<u>including signs</u>). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
- 4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
- 5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
- 6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: Staff coupled the applications for a Permit to Demolish (BAR2025-00426) and Certificate of Appropriateness (BAR2025-00427) for clarity and brevity. The Permit to Demolish requires a roll call vote.

#### I. <u>APPLICANT'S PROPOSAL</u>

The applicant requests a Permit to Demolish/Capsulate (partial) and a Certificate of Appropriateness to construct a one-story rear addition with a deck and install shutters on the second-floor windows of the façade at 307 North West Street.

The proposed addition will feature smooth fiber-cement siding, aluminum-clad French doors with sidelights, aluminum fixed skylights, and a metal roof, along with matching gutters, downspouts, and trim. The rear elevation will also include a new composite deck and exterior light fixtures. Approximately 146 square feet of wall area will be encapsulated to accommodate the addition. The proposed second-story shutters on the façade will be composite wood. Staff notes that all proposed materials comply with the Board's Guidelines and Policies.

#### Site context

The alley to the east, located behind the subject property, is private. The alley to the south is public, but only a small portion of the proposed addition will be visible from the right-of-way.



Photo 1: View of east elevation from public alley.

#### II. <u>HISTORY</u>

The two-story, two-bay, Italianate style frame town house has a shed-roofed porch across the façade. The later building was approved by the Parker-Gray Board of Architectural Review on March 25, **1992** (BAR92-6).

*Previous BAR Approvals* BAR2012-00115 – Staff approval for siding replacement.

#### 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, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portion of the rear wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The wall area proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

#### Certificate of Appropriateness

#### Addition

The *Design Guidelines* state that the design of an addition should respect the heritage of the historic building to which it is attached, as well as adjacent buildings. An addition should serve as a compatible background element or echo the design features of the primary structure. The proposed one-story rear addition will extend 12'-0" beyond the existing east elevation. It incorporates the existing design vocabulary through the use of a metal roof that complements the front porch roof and French doors with a lite configuration similar to the two-over-two windows on the second story of the east elevation. The proposed addition does not obscure or diminish the architectural significance of the existing structure and remains clearly distinguishable from the main block. Staff has no objection to the proposed addition.

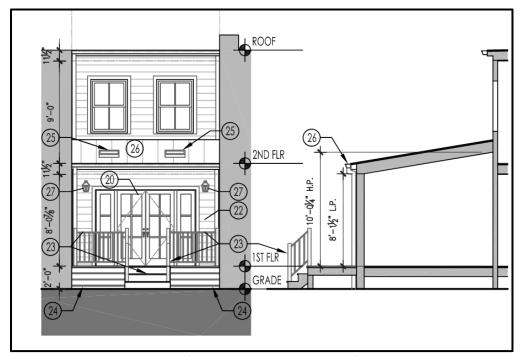


Photo 2: Proposed rear (east) elevation.

#### Alterations

The applicant proposes to install composite shutters on the façade. The shutters are appropriately scaled to fit the window openings when closed and are designed to be operable, consistent with the *Parker-Gray Design Guidelines*. The proposed materials and design respect the historic character of the building. Staff has no objection to the proposed installation.

Staff recommends approval of the project, as submitted.

#### **STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### IV. <u>CITY DEPARTMENT COMMENTS</u>

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

#### **Zoning**

- C-1 Proposed new rear one-story addition and deck will comply with Zoning.
- C-2 In order to meet the 35% open space requirement the applicant will need to remove the rear area formally used as parking.
- C-3 Plat for the building permit must include notes stating the area can no longer be used as parking and will remain open space. Applicants can also include a landscape plan with the building permit submittal.

#### **Code Administration**

C-1 In accordance with VRC Section R302.2.4, skylights shall not be located within 4 feet of the property line unless compliant parapets are constructed as required by code.

#### **Transportation and Environmental Services**

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

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- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

#### **Alexandria Archaeology**

- F-1 According to a review of historic maps and aerial photographs, as well as available city directories, the first recorded residents of the townhouse at 307 N. West St. was the African American family of Robert and Sarah Toler in 1897. The Tolers lived on the property until 1901, Robert working as a laborer, and Sarah as a washerwoman. The property then saw a host of tenants over the decades of the twentieth century. The property could contain significant archaeological information pertaining to the development of late nineteenth-century Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

#### V. <u>ATTACHMENTS</u>

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

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ADDRESS OF PROJECT:	
DISTRICT: Old & Historic Alexand	dria ☐ Parker – Gray ☐ 100 Year Old Building
TAX MAP AND PARCEL:	ZONING:
APPLICATION FOR: (Please check all that	apply)
☐ CERTIFICATE OF APPROPRIATE	NESS
PERMIT TO MOVE, REMOVE, ENC (Required if more than 25 square feet of a st	
WAIVER OF VISION CLEARANCE CLEARANCE AREA (Section 7-802, A	REQUIREMENT and/or YARD REQUIREMENTS IN A VISION Alexandria 1992 Zoning Ordinance)
WAIVER OF ROOFTOP HVAC SCF (Section 6-403(B)(3), Alexandria 1992 Zonin	
<b>Applicant:</b> ☐ Property Owner ☐	Business (Please provide business name & contact person)
Name:	
Address:	
City:	State: Zip:
Phone:	E-mail:
Authorized Agent (if applicable):	Attorney Architect
Name:	Phone:
E-mail:	
Legal Property Owner:	
Name:	
Address:	
City:	State: Zip:
Phone	E-mail:
Yes No If yes, has the easemed Yes No Is there a homeowner	eservation easement on this property? ent holder agreed to the proposed alterations? r's association for this property? ewner'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.

BAR Case # BAR2025-00427

#### 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	
<b>DESCRIPTION OF PROPOSED WORK:</b> Please describe the proposed work in detail (Additional pages not be attached).	nay
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 a 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 addition All applicants are encouraged to meet with staff prior to submission of a completed application.	
<b>Demolition/Encapsulation:</b> 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.	

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Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

	<u>N/A</u>	
		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.
illun	ninat	<b>&amp; Awnings:</b> One sign per building under one square foot does not require BAR approval unless ed. All other signs including window signs require BAR approval. Check N/A if an item in this section does y 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.
Alt	erat	ions: 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 everall dimensions. Provings must be to seek
		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.

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ALL	ALL APPLICATIONS: Please read and check that you have read and understand the following items:							
x	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.)							
х	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.							
x	I, the applicant, or an authorized representative will be present at the public hearing.							
x	I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.							
eleva accur action grants Section this a inspe other to ma	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:								
Printe	Printed Name: Karen Conkey							
Date:	Date: 10/10/2025							

## OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Reed Smith Jr.		100%
2.		
3.		

2. <u>Property.</u> State the name, address and percent of ownership of any person or entity owning an interest in the property located at 307 N West St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
<sup>1</sup> Reed Smith Jr.		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 the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

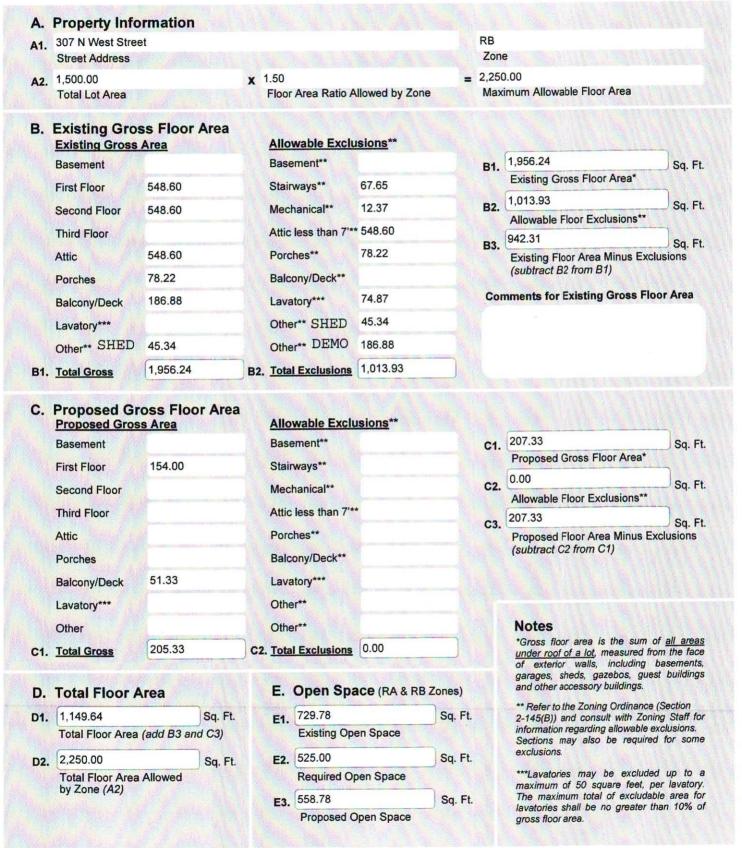
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

10/10/2025	Karen Conkey	4		
Date	Printed Name	Signature		

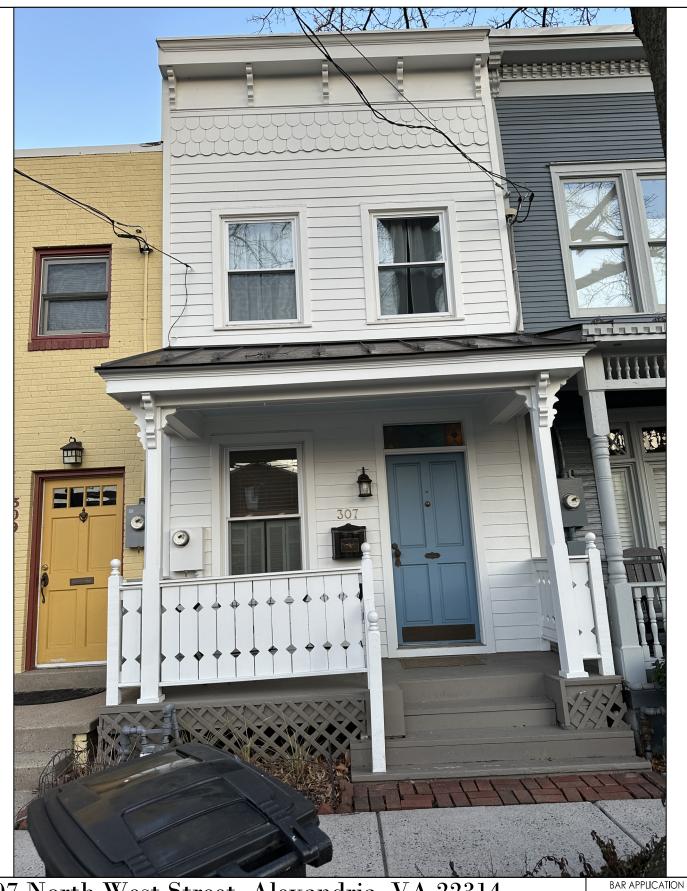


## Department of Planning and Zoning Floor Area Ratio and Open Space Calculations



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





# 307 North West Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

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ARCHITECT: 407 south lee street clexandria, va 22314

Reed Smith, Jr. 14

307 North West Street

Alexandria, VA 22314

10 OCTOBER 2025

Conkey architects

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# 307 North West Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

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ARCHITECT:

407 south lee street olexandria, va 22314

703. 589. 4550
info@conkeyarchifects.com

Alexandria, VA 22314

10 OCTOBER 2025

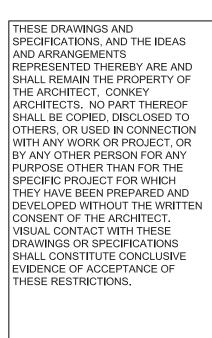
Conkey architects

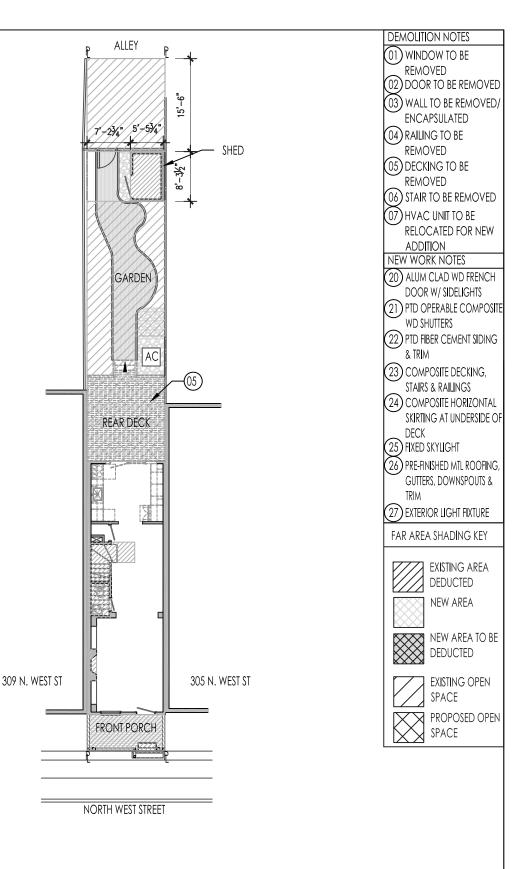
BAR APPLICATION

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1B

NOT FOR CONSTRUCTION





## 307 North West Street, Alexandria, VA 22314

Reed Smith Ir

EXISTING SITE PLAN

Reed Smith, Jr. 307 North West Street Alexandria, VA 22314



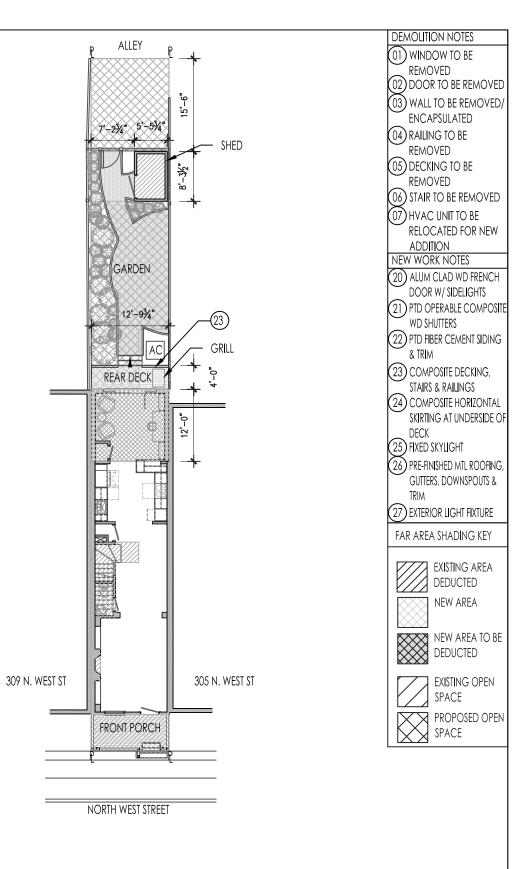


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ASK 2.0

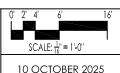


## 307 North West Street, Alexandria, VA 22314

PROPOSED SITE PLAN

Reed Smith, Jr. 307 North West Street Alexandria, VA 22314

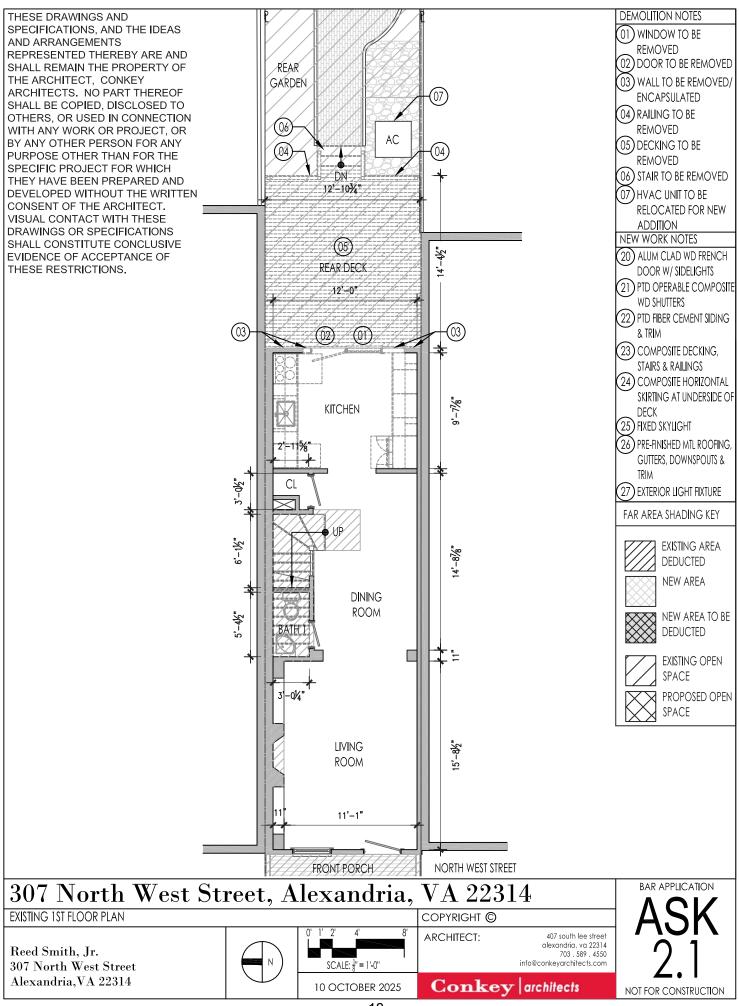


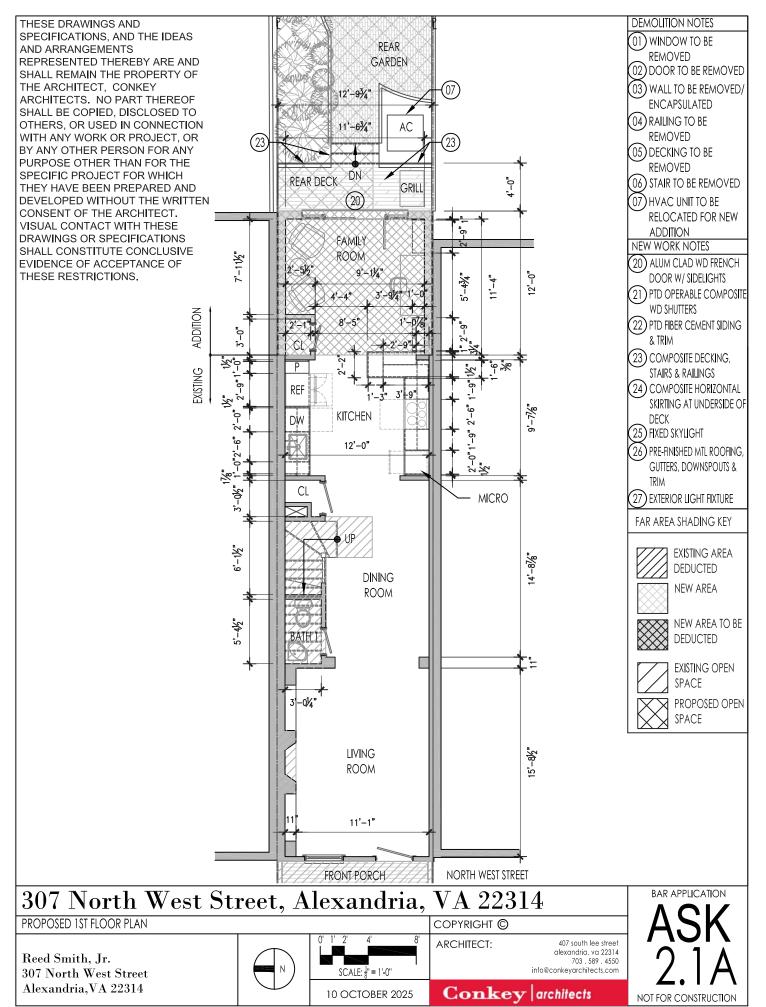


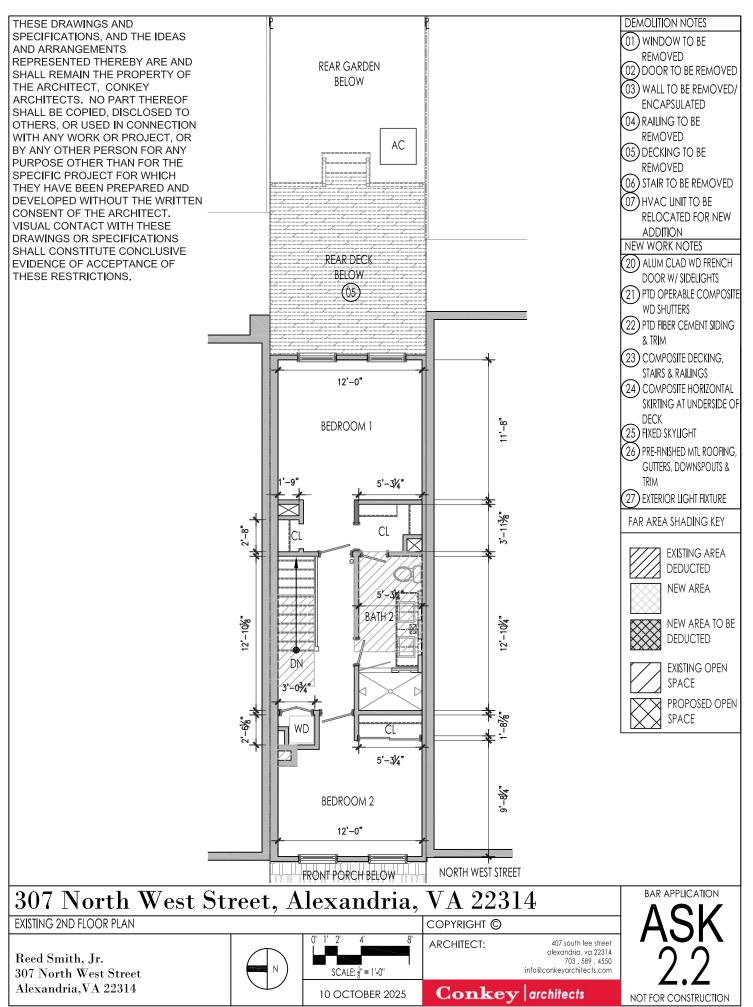


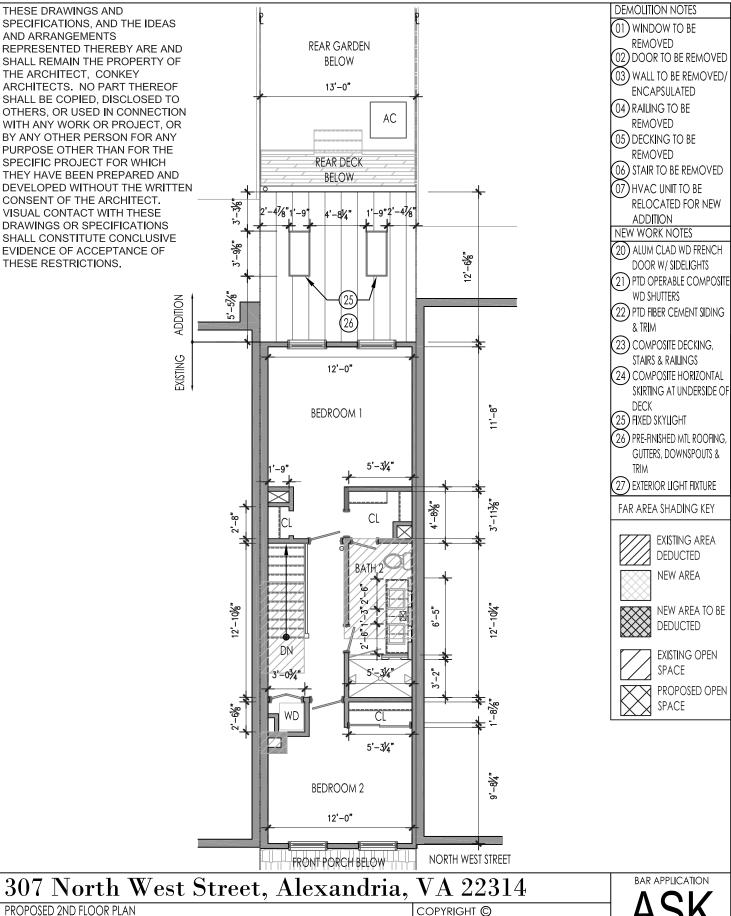
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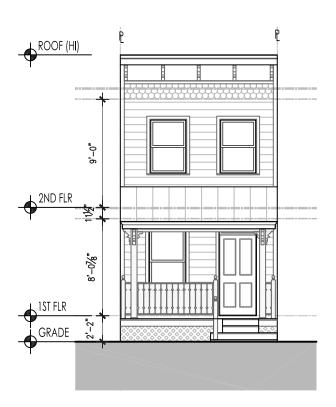
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10 OCTOBER 2025

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Conkey | architects

ASK 2.2A



#### DEMOLITION NOTES

- (01) WINDOW TO BE **REMOVED**
- (02) DOOR TO BE REMOVED
- 03) WALL TO BE REMOVED/ **ENCAPSULATED**
- (04) RAILING TO BE **REMOVED**
- (05) DECKING TO BE **REMOVED**
- (06) STAIR TO BE REMOVED
- 07) HVAC UNIT TO BE RELOCATED FOR NEW **ADDITION**

#### NEW WORK NOTES

- (20) ALUM CLAD WD FRENCH DOOR W/ SIDELIGHTS
- (21) PTD OPERABLE COMPOSITE WD SHUTTERS
- (22) PTD FIBER CEMENT SIDING & TRIM
- (23) COMPOSITE DECKING, STAIRS & RAILINGS
- (24) COMPOSITE HORIZONTAL SKIRTING AT UNDERSIDE OF DECK
- (25) FIXED SKYLIGHT
- 26) PRE-FINISHED MTL ROOFING, GUTTERS, DOWNSPOUTS &
- 27) EXTERIOR LIGHT FIXTURE

307 North	West Street,	Alexandria,	VA~22314
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Reed Smith, Jr. 307 North West Street Alexandria, VA 22314

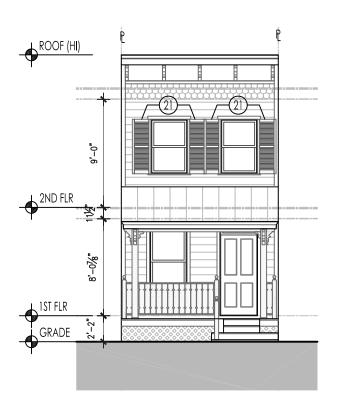
**EXISTING FRONT ELEVATION** 

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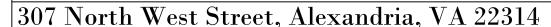


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- (25) FIXED SKYLIGHT
- (26) PRE-FINISHED MTL ROOFING, GUTTERS, DOWNSPOUTS & TRIM
- (27) EXTERIOR LIGHT FIXTURE



Reed Smith, Jr. 307 North West Street Alexandria,VA 22314

PROPOSED FRONT ELEVATION

0' 1' 2' 4' 8'

SCALE: \frac{1}{8}" = 1'-0"

10 OCTOBER 2025

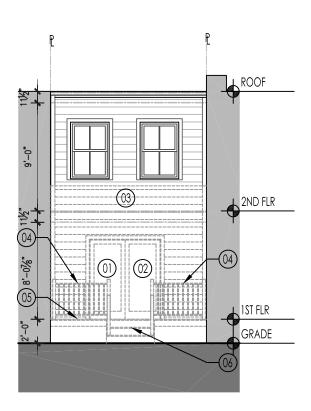
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ASK
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NOT FOR CONSTRUCTION



#### DEMOLITION NOTES

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- (20) ALUM CLAD WD FRENCH DOOR W/ SIDELIGHTS
- 21) PTD OPERABLE COMPOSITE WD SHUTTERS
- 22) PTD FIBER CEMENT SIDING & TRIM
- (23) COMPOSITE DECKING, STAIRS & RAILINGS
- (24) COMPOSITE HORIZONTAL SKIRTING AT UNDERSIDE OF DECK
- (25) FIXED SKYLIGHT
- (26) PRE-FINISHED MTL ROOFING, GUTTERS, DOWNSPOUTS & TRIM
- 27) EXTERIOR LIGHT FIXTURE

307 North West Street, Alexandria, VA 22314

Reed Smith, Jr. 307 North West Street Alexandria, VA 22314 0' 1' 2' 4' 8'

SCALE: \( \frac{1}{8} \) = 1'-0"

10 OCTOBER 2025

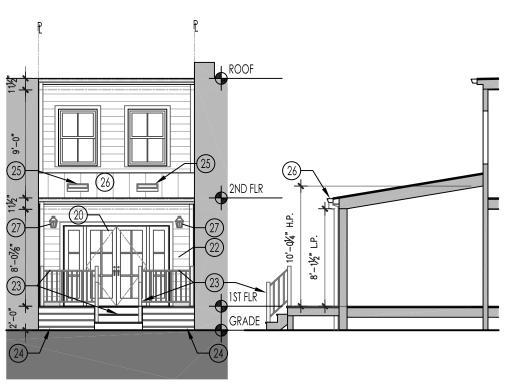
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ARCHITECT: 407 south lee street alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

Conkey | architects

ASK
3.2

NOT FOR CONSTRUCTION



#### DEMOLITION NOTES

- (01) WINDOW TO BE **REMOVED**
- (02) DOOR TO BE REMOVED
- 03) WALL TO BE REMOVED/ **ENCAPSULATED**
- (04) RAILING TO BE REMOVED
- (05) DECKING TO BE **REMOVED**
- 06) STAIR TO BE REMOVED
- 07) HVAC UNIT TO BE RELOCATED FOR NEW **ADDITION**

#### **NEW WORK NOTES**

- (20) ALUM CLAD WD FRENCH DOOR W/ SIDELIGHTS
- (21) PTD OPERABLE COMPOSITE WD SHUTTERS
- (22) PTD FIBER CEMENT SIDING & TRIM
- (23) COMPOSITE DECKING, STAIRS & RAILINGS
- (24) COMPOSITE HORIZONTAL SKIRTING AT UNDERSIDE OF DECK
- 25) FIXED SKYLIGHT
- (26) PRE-FINISHED MTL ROOFING, **GUTTERS, DOWNSPOUTS &**
- (27) EXTERIOR LIGHT FIXTURE

### 307 North West Street, Alexandria, VA 22314 PROPOSED REAR ELEVATION & PARTIAL BUILDING SECTION

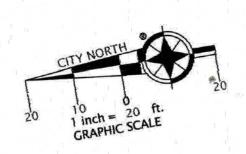
Reed Smith, Jr. 307 North West Street Alexandria, VA 22314

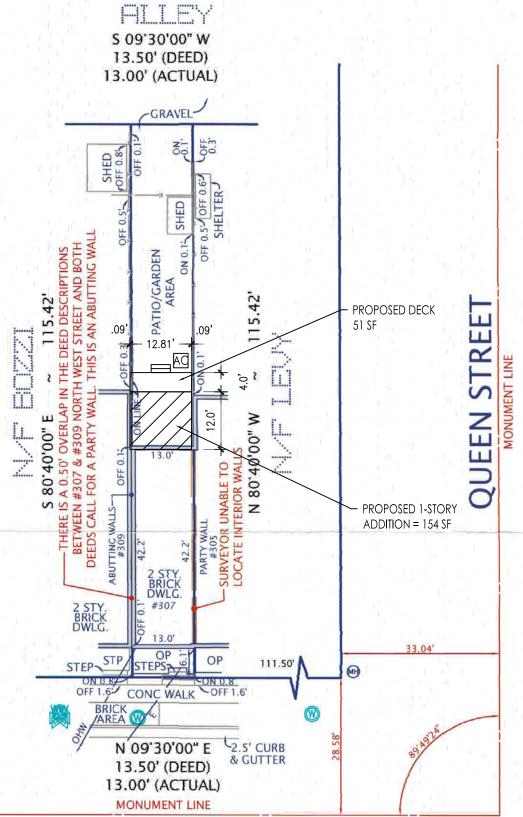
 $SCALE: \frac{1}{8}" = 1'-0"$ 10 OCTOBER 2025 COPYRIGHT © ARCHITECT: 407 south lee street alexandria, va 22314 info@conkeyarchitects.com

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703 . 589 . 4550

BAR APPLICATION NOT FOR CONSTRUCTION





# NORTH WEST STREET

SHOWING HOUSE LOCATION ON

THE PROPERTY LOCATED AT

# **#307 NORTH WEST STREET**

(INST. #110013087)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

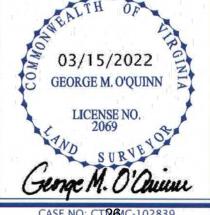
MARCH 15, 2022

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.







8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

CASE NAME: MAHAFFEE, TRUSTEE ~ SMITH

CASE NO: CT26/1C-102839

#220308012

# **FS** Fixed Skylight Technical Product Data Sheet



#### **Description**

 FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

#### Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

#### **Flashings**

- EDL Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitches from 14-85 degrees.
- EDW Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitches from 14-85 degrees.
- EDM Engineered neutral gray flashing for single installation with metal roof (1½"-1¾" max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees.
- EKW Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 3½") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch flashing provided by others.

#### **Interior Accessories**

- FSCH Solar powered Room darkening double pleated shade.
- FSLH Solar powered Light filtering single pleated shade.

#### Type Sign

- Example: FS C01 0004E 01BM05
- · Located on bottom of interior frame.











#### **Standard Sizes**

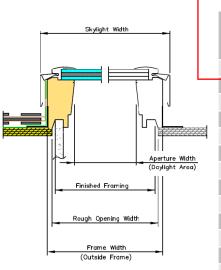
- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

#### Warranty

- Installation 10 years from the date of purchase;
   VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- Skylight 10 years from the date of purchase;
   VELUX warrants that the skylight will be free from defects in material and workmanship.
- Glass Seal 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- Hail Warranty 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- Accessories and Electrical Components 5
  years from the date of purchase; VELUX warrants
  Velux shades and control systems will be free from
  defects in material and workmanship.



#### **Cross Section**



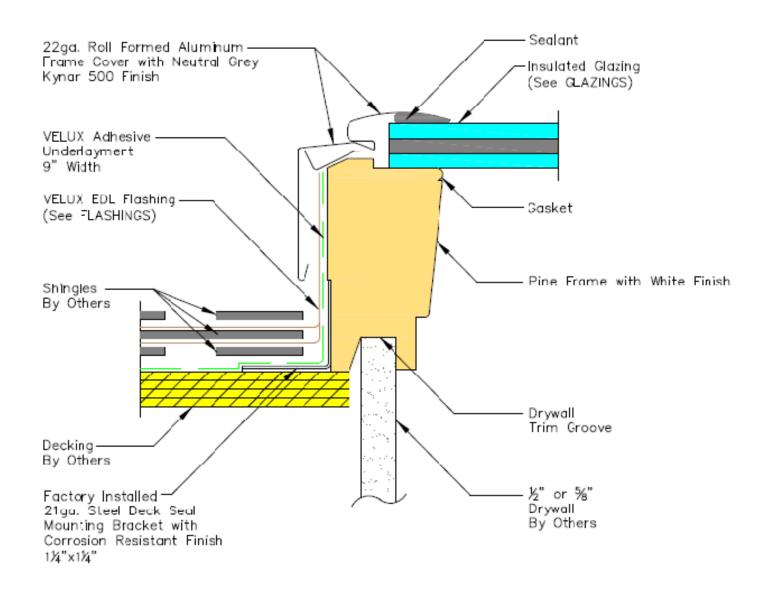
	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
	A06	14 ½	15 1/4	$11^{15}/_{16}$		45 ¾	46 1/4	$42^{15}/_{16}$	47 1/4	3.56
	C01	21	21 ½	$18^{3}/_{16}$	$22^{3}/_{8}$	26 <sup>7</sup> / <sub>8</sub>	$27^{3}/_{8}$	24 <sup>1</sup> / <sub>16</sub>	$28^{3}/_{8}$	3.03
	C04	21	21 ½	$18^{3}/_{16}$	$22^{3}/_{8}$	$37^{7}/_{8}$	$38^{3}/_{8}$	$35^{1}/_{16}$	$39^{3}/_{8}$	4.43
	C06	21	21 ½	$18^{3}/_{16}$	$22^{3}/_{8}$	45 3/4	46 1/4	$42^{15}/_{16}$	47 1/4	5.43
Ź	C08	21	21 ½	$18^{3}/_{16}$	$22^{3}/_{8}$	$54^{7}/_{16}$	$54^{15}/_{16}$	$51^{5}/_{8}$	$55^{15}/_{16}$	6.52
	C12	21	21 ½	$18^{3}/_{16}$	$22^{3}/_{8}$	70 1/4	70 ¾	$67^{7}/_{16}$	71 3/4	8.52
	D26	22 ½	23 ½	$19^{15}/_{16}$	$24^{1}/_{16}$	$22^{15}/_{16}$	$23^{7}/_{16}$	20 1/8	$24^{7}/_{16}$	2.78
	D06	22 ½	23 ½	$19^{15}/_{16}$	$24^{1}/_{16}$	45 ¾	46 1/4	$42^{15}/_{16}$	47 1/4	5.94
	M02	$30^{1}/_{16}$	$30^{9}/_{16}$	27 1/4	$31^{7}/_{16}$	30	30 ½	$27^{3}/_{16}$	31 ½	5.15
	M04	$30^{1}/_{16}$	$30^{9}/_{16}$	27 1/4	$31^{7}/_{16}$	$37^{7}/_{8}$	$38^{3}/_{8}$	$35^{1}/_{16}$	$39^{3}/_{8}$	6.64
	M06	$30^{1}/_{16}$	$30^{9}/_{16}$	27 1/4	$31^{7}/_{16}$	45 ¾	46 1/4	$42^{15}/_{16}$	47 1/4	8.13
	M08	$30^{1}/_{16}$	$30^{9}/_{16}$	27 1/4	$31^{7}/_{16}$	$54^{7}/_{16}$	$54^{15}/_{16}$	51 <sup>5</sup> / <sub>8</sub>	$55^{15}/_{16}$	9.77
	S01	44 1/4	44 3/4	$41^{7}/_{16}$	$45^{9}/_{16}$	$26^{7}/_{8}$	$27^{3}/_{8}$	$24^{1}/_{16}$	$28^{3}/_{8}$	6.92
	S06	44 1/4	44 3/4	$41^{7}/_{16}$	45 <sup>9</sup> / <sub>16</sub>	45 ¾	46 1/4	$42^{15}/_{16}$	47 1/4	12.36

#### **Glazings and Certification**

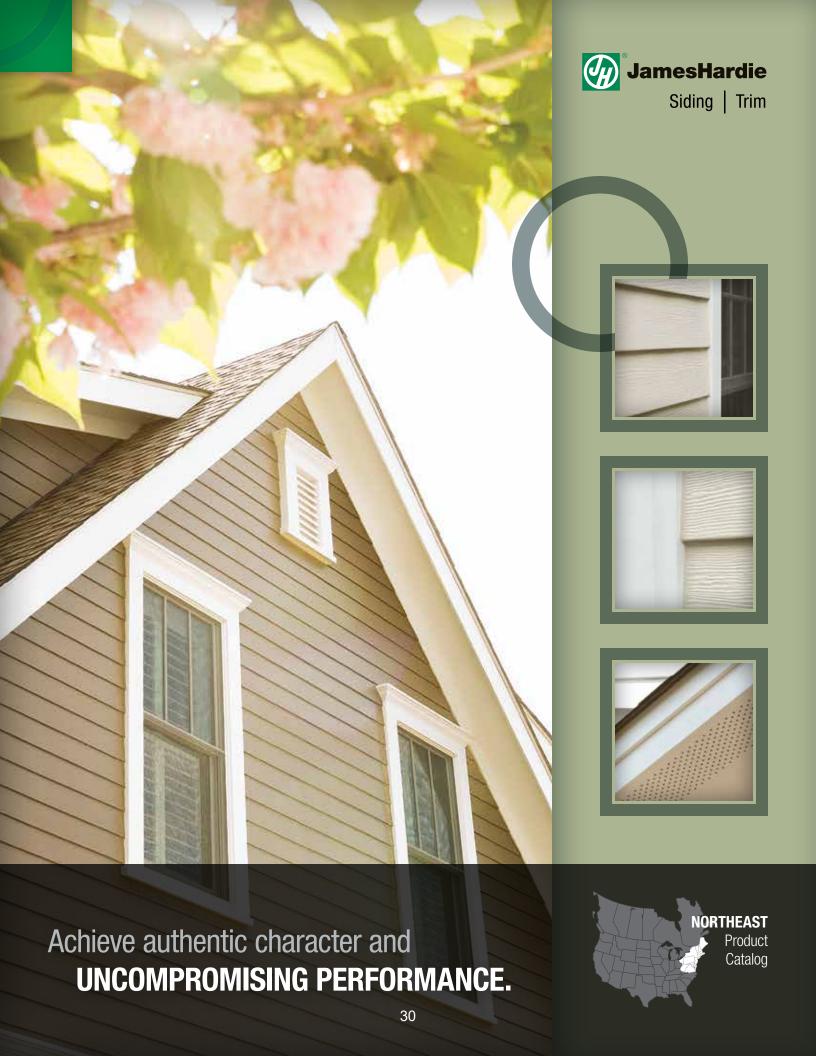
Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-672	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
<b>04 Laminated</b> -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	$\sqrt{}$	$\sqrt{}$	$\sqrt{}$		SK-03
<b>06 Impact</b> – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	V	<b>√</b>	V		SK-14
<b>08 White laminated</b> -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	$\sqrt{}$	$\sqrt{}$	$\checkmark$		SK-03
<b>10 Snowload-</b> 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	<b>V</b>				

Consult with Customer Service for special glazing options.





Corner keys made of ASA Luran in neutral grey finish.



## **Hardie**Plank®

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

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





#### **SELECT CEDARMILL®**

Khaki Brown

Thickness 5/16 in.
Length 12 ft. planks

Width 5.25 in. 6.25 in. 7.25 in. 8.25 in. 4 in. 5 in. 6 in. 7 in. **Exposure** ColorPlus Pcs./Pallet 324 280 252 210 Prime Pcs./Pallet 360 308 252 230 25.0 Pcs./Sq. 20.0 16.7 14.3



#### **SMOOTH**

Countrylane Red

Thickness 5/16 in.

Length 12 ft. planks

5.25 in. 6.25 in. Width 7.25 in. 8.25 in. 6 in. 5 in. 7 in. 4 in. Exposure 252 ColorPlus Pcs./Pallet 280 210 324 Prime Pcs./Pallet 360 308 252 230 Pcs./Sq. 25.0 20.0 16.7 14.3



#### **BEADED CEDARMILL®\***

Light Mist

Thickness 5/16 in.

Length 12 ft. planks
Width 8.25 in.

Exposure 7 in.

ColorPlus Pcs./Pallet 210

Prime Pcs./Pallet 240

Pcs./Sq. 14.3



#### **BEADED SMOOTH\***

Heathered Moss

Thickness 5/16 in.

Length 12 ft. planks
Width 8.25 in.

Exposure 7 in.

ColorPlus Pcs./Pallet 210

Prime Pcs./Pallet 240

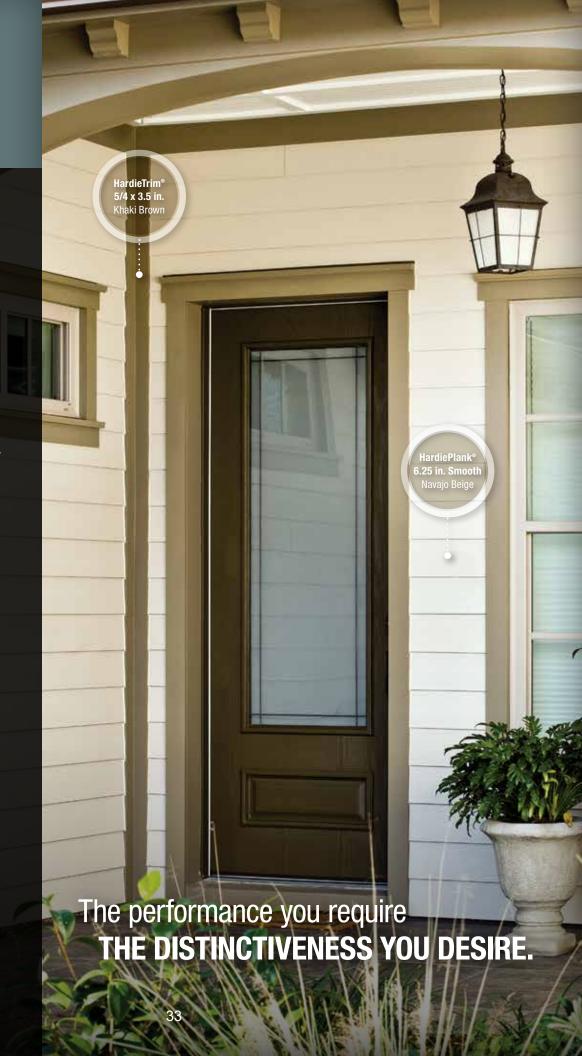
Pcs./Sq. 14.3

<sup>\*</sup>Beaded Cedarmill° and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

## **Hardie**Trim®

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

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



#### **HARDIETRIM® BOARDS**



#### 4/4 NT3® SMOOTH

Arctic White

Thickness .75 in.
Length 12 ft. boards

 Width
 3.5 in.
 5.5 in.
 7.25 in.
 9.25 in.
 11.25 in.

 Pcs./Pallet
 312
 208
 156
 104
 104



#### 5/4 NT3® SMOOTH

Arctic White

Thickness 1 in.

Length 12 ft. boards

 Width
 3.5 in.
 4.5 in.
 5.5 in.
 7.25 in.
 9.25 in.
 11.25 in.

 Pcs./Pallet
 240
 200
 160
 120
 80
 80



#### **CROWN MOULDING**

Arctic White

 Thickness
 .75 in.

 Length
 12 ft. boards

 Width
 3.25 in.
 5.25 in.

 Pcs./Pallet
 50
 48

#### HARDIETRIM® BATTEN BOARDS



#### **RUSTIC GRAIN®**

Arctic White

Thickness .75 in.

Length 12 ft. boards

Width 2.5 in.

Pcs./Pallet 437



Thickness .75 in.

Length 12 ft. boards

Width 2.5 in.

Pcs./Pallet 437

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

# Visual Comfort & Co.

# ELECTRIC EXTERIOR LANTERNS

#### OL14403TXB: Medium Lantern



Collection: Galena

Featured in the decorative Galena collection

3 Torpedo Candelabra 60 watt light bulbs

clear glass plates

cETL listed for wet locations

A great choice for your do-it-yourself project

UPC #:014817629408

Finish: Textured Black (TXB)

#### **Dimensions:**

Width: 9.5" Extends: 10.75'

 Height:
 19.0"
 Wire: 8" (color;Black/White)

 Weight:
 7.2 lbs.
 Mounting Proc.: Cap Nuts

 Connection:
 Mounted To Box

#### **Bulbs:**

3 - Candelabra Torpedo 60.0w Max. 120v Not included

#### Features:

- · Easily converts to LED with optional replacement lamps
- · Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

#### **Material List:**

1 Body - Stainless Steel - Textured Black

#### Safety Listing:

Safety Listed for Wet Locations

#### **Instruction Sheets:**

Trilingual (English, Spanish, and French) (OL14403-OL14404)

#### Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	4			7.88	9.25					

#### **Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down		
Back Plate	5.0	4.5	0.75		7.75			

#### **Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL14403TXB	1	014817629408	22.3	14.0	13.5	2.44	9.4	0	Yes
Master Pack	OL14403TXB	0	10014817629405							No









# ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door combines a classic single- and double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide and 9 feet high, and if a more streamlined look is desired, choose our short bottom rail option with sleek 4 ¾ inch wood surround on all sides.



OUTSWING INTERIOR WITH TALL BOTTOM RAIL



ARCH TOP INSWING INTERIOR WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH SHORT BOTTOM RAIL



INSWING EXTERIOR WITH SHORT BOTTOM RAIL

37

# **EXTERIOR FINISH OPTIONS**

STONE WHITE

**COCONUT CREAM** 

**SIERRA WHITE** 

CASHWERE

**PEBBLE GRAY** 

**HAMPTON SAGE** 

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

**EBONY** 

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

**CUSTOM COLOR: ANY COLOR YOU WANT** 

COLOR TO BE FROM MANUFACTURER'S STD RANGE OF COLORS

### EXTRUDED ALUMINUM

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

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

### **WOOD SPECIES**

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

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





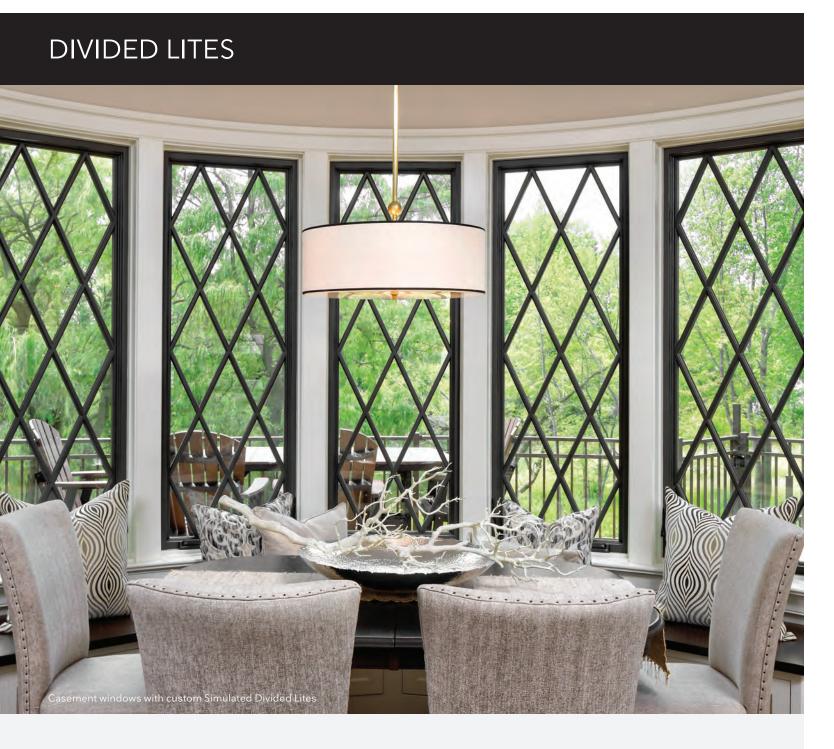
Ultimate Double Hung G2 window in Ebony

Ultimate Double Hung G2 window in Suede



91

 $_{\circ 0}$ 



### DIVIDED LITES

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



### SIMULATED DIVIDED LITE (SDL)

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



### AUTHENTIC DIVIDED LITE (ADL)

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



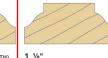
### **GRILLES-BETWEEN-THE-GLASS (GBG)**

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























39

### STICKING AND PROFILES

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







SQUARE STICKING

SQUA

70



### **SCREENS**

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

### CASEMENT SCREEN OPTIONS



#### **RETRACTABLE SCREEN**

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



### INSWING CASEMENT SCREEN

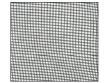
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.



### WOOD SCREEN SURROUND

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

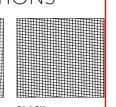
# SCREEN MESH OPTIONS

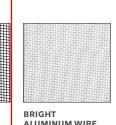


CHARCOAL FIBERGLASS

CHARCOAL

ALUMINUM WIRE









BLACK BRIGHT BRIGHT
ALUMINUM WIRE ALUMINUM WIRE BRONZE WIRE

HI-TRANSPARENCY

### DOUBLE HUNG SCREEN OPTIONS





#### **RETRACTABLE SCREEN**

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



### **FULL OR HALF SCREEN**

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

### DOOR SCREEN OPTIONS





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



### STANDARD SWINGING SCREEN DOOR

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



### **ULTIMATE SLIDING SCREEN DOOR**

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

## DOUBLE HUNG STORM OPTIONS



# TWO-LITE WOOD STORM SASH OR SCREEN

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



### STORM AND SCREEN COMBINATIONS

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



### **ENERGY PANEL**

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



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



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

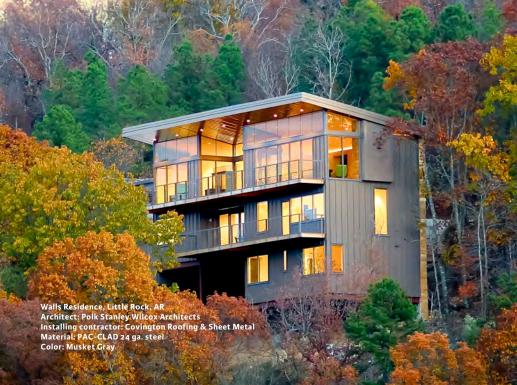
#### SCENIC DOOR SLIDING SCREEN (SHOWN ON LEFT)

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











### AN ELEGANT PALETTE

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



### Premium Colors —



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



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

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

### SEE IT ON YOUR HOME TODAY

Drop a photo of any home into our online visualization tool to see how

Petersen's PAC-CLAD products will look on it. Visit pac-clad.com and click on

PAC E-Tools to work with the visualizer. Or, ask your contractor for assistance.

# Metal Roofing

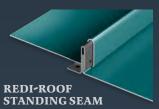


**SNAP-CLAD** 



PAC-150 90° SINGLE LOCK

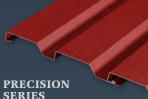




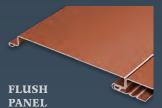
# Siding



PRECISION SERIES HWP



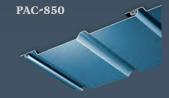
SERIES HIGHLINE 16-C



REVEAL PANEL

# Soffit Panels





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

BEAUTIFUL PROFILES

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



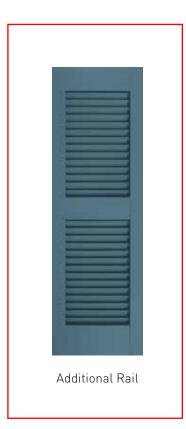


# Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.



Standard





Faux Tilt Rod





Custom Top or Bottom Rail Sizes



Solid Arch Top



Horns



Rabbeted Edge

47

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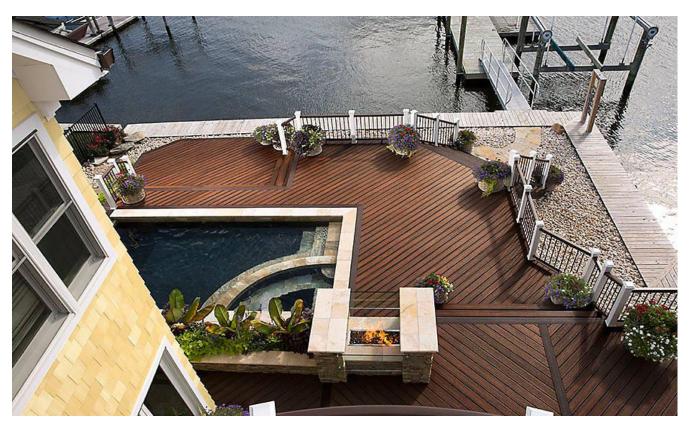
### CRDER A SAMPLE »



Explore Products > Composite Decking > Transcend® Composite Decking

# TRANSCEND® COMPOSITE DECKING

SHARE: Save SAVE Like 3.2K Share Tweet



# TREX TRANSCEND® DECKING IN SPICED RUM AND TRANSCEND® RAILING IN CLASSIC WHITE AND VINTAGE LANTERN

This deck in Spiced Rum showcases the unrivaled durability and wood-grain beauty of Trex Transcend® decking.



















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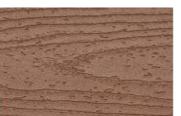


### TORDER A SAMPLE »

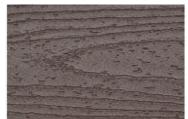












PORCH COLORS







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TORDER A SAMPLE »



### 1" SQUARE EDGE BOARD

### **ACTUAL DIMENSIONS**

- » .94 in x 5.5 in x 12 ft (24 mm x 140 mm x 365 cm)
- » .94 in  $\times$  5.5 in  $\times$  16 ft (24 mm  $\times$  140 mm  $\times$  487 cm)
- » .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm)

Our square edge boards install traditionally like wood-with deck screws