ISSUE:	Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition.
APPLICANT:	Habitat Homes LLC (Paramjit Mahney)
LOCATION:	Old and Historic Alexandria District 209 Wolfe Street
ZONE:	RM/Residential Townhouse Zone

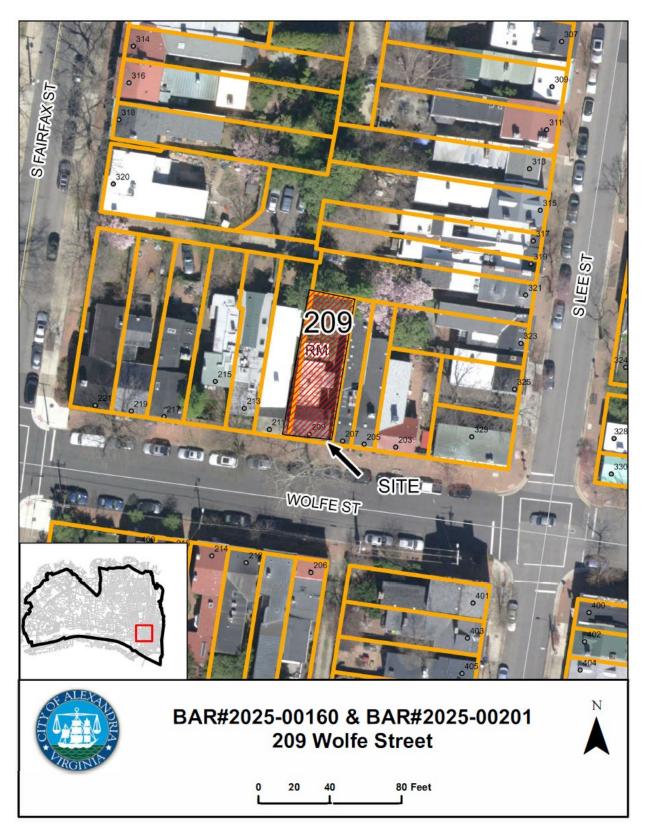
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations and addition with the following conditions:

- 1. That the front/south elevation windows be single glazed.
- 2. That the applicant work with staff to investigate the existence of historic siding on the property's main block.

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.
- 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.
- 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</u> <u>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 (BAR #2025-00160) and Certificate of Appropriateness (BAR #2025-00201) 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 Certificate of Appropriateness to demolish the existing rear/north wall of the two-story ell, portions of the second-story ell wall east elevation, and the one-story addition at the property's rear to add a three story and a two-story addition, as well as alterations, at 209 Wolfe Street.

Permit to Demolish/Capsulate

The applicant is requesting approval to demolish the rear two-story ell wall and portions of the east elevation ell wall second-story, as well as the one-story addition (Figure 1) to build a larger two-story and a three-story addition. The applicant also requests approval for the demolition of the rear stack chimney.

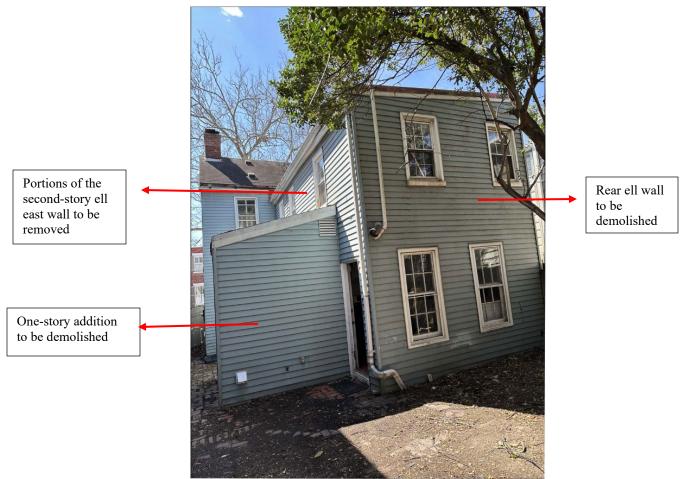


Figure 1 - Rear portions of the building to be demolished.

Certificate of Appropriateness

The applicant is requesting approval for:

- Replace all windows with Marvin Ultimate SDL windows.
- Replace the entrance door with a six-panel wood door.
- Replace all shutters with operational Atlantic Premium louvered colonial wood shutters.
- Replace the existing vinyl siding at the rear ell and sides with synthetic smooth siding and repair as needed the existing wood siding on the main block.
- Replace the existing asphalt shingle roof with a new metal roof.
- Replace the east wood gate with a new metal gate similar to the existing gate on the west side of the property.
- Install two light fixtures by the entrance door.
- Replace the basement window on the front/south elevation.

Site context

The subject property sits on the north side of the 200 Block of Wolfe Street. There is no public alley running adjacent or behind the property. The rear of the property (including the stack chimney) is not visible from any public way, therefore, not under the BAR purview.

II. <u>HISTORY</u>

The two-story, three bay, Colonial Revival property at 209 Wolfe Street was built **between 1885** and 1891 when it first appears in the Sanborn map. According to Ethelyn Cox, *Historic Alexandria Virginia Street by Street*: "211, 209, 207, 205, 203. Houses at 211 and 209 probably built by George Swain, who bought the lot of 211 in April 1839 for \$125, and that of 209 in December 1820 for \$160... House at 209 remained in the Swain family until after 1896." She doesn't include a tentative construction date, but it's probably somewhat soon after the 1820 land purchase."

On the 1891 Sanborn map there is a small, one-story addition on the east side of the rear ell, which disappears from the 1896 map just to appear again on the 1902 Sanborn map. The property's footprint hasn't changed ever since.

Previous BAR Approvals

Aluminum siding on west elevation approved on 10/18/1981. Staff couldn't locate any other BAR approval for the property.

III. <u>ANALYSIS</u>

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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 portions of the wall areas 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. Furthermore, the Board routinely approves changes to the rear of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Certificate of Appropriateness

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. The Boards generally prefer addition designs that are respectful of the existing structure, and which seek to be background statements, or which echo the design elements of the existing structure." Furthermore, "...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th [21st] century while still being compatible with the historic character of the districts." In evaluating the compatibility of new construction, the Board generally focuses on

height, scale, mass and architectural character, while also reviewing material selection, fenestration and architectural detailing on a more micro level. Even though the proposed addition is massive and a towering three-story high, staff finds that it will be minimally visible from Wolfe Street, since it will set back 41' from the main elevation property line (Figure 2) and there is no alley running adjacent to the property. The additions will be seen to the passerby from the approximately 3' wide corridors on both sides of the property (Figure 3 and 4), which is acceptable. The additions do not diminish or detract from the historic character of the main historic building or the historic district.

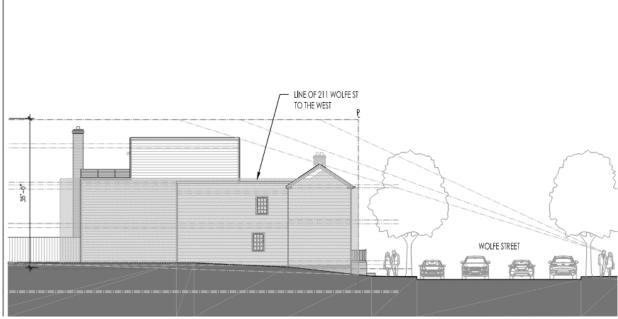


Figure 2 - Visibility diagram



Figure 3 and 4 - Visibility of the property's east and west sides.

In addition, *Design Guidelines* state that "A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made." Staff has no objection to the proposed replacement of the entrance door, shutters, and roof since they are not original and the applicant is proposing the appropriate historic materials and design. However, the BAR policy requires window replacements on the front elevation on Early buildings be single glazed. Staff has no objection to the proposed gate and light fixtures as well.

Therefore, with the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, 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 demo and encapsulation will comply with Zoning. Proposed rear addition will comply with Zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 According to *Historic Alexandria, Virginia Street by Street* (1976) by Ethelyn Cox, the property at 209 Wolfe Street was built by George Swain in the 1820s. In 1984, Alexandria Archaeology conducted test excavations in the north yard of the property. The excavation generated a collection of nineteenth and twentieth-century materials, and

archaeologists identified a likely well in the northeast corner of the yard. The property received an archaeological site number, 44AX56 at that time. The proposed undertaking is not expected to impact the possible well.

- R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. <u>ATTACHMENTS</u>

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment, if applicable
- Any other supporting documentation

BAR Case # _BAR2025-00160 & BAR2025-00201

ADDRESS OF PROJECT:			
DISTRICT: Old & Historic Alexandria 🛛 Parker – Gray 🗌 100 Year Old Building			
TAX MAP AND PARCEL:ZONING:			
APPLICATION FOR: (Please check all that apply)			
CERTIFICATE OF APPROPRIATENESS			
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH (Required if more than 25 square feet of a structure is to be demolished/impacted)			
WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)			
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)			
Applicant: Property Owner Business (Please provide business name & contact person)			
Name:			
Address:			
City: State: Zip:			
Phone:E-mail:			
Authorized Agent (if applicable):			
Name: Phone:			
E-mail:			
Legal Property Owner:			
Name:			
Address:			
City: State: Zip:			
Phone: E-mail:			
Yes No Is there an historic preservation easement on this property? Yes No If yes, has the easement holder agreed to the proposed alterations? Yes No Is there a homeowner's association for this property? Yes No If yes, has the homeowner's association approved the proposed alterations?			

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

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

NEW CONSTRUCTIO	DN .		
EXTERIOR ALTERAT	ION: Please check all that app	oly.	
🗌 awning	fence, gate or garden wall	HVAC equipment	shutters
🗌 doors	🗌 windows	🗌 siding	Shed shed
🗌 lighting	pergola/trellis	painting unpainted masonry	
other	-		
ADDITION			
DEMOLITION/ENCAPSU	JLATION		
SIGNAGE			
DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may			
	EXTERIOR ALTERAT awning doors lighting other ADDITION DEMOLITION/ENCAPSL SIGNAGE	awning fence, gate or garden wall doors windows lighting pergola/trellis ADDITION DEMOLITION/ENCAPSULATION SIGNAGE	EXTERIOR ALTERATION: Please check all that apply. awning fence, gate or garden wall HVAC equipment doors windows siding lighting pergola/trellis painting unpainted masonry other ADDITION DEMOLITION/ENCAPSULATION

be attached).

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

N//

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.

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, window	ws,
	doors, lighting, fencing, HVAC equipment and walls.	

- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.

Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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:	a	
Printed Name:	Karen Conkey	
Date: 4/23/20	025	

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

<u>1. Applicant.</u> 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. Habitat Homes LLC		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 209 Wolfe Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Habitat Homes LLC		100%
2.		
3.		

3. <u>Business or Financial Relationships.</u> 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.

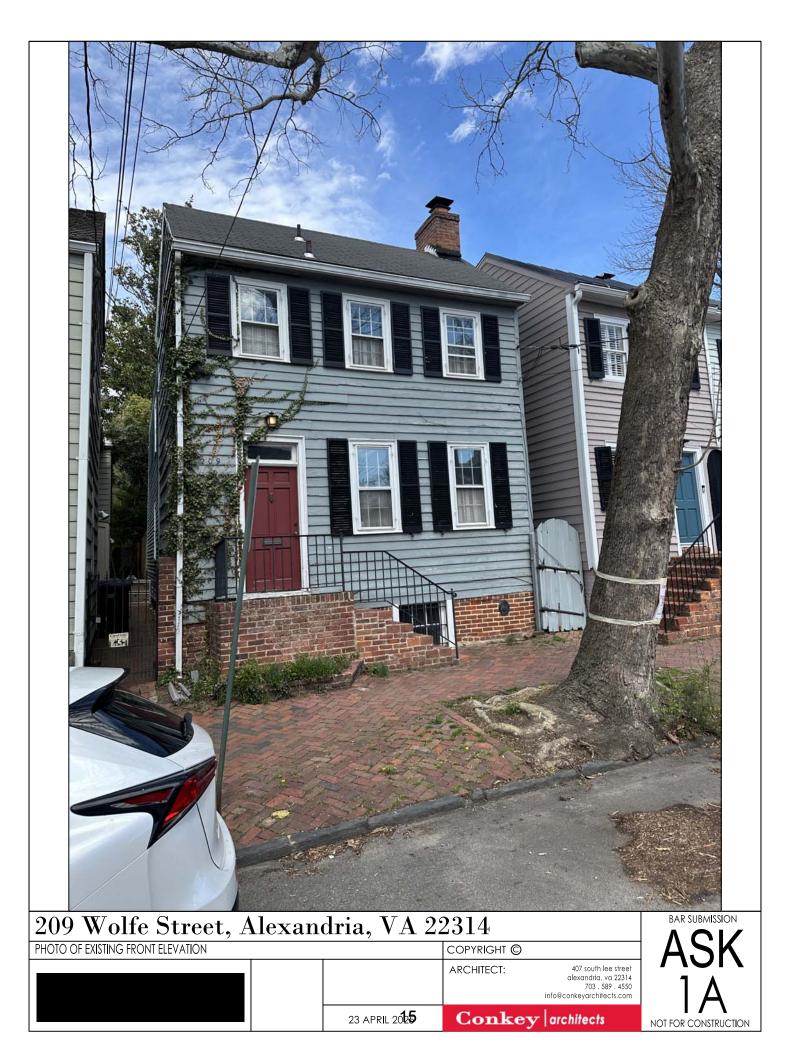
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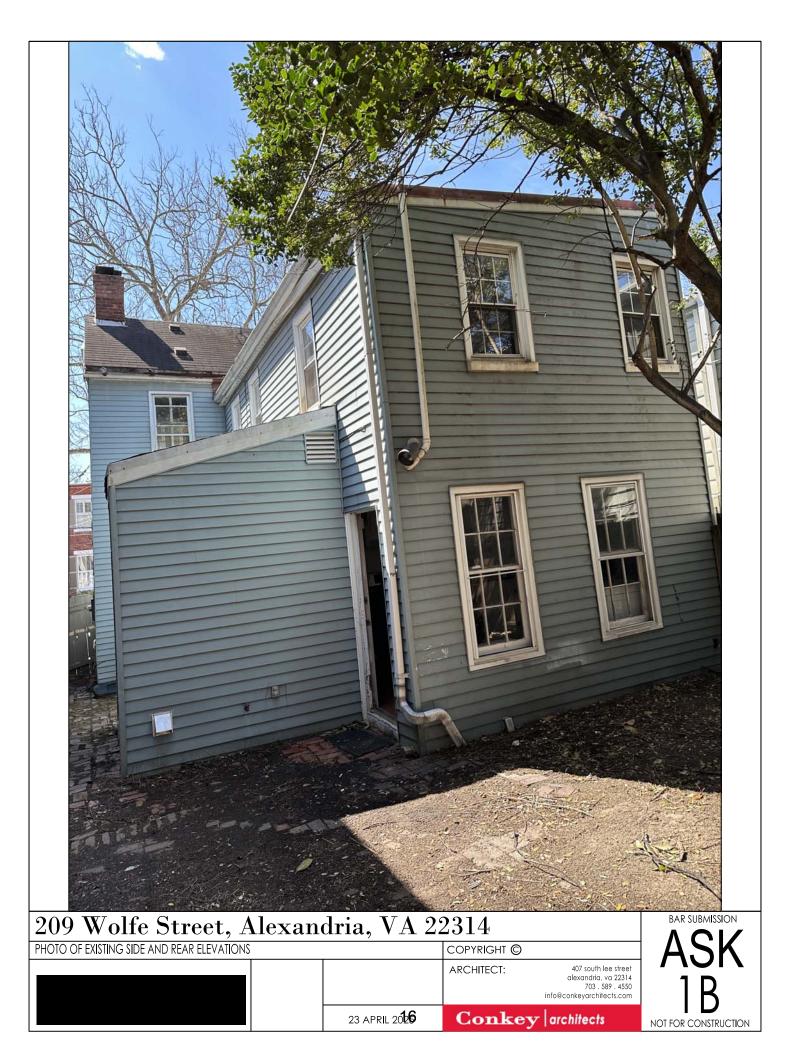
Signature

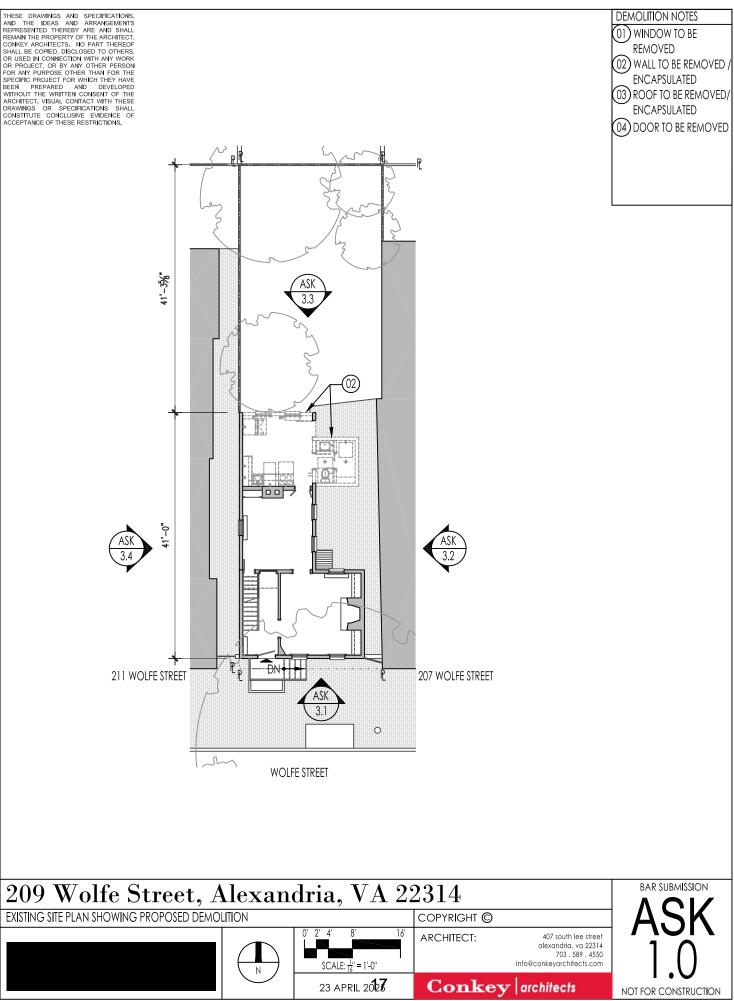
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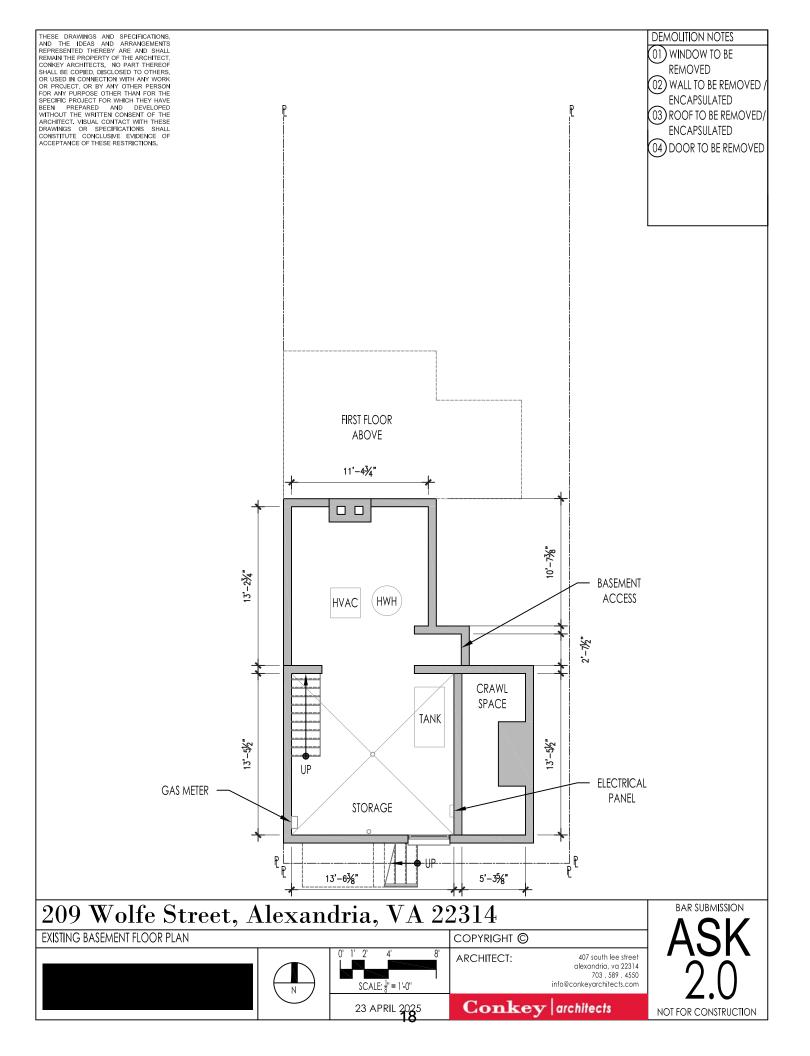
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Karen Conkey Printed Name

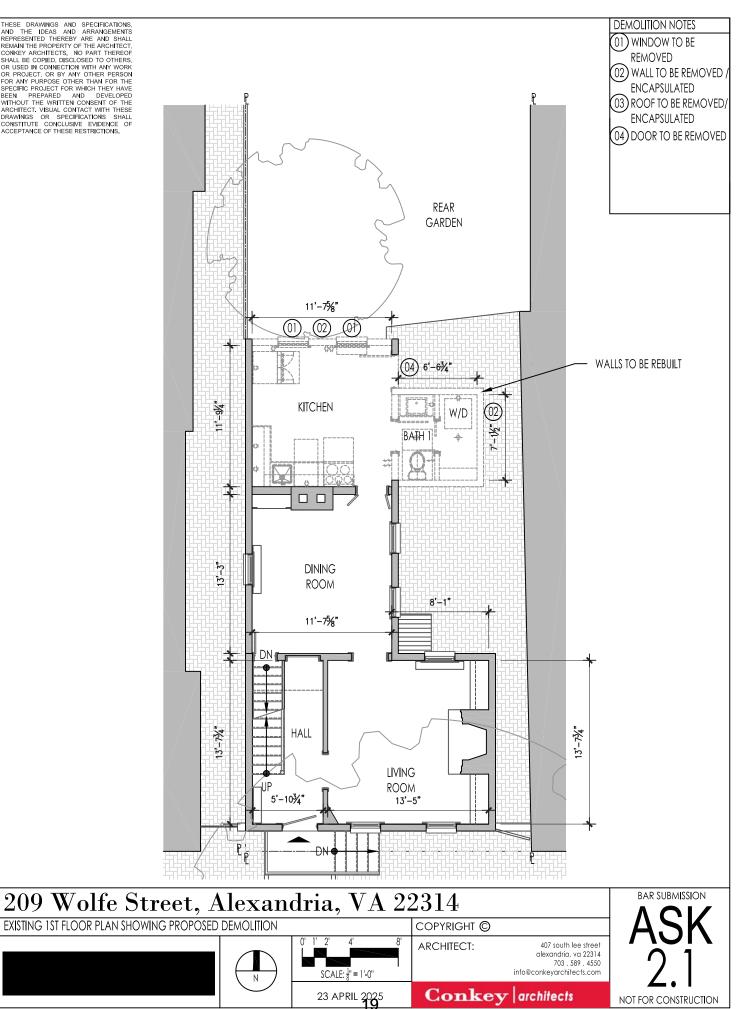




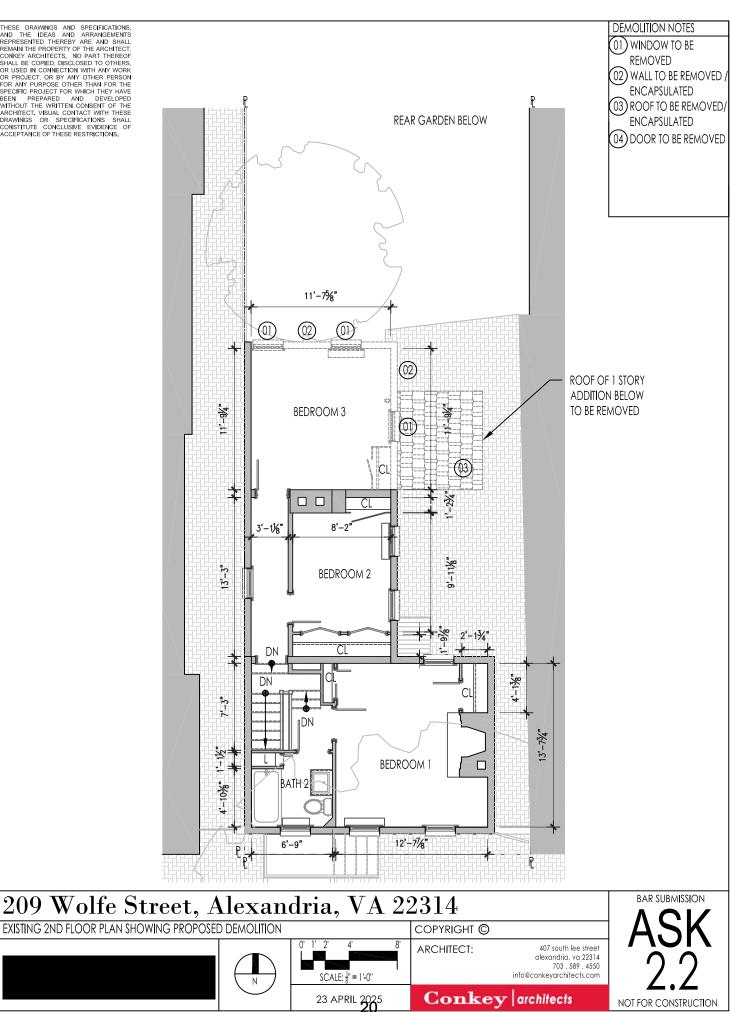


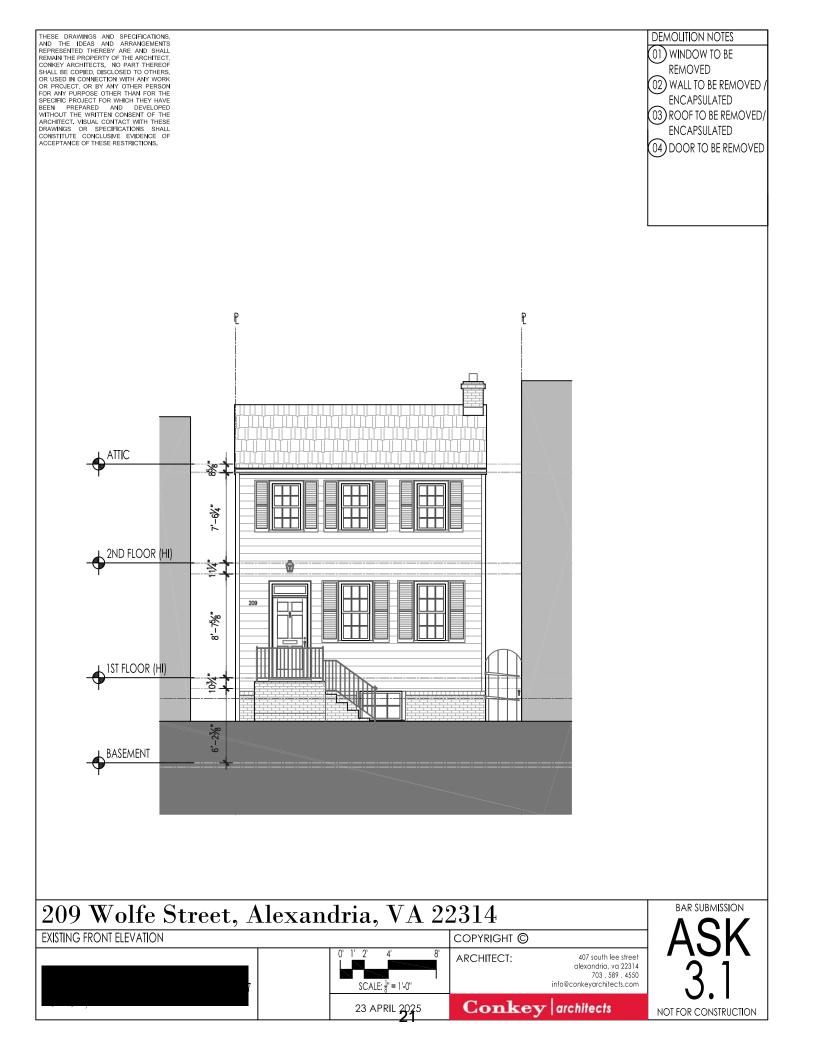


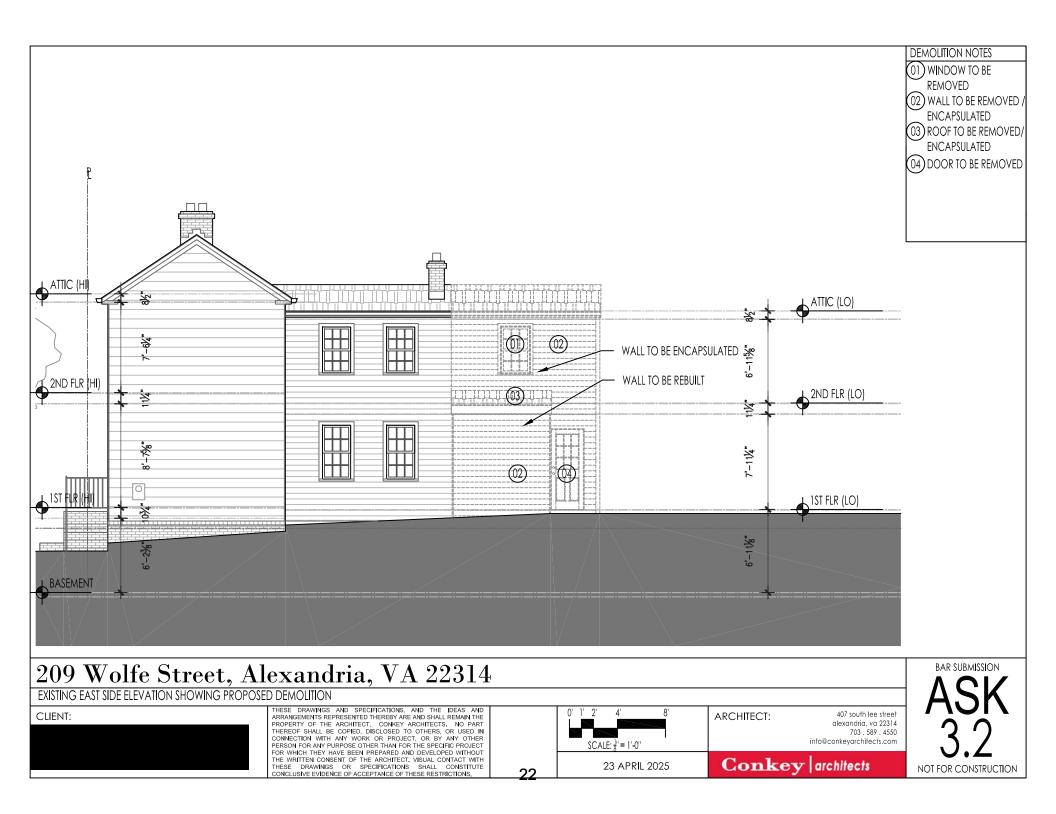
THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS, NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

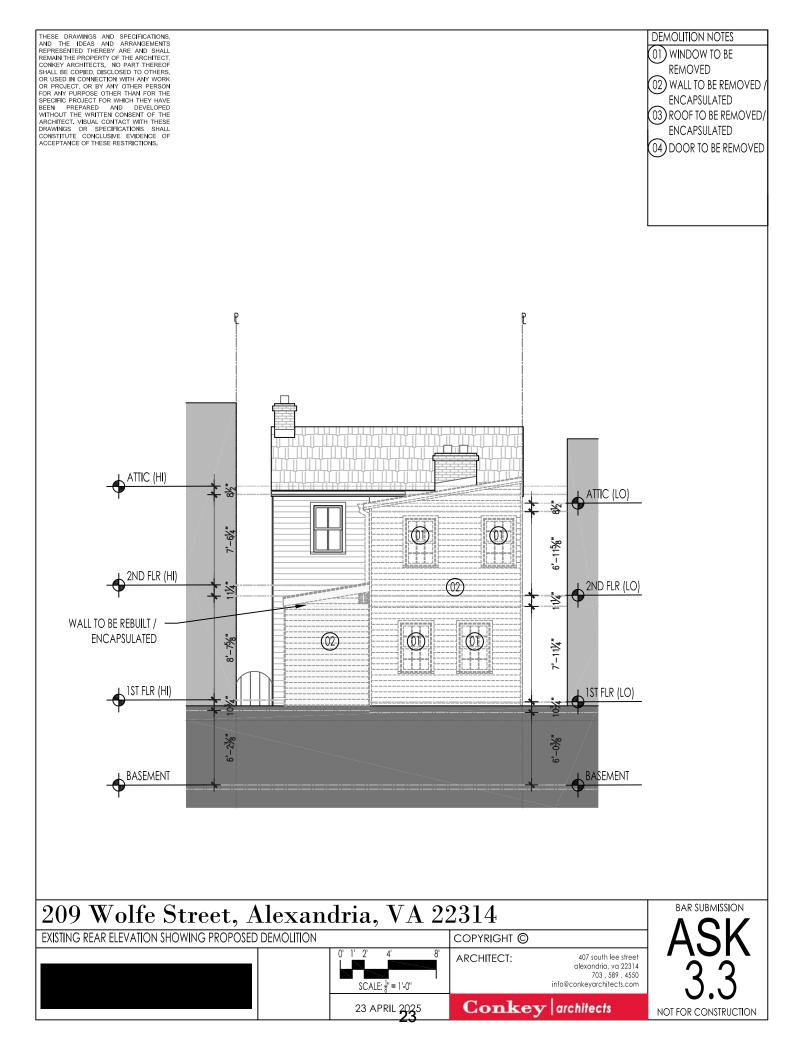


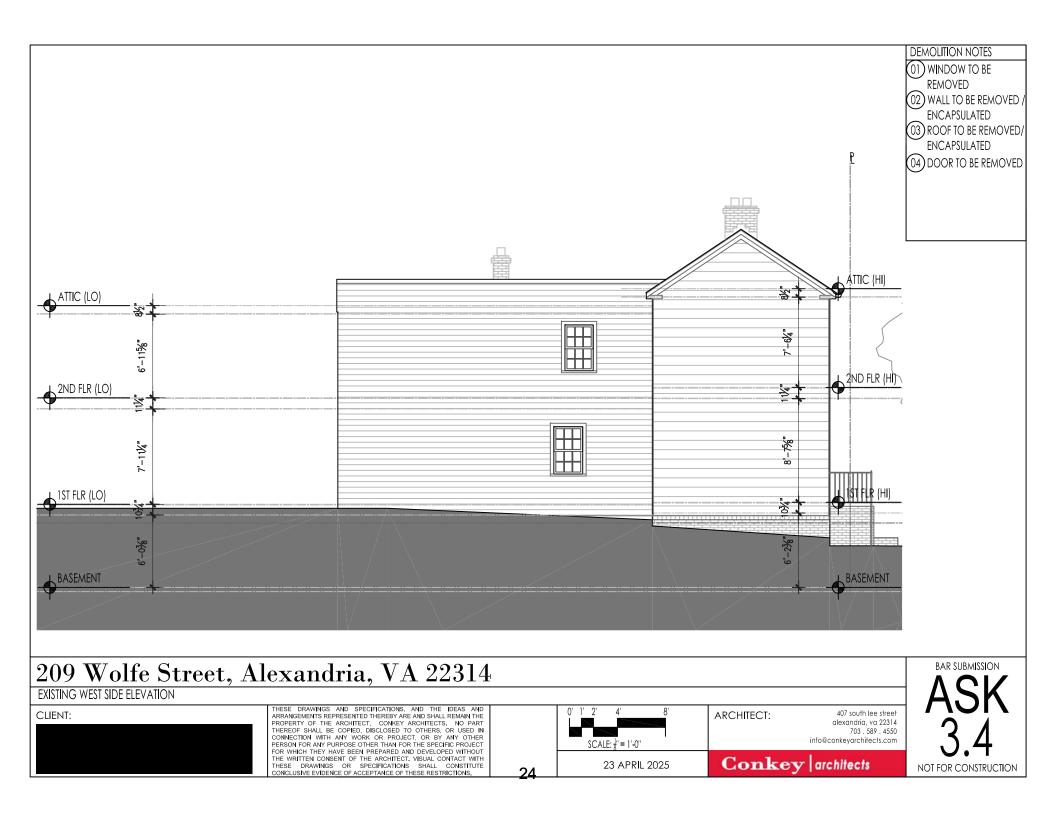
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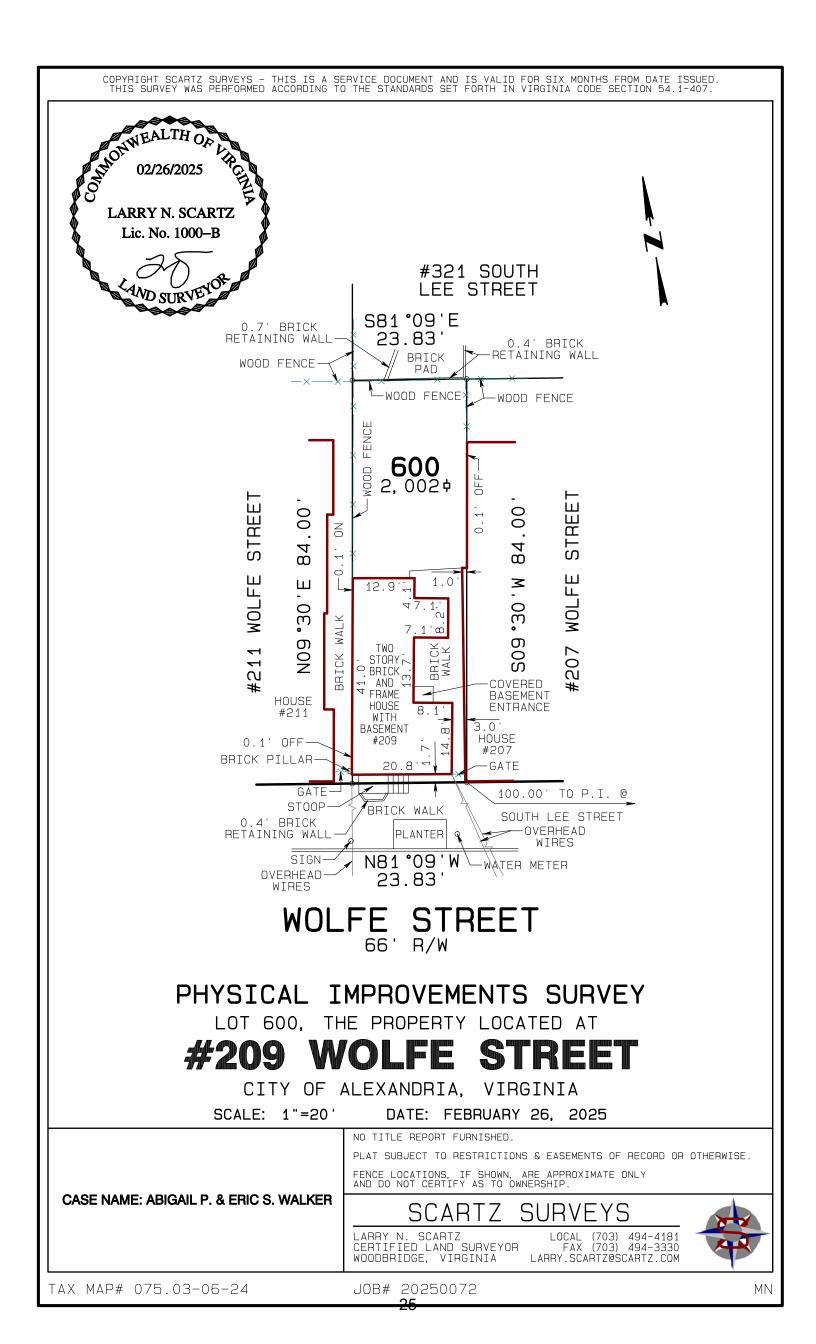


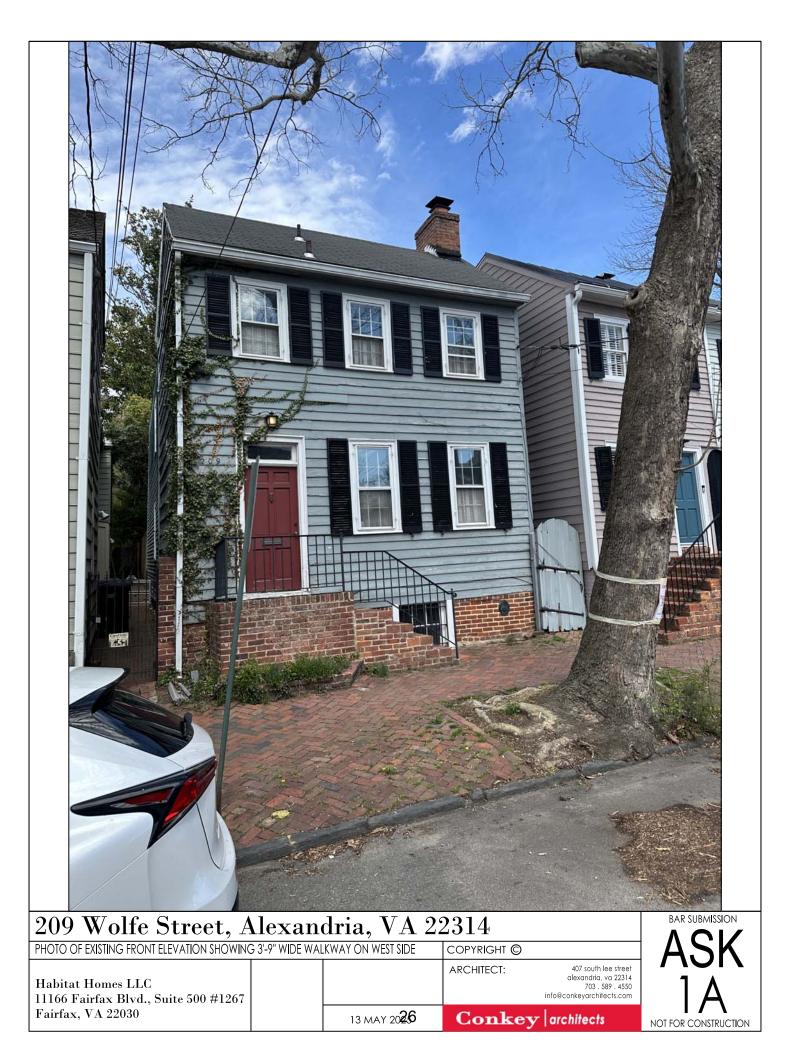


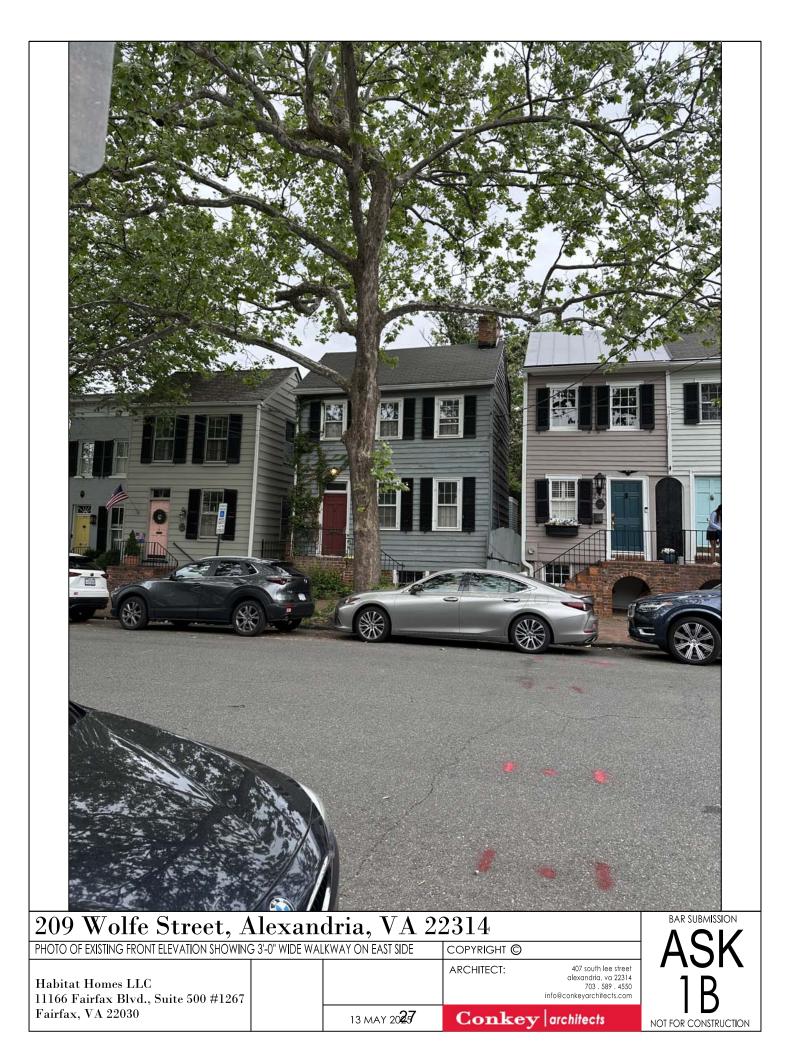


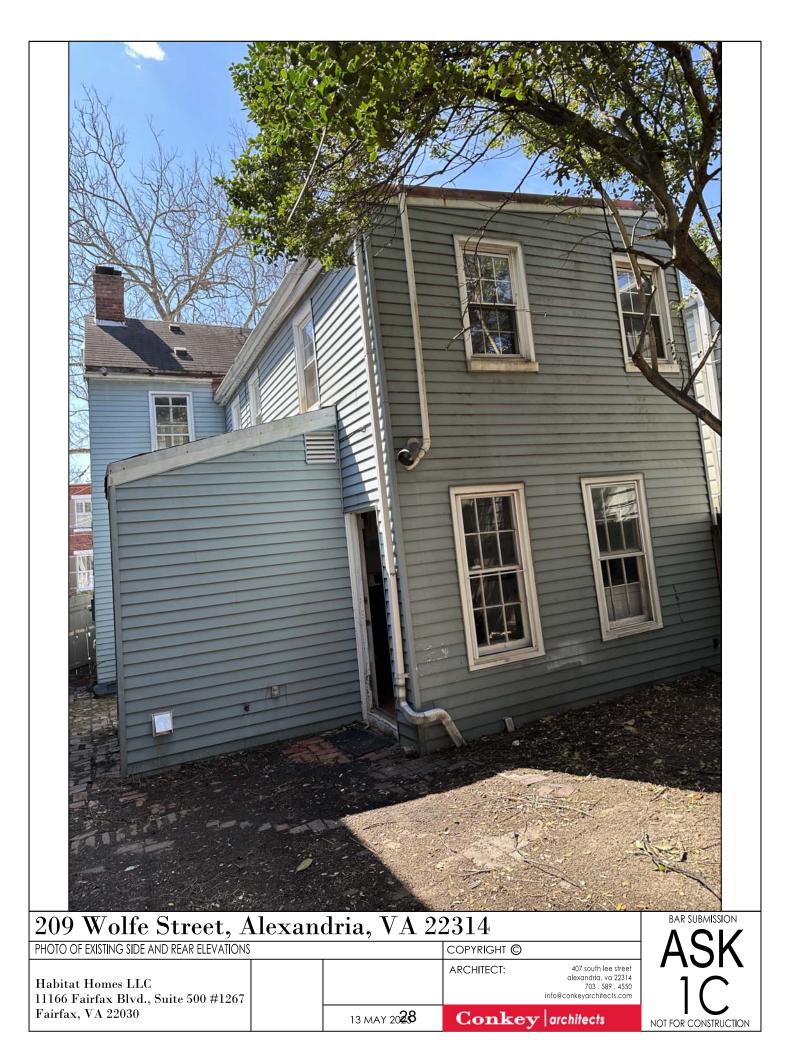


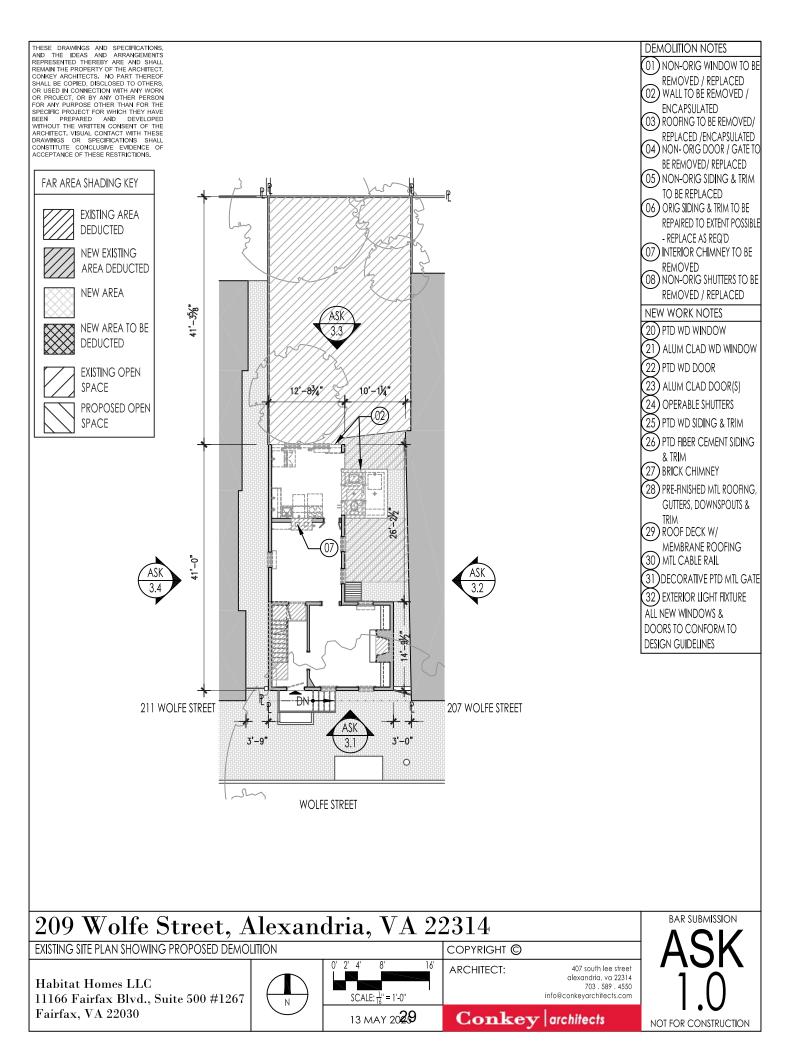


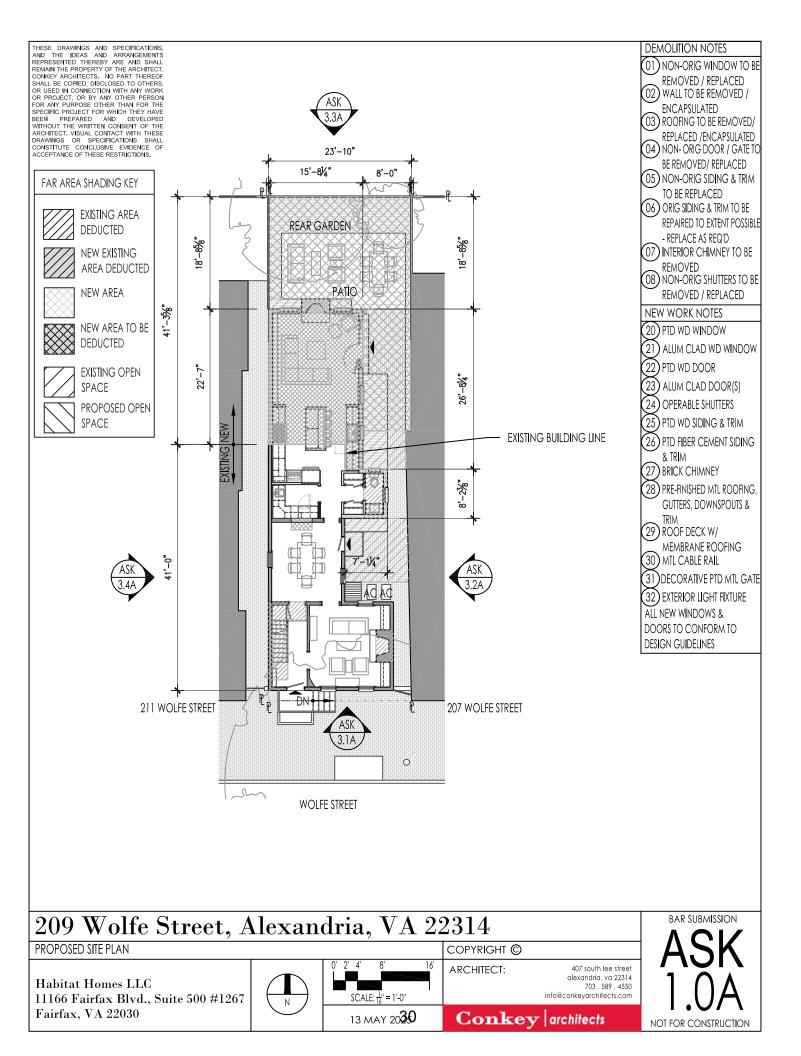


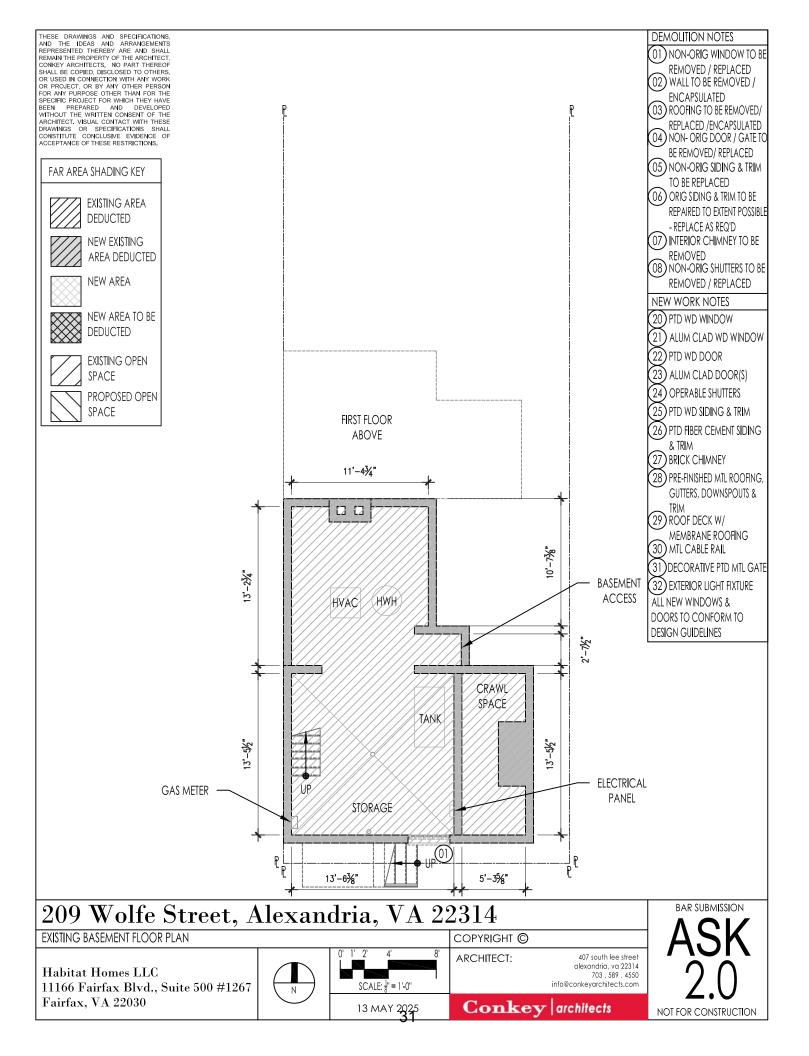


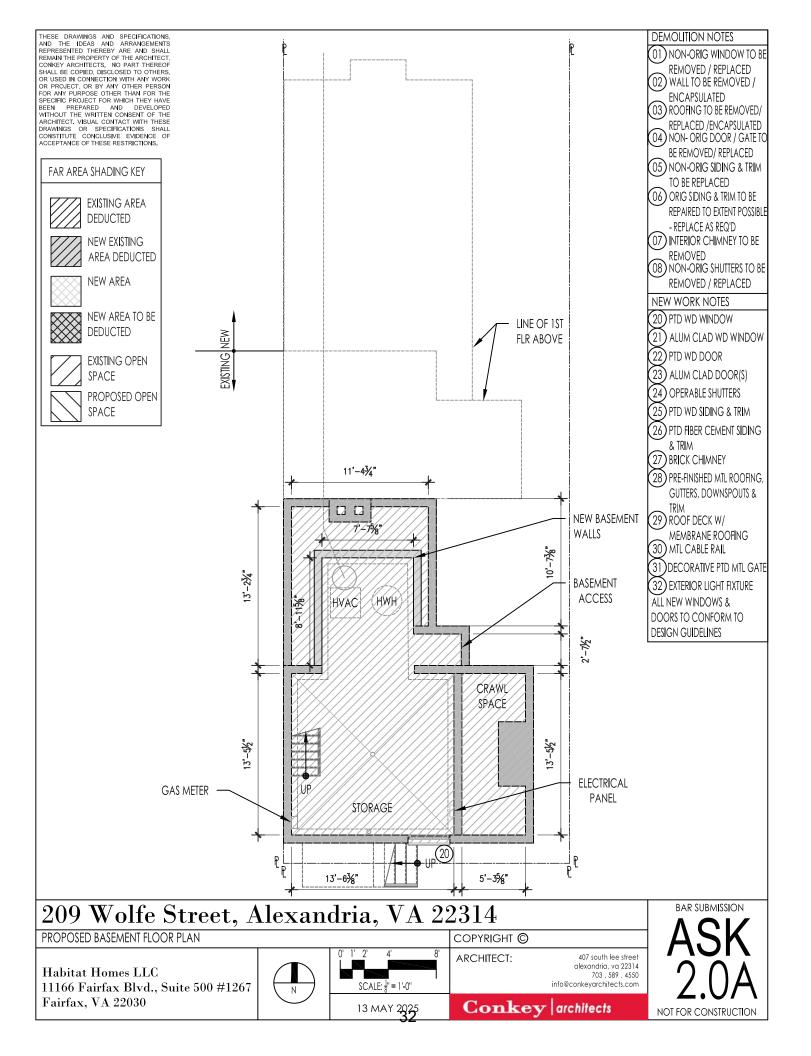


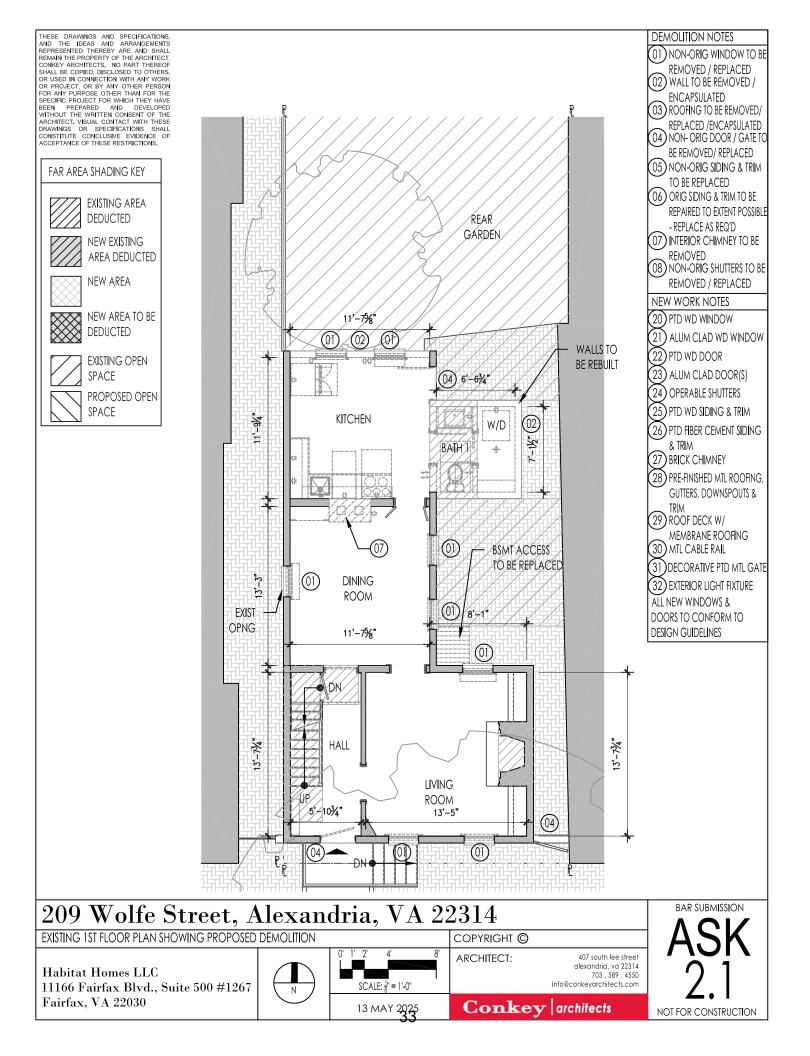


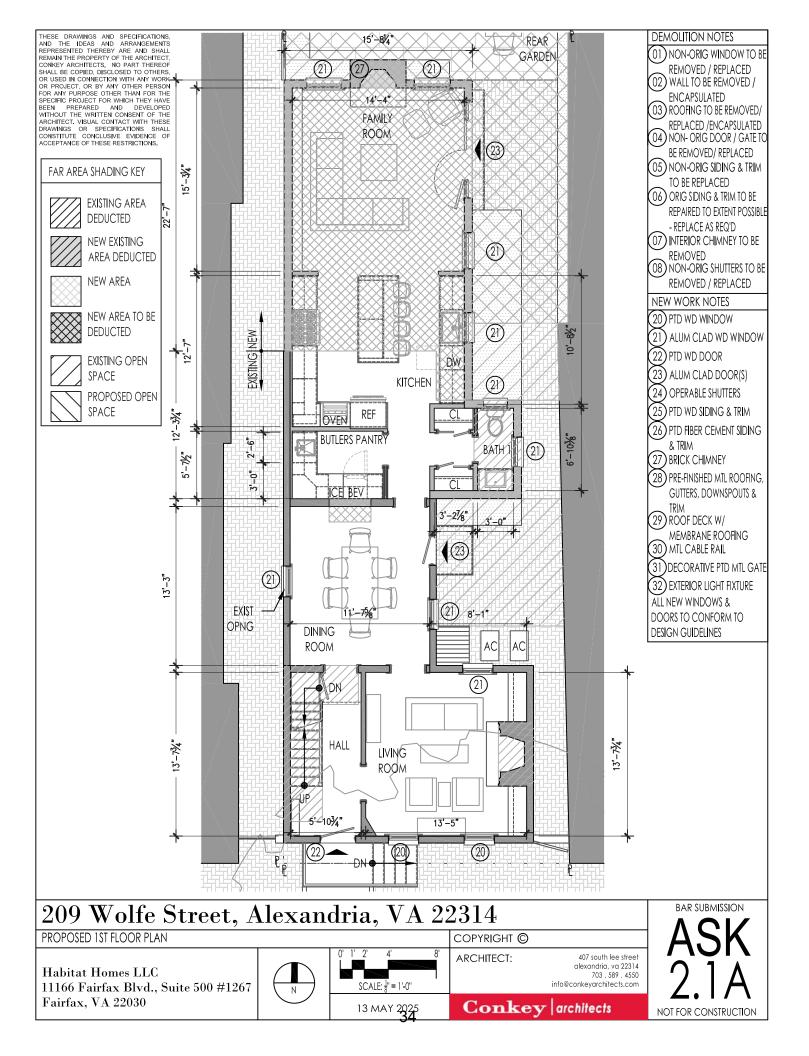


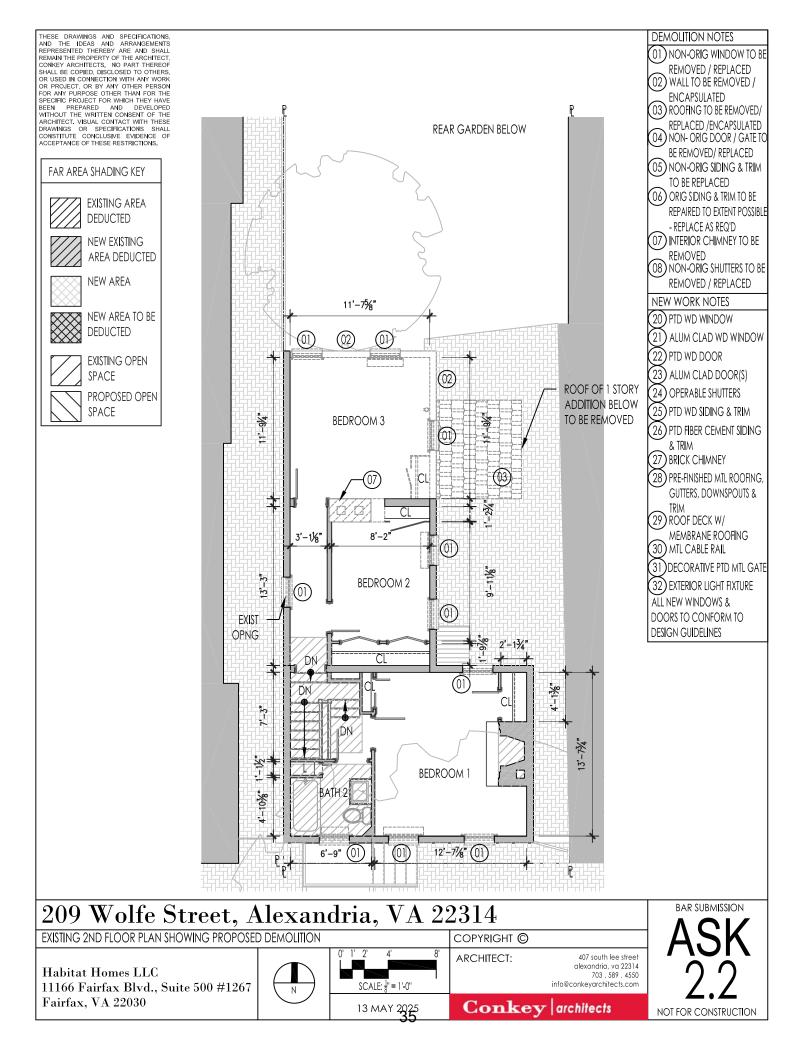


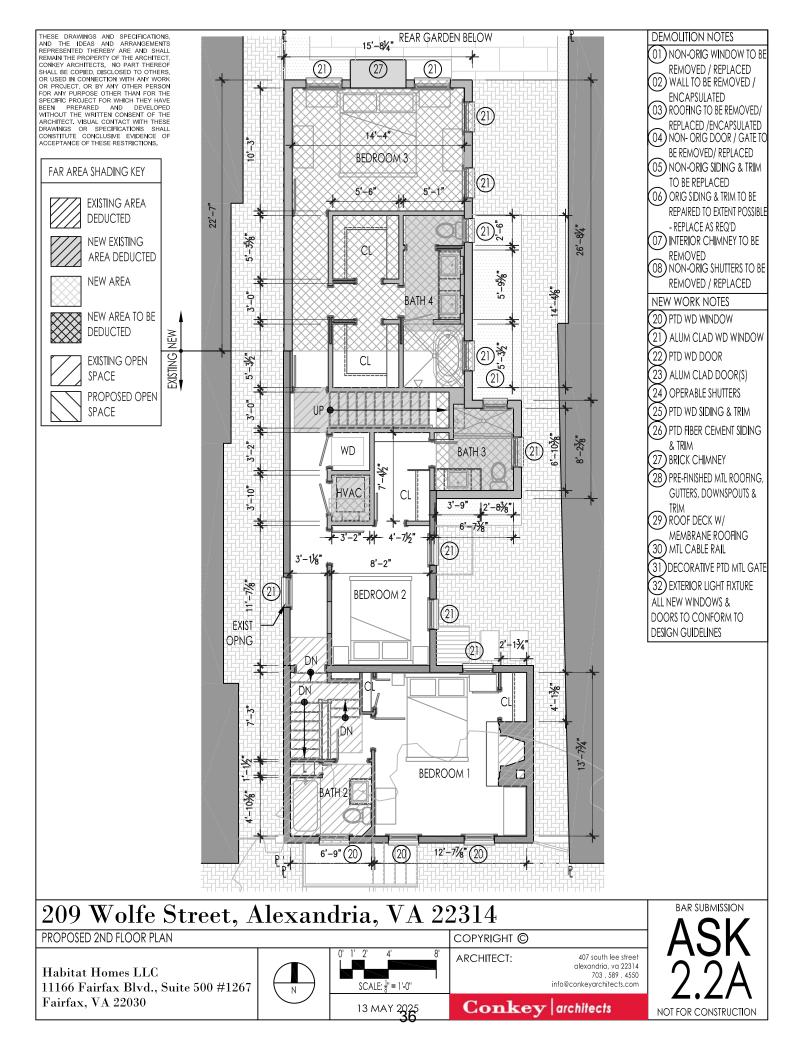


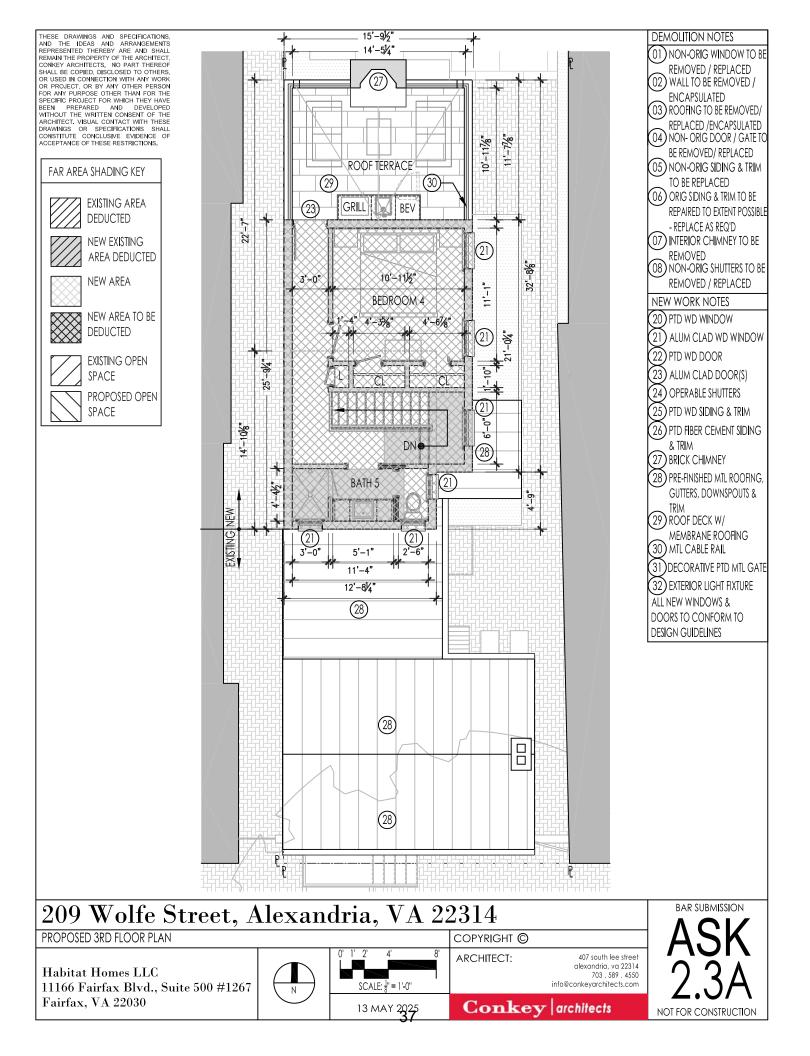


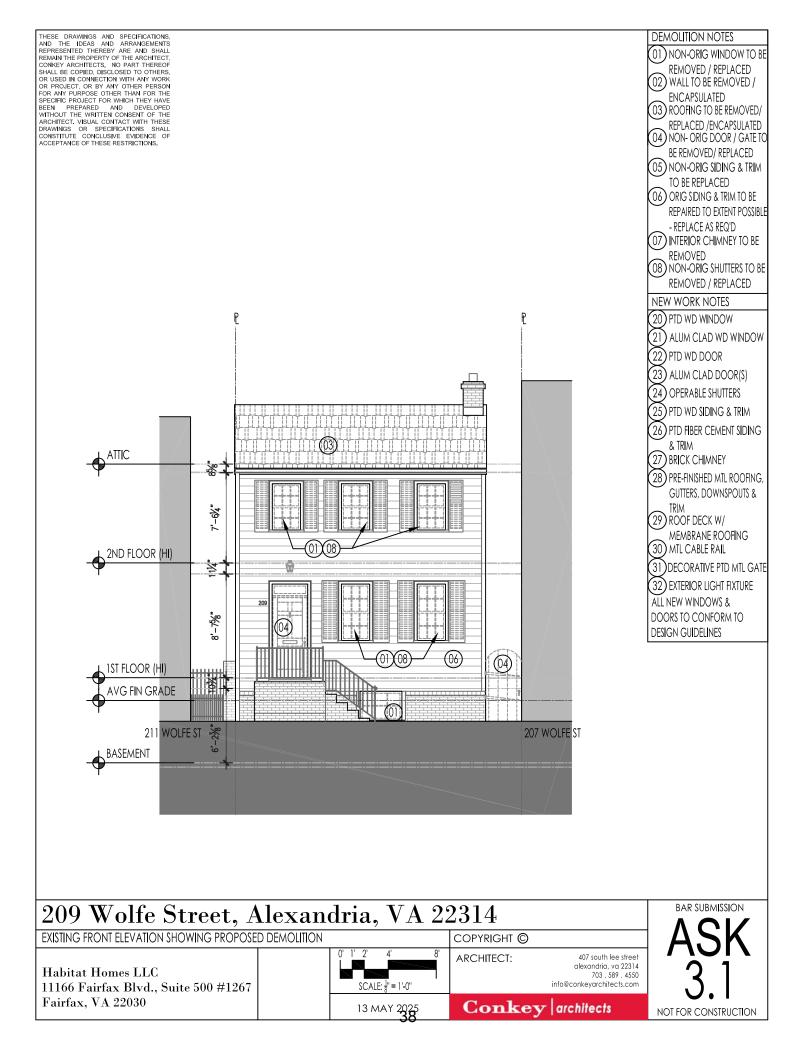


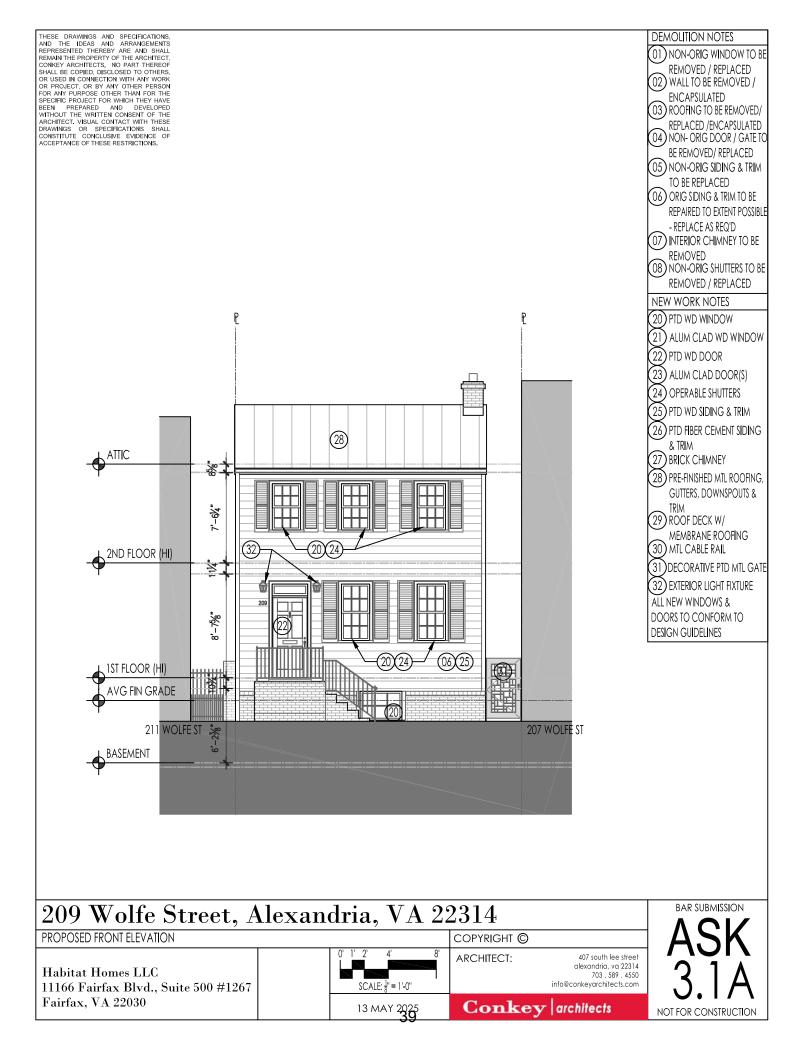


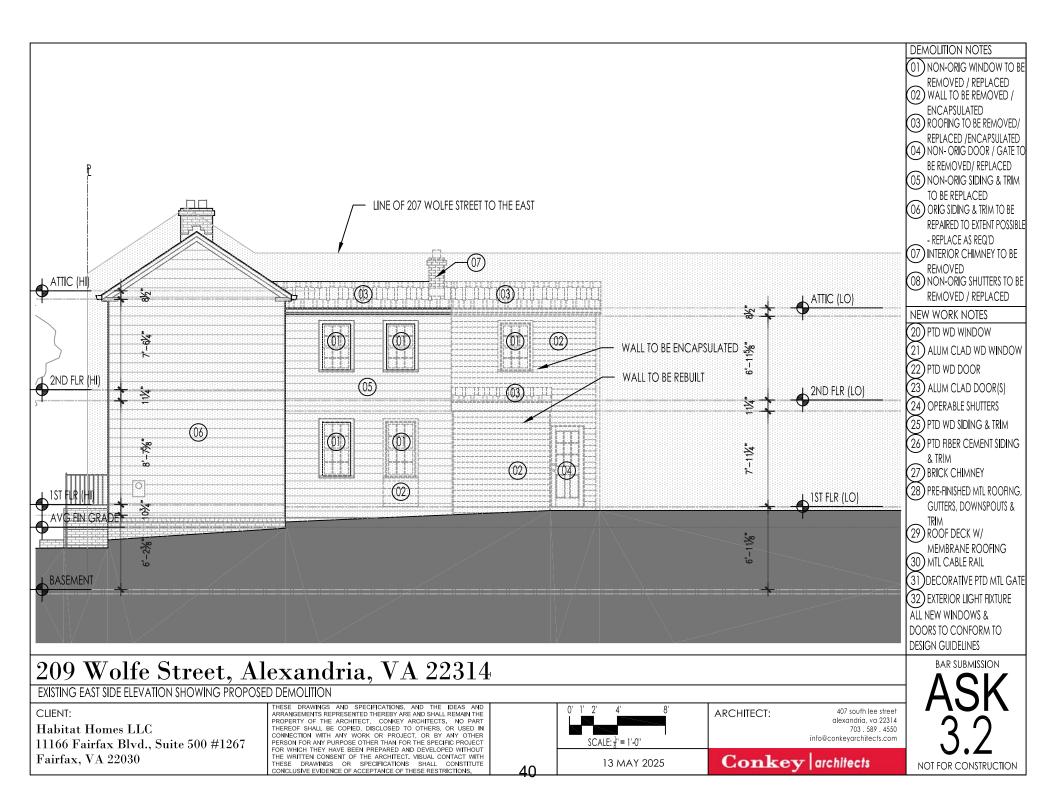


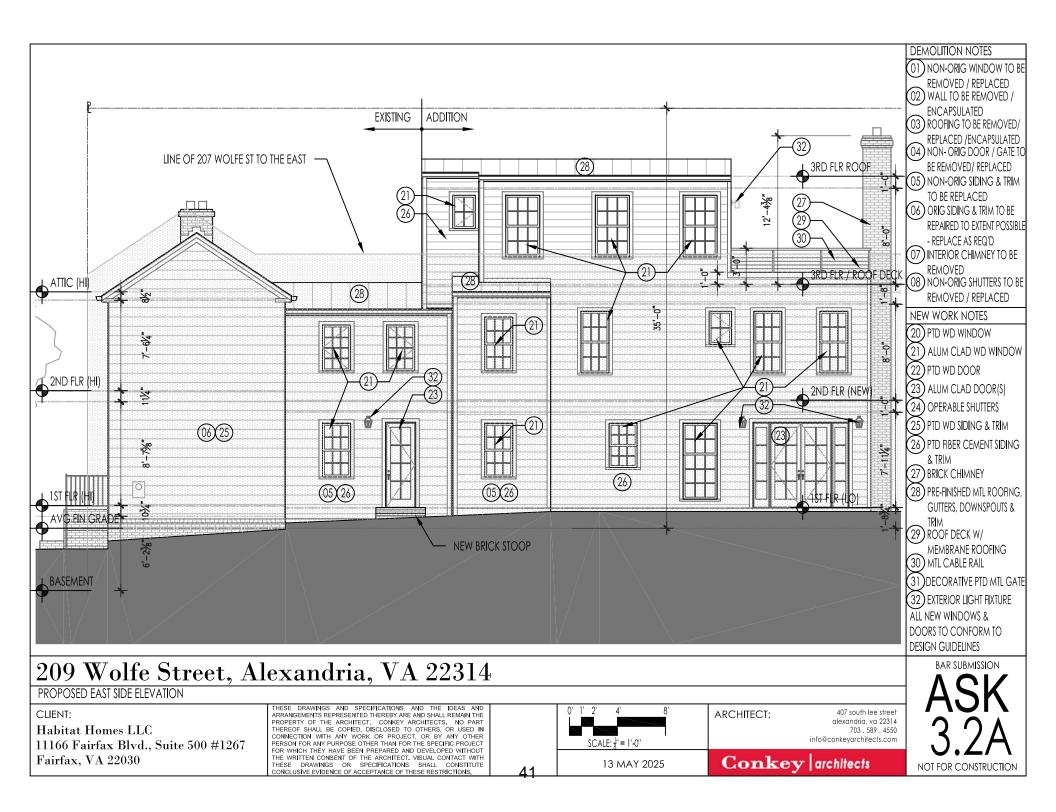


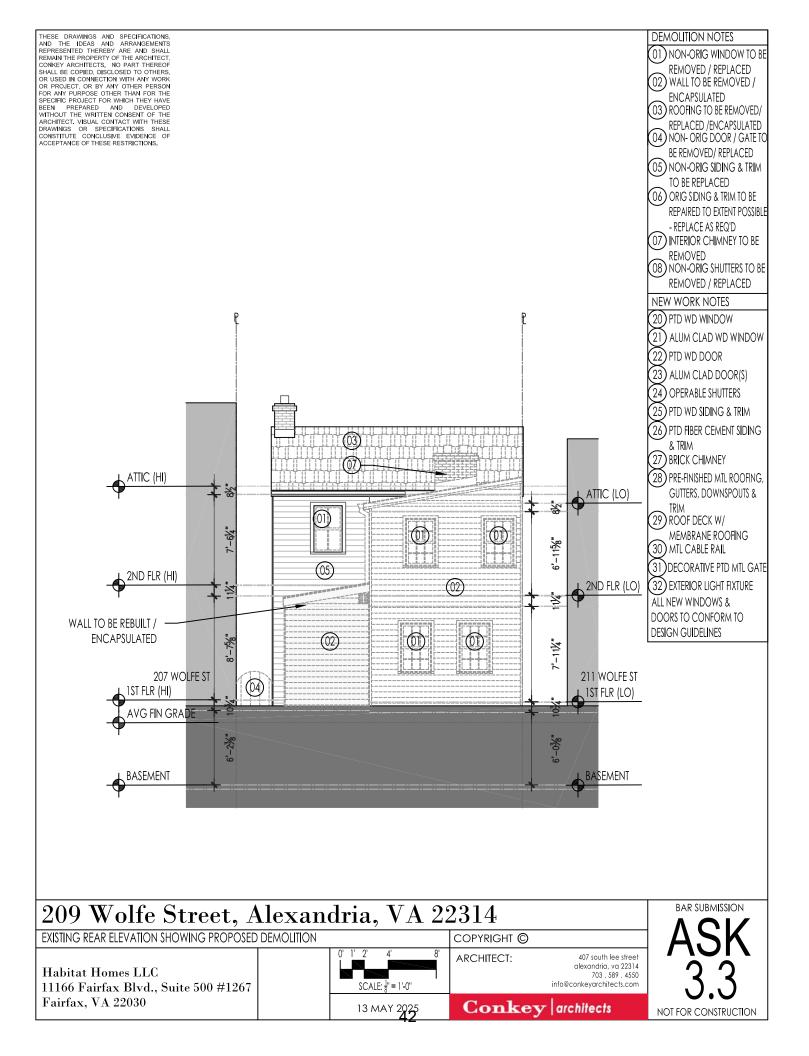


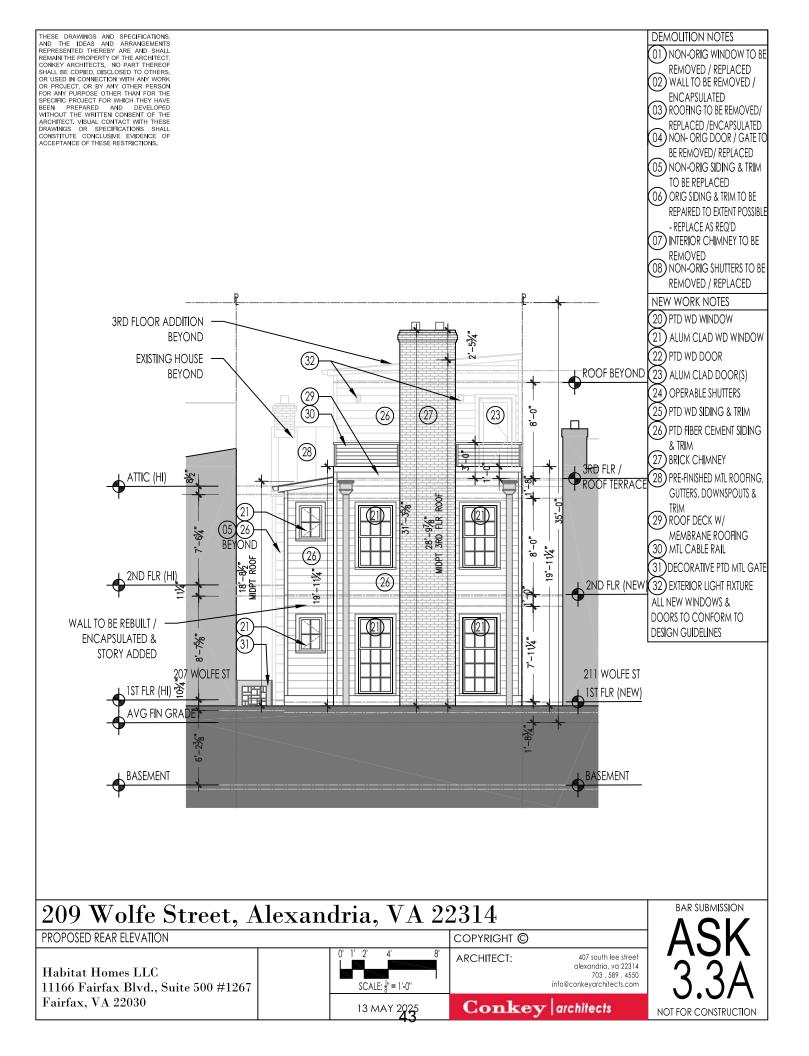


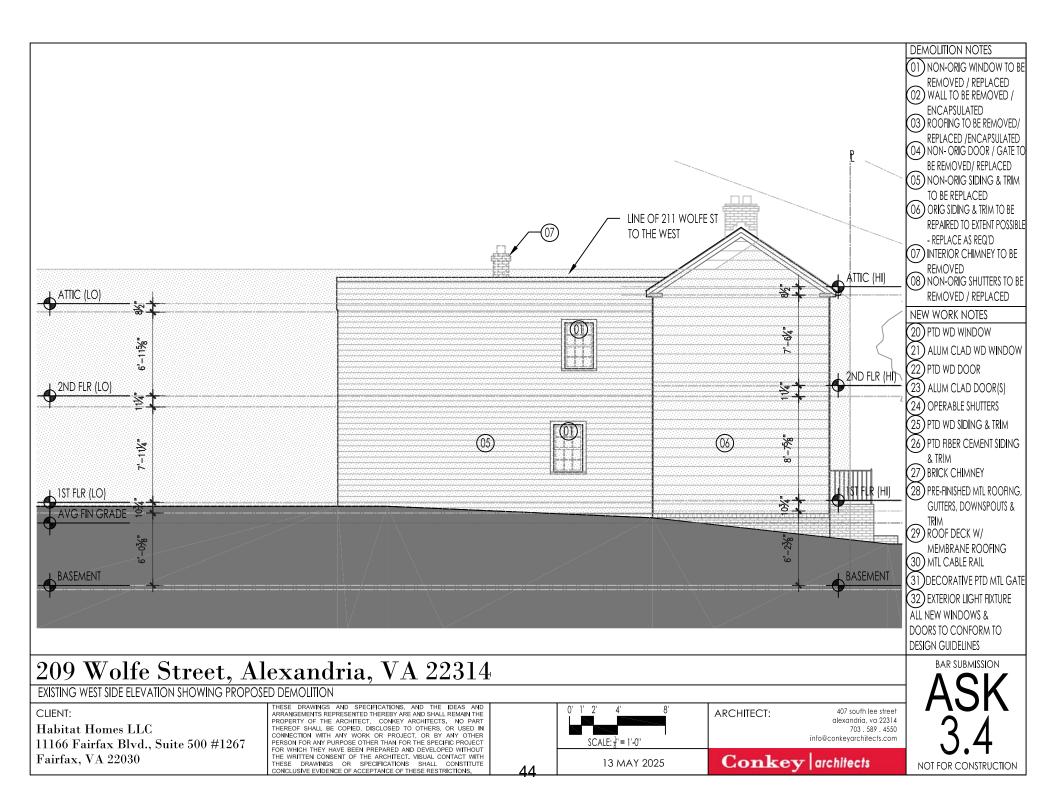


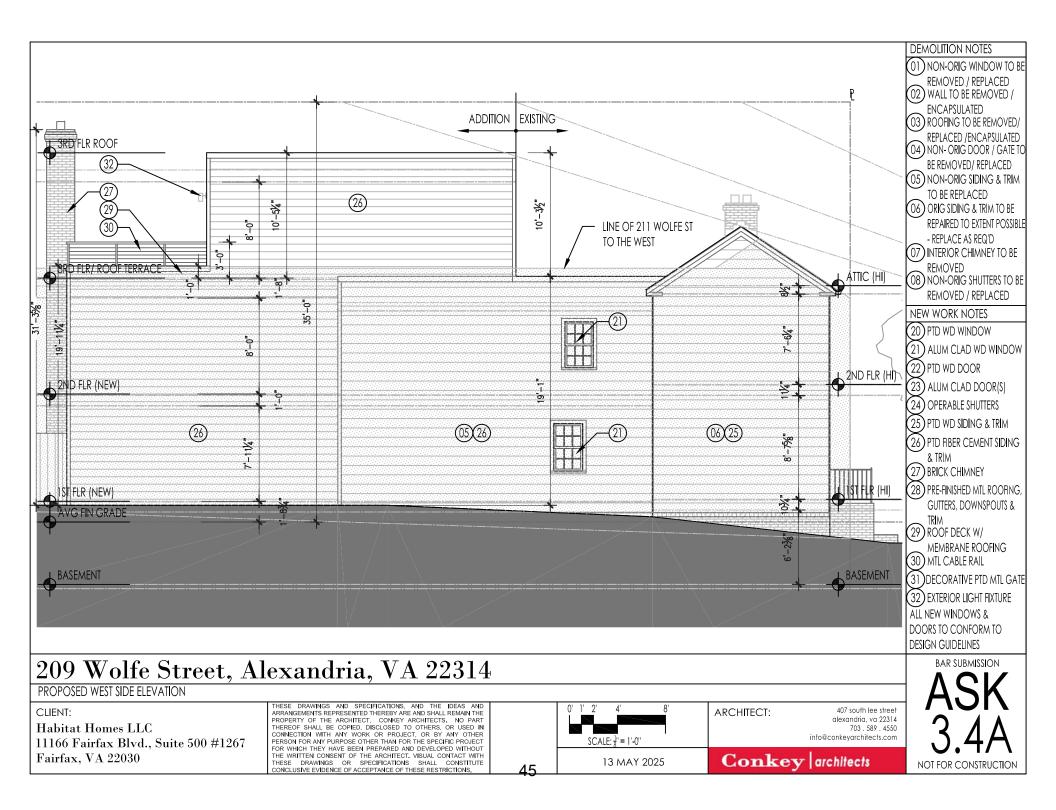


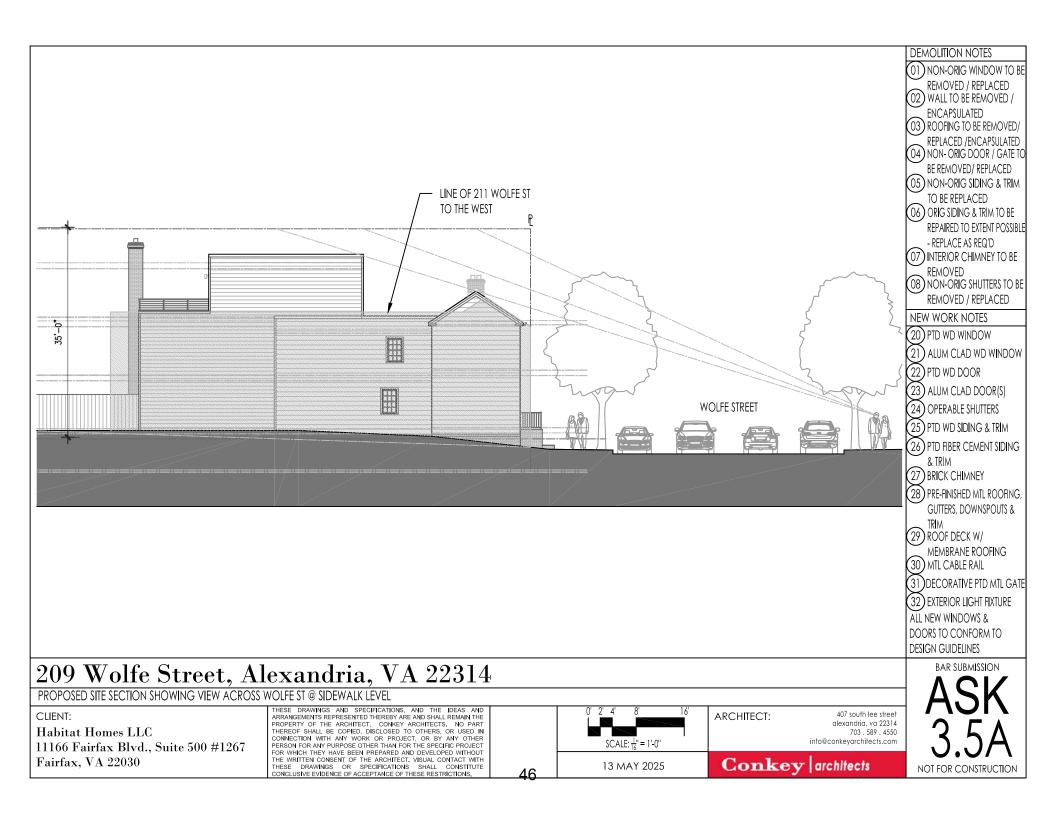






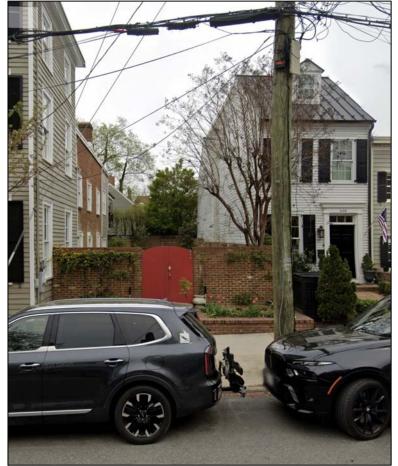








205 SOUTH FAIRFAX STREET



608 SOUTH FAIRFAX STREET





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

B

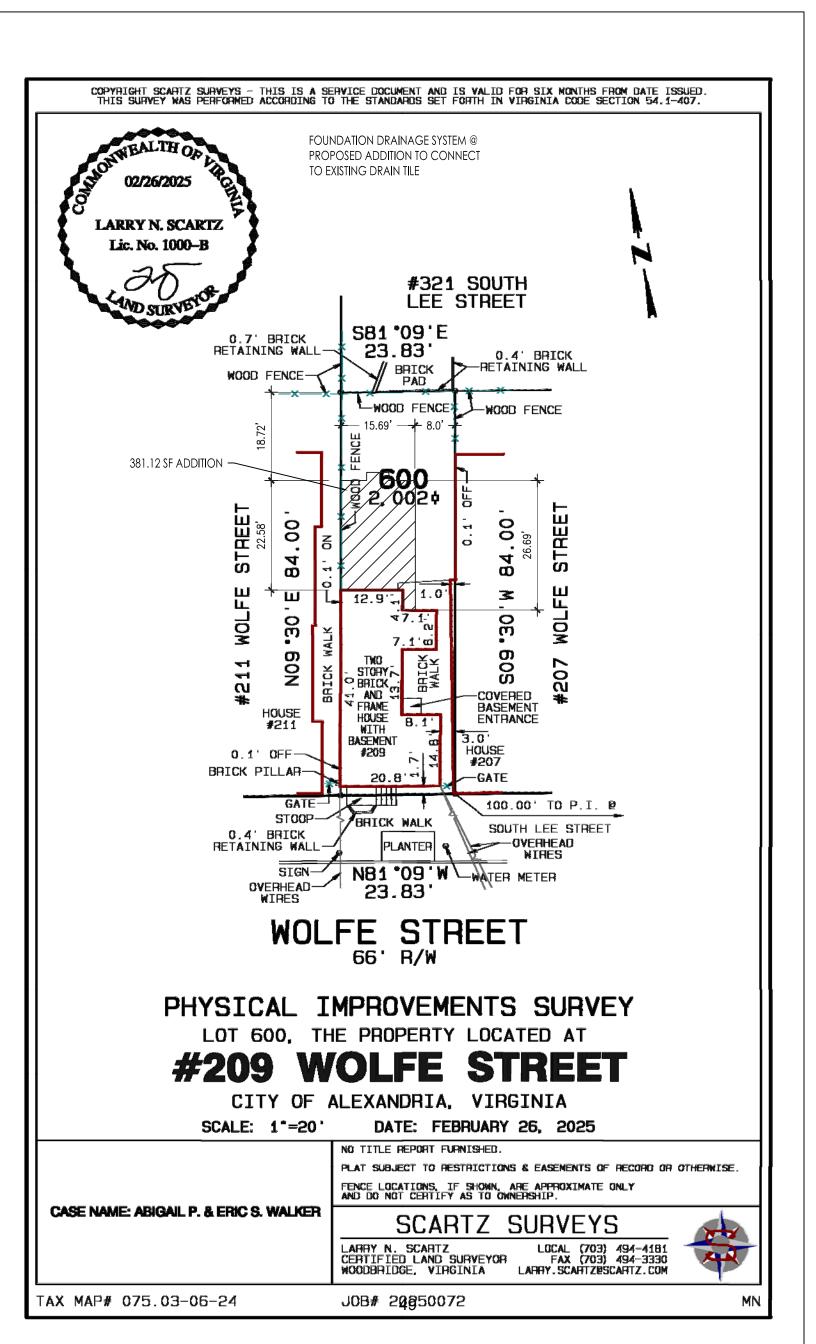
	Property Info 209 Wolfe Street			14				RM		
A1.	Street Address	t, Alexandria	1, VA 225	14				Zon	es a la carra da 1937	
A2.	7			x 1	50			3,003	3.00	
4 2.	Total Lot Area				Floor Area Ratio A	llowed by Zone			imum Allowable Floor Area	
в.	Existing Gro		Area		Allowable Exclu	isions**				
	Basement	494.09			Basement**	494.09		B1.	2,477.64	Sq. F
	First Floor	700.01			Stairways**	108.84		ы.	Existing Gross Floor Area*	Uq. 1
		Contraction of the second			Mechanical**	44.92		B2.	1,372.11	Sq. F
	Second Floor	641.77							Allowable Floor Exclusions**	
	Third Floor		and -		Attic less than 7'*	641.77		B3.	1,105.53	Sq. F
	Attic	641.77			Porches**				Existing Floor Area Minus Exclu (subtract B2 from B1)	usions
	Porches				Balcony/Deck**				的复数形式的复数形式	
	Balcony/Deck				Lavatory***	82.49		Cor	mments for Existing Gross Floo	or Area
	Lavatory***				Other**					
	Other**				Other**					
81	Total Gross 2,477.64		B2	Total Exclusions	1,372.11					
	Proposed Gros		or Area		Allowable Exclu	And the second second				_//
	Proposed Gros		JI Alea		Allowable Exclu	usions**				
	Proposed Gros Basement		JI Alea		Allowable Exclu Basement**	usions** 0.00		C1.		Sq. F
		ss Area	Alea			And the second second		C1.	Proposed Gross Floor Area*	Sq. F
	Basement	0.00	J Alea		Basement**	0.00		C1. C2.	Proposed Gross Floor Area* 264.28	-
	Basement First Floor	0.00 381.12	ЛАГСА		Basement** Stairways**	0.00 80.42 33.86		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions**	
	Basement First Floor Second Floor	ss Area 0.00 381.12 439.36	JI AICA		Basement** Stairways** Mechanical**	0.00 80.42 33.86			Proposed Gross Floor Area* 264.28	Sq. F
	Basement First Floor Second Floor Third Floor	SS Area 0.00 381.12 439.36 390.04			Basement** Stairways** Mechanical** Attic less than 7'*	0.00 80.42 33.86		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24	Sq. F
	Basement First Floor Second Floor Third Floor Attic Porches	SS Area 0.00 381.12 439.36 390.04	JI AICA		Basement** Stairways** Mechanical** Attic less than 7'* Porches**	0.00 80.42 33.86		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex	Sq. F
	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck	SS Area 0.00 381.12 439.36 390.04	JI AICA		Basement** Stairways** Mechanical** Attic less than 7'* Porches** Balcony/Deck**	0.00 80.42 33.86 * 0.00		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex	Sq. F
	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory***	SS Area 0.00 381.12 439.36 390.04	JI AICA		Basement** Stairways** Mechanical** Attic less than 7'* Porches** Balcony/Deck** Lavatory*** Other**	0.00 80.42 33.86 * 0.00		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1)	Sq. F Sq. F Sq. F clusions
	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory*** Other	ss Area 0.00 381.12 439.36 390.04 0.00	JI AICA		Basement** Stairways** Mechanical** Attic less than 7'* Porches** Balcony/Deck** Lavatory*** Other**	0.00 80.42 33.86 * 0.00 150.00		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum o	Sq. F Sq. F clusions
21.	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory***	SS Area 0.00 381.12 439.36 390.04	JI AICA		Basement** Stairways** Mechanical** Attic less than 7'* Porches** Balcony/Deck** Lavatory*** Other**	0.00 80.42 33.86 * 0.00		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum o <u>under roof of a lot</u> , measured fro of exterior walls, including the	Sq. F Sq. F Clusions
	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory*** Other	ss Area 0.00 381.12 439.36 390.04 0.00			Basement** Stairways** Mechanical** Attic less than 7'* Porches** Balcony/Deck** Lavatory*** Other**	0.00 80.42 33.86 * 0.00 150.00 264.28	Zones)	C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum of <u>under roof of a lot</u> , measured froof of exterior walls, including the garages, sheds, gazebos, guess and other accessory buildings.	Sq. F Sq. F clusions f <u>all area</u> m the factor t building
D.	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory*** Other Total Gross	ss Area 0.00 381.12 439.36 390.04 0.00	Sq. Ft.		Basement** Stairways** Mechanical** Attic less than 7'* Porches** Balcony/Deck** Lavatory*** Other** Other** Total Exclusions	0.00 80.42 33.86 * 0.00 150.00 264.28	Zones)	C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum o <u>under roof of a lot</u> , measured fro of exterior walls, including t garages, sheds, gazebos, gues and other accessory buildings. ** Refer to the Zoning Ordinance (2-145(B)) and consult with Zonin	Sq. F Sq. F Clusions f <u>all area</u> m the fac basement t building (Section ig Staff fi
D.	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory*** Other Total Gross	ss Area 0.00 381.12 439.36 390.04 0.00 1,210.52)Sq. Ft.		Basement** Stairways** Mechanical** Attic less than 7'** Porches** Balcony/Deck** Lavatory*** Other** Other** Total Exclusions E. Open Spa	0.00 80.42 33.86 * 0.00 150.00 264.28 ace (RA & RB		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum o under roof of a lot, measured fro of exterior walls, including t garages, sheds, gazebos, gues and other accessory buildings. ** Refer to the Zoning Ordinance (2-145(B)) and consult with Zonin information regarding allowable ex-	Sq. F Sq. F Clusions f <u>all area</u> m the fac basement t building (Section g Staff fi culusions.
D. D1.	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory*** Other Total Gross Total Floor 2,051.77	ss Area 0.00 381.12 439.36 390.04 0.00 1,210.52) Sq. Ft.		Basement** Stairways** Mechanical** Attic less than 7'** Porches** Balcony/Deck** Lavatory*** Other** Other** Total Exclusions E. Open Spa E1. 1,135.94	0.00 80.42 33.86 * 0.00 150.00 264.28 ace (RA & RB		C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum o <u>under roof of a lot</u> , measured fro of exterior walls, including t garages, sheds, gazebos, gues and other accessory buildings. ** Refer to the Zoning Ordinance (2-145(B)) and consult with Zonin	Sq. F Sq. F Clusions f <u>all area</u> m the fac basement t building (Section g Staff fi culusions.
	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck Lavatory*** Other Total Gross Total Floor 2,051.77 Total Floor Area	ss Area 0.00 381.12 439.36 390.04 0.00 1,210.52 Area)Sq. Ft.		Basement** Stairways** Mechanical** Attic less than 7'** Porches** Balcony/Deck** Lavatory*** Other** Other** Total Exclusions E. Open Spa E1. 1,135.94 Existing Ope	0.00 80.42 33.86 * 0.00 150.00 264.28 ace (RA & RB en Space	Sq. Ft.	C2.	Proposed Gross Floor Area* 264.28 Allowable Floor Exclusions** 946.24 Proposed Floor Area Minus Ex (subtract C2 from C1) Notes *Gross floor area is the sum o <u>under roof of a lot</u> , measured fro of exterior walls, including t garages, sheds, gazebos, guess and other accessory buildings. ** Refer to the Zoning Ordinance (2-145(B)) and consult with Zonir information regarding allowable ex- Sections may also be required	Sq. F Sq. F clusions f <u>all area</u> m the fac asements t building (Section ng Staff fr cclusions. f or som

