

Docket Item #6 & #7  
BAR CASE # 2017-00209  
2017-00210

BAR Meeting  
July 19, 2017

**ISSUE:** Partial demolition/capsulation and Alterations and an Addition

**APPLICANT:** Elizabeth Germain

**LOCATION:** 123 Quay Street

**ZONE:** RM / Residential

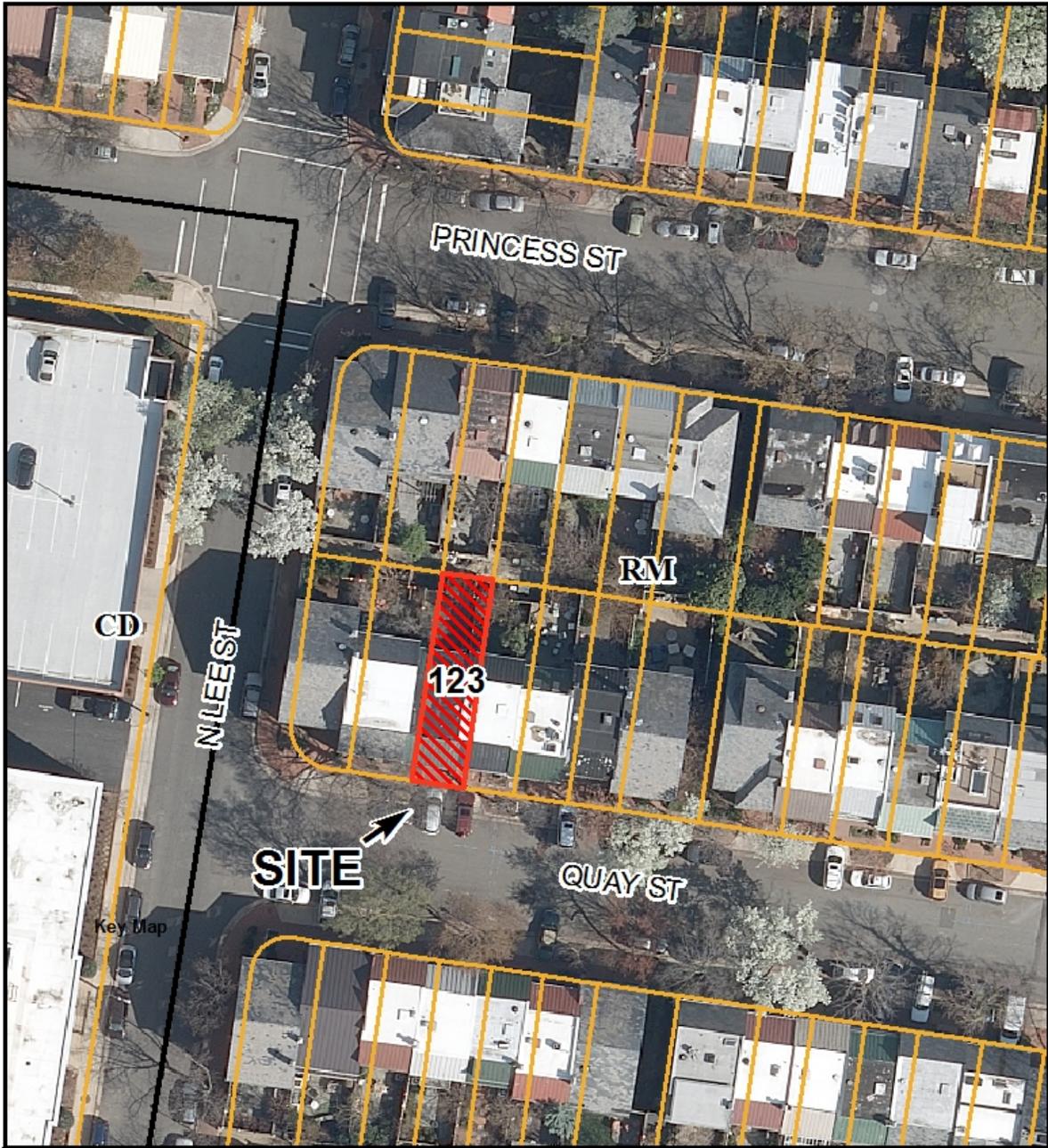
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness and Waiver of Rooftop Mechanical Screening, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
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.



**BAR #2017-00209 & 210**  
**123 Quay Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2017-0209) and Certificate for Appropriateness (BAR #2017-0210) for clarity and brevity.

**I. ISSUE**

The applicant is requesting a Permit to Demolish to demolish the entire roof structure.

The applicant requests a Certificate of Appropriateness to alter the existing roof from a false side-gable roof to a false gambrel roof at the front and the rear facades and to raise the existing flat roof elevation to allow for code compliant occupancy of the third (top) floor. The flat roof portion of the roof will have a roof access hatch, skylight and HVAC unit. The sides of the false gambrel roof are proposed to be brick to match the home's existing exterior masonry. There will be two shed-style dormers with single 12-light aluminum clad wood casement windows on the front façade and one large shed-style dormer with three ganged 12-light aluminum clad wood casement windows on the rear façade. The existing standing seam roof material will be replaced with natural slate roofing at the gambrel roofs on both facades. There will be a very small amount of fiber cement siding and composite trim on the dormers.

The applicant also requests a waiver of the requirement to screen rooftop HVAC equipment to be located on the flat portion of the roof.

**II. HISTORY**

The three-and-a-half story, three bay brick townhouse dwelling at 123 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**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984.

In 2014, the BAR approved an addition, alterations and a waiver of the rooftop HVAC screening requirement at the property that were never undertaken (BAR #2014-00163 and 2014-000164, 6/18/14). The third floor addition retained the false side gable front and added to gable dormers but created a three story masonry rear wall with a flat roof.

**III. ANALYSIS**

Permit to Demolish/Capsulate

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into	No

	a historic shrine?	
(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

Staff has no objection to the demolition of the roof of the existing 1971 house finding that it meets none of the criteria listed above.

Certificate of Appropriateness for an Addition and Alterations

Regarding residential additions, the BAR’s *Design Guidelines* state the Board’s preference for “contextual background buildings which allow historic structures to maintain the primary visual importance,” and for “designs that are respectful of the existing structure and...which echo the design elements of the existing structure.”

This Colonial Revival townhouse is one of a collection of late-20<sup>th</sup>-century townhouses, all three stories in height with an attic story and a garage front. The roofs of the attic stories include false gables, mansards and a few gambrel roofs, some of them creating more successful architectural compositions than others (Figure 1). The BAR has approved many alterations and additions through the years as the location of the homes has become more desirable, including comprehensive redesigns that have improved the material quality and architectural detailing of traditional style units and changed one end unit to a very handsome contemporary style. The BAR’s concern has always been one of compatibility, to ensure that whatever alterations are made are thoughtful improvements to the overall composition of the subject property, while respecting the scale and character of the neighboring dwellings.

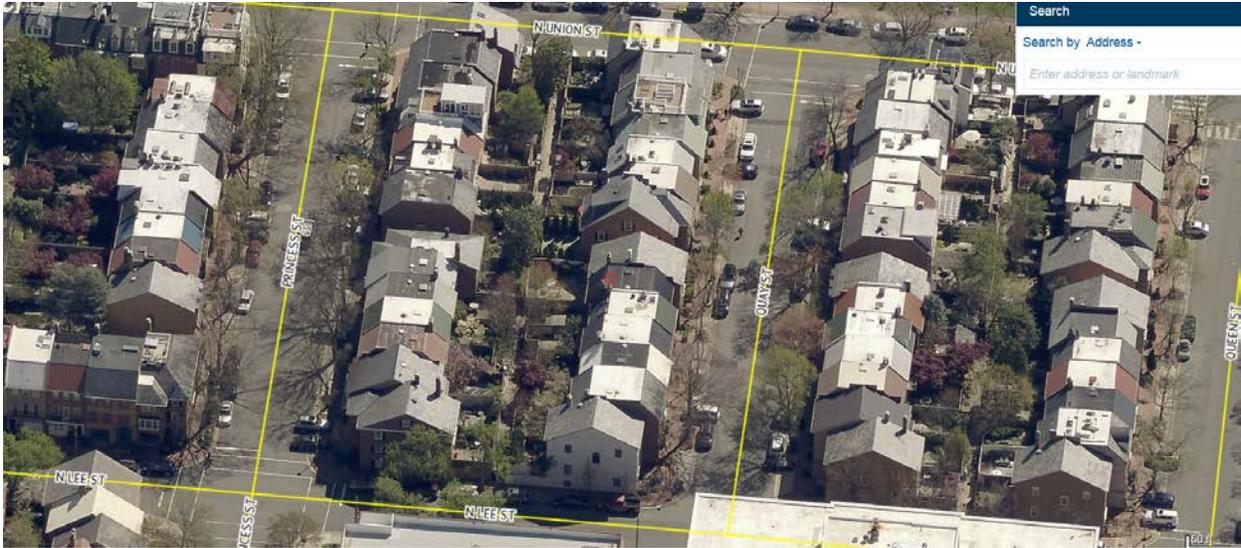


Figure 1. Looking east down Quay Street and adjacent blocks to illustrate various roof forms.

In this particular case, the applicant is simulating a historically accurate Colonial Revival style gambrel roof form in lieu of the existing false side gable. Additionally, the single shed dormers on the front are appropriately integrated with the roof and appropriate in scale. The applicant initially proposed larger pedimented dormers that had larger windows than the existing ones below and staff advised that the dormers and gambrel roof should not overwhelm the façade of the existing house. Staff finds the current scheme to be quite successful. While the rear dormer is larger, it, too, is in scale with the redesigned roof and aligns with the fenestration below. The multi-light casement windows also complement the existing multi-light double-hung windows.

The proposed materials are high-quality and appropriate for this brick townhouse. Staff has no objection to the waiver of the HVAC screening requirement, noting that these waivers have been quite common in this development and the rooftop units are relatively unobtrusive and are not generally visible from a public way, particularly for units on the interior of the block.

Staff recommends that the applications be approved, as submitted.

**STAFF**

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### IV. CITY DEPARTMENT COMMENTS

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

##### Zoning

F-1 The subject property is part of larger development approved in 1968 by the Board of Zoning Appeals (BZA#1084). Per the approved development, the lot is identified as lot number 31 with specific conditions.

- The maximum allowable floor area is 1,870 square feet.
- The property must provide 35 percent of the lot area for open and usable space.

F-2 No change to existing open space.

F-3 Proposed scope of work complies with zoning.

##### Code Administration

C-1 A building permit, plan review and inspections are required for the alterations listed in BAR application.

##### Transportation and Environmental Services

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F1. 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)

F2. It is advised that if the proposed addition moves forward that the roof drainage discharge is evaluated due to the limited area to discharge to. Please refer to the City Code Requirement Sec 5-6-224, as noted within this review. (T&ES)

C1. 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)

C2. 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)

- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**Alexandria Archaeology**

No comments were received.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2017-00209 & 2017-00210: 123 Quay Street*



# 123 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING QUAY ST FACADE

CLIENT:

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5 JUNE 2017

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**ASK**  
**1.0A**



**123 Quay Street, Alexandria, VA 22314**

PHOTO OF EXISTING REAR FACADE

CLIENT:

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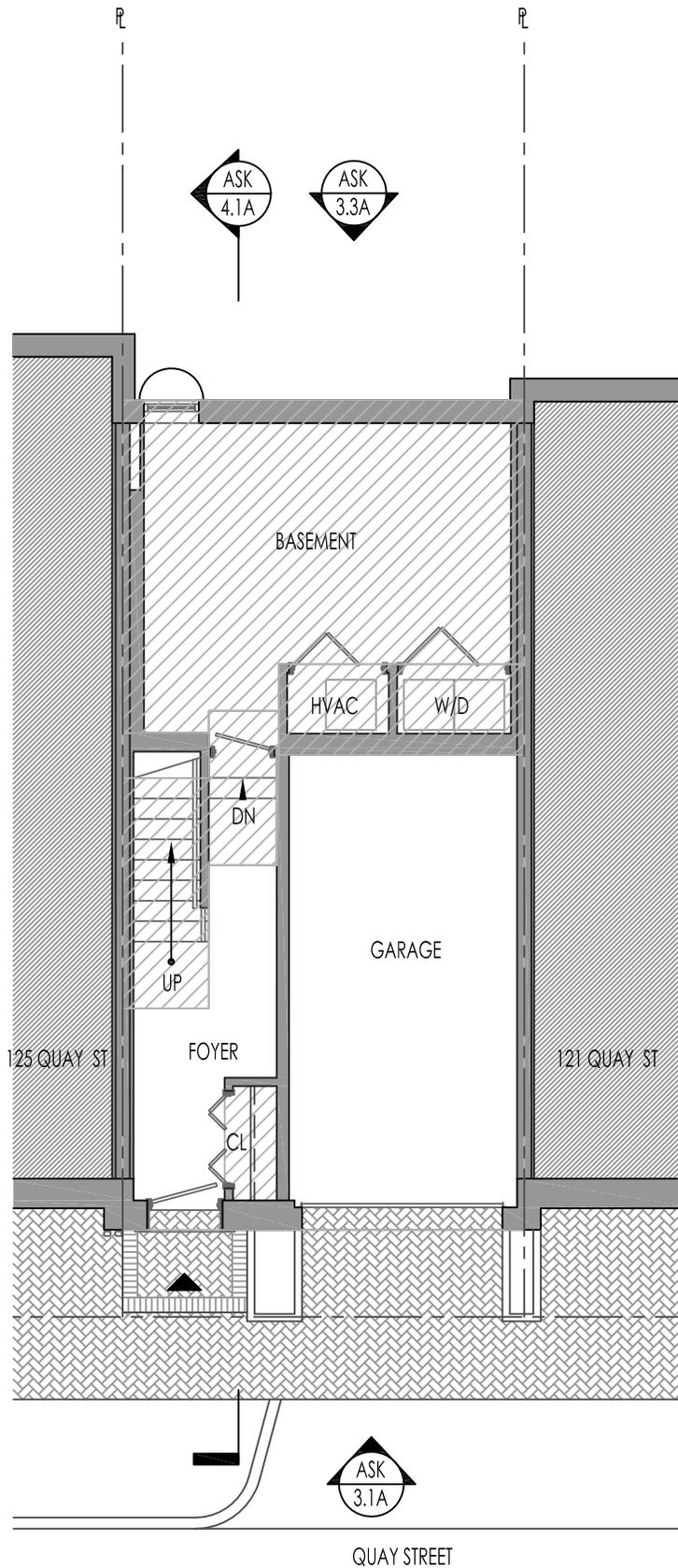
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**ASK  
1.0B**



