

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

APPLICANT: Kristin Atkins

LOCATION: Old and Historic Alexandria District
228 South West Street

ZONE: RM/Townhouse zone

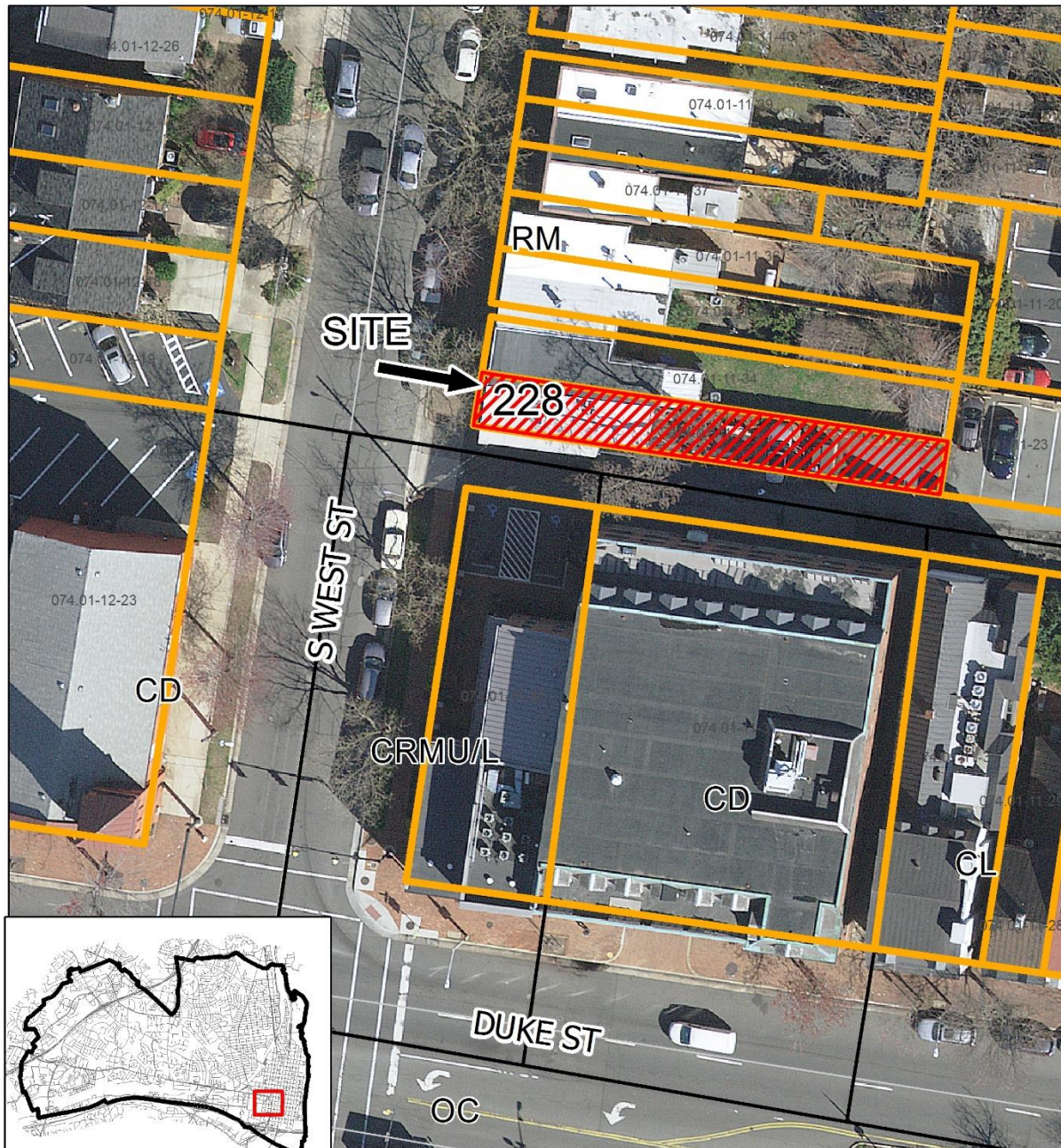
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and an addition, with the following conditions:

1. The new aluminum-clad windows on the addition should have a one-over-one light pattern;
2. Redesign the canopy over for the secondary entrance door on the alley so that it is simpler and more compatible with the vernacular townhouse;
3. Carefully tooth in the new siding on the ell after the fenestration is changed; and,
4. The existing wood siding on the historic main block must be retained, and/or repaired as needed, in consultation with staff in the field, per the BAR's policy.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2019-00094 & BAR #2019-00095
228 South West Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2019-00094) and Certificate of Appropriateness (BAR #2019-00095) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate to partially demolish the ell's east elevation wall and Certificate of Appropriateness for alterations and a two-story rear addition at 228 South West Street.

Permit to Demolish/Capsulate

The rear ell's east elevation wall will be demolished to accommodate the new addition (and area of 169 linear square feet).

Certificate of Appropriateness Addition

The applicant is proposing to construct a two-story addition at the rear of the property with a footprint of approximately 13 feet by 14 feet and 427 square feet of living space. The addition will be clad with smooth fiber cement lap siding and have two-over-two aluminum-clad windows to match the replacement windows on the historic house. The south side of the addition will have two windows on both the first and second floor while the rear elevation will have a aluminum-clad, glass French door that will open to the rear yard under a copper canopy on the first floor and two single windows on the second floor. The addition will have a flat roof.

Alterations

The applicant proposes the following alterations:

Main Block

- Remove the existing six-over-six windows and replace them with simulated-divided-light wood Marvin Ultimate Double Hung Magnum in a two-over-two light configuration.
- Install wood shutters on the windows.
- Remove the later siding to expose the original wood siding and salvage and repair the original boards, if possible.
- Replace the existing deteriorated window trim with similar wood trim.
- Repair the existing cornice.

Ell

- Remove the six-over-six windows on the ell's south elevation, enclose the western window on the second story with siding, install a smaller two-over-two wood window on the second-floor east side, and replace the first floor existing six-over-six window with wood double-hung two-over-two window.
- Replace the existing side entrance door with a Simpson Nantucket Collection wood door with four simulated divided glass panes.

- Install a three-foot-tall wood picket fence with gate on the secondary entrance (south elevation) property line.
- Install a new copper canopy with a gable roof and brackets over the secondary entrance door on south elevation.

Rear yard

- Replace the six-foot-tall wood rear yard fence with a similar wood six-foot-tall fence with gate.
- Install a new 16' x 4'-1" x 7'-11" (65 SQF) fiber cement clad shed with a asphalt shingle roof against the rear backyard's fence.
- Remove and relocate the HVAC unit.

II. HISTORY

The two-bay, two-story Italianate building was built between **1896** and **1902**. The wood frame building has dentil cornice with brackets, low-slope roof and sits on a concrete foundation. The southernmost of four rowhouses, the subject property flanks a public alley that runs along the building's south elevation.

Previous BAR Approvals

April 9, 2010 – Administrative approval for fence replacement (BAR Case # 2010-00084)

III. ANALYSIS

Permit to Demolish/Capsulate

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No

(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff has no objection to the partial demolition of the ell's east elevation wall because none of the criteria above are met. The Board routinely approves small changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve. The existing rear elevation does not exhibit a high level of design or architectural detail and uses materials that could be reproduced easily. Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

Staff finds the design of the proposed addition to be consistent with the Board's *Design Guideline* for additions, which recommends: "...a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original elements." The cladding material – fiber cement siding – is one way that the addition will be differentiated from the historic portion of the house, as well as the construction of the addition on a different plane. Although the applicant proposes to use a different window material on the addition – aluminum clad wood versus wood – staff recommends that the light configuration also be differentiated from the main block by using one-over-one windows instead of two-over-two.

Staff has no objection to the fenestration changes on the alley elevation of the rear ell but finds the proposed canopy over the secondary entrance to be too high style and not compatible with the vernacular Italianate rowhouse. Ornate door surrounds are typically found on the primary entrance of Victorian houses throughout the historic district, but secondary entrances are usually much simpler or without a canopy at all. Staff would support a simpler canopy design for this secondary entrance.

Staff is pleased that the applicant is replacing the inappropriate multi-paned windows on the historic house with more stylistically appropriate two-over-two wood windows, consistent with the Guidelines recommendation that: *New and replacement windows and doors should be appropriate to the historic period of the architectural style of the building.* Likewise, staff supports the installation of window shutters on the main block of the building. This townhouse is one of four built at the same time and the townhouse with the most original materials, 224 South West Street, still has its original two-over-two windows and operable wood shutters.

A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. The Guidelines state that: *If wood siding is replaced, it should be replaced with the same type, width and profile as the existing, unless there is evidence of an earlier type of wood siding is uncovered, the size and profile should match in the replacement siding.* The applicant is proposing to salvage and repair the historic siding once it is uncovered to the extent possible, which staff supports. It is recommended that the applicant work with staff on evaluating the condition of the historic siding and if selective replacement is necessary, that it match the historic siding material, profile and exposure. Similarly, staff recommends that the new/salvaged siding on the ell be carefully toothed in around the historic siding after the fenestration changes on this elevation.

With the condition discussed above, staff recommends approval of the application.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition relocated AC and shed will comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

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 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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

This lot appears to have remained vacant until the early twentieth century. As such, there is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00094 & 00095: 228 South West Street

ADDRESS OF PROJECT: 228 South West Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.01-11-33 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: Kristin Atkins

Address: 228 South West Street

City: Alexandria State: VA Zip: 22314

Phone: 917-553-9350 E-mail: kristin.atkins@gmail.com

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

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

Legal Property Owner:

Name: Kristin Atkins

Address: 228 South West Street

City: Alexandria State: VA Zip: 22314

Phone: 917-553-9350 E-mail: kristin.atkins@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*

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | | |
| <input checked="" type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input checked="" type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
| <input checked="" type="checkbox"/> ADDITION | | | |
| <input checked="" type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input type="checkbox"/> 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 early twentieth century frame townhome located at 228 South West Street. They propose to add a two-story rear addition including: an enlarged kitchen and side entry on the 1st floor, and a bedroom and bathroom on the 2nd floor. Other improvements include: replacement of all windows, none of which are original, replacement of all non-original trim, and replacement of all non-original siding. Any original wood siding that remains beneath the existing top layer will be retained and restored to the extent possible.

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
- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 ConkeyDate: 03/15/2019

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. Kristin Atkins	228 South West 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 228 South West 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. Kristin Atkins	228 South West 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. Kristin Atkins		N/A
2. Karen Conkey	client	Purvi Gandhi
3. Karen Conkey	spouse	William Conkey

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.

03/15/2019 Karen Conkey

Date

Printed Name

 Signature



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

B

A. Property Information

A1. 228 SOUTH WEST STREET
Street Address

RM
Zone

A2. 1,930.00
Total Lot Area

x 1.50
Floor Area Ratio Allowed by Zone

= 2,895.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 539.00
First Floor 539.00
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways** 55.00
Mechanical** 13.00
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory*** 68.00
Other**
Other**

B1. 1,078.00 Sq. Ft.
Existing Gross Floor Area*

B2. 136.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 942.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,078.00 B2. **Total Exclusions** 136.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 181.00
Second Floor 181.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other SHED 65.00

Allowable Exclusions**

Basement**
Stairways**
Mechanical** 26.00
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory*** 54.00
Other** SHED 65.00
Other**

C1. 427.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 145.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 282.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 427.00 C2. **Total Exclusions** 145.00

D. Total Floor Area

D1. 1,224.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,895.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 380.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 633.00 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: 

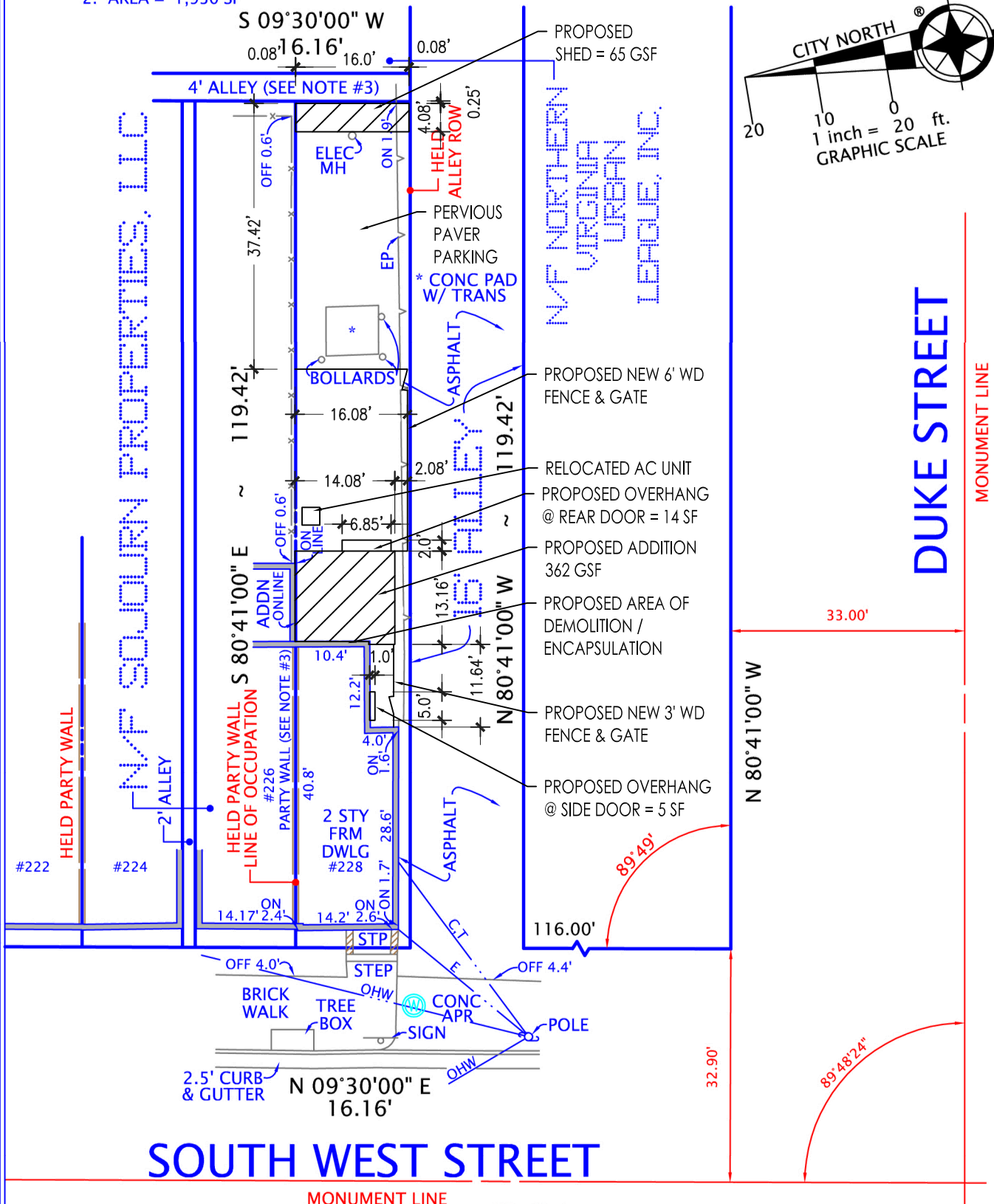
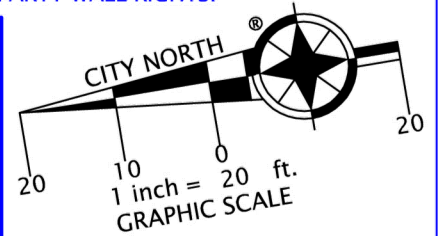
Date:

03/15/2019

NOTES: 1. FENCES ARE FRAME.

2. AREA = 1,930 SF

3. THE SUBJECT PROPERTY MAY USE THE 4 FOOT ALLEY WITH OTHERS ENTITLED THERETO AND FURTHER TOGETHER WITH AND SUBJECT TO PARTY WALL RIGHTS.



PLAT
SHOWING HOUSE LOCATION ON
ON THE PROPERTY LOCATED AT
#228 SOUTH WEST STREET

(INST. #180016380)

CITY OF ALEXANDRIA, VIRGINIA

A SHORT FORM TITLE REPORT
WAS PROVIDED BY RGS TITLE
FILE NO. 210616ALE
DATED 7-17-17.

SCALE: 1" = 20'

OCTOBER 23, 2018

NOVEMBER 12, 2018 (ADDED NOTE #3)

DECEMBER 18, 2018 (NEW DEED)

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

NO CORNER MARKERS SET.



ORDERED BY:

KRISTEN ATKINS

DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: ATKINS

#181011014



228 S. West Street, Alexandria, VA 22314

PHOTO OF EXISTING S. WEST STREET & SIDE ELEVATIONS

COPYRIGHT ©

CLIENT:

Kristin Atkins
228 S. West Street
Alexandria, VA 22314

ARCHITECT:

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

18 MARCH 2019

Conkey | architects

BAR SUBMISSION

ASK
1.1A

NOT FOR CONSTRUCTION



228 S. West Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

CLIENT:

Kristin Atkins
228 S. West Street
Alexandria, VA 22314

18 MARCH 2019

COPYRIGHT ©

ARCHITECT:

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

Conkey | architects

BAR SUBMISSION

**ASK
1.1B**

NOT FOR CONSTRUCTION



228 S. West Street, Alexandria, VA 22314

PHOTO OF NEIGHBORING HOME @ 224 SOUTH WEST ST. SHOWING ORIGINAL CONDITIONS

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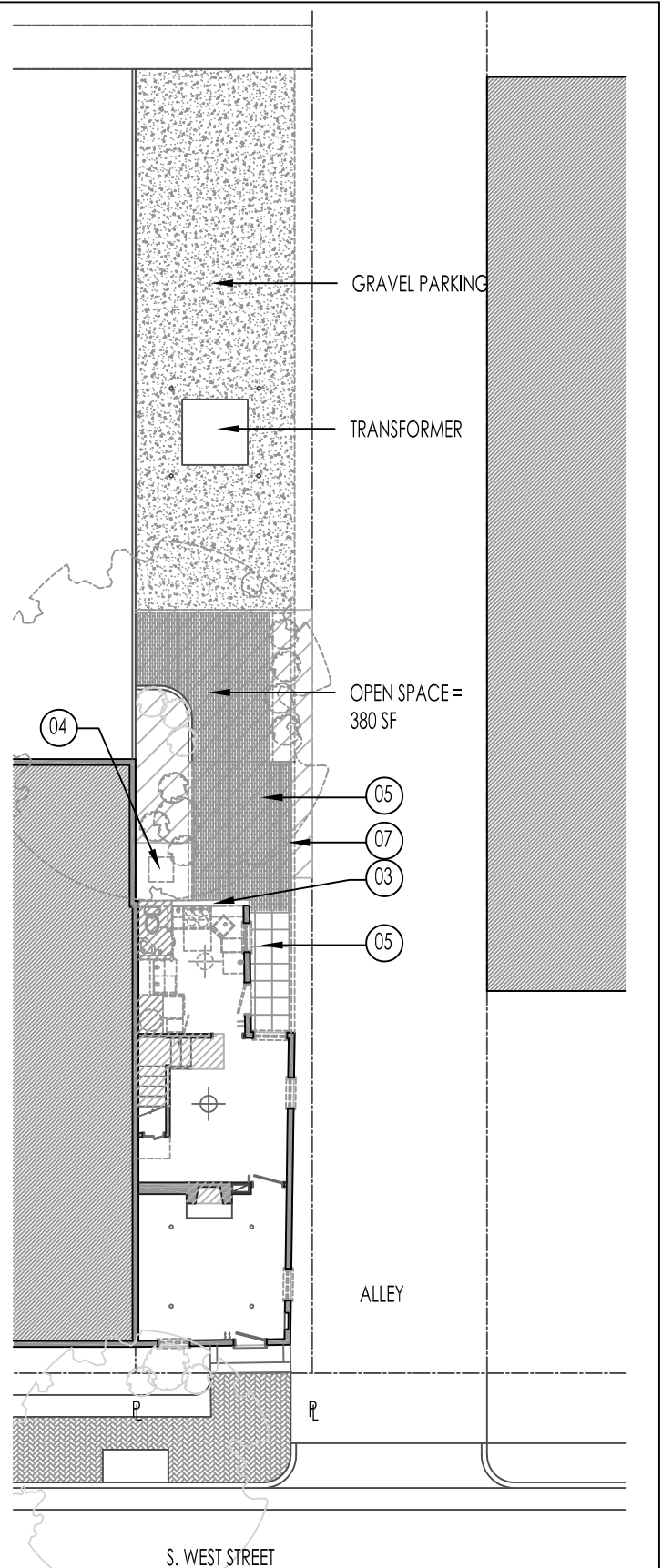
ASK
1.1C

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DEMOLITION KEY NOTES	ELEVATION KEY NOTES
01 WINDOW TO BE REMOVED / REPLACED	40 NEW PTD WD TRIM TO MATCH ADJ ORIGINAL TRIM @ 224 S. WEST ST, SEE ASK 1.1C FOR REFERENCE
02 DOOR TO BE REMOVED / REPLACED	41 NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
03 WALL TO BE REMOVED / ENCAPSULATED	42 NEW PTD WD OPERABLE SHUTTER
04 HVAC UNIT TO BE REMOVED / RELOCATED	43 NEW PTD WD TRIM
05 MASONRY PATIO TO BE REMOVED / RELOCATED	44 PTD WD CANOPY W/ DOWN LIGHTS & COPPER ROOF, SEE ASK3.2A FOR DETAILS
06 EXISTING WD DOOR & TRANSOM TO REMAIN	45 PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
07 WD FENCE TO BE REPLACED	46 PTD SMOOTH TEXTURE FIBER CEMENT TRIM
08 EXISTING NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE	47 PTD METAL OG GUTTER & DOWN SPOUT
09 EXISTING REPLACEMENT TRIM TO BE REMOVED / REPLACED	48 PARGED CONCRETE FOUNDATION WALL
10 EXISTING WD TRIM TO REMAIN, REPAIR AS REQ'D	49 NEW ALUM CLAD WD & GLASS ENTRY DOOR
NEW WORK KEY NOTES	
20 NEW PTD WD WINDOW	
21 NEW ALUM CLAD WD WINDOW	
22 NEW PTD WD & GLASS ENTRY DOOR	
23 NEW MASONRY STOOP / STEP	
24 3'-0" HIGH PTD WD PICKET FENCE W/ GATE @ SIDE ENTRY	
25 6'-0" HIGH WD FENCE W/ GATE @ REAR PATIO	
26 NEW FRAME SHED W/ ASPHALT SHINGLE ROOF & WOOD DOOR, SEE ASK 3.1A FOR ELEVATIONS	
27 RELOCATED HVAC UNIT	
28 NEW MASONRY PATIO	
29 WALL INFILL @ EXISTING OPENING	

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	EXISTING AREA DEDUCTED		EXISTING OPEN SPACE
	PROPOSED AREA TO BE ADDED		PROPOSED OPEN SPACE
	PROPOSED AREA TO BE DEDUCTED		



228 S. West Street, Alexandria, VA 22314

EXISTING SITE PLAN SHOWING PROPOSED DEMOLITION

CLIENT:

Kristin Atkins
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Alexandria, VA 22314



0' 2' 4' 8' 16'

SCALE: $\frac{1}{16}" = 1'-0"$

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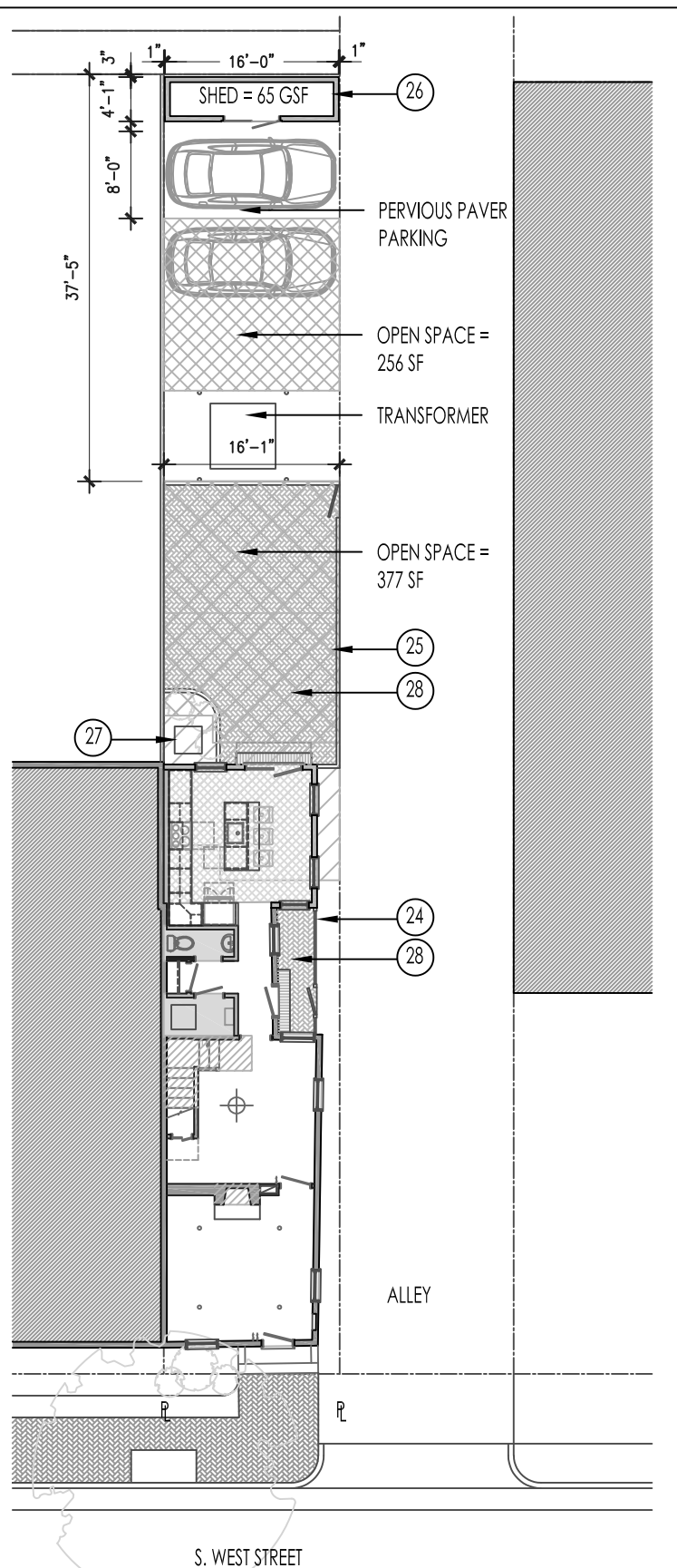
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2.0**

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DEMOLITION KEY NOTES	ELEVATION KEY NOTES
<p>01 WINDOW TO BE REMOVED / REPLACED</p> <p>02 DOOR TO BE REMOVED / REPLACED</p> <p>03 WALL TO BE REMOVED / ENCAPSULATED</p> <p>04 HVAC UNIT TO BE REMOVED / RELOCATED</p> <p>05 MASONRY PATIO TO BE REMOVED / RELOCATED</p> <p>06 EXISTING WD DOOR & TRANSOM TO REMAIN</p> <p>07 WD FENCE TO BE REPLACED</p> <p>08 EXISTING NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE</p> <p>09 EXISTING REPLACEMENT TRIM TO BE REMOVED / REPLACED</p> <p>10 EXISTING WD TRIM TO REMAIN, REPAIR AS REQ'D</p>	<p>40 NEW PTD WD TRIM TO MATCH ADJ ORIGINAL TRIM @ 224 S. WEST ST, SEE ASK 1.1C FOR REFERENCE</p> <p>41 NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED</p> <p>42 NEW PTD WD OPERABLE SHUTTER</p> <p>43 NEW PTD WD TRIM</p> <p>44 PTD WD CANOPY W/ DOWN LIGHTS & COPPER ROOF, SEE ASK3.2A FOR DETAILS</p> <p>45 PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING</p> <p>46 PTD SMOOTH TEXTURE FIBER CEMENT TRIM</p> <p>47 PTD METAL OG GUTTER & DOWN SPOUT</p> <p>48 PARGED CONCRETE FOUNDATION WALL</p> <p>49 NEW ALUM CLAD WD & GLASS ENTRY DOOR</p>
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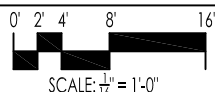
	EXISTING AREA DEDUCTED		EXISTING OPEN SPACE
	PROPOSED AREA TO BE ADDED		PROPOSED OPEN SPACE
	PROPOSED AREA TO BE DEDUCTED		



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PROPOSED SITE PLAN

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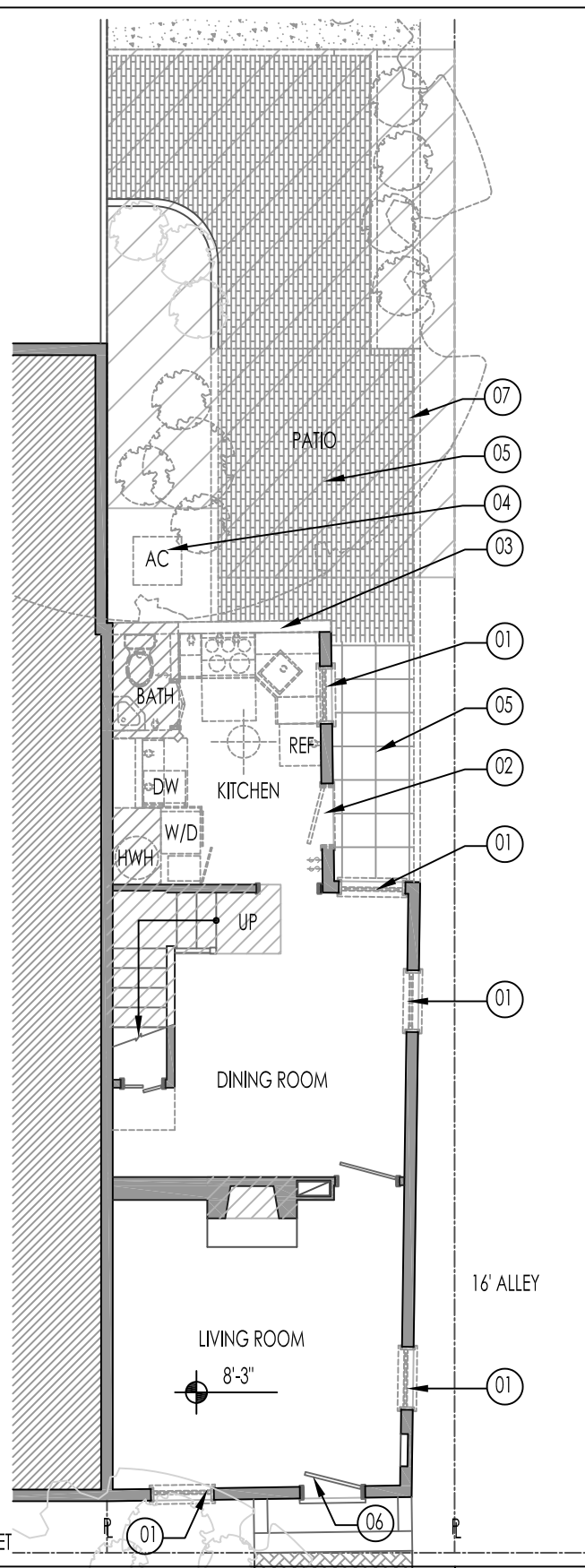
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2.0A**

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	EXISTING AREA DEDUCTED		EXISTING OPEN SPACE
	PROPOSED AREA TO BE ADDED		PROPOSED OPEN SPACE
	PROPOSED AREA TO BE DEDUCTED		



228 S. West Street, Alexandria, VA 22314

EXISTING 1ST FLOOR LEVEL SHOWING PROPOSED DEMOLITION

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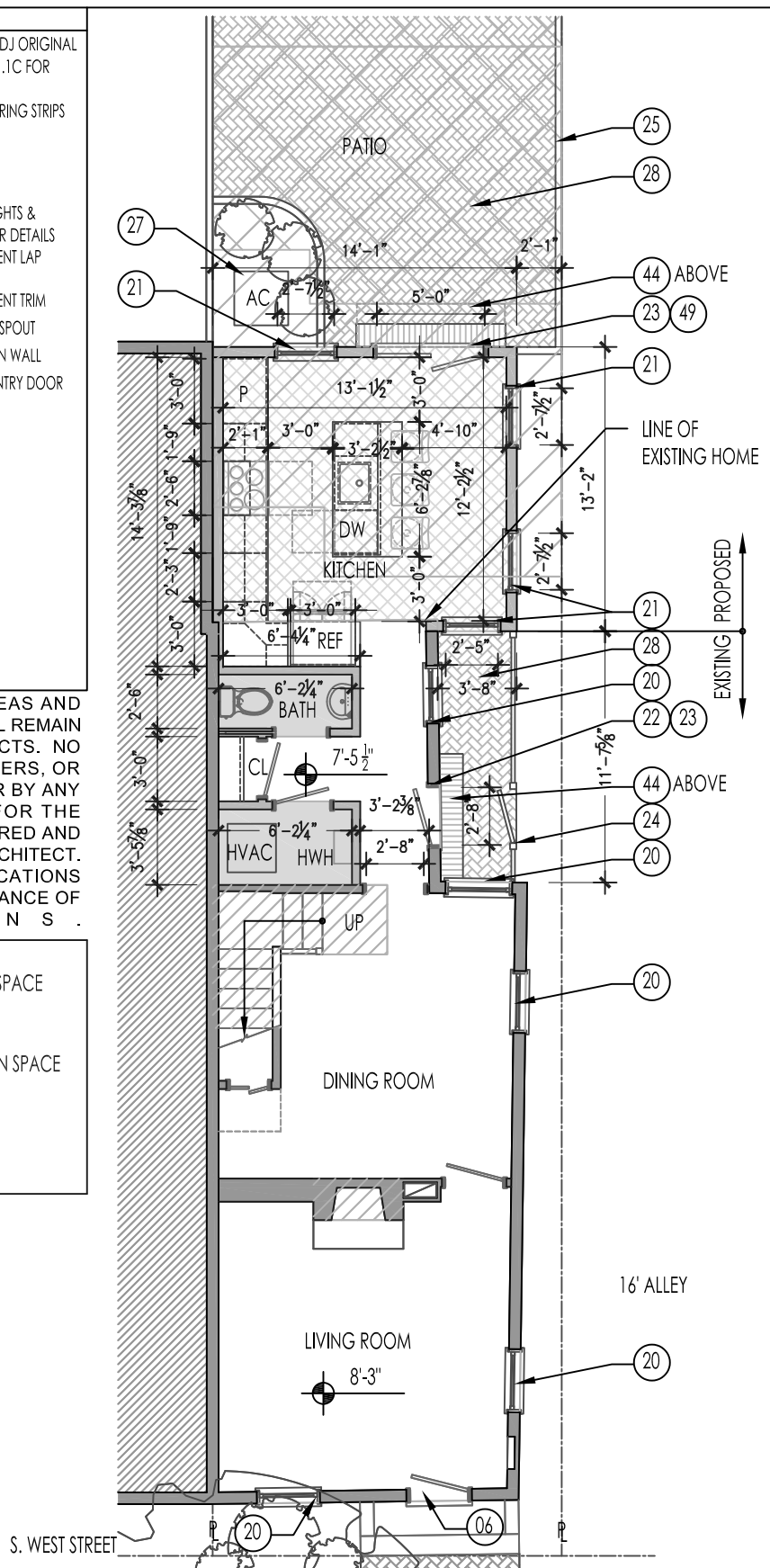
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	PROPOSED AREA TO BE ADDED		PROPOSED OPEN SPACE
	PROPOSED AREA TO BE DEDUCTED		



228 S. West Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR LEVEL -181 SF ADDED

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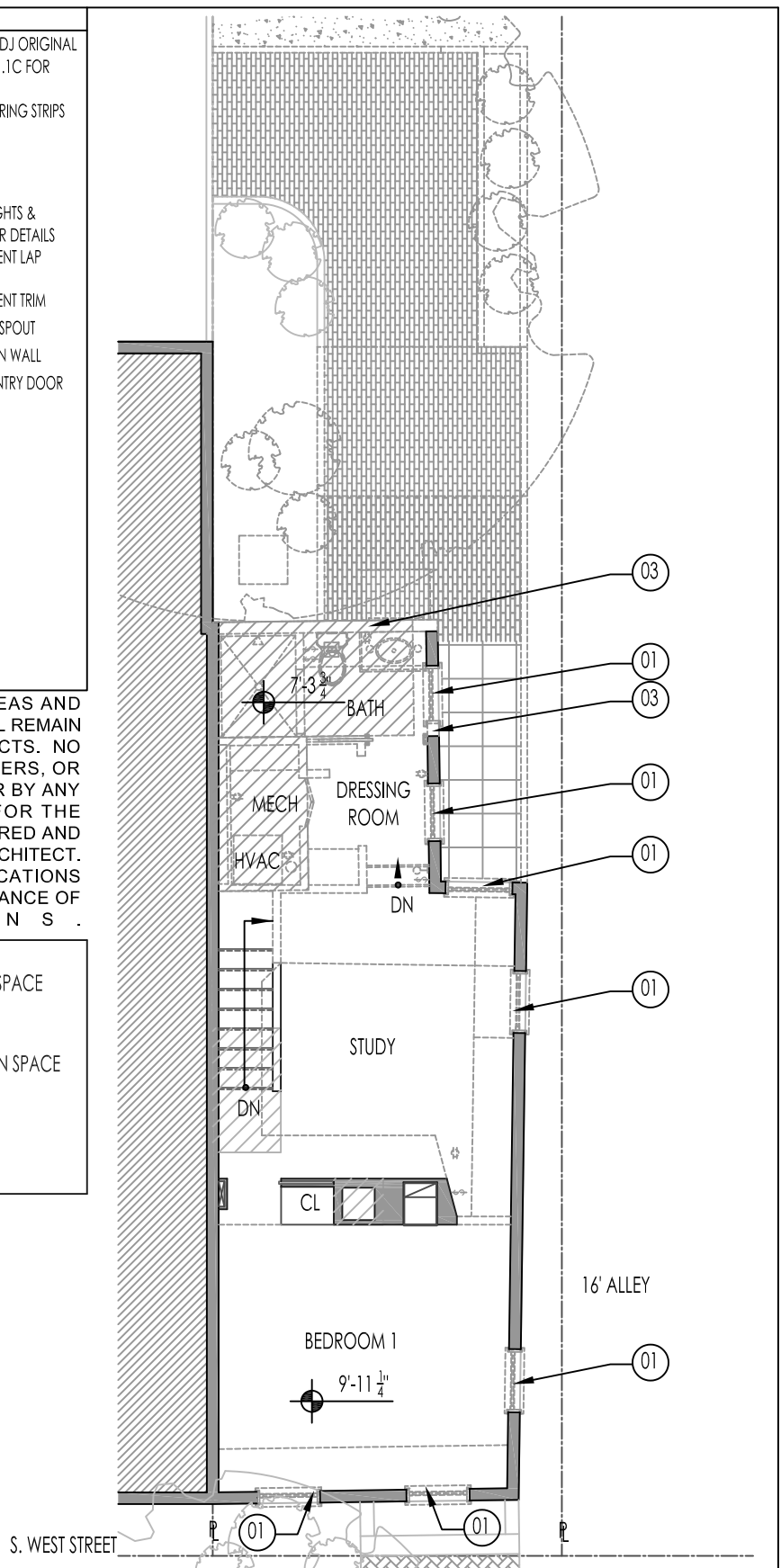
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 EXISTING AREA DEDUCTED	 EXISTING OPEN SPACE
 PROPOSED AREA TO BE ADDED	 PROPOSED OPEN SPACE
 PROPOSED AREA TO BE DEDUCTED	

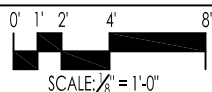


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EXISTING 2ND FLOOR LEVEL SHOWING PROPOSED DEMOLITION

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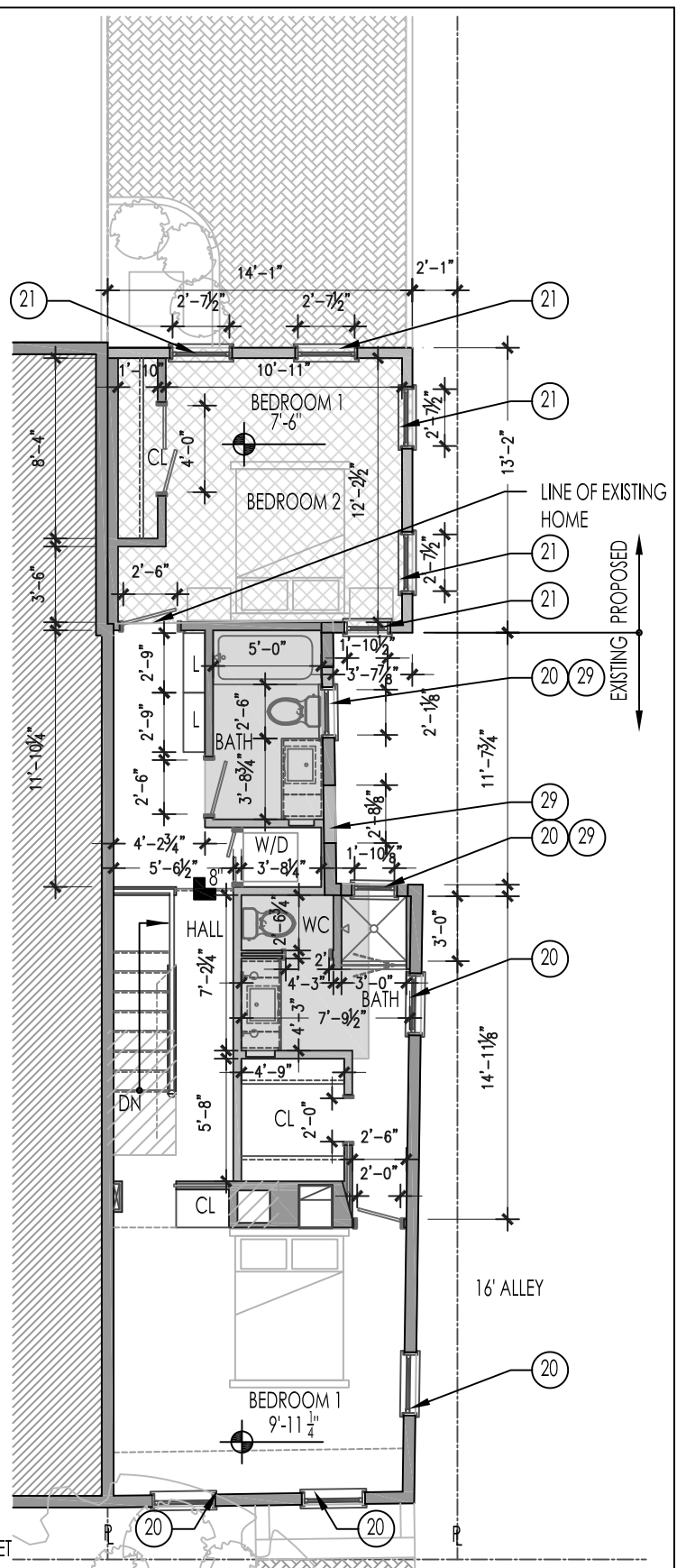
ASK
2.2

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	EXISTING AREA DEDUCTED		EXISTING OPEN SPACE
	PROPOSED AREA TO BE ADDED		PROPOSED OPEN SPACE
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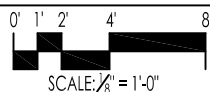


228 S. West Street, Alexandria, VA 22314

PROPOSED 2ND FLOOR LEVEL - 181 SF ADDED

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Alexandria, VA 22314



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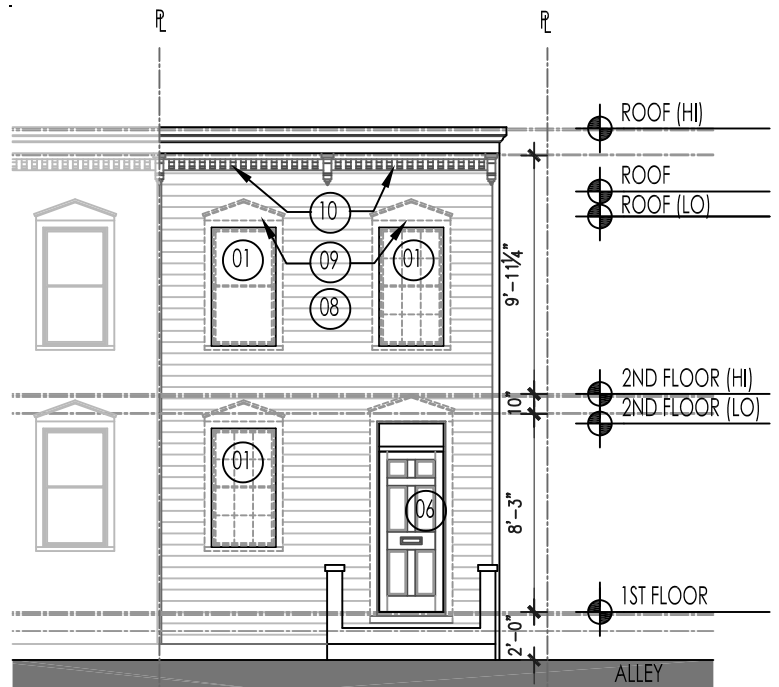
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ASK
2.2A

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DEMOLITION KEY NOTES	ELEVATION KEY NOTES
<p>01 WINDOW TO BE REMOVED / REPLACED</p> <p>02 DOOR TO BE REMOVED / REPLACED</p> <p>03 WALL TO BE REMOVED / ENCAPSULATED</p> <p>04 HVAC UNIT TO BE REMOVED / RELOCATED</p> <p>05 MASONRY PATIO TO BE REMOVED / RELOCATED</p> <p>06 EXISTING WD DOOR & TRANSOM TO REMAIN</p> <p>07 WD FENCE TO BE REPLACED</p> <p>08 EXISTING NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE</p> <p>09 EXISTING REPLACEMENT TRIM TO BE REMOVED / REPLACED</p> <p>10 EXISTING WD TRIM TO REMAIN, REPAIR AS REQ'D</p>	<p>40 NEW PTD WD TRIM TO MATCH ADJ ORIGINAL TRIM @ 224 S. WEST ST, SEE ASK 1.1C FOR REFERENCE</p> <p>41 NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED</p> <p>42 NEW PTD WD OPERABLE SHUTTER</p> <p>43 NEW PTD WD TRIM</p> <p>44 PTD WD CANOPY W/ DOWN LIGHTS & COPPER ROOF, SEE ASK3.2A FOR DETAILS</p> <p>45 PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING</p> <p>46 PTD SMOOTH TEXTURE FIBER CEMENT TRIM</p> <p>47 PTD METAL OG GUTTER & DOWN SPOUT</p> <p>48 PARGED CONCRETE FOUNDATION WALL</p> <p>49 NEW ALUM CLAD WD & GLASS ENTRY DOOR</p>
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228 S. West Street, Alexandria, VA 22314

EXISTING SOUTH WEST STREET ELEVATION SHOWING PROPOSED DEMOLITION

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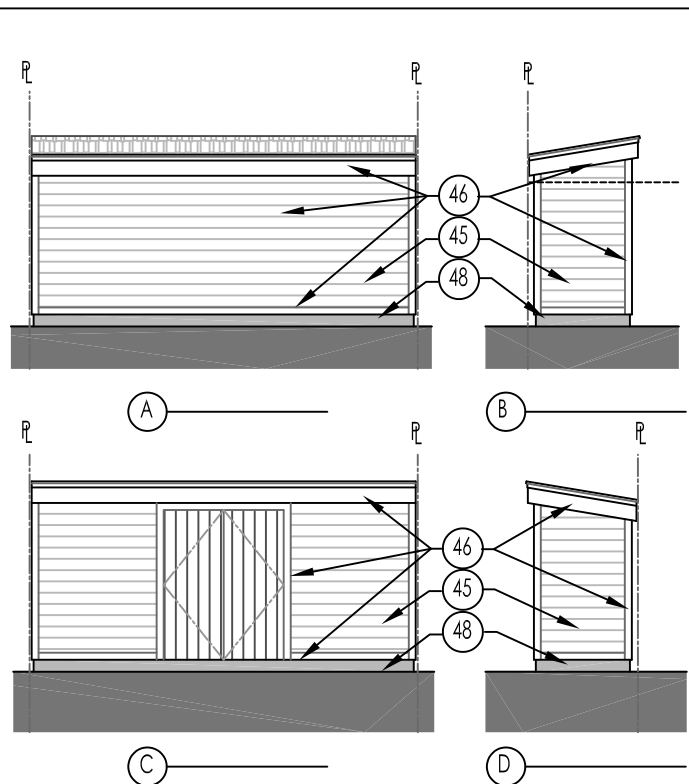
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3.1

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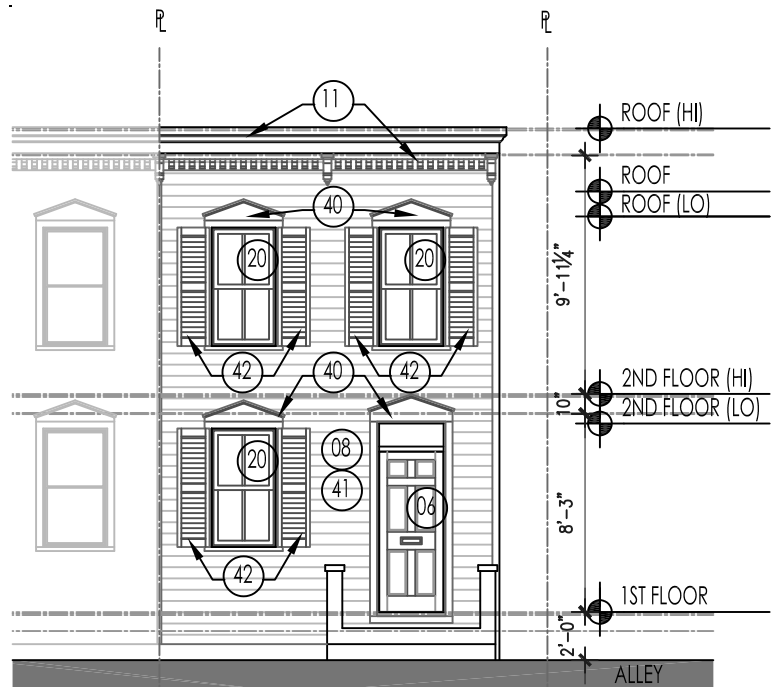
DEMOLITION KEY NOTES	ELEVATION KEY NOTES
<p>01 WINDOW TO BE REMOVED / REPLACED</p> <p>02 DOOR TO BE REMOVED / REPLACED</p> <p>03 WALL TO BE REMOVED / ENCAPSULATED</p> <p>04 HVAC UNIT TO BE REMOVED / RELOCATED</p> <p>05 MASONRY PATIO TO BE REMOVED / RELOCATED</p> <p>06 EXISTING WD DOOR & TRANSOM TO REMAIN</p> <p>07 WD FENCE TO BE REPLACED</p> <p>08 EXISTING NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE</p> <p>09 EXISTING REPLACEMENT TRIM TO BE REMOVED / REPLACED</p> <p>10 EXISTING WD TRIM TO REMAIN, REPAIR AS REQ'D</p>	<p>40 NEW PTD WD TRIM TO MATCH ADJ ORIGINAL TRIM @ 224 S. WEST ST, SEE ASK 1.1C FOR REFERENCE</p> <p>41 NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED</p> <p>42 NEW PTD WD OPERABLE SHUTTER</p> <p>43 NEW PTD WD TRIM</p> <p>44 PTD WD CANOPY W/ DOWN LIGHTS & COPPER ROOF, SEE ASK3.2A FOR DETAILS</p> <p>45 PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING</p> <p>46 PTD SMOOTH TEXTURE FIBER CEMENT TRIM</p> <p>47 PTD METAL OG GUTTER & DOWN SPOUT</p> <p>48 PARGED CONCRETE FOUNDATION WALL</p> <p>49 NEW ALUM CLAD WD & GLASS ENTRY DOOR</p>
NEW WORK KEY NOTES	
<p>20 NEW PTD WD WINDOW</p> <p>21 NEW ALUM CLAD WD WINDOW</p> <p>22 NEW PTD WD & GLASS ENTRY DOOR</p> <p>23 NEW MASONRY STOOP / STEP</p> <p>24 3'-0" HIGH PTD WD PICKET FENCE W/ GATE @ SIDE ENTRY</p> <p>25 6'-0" HIGH WD FENCE W/ GATE @ REAR PATIO</p> <p>26 NEW FRAