

ADDRESS OF PROJECT: 101 Quay Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 065.03 - 05 - 15 ZONING: RM

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: Julie Wannamaker & Howard Bergman

Address: 101 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: 952-232-7393 E-mail: jwannamaker2012@gmail.com

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

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@karenmconkey.com

Legal Property Owner:

Name: Julie Wannamaker & Howard Bergman

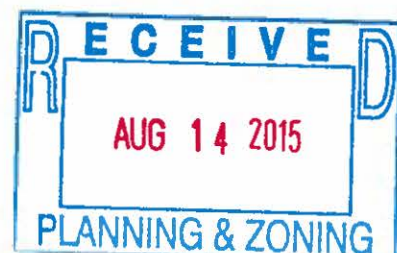
Address: 101 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: 952-232-7393 E-mail: jwannamaker2012@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 checked="" type="checkbox"/> doors                           | <input checked="" 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 checked="" type="checkbox"/> other <u>decorative railing</u> |                                                     |                                                     |                                   |
- ☐ 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 alterations to the 1970's era brick townhome located at 101 Quay Street. Replace all exterior windows and doors on all facades with aluminum clad wood windows and doors. Add a partial story projecting bay windows to both the Quay and Union Street facades. Add a projecting entablature above the front entry on Quay Street, where the existing pilasters at the door surround would remain. Lastly, add a pair of terrace doors with a decorative metal railing and straight brick arch on the Union Street facade to more balance the existing composition of window openings.

**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.

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Karen Conkey

Date: 08-14-2015



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

| Name                                  | Address         | Percent of Ownership |
|---------------------------------------|-----------------|----------------------|
| 1. Julie Wannamaker<br>Howard Bergman | 101 Quay Street | 100%                 |
| 2.                                    |                 |                      |
| 3.                                    |                 |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 Quay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name                                  | Address         | Percent of Ownership |
|---------------------------------------|-----------------|----------------------|
| 1. Julie Wannamaker<br>Howard Bergman | 101 Quay Street | 100%                 |
| 2.                                    |                 |                      |
| 3.                                    |                 |                      |

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

| Name of person or entity              | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|---------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. Julie Wannamaker<br>Howard Bergman | N/A                                                               | N/A                                                                         |
| 2.                                    |                                                                   |                                                                             |
| 3.                                    |                                                                   |                                                                             |

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

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

08-14-2015  
Date

Karen Conkey  
Printed Name

  
Signature



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

## A. Property Information

A1. Street Address 101 Quay Street Zone RM

A2. 1,613 SF x 1.5 = 2,420 SF (3,060 SF EXISTING)  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

| Existing Gross Area*  |          | Allowable Exclusions |        |
|-----------------------|----------|----------------------|--------|
| Basement              | 880 SF   | Basement**           |        |
| First Floor           | 880 SF   | Stairways**          | 163 SF |
| Second Floor          | 880 SF   | Mechanical**         | 47 SF  |
| Third Floor > 5' - 0" | 630 SF   | Other**              |        |
| Porches/ Other        | 0 SF     | Total Exclusions     | 210 SF |
| Total Gross *         | 3,270 SF |                      |        |

B1. Existing Gross Floor Area \*  
3,270 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
210 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
3,060 Sq. Ft.  
(subtract B2 from B1)

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

| Proposed Gross Area* |       | Allowable Exclusions |       |
|----------------------|-------|----------------------|-------|
| Basement             | 7 SF  | Basement**           | 0 SF  |
| First Floor          | 8 SF  | Stairways**          | 0 SF  |
| Second Floor         | 0 SF  | Mechanical**         | 0 SF  |
| Third Floor          | 0 SF  | Other** < 7' - 6"    | 15 SF |
| Porches/ Other       | 0 SF  | Total Exclusions     | 15 SF |
| Total Gross *        | 15 SF |                      |       |

C1. Proposed Gross Floor Area \*  
15 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
15 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
0 Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3,060 (EXISTING) Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,420 Sq. Ft.

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

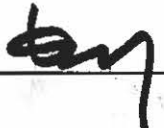
\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

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

## F. Open Space Calculations

|                     |        |
|---------------------|--------|
| Existing Open Space | 577 SF |
| Required Open Space | 565 SF |
| Proposed Open Space | 571 SF |

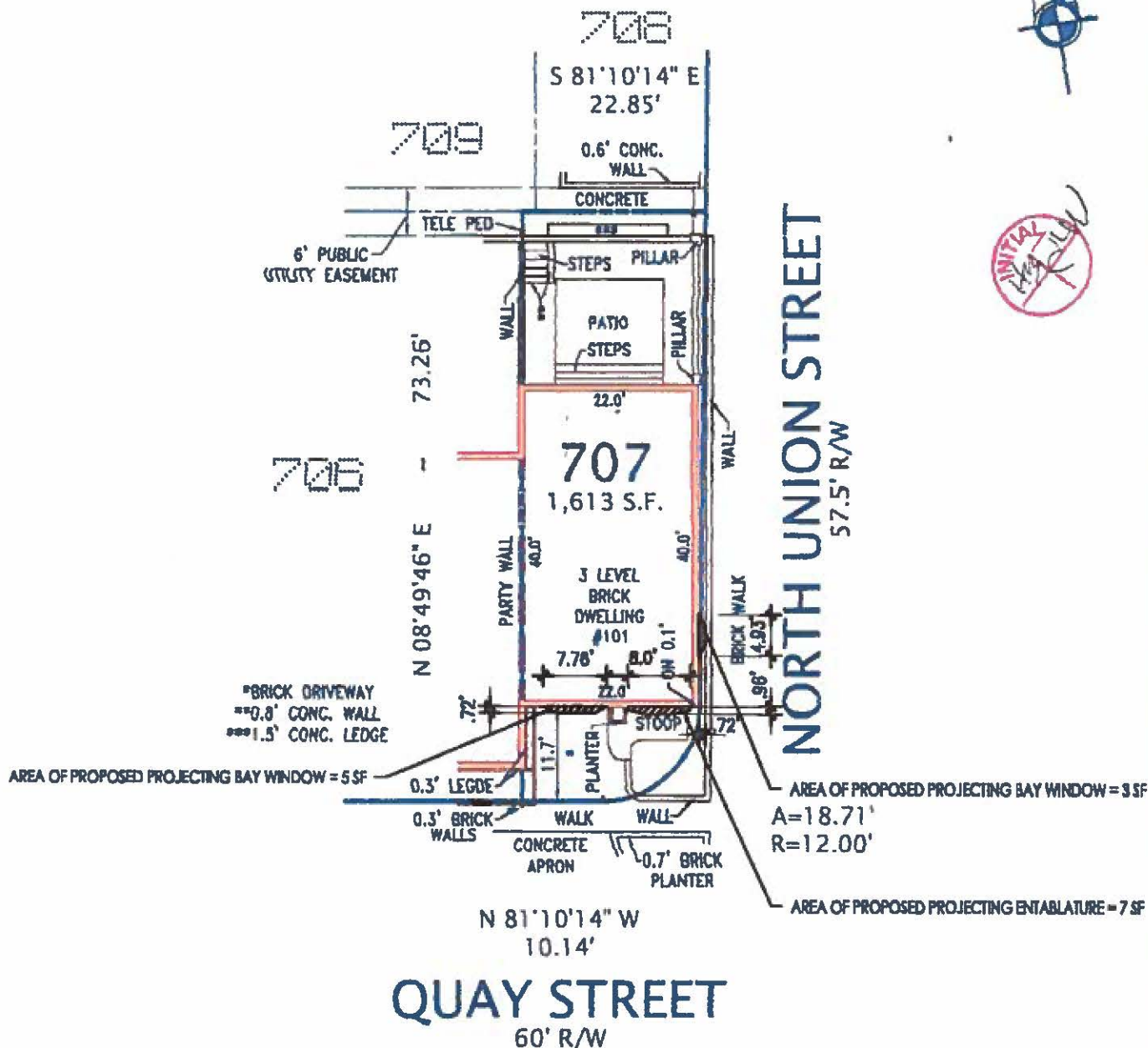
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: 

Date: 8/14/2015

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NOTES: 1. UTILITIES ARE UNDERGROUND.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.

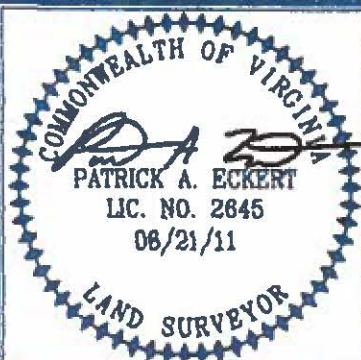


PLAT  
SHOWING HOUSE LOCATION ON  
LOT 707 SECTION 4  
**OLD TOWNE**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' JUNE 20, 2011

CASE NAME

BERGMAN

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED.  
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCRoACHMENTS.