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

48

5/13/2025

Date:



INSPIRATION at your door®





SIMPSONDOOR.COM

NANTUCKET® COLLECTION

Nantucket Island is a place of great beauty that withstands the harsh coastal weather of the North Atlantic. That same resilient charm is expressed in the Nantucket® Collection by Simpson. Featuring a 10-year warranty, these doors combine weather-resistant wood species with a modified mortise-and-tenon construction technique. The result is a door that will retain its rugged beauty, regardless of what nature sends its way.





WOOD SPECIES

You can choose from three wood species options. Because the grain patterns and color of natural wood will vary, your door will have a one-of-a-kind texture, warmth and personality.

• Available in Douglas Fir, Sapele Mahogany and Nootka Cypress









77130 RP Shown in Douglas fir



77144 RP Shown in nootka cypress



77684 RP Shown in nootka cypress with 77663 sidelight

. .

Shown in sapele mahogany

with optional shaker sticking



77132 FP Shown in sapele mahogany with optional shaker sticking



77664 FP Shown in Douglas fir with optional shaker sticking

ANY DOOR. **ANY GLASS.** Shown with optional P-516 Glass



77944 FP Shown in nootka cypress with 77703 sidelight and optional P-516 glass. Privacy Rating 5.

RP 1-7/16" INNERBOND® DOUBLE HIP-RAISED PANEL FP 3/4" FLAT PANEL 2

VISUAL COMFORT & CO.

OL14403TXB: Medium Lantern



ELECTRIC EXTERIOR LANTERNS

Dimensions:

Width:	9.5"	Extends: 10.75'				
Height:	19.0"	Wire: 8" (color;Black/White)				
Weight: 7.2 lbs.		Mounting Proc.: Cap Nuts				
0		Connection: Mounted To Box				

Bulbs:

V F

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)

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)

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:

· ·						
Туре	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

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depose a product design that is the sole and exclusive property of Visual Comfort & Co. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

VISUAL COMFORT & CO.

FIXTURE AT ROOF TERRACE

8313801EN3-12: Small One Light Outdoor Wall Lantern Dimensions:



Width:	5.12"	Extends: 7.875'
Height:	7.25"	Wire: 6" (color;Black/White)
Weight: 1.5 lbs.		Mounting Proc.: Cap Nuts
U		Connection: Mounted To Box
		Watts: 9
		Lumens: 800
		Bulb Temp: 3000 °K

Bulbs:

1 - LEDMedium A19 9.0w Max. 120v included

Features:

- . Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- · Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (8313801) Trilingual (English, Spanish, and French) (8313801 8313901)

Collection: Outdoor Cylinders

Featured in the decorative Outdoor Cylinders collection

1 A19 Medium 9.3 watt light bulb

Fixture is supplied with 1 light bulb

ENERGY STAR® Qualified

Dark sky friendly. Designed to emit no light above the 90Ű horizontal plane. Photometry unavailable.

UPC #:785652083044

Finish: Black (12)

Backplate / Canopy Details:

Туре	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4.5	4.5	2.88		2.62	4.62

Replacement Bulb Data:

Product # Type Base Watts Watts Consumed Volts Hou	ours Lumens Temp (°K) CRI
--	---------------------------

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8313801EN3-12	1	785652083044	9.25	9.25	7.0	0.35	2.3	0	Yes
Master Pack	8313801EN3-12	6	10785652083041	21.75	19.5	10.25	2.52	15.5	0	Yes
NJ Pallet		168		48.0	40.0	73.0	81.11	434.0		No

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	FRONT VIEW SIDE VIEW (NTS) SIDE VIEW							4"-27") 🔪			
	(N15)		(N15)	SIZE:	14"	18"	21"	24"	27"	30"	36"
				A:	$14\frac{1}{4}"$		$20\frac{1}{2}"$		-	-	
NOTES:				B:		$10\frac{1}{2}"$	$11\frac{1}{2}"$			$17\frac{1}{2}"$	$21\frac{1}{2}"$
1. MOUNTING HAI	RDWARE SUPPLIED BY OTHERS			C:	$11\frac{3}{4}$	13"	14"	$15\frac{3}{4}"$	17"	20"	24"
	HANDCRAFTED. DIMENSIONS MAY V ITS SUPPLIED WITH 18/2 WIRE WITH		OR MINUS $\frac{1}{4}$ "	D:	$2\frac{1}{2}$	2 ½"	$2\frac{1}{2}$ "	$2\frac{1}{2}"$	2 ½"	2 ½"	2 ½"
	PPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE A		GAS LINE ADAPTOR	E:	6 <u>1</u> "	7 5"		12 ³ / ₈ "			
				F:	8"	10 <u></u>	<u>11 </u> [±] ″	$12\frac{7}{8}$ "	14 <u>3</u> "	16 <u>±</u> "	19 <u></u> 8"
BEV	OLO GAS & EL	<u>EC</u>	<u>rric light</u>	$\mathbf{S}_{\mathbf{L}}$	DRW BY		G COP	PYRIGHT 20 HTS. DRAW			
LIGHT:	FRENCH	I QUA	RTER	DATE:	APP. BY	: JJ	G BY	Y BEVOLO A CLUSIVE P CTRIC LIGI	AND REMA ROPERTY	IN THE SC OF BEVOI	LE AND O GAS &
BRACKET:	ORIGINAL BI	RACKI	ET MOUNT	11-30-17	REVISIO	N: 5	SH	ALL NOT BE		TED IN W	
I			55				1				





Home Single Gates Double Gates Custom order Photo album Contact



Finally, a place to purchase gorgeous, one-of-a-kind metal work at a great price!

Our mission is to bring you the highest quality <u>single metal gates</u> at the most affordable prices. We pride ourselves in our work and fabricate some of the most beautiful <u>double metal gates</u> available.

For the quality we offer, our prices just can't be beat! To keep costs down, we have no middlemen, wholesalers, or dealers. We are the designers and fabricators.

DaVinci Gate is your source for metal gates that have function, durability, style and artistic flair, yet still sold at an affordable factory-direct price.

//

DaVinci Metal Gates is nothing short of AMAZING! We absolutely love our custom entry gate! it's truly a life changer! We've had so many compliments from our neighbors!

"

So Happy with our gate! We had to custom size it and Dante walked me through it! It is perfect! There was some damage during the shipment but the corrections were addressed and handled quickly.

11

We recently had a custom gate made from Davinci Gate and are super happy with the end result. They took our design and made it to our exact spec. The people were great to work with and give them a 10 out of 10. Thank you!

Karen T.

Richard F

David P



Achieve authentic character and UNCOMPROMISING PERFORMANCE.



Hardie Plank[®]

HardieTrim[®] 5/4 x 3.5 in. Arctic White

HardiePlank®

6.25 in. Smooth

Carl

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.

A classic look for THE HOME OF THEIR DREAMS.





Khaki Brown

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







SMOOTH

Countrylane Red							
Thickness	5/16 in.						
Length	12 ft. planks						
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.			
Exposure	4 in.	5 in.	6 in.	7 in.			
ColorPlus Pcs./Pallet	324	280	252	210			
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

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

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

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. HardieTrim® 5/4 x 3.5 in. Khaki Brown

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

> The performance you require THE DISTINCTIVENESS YOU DESIRE.

HardiePlank® 6.25 in. Smooth Navajo Beige

HARDIETRIM® BOARDS



4/4 NT3[®] SMOOTH

Arctic White					
Thickness	.75 in.				
Length	12 ft. boa	ards			
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 [®] SMC Arctic White	OOTH					
Thickness	1 in.					
Length	12 ft. bo	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

/ 1010 /////10		
Thickness	.75 in.	
Length	12 ft. bo	ards
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

SMOOTH Arctic White

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.

For more details, visit jameshardiepros.com



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

2

1





The second

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

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.

🛦 ★ PATINA GREEN	▲★ TEAL	▲★ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
▲★ EVERGREEN	▲★ HUNTER GREEN	ARCADIA GREEN	▲★ MILITARY BLUE	BERKSHIRE BLUE
▲ GRAPHITE	▲★ CHARCOAL	INTERSTATE BLUE	▲★ SLATE BLUE	AWARD BLUE
MATTE BLACK	A 🖈 DARK BRONZE	BURNISHED SLATE	AGED BRONZE	▲★ MEDIUM BRONZE
ANSARD BROWN	BURGUNDY	▲★ TERRA COTTA	A 🛧 COLONIAL RED	▲★ CARDINAL RED
MIDNIGHT BRONZE	▲★ MUSKET GRAY	▲★ SIERRA TAN	▲★ SANDSTONE	▲★ ALMOND
SLATE GRAY	▲★ CITYSCAPE	▲★ GRANITE	▲★ STONE WHITE	▲★ BONE WHITE



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

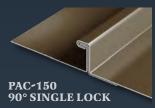
Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit pac-clad.com and click on PAC E-Tools to work with the visualizer. Or, ask your contractor for assistance.

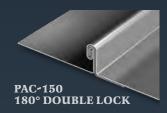


Metal Roofing



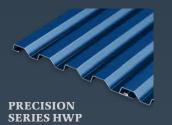


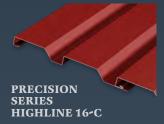


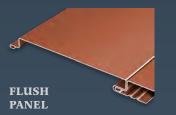




Siding













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

221

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



BECAUSE EVERY HOME TELLS A STORY.



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



All a second	

Custom Top or Bottom Rail Sizes



Solid Arch Top



Horns



Rabbeted Edge

MARVIN®

CATALOG



ULTIMATE DOUBLE HUNG G2





ULTIMATE DOUBLE HUNG G2

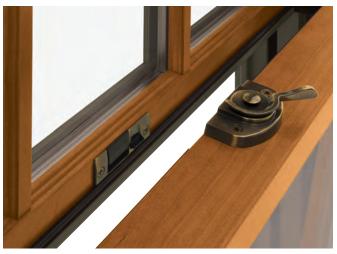
The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is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





INTERIOR

EXTERIOR



WASH MODE WITH SASH LOCK IN ANTIQUE BRASS

WOOD EXTERIOR DOUBLE HUNG WINDOWS



WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.





ULTIMATE WOOD DOUBLE/SINGLE HUNG

ULTIMATE WOOD DOUBLE HUNG MAGNUM





ULTIMATE WOOD DOUBLE HUNG INSERT

ULTIMATE CASEMENT





ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multipoint lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning-even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.





ULTIMATE CASEMENT INTERIOR WITH FOLDING HANDLE WITH FOLDING HANDLE



ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE

ULTIMATE SWINGING FRENCH DOOR





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

EXTERIOR FINISH OPTIONS

STONE WHITE
COCONUT CREAM
SIERRA WHITE
CASHMERE
PEBBLE GRAY
HAMPTON SAGE
CADET GRAY
CLAY
CASCADE BLUE
SUEDE
GUNMETAL
WINEBERRY
BRONZE
BAHAMA BROWN
EVERGREEN
EBONY
BRIGHT SILVER (PEARLESCENT)
COPPER (PEARLESCENT)
LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

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

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

WOOD SPECIES

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

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

PINE	
VERTICAL GRAIN DOUGLAS FIR	
MAHOGANY	
WESTERN RED CEDAR Exterior trim package only	



Ultimate Double Hung G2 window in Ebony



Ultimate Double Hung G2 window in Suede

DIVIDED LITES









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.



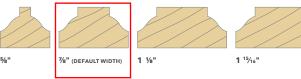
SIMULATED DIVIDED LITE (SDL)

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) Available exclusively with wood

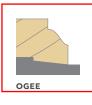
exterior units.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

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





SQUARE



Separate panes of glass are glazed between bars-the way windows have been made since the beginning.



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.





SQUARE STICKING

SCREENS



SCREENS

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

CASEMENT SCREEN OPTIONS



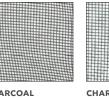


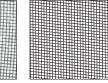
RETRACTABLE SCREEN

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

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

SCREEN MESH OPTIONS





CHARCOAL FIBERGLASS

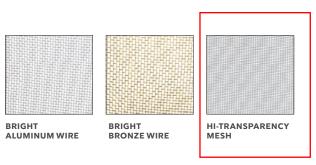
CHARCOAL BLACK ALUMINUM WIRE

ALUMINUM WIRE



WOOD SCREEN SURROUND

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



DOUBLE HUNG SCREEN OPTIONS



RETRACTABLE SCREEN

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



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

DOOR SCREEN OPTIONS



ULTIMATE SWINGING SCREEN DOOR Featuring panels of extruded aluminum

for a beautiful millwork appearance with traditional shadow-lines, this easy-toinstall, 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.

DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN A wood frame containing non-

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



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



ENERGY PANEL

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



STANDARD SLIDING SCREEN (NOT SHOWN)



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.

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

TOP-HUNG SCREEN (NOT SHOWN)

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

SCENIC DOOR SLIDING SCREEN (SHOWN ON LEFT)

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