

ISSUE: Certificate of Appropriateness for alterations.

APPLICANT: Catherine Joyce

LOCATION: Old and Historic Alexandria District.
118 Quay Street.

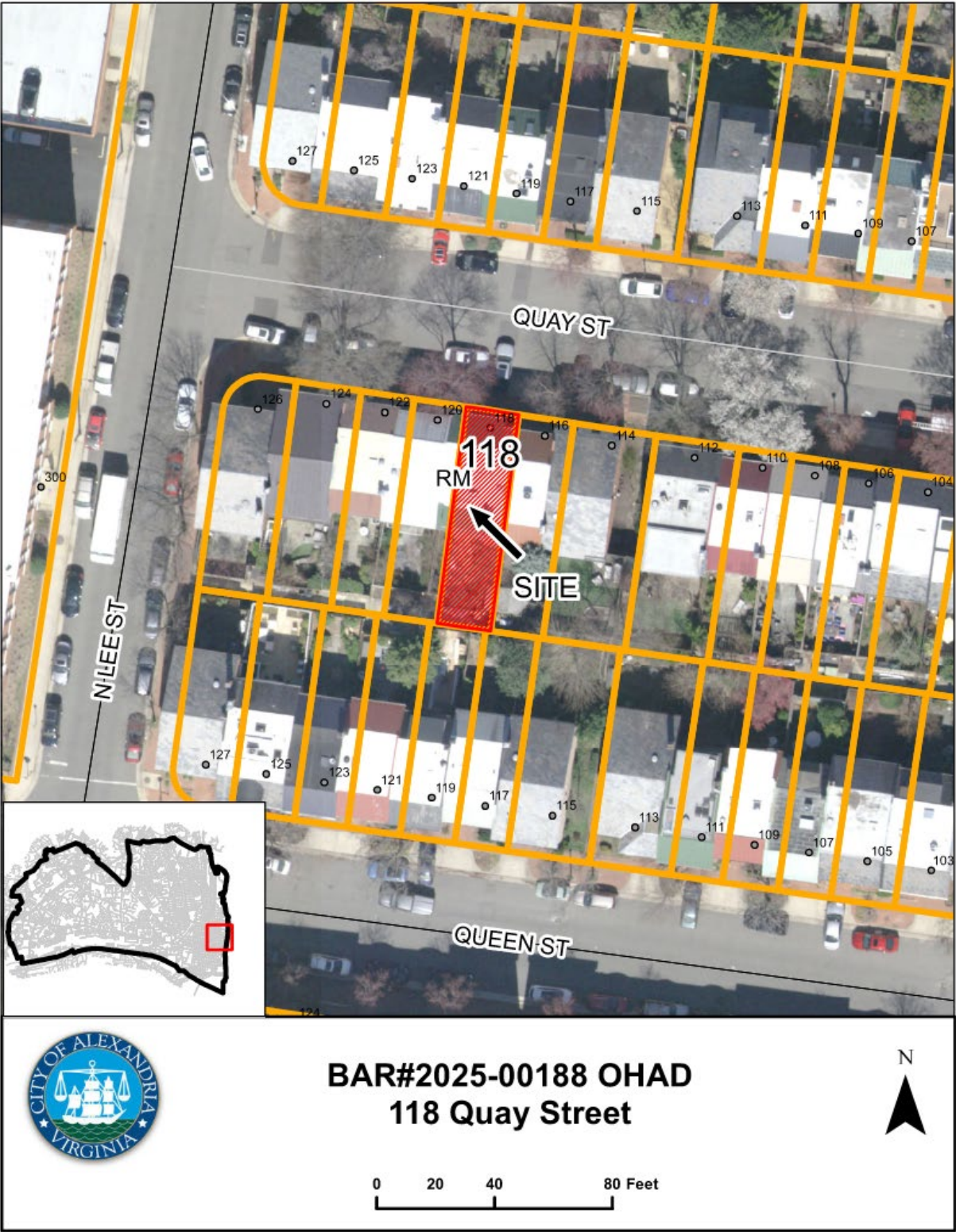
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for alterations 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 (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations at 118 Quay Street.

Certificate of Appropriateness

The project calls to replace the existing paneled garage door with a CANYON RIDGE, steel and composite door with polyurethane insulation, Design 12, Mahogany finish. Furthermore, the existing plain pilasters with square pediment (Figure 1) at the pedestrian entry will be replaced with VERSATEX PVC, Georgian style triangular pediment and pilasters (Figure 2). Lastly, the applicant intends to replace the existing standing seam metal roof with gray synthetic slate. The proposed doors and window replacements at rear of the townhouse are not visible from any public way, therefore not under the BAR purview (Figure 3).



Figure 1 - Property front/north elevation

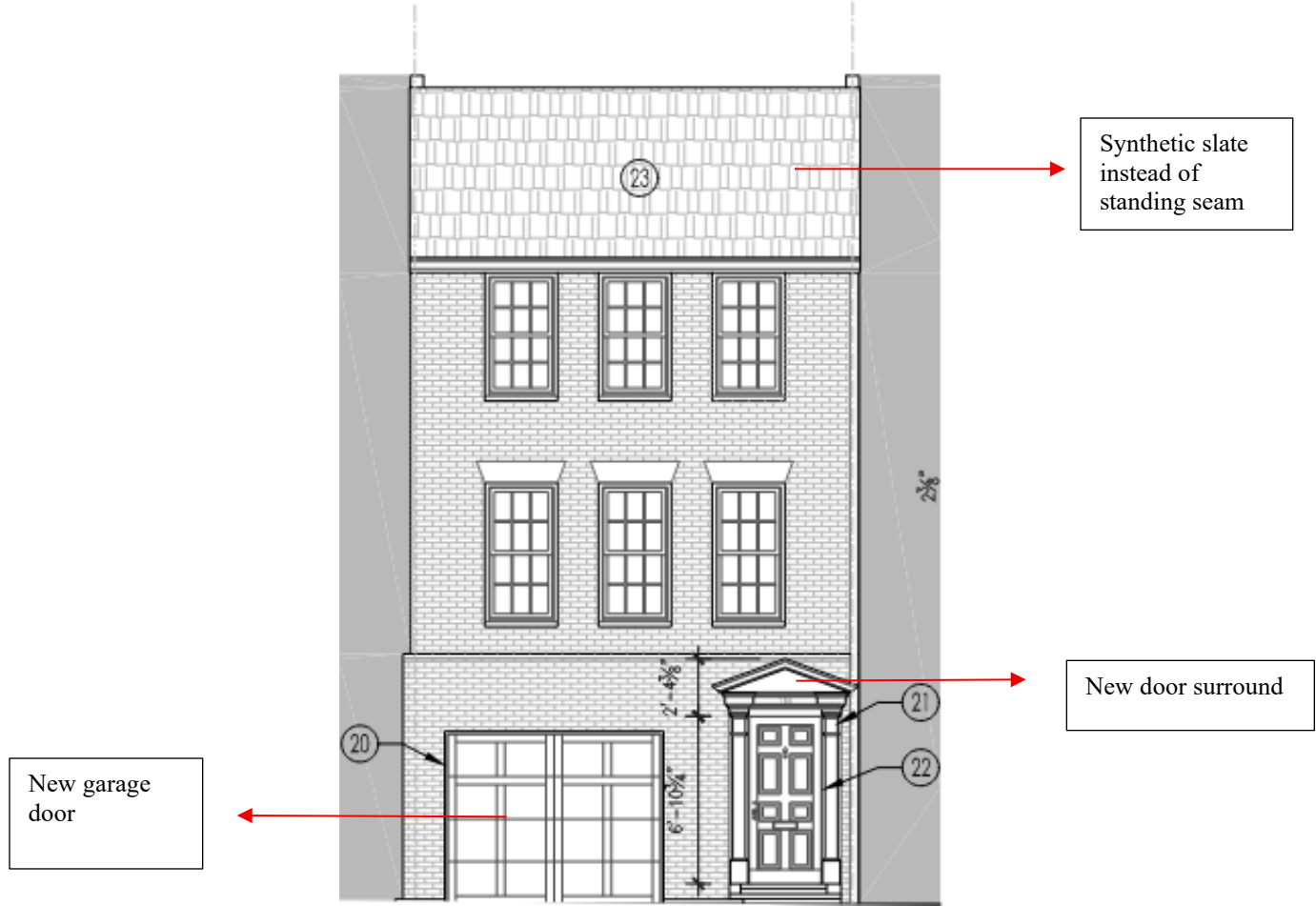


Figure 2 - Proposed changes to the front/north elevation



Figure 3 - Rear visibility from North Lee Street

Site context

The subject property sits in the middle of the south side of the 100 block of Quay Street. There is no alley running adjacent to the property.

II. HISTORY

The three-story, three-bay brick, vernacular Colonial Revival style townhouse dwelling at 118 Quay Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. The attached brick townhouses are similar in design, with a garage door and front entrance on the first floor and punched window openings or bay windows on the second floor, all with simple vernacular Colonial Revival detailing. At the time of construction, the development was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984 at the request of property owners.

Previous BAR Approvals

BAR-97-0044 - approval for dormer construction on 3/19/1997. Staff could not locate any other approvals for the property.

III. ANALYSIS

Certificate of Appropriateness

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR's standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished.

The BAR's charge in the zoning ordinance is first to identify and "protect historic and cultural resources" and second, to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. In cases such as this, where there is no historic context to protect, the BAR has given applicants a good deal of latitude to alter the original architectural style and to accommodate personal taste – as long as the proposal itself was well designed and an improvement over the existing.

Therefore, staff has no objections to the proposed alterations since they are well designed, compatible with the building's style, and will not detract from the neighboring houses on Quay Street. Hence, with the discussion above, staff recommends approval of the project as submitted.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed door, window and roof replacement 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 Archaeology has no comments.

V. ATTACHMENTS

1 – Application Materials

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

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

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)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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

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

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

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ ~~DEMOLITION/ENCAPSULATION~~
☐ SIGNAGE

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

SUBMITTAL REQUIREMENTS:

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

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

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

- N/A
- ☐
☐
☐
☐
☐
☐

☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ Description of the reason for demolition/encapsulation.
☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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

- ☐ ^{N/A} ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ^{N/A} ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

- ☐ ^{N/A} ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

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

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature:  _____Printed Name: Karen ConkeyDate: 5/5/2025

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. Catherine Joyce	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 118 Quay 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. Catherine Joyce	[REDACTED]	100%
2.		
3.		

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

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

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

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

5/5/2025

Date

Karen Conkey

Printed Name



Signature



118 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:

Catherine Joyce
118 Quay Street
Alexandria, VA 22314

14

5 MAY 2025

COPYRIGHT ©

ARCHITECT:

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

Conkey | architects

BAR SUBMISSION

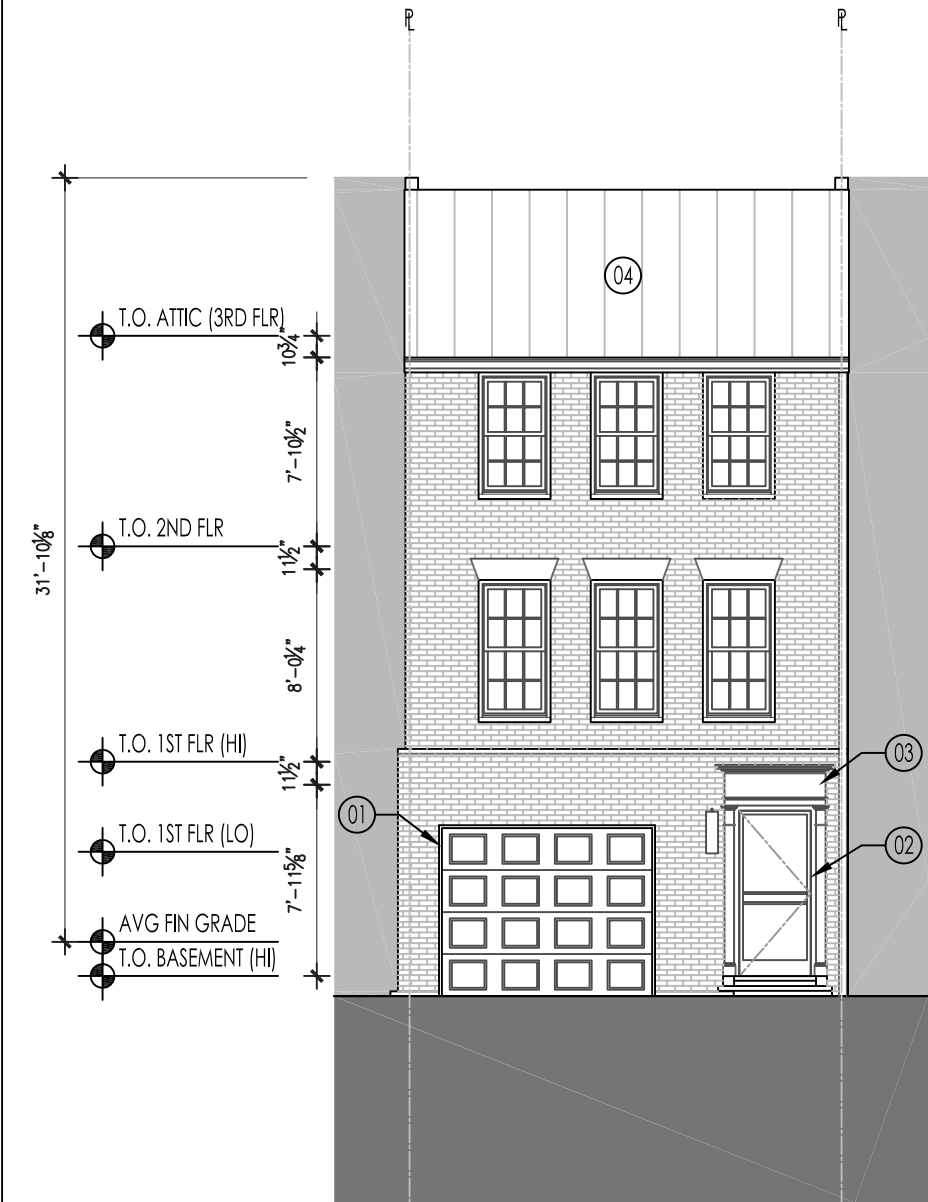
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PHOTO OF EXISTING REAR ELEVATION			COPYRIGHT ©	
CLIENT: Catherine Joyce 118 Quay Street Alexandria, VA 22314		15	ARCHITECT: 407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	
		5 MAY 2025	Conkey architects	

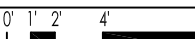
DEMOLITION NOTES
01 GARAGE DOOR TO BE REPLACED
02 STORM DOOR TO BE REPLACED
03 TRIM & BRICK STOOP AS APPL TO BE REPAIRED / REPLACED
04 ROOFING, SOFFITS, GUTTERS & DOWNSPOUTS TO BE REPLACED
05 WINDOWS / DOORS TO BE REPLACED
NEW WORK NOTES
20 MTL CLAD INSULATED GARAGE DOOR
21 PTD COMPOSITE TRIM DOOR SURROUND, SEE DETAILS
22 ALUM STORM DOOR
23 FAUX SLATE ROOFING W/ COMPOSITE TRIM SOFFITS AND PRE-FINISHED MTL GUTTERS & TRIM
24 ALUM CLAD WD CASEMENT EGRESS WINDOW
25 ALUM CLAD WD TERRACE DOORS
26 PTD COMPOSITE TRIM & FIBER CEMENT SIDING



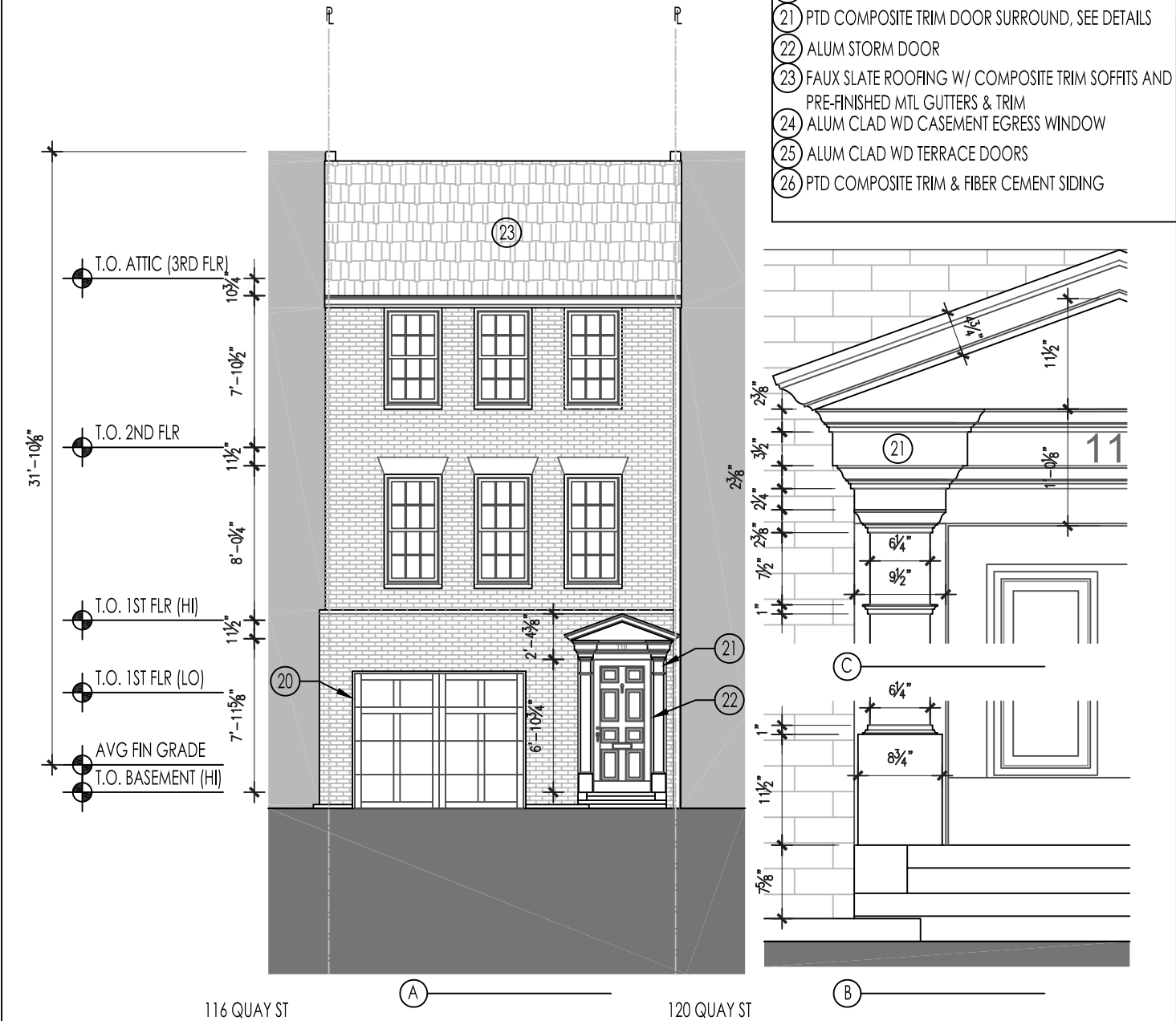
116 QUAY ST

120 QUAY ST

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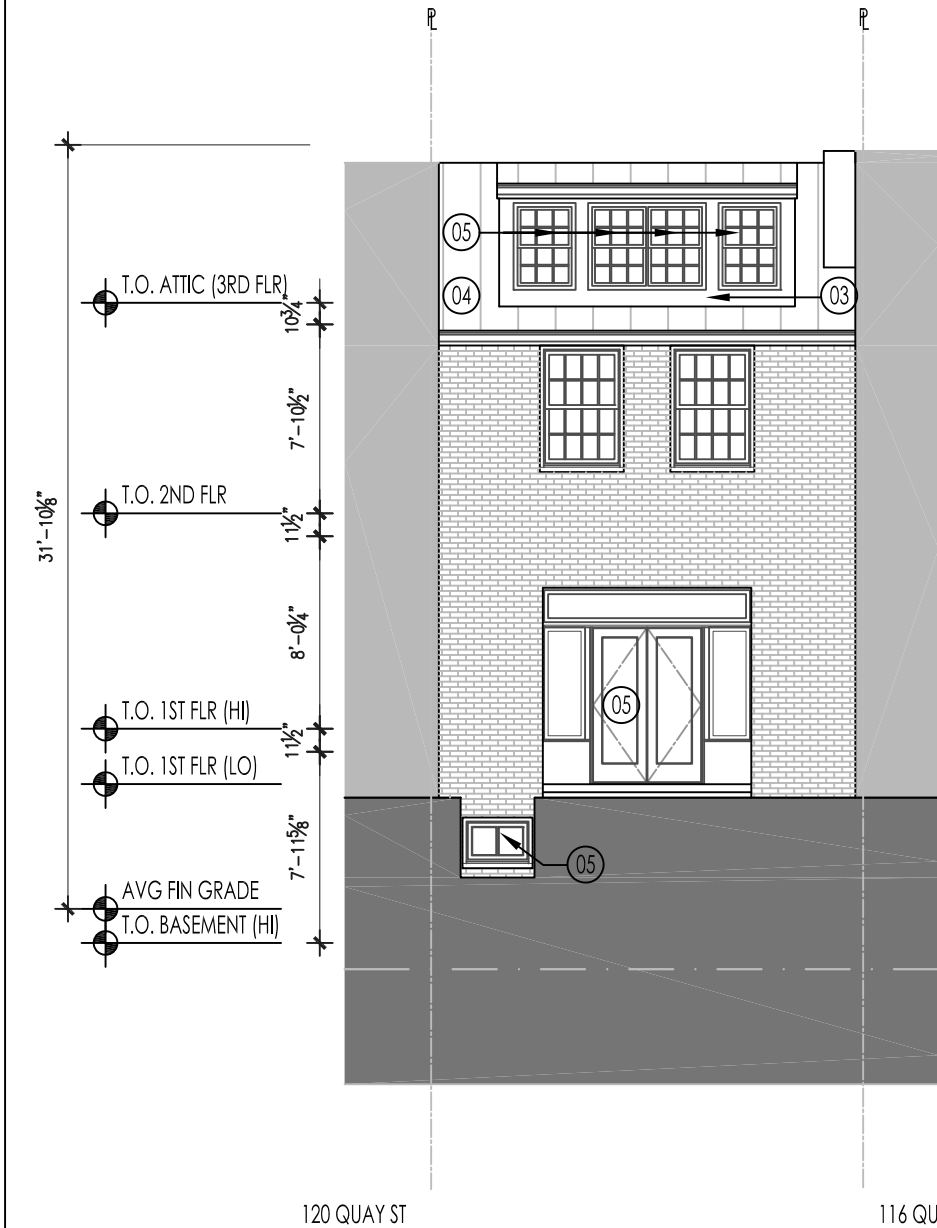
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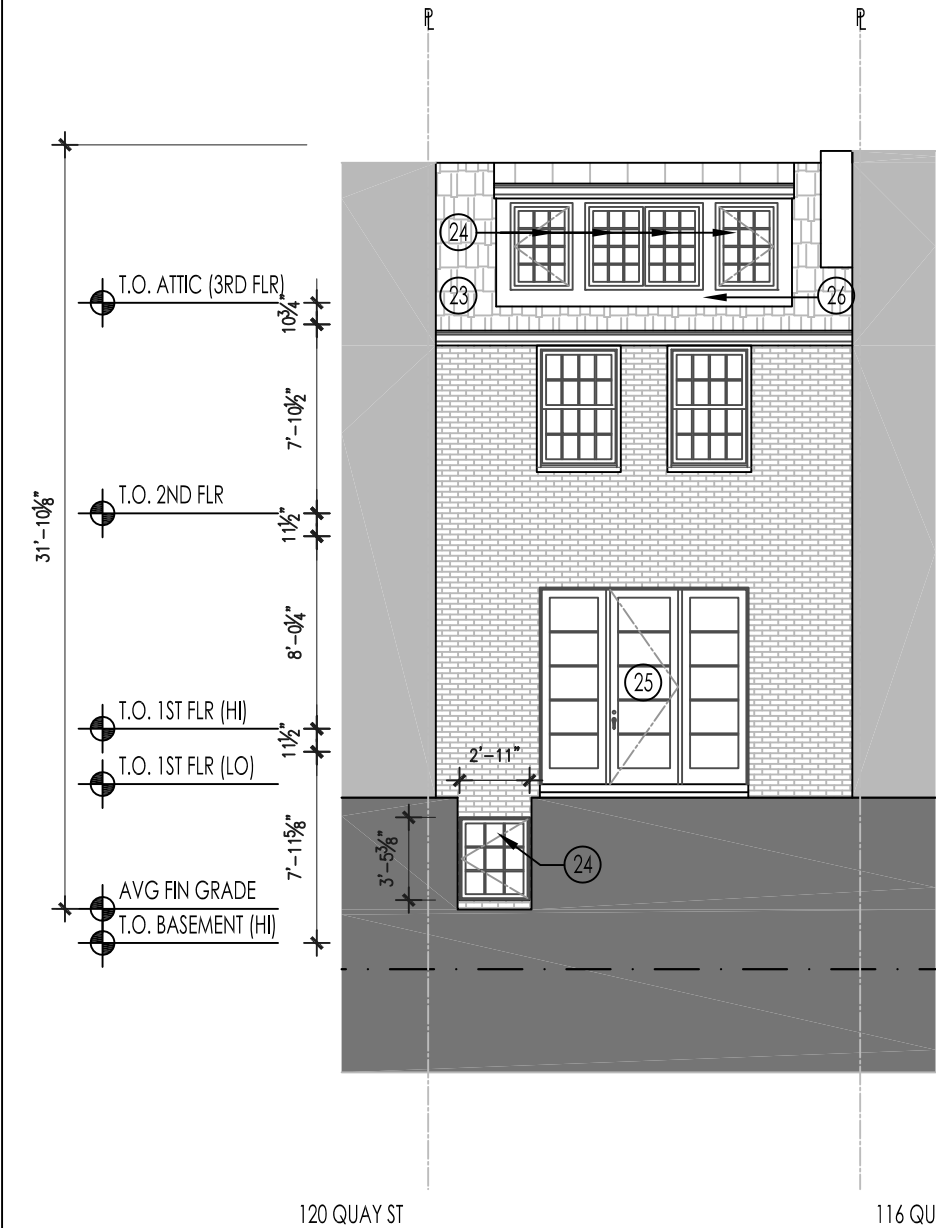
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CANYON RIDGE®

garage doors

CARRIAGE HOUSE ■ CHEVRON ■ LOUVER ■ MODERN ■ ELEMENTS



America's Favorite Garage Doors®



*Canyon Ridge® / Carriage House 5-Layer, Design 13; Shown Custom Painted
with Mahogany Cladding, Mahogany Overlays and REC14 Window Design
Photo Credit: Lauren Armellini Pillich*

*Canyon Ridge® / Carriage House 4-Layer, Design 21; Shown in Ultra-Grain® Cypress
Slate Finish with Clear Cypress Overlays in Slate Finish and SQ24 Window Design
Photo Credit: Living Stone Design + Build, Ryan Theede Photography*



RUSTIC looks
REFINED

CANYON RIDGE® Carriage House

4-LAYER CONSTRUCTION

Another beautiful, low-maintenance alternative to real wood is the Canyon Ridge® Carriage House 4-Layer faux-wood garage door. Similar in style and construction to its 5-Layer counterpart, it also has an energy-efficient Intellicore® polyurethane insulated steel core topped with Clear Cypress composite overlays to create a carriage house design. The 4-Layer door has fully visible steel panels that can be finished in Ultra-Grain® for a stained wood-look or painted a solid color to match your home.



- 1 COMPOSITE OVERLAY
- 2 STEEL WITH ULTRA-GRAIN® FINISH (SHOWN) OR SOLID COLOR STEEL
- 3 2" INTELICORE® POLYURETHANE INSULATION
- 4 STEEL

STYLE AND CONSTRUCTION

- 4-layer, steel and composite overlay doors with Intellicore® polyurethane insulation. 18.4 R-value.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 16 for details.
- Removable clip-in window grilles for easy cleaning.
- Spade lift handles and step plates included. See page 17 for more options.

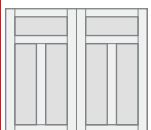
Calculated door section R-value is in accordance with DASMA TDS-163. Canyon Ridge® doors not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".

DOOR DESIGNS

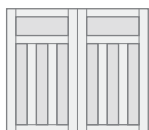
SERIES 1



Design 11



Design 12



Design 13

SERIES 3



Design 31



Design 32

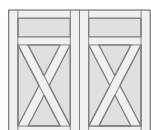


Design 33



Design 34

SERIES 2



Design 21



Design 22



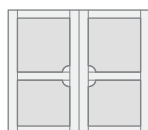
Design 23



Design 35



Design 36



Design 37



Design 38

MATERIAL DESIGN OPTIONS

STEEL BASE — OVERLAY



Ultra-Grain® Finish
Clear Cypress
or Solid Color Steel (N)



Clear Cypress (C)



Mahogany (M)

Composite cladding is not present on Carriage House 4-Layer doors.

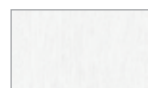
COLORS



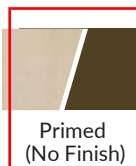
Ultra-Grain® Cypress
Medium Finish



Bronze
Finish*



White Finish*



Primed
(No Finish)



Ultra-Grain® Cypress
Walnut Finish



Charcoal
Finish*



Ultra-Grain® Cypress
Slate Finish



Black
Finish*

Doors can be ordered primed for custom field painting. Note: Primed solid steel base is brown. Overlay stain color may vary due to finishing process.

**Bronze, Charcoal, Black and White Finish available only on Mahogany overlays.*

Two-tone doors are available. To see all options go to: dis.clopay.com.

Steel surfaces have woodgrain texture.

Due to the printing process, colors may vary. Order free color samples at clopaydoor.com/requestcolorsamples.

WARRANTIES



WINDOWS/TOP SECTIONS



REC11



REC13



REC14



SQ23



SQ24



ARCH1 (Glass)



ARCH13



ARCH14



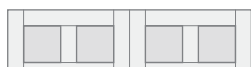
ARCH3



ARCH4



TOP11



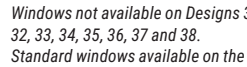
TOP12



TOP13



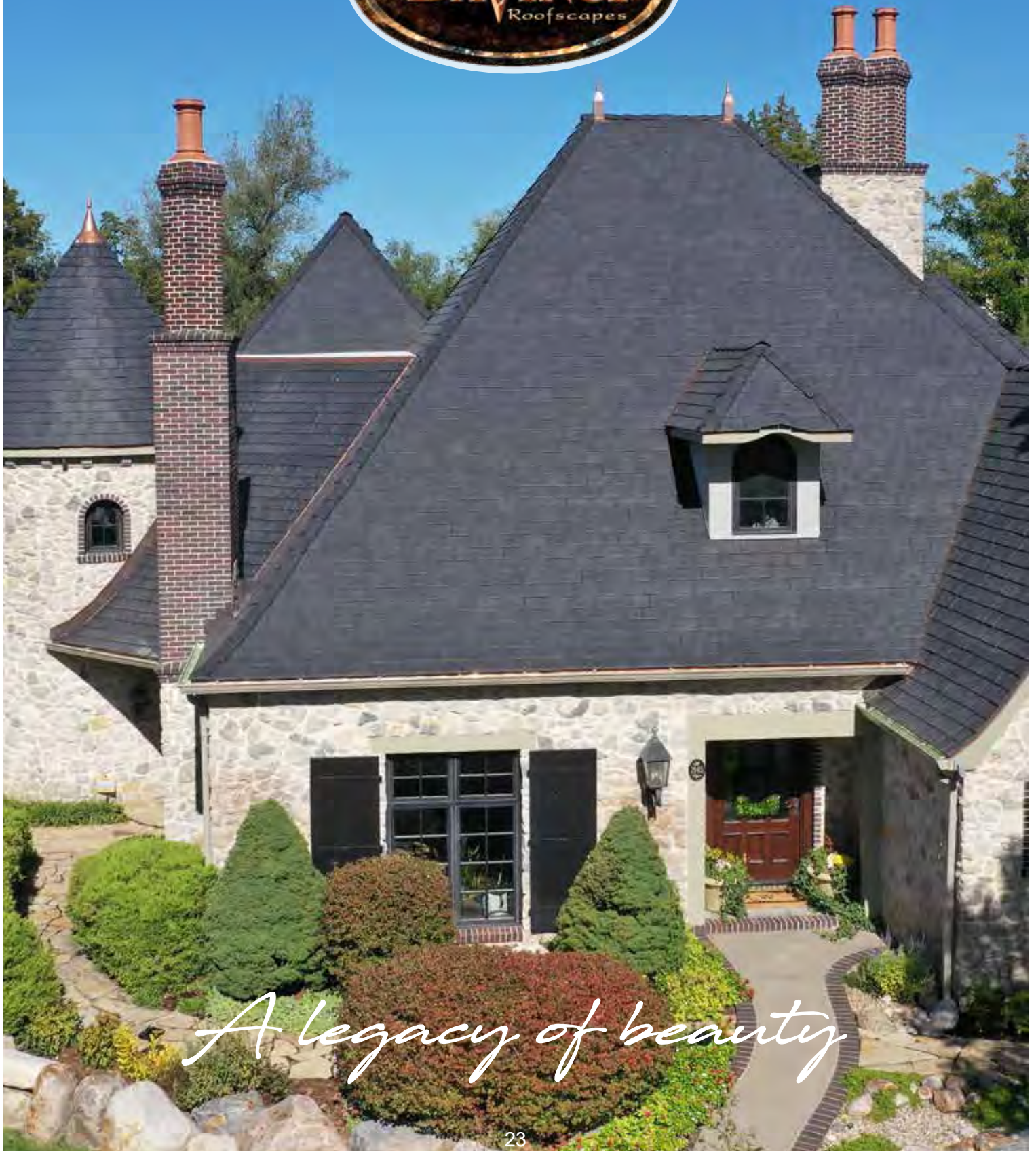
ARCH1 (Solid)



Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

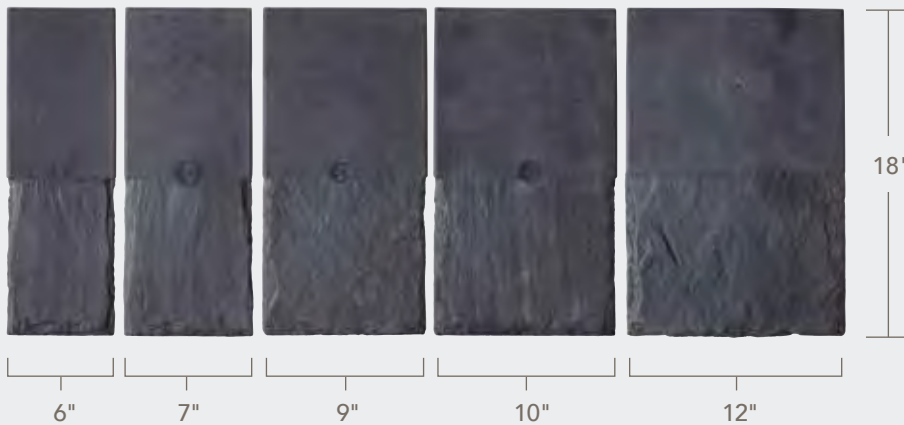
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". Additional designs, windows and top sections available.



A legacy of beauty

DAVINCI SLATE

Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. Thanks to the genius of DaVinci, the look of slate is more viable than ever.



MULTI-WIDTH

Multi-width tiles provide the greatest degree of authenticity and flexibility.



SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.



PROVINCE

The look of slate at a fraction of the cost and weight.





ABERDEEN



BROWNSTONE



CANYON

MULTI-WIDTH
SLATE



CASTLE GRAY



EUROPEAN



EVERGREEN



SLATE BLACK



SLATE GRAY



SONORA



VINEYARD



WEATHERED GREEN



SMOKEY GRAY

SINGLE-WIDTH SLATE

It feels right.

Some homes were created with the promise of a slate roof in mind. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.

OKLAHOMA CITY, OKLAHOMA



Welcome to Tornado Alley! In addition to being in one of the most tornado-prone regions in the world, OKC endures frequent hail, snow and periods of strong sunlight.

SINGLE-WIDTH SLATE
SMOKEY GRAY



VERSATEX® BUILDING PRODUCTS

Product Catalog

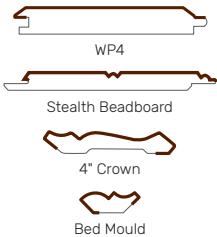
Product images are for illustration purposes and can be changed at any time without notice.



Canvas Series

BEAUTY OF WOOD.
DURABILITY OF PVC.

Profile	Actual Size	16'	18'
WP4	3/4" x 5 1/2"	•	
Stealth Bead	1/2" x 6"		•
4" Crown	9/16" x 3 5/8"	•	
Bed Mould	9/16" x 1 3/4"	•	



- All profiles available in all finishes
- Color-matched touch-up kit available for purchase
- Visit versatex.com/canvas for handling & installation guides



Nominal	Actual Inside	Actual Outside
4 x 4 x 8'6"	3 3/4" x 3 3/4" x 8'6"	4 3/4" x 4 3/4" x 8'6"
4 x 4 x 10'	3 3/4" x 3 3/4" x 10'	4 3/4" x 4 3/4" x 10'
6 x 6 x 8'6"	5 3/4" x 5 3/4" x 8'6"	6 3/4" x 6 3/4" x 8'6"
6 x 6 x 10'	5 3/4" x 5 3/4" x 10'	6 3/4" x 6 3/4" x 10'
8 x 8 x 8'6"	8 1/2" x 8 1/2" x 8'6"	9 1/2" x 9 1/2" x 8'6"
8 x 8 x 10'	8 1/2" x 8 1/2" x 10'	9 1/2" x 9 1/2" x 10'
12 x 12 x 12'	9 3/4" x 9 3/4" x 12'	11 1/4" x 11 1/4" x 12'

- Special 10" Classic wraps available (minimum quantities apply)
- All 4", 6" and 8" VERSAWRAPs are made from actual 1/2" thick VERSATEX; 12" wraps are made from actual 3/4" thick VERSATEX
- Raised Panel wraps available in all 6" x 6" and 8" x 8" profiles
- Raised Panels start 16 1/2" from bottom with a railing gap from 30 3/4" to 30 1/2"; Clearance above top panel measures 8 3/4"
- Painting of Raised Panel wraps is recommended for best aesthetic results and to prevent dirt accumulation where panels are milled into product

Tapered VERSAWRAP

Actual	5'	6'
12" base – 8" cap	•	•
16" base – 12" cap	•	•

- Fastening angles and 3 1/2" decorative accent wrap pieces are included for the cap and base of each Tapered column

Accent Wrap

Nominal	Actual Inside Dimension
4 x 4 x 10	4 3/4" x 4 3/4" x 10"
6 x 6 x 10	6 3/4" x 6 3/4" x 10"
8 x 8 x 10	9 1/2" x 9 1/2" x 10"
4 x 4 x 10'	4 3/4" x 4 3/4" x 10'

- Nominal 10 x 10 x 10' Accent Wraps are available in "UNIT" quantities
- Add 1" to inside dimensions to calculate outside measurements



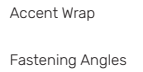
Classic Wrap



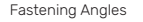
Raised Panel



Tapered Column



Accent Wrap



Fastening Angles



WHY VERSATEX?

Innovative, practical solutions for a sustainable future.

VERSATEX Building Products are manufactured from cellular PVC, which is impervious to insects and moisture and capable of below-grade installation. Our product formula ensures VERSATEX maintains its bright white color and is dense enough to use the same cutting tools & fasteners one would with a traditional product. These factors and more create an ideal solution for moisture-sensitive areas, including those along coastal zones or regions affected by salt and high humidity.

Warping, fading, cupping, or splitting is now a thing of the past – just a building product with high aesthetic value backed by an industry-best, lifetime, fully transferable, non-prorated warranty.

A big "thank you" to the builders whose craftsmanship is featured in this brochure.



A product of VERSATEX Building Products,
400 Steel Street | Aliquippa, PA 15001
724.857.1111 | versatex.com

SOFFIT SYSTEM

Actual	18' Vented	18' Solid
1/2" x 12"	•	•
1/2" x 16"	•	•
1/2" x 24"	•	•

- Custom lengths available in "Smartpack" quantities
- Available in smooth finish only

Product	Nominal	Actual	18' Smooth	18' Timber Ridge
Notched Fascia	1 x 8	3/4" x 7 1/4"	•	•
Frieze Board	5/4 x 6	1" x 5 1/2"	•	•

- Custom lengths and widths available in "Smartpack" quantities



TRIMBOARD

	Nominal Width	2	3	4	5	6	8	10	12	16
Thickness	Actual Width	1 1/2"	2 1/2"	3 1/2"	4 1/2"	5 1/2"	7 1/4"	9 1/4"	11 1/4"	15 1/4"
5/8 (5/8" actual)				•		•		•	•	•
1 (3/4" actual)		•	•	•	•	•	•	•	•	•
5/4 (1" actual)				•	•	•	•	•	•	•
6/4 (1 1/4" actual)				•		•	•	•	•	
8/4 (1 1/2" actual)				•		•	•	•	•	

- 5/8, 1 and 5/4 available in standard 12', 18' and 20' lengths;
- 6/4 and 8/4 available in standard 18' lengths
- 5/8, 1 and 5/4 boards come with protective film applied
- Custom lengths and widths available in "Smartpack" quantities
- 1 1/2" thick Trimboards may be subject to extended lead times
- Most thicknesses can be ordered reversible - Smooth/Timber Ridge or Smooth/Smooth

SHEET

Thickness	Width & Length	4x8'	4x10'	4x12'	4x18'	4x20'
1/4"		•	•			
3/8"		•	•	•	•	
1/2"		•		•	•	•
5/8"		•	•	•	•	•
3/4"		•		•	•	•
1"		•	•	•	•	•
1 1/4"		•	•		•	
1 1/2"		•	•	•	•	

- Custom lengths and widths available in "Smartpack" quantities
- 5' wide Sheets available in certain sizes and special quantities



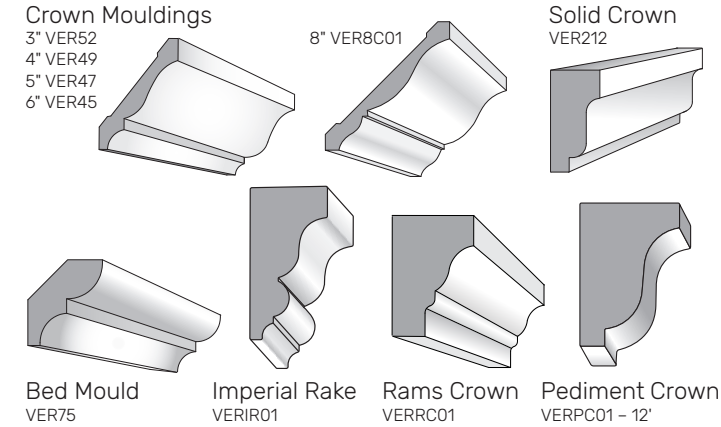
T&G PROFILES

Nominal Thickness x Width	Actual	Length	8'	10'	18'
1/2 x 4 Beadboard	1/2" x 3 1/2"		•		
1/2 x 6 Beadboard	1/2" x 5 1/2"		•		
1 x 6 Beadboard	3/4" x 5 1/2"		•		
1/2 x 4 Stealth Bead	1/2" x 4"		•		
1/2 x 6 Stealth Bead	1/2" x 6"		•		
1/2 x 48 Beaded Sheet	1/2" x 48"		•	•	
1 x 6 WP4/Nickel Gap	3/4" x 5 1/2"		•		
1 x 8 WP4/Nickel Gap	3/4" x 7 1/4"		•		

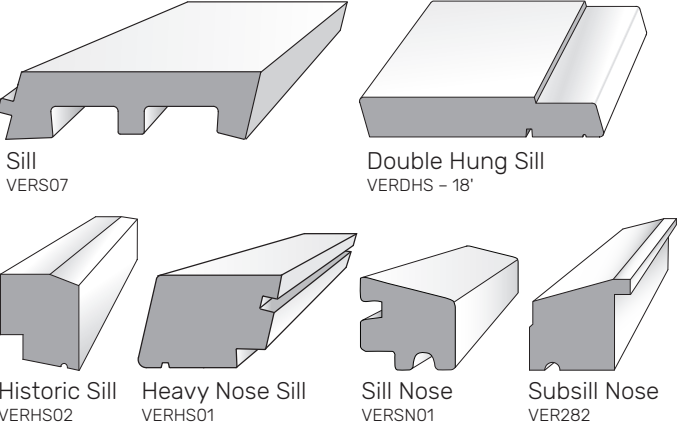
- Special 3/4" x 3 1/2" x 18' standard Beadboard available in "UNIT" quantities
- End-matched WP4 available in 16' lengths

MOULDINGS

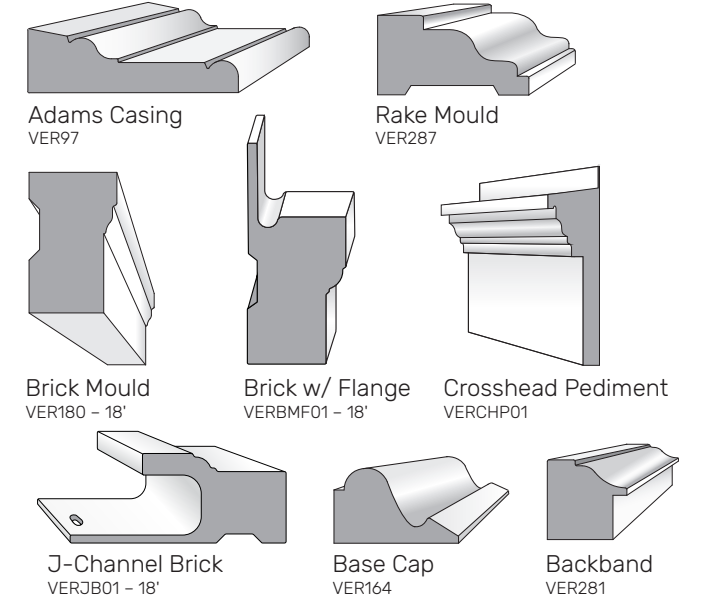
Crown Profiles



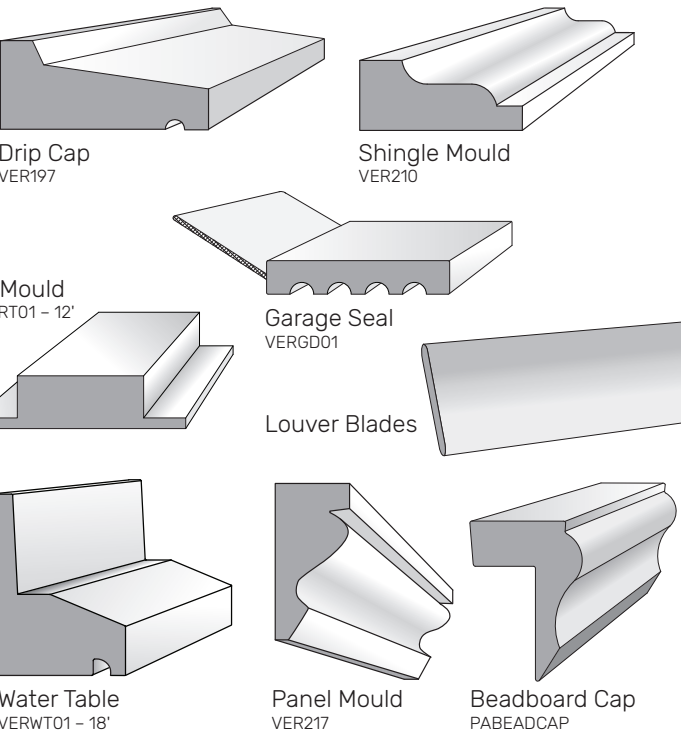
Sill Profiles



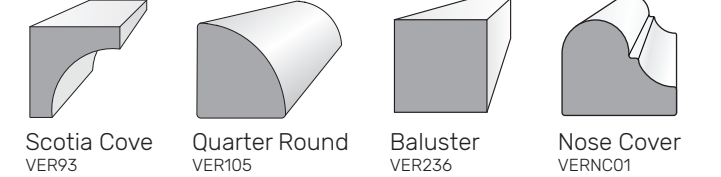
Casing Profiles



Additional Profiles



Cove Profiles



STEALTH TRIM

	Product	Nominal	Actual	18' Smooth	18' Timber Ridge
	Stealth Skirtboard	1 x 8	3/4" x 7 1/4"	•	•
	Stealth Skirtboard	1 x 10	3/4" x 9 1/4"	•	•
	Standard Stealth, Stealth w/ Flange, & Trim w/ Flange	5/4 x 4	1" x 3 1/2"	•	•
	Standard Stealth, Stealth w/ Flange, Trim w/ Flange & Stealth Skirtboard	5/4 x 6	1" x 5 1/2"	•	•
	Standard Stealth & Stealth Skirtboard	5/4 x 8	1" x 7 1/4"	•	•
	Stealth Casing w/ J-Channel		1 1/8" x 3 1/2"	•	
	Stealth Casing w/ J-Channel		1 1/8" x 5 1/2"	•	

- Custom lengths and widths available in "Smartpack" quantities



CORNERS

	Nominal	Actual	Finish Length	Smooth 10'	Smooth 20'	Timber Ridge 10'	Timber Ridge 20'	
	1 x 6	3/4" x 5 1/2"		•				Standard Corner
	5/4 x 4	1" x 3 1/2"		•	•	•	•	
	5/4 x 6	1" x 5 1/2"		•	•	•	•	
	5/4 x 8	1" x 7 1/4"		•				
								Stealth Corner
								Stealth Hidden Fastener Corner

- Stealth Corner not available in nominal 1 x 6
- Special 12' and 22' Corners available in "UNIT" quantities
- Custom widths up to 10" available in "UNIT" quantities
- 10' and 20' Corners available in "Smartpack" quantities

Stealth Hidden Fastener Corner

Orientation	Actual	20' Smooth
Inside	1 1/8" x 1 1/2"	•
Outside	1 1/8" x 3 1/2"	•
Outside	1 1/8" x 5 1/2"	•

Competition 2-piece corner VERSATEX 1-piece corner



All mouldings manufactured in 16' lengths except where noted.

ULTIMATE

MARVIN SIGNATURE™ COLLECTION



ULTIMATE CASEMENT



Casement and Picture windows with Satin Nickel hardware



Casement windows with Matte Black hardware

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point 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.



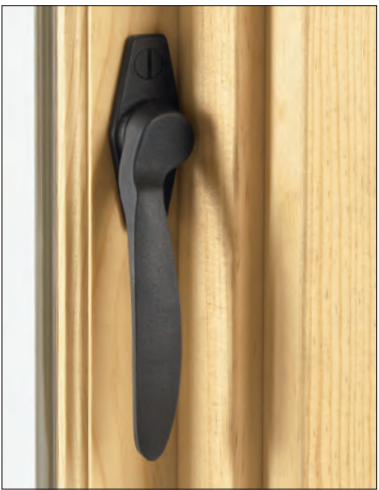
ULTIMATE CASEMENT INTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT EXTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE



ULTIMATE SWINGING FRENCH DOOR



Inswing French door with Matte Black hardware



Swinging French door and Picture windows

ULTIMATE SWINGING FRENCH DOOR

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

COLOR TBD FROM MANF STANDARD 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.

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



SCREENS



Double Hung Insert G2 windows with Full Screens

SCREENS

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

CASEMENT SCREEN OPTIONS



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

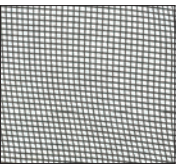


INSWING CASEMENT SCREEN
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.

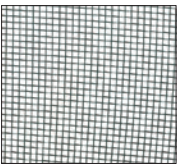


WOOD SCREEN SURROUND
The patented wood screen surround with Hi-Transparency screen mesh and aluminum exterior creates a seamless wood interior.

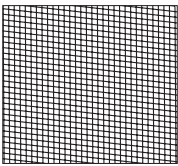
SCREEN MESH OPTIONS



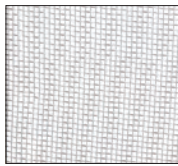
CHARCOAL
FIBERGLASS



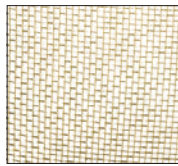
CHARCOAL
ALUMINUM WIRE



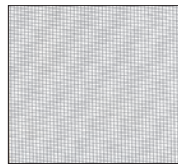
BLACK
ALUMINUM WIRE



BRIGHT
ALUMINUM WIRE



BRIGHT
BRONZE WIRE



HI-TRANSPARENCY
MESH

DOUBLE HUNG SCREEN OPTIONS



RETRACTABLE SCREEN

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



FULL OR HALF SCREEN

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

DOOR SCREEN OPTIONS



ULTIMATE SWINGING SCREEN DOOR

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



STANDARD SWINGING SCREEN DOOR

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



ULTIMATE SLIDING SCREEN DOOR

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

DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN

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



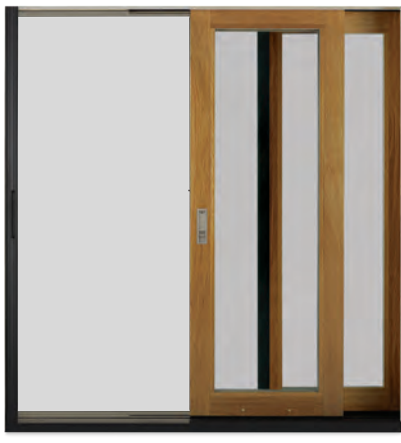
STORM AND SCREEN COMBINATIONS

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



ENERGY PANEL

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



STANDARD SLIDING SCREEN (NOT SHOWN)

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

TOP-HUNG SCREEN (NOT SHOWN)

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

SCENIC DOOR SLIDING SCREEN (SHOWN ON LEFT)

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

HardieTrim®

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

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

HardieTrim®
5/4 x 3.5 in.
Khaki Brown

HardiePlank®
6.25 in. Smooth
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

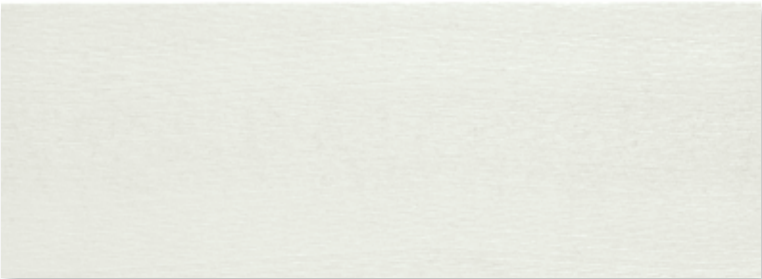
HARDIETRIM® BOARDS



4/4 NT3® SMOOTH

Arctic White

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

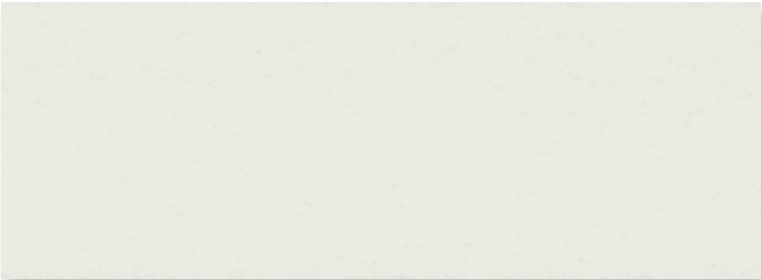
HARDIETRIM® BATTEN BOARDS



RUSTIC GRAIN®

Arctic White

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



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.

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS

				
ARCTIC WHITE	NAVAJO BEIGE	COBBLE STONE	PEARL GRAY	LIGHT MIST
				
SAIL CLOTH	SANDSTONE BEIGE	MONTEREY TAUPE	GRAY SLATE	BOOTHBAY BLUE
				
WOODLAND CREAM	AUTUMN TAN	WOODSTOCK BROWN	AGED PEWTER	EVENING BLUE
				
HEATHERED MOSS	KHAKI BROWN	TIMBER BARK	NIGHT GRAY	IRON GRAY
				
MOUNTAIN SAGE	CHESTNUT BROWN	COUNTRYLANE RED	RICH ESPRESSO	DEEP OCEAN