-  EXISTING AREA DEDUCTED
-  PROPOSED AREA TO BE ADDED
-  PROPOSED NEW AREA TO BE DEDUCTED
-  EXISTING & PROPOSED OPEN SPACE = 498 SF

DEMOLITION WORK

- 01 EXISTING MTL ROOF TO BE REMOVED / REPLACED
- 02 EXISTING MTL GUTTER & DOWN SPOUT TO BE REMOVED / REPLACED
- 03 EXISTING PTD WD SOFFIT & FASCIA TO BE REMOVED / REPLACED

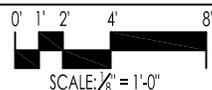
NEW WORK

- 10 NATURAL SLATE ROOFING
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# 123 Quay Street, Alexandria, VA 22314

EXISTING BASEMENT LEVEL PLAN

CLIENT:  
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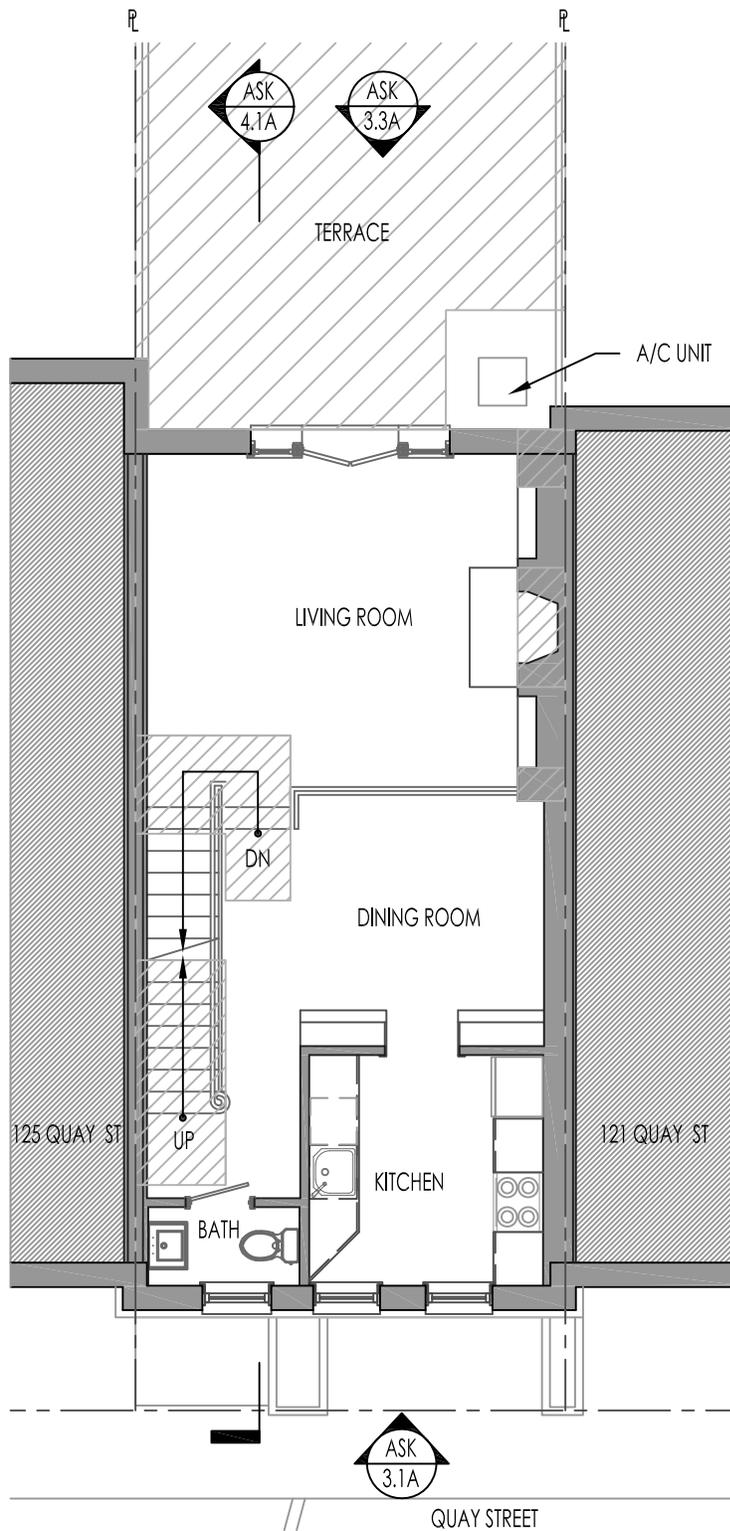


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**ASK**  
**2.0**



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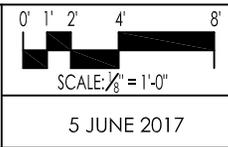
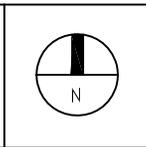
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# 123 Quay Street, Alexandria, VA 22314

EXISTING 1ST FLOOR LEVEL PLAN

CLIENT:  
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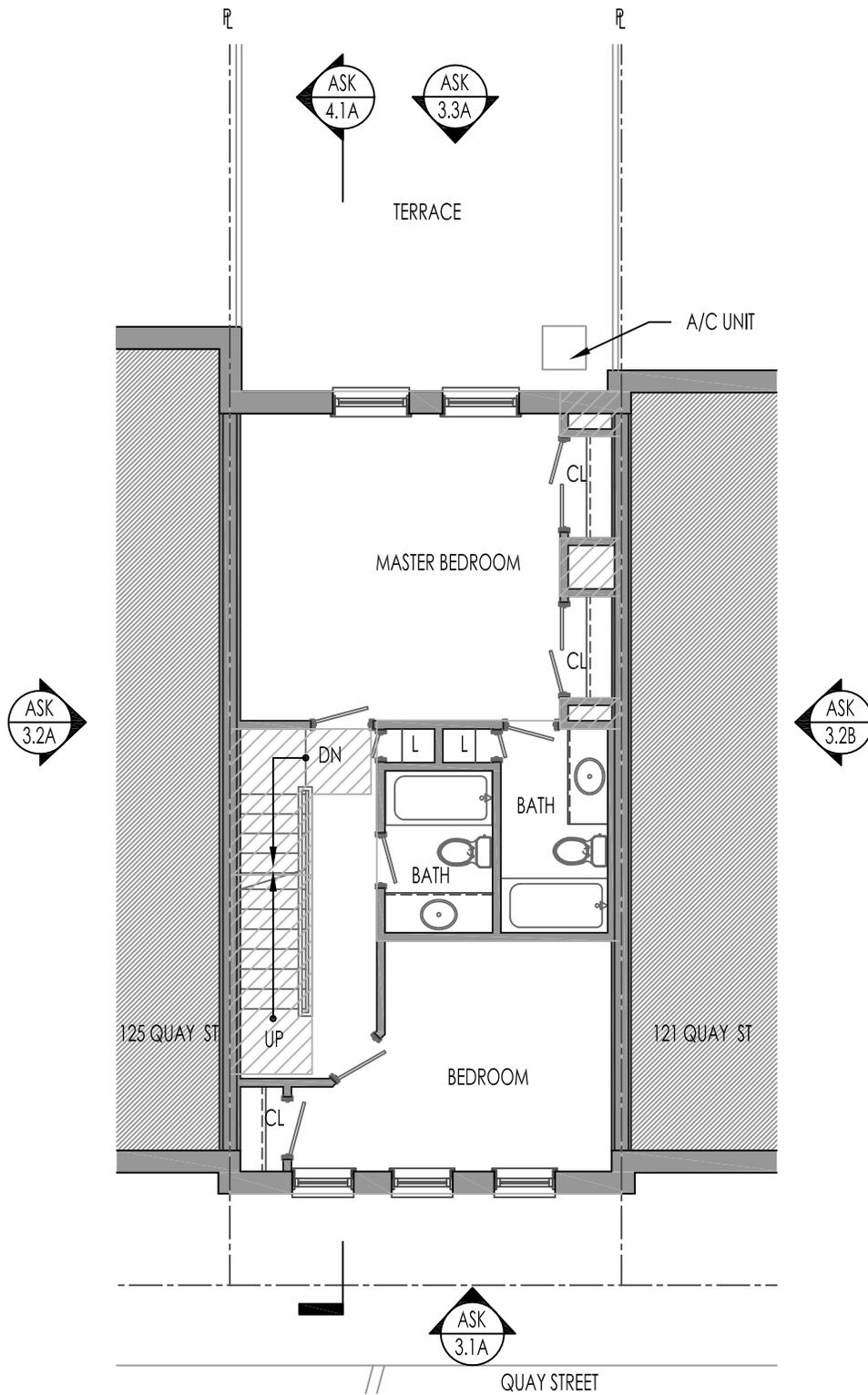


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# ASK 2.1



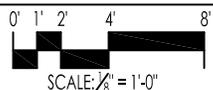
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# 123 Quay Street, Alexandria, VA 22314

EXISTING 2ND FLOOR LEVEL PLAN

CLIENT:  
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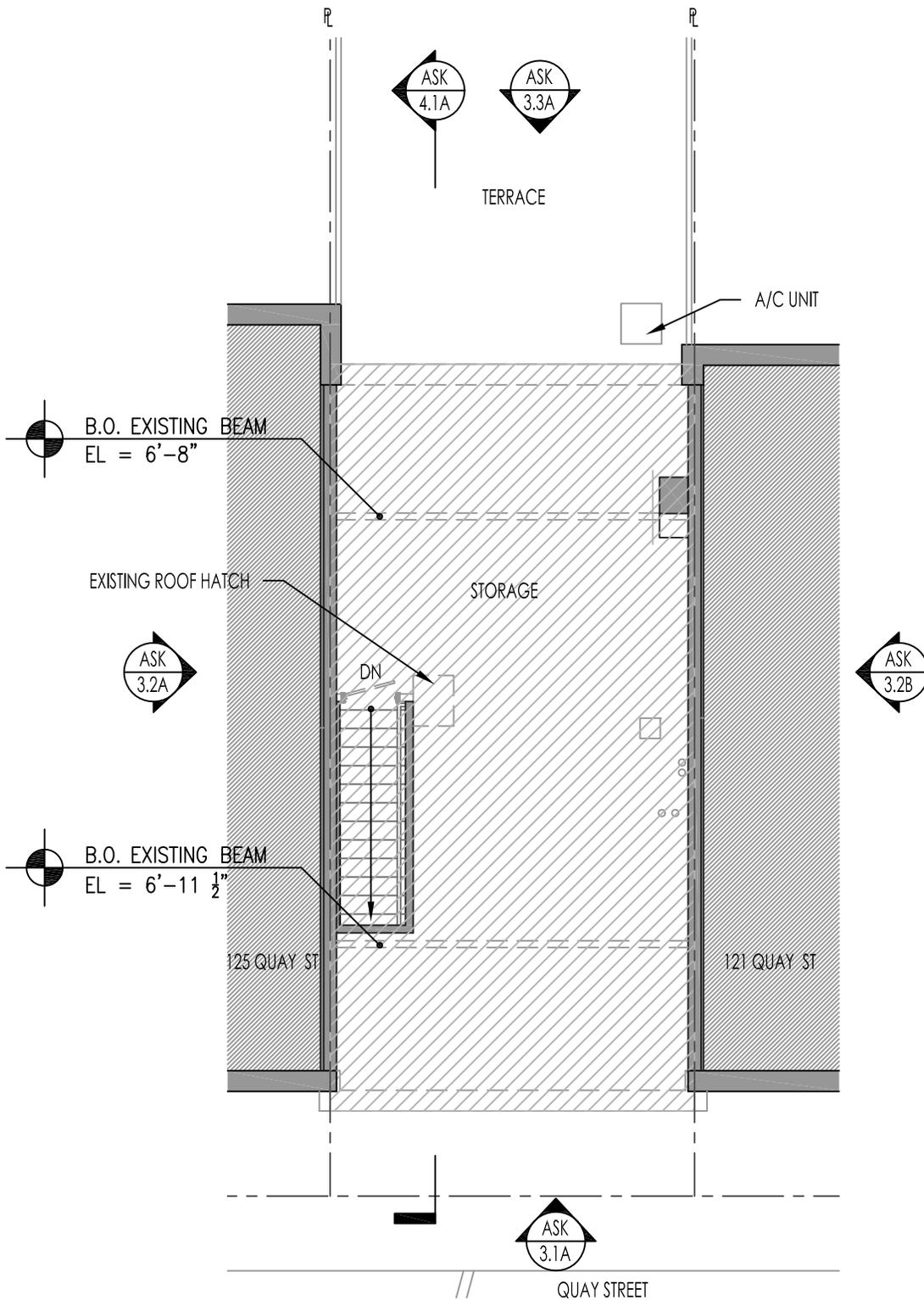


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**ASK**  
**2.2**



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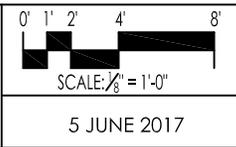
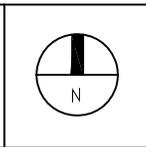
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# 123 Quay Street, Alexandria, VA 22314

EXISTING 3RD FLOOR LEVEL PLAN

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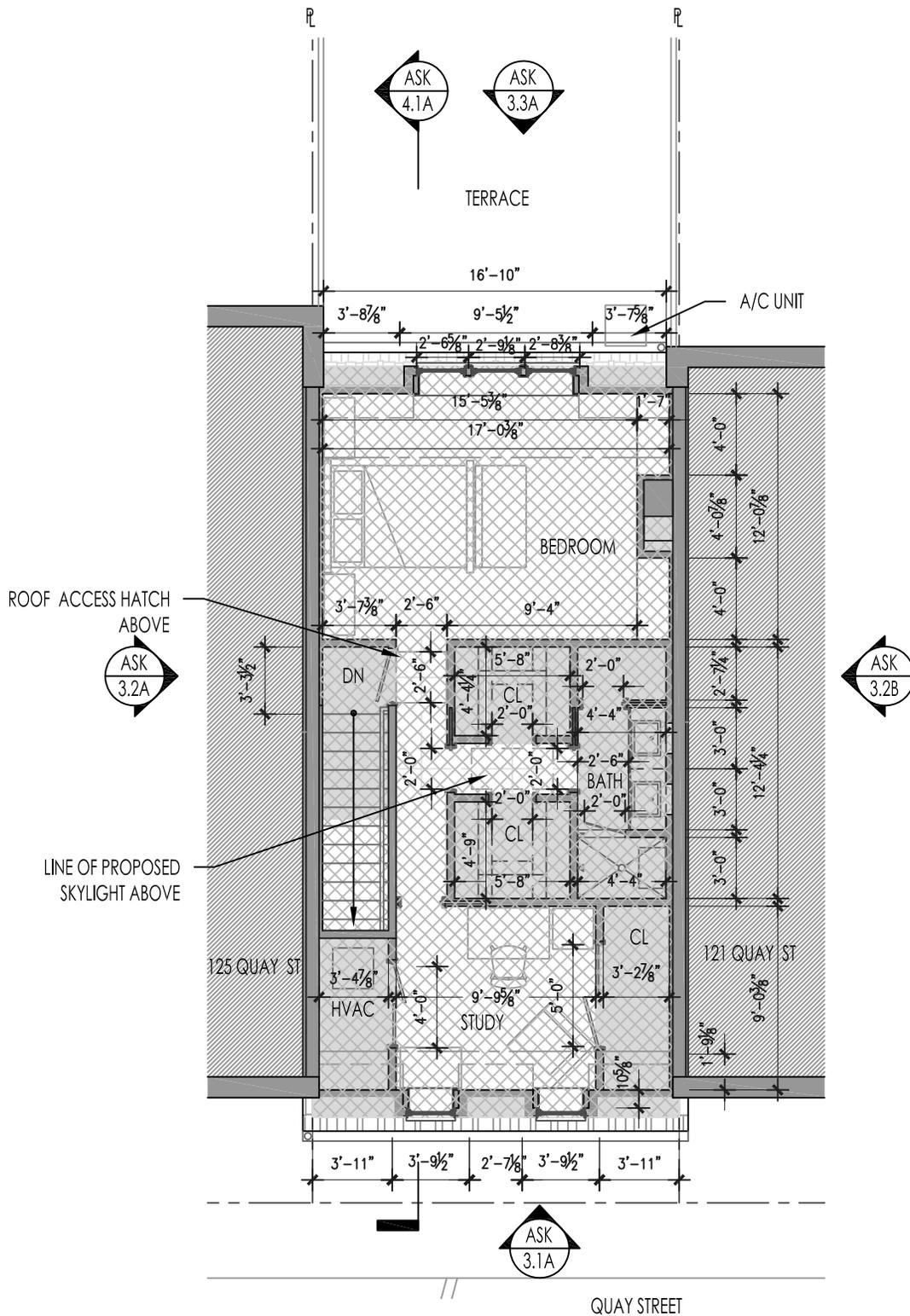
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# ASK

# 2.3



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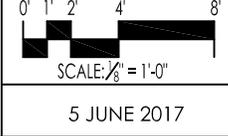
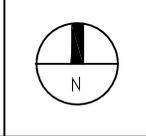
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# 123 Quay Street, Alexandria, VA 22314

PROPOSED 3RD FLOOR LEVEL PLAN LAYOUT

CLIENT:  
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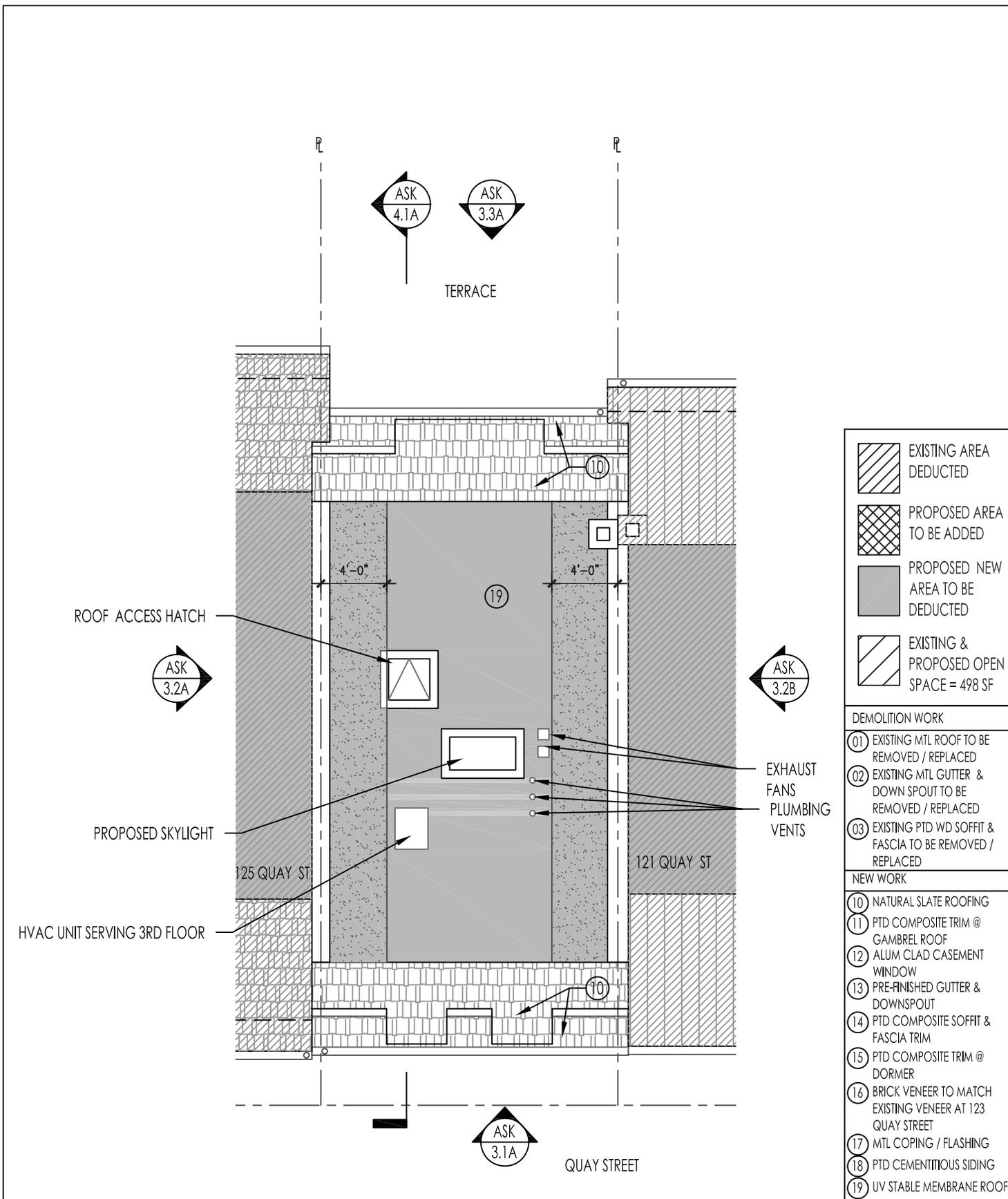


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# ASK 2.3A



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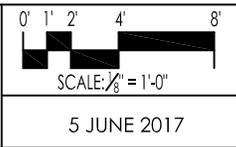
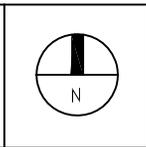
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# 123 Quay Street, Alexandria, VA 22314

PROPOSED ROOF PLAN

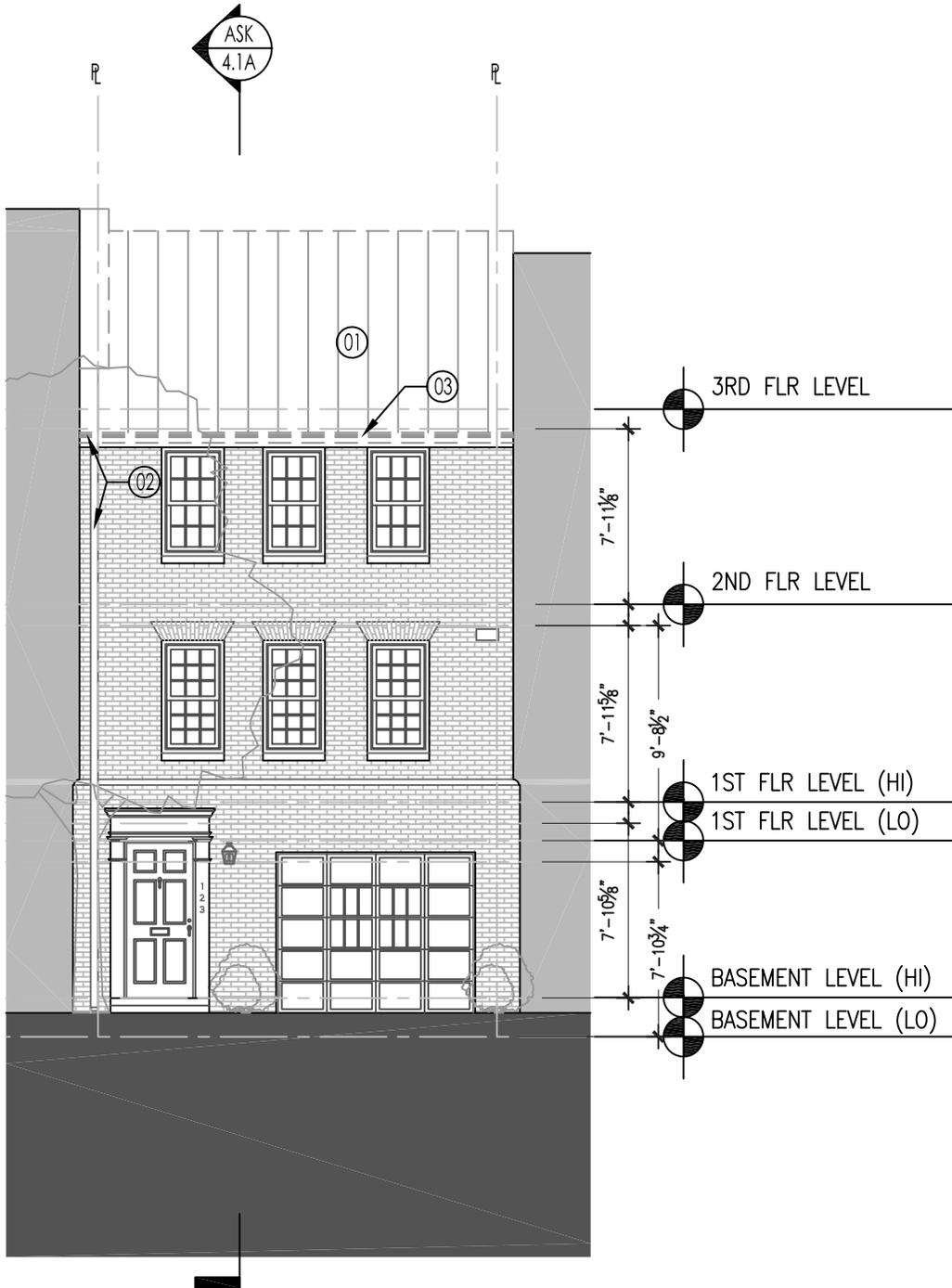
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**ASK**  
**2.4A**

