

**ISSUE:** Certificate of Appropriateness for addition

**APPLICANT:** Keith Urbahn

**LOCATION:** Parker-Gray District  
327 North Patrick Street

**ZONE:** RB/Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for addition, with the following conditions:

- \*\*The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- \*\*The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

**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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



## I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a detached rear Accessory Dwelling Unit (ADU), at 327 North Patrick Street.

### Certificate of Appropriateness

The applicant proposes constructing a two-story, freestanding, ADU measuring 19'9" x 19'11" to the rear/east yard of the house. The ADU will be clad in fiber cement and cedar siding and will have a standing seam metal roof. A fence and gravel paving will be removed as part of the project.

### Site context

The proposed ADU will be somewhat visible from Princess Street to the north. Delaney Court, the alley to the east behind the subject property, is public. The proposed ADU will thus be visible from public rights of way. See Figure 1, taken from Princess Street looking south along Delaney Court.



**Figure 1: Proposed ADU will be between the phone pole and the blue building, set back to about where the two-story portion of the blue building begins. There will be a parking space between the ADU and the alley.**

## II. HISTORY

According to the Uptown/Parker-Gray National Register Historic District nomination, 327 North Patrick Street is a contributing structure to the district, constructed **circa 1860** in the Colonial Revival style. However, the document further states that the building may be an early Greek Revival house with newer surface materials. It has several details that are unusual for Alexandria such as a terra cotta barrel tile roof. The 1877 G.M. Hopkins Atlas of Alexandria, Virginia appears to show a house at this location. The Board of Zoning Appeals approved a two-story frame rear addition in 1980 (BZA#1903).



*Previous BAR Approvals*

Staff found no record of prior BAR approvals.

### III. ANALYSIS

#### Certificate of Appropriateness

The *Design Guidelines* state that accessory structures “...should complement, not compete with, the architecture of the main building.” Additionally, the *Design Guidelines* note that “...the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance” and that “...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20<sup>th</sup> century (sic) while being compatible with the historic character of the districts.”

The proposed design fully follows these guidelines. The design is understated and unpretentious and will blend in well with the subject property and the neighboring properties. The 18’6” height of the proposed structure is not excessive, nor is the 19’9” x 19’11” footprint. The ADU will be set back 10’ from Delaney Court which will minimize its presence on the alley while also providing a small parking area. The selected building materials also blend in well with the surrounding properties and the overall Parker Gray Historic District and could be approved administratively if this were not new construction. Cladding will be cedar siding on the south elevation, fiber cement siding on the north elevation, and a combination of the two on the east and west elevations. Windows will be aluminum-clad wood with glazing that complies with the *Parker-Gray Residential Reference Guide*. Roofing will be standing seam metal.

Delaney Court already has several outbuildings: a free-standing guest house behind 908 Princess Street, a carriage house on the adjacent lot at 325 North Patrick, and a garage behind 910 - 912 Princess Street. The BAR approved the guest house behind 908 Princess Street on September 27, 2006 (BAR2006-0205). The building had been a one-story cinder block garage, and the BAR approved a second-floor addition and alterations to convert the building into a guest house. See Figure 2.



Figure 2: 908 Princess Street guest house on right, approved 2006.

Similarly, the BAR approved the carriage house at 325 North Patrick on January 26, 2005 (BAR2004-0274). See Figure 3. Planning Commission approved the construction of a cinder block garage behind 910 and 912 Princess Street on June 18, 1977. This garage is immediately across from the carriage house at 325 North Patrick. See Figure 4.



**Figure 3: Carriage house behind 325 North Patrick. Proposed ADU will be located in the foreground. The fence on the right will be removed.**



**Figure 4: Garage immediately across alley from 325 North Patrick carriage house**

Due to the appropriate design, building materials, siting, and size of the proposed ADU, plus the several precedent buildings on this alley, staff recommends approval of the project as submitted, supporting the recommendations of Alexandria Archaeology.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

No comments received.

**Code Administration**

C-1 A building permit is required.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 Ensure that all off-street parking requirements are met with this project. (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 During the Civil War, the Union Army constructed barns, stables, and sheds for ambulances on the 300 block of N. Patrick Street. On this particular lot once stood an enormous stable that encompassed the entire lot. After the war, residences were constructed along this street face, and the G.M. Hopkins Insurance Atlas for the City depicts a house present on this property by 1877 belonging to the Shaw family. The area was part of the African American neighborhood, known as Uptown. The property therefore has the potential to yield archaeological resources that could provide insight into military activities during the Civil War as well as domestic life, perhaps relating to African Americans, in the later 19<sup>th</sup> century.
- R-1\* The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2\* The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

**V. ATTACHMENTS**

- 1 – Application Materials*  
*2 – Supplemental Materials*



ADDRESS OF PROJECT: 327 North Patrick Street, Alexandria, VA 22314

DISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 064.02-06-39 ZONING: RB

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Keith Urbahn

Address: 327 North Patrick Street

City: Alexandria State: VA Zip: 22314

Phone: 203-253-2258 E-mail: keith.urbahn@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

## Legal Property Owner:

Name: Keith Urbahn

Address: 327 North Patrick Street

City: Alexandria State: VA Zip: 22314

Phone: 203-253-2258 E-mail: keith.urbahn@gmail.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 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).*

The applicant proposes the following exterior modifications to 327 North Patrick Street. Add a detached rear accessory dwelling unit. The new structure will be clad in fiber cement and natural cedar siding and will have a standing seam metal roof. All proposed windows and doors will meet the established design guidelines.

**SUBMITTAL REQUIREMENTS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**Signature: Printed Name: Karen ConkeyDate: 8/8/2022



# 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. Keith Urbahn	327 N. Patrick 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 327 North Patrick Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Keith Urbahn	327 N. Patrick 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. Karen Conkey	spouse	William Conkey
2.		
3.		

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

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

8/8/2022

Date

Karen Conkey

Printed Name



Signature





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

**B**

## A. Property Information

A1. 327 S Patrick St, Alexandria, VA 22314  
Street Address

RB

Zone

A2. 2,962.00 x 0.75 = 2,221.50  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement  
First Floor 772.00  
Second Floor 772.00  
Third Floor  
Attic 345.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 53.00  
Mechanical\*\* 30.00  
Attic less than 7\*\*\* 345.00  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 114.00  
Other\*\*  
Other\*\*

B1. 1,889.00 Sq. Ft.

Existing Gross Floor Area\*

B2. 542.00 Sq. Ft.

Allowable Floor Exclusions\*\*

B3. 1,347.00 Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,889.00 B2. **Total Exclusions** 542.00

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement  
First Floor 393.00  
Second Floor 228.00  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other AWNING 13.00

### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 64.00  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 69.00  
Other\*\*  
Other\*\*AWNING 13.00

C1. 634.00 Sq. Ft.

Proposed Gross Floor Area\*

C2. 146.00 Sq. Ft.

Allowable Floor Exclusions\*\*

C3. 488.00 Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 634.00 C2. **Total Exclusions** 146.00

## D. Total Floor Area

D1. 1,835.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,221.50 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. 1,573.00 Sq. Ft.  
Existing Open Space

E2. 800.00 Sq. Ft.  
Required Open Space

E3. 830.00 Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

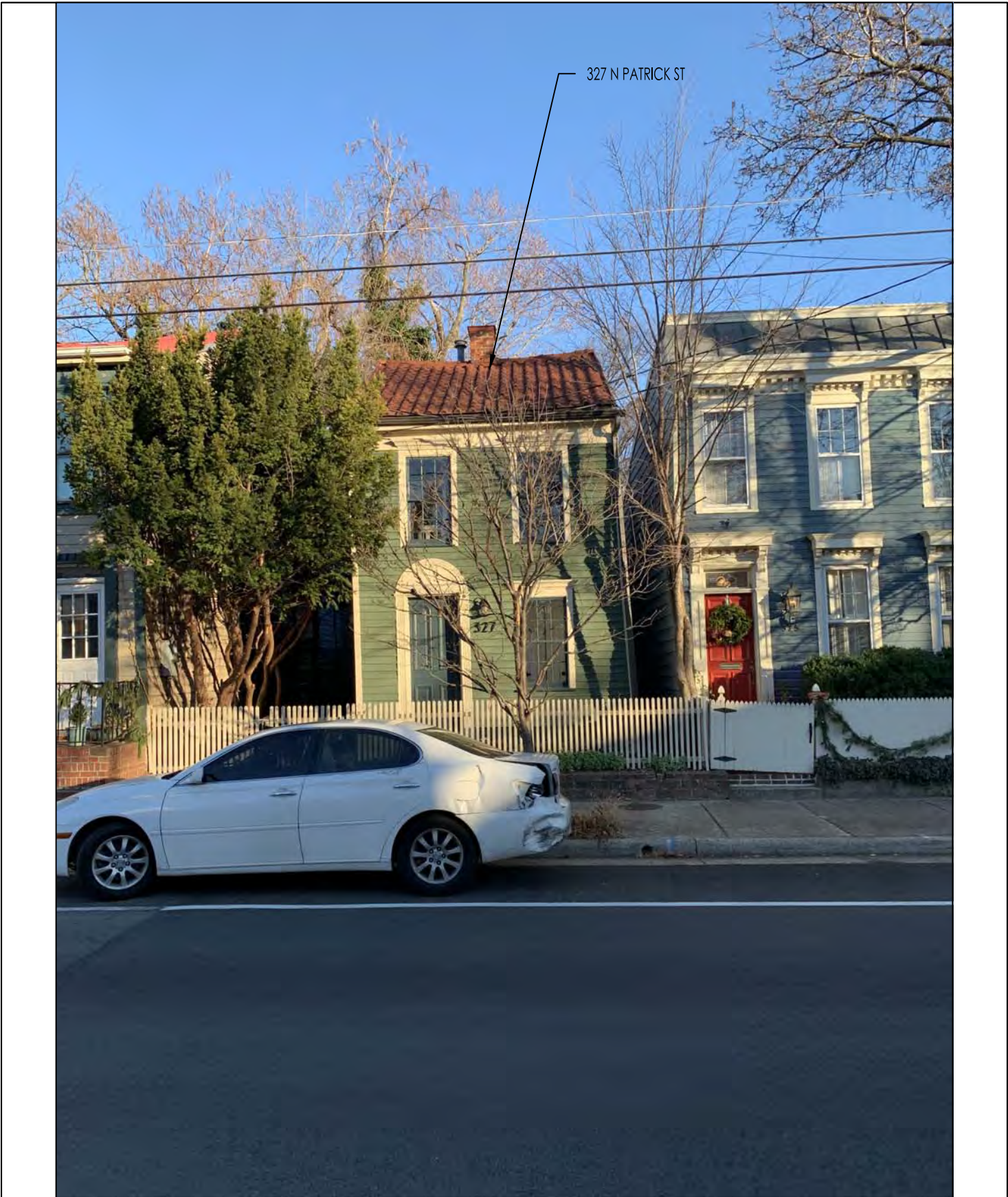
Signature: \_\_\_\_\_

14

Date: \_\_\_\_\_

7/27/2022





327 North Patrick Street, Alexandria, VA 22314			BAR APPLICATION	
PHOTO OF EXISTING FRONT ELEVATION			COPYRIGHT ©	
CLIENT: Keith Urbahn 327 North Patrick Street Alexandria, VA 22314			ARCHITECT: <div>325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</div>	
		08 AUGUST 2012	Conkey   architects	
			ASK 1.1A NOT FOR CONSTRUCTION	





327 North Patrick Street, Alexandria, VA 22314			BAR APPLICATION
PHOTO OF EXISTING SIDE AND REAR ELEVATIONS			COPYRIGHT ©
CLIENT:		ARCHITECT:	325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com
Keith Urbahn			
327 North Patrick Street		08 AUGUST 2022	ASK 1.1B NOT FOR CONSTRUCTION
Alexandria, VA 22314		Conkey   architects	





912 PRINCESS ST

916 PRINCESS ST

LOCATION OF PROPOSED ACCESSORY DWELLING UNIT  
@ 327 N PATRICK ST

CARRIAGE HOUSE @ 325 N PATRICK ST

# 327 North Patrick Street, Alexandria, VA 22314

VIEW OF ALLEY FROM PRINCESS STREET

COPYRIGHT ©

CLIENT:  
**Keith Urbahn**  
327 North Patrick Street  
Alexandria, VA 22314

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

08 AUGUST 2022

**Conkey** | architects

BAR APPLICATION

**ASK**  
**1.1C**

NOT FOR CONSTRUCTION

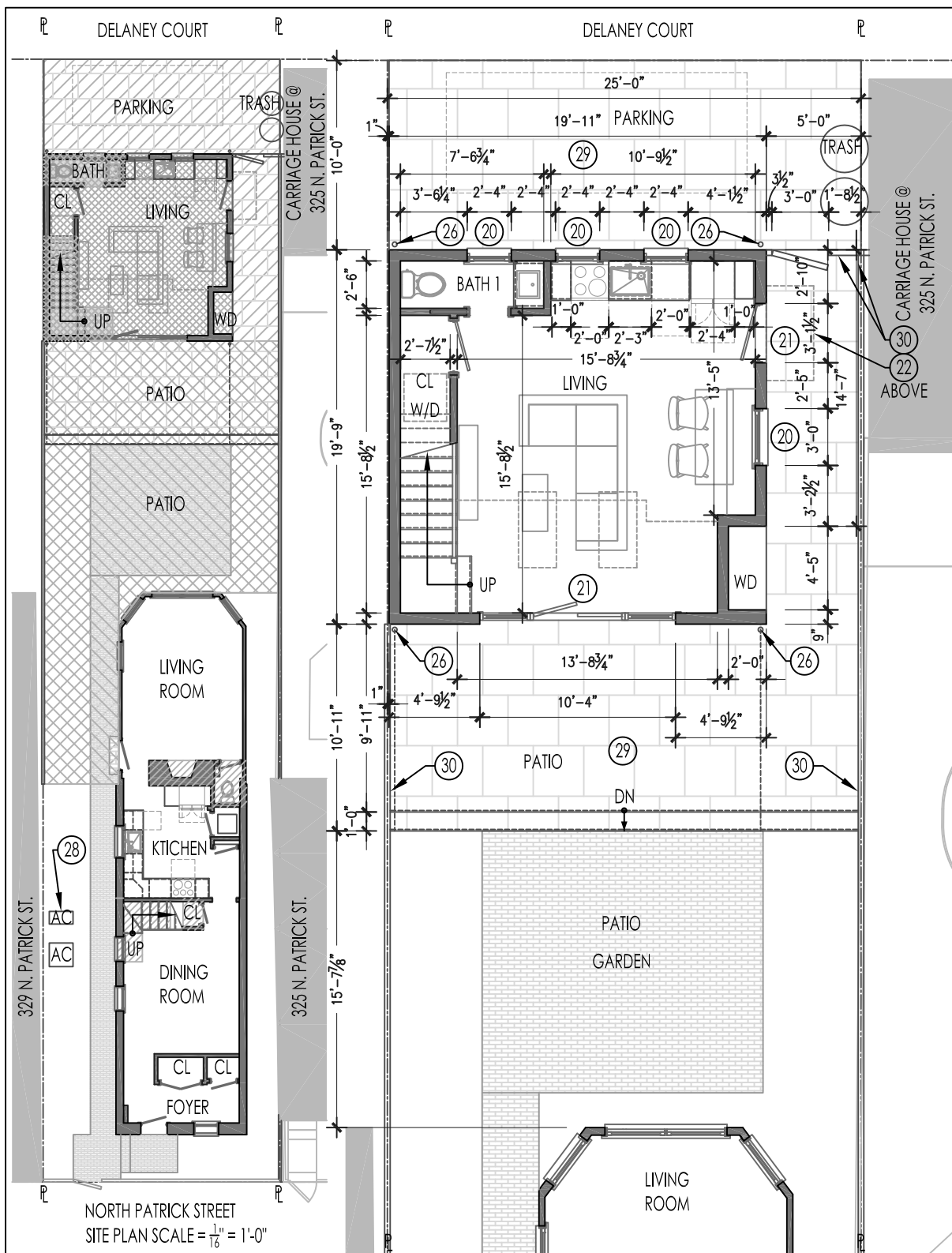




327 North Patrick Street, Alexandria, VA 22314			BAR APPLICATION	
PHOTO OF EXISTING ALLEY		COPYRIGHT ©		
CLIENT: Keith Urbahn 327 North Patrick Street Alexandria, VA 22314			ARCHITECT: <div>325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</div>	
		08 AUGUST 2022	Conkey   architects	
			ASK 1.1D NOT FOR CONSTRUCTION	







- DEMOLITION NOTES**
- (01) FENCE TO BE REMOVED / REPLACED
  - (02) GRAVEL / PAVING TO BE REMOVED
- NEW WORK NOTES**
- (20) ALUM CLAD WD WINDOW
  - (21) ALUM CLAD WD DOOR(S) W/ SIDELIGHTS AS APPL
  - (22) PTD MTL & GLASS AWNING
  - (23) SMOOTH FINISH PTD FIBER CEMENT SIDING INSTALLED HORIZONTALLY WITH MATCHING TRIM
  - (24) NATURAL CEDAR SIDING INSTALLED VERTICALLY W/ MATCHING TRIM
  - (25) PRE-FINISHED STANDING SEAM MTL ROOFING
  - (26) PRE-FINISHED MTL GUTTER & DOWNSPOUT
  - (27) FIXED ALUMINUM SKYLIGHT
  - (28) HVAC UNIT
  - (29) PAVING @ PARKING & PATIO - BUILD UP PATIO AS REQ'D TO MEET EXISTING ALLEY ELEVATION
  - (30) 6' TALL WD FENCE W/ GATE
  - (31) PARGED CONC FOUNDATION
  - (32) EXHAUST TO EXTERIOR

- EXISTING AREA DEDUCTED
- NEW AREA
- NEW AREA TO BE DEDUCTED
- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE

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

## 327 North Patrick Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR PLAN

CLIENT: **Keith Urbahn**  
327 North Patrick Street  
Alexandria, VA 22314

0 1' 2' 4' 8'

SCALE: 1/8" = 1'-0"

08 AUGUST 2022

COPYRIGHT ©

ARCHITECT: **Conkey architects**

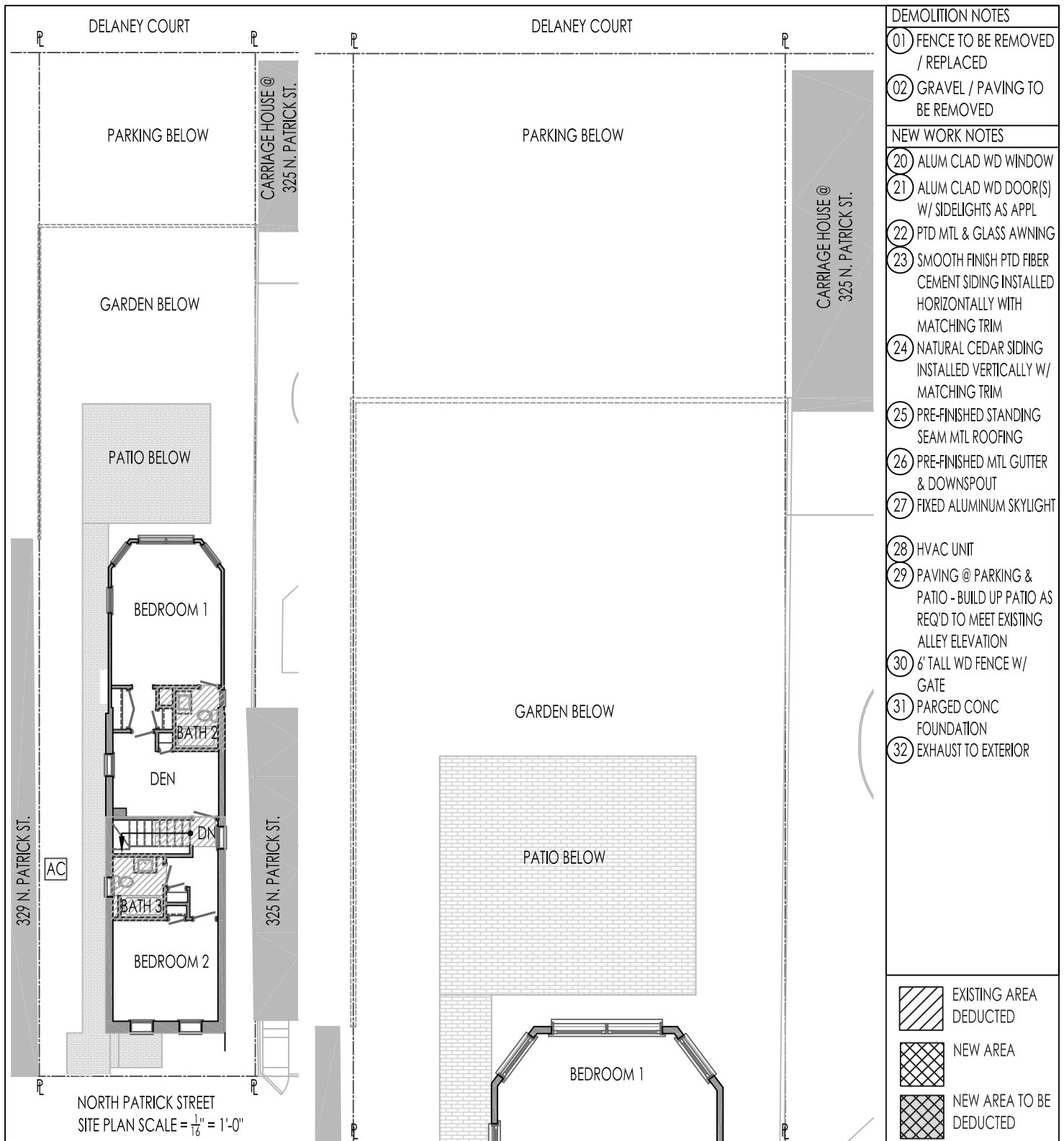
325 north patrick street  
alexandria, va 22314  
703.589.4550  
info@conkeyarchitects.com

BAR APPLICATION

# ASK 2.1A

NOT FOR CONSTRUCTION



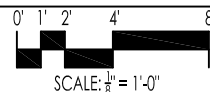


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## 327 North Patrick Street, Alexandria, VA 22314

EXISTING 2ND FLOOR PLAN

CLIENT:  
**Keith Urbahn**  
327 North Patrick Street  
Alexandria, VA 22314



08 AUGUST 2012

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info@conkeyarchitects.com

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### DEMOLITION NOTES

- 01 FENCE TO BE REMOVED / REPLACED
- 02 GRAVEL / PAVING TO BE REMOVED

### NEW WORK NOTES

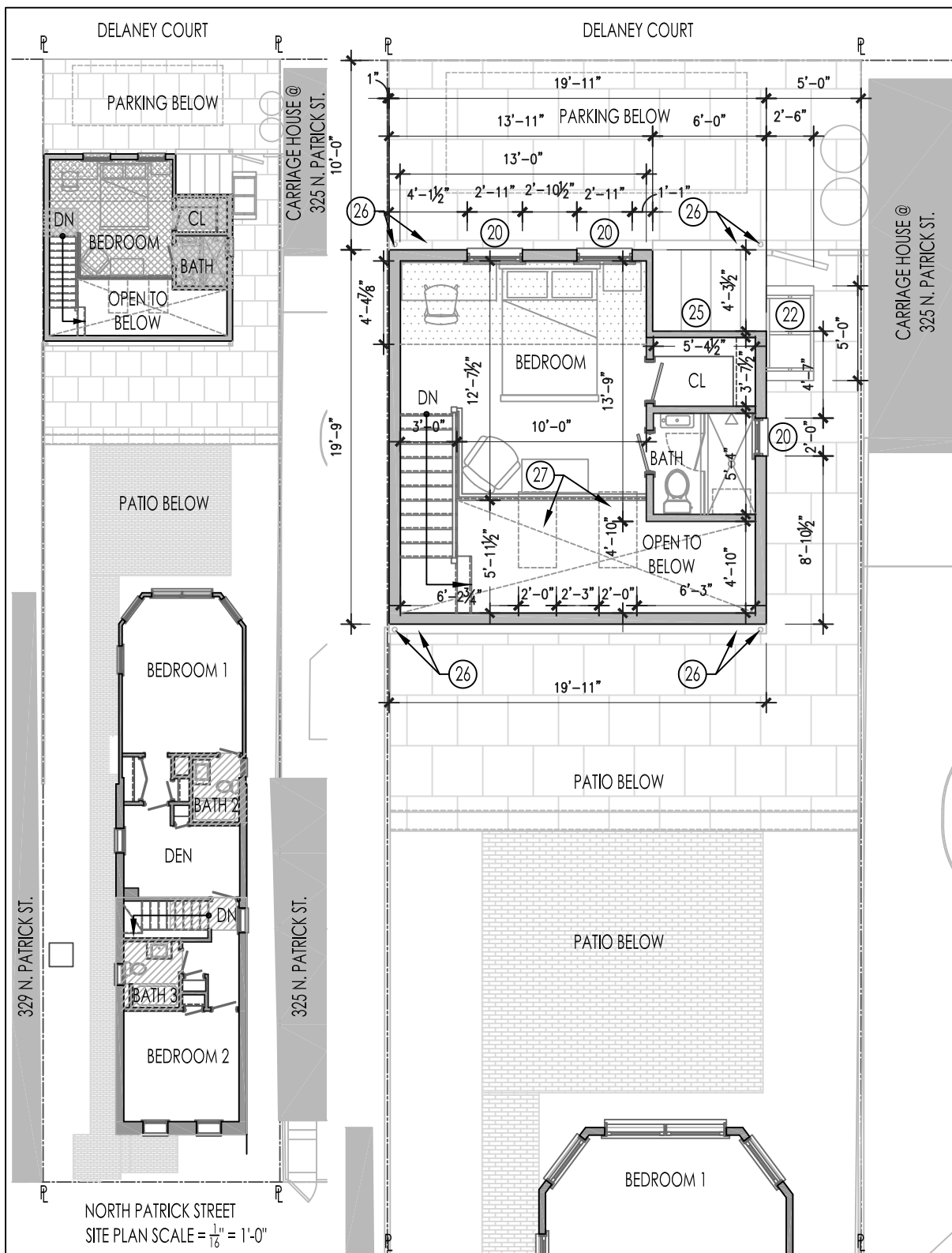
- 20 ALUM CLAD WD WINDOW
- 21 ALUM CLAD WD DOOR(S) W/ SIDELIGHTS AS APPL
- 22 PTD MTL & GLASS AWNING
- 23 SMOOTH FINISH PTD FIBER CEMENT SIDING INSTALLED HORIZONTALLY WITH MATCHING TRIM
- 24 NATURAL CEDAR SIDING INSTALLED VERTICALLY W/ MATCHING TRIM
- 25 PRE-FINISHED STANDING SEAM MTL ROOFING
- 26 PRE-FINISHED MTL GUTTER & DOWNSPOUT
- 27 FIXED ALUMINUM SKYLIGHT
- 28 HVAC UNIT
- 29 PAVING @ PARKING & PATIO - BUILD UP PATIO AS REQ'D TO MEET EXISTING ALLEY ELEVATION
- 30 6' TALL WD FENCE W/ GATE
- 31 PARGED CONC FOUNDATION
- 32 EXHAUST TO EXTERIOR

- EXISTING AREA DEDUCTED
- NEW AREA
- NEW AREA TO BE DEDUCTED
- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE

BAR APPLICATION

**ASK**  
**2.2**

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- PROPOSED OPEN SPACE

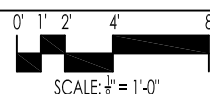
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### PROPOSED 2ND FLOOR PLAN

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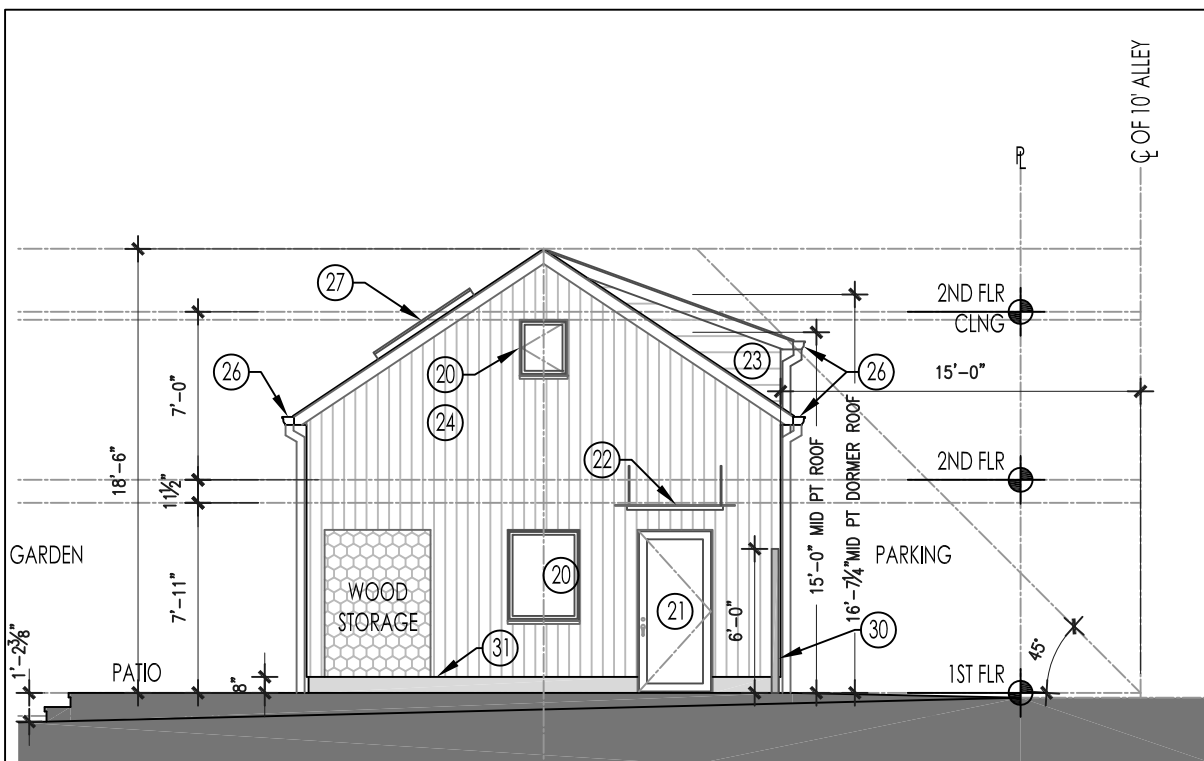
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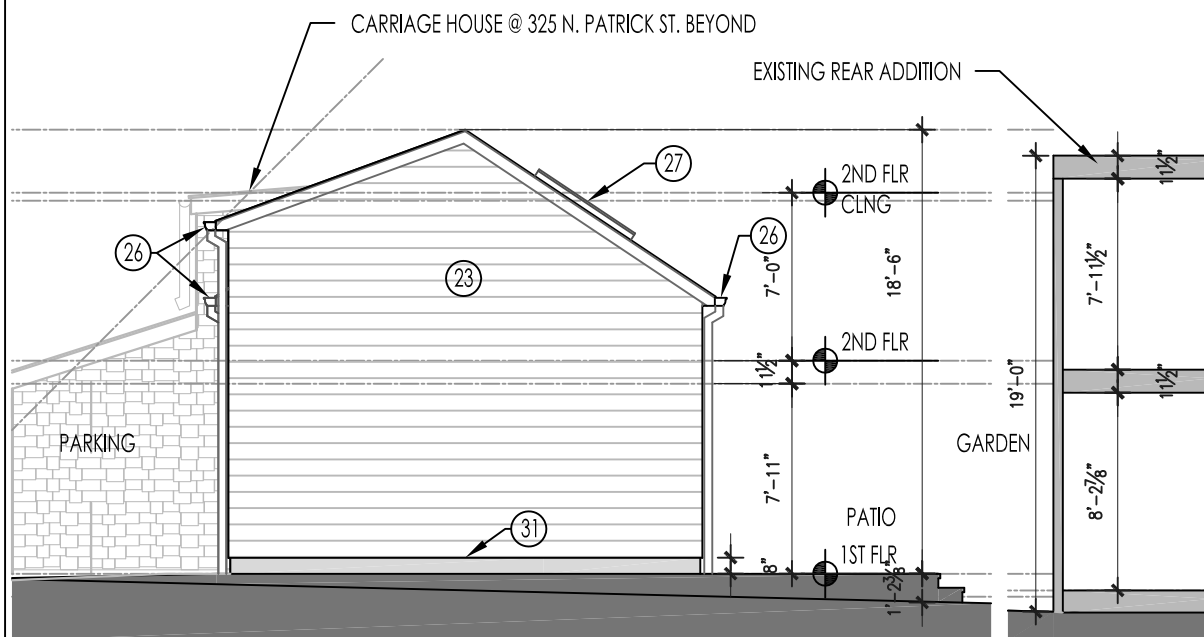
BAR APPLICATION

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PROPOSED SOUTH ELEVATION



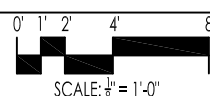
PROPOSED NORTH ELEVATION

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PROPOSED NORTH & SOUTH ELEVATIONS

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EXISTING AREA DEDUCTED

NEW AREA

NEW AREA TO BE DEDUCTED

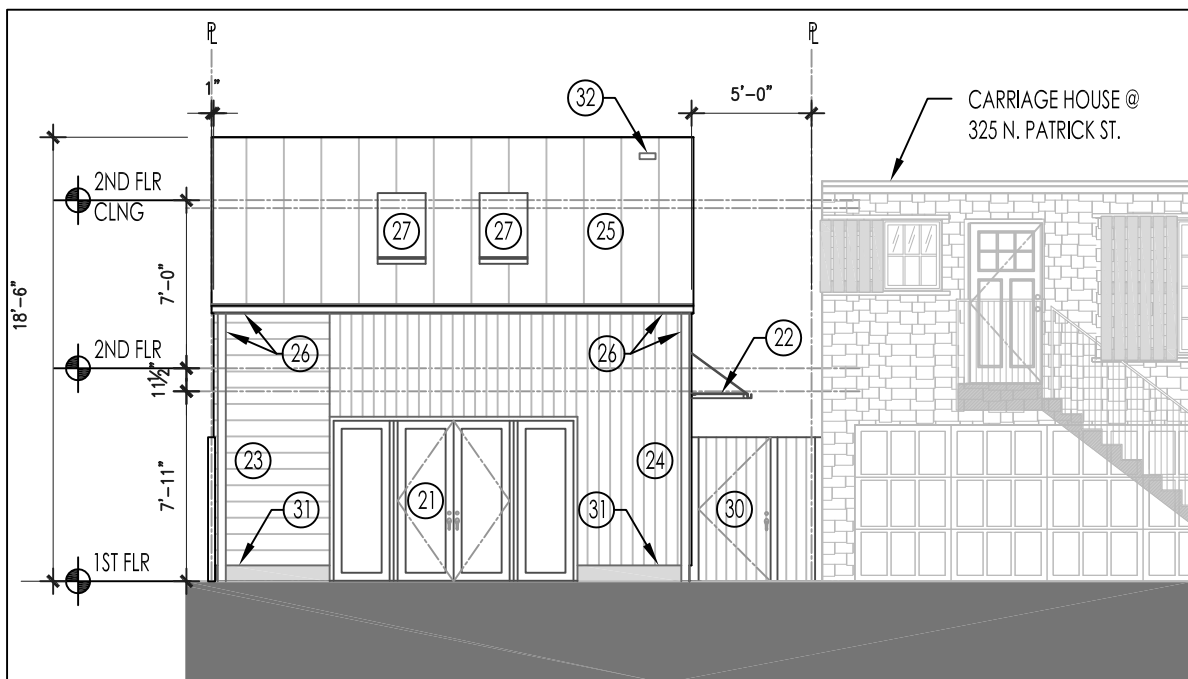
EXISTING OPEN SPACE

PROPOSED OPEN SPACE

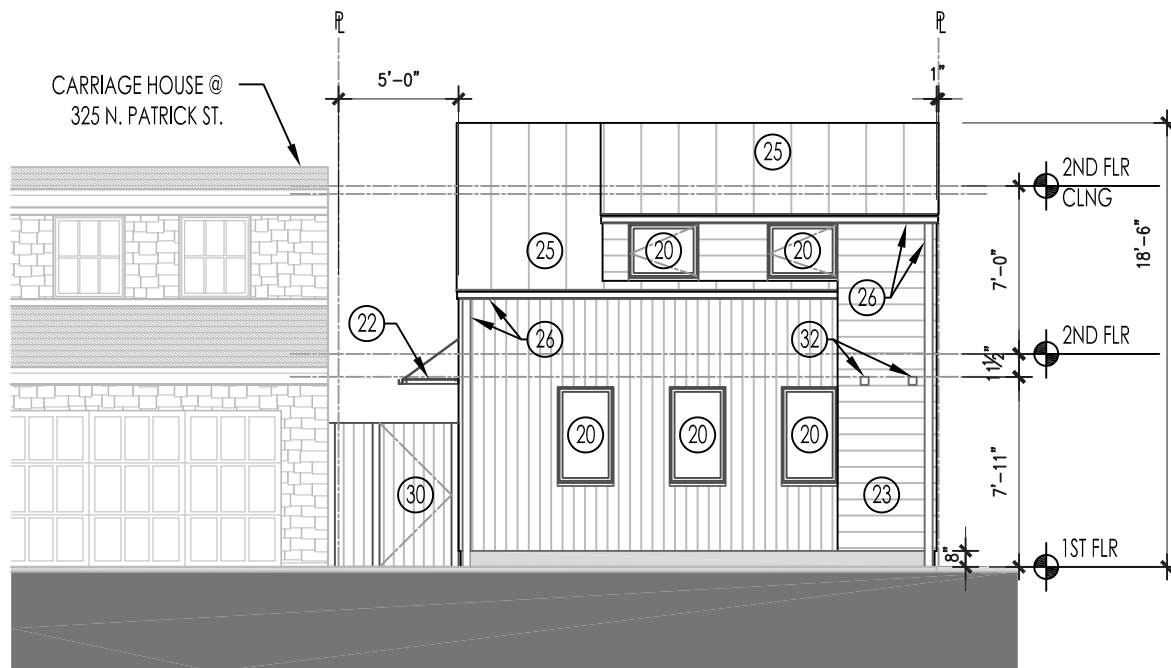
BAR APPLICATION

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PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

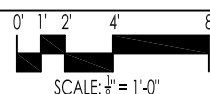
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PROPOSED EAST & WEST ELEVATIONS

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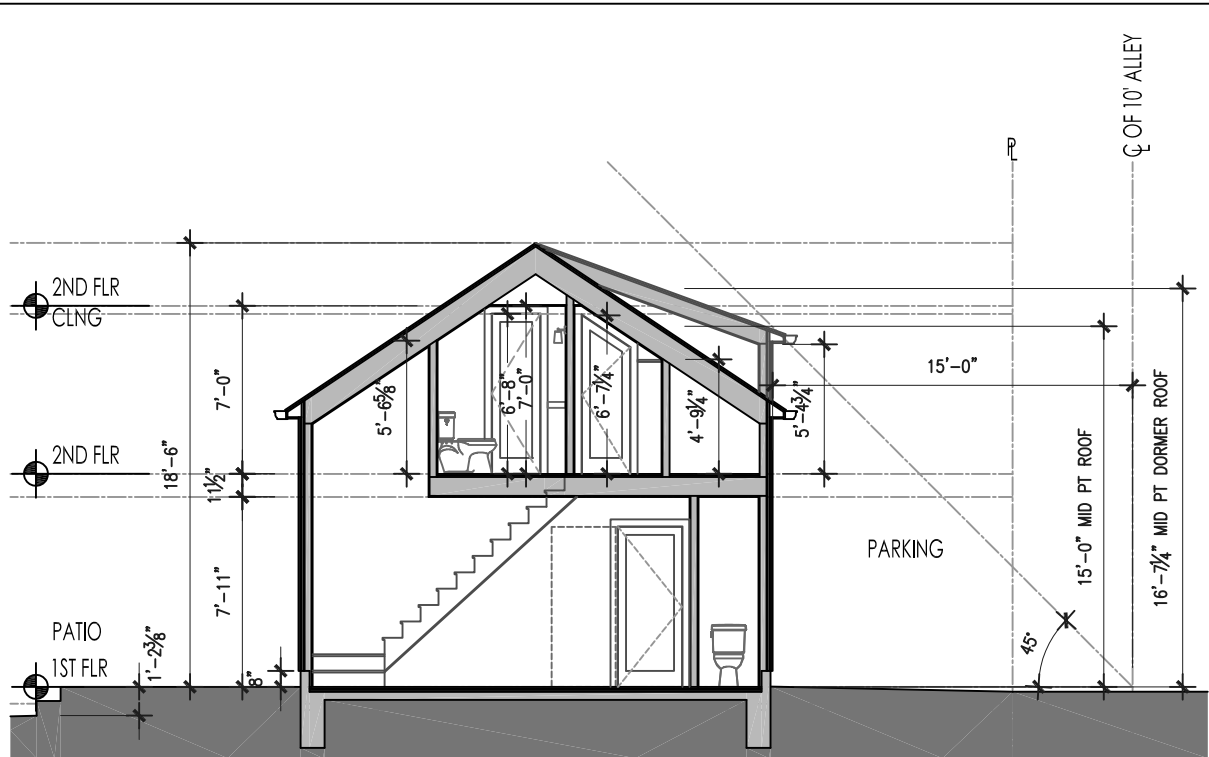
 EXISTING OPEN SPACE

 PROPOSED OPEN SPACE

BAR APPLICATION

**ASK**  
**3.2A**

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PROPOSED BUILDING SECTION

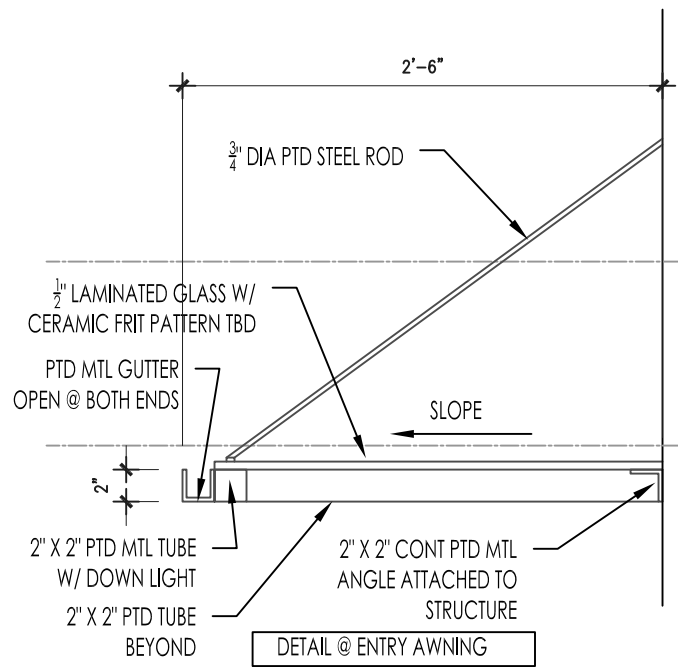


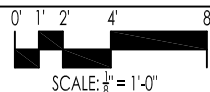
PHOTO OF WOOD STORAGE CONCEPT

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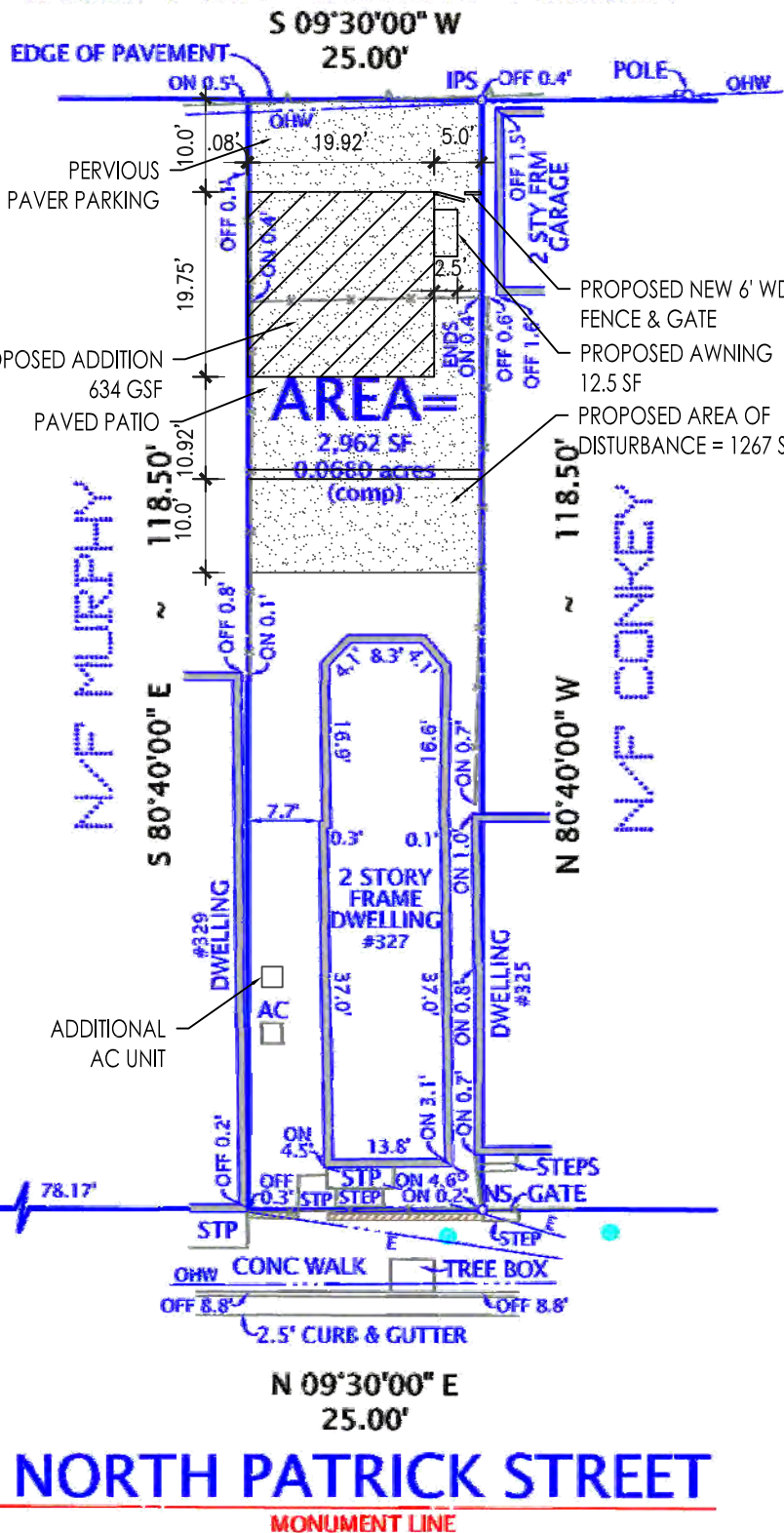
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# ULTIMATE

MARVIN SIGNATURE™ COLLECTION





ULTIMATE CASEMENT NARROW FRAME



Casement Narrow Frame windows with Oil Rubbed Bronze hardware



Casement Narrow Frame windows in Ebony

ULTIMATE CASEMENT NARROW FRAME

The Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement-allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.



ULTIMATE CASEMENT NARROW FRAME INTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT PUSH OUT NARROW FRAME WITH PUSH OUT HANDLE





ULTIMATE SWINGING FRENCH DOOR



Inswing French door with Matte Black hardware



Swinging French door and Picture windows

ULTIMATE SWINGING FRENCH DOOR

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



OUTSWING INTERIOR  
WITH TALL BOTTOM RAIL



ARCH TOP INSWING INTERIOR  
WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH  
SHORT BOTTOM RAIL



INSWING EXTERIOR WITH  
SHORT BOTTOM RAIL



# EXTERIOR FINISH OPTIONS

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

COLOR PER MANUFACTURER'S  
STANDARD RANGE OF COLORS

## EXTRUDED ALUMINUM

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

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

## WOOD SPECIES

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

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

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



Ultimate Double Hung G2 window in Ebony

Ultimate Double Hung G2 window in Suede





SCREENS



Double Hung Insert G2 windows with Full Screens

SCREENS

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

CASEMENT SCREEN OPTIONS



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

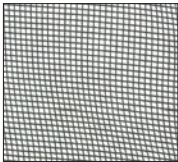


**INSWING CASEMENT SCREEN**  
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.

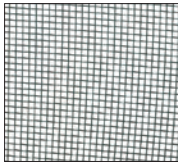


**WOOD SCREEN SURROUND**  
The patented wood screen surround with Hi-Transparency screen mesh and aluminum exterior creates a seamless wood interior.

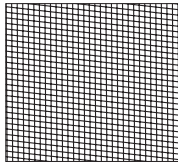
SCREEN MESH OPTIONS



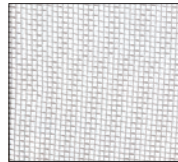
**CHARCOAL FIBERGLASS**



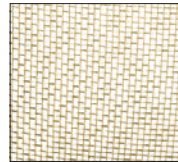
**CHARCOAL ALUMINUM WIRE**



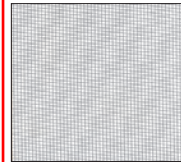
**BLACK ALUMINUM WIRE**



**BRIGHT ALUMINUM WIRE**



**BRIGHT BRONZE WIRE**



**HI-TRANSPARENCY MESH**



DOUBLE HUNG SCREEN OPTIONS



RETRACTABLE SCREEN

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



FULL OR HALF SCREEN

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

DOOR SCREEN OPTIONS



ULTIMATE SWINGING SCREEN DOOR

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



STANDARD SWINGING SCREEN DOOR

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



ULTIMATE SLIDING SCREEN DOOR

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

DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN

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



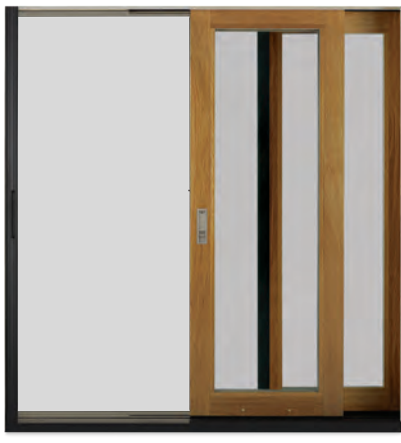
STORM AND SCREEN COMBINATIONS

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



ENERGY PANEL

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



STANDARD SLIDING SCREEN (NOT SHOWN)

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

TOP-HUNG SCREEN (NOT SHOWN)

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

SCENIC DOOR SLIDING SCREEN (SHOWN ON LEFT)

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



DOOR HARDWARE

Inswing French door with Contemporary swinging handle in Matte Black

DOOR HARDWARE

Deceptively sturdy, Marvin hardware looks too beautiful to stand up to everyday use. Despite the graceful curves, ergonomic design, and elegant finishes, this door hardware is engineered for durability. Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.



TRADITIONAL SWINGING FRENCH HANDLE

- AVAILABLE FINISHES:  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome
- PVD FINISHES:  
Satin Nickel • Brass • Oil Rubbed Bronze



TRADITIONAL SLIDING FRENCH HANDLE

- AVAILABLE FINISHES:  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
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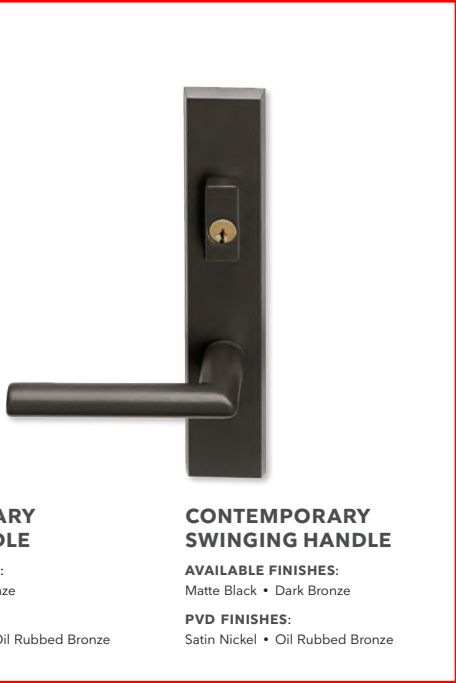
TRADITIONAL SLIDING PATIO HANDLE

- AVAILABLE FINISHES:  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome
- PVD FINISHES:  
Satin Nickel • Brass • Oil Rubbed Bronze



CONTEMPORARY SLIDING HANDLE

- AVAILABLE FINISHES:  
Matte Black • Dark Bronze
- PVD FINISHES:  
Satin Nickel • Brass • Oil Rubbed Bronze



CONTEMPORARY SWINGING HANDLE

- AVAILABLE FINISHES:  
Matte Black • Dark Bronze
- PVD FINISHES:  
Satin Nickel • Oil Rubbed Bronze



ADJUSTABLE HINGE

- AVAILABLE FINISHES:  
Matte Black • Satin Taupe • Dark Bronze • White  
Antique Brass • Satin Chrome • Polished Chrome  
Oil Rubbed Bronze • Goldtone • Silver Frost
- PVD FINISHES:  
Satin Nickel • Brass • Oil Rubbed Bronze

FINISHES

MATTE BLACK

DARK BRONZE

OIL RUBBED BRONZE

OIL RUBBED BRONZE PVD

ANTIQUE BRASS

SATIN TAUPE

SATIN NICKEL

BRASS

POLISHED CHROME

SATIN CHROME

WHITE



**FS**

# Fixed Deck-Mounted Skylight

Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

## Ideal Applications:

Out of reach [entry ways](#), [living rooms](#) and [bedrooms](#) that can benefit from daylight.

## FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for [No Leak Warranty](#)
- Eligible for Federal Solar Tax Credit\* with the addition of Solar Shades

## PRODUCT DETAILS

- **Laminated LoE3 Glass:** double-paned argon-gas-filled LoE3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- [No Leak Warranty](#) - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

## OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

[veluxusa.com](http://veluxusa.com)

\*For more information visit [veluxusa.com/taxcredit](http://veluxusa.com/taxcredit)

Eligible for a  
**Federal Solar  
Tax Credit**

off product and  
installation



## ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades

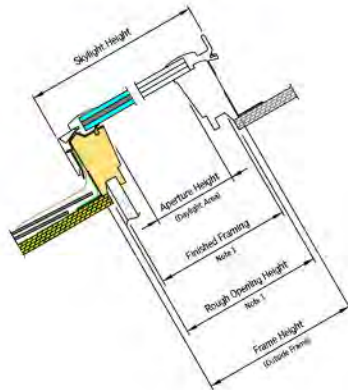


V5063-0921

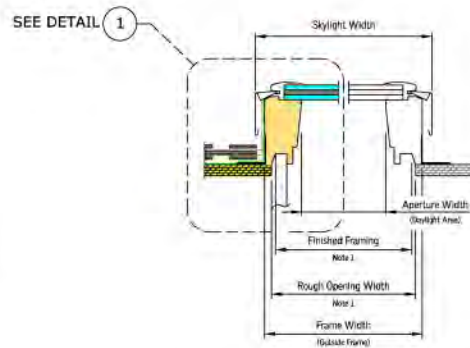
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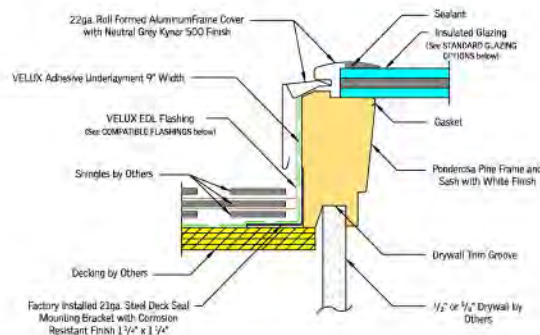
# Fixed Deck-Mounted Skylight



VERTICAL CROSS SECTION




HORIZONTAL CROSS SECTION



## COMPLIANCE AND CERTIFICATIONS

- DBPR Florida
- NFRC, National Fenestration Rating Council
- WDMA, Window & Door Manufacturing Association

		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening Width	(W-in.)	14 1/2	21	21	21	21	21	22 1/2	22 1/2	30 1/16	30 1/16	30 1/16	30 1/16	44 1/4	44 1/4
Rough Opening Height	(H-in.)	45 3/4	26 7/8	37 7/8	45 3/4	54 7/16	70 1/4	22 15/16	45 3/4	30	37 7/8	45 3/4	54 7/16	26 7/8	45 3/4
Daylight Area	(Sq. Feet)	3.56	3.04	4.43	5.43	6.52	8.52	2.78	5.94	5.15	6.64	8.13	9.77	6.92	12.36

 Model FS sizes D26 and D06 fit perfectly between roof trusses.





1x8 C&Btr weathered horizontal Nickel-Gap siding

Knotty decking w/- Knotty S1S2E skirt boards



AYC Exterior



AYC Custom Fence

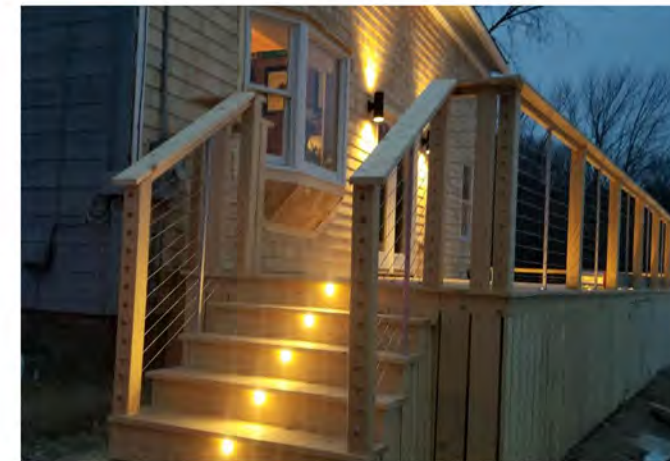
2x4 Knotty Decking



# GOLD RIVER®

ALASKAN YELLOW CEDAR  
DECKING - TRIM - PATTERNS - SIDING

Durability that lasts and looks amazing indoors and outdoors



*\*Weathering Alaskan Yellow Cedar will gradually change its patina from a warm yellow color to a beautiful silver-gray tone.\**

- **Highly Decay Resistant**
- **Extremely Dense**
- **Fine Grain and Smooth Texture**
- **Excellent Strength and Stability**
- **Machines Easily**
- **Superior Choice for Outdoor Use**

-C&Btr and Knotty Grade-



**Princeton Forest Products**

[www.princetonforestproducts.com](http://www.princetonforestproducts.com)



# GOLD RIVER®

## ALASKAN YELLOW CEDAR DECKING - TRIM - PATTERNS - SIDING DECKING

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
5/4x4 decking 1/8" radius	6'-20' ROEL	✓	MG
5/4x6 decking 1/8" radius	6'-20' ROEL	✓	MG
2x2 baluster 1/8" radius	36" and 48"	36" only	MG
2x4 handrail 3/8" radius	8', 10' & 12'	✓	
2x4 handrail 1/8" radius	6'-20' ROEL		MG
2x6 handrail 3/8" radius	8', 10' & 12'	✓	
2x6 handrail 1/8" radius	6'-20' ROEL		MG
4x4 post 3/8" radius	8', 10' & 12'	✓	
4x4 post 1/8" radius	6'-20' ROEL		MG
6x6 post-green		S4S & Ruffer head	

### TRIM BOARDS & SIDING

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
1x3, 1x4, 1x6, 1x8, 1x10 & 1x12 trim	6'-20' ROEL	S1S2E ruffer head face 1x4-1x12	MG S4S
5/4x4, 5/4x6, 5/4x8, 5/4x10 & 5/4x12 trim	6'-20' ROEL		MG S4S
1/2x6, 1/2x8, 3/4x10 Bevel Siding	3'-20' ROEL		VG Raw & PFJ
2x8	6'-20' ROEL	1/8" radius	MG S4S
2x12	6'-20' ROEL		MG S4S

### TONGUE & GROOVE PATTERNS

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
1x6 V2E	6'-20' ROEL		MG
1x6 Edge & Center Bead	6'-20' ROEL		MG
1x6 V4E (Reversible)	6'-20' ROEL	✓	
1x6 Nickel Gap	6'-20' ROEL		MG
1x4 Porch Flooring (T&G)	6'-20' ROEL		MG
5/8x4 Edge & Center Bead	6'-20' ROEL		MG

### ROUGH BOARDS

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
5/4x10	6'-20' ROEL		MG
2x8	6'-20' ROEL		MG
2x12	6'-20' ROEL		MG
4/4x6, 4/4x8, 4/4x12	6'-20' ROEL		VG
5/4x6, 5/4x8, 5/4x12	6'-20' ROEL		VG
8/4x6, 8/4x8	6'-20' ROEL		VG

## ALL ABOUT ALASKAN YELLOW CEDAR

- **Highly Decay Resistant.** Alaskan cedar is highly decay resistant as rated by the USDA Forest Products lab. It is used throughout the world for installations where performance is paramount. It is a superior choice for outdoor use such as decking, industrial flooring, marine docks, acid tanks, architectural timbers and more.
- **Appearance.** Not just beautiful, Alaskan cedar is exceptional with a white to yellowish even and uniform color, there is little distinction between sapwood and heartwood. When left uncoated, Alaskan cedar will turn to a soft silver gray.
- **Strong.** Alaskan cedar is similar in strength to Douglas fir which makes it an excellent choice for deck use. It is strong, but light in weight and harder than Western Red cedar.
- **Smooth.** Alaskan cedar is splinter-free. The fine grain and texture machine easily for a soft smooth surface, which is ideal for decks and handrails. All deck components have eased or radius edges.
- **Stable and Versatile.** Alaskan cedar's stability makes it suitable for a variety of patterns. We offer decking, handrails, balusters, posts, trim boards in several sizes and tongue & groove patterns. Also, we can special order timbers, and dimensional lumber.
- **Available/Sustainable.** Alaskan cedar is placed in the category of "least concern" by IUCN (International Union for Conservation of Nature).

Comparison	Alaskan Yellow	Western Red
Hardness	580	350
Splinter Resistant	Yes	No
Raised Grain	No	Yes
Decay Resistant	High	High
Comparison-Fading		
Siding (bevel, nickel gap)	1-3 yrs. light - dark silver	1-2 yrs. dark grey - dark brown/black
Decking	8-12 months - silver gray	6-12 months - gray
Trim Boards	1-3 yrs. - silver gray	6-12 months - gray
Timbers	1-3 yrs. - silver gray	1-2 yrs - gray

**Gold River:** All categories of Gold River will gray gradually depending on exposure (north, south, east, west), grade of material (vertical grain, C&Btr mixed grain, architectural grade) and surface finish (S4S or rough).

**WRC:** Grays much quicker due to softness of WRC, tannins will reveal black "nail streaks" over time. WRC eventually will turn a dark black color.

\* Ask us today about timbers, dimensional lumber, and custom milling availability.



HardieTrim® Boards

## 5/4 SMOOTH

2/3



More ColorPlus® Technology colors are available near you...

Arctic White

10 finishes



Request a Quote

## HardiePlank® Lap Siding

# SMOOTH

---

Arctic White



More ColorPlus® Technology colors are available near you...



# RESIDENTIAL



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

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



Walls Residence, Little Rock, AR  
Architect: Polk Stanley Wilcox Architects  
Installing contractor: Covington Roofing & Sheet Metal  
Material: PAC-CLAD 24 ga. steel  
Color: Musket Gray



**PAC-CLAD**  
P E T E R S E N



AN ELEGANT PALETTE

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

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

Premium Colors

▲●★ ANODIC CLEAR	▲●★ SILVERSMITH	●▲★ SILVER	●▲★ CHAMPAGNE	●▲★ COPPER PENNY
●▲★ ZINC	●▲★ WEATHERED ZINC	★ WEATHERED STEEL	★ WEATHERED COPPER	●▲★ AGED COPPER

▲ Cool Colors   ● Metallic Colors   ★ Energy Star Colors   ★ Premium Colors

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



Design: Stuart Cohen & Julie Hacker Architects  
Photo: Tony Soluri Photography

BEYOND THE ORDINARY

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

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

SEE IT ON YOUR HOME TODAY

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



# A LIFETIME INVESTMENT

Alvhem, Centreville, MD  
Owner: Robert Dahl  
Architect: Torchio Architects  
Installing contractor: CitiRoof Corp.  
Profile: Precision Series HWP  
Color: Matte Black  
Photo: Buchanan Studios Inc.

When considering a metal roof, discussions should focus on lifetime value, not upfront cost. A metal roof is for homeowners who appreciate its value. The price of a metal roof, which comes with an estimated lifetime of 50 years if properly maintained, can be up to three times the installed cost of other materials. In return for the investment, the made-in-the-USA metal roof will last 3 or 4 times longer than a typical residential roof.

## METAL EXPERIENCE MATTERS

When choosing an architect or contractor, experience matters. A metal roof is a different animal that requires a specialized skill set to properly specify and install. Choosing architects and contractors with metal roof experience will maximize your metal roof's performance, and add a level of comfort to your decision.

## NEW CONSTRUCTION OR REMODELING

A metal roof will look beautiful and perform well on a home built from the ground up, or on a home undergoing an exterior remodel or simple roof replacement. A good architect or designer can blend a Petersen metal roof or siding with any architectural style or color.

## STEEL OR ALUMINUM

Petersen's PAC-CLAD metal roofing and siding products are available in either steel or aluminum. An experienced Petersen rep, architect or contractor will guide homeowners toward the material that's best for their home.

## A GREEN, SUSTAINABLE PRODUCT

A Petersen metal roof is made with recycled content, qualifying it as a "green" or recycled-content product. It is also 100% recyclable at the end of its useful life, unlike other roofing materials which are routinely disposed of by the ton in landfills.

## LITERALLY COOL COLORS

A PAC-CLAD metal roof from Petersen is available in 35 colors that are rated by the Cool Roof Rating Council, plus 31 that are Energy Star-rated. Coating technology that is specifically formulated for PAC-CLAD products reflects sunlight and cools a roof by emitting radiation to its surroundings. The roof stays cooler and reduces the amount of heat conducted to a home, saving up to 40% of a typical home's annual energy costs.

## WARRANTY COVERAGE

Petersen offers a limited 30-year finish warranty on its PAC-CLAD painted metal roof and siding panels. A weathertight warranty is available on selected metal roof products.

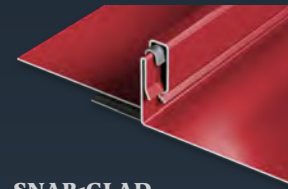


# BEAUTIFUL PROFILES

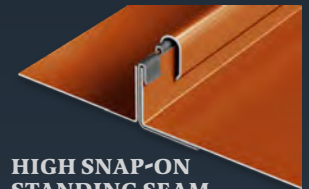


Private residence, Florida  
Architect: T. S. Adams Studio Architects  
Installing contractor: Cartercraft Roofing  
Profiles: PAC-150, Flush panel  
Colors: Weathered Zinc, Champagne

## Metal Roofing



**SNAP-CLAD**



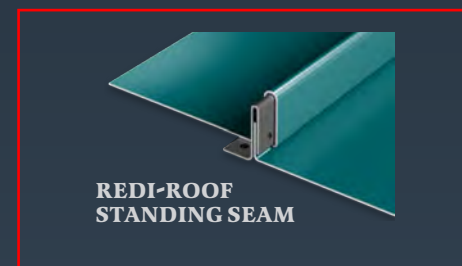
**HIGH SNAP-ON  
STANDING SEAM**



**PAC-150  
90° SINGLE LOCK**

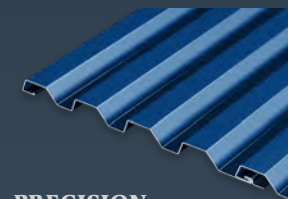


**PAC-150  
180° DOUBLE LOCK**

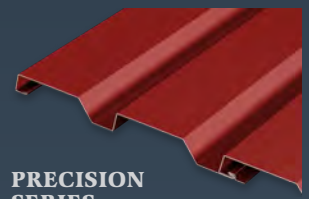


**REDI-ROOF  
STANDING SEAM**

## Siding



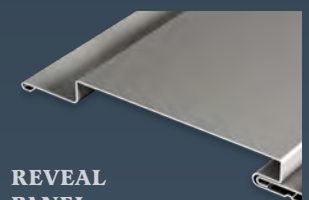
**PRECISION  
SERIES HWP**



**PRECISION  
SERIES  
HIGHLINE 16-C**

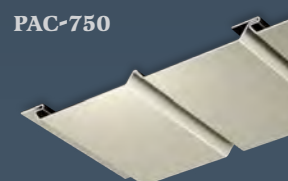


**FLUSH  
PANEL**

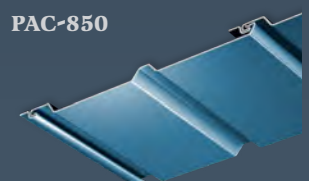


**REVEAL  
PANEL**

## Soffit Panels



**PAC-750**



**PAC-850**

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



Job Name:

System Reference:

Date:



Outdoor Unit: MXZ-3C30NAHZ

**ACCESSORIES**

- ☐ 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- ☐ 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- ☐ 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- ☐ 1/4" x 3/8" Port Adapter (PAC-493PI)
- ☐ 3/8" x 5/8" Port Adapter (PAC-SG76RJ-E)
- ☐ M-NET Adapter (PAC-IF01MNT-E)
- ☐ Airflow Guide (PAC-SH96SG-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C30NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	6,000 - 28,400
	Rated Total Input	W	2,272 / 2,661
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	7,200 - 36,000
	Rated Total Input	W	2,096 / 2,187
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	18,000 / 16,500
	Maximum Capacity	Btu/h	28,600 / 27,600
	Rated Total Input	W	1,991 / 1,993
Heating at 5°F*	Maximum Capacity	Btu/h	28,600
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	29.9
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)		F.L.A.	1.9
Sound Pressure Level	Cooling	dB(A)	54
	Heating		58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)		A:1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU		49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

\* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB  
 Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

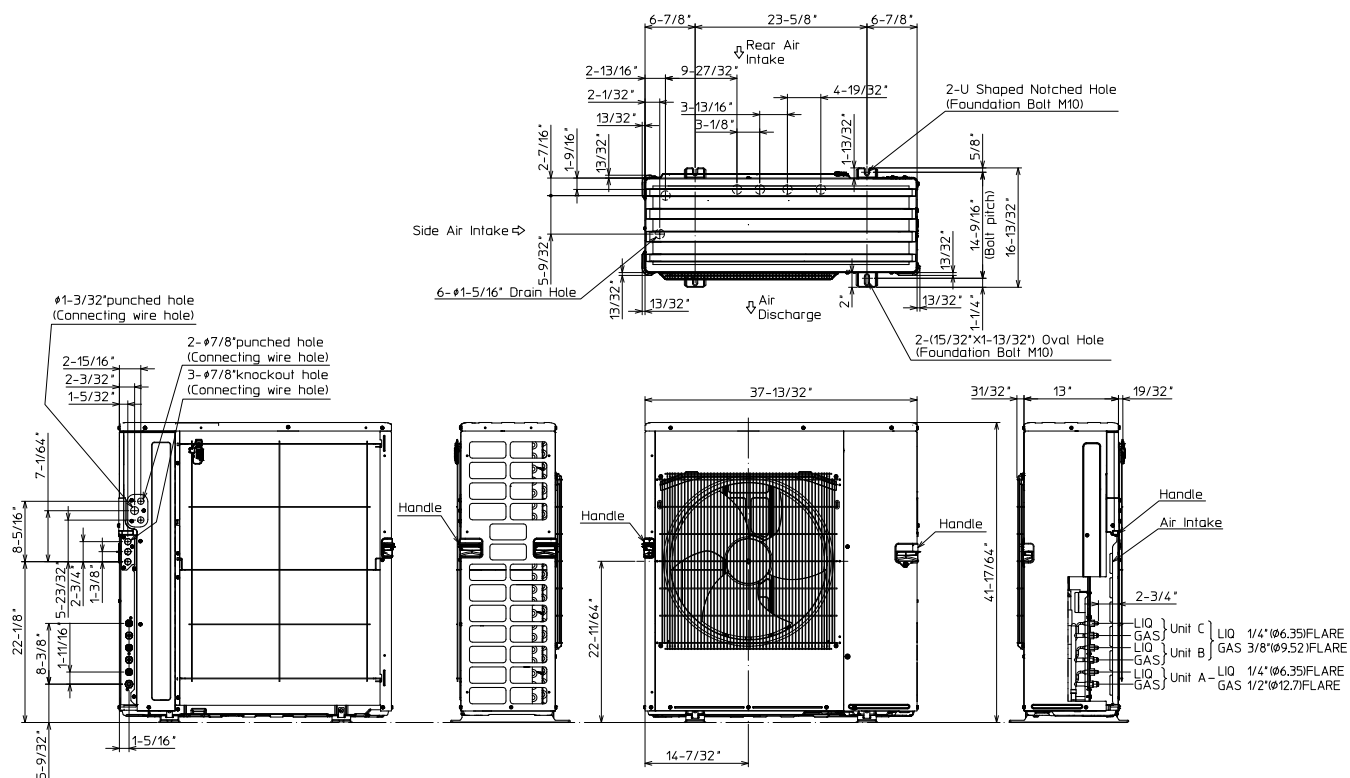
Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB  
 Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB  
 Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

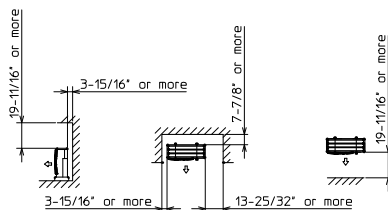


**DIMENSIONS: MXZ-3C30NAHZ**

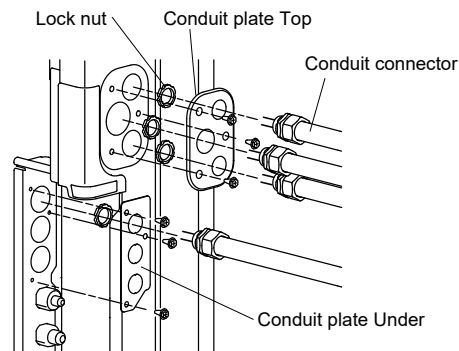
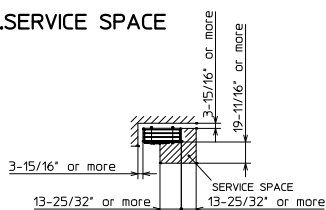
Unit: inch (mm)



## 1.FREE SPACE



## 2.SERVICE SPACE



## COOLING & HEATING

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Toll Free: 800-433-4822 [www.mehvac.com](http://www.mehvac.com)

