

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

APPLICANT: NK Washington Street LLC

LOCATION: Old and Historic Alexandria District
424 North Washington Street

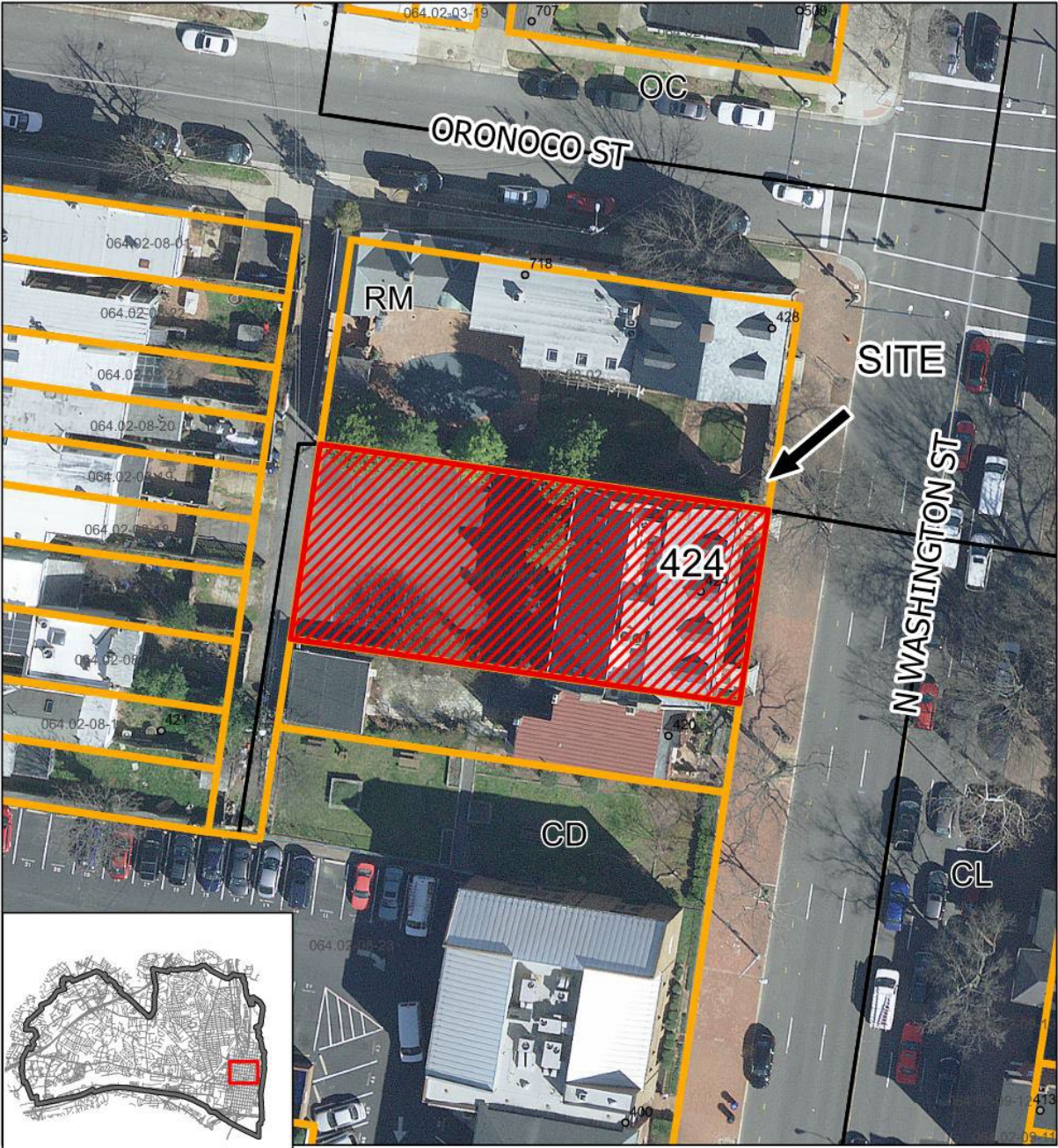
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and 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, Room 4200, City Hall, 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.