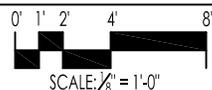


DEMOLITION WORK	
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# 123 Quay Street, Alexandria, VA 22314

EXISTING QUAY STREET FACADE SHOWING PROPOSED DEMOLITION

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314

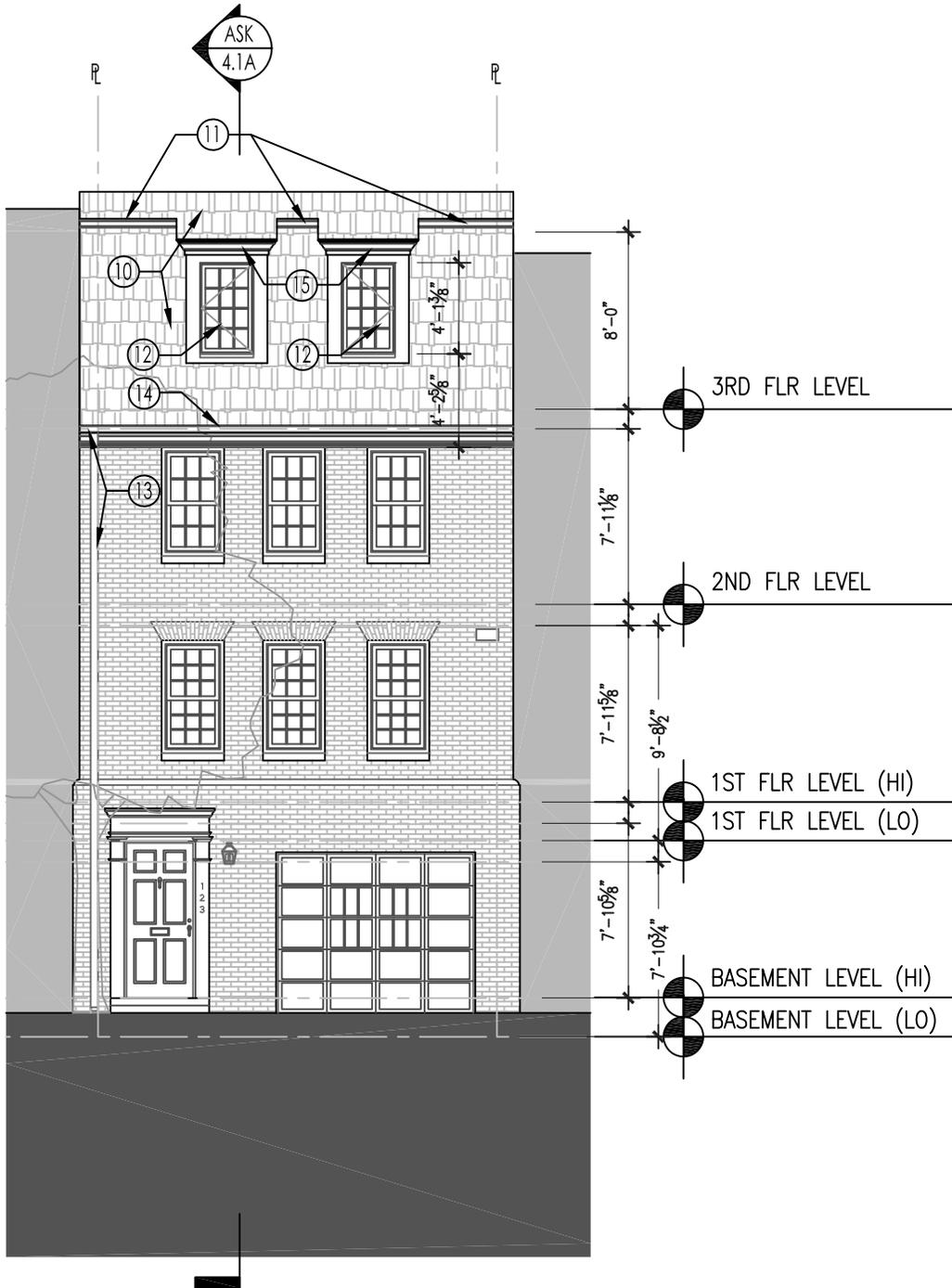


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BAR SUBMITTAL  
**ASK**  
**3.1**

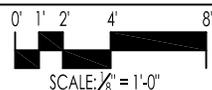


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11	PTD COMPOSITE TRIM @ GAMBREL ROOF
12	ALUM CLAD CASEMENT WINDOW
13	PRE-FINISHED GUTTER & DOWNSPOUT
14	PTD COMPOSITE SOFFIT & FASCIA TRIM
15	PTD COMPOSITE TRIM @ DORMER
16	BRICK VENEER TO MATCH EXISTING VENEER AT 123 QUAY STREET
17	MTL COPING / FLASHING
18	PTD CEMENTITIOUS SIDING
19	UV STABLE MEMBRANE ROOF

# 123 Quay Street, Alexandria, VA 22314

PROPOSED QUAY STREET FACADE

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314



5 JUNE 2017

ARCHITECT:  
 325 north patrick street  
 alexandria, va 22314  
 703 . 589 . 4550  
 info@conkeyarchitects.com

**Conkey** | architects

BAR SUBMITTAL

**ASK**  
**3.1A**



# 123 Quay Street, Alexandria, VA 22314

PROPOSED QUAY STREET FACADE - COLOR RENDERING

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314



5 JUNE 2017

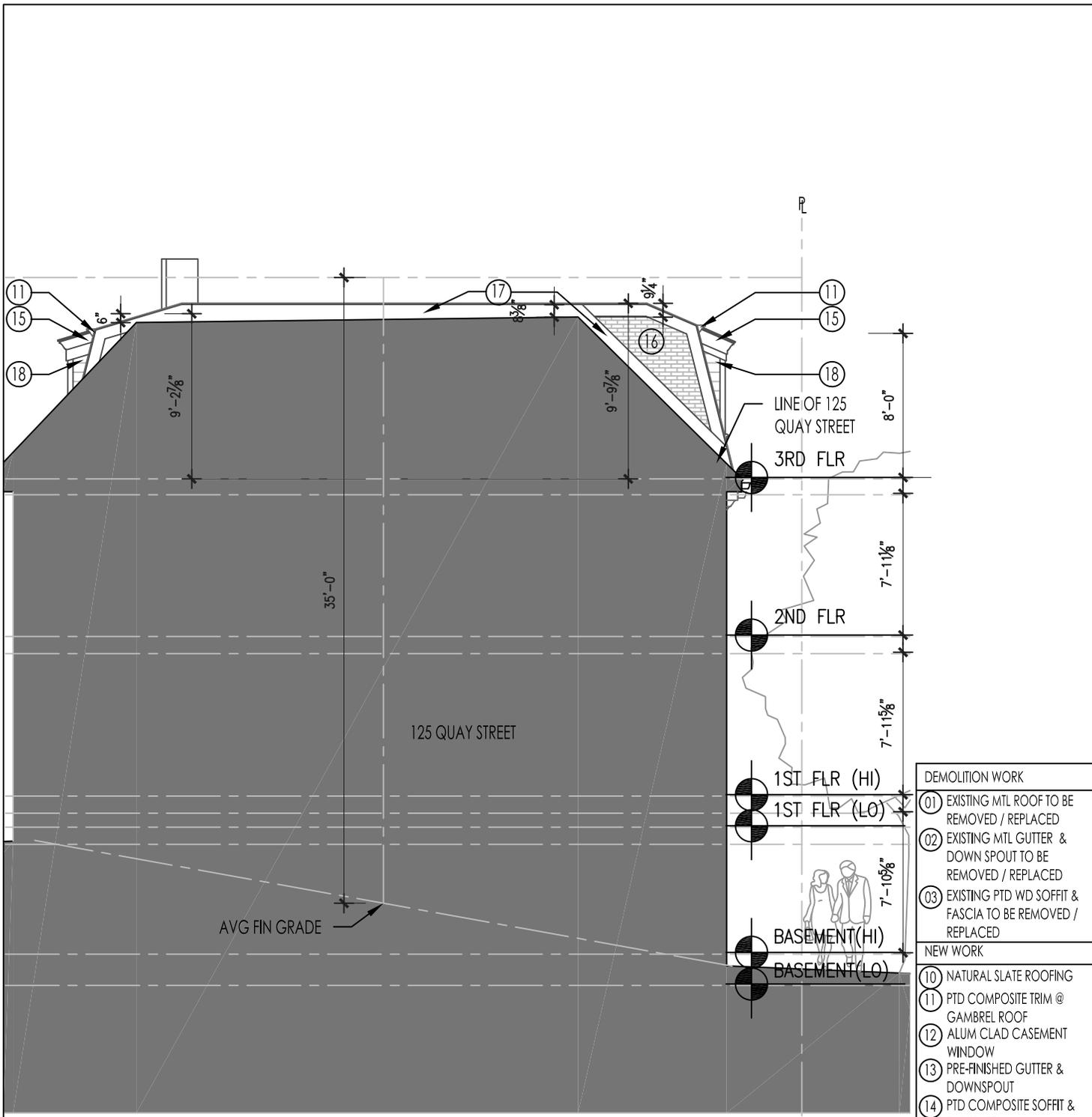
ARCHITECT:

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 alexandria, va 22314  
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BAR SUBMITAL

**ASK**  
**3.1B**

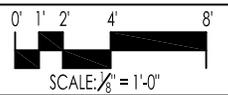


DEMOLITION WORK	
01	EXISTING MTL ROOF TO BE REMOVED / REPLACED
02	EXISTING MTL GUTTER & DOWN SPOUT TO BE REMOVED / REPLACED
03	EXISTING PTD WD SOFFIT & FASCIA TO BE REMOVED / REPLACED
NEW WORK	
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16	BRICK VENEER TO MATCH EXISTING VENEER AT 123 QUAY STREET
17	MTL COPING / FLASHING
18	PTD CEMENTITIOUS SIDING
19	UV STABLE MEMBRANE ROOF

# 123 Quay Street, Alexandria, VA 22314

PROPOSED SIDE (WEST) ELEVATION

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314

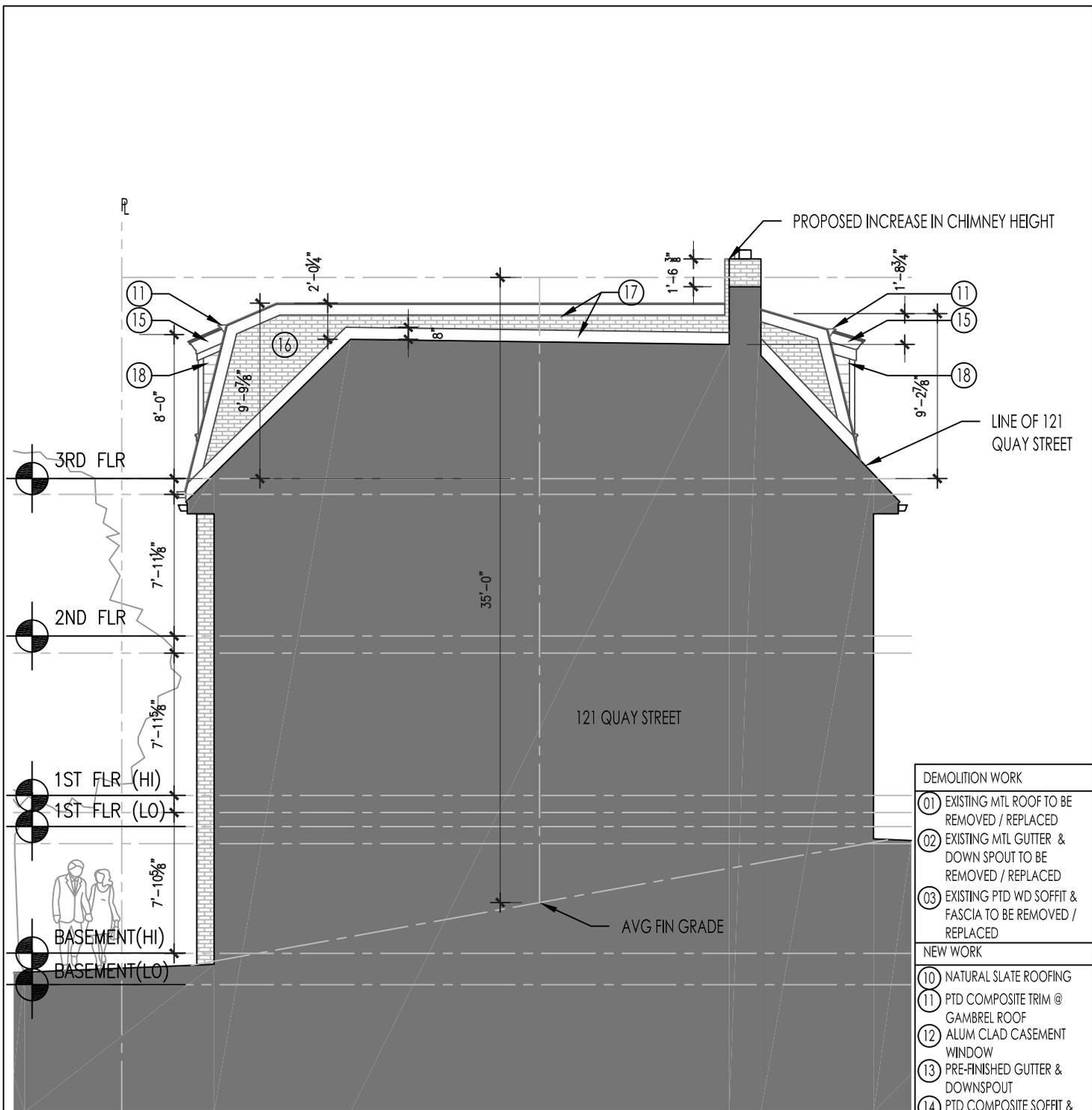


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ARCHITECT:  
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**ASK**  
**3.2A**

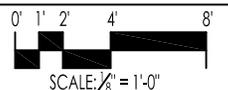


DEMOLITION WORK	
01	EXISTING MTL ROOF TO BE REMOVED / REPLACED
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19	UV STABLE MEMBRANE ROOF

# 123 Quay Street, Alexandria, VA 22314

PROPOSED SIDE (EAST) ELEVATION

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314



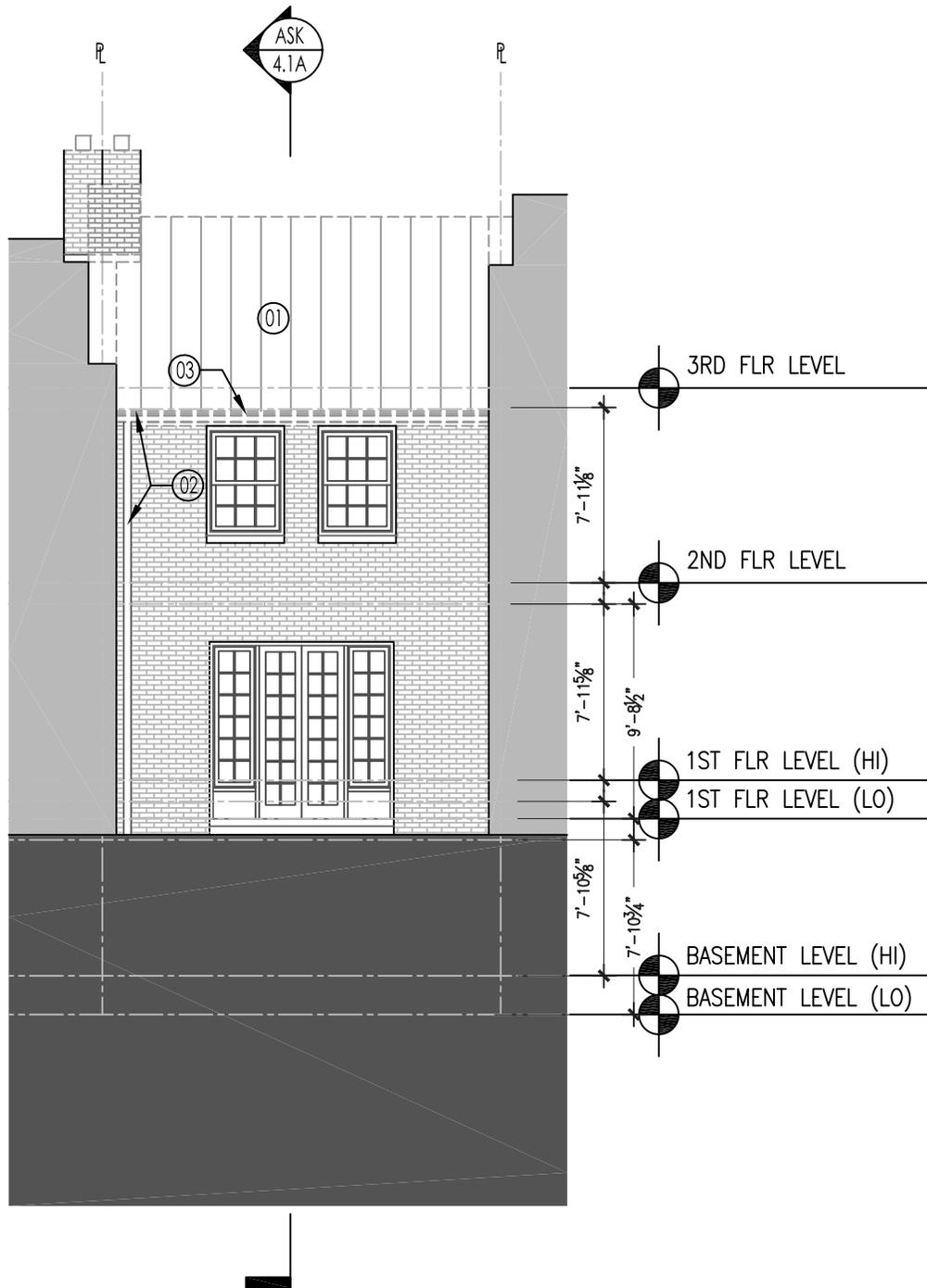
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ARCHITECT:  
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# ASK 3.2B

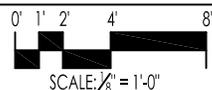


DEMOLITION WORK	
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18	PTD CEMENTITIOUS SIDING
19	UV STABLE MEMBRANE ROOF

# 123 Quay Street, Alexandria, VA 22314

EXISTING REAR FACADE SHOWING PROPOSED DEMOLITION

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314

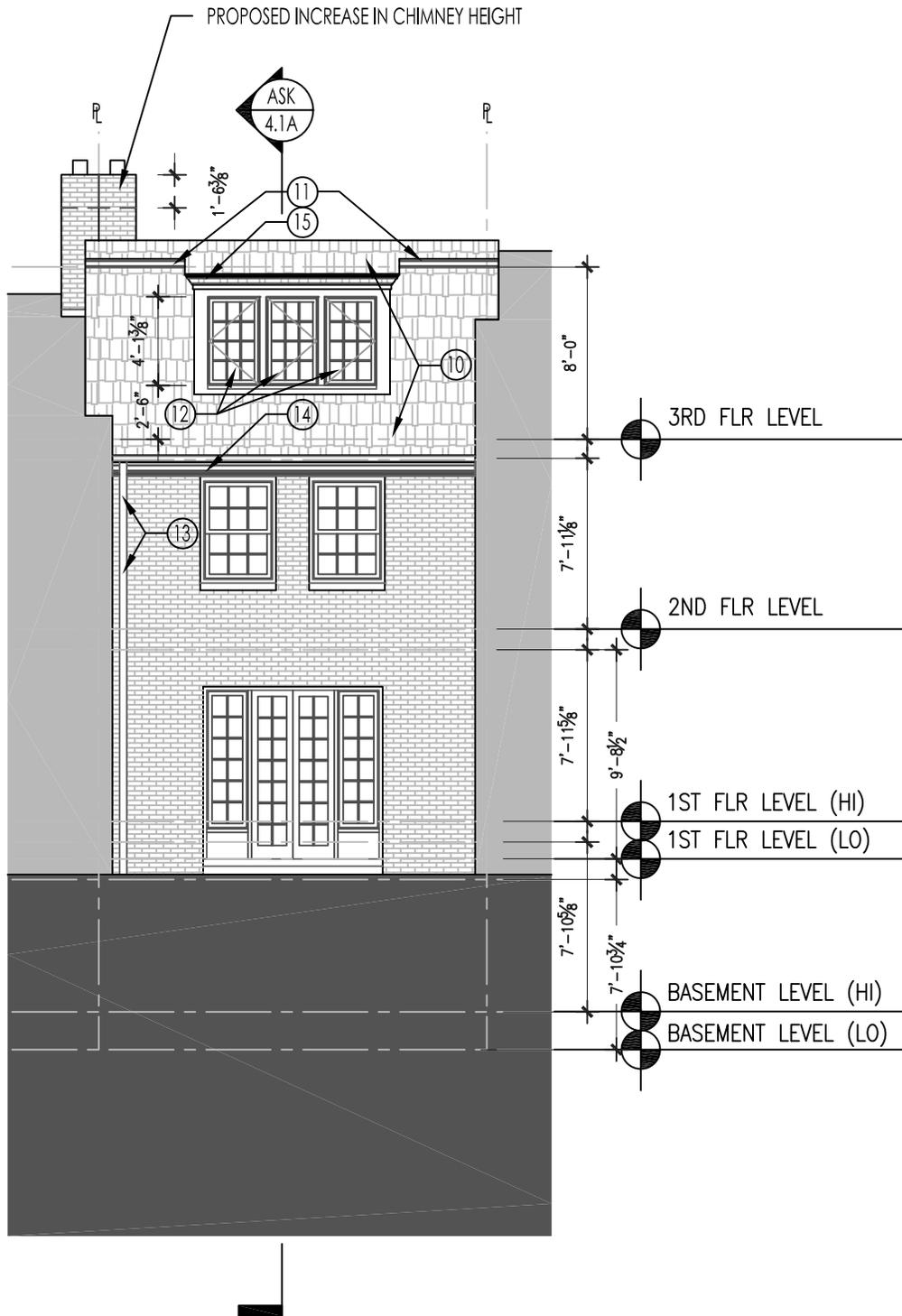


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**ASK**  
**3.3**

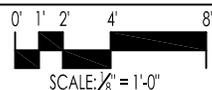


DEMOLITION WORK	
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# 123 Quay Street, Alexandria, VA 22314

PROPOSED REAR FACADE

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314



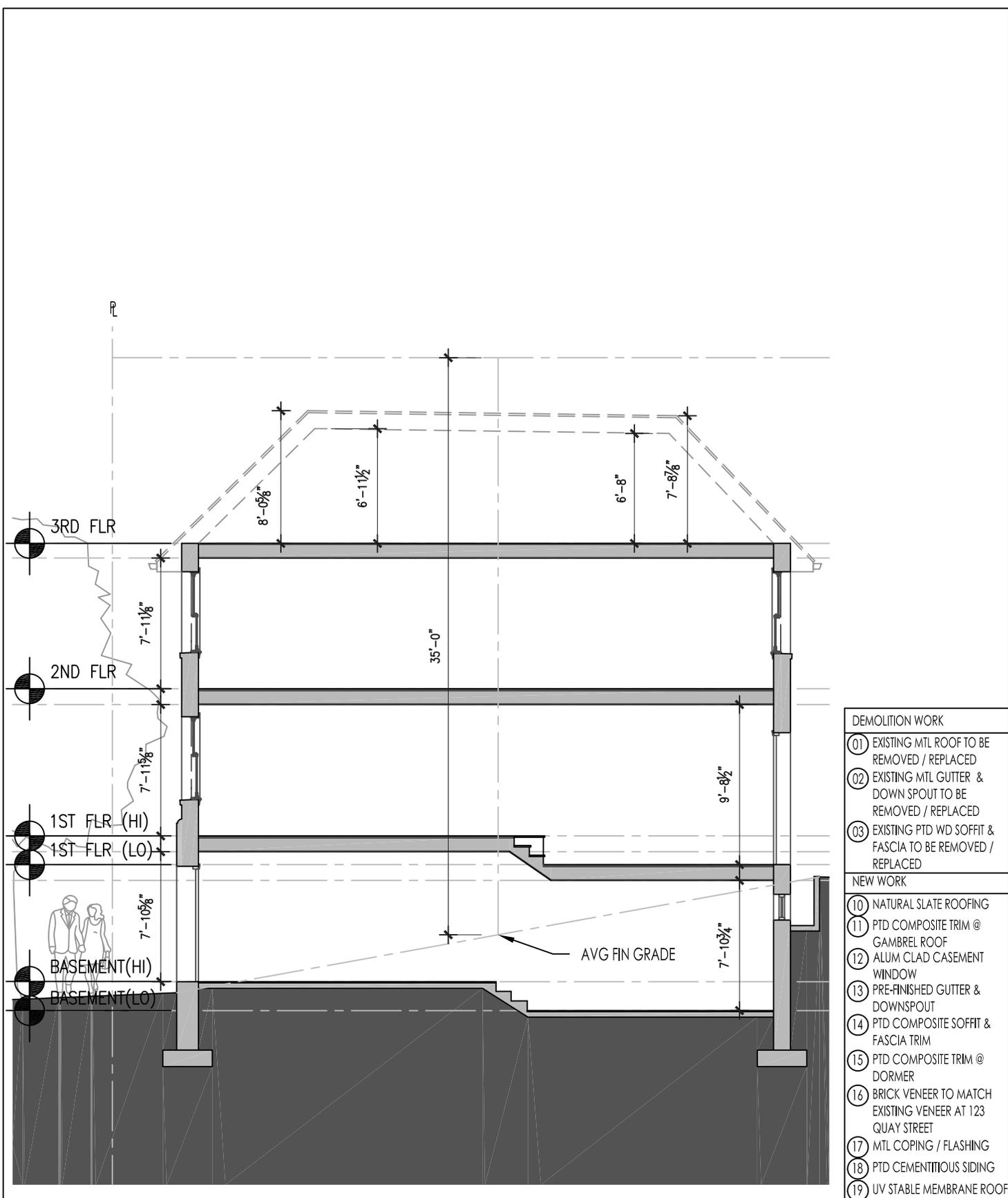
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**ASK**  
**3.3A**

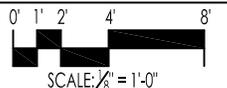


DEMOLITION WORK	
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19	UV STABLE MEMBRANE ROOF

# 123 Quay Street, Alexandria, VA 22314

EXISTING BUILDING SECTION SHOWING PROPOSED DEMOLITION

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314



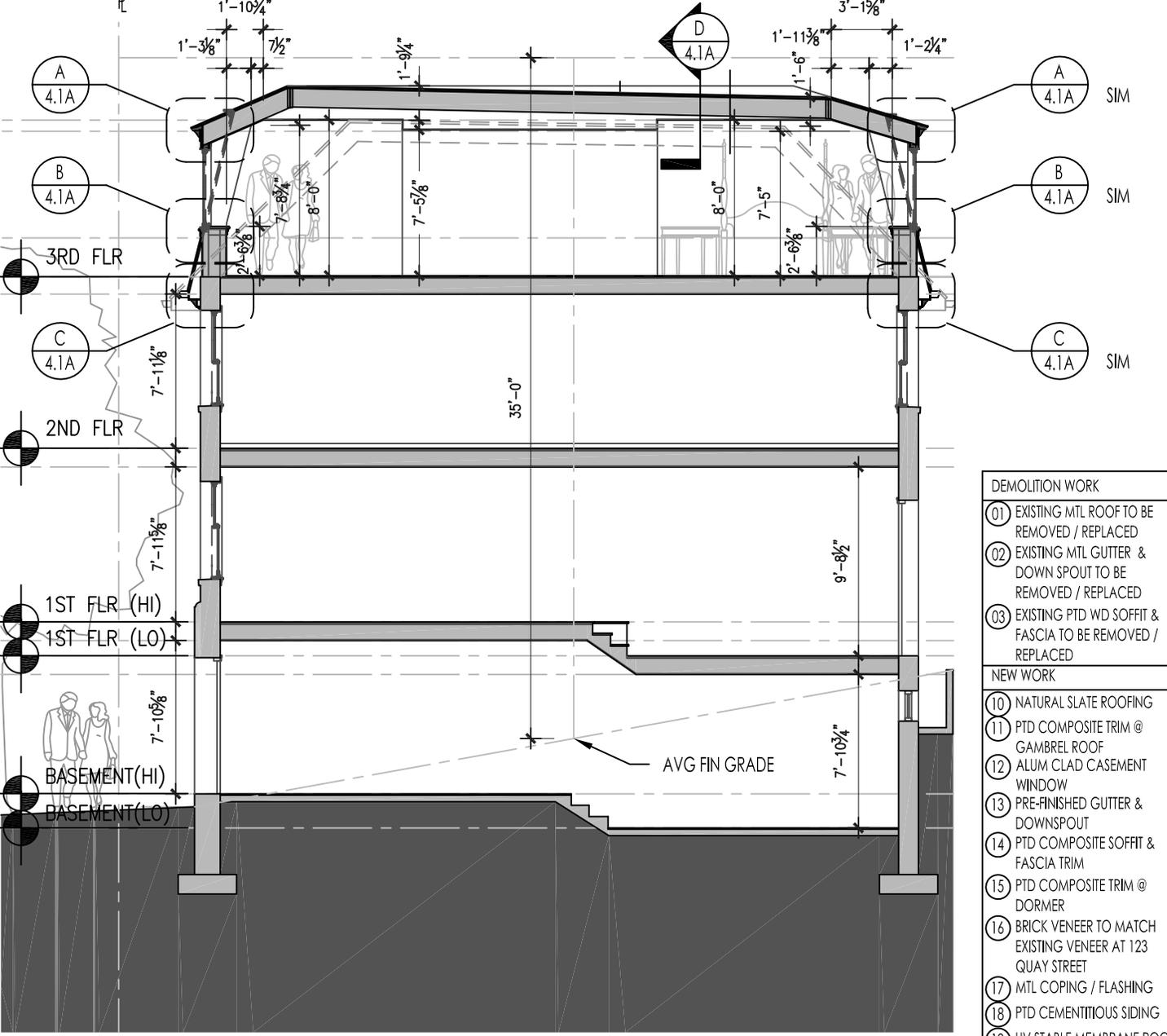
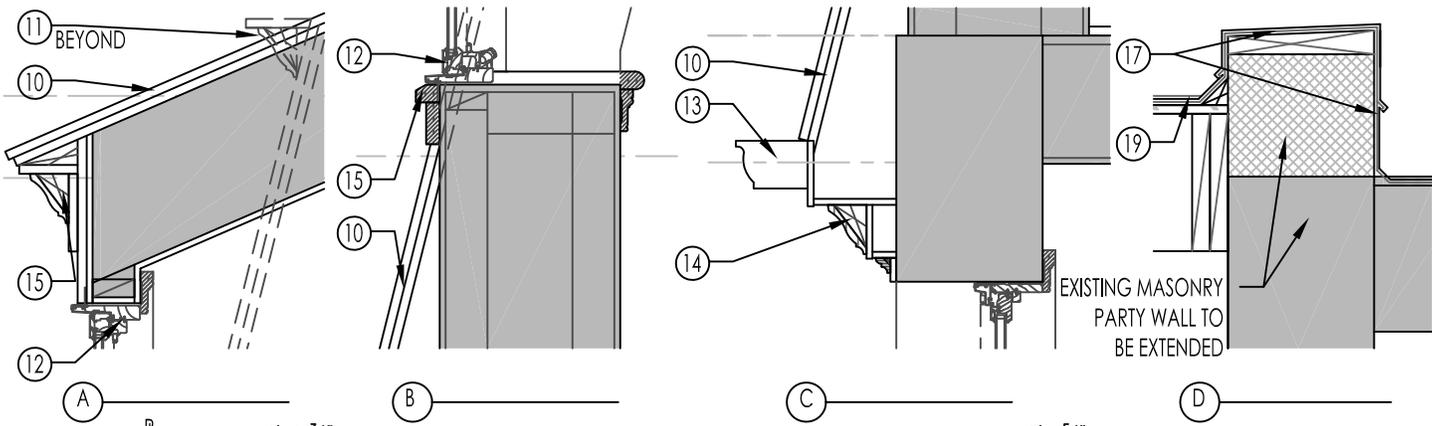
5 JUNE 2017

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 info@conkeyarchitects.com

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BAR SUBMITTAL

**ASK**  
**4.1**

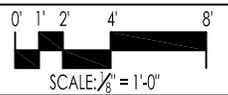


DEMOLITION WORK	
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# 123 Quay Street, Alexandria, VA 22314

PROPOSED BUILDING SECTION

CLIENT:  
**Elizabeth Germain**  
 123 Quay Street  
 Alexandria, VA 22314



5 JUNE 2017

ARCHITECT:  
 325 north patrick street  
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 703. 589. 4550  
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BAR SUBMITTAL  
**ASK**  
**4.1A**



NO MONUMENTS WERE RECOVERED. THIS PLAT WAS BASED ON EXISTING PHYSICAL EVIDENCE.

OLD TOWNE SECTION ONE



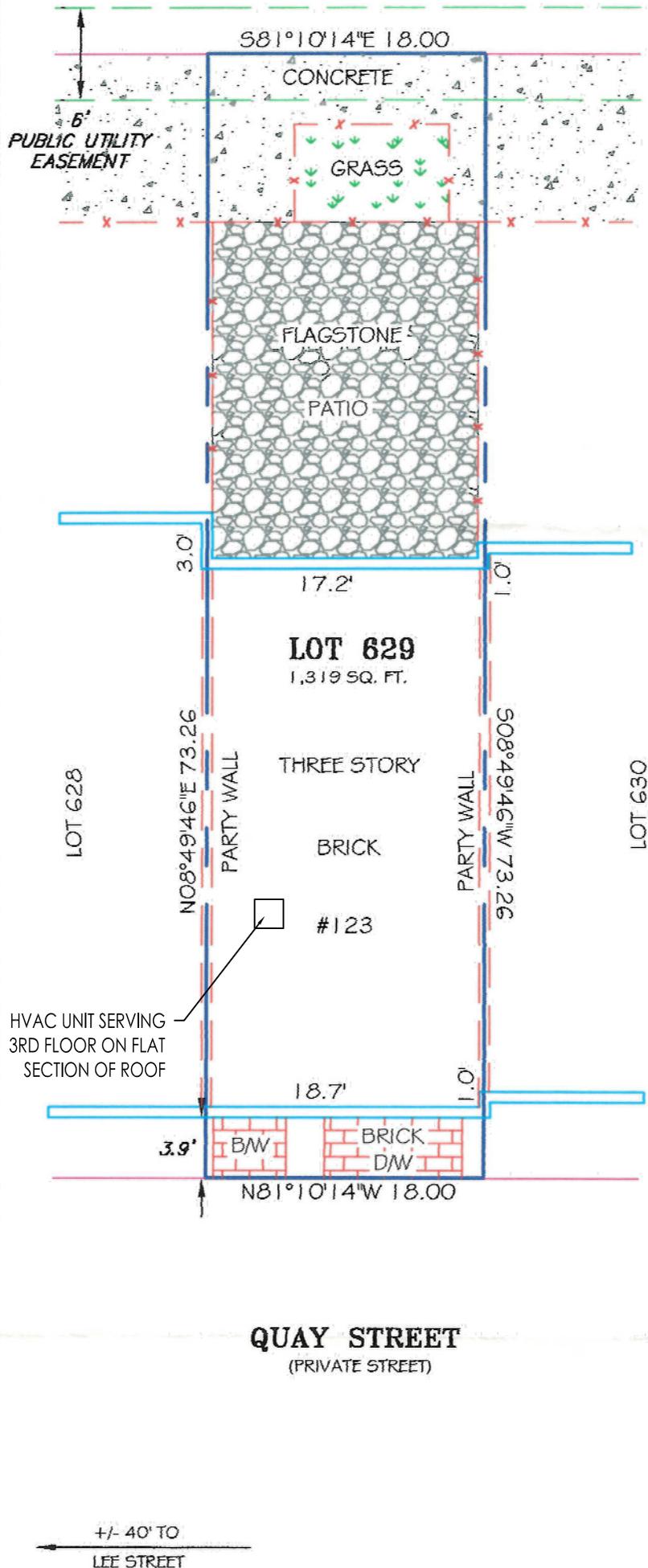
**HOUSE LOCATION SURVEY**  
**LOT 629 SECTION THREE**  
**OLD TOWNE**  
**DEED BOOK 710 PAGE 753**  
**ALEXANDRIA COUNTY, VIRGINIA**  
**DATE: FEBRUARY 12, 2003**  
**SCALE: 1" = 10'**

**LEGEND**

- CW = CONCRETE WALK
- SW = STONE WALK
- WL = WOOD LANDING
- B/L = BRICK LANDING
- W/D = WOOD DECK
- C/S = CONCRETE STOOP
- M/S = METAL STOOP
- C/C/S = COVERED CONCRETE STOOP
- C/P = CONCRETE PATIO
- R/E = RECESSED ENTRY
- CHIM = CHIMNEY
- O.H. = OVERHANG
- BW = BAY WINDOW
- OHW = OVERHEAD WIRE
- AW = AREA WAY
- = IRON PIPE
- X- = FENCE

**NOTES**

THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY; IT IS A HOUSE LOCATION SURVEY. ANY MONUMENTS SHOWN ON THIS PLAT WERE RECOVERED IN THE FIELD AND DEEMED SUFFICIENT FOR A HOUSE LOCATION SURVEY. THIS PLAT DOES NOT CERTIFY THAT THE LOCATIONS OF THESE MONUMENTS ARE PRECISELY CORRECT. YOUR LENDER REQUIRED A HOUSE LOCATION SURVEY TO VERIFY THE ORIENTATION OF THE HOUSE, LOCATION OF IMPROVEMENTS, AND TO ENSURE THAT THERE ARE NO IMPROPER ENCUMBRANCES UPON THE PROPERTY. IF THE OWNER DESIRES THE PRECISE LOCATION OF CORNERS TO BE MARKED, THEN A BOUNDARY SURVEY MAY BE REQUESTED FOR AN ADDITIONAL FEE. THE LOCATION OF FENCES, DRIVEWAYS, AND OTHER IMPROVEMENTS ARE APPROXIMATE. THIS PLAT DOES NOT DETERMINE THE OWNERSHIP OF FENCES. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. THIS PLAT WAS ESTABLISHED BY TRANSIT AND TAPE. NO TITLE REPORT WAS FURNISHED.



**SAM WHITSON, L.S./LAND SURVEYING**  
 11170 LEE HIGHWAY SUITE C  
 FAIRFAX, VIRGINIA 22030  
 (703)352-9515 FAX: (703)352-9516

**OWNER: GERLACH**  
**BUYER: GERMAIN**  
 W.O. #03-352 CLIENT # AL3-1002



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

## A. Property Information

A1. Street Address 123 Quay Street, Alexandria, VA 22314 Zone RM

A2.  $\frac{1,265 \text{ SF (Reduced by Easement)}}{\text{Total Lot Area}} \times \frac{1.48 \text{ (Reduced by Variance)}}{\text{Floor Area Ratio Allowed by Zone}} = \frac{1,870 \text{ SF (Maximum per Variance)}}{\text{Maximum Allowable Floor Area}}$

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	670 SF	Basement**	232 SF
First Floor	670 SF	Stairways**	199 SF
Second Floor	664 SF	Mechanical**	81 SF
Third Floor	664 SF	Other**	684 SF
Porches/ Other	0 SF	Total Exclusions	1,196 SF
<b>Total Gross *</b>	<b>2,668 SF</b>		

B1. Existing Gross Floor Area \*  
2,668 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
1,196 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1,472 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0 SF	Basement**	0 SF
First Floor	0 SF	Stairways**	36 SF
Second Floor	0 SF	Mechanical**	40 SF
Third Floor	664 SF	Other** < 7' - 6"	191 SF
Porches/ Other	0 SF	Total Exclusions	267 SF
<b>Total Gross *</b>	<b>664 SF</b>		

C1. Proposed Gross Floor Area \*  
664 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
267 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
397 Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,869 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1,870 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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

## F. Open Space Calculations

Existing Open Space	498 SF
Required Open Space	443 SF
Proposed Open Space	498 SF

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

Signature:  Date: 6/5/2017



RETRACTABLE SCREEN

FULL SCREEN

TWO-LITE STORM SASH OR SCREEN

STORM & SCREEN COMBINATIONS

ENERGY PANEL

DOUBLE HUNG SCREEN & STORM OPTIONS

**RETRACTABLE SCREEN** - The innovative Retractable Screen is a factory-installed screen that easily retracts out of sight when not in use. Like an airplane shade, the Retractable Screen provides smooth, quiet operation. The screen can be drawn to rest at one of two stop points. The resulting seal at either the sill or at the checkrail lets the breeze in while keeping insects out. The screen is released from its set position with a click of the latch on the pull bar. With lift assist action, the screen returns to its concealed position as smoothly as it was drawn. The retractable screen sets to the interior of the window.

**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.

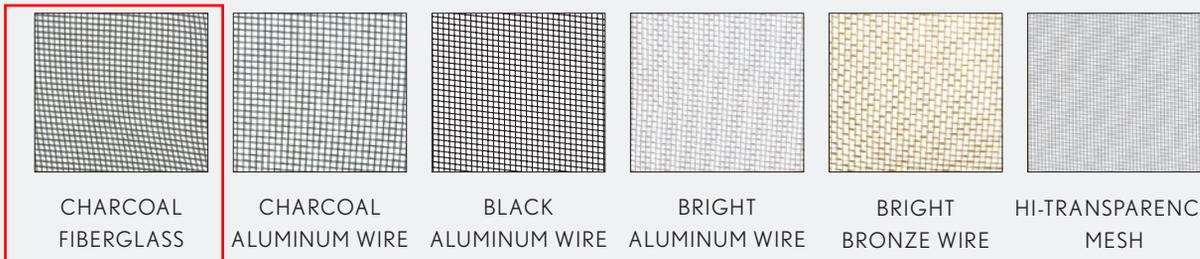
**TWO-LITE WOOD STORM SASH OR SCREEN** - A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.

**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 to accommodate season or preference: glass above screen, screen above glass or glass above glass. One of the panels slides behind the other for self storage when the screen is in use.

**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.

Note: Magnum Double Hung screens are also available.

SCREEN MESH OPTIONS



CHARCOAL FIBERGLASS

CHARCOAL ALUMINUM WIRE

BLACK ALUMINUM WIRE

BRIGHT ALUMINUM WIRE

BRIGHT BRONZE WIRE

HI-TRANSPARENCY MESH

ULTIMATE PUSH OUT CASEMENT &  
ULTIMATE PUSH OUT REPLACEMENT CASEMENT



*The Ultimate Casement, pushed in the right direction.*

---

For classic operation and timeless feel, nothing is as simple and clean as the Push Out Casement. Marvin® makes this classic tradition more contemporary with an adjustable sash limiter, concealed multi-point locking system, and easy one handle operation. It's easy style with modern functionality.



**ULTIMATE PUSH OUT  
CASEMENT**



**ULTIMATE PUSH OUT  
REPLACEMENT CASEMENT**



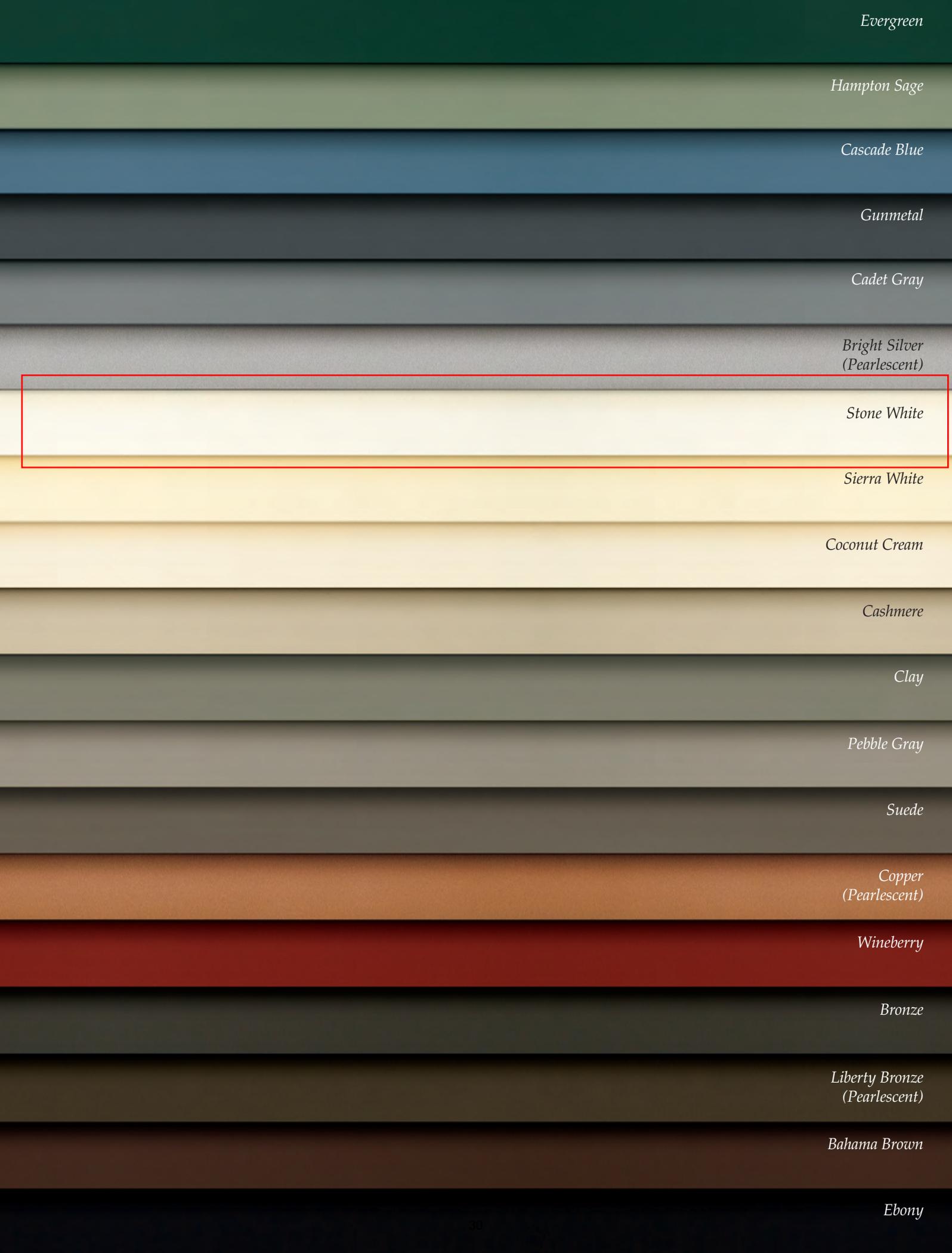
**SASH LIMITER**

The Sash Limiter allows you to safely open your window on windy days. Flip a lever to lock the sash securely in place at multiple pre-set angles.

**WINDOW OPENING CONTROL DEVICE**

Marvin's window opening control device option limits the casement sash opening to 4" or less when engaged. The release mechanism allows for operation beyond 4". This option is compliant with the ASTM F2090-10 standard specification for window fall prevention.





*Evergreen*

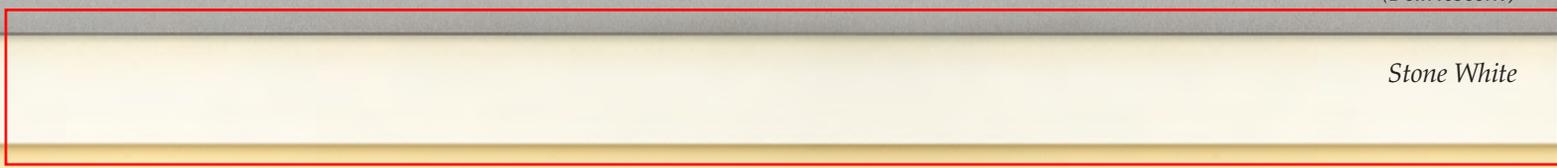
*Hampton Sage*

*Cascade Blue*

*Gunmetal*

*Cadet Gray*

*Bright Silver  
(Pearlescent)*



*Stone White*

*Sierra White*

*Coconut Cream*

*Cashmere*

*Clay*

*Pebble Gray*

*Suede*

*Copper  
(Pearlescent)*

*Wineberry*

*Bronze*

*Liberty Bronze  
(Pearlescent)*

*Bahama Brown*

*Ebony*

# DIVIDED LITES

## FINISHING TOUCHES WITH THE MARVIN TOUCH

Marvin® offers a variety of ways to create the window pane patterns that you want. Choose Authentic Divided Lites for historic significance, Simulated Divided Lites for energy efficiency, or Grilles for easy maintenance. Fine detailing and craftsmanship comes standard.



### **SIMULATED DIVIDED LITE (SDL)**

SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.



### **SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS)**

SDLS bars are combined with spacer bars installed between the glass, creating the feel of Authentic Divided Lites.



### **AUTHENTIC DIVIDED LITE (ADL)**

Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. (Available for wood units only.)



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

Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.



### **GRILLES**

Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.

# GLASS & GLAZING

ENHANCE YOUR HOME'S ENERGY EFFICIENCY, BEAUTIFULLY

The thermal and structural properties of wood combined with the right glazing make Marvin® wood and wood clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.



## INSULATING GLASS

Our standard glazing is Insulating Glass (IG) with Low E2 and argon gas. IG glass is double glazed and compared to a single glass pane, cuts heat loss significantly because of the insulating air space between the glass layers.



## TRIPANE GLAZING

Tripane glazing provides enhanced energy performance. Available in products where glazing thickness can be wider than 3/4", Tripane features two coated panes of glass with a third pane between them. Marvin offers Tripane in a variety of Low E configurations for a range of solar heat gain control.

## LOW E GLAZING OPTIONS

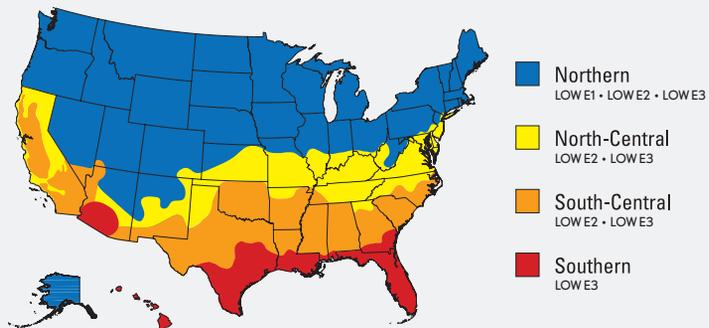


Low E coatings on the glass surface manage the amount of light and heat either conducted through a window or reflected away from it, reducing your home's need for energy-consuming climate control systems. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country. Marvin window and door products are available with Low E1, Low E2, or Low E3 glazing options to meet these requirements for any climate.

**LOW E1** - A single layer of metallic coating blocks heat loss to the outside while allowing the highest levels of solar heat into a room.

**LOW E2** - A double layer of metallic coating provides year round performance and comfort, with better protection against radiant heat transfer than Low E1.

**LOW E3** - Three layers of metallic silver provides the lowest solar heat gain performance for warm, southern climates.



Build something great™



# Boral TruExterior® Trim

## PRODUCT & INSTALLATION GUIDE



# A New Category of Exterior Trim

## A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling<sup>+</sup> or expansion and contraction<sup>+</sup>.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior<sup>®</sup> Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

## An Excellent Exterior Trim Alternative

### Like Wood, Boral TruExterior<sup>®</sup> Trim...

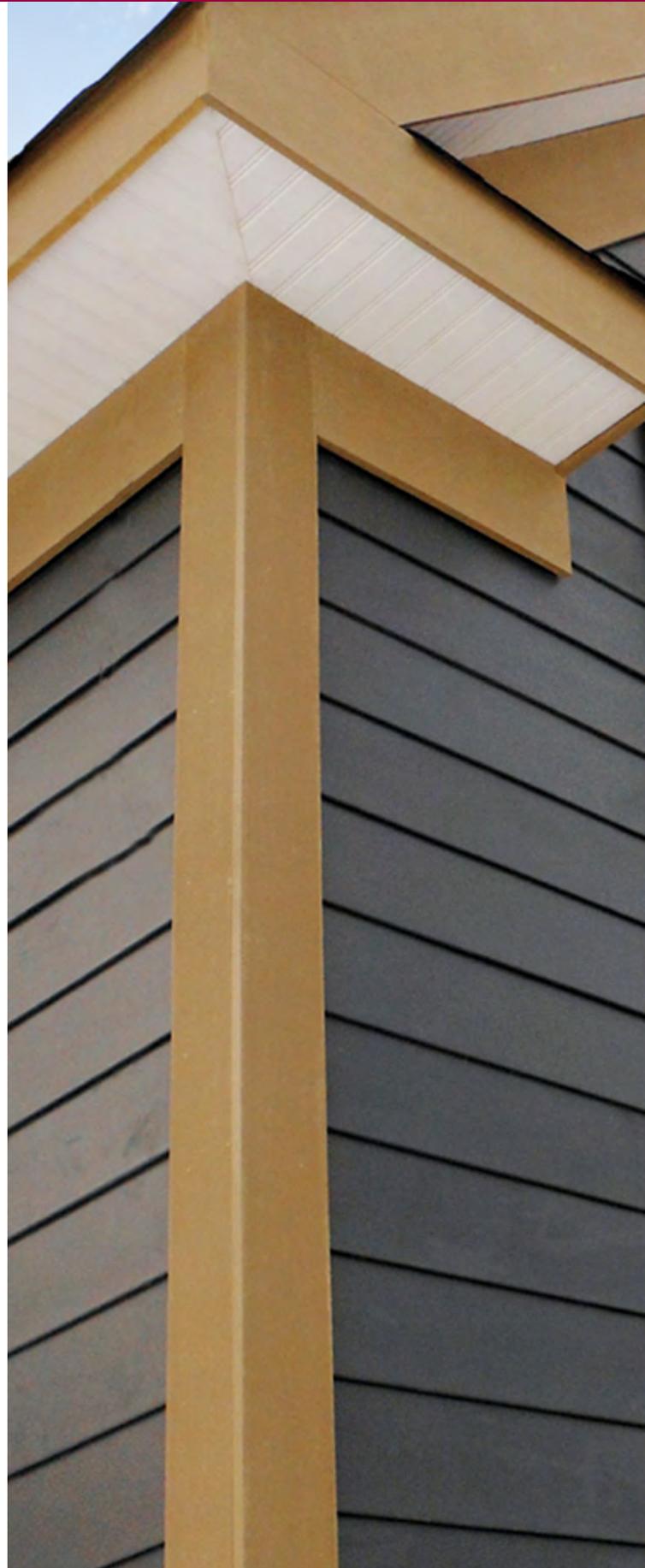
- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

### Unlike Wood, Boral TruExterior<sup>®</sup> Trim...

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites<sup>+</sup>
- offers excellent workability

### Unlike most other trim products, Boral TruExterior<sup>®</sup> Trim...

- maintains a high level of dimensional stability during periods of moisture and temperature change<sup>+</sup>
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



<sup>+</sup>Please see Boral TruExterior<sup>®</sup> Trim Limited Warranty and Product Data Sheets for proprietary test results located at [www.BoralTruExterior.com](http://www.BoralTruExterior.com)

# Like No Other

**Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:**

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

## **Superior Workability**

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

## **Applications**

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**



# Boral TruExterior® Trim

## Available Sizes

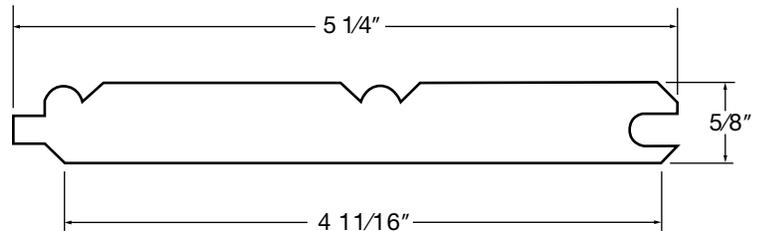
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness <i>nominal size</i>	3/4" Actual Thickness <i>actual size</i>	5/4 Nominal Thickness <i>nominal size</i>	1" Actual Thickness <i>actual size</i>	2" Nominal Thickness <i>nominal size</i>	1 1/2" Actual Thickness <i>actual size</i>
1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
1 x 5*	3/4" x 4 1/2"	-	-	-	-
1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

\*Subject to regional availability.

## Beadboard Product Dimensions

Nominal Dimensions	Actual Dimensions
5/8 x 6 x 16	5/8" x 5 1/4" x 16'





### MSZ-FH09, 12, 15NA

New sleek design offers many new features including new multi-functional wireless remote controller.

- Triple-action filtration including anti-allergen enzyme filter.
- Double-vane air delivery for enhanced circulation.
- i-see Sensor™ 3D senses human heat signatures.



### MSZ-GE09, 12, 15, 18, 24NA

Slim, wall-mounted units provide individual room control in a variety of applications.

- Offers wide angle of airflow, 150 degrees from left to right.
- Quiet operation as low as 19 dB(A).
- Provides cooling and heating in a wide range of capacities.



### MFZ-KA09, 12, 18NA

Floor-mounted indoor units are perfect for difficult areas that may be smaller or don't have usable wall space.

- Top and bottom discharge vanes.
- Wireless remote control with smart set feature.
- Front panel filter access for ease of cleaning.



### SEZ-KD09, 12, 15, 18NA

Horizontal-ducted indoor units provide comfort and efficiency while staying hidden in ceiling or beneath the floor.

- Build-in condensate lift mechanism (up to 22").
- Static capability up to 0.20" WG.
- Optional filter box with MERV-8 filters.



### SLZ-KA09, 12, 15NA

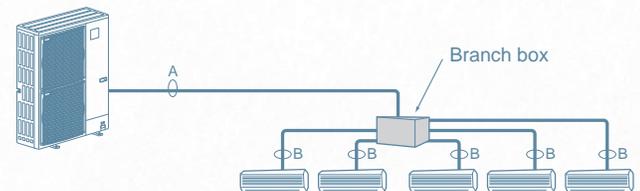
Ceiling-recessed indoor units offer a wide airflow pattern for better air distribution in a less obtrusive style.

- Ventilation air knockouts available.
- Offers a 2, 3, or 4 way airflow pattern.
- Built-in condensate lift mechanism (up to 20").

## BRANCH BOX CONNECTIONS

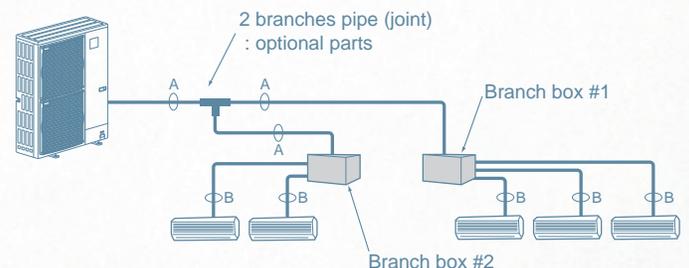
### When Using One Branch Box

Flare Connection - Max. 5 indoor units



### When Using Two Branch Boxes

- Max. 8 indoor units





Model Name			MXZ-2C20NAHZ	MXZ-3C24NAHZ	MXZ-3C30NAHZ	MXZ-4C36NAHZ
Cooling * Non-Ducted/ Ducted	Rated Capacity	Btu/h	18,000 / 20,000	22,000 / 23,600	28,400 / 27,400	36,000 / 36,000
	Capacity Range	Btu/h	6,000-20,000	6,000-23,600	6,000-28,400	6,000-36,000
	Rated Total Input	W	1,334 / 1,819	1,630 / 2,360	2,272 / 2,661	2,570 / 3,180
Heating at 47F* (Non-Ducted/ Ducted)	Rated Capacity	Btu/h	22,000 / 22,000	25,000 / 24,600	28,600 / 27,600	45,000 / 45,000
	Capacity Range	Btu/h	7,400-25,500	7,200-30,600	7,200-36,000	7,200-45,000
	Rated Total Input	W	1,612 / 1,748	1,725 / 1,871	2,096 / 2,187	3,340 / 4,250
Heating at 17F* (Non-Ducted/ Ducted)	Rated Capacity	Btu/h	13,700 / 13,700	14,000 / 14,000	18,000 / 16,500	34,000 / 36,000
	Maximum Capacity	Btu/h	22,000 / 22,000	25,000 / 24,600	28,600 / 27,600	45,000 / 45,000
	Rated Total Input	W	1,450 / 1,588	1,622 / 1,635	1,991 / 1,993	3,500 / 4,590
Heating at 5F*	Maximum Capacity	Btu/h	22,000	25,000	28,600	45,000
Efficiency	SEER (Non-Ducted/Ducted)		17.0 / 15.0	19.0 / 15.5	18.0 / 16.0	19.1 / 15.8
	EER (Non-Ducted/Ducted)		13.5 / 11.0	13.5 / 10.0	12.5 / 10.3	14.0 / 11.3
	HSPF (Non-Ducted/Ducted)		9.8 / 9.5	10.0 / 9.0	11.0 / 9.8	11.3 / 10.1
Electrical Requirements	Power Supply	V, Ph, Hz	208 / 230V,1-Phase, 60 Hz			
	Recommended Fuse/Breaker Size	A	40	40	40	50
	MCA	A	29	30	30	42
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230			
	Indoor - Outdoor S2-S3	V	DC ± 24			
Compressor			DC INVERTER - driven Twin Rotary			
Fan Motor (ECM)		FLA	1.9	1.9	1.9	0.4 + 0.4
Sound Pressure Level	Cooling	dB(A)	54	54	54	49
	Heating		58	58	58	53
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13			52-11/16 x 41-11/32 x 13(+1)
Net Weight		Lbs / kg	187 / 85	189 / 86	189 / 86	276 / 125
External Finish			Munsell No. 3Y 7.8/11			
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 / 6.35			3/8 / 9.52
	Gas (Low Pressure)		A,B: 3/8 / 9.52	A: 1/2 / 12.7; B,C: 3/8 / 9.52		5/8 / 15.88
Max. Piping Length for Each Indoor Unit		Ft / m	164 / 50	230 / 70		492 / 150
Max. Refrigerant line Length			82 / 25	82 / 25		262 / 80
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15	49 / 15		164 / 50
	If IDU is Below ODU	Ft / m	49 / 15	49 / 15		131 / 40
Connection Method			Flared / Flared			
Refrigerant			R410A			





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**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Karen Conkey

Date: 6/5/2017

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Elizabeth Germain	123 Quay Street	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 123 Quay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Elizabeth Germain	123 Quay Street	100%
2.		
3.		

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

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

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

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

6/5/2017      Karen Conkey        
Date                      Printed Name                      Signature