REQUESTED BY:

SHULMAN, ROGERS, GANDAL  
PORDY & ECKER

**ALEXANDRIA SURVEYS**  
INTERNATIONAL, LLC

11216 WAPLES MILL ROAD #102 FAIRFAX, VIRGINIA 22030  
TEL. NO. 703-660-6615 FAX NO. 703-768-7764





# 101 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING QUAY STREET ELEVATION

CLIENT:

**Julie Wannamaker & Howard Bergman**  
101 Quay Street  
Alexandria, VA 22314

ARCHITECT:

325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@karenmconkey.com

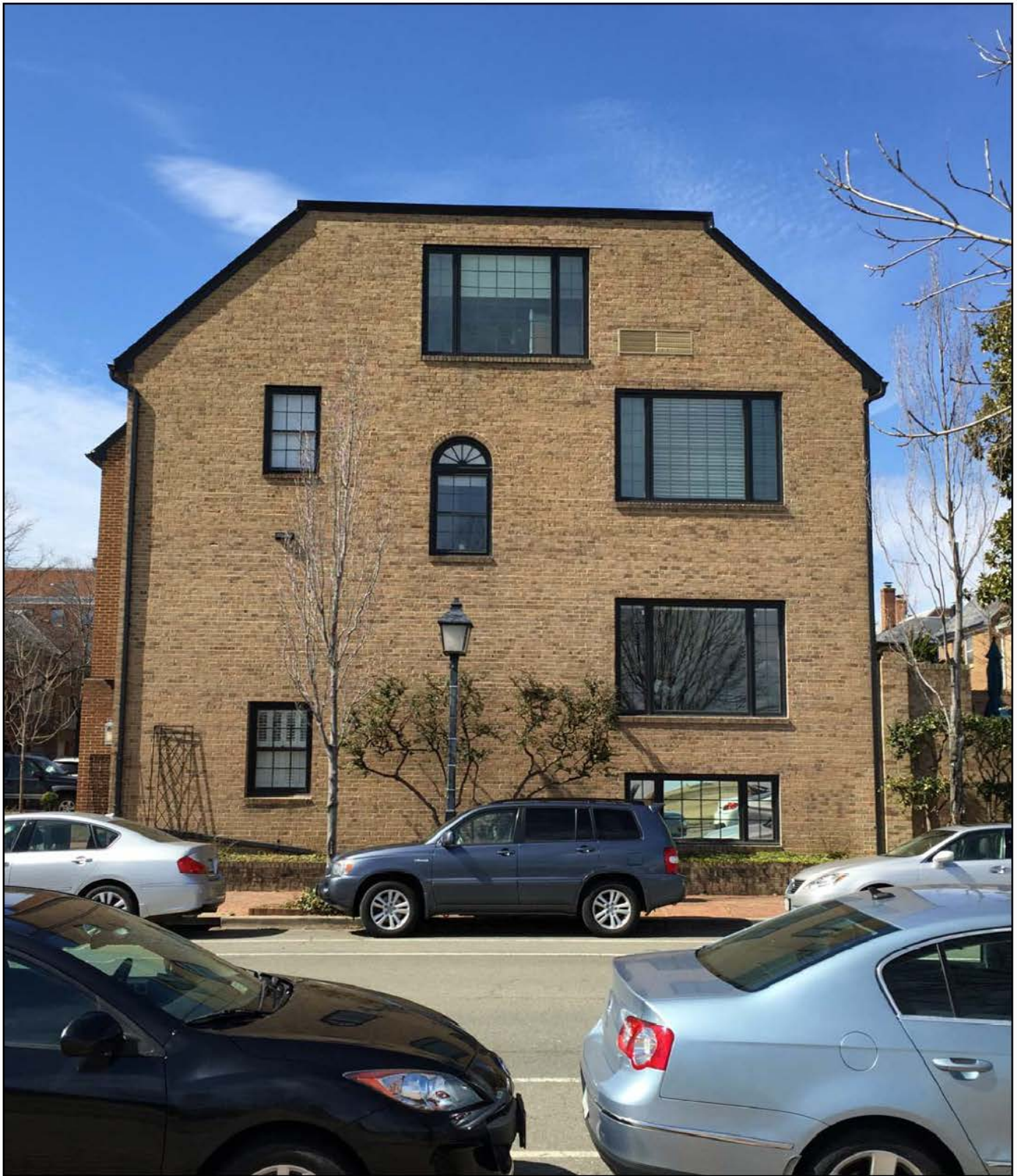
14 AUGUST 2015

**Karen M. Conkey** architect LLC

BAR SUBMITTAL

**ASK**  
**1.1A**





# 101 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING UNION STREET ELEVATION

CLIENT:

Julie Wannamaker & Howard Bergman  
101 Quay Street  
Alexandria, VA 22314

ARCHITECT:

325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@karenmconkey.com

14 AUGUST 2015

**Karen M. Conkey** architect LLC

BAR SUBMITTAL

**ASK**  
**1.1B**





# 101 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

CLIENT:

Julie Wannamaker & Howard Bergman  
101 Quay Street  
Alexandria, VA 22314

ARCHITECT:

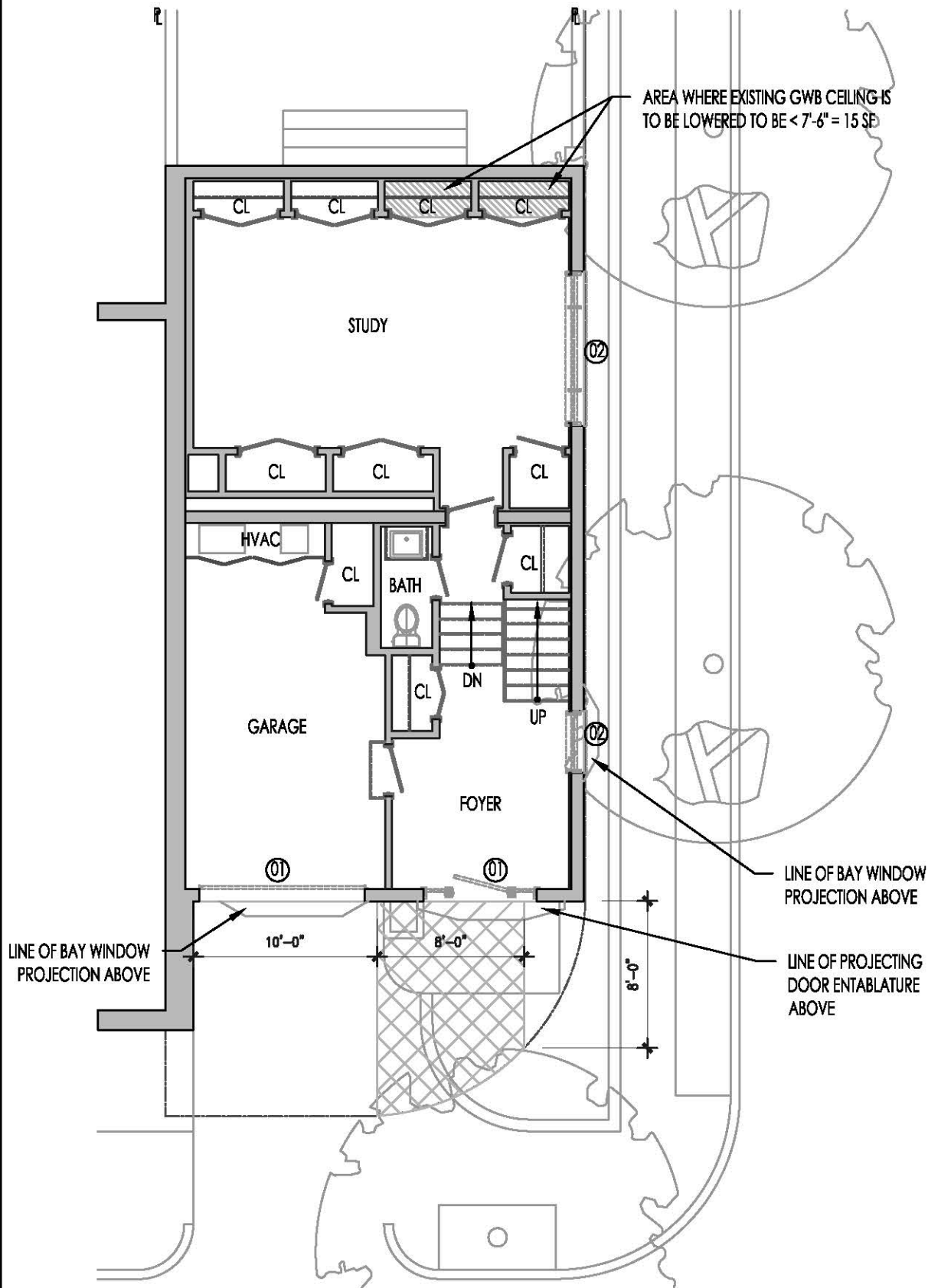
325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@karenmconkey.com

14 AUGUST 2015

**Karen M. Conkey** architect LLC

BAR SUBMITTAL

**ASK**  
**1.1C**



- DEMOLITION WORK**
- 01 DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED
  - 02 WINDOW TO BE REMOVED / REPLACED
  - 03 MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE
  - 04 PTD WD PEDIMENT TO BE REMOVED / REPLACED
  - 05 PTD WD PILASTERS TO REMAIN
  - 06 KIT EXHAUST TO BE RELOCATED
- NEW WORK**
- 10 ALUM. CLAD PROJECTING BAY WINDOW W/ PTD COMPOSITE TRIM & MTL ROOF
  - 11 ALUM CLAD WD WINDOW
  - 12 PTD COMPOSITE TRIM PROJECTING ENTABLATURE
  - 13 PTD WD & GLASS GARAGE DOOR
  - 14 PTD WD DOOR W/ SINGLE FLAT PANEL
  - 15 PTD WD & GLASS SINGLE PANEL SIDE LIGHT
  - 16 DECORATIVE PTD MTL RAILING ATTACHED TO EXISTING MASONRY
  - 17 ALUM CLAD WD & GLASS PAIR OF DOORS
  - 18 ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM
  - 19 MASONRY INFILL - BRICK AND MORTAR TO MATCH EXISTING
  - 20 DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT
  - 21 RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM

 PROPOSED AREA TO BE ADDED = 15 SF

 PROPOSED AREA TO BE LOWERED TO < 7'-6" = 15 SF

 EXISTING REAR YARD OPEN SPACE = 493 SF

 EXISTING FRONT YARD OPEN SPACE = 84 SF

 PROPOSED FRONT YARD OPEN SPACE = 78 SF

# 101 Quay Street, Alexandria, VA 22314

BASEMENT LEVEL PLAN - SHOWING PROPOSED DEMOLITION & CONSTRUCTION

CLIENT:  
Julie Wannamaker & Howard Bergman  
101 Quay Street  
Alexandria, VA 22314



0' 1' 2' 4' 8'

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

14 AUGUST 2015

ARCHITECT:

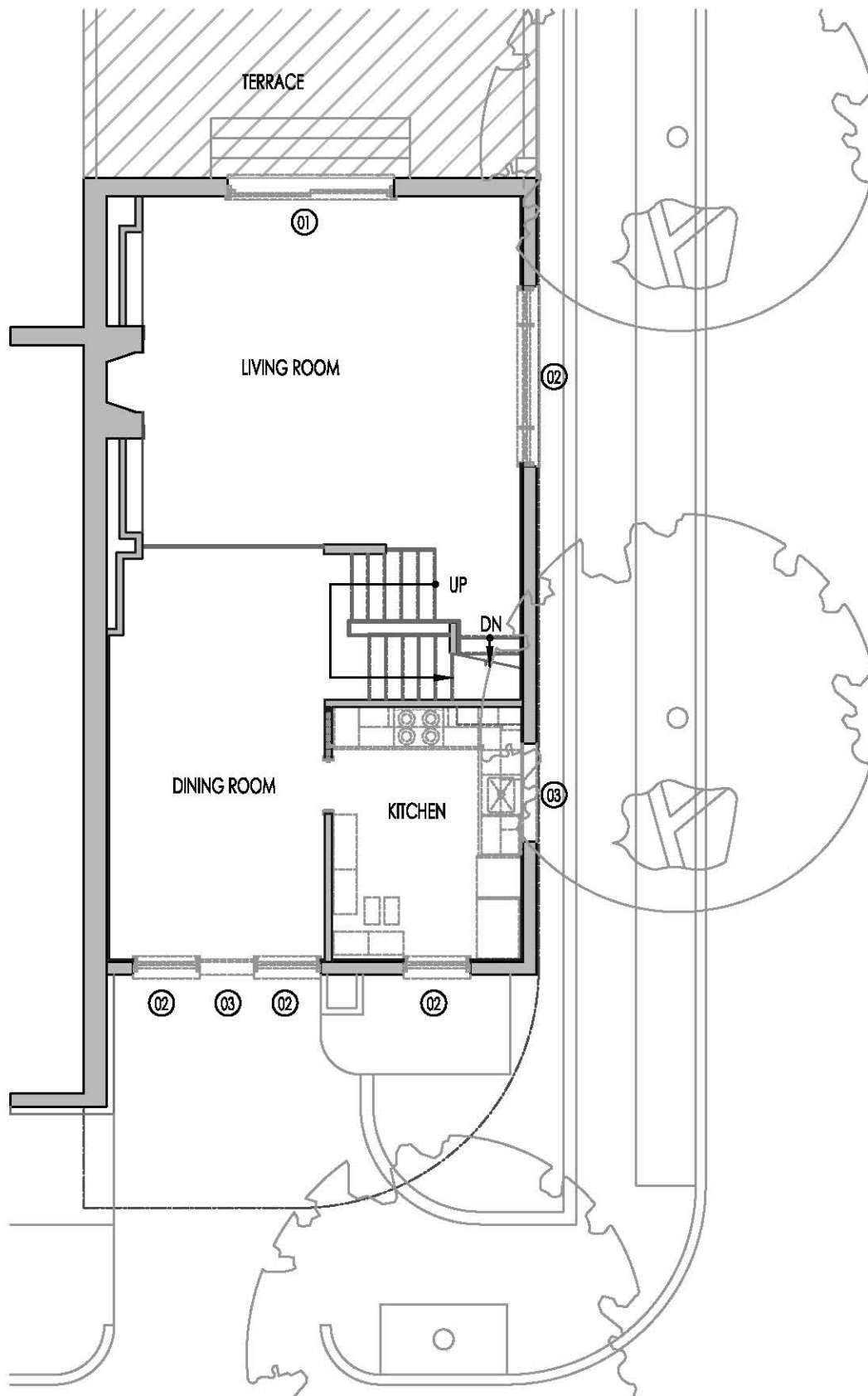
Karen M. Conkey architect LLC

325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@karenmconkey.com

BAR SUBMITTAL

**ASK**  
**2.0**





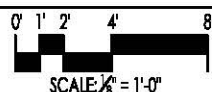
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-  PROPOSED FRONT YARD OPEN SPACE = 78 SF

# 101 Quay Street, Alexandria, VA 22314

1ST FLOOR LEVEL PLAN - SHOWING PROPOSED DEMOLITION

CLIENT:  
**Julie Wannamaker & Howard Bergman**  
 101 Quay Street  
 Alexandria, VA 22314



14 AUGUST 2015

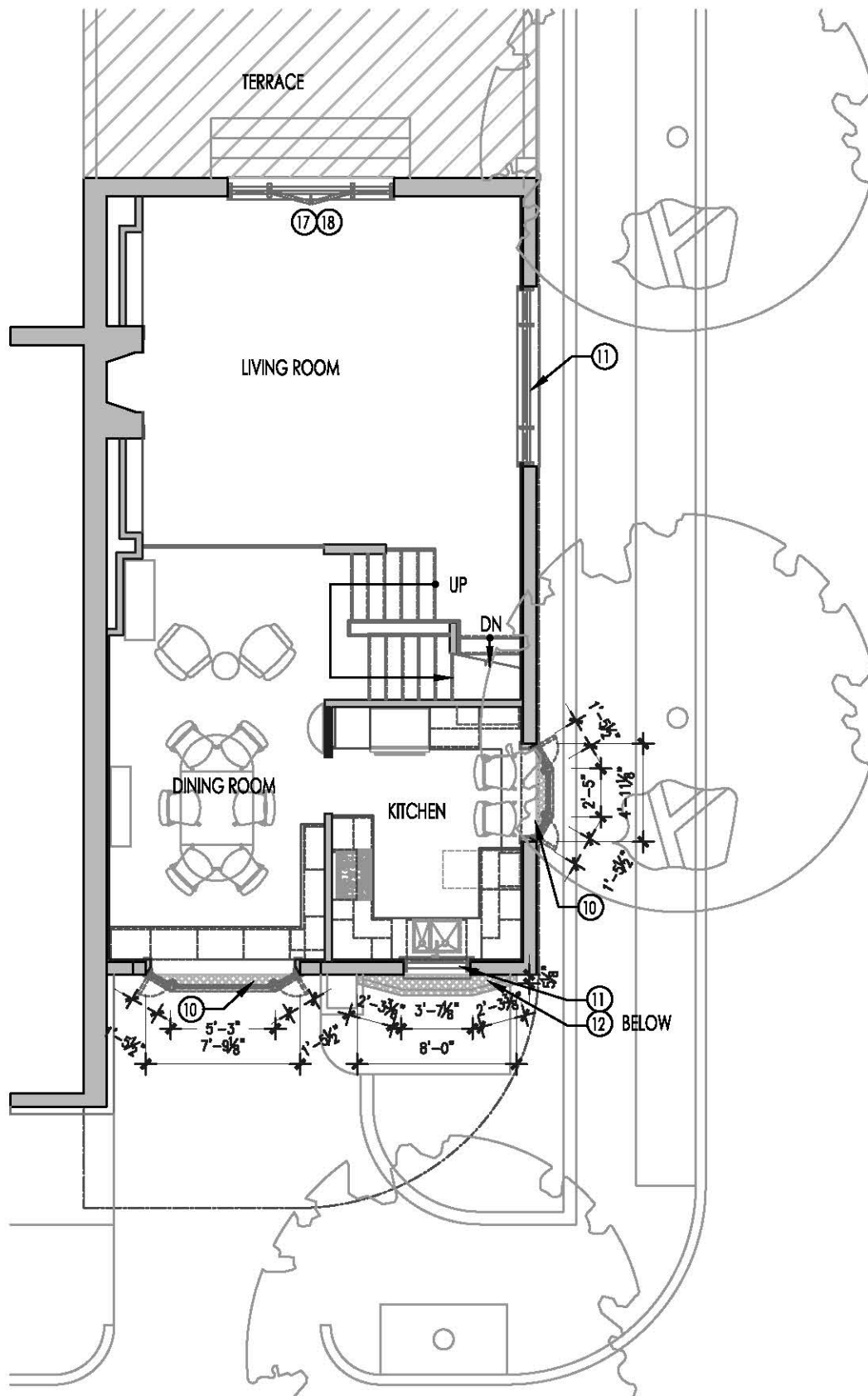
ARCHITECT:

**Karen M. Conkey** architect LLC

325 north patrick street  
 alexandria, va 22314  
 703 . 589 . 4550  
 info@karenmconkey.com

BAR SUBMITTAL

**ASK**  
**2.1**



- DEMOLITION WORK**
- 01 DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED
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 EXISTING REAR YARD OPEN SPACE = 493 SF

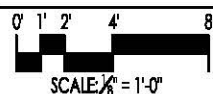
 EXISTING FRONT YARD OPEN SPACE = 84 SF

 PROPOSED FRONT YARD OPEN SPACE = 78 SF

# 101 Quay Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR LEVEL PLAN - ADDING 15 SF

CLIENT:  
**Julie Wannamaker & Howard Bergman**  
 101 Quay Street  
 Alexandria, VA 22314



14 AUGUST 2015

ARCHITECT:

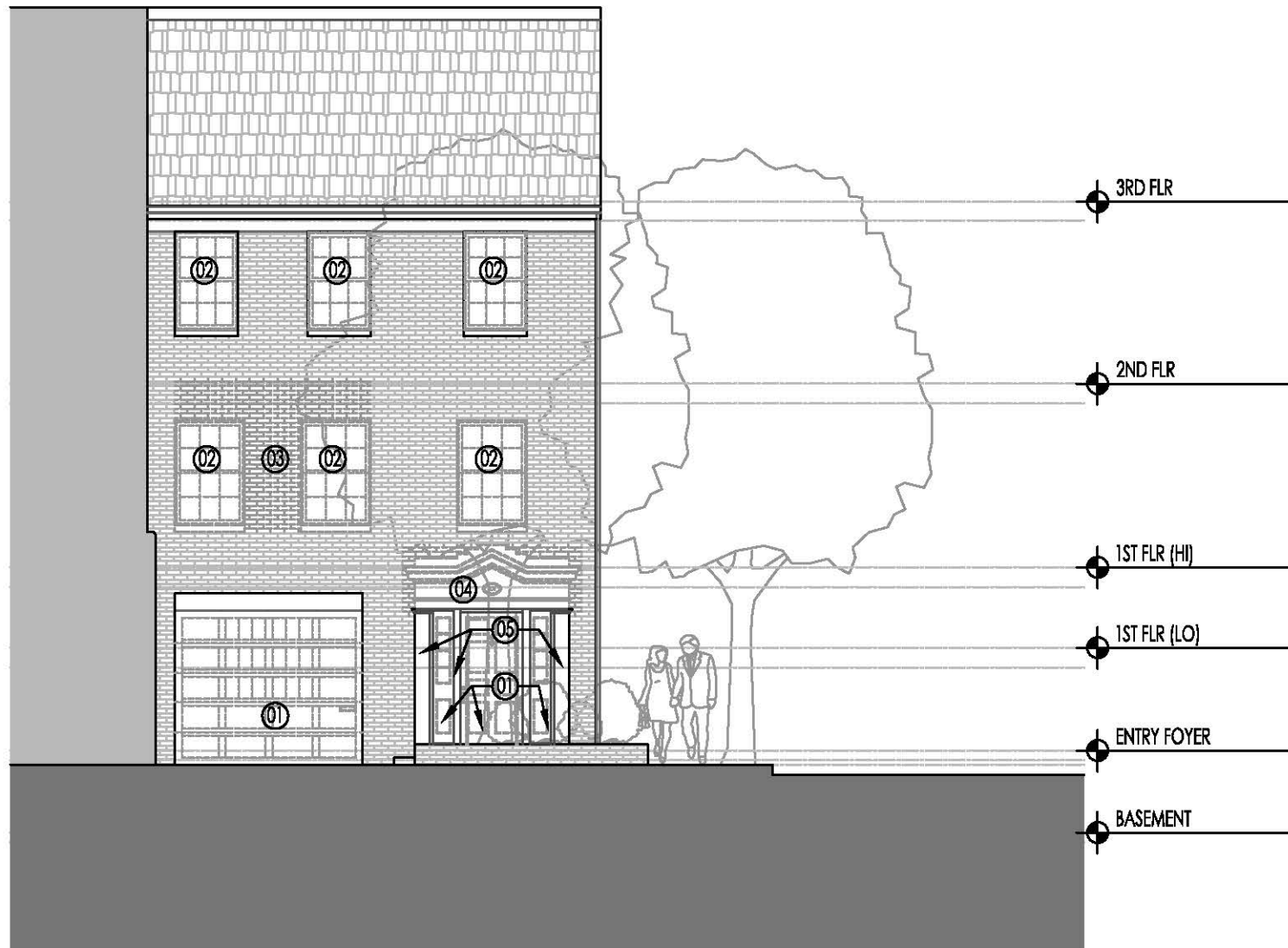
**Karen M. Conkey** architect LLC

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 alexandria, va 22314  
 703 . 589 . 4550  
 info@karenmconkey.com

BAR SUBMITTAL

**ASK**  
**2.1A**





| DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
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| 02              | WINDOW TO BE REMOVED / REPLACED                                   |
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| NEW WORK        |                                                                   |
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| 21              | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM               |

## 101 Quay Street, Alexandria, VA 22314

EXISTING QUAY STREET ELEVATION SHOWING PROPOSED DEMOLITION

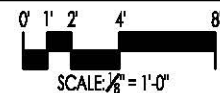
CLIENT:

**Julie Wannamaker & Howard Bergman**

**101 Quay Street**

**Alexandria, VA 22314**

14



14 AUGUST 2015

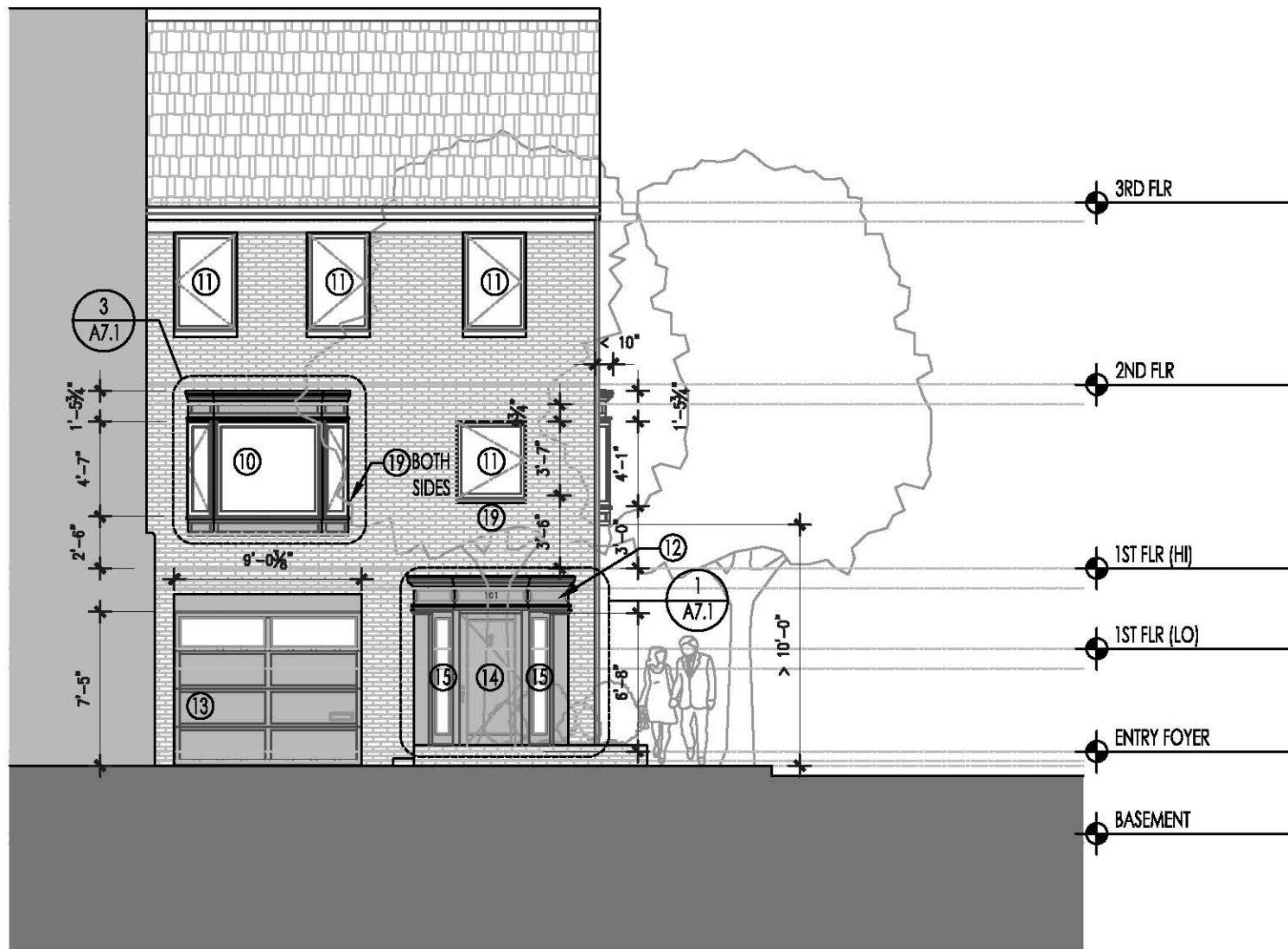
ARCHITECT:

325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@karenmconkey.com

**Karen M. Conkey** architect LLC

BAR SUBMITTAL

**ASK**  
**3.1**



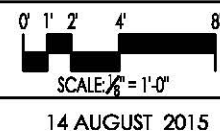
| DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
| 01              | DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED              |
| 02              | WINDOW TO BE REMOVED / REPLACED                                   |
| 03              | MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE      |
| 04              | PTD WD PEDIMENT TO BE REMOVED / REPLACED                          |
| 05              | PTD WD PILASTERS TO REMAIN                                        |
| 06              | KIT EXHAUST TO BE RELOCATED                                       |
| NEW WORK        |                                                                   |
| 10              | ALUM. CLAD PROJECTING BAY WINDOW W/ PTD COMPOSITE TRIM & MTL ROOF |
| 11              | ALUM CLAD WD WINDOW                                               |
| 12              | PTD COMPOSITE TRIM PROJECTING ENTABLATURE                         |
| 13              | PTD WD & GLASS GARAGE DOOR                                        |
| 14              | PTD WD DOOR W/ SINGLE FLAT PANEL                                  |
| 15              | PTD WD & GLASS SINGLE PANEL SIDE LIGHT                            |
| 16              | DECORATIVE PTD MTL RAILING ATTACHED TO EXISTING MASONRY           |
| 17              | ALUM CLAD WD & GLASS PAIR OF DOORS                                |
| 18              | ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM                         |
| 19              | MASONRY INFILL - BRICK AND MORTAR TO MATCH EXISTING               |
| 20              | DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT                   |
| 21              | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM               |

# 101 Quay Street, Alexandria, VA 22314

PROPOSED QUAY STREET ELEVATION

CLIENT:  
**Julie Wannamaker & Howard Bergman**  
 101 Quay Street  
 Alexandria, VA 22314

15



ARCHITECT:  
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 info@karenmconkey.com  
**Karen M. Conkey** architect LLC

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**ASK**  
**3.1A**



| DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
| 01              | DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED              |
| 02              | WINDOW TO BE REMOVED / REPLACED                                   |
| 03              | MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE      |
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| 06              | KIT EXHAUST TO BE RELOCATED                                       |
| NEW WORK        |                                                                   |
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## 101 Quay Street, Alexandria, VA 22314

EXISTING UNION STREET ELEVATION SHOWING PROPOSED DEMOLITION

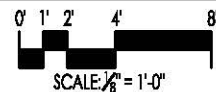
CLIENT:

**Julie Wannamaker & Howard Bergman**

**101 Quay Street**

**Alexandria, VA 22314**

16



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ARCHITECT:

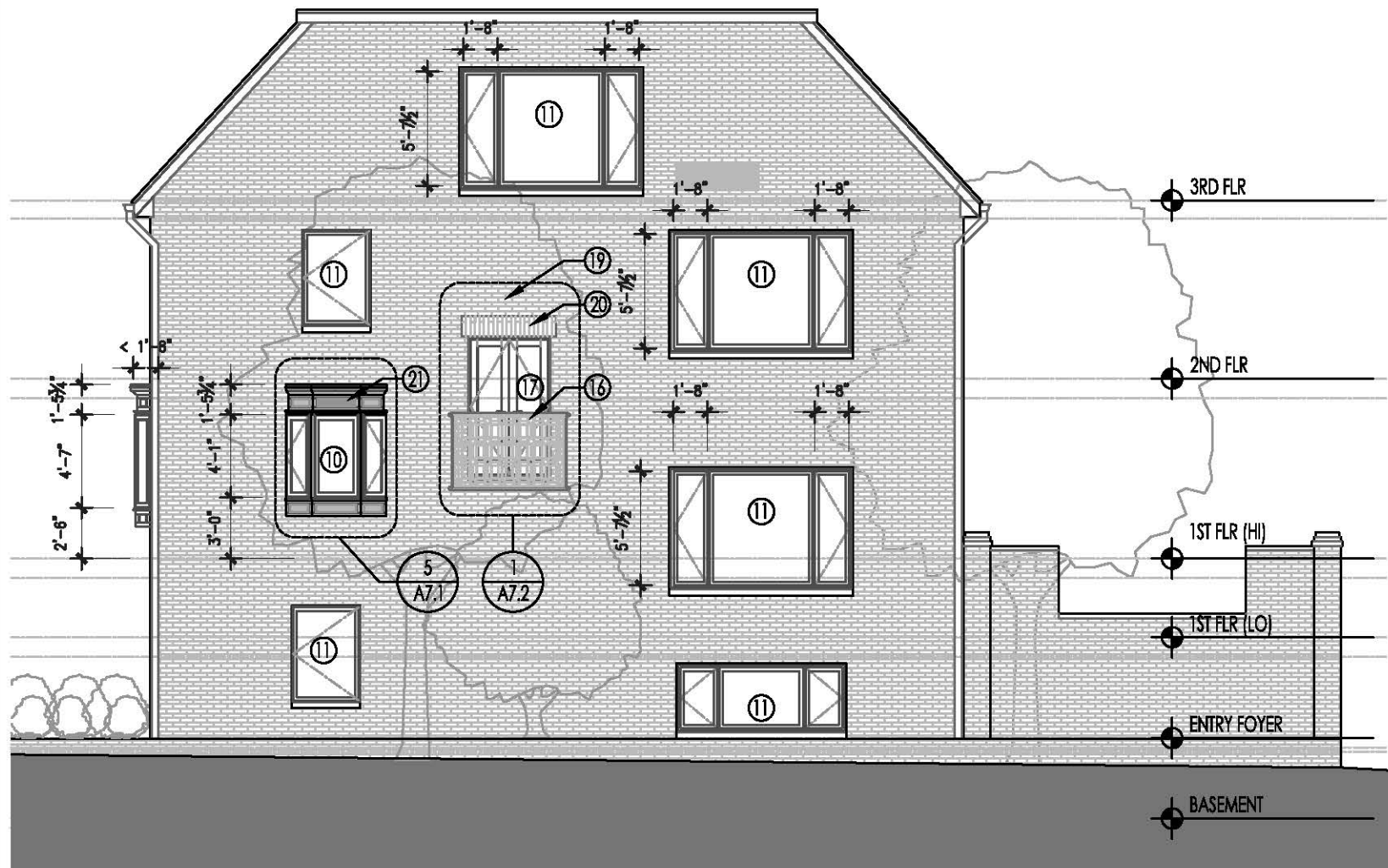
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**Karen M. Conkey** architect LLC

BAR SUBMITTAL

**ASK**  
**3.2**





- DEMOLITION WORK**
- (01) DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED
  - (02) WINDOW TO BE REMOVED / REPLACED
  - (03) MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE
  - (04) PTD WD PEDIMENT TO BE REMOVED / REPLACED
  - (05) PTD WD PILASTERS TO REMAIN
  - (06) KIT EXHAUST TO BE RELOCATED
- NEW WORK**
- (10) ALUM. CLAD PROJECTING BAY WINDOW W/ PTD COMPOSITE TRIM & MTL ROOF
  - (11) ALUM CLAD WD WINDOW
  - (12) PTD COMPOSITE TRIM PROJECTING ENTABLATURE
  - (13) PTD WD & GLASS GARAGE DOOR
  - (14) PTD WD DOOR W/ SINGLE FLAT PANEL
  - (15) PTD WD & GLASS SINGLE PANEL SIDE LIGHT
  - (16) DECORATIVE PTD MTL RAILING ATTACHED TO EXISTING MASONRY
  - (17) ALUM CLAD WD & GLASS PAIR OF DOORS
  - (18) ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM
  - (19) MASONRY INFILL - BRICK AND MORTAR TO MATCH EXISTING
  - (20) DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT
  - (21) RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM

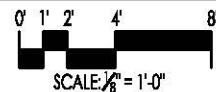
## 101 Quay Street, Alexandria, VA 22314

PROPOSED UNION STREET ELEVATION

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17



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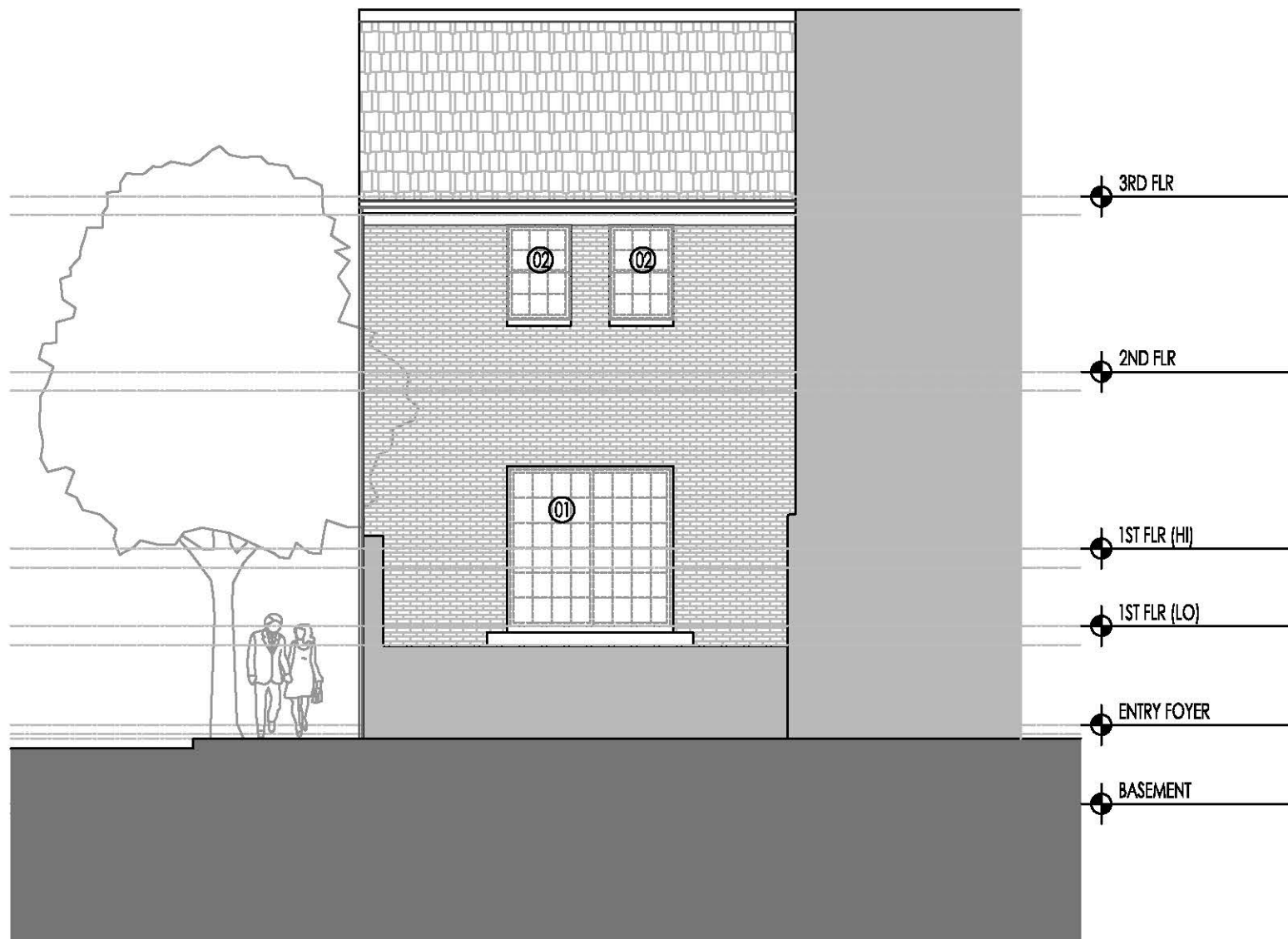
ARCHITECT:

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BAR SUBMITTAL

**ASK**  
**3.2A**



- | DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
| 01              | DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED              |
| 02              | WINDOW TO BE REMOVED / REPLACED                                   |
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| 04              | PTD WD PEDIMENT TO BE REMOVED / REPLACED                          |
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| 20              | DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT                   |
| 21              | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM               |

# 101 Quay Street, Alexandria, VA 22314

EXISTING REAR ELEVATION SHOWING PROPOSED DEMOLITION

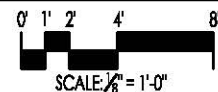
CLIENT:

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**101 Quay Street**

**Alexandria, VA 22314**

18



14 AUGUST 2015

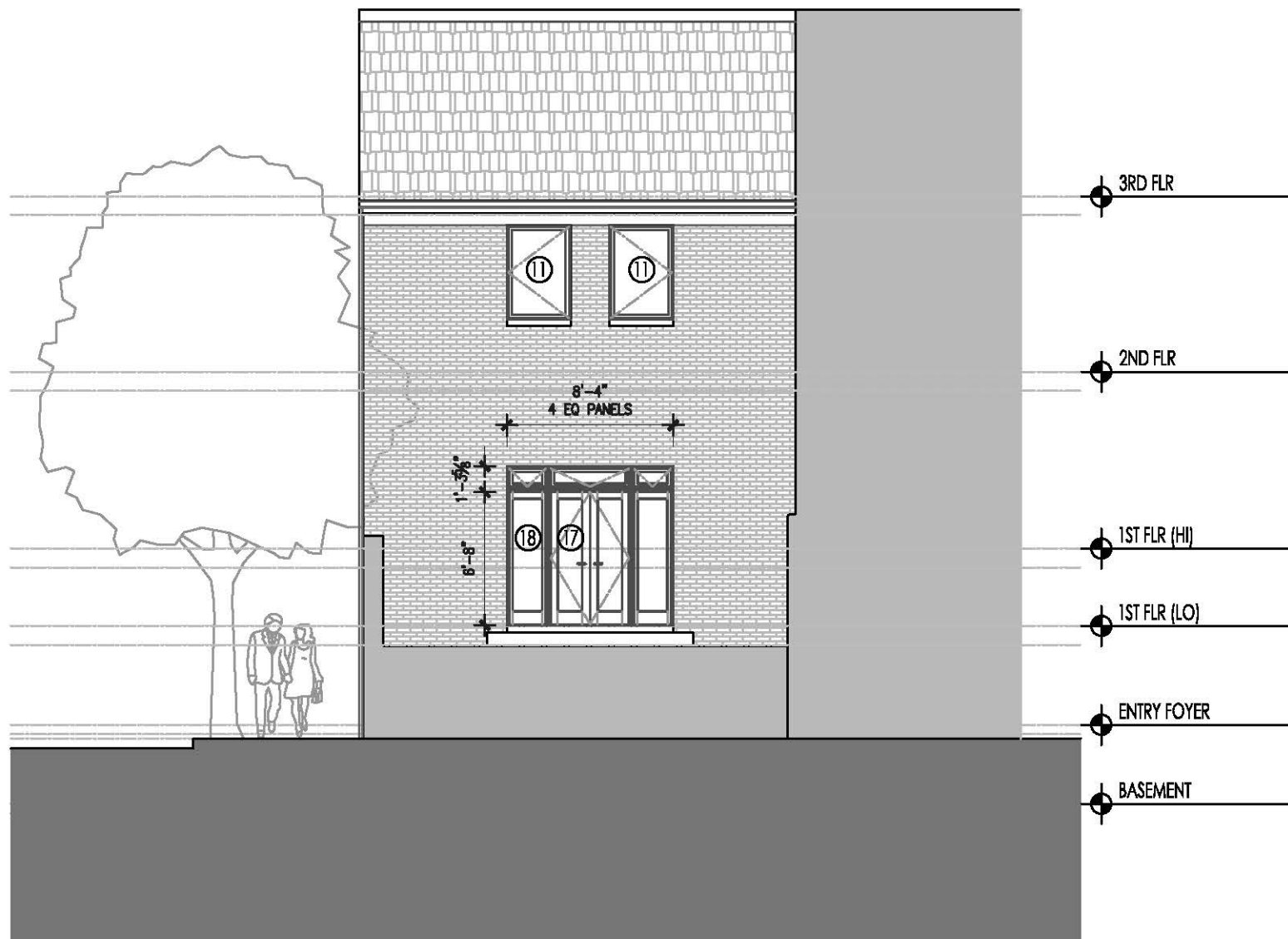
ARCHITECT:

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**Karen M. Conkey** architect LLC

BAR SUBMITTAL

**ASK**  
**3.3**



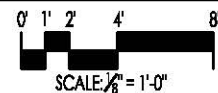
- | DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
| 01              | DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED              |
| 02              | WINDOW TO BE REMOVED / REPLACED                                   |
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| 21              | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM               |

# 101 Quay Street, Alexandria, VA 22314

PROPOSED REAR ELEVATION

CLIENT:  
**Julie Wannamaker & Howard Bergman**  
 101 Quay Street  
 Alexandria, VA 22314

19



14 AUGUST 2015

ARCHITECT:

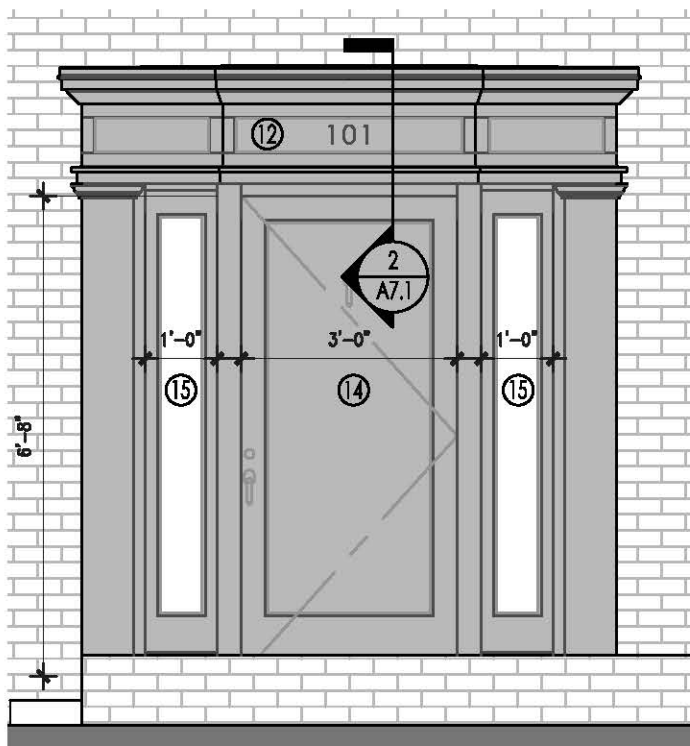
**Karen M. Conkey** architect LLC

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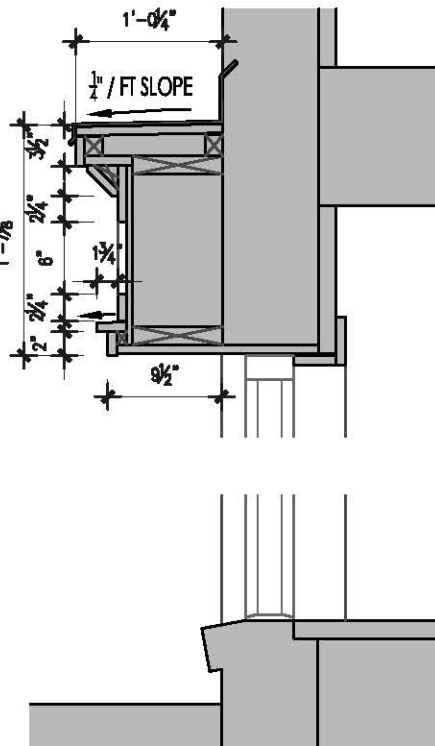
BAR SUBMITTAL

**ASK**  
**3.3A**

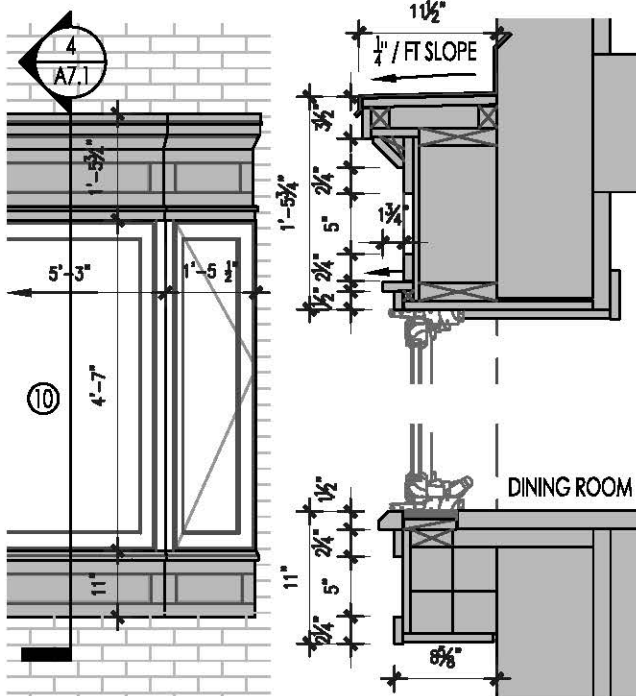




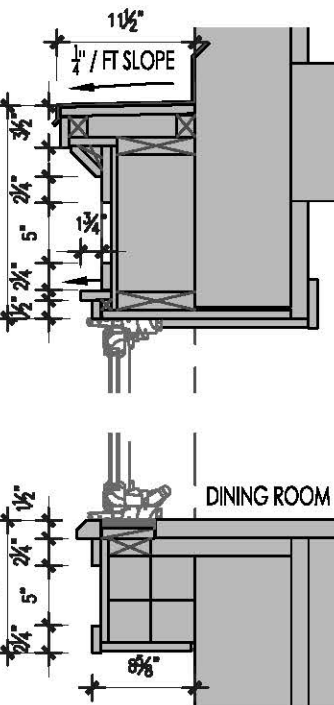
1 ENLARGED ELEVATION OF FRONT ENTRY  
SCALE:  $\frac{3}{8}'' = 1'-0''$



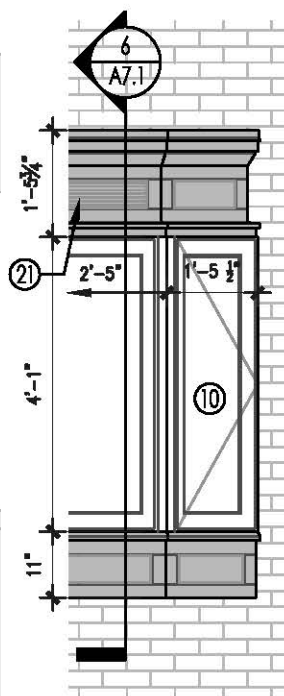
2 SECTION OF PROJECTING ENTABLATURE  
SCALE:  $\frac{3}{4}'' = 1'-0''$



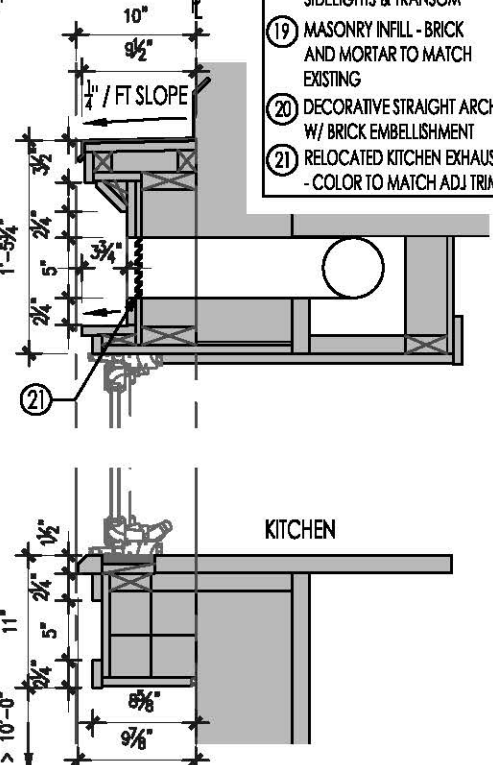
3 ENLARGED ELEVATION OF QUAY ST BAY WINDOW  
SCALE:  $\frac{3}{8}'' = 1'-0''$



4 SECTION OF QUAY ST BAY WINDOW  
SCALE:  $\frac{3}{4}'' = 1'-0''$



5 ENLARGED ELEVATION OF UNION ST BAY WINDOW  
SCALE:  $\frac{3}{8}'' = 1'-0''$



6 SECTION OF UNION ST BAY WINDOW  
SCALE:  $\frac{3}{4}'' = 1'-0''$

| DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
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| NEW WORK        |                                                                   |
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| 21              | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM               |

## 101 Quay Street, Alexandria, VA 22314

DETAILS @ FRONT ENTRY & BAY WINDOWS

CLIENT:

Julie Wannamaker & Howard Bergman  
101 Quay Street  
Alexandria, VA 22314

SCALE AS NOTED  
20

14 AUGUST 2015

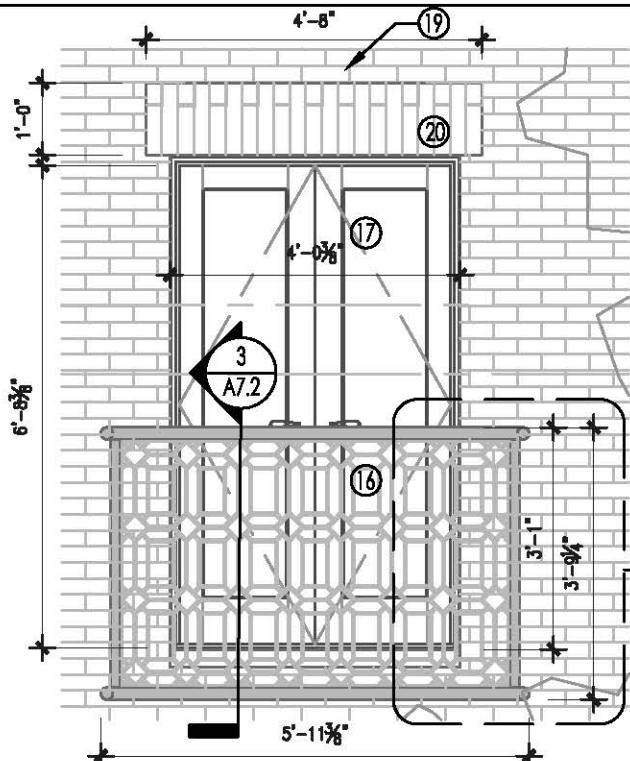
ARCHITECT:

Karen M. Conkey architect LLC

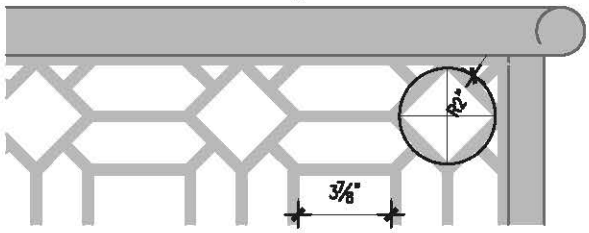
325 north patrick street  
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BAR SUBMITTAL

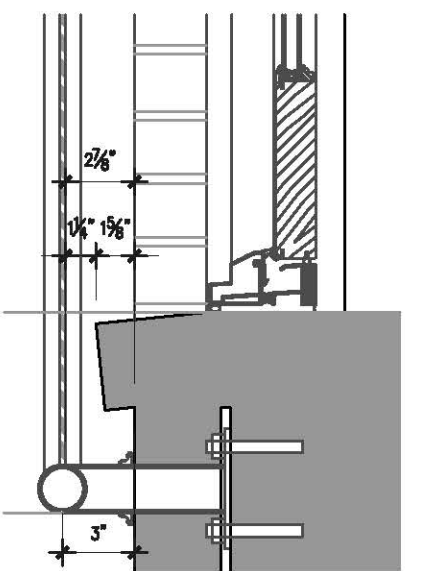
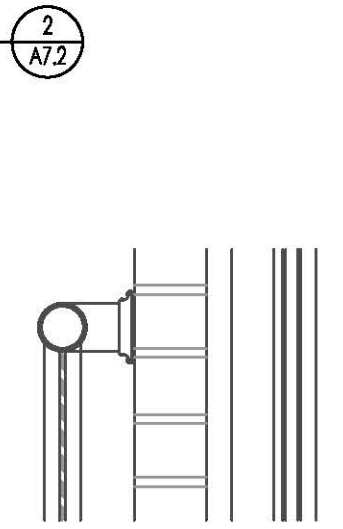
ASK  
7.1



1 ENLARGED ELEVATION  
SCALE:  $\frac{3}{8}'' = 1'-0''$



2 ENLARGED ELEVATION OF RAIL DETAIL  
SCALE:  $1 \frac{1}{2}'' = 1'-0''$



3 SECTION DETAIL @ RAILING  
SCALE:  $1 \frac{1}{2}'' = 1'-0''$

| DEMOLITION WORK |                                                                   |
|-----------------|-------------------------------------------------------------------|
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| 21              | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM               |

# 101 Quay Street, Alexandria, VA 22314

DETAILS @ DECORATIVE RAILING ON UNION STREET

CLIENT:  
Julie Wannamaker & Howard Bergman  
101 Quay Street  
Alexandria, VA 22314

SCALE AS NOTED  
21  
14 AUGUST 2015

ARCHITECT:  
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**Karen M. Conkey** architect LLC

BAR SUBMITTAL  
**ASK**  
**7.2**



**MARVIN**   
Windows and Doors

*Built around you.*



## ULTIMATE PUSH OUT CASEMENT & ULTIMATE PUSH OUT REPLACEMENT CASEMENT



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

---

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



**ULTIMATE PUSH OUT  
CASEMENT**



**ULTIMATE PUSH OUT  
REPLACEMENT CASEMENT**



### **SASH LIMITER**

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

### **WINDOW OPENING CONTROL DEVICE**

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





## BOW & BAY WINDOWS





*Take an ordinary space to an extraordinary place.*

---

Bring light and space into any room with the open, gorgeous look of traditional Bay or modern Bow Windows. Available in Casement, Double Hung or Picture Windows, the design combinations are endless. Marvin® makes installation easy for new construction and replacement projects, meaning anywhere can now become an extraordinary place to sit or stand.

## BAY WINDOWS



INTERIOR



EXTERIOR

---

## BOW WINDOWS



### DESIGN POSSIBILITIES

This is only one design for bow windows. Please see the options section or [Marvin.com](http://Marvin.com) for more possibilities.

## Clad Ultimate Casement Push Out Casement Bow and Bay

### Min and Max Sizing, Projection and Standard Heights for Bows and Bays

| Configuration | Minimum and Maximum Rough Opening Guidelines |        |   |        |       |           |        |   |        |        |
|---------------|----------------------------------------------|--------|---|--------|-------|-----------|--------|---|--------|--------|
|               | Width                                        |        | x | Height |       | Width     |        | x | Height |        |
|               | in                                           | mm     |   | in     | mm    | in        | mm     |   | in     | mm     |
| Bow - 3 Wide  | 49 9/16                                      | (1259) | x | 25     | (635) | 108 11/16 | (2761) | x | 73     | (1854) |
| Bow - 4 Wide  | 65 7/16                                      | (1662) | x | 25     | (635) | 143 9/32  | (3639) | x | 73     | (1854) |
| Bow - 5 Wide  | 80 5/8                                       | (2048) | x | 25     | (635) | 157 5/32  | (3992) | x | 73     | (1854) |
| Bow - 6 Wide  | 94 29/32                                     | (2411) | x | 25     | (635) | 162 3/8   | (4124) | x | 73     | (1854) |
| Bay - 30°     | 48 21/32                                     | (1236) | x | 25     | (635) | 139 5/16  | (3539) | x | 73     | (1854) |
| Bay - 45°     | 45 11/32                                     | (1152) | x | 25     | (635) | 129 5/8   | (3292) | x | 73     | (1854) |
| Bay - 90°     | 17 5/8                                       | (448)  | x | 25     | (635) | 73 5/8    | (1870) | x | 73     | (1854) |

| Configuration | Projection Depth |       |          |        |
|---------------|------------------|-------|----------|--------|
|               | Minimum          |       | Maximum  |        |
|               | in               | mm    | in       | mm     |
| Bow - 3 Wide  | 3 13/32          | (87)  | 7 9/16   | (192)  |
| Bow - 4 Wide  | 6 7/8            | (175) | 15 1/8   | (384)  |
| Bow - 5 Wide  | 10 1/4           | (260) | 20 1/16  | (510)  |
| Bow - 6 Wide  | 15 1/4           | (387) | 26 7/32  | (666)  |
| Bay - 30°     | 8 5/8            | (219) | 18 5/8   | (473)  |
| Bay - 45°     | 12 21/32         | (321) | 26 13/16 | (681)  |
| Bay - 90°     | 22 1/16          | (560) | 42 1/16  | (1068) |

## ULTIMATE SWINGING FRENCH DOORS



*Makes any entrance grander.*

---

Our elegant Ultimate Swinging French Door opens wide to embrace the morning. Available in Inswing, Outswing or Arch Top, and 2 1/4" panel, the Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that will not warp, rot, corrode or fade over the years. So when the weather comes knocking, our performance-tested energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out.





**INSWING**



**OUTSWING**



**ARCH TOP**



## DESIGN POSSIBILITIES

There are many more designs for divided lites.  
Visit [Marvin.com](http://Marvin.com) for more possibilities.

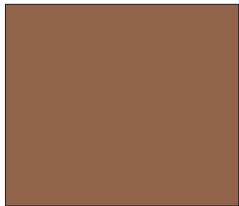
MARVIN® OPTIONS:  
STANDARD & CUSTOM COLORS

---

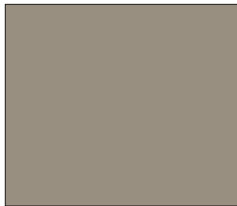
STANDARD CLAD COLORS:



BRIGHT SILVER  
*PEARLESCENT*



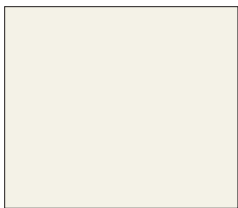
COPPER  
*PEARLESCENT*



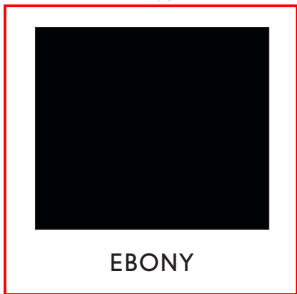
PEBBLE GRAY



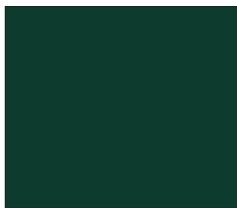
BRONZE



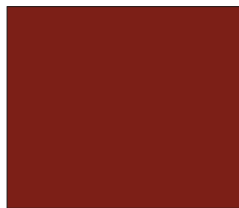
STONE WHITE



EBONY



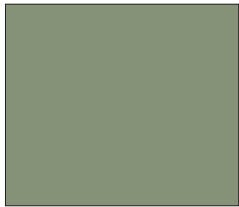
EVERGREEN



WINEBERRY



COCONUT CREAM



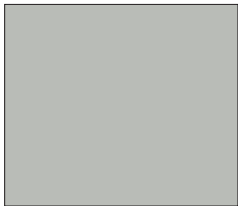
HAMPTON SAGE



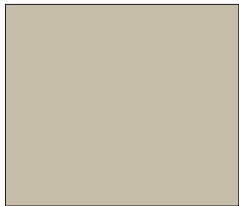
CASHMERE



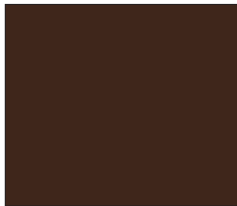
ARCTIC WHITE



CUMULUS GRAY



DESERT BEIGE

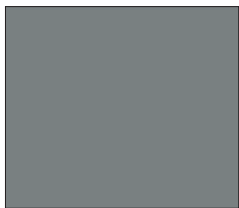


BAHAMA BROWN



SIERRA WHITE

Printed color may  
not be an accurate  
representation.  
Ask your local Marvin  
retailer for color chips.



CADET GRAY

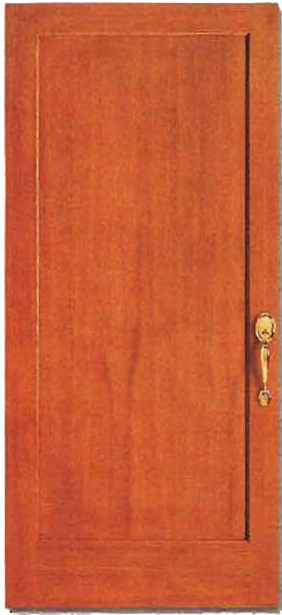


CASCADE BLUE



FRENCH VANILLA

# TRADITIONAL EXTERIOR DOORS



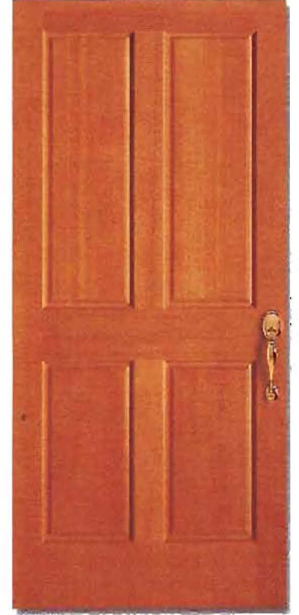
7220  
*V.G. Flat Panel*



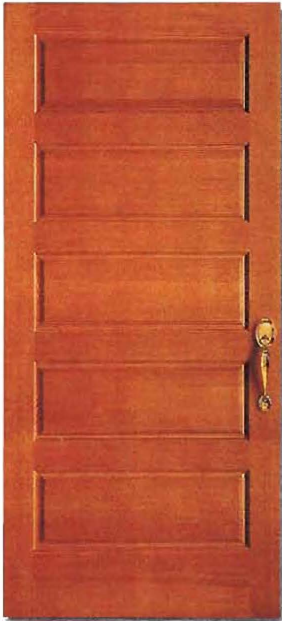
7282  
*V.G. Flat Panel*



7230  
*V.G. Flat Panel*



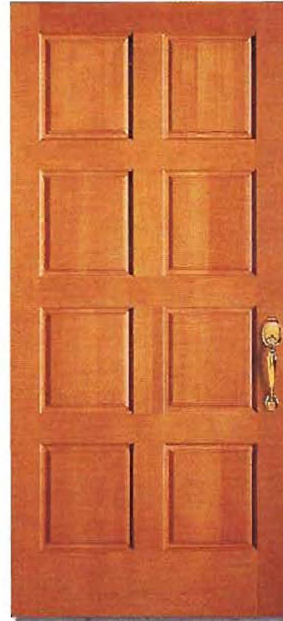
2044



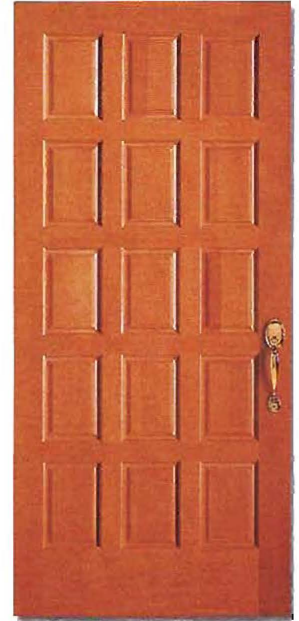
2055



2130



2010



2060



# MATCHING SIDELIGHTS FOR FRENCH & SASH DOORS



**MORE GLASS**

*See page 89.*

NOTE: Clear glass pictures taken with white backdrop. Glass shown is transparent clear tempered - not frosted. For a full selection of obscure glass options, please refer to page 89 or visit [www.simpsondoor.com](http://www.simpsondoor.com).



7701 (I.G.)  
1701 (S.G.)



7801 (I.G.)  
1801 (S.G.)



7702 (I.G.)  
1702 (S.G.)



7803 (I.G.)  
1803 (S.G.)



7260 (I.G.)



7843 (I.G.)  
1743 (S.G.)



7703 (I.G.)  
1703 (S.G.)



7804 (I.G.)  
1804 (S.G.)

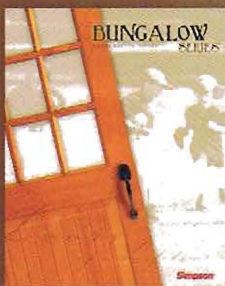
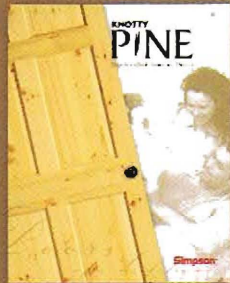
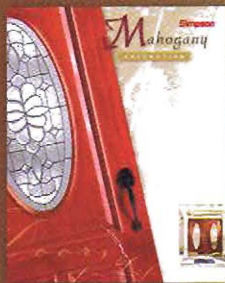
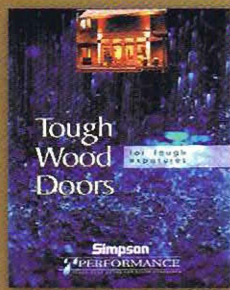


7663 (I.G.)  
1762 (S.G.)



7705 (I.G.)  
1705 (S.G.)





Please Note: Your local Simpson Mastermark Authorized Dealer may not stock all items shown in this catalog. However, all are available upon request. Consult your local dealer for more information.

**Simpson®**  
[simpsondoor.com](http://simpsondoor.com)

400 Simpson Ave • McCleary, WA 98557 • 1-800-952-4057

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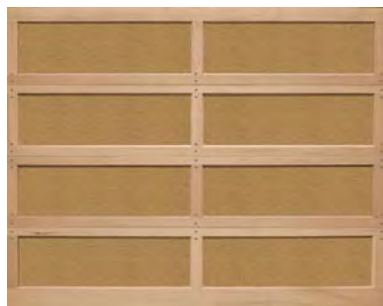


# Model 10 Finished Door Designs *Continued*

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

## Long Panel

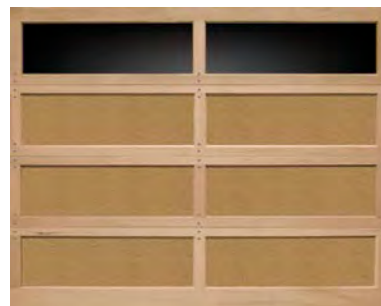
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Solid Long



Plain Short



Plain Long



Sunset



Sunset (16' Wide)



Cathedral Short







# Boral TruExterior® Trim

## PRODUCT & INSTALLATION GUIDE



# A New Category of Exterior Trim

## A New Category of Exterior Trim

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

## An Excellent Exterior Trim Alternative

### Like Wood, Boral TruExterior® Trim...

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

### Unlike Wood, Boral TruExterior® Trim...

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

### Unlike most other trim products, Boral TruExterior® Trim...

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



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



# Like No Other

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

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

## **Superior Workability**

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

## **Applications**

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

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





# Boral TruExterior® Trim

## Available Sizes

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

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

\*Subject to regional availability.

## Beadboard Product Dimensions

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