BAR #2022-00126 and BAR #2022-00131
424 North Washington Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00131) and Certificate of Appropriateness (BAR #2022-00126) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to remove a vestibule on the east/primary elevation at 424 North Washington Street.

Permit to Demolish/Capsulate

The applicant proposes demolishing approximately 90 square feet of masonry at the first-floor southernmost vestibule entrance to the building. Each wall is 4'5 1/4" wide by approximately 10' high. See Figure 1. The existing door and sidelights will also be removed but the transom glass and framing will be saved for relocation.

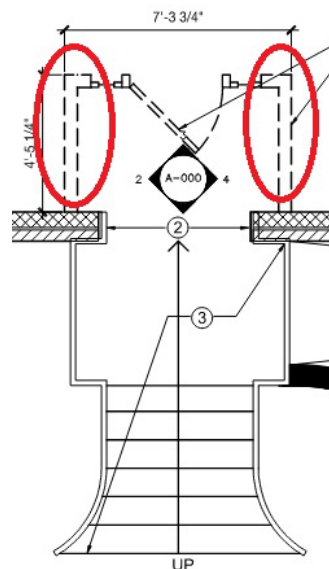


Figure 1: Circled walls are to be removed, as are the door and sidelights at the top of the image.

Certificate of Appropriateness

The applicant will install a French door with a Juliet balcony at the newly configured entrance on the east/primary elevation. The door and balcony will match four existing bays on the elevation. The transom removed from the interior of the vestibule will be trimmed and placed above the new French door. Stairs and railings will remain unchanged.

Site context

The property is on the west side of North Washington Street between Oronoco Street and Princess Street. The proposed changes will be clearly visible from North Washington Street.

II. HISTORY

The six-bay, two and a half story office building at 424 North Washington Street was constructed in 1978. Designed in a Colonial Revival architectural style, the building's architectural features include a brick and faux sandstone primary elevation, wrought iron railings, wood windows, and a Buckingham slate roof. The Board of Zoning Appeals approved variances for new construction in March of 1975. The decision was challenged but upheld by the courts. After accepting two deferrals from the applicant in 1974, the BAR approved the construction of a new office building here on April 21, 1976. BAR minutes describe the approved brick as "Calvert #115, full range, oversize." Permit #9742 for new construction was issued to Harry Fleming on July 9, 1976. Related letters in permit files refer to the property as the "Inverness House." City directories from 1822 – 1995 and census data do not list anyone by that name as living in Alexandria.

The previous building on the property appears on the 1891 through 1959 Sanborn Fire Insurance Maps as a two-story brick dwelling with a non-combustible roof and a one-story frame addition on the south elevation. The yard on the south side of the house is labeled as 422 North Washington. Although 1970s correspondence regarding the construction of the existing building specifically indicates that a demolition permit will be required, staff could find no record of a demolition permit for the prior building on the site.

Previous BAR Approvals

BAR2009-00148/9 July 29, 2009 Approval to install five skylights on the rear (west) roof slope of the two-story office building

BAR2017-00268 Administrative approval for in-kind replacement of HVAC unit

BAR2020-00506/9 November 4, 2020 Approval to enclose a portion of the west/rear wall and construct an ADA compliant entrance

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 a historic shrine?	No

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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design on this 1978 building. Staff therefore supports the Permit to Demolish.

Certificate of Appropriateness

As the subject property fronts onto Washington Street, additional standards are to be considered for alterations to existing buildings; the additional standards relevant to the proposed project, and with which the project complies, include the following:

- Building materials characteristic of buildings having historic architectural merit within the district shall be utilized.
- Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes...shall be used in building facades.
- Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district.

The *Design Guidelines* note that "Exterior doors and storm doors constitute prominent visual details of the main façade of a building. In addition to the door itself, details surrounding the doorway are also important visual elements of a building." The project complies with these guidelines, as the applicant proposes to convert an existing vestibule and doorway to a French door with a Juliet balcony that will match others already on this elevation. In so doing, the applicant

will create more square footage for classroom use without having to build an addition to the building. The proposed door and balcony will match the four bays to the north, and the transom glass and framing from the existing interior vestibule door will be resized and placed above the proposed new door. The side of the glass transom will be trimmed to fit the existing opening. Maintaining the entry stair and railing to the vestibule will maintain a degree of symmetry on this elevation while retaining original materials. All materials of the proposed door, including glazing, comply with the *BAR Policies for Administrative Approval* and could be approved administratively by staff.



Figure 2: Existing east elevation



Figure 3: Proposed east elevation

Staff appreciates that the applicant has worked to comply with all guidelines and will retain as much original material as possible. The proposed changes will not negatively affect the building and will make the building more operational for its new use. Staff recommends approval of the project.

STAFF

Susan Hellman, 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

F-1 Proposed alterations and new transom and doors comply with zoning.

Code Administration

C-1 Permit is required. Design shall comply with USBC 2018.

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 No archaeology oversight necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 424 N Washington Street Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: Tax map: CD , parcel: 064.02-08-03 ZONING: CDAPPLICATION 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: Potomac Crescent Waldorf SchoolAddress: 3846 King StreetCity: Alexandria State: VA Zip: 22302Phone: 703-486-1309 E-mail: JHARTMAN@POTOMACWALDORF.ORGAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Victoria WallacePhone: 703-973-1963E-mail: victoria@cedararch.com

Legal Property Owner:

Name: NK Washington Street LLCAddress: 10075 Eye Street NW Suite 1150City: Washington State: DC Zip: 20006-000Phone: 202-569-4296 E-mail: david@prestidgeconsulting.com

- ☐ 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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Remove existing inner vestibule components (walls, door, transom). Transom glass and framing to be relocated to fit centered in existing vestibule opening. Left and right sides of glass transom to be trimmed to fit existing opening. Add new French doors in vestibule opening to match existing. French door type: ADM Marvin Ultimate Wood Commercial Door w/ custom mullion spacing to matching existing French doors. New doors to be field finished to match existing doors. See drawings and product info, 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.

CEDAR ARCHITECTURE NOTES:

- Reason for demolition: To create more square footage for interior kindergarden function (to be proposed in future permit application).
- Alternatives to demolition: The alternative would be eliminating/ reducing square footage for other required program, or adding additional building square footage to accommodate minimum required occupancy.

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 or 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: Victoria Wallace

Printed Name: Victoria Wallace

Date: 03/10/22

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 Joshua Hartman	506 Woodland Ter, Alexandria, VA 22302	33 & 1/3%
² Zachary Butterfield	2416 S. Walter Reed Dr #C, Arlington, VA 22206	33 & 1/3%
³ Rene Rodriguez	2001 Swan Ter, Alexandria, VA 22307	33 & 1/3%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 424 N. Washington Street, Alexandria, VA 22314 (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 See attached addendum.		
²		
³		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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 See attached addendum.		
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.

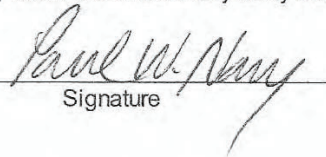
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3-14-22

Date

Paul Nary

Printed Name


Signature

Potomac Crescent Waldorf School
Special Use Permit Addendum, Page 3, Ownership and Disclosure Statement

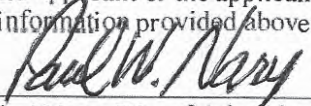
2. Property. State the name, address and percent ownership of any person or entity owning an interest in the property located at 424 N. Washington Street, Alexandria, VA 22314, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership 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
BB NK 424, LLC Each of the following individuals/entities holds an interest greater than 3% interest in BB NK 424, LLC: <ul style="list-style-type: none"> • Richard J. Thometz • Isadore Morton Gudelsky Trust • Laura Bryna Gudelsky Trust • Howard R. Gudelsky Marital Trust • Howard R. Gudelsky Residuary Trust 	39 West Montgomery Avenue, Rockville, MD 20850	62.5%
JEMM Ventures, LLC Each of the following entities holds an interest greater than 3% interest in JEMM Ventures, LLC: <ul style="list-style-type: none"> • Elizabeth Meltzer Trust • Jennifer Meltzer Trust • Mark Meltzer Trust • Max Meltzer Trust 	39 West Montgomery Avenue, Rockville, MD 20850	17%
Laurence D. Bank	4 Shady Path, Bridgehampton, New York 11932	20.5%

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body
Joshua Hartman	None	None
Zachary Butterfield	None	None
Rene Rodriguez	None	None
BB NK 424, LLC	None	None
JEMM Ventures, LLC	None	None
Richard J. Thometz	None	None
Isadore Morton Gudelsky Trust	None	None
Laura Bryna Gudelsky Muiltz Trust	None	None
Howard R. Godelsky Marital Trust	None	None
Howard R. Godelsky Residuary Trust	None	None
Elizabeth Meltzer Trust	None	None
Jennifer Meltzer Trust	None	None
Mark Melter Trust	None	None
Max Meltzer Trust	None	None
Laurence D. Bank	None	None

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.


Paul Nary, Dir. of Administration
Potomac Crescent Waldorf School

3-14-22
Date



deborah@cedararch.com
617.676.5776
www.cedararch.com

PROJECT PCWS

OWNER
POTOMAC CRESCENT
WALDORF SCHOOL

424 N WASHINGTON ST
ALEXANDRIA, VA 22314

TEAM

MEP
DDG ENGINEERING
703-225-0014x 104
NBISSOT@DDG.VIRGINIA.GOV

RELEASE

date	submittal
3.19.22	BAR REVIEW

SHEET TITLE

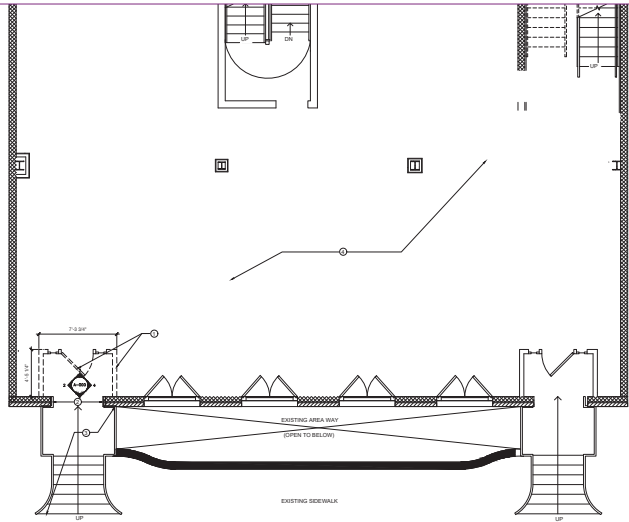
PROPOSED FACADE
CHANGES

DATE
03.19.22

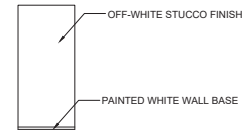
SCALE

DRAWING NUMBER

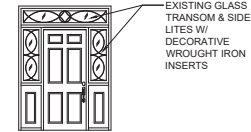
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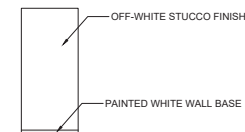
1 EXISTING AND PROPOSED DEMOLITION - ENTRY LEVEL
SCALE: 1/8"= 1'-0"



2 EXISTING VESTIBULE WALL
SCALE: 1/4"= 1'-0"



3 EXISTING VESTIBULE DOOR
SCALE: 1/4"= 1'-0"

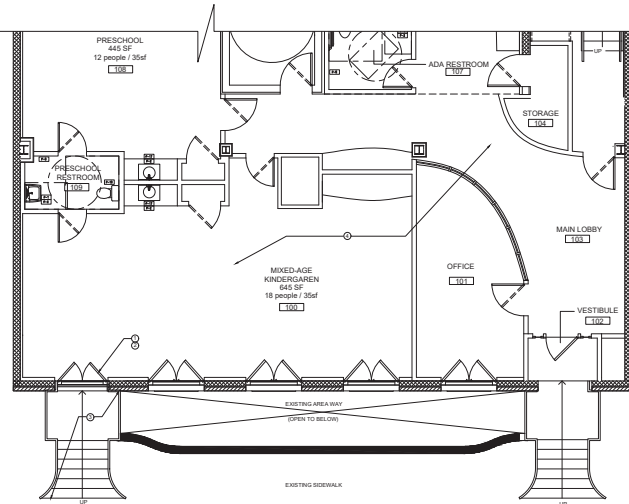


4 EXISTING VESTIBULE WALL
SCALE: 1/4"= 1'-0"



1. REMOVE EXISTING VESTIBULE WALLS, DOOR, TRANSOM & SIDELITES (SEE EXISTING & PROPOSED DEMOLITION PLAN). SALVAGE TRANSOM GLASS & FRAMING FOR RELOCATION
2. EXTENT OF EXISTING BRICK OPENING TO REMAIN - NO CHANGE
3. EXISTING LANDING, STAIR & RAILING TO REMAIN - NO CHANGE
4. EXISTING SHELL SPACE

5 EXISTING FACADE FACING N WASHINGTON STREET
SCALE: NTS



6 PROPOSED CHANGE - ENTRY LEVEL
SCALE: 3/16"= 1'-0"



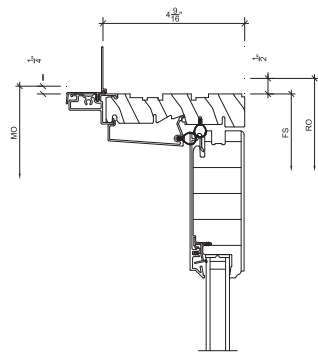
1. RELOCATED AND RE-SIZED SALVAGED TRANSOM GLASS AND FRAMING. TRANSOM GLASS & INSET WROUGHT IRONWORK TO BE TRIMMED ON RIGHT & LEFT SIDES TO FIT EXISTING OPENING. INSTALL CENTERED ABOVE NEW FRENCH DOORS
2. NEW FRENCH DOORS, FRAMING, AND WROUGHT IRON RAILING TO MATCH EXISTING. FRENCH DOOR TYPE: ADM MARVIN ULTIMATE WOOD COMMERCIAL DOOR W/ CUSTOM MULLION SPACING AND HARDWARE TO MATCH EXISTING FRENCH DOORS. FIELD FINISHED TO MATCH EXISTING DOORS. SEE PRODUCT INFO (INCLUDED IN SUBMISSION DOCS) FOR DETAILS.
3. EXISTING LANDING, STAIR AND RAILING TO REMAIN - NO CHANGE
4. FUTURE TENANT FIT OUT TO BE APPROVED UNDER SEPARATE PERMIT - SHOWN FOR REFERENCE ONLY

7 PROPOSED FACADE ALTERATION FACING N WASHINGTON STREET
SCALE: NTS

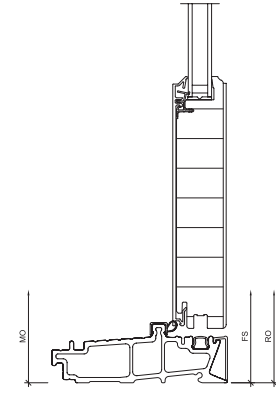


SCALE: 3/4" = 1'-0"

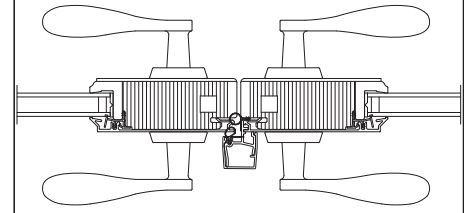
Meeting Stile



1 Head
2 SCALE: 3" = 1'-0"

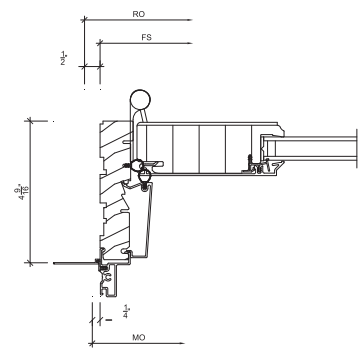


3 Sill
2 SCALE: 3" = 1'-0"

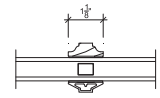


5 Meeting Stile
2 SCALE: 3" = 1'-0"

7 NOT USED
2 SCALE: 3" = 1'-0"



2 Jamb
2 SCALE: 3" = 1'-0"



4 Divided Lite
2 SCALE: 3" = 1'-0"

6 NOT USED
2 SCALE: 3" = 1'-0"

8 NOT USED
2 SCALE: 3" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the approval of the Architect. The signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser assumes full responsibility for the responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Cedar Arch / French Door Options
DIST/DEALER: FORBES DESIGN CENTER
DRAWN: BLAKE FOCKLER
QUOTE#: MJLLGJH PK VER:0003.13.00
CREATED: 03/17/2022 REVISION:

SHEET
2
OF 3

Line #	Qty	Mark Unit	Product Line	Unit Description	Rough Opening	Frame Size	Masonry Opening	Sash Opening	Inside Opening	Exterior Finish	Species	Interior Finish	Unit ID	Unit Type	Call Number	Glass Information	Divider Type	Hardware Type	Screen Type	Hardware Color	Screen Surround Color	Screen Mesh Type	Jamb Depth	Exterior Casing	Subsill	Comments
1	1	Ultimate Opt	Ultimate	Inswing French Door G2	49 5/8" X 98 1/2"	48 5/8" X 98"	49 1/8" X 98 1/4"	49 5/8" X 98 1/2"	49 5/8" X 98 1/2"	Coconut Cream	Pine	Painted Interior Finish - White	A1	Inswing French Door G2, XX, Left Hand	CN4080	Tempered Low E2 w/Krypton, Black	1 1/8" Rectangular SDL W/ Spacer - Black	Multi-Point Lock, Adjustable Hinges	No Screen	Antique Brass	None	None	4 9/16"	Casing Type: None	None	
CEDAR ARCHITECTURE NOTE: ALL DIMENSIONS TO MATCH EXISTING DOOTS. DIMENSIONS TO BE CONFIRMED BY CEDAR ARCHITECTURE. DOOR TO BE FIELD-FINISHED TO MATCH EXISTING DOORS. NEW HARDWARE TO MATCH EXISTING DOORS.																										



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain and review the shop drawings and specifications of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser will assume full responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Cedar Arch / French Door Options
DIST/DEALER: FORBES DESIGN CENTER
DRAWN: BLAKE FOCKLER
QUOTE#: MJLLGJH PK VER:0003.13.00 CREATED: 03/17/2022 REVISION:

SHEET
3

OF 3

Cedar Arch French Door Options

Quote #: MJJLGJH

A Proposal for Window and Door Products prepared for:

Job Site:
20817

Shipping Address:

FORBES DESIGN CENTER-BETHESDA
825 N HAMMONDS FERRY RD STE H-J
LINTHICUM HEIGHTS, MD 21090-1355



BLAKE FOCKLER
FORBES DESIGN CENTER-BETHESDA
73 W TIMONIUM RD
LUTHERVILLE TIMONIUM, MD
21093-3107
Phone: (240) 380-0651

Email: blake@forbesdesigncenter.com

This report was generated on 3/17/2022 10:04:03 AM using the Marvin Order Management System, version 0003.13.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

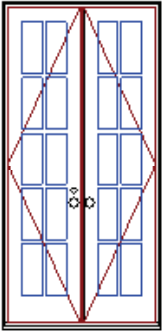
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2		TOTAL UNIT QTY: 2		EXT NET PRICE: USD		10,953.27
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Ultimate Opt	Ultimate	Inswing French Door G2 CN 4080 RO 49 5/8" X 98 1/2" Entered as CN 4080	7,986.04	1	7,986.04
2	Custom Color	Ultimate	Set - Up - Custom Color	2,967.23	1	2,967.23

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Ultimate Opt	Net Price:		7,986.04
Qty: 1		Ext. Net Price:	USD	7,986.04



Active Inactive

As Viewed From The Exterior

Entered As: CN
MO 49 1/8" X 98 1/4"
CN 4080
FS 48 5/8" X 98"
RO 49 5/8" X 98 1/2"
Egress Information
Width: 41 3/16" Height: 94 11/32"
Net Clear Opening: 26.98 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.19
Visible Light Transmittance: 0.31
CPD Number: MAR-N-476-03028-00009
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #1163
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 3632X2489 mm (143X98 in)
LC-PG40 DP +40/-40
FL39753

Custom Color Clad Exterior - Field Finish to match existing doors
Custom Color will require a separate related order line item.
Painted Interior Finish - White - Pine Interior
Ultimate Inswing French Door G2 4 9/16" - XX Left Hand
CN 4080
Rough Opening 49 5/8" X 98 1/2"
#ALL DIMENSIONS TO MATCH EXISTING DOORS. DIMENSIONS TO BE CONFIRMED BY CEDAR
Left Panel
Custom Color Clad Sash Exterior - Field Finish to match existing doors
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W5H
Custom Color - Field Finish to match existing doors Clad Ext -
Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Right Panel
Custom Color Clad Sash Exterior - Field Finish to match existing doors
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W5H
Custom Color - Field Finish to match existing doors Clad Ext -
Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Antique Brass Active Exterior Handle Set on Active Panel Keyed
Antique Brass Active Interior Handle Set on Active Panel
Multi-Point Lock on Inactive Panel
Antique Brass Inactive Exterior Handle Set on Inactive Panel
Antique Brass Inactive Interior Handle Set on Inactive Panel
Antique Brass Adjustable Hinges 4 Per Panel-
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jamb
Thru Jamb Installation w/ Nailing Fin
Non system generated Pricing
***Note: Some custom colors are subject to special painting processes and may require additional up-charges. Examples of colors that may require additional charges are, but not limited to, bright colors such as reds, yellows, blues, and metallic finishes. The customer must approve the color and final quote prior to placing the order with Marvin.
***Note: Unit Availability and Price is Subject to Change

CEDAR ARCHITECTURE NOTE: ALL DIMENSIONS TO MATCH EXISTING DOORS. DIMENSIONS TO BE CONFIRMED BY CEDAR ARCHITECTURE. DOOR TO BE FIELD-FINISHED TO MATCH EXISTING DOORS. NEW HARDWARE TO MATCH EXISTING DOORS.

Line #2	Mark Unit: Custom Color	Net Price:		2,967.23
Qty: 1		Ext. Net Price:	USD	2,967.23



Entered As:
Egress Information

Charge Only

Set - Up - Custom Color
Field Finish to match existing doors

No Egress Information available.

***Note: Charge Only items are invoiced only but no product is shipped

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

Project Subtotal Net Price: USD	10,953.27
6.000% Sales Tax: USD	657.20
Project Total Net Price: USD	11,610.47

TERMS AND CONDITIONS

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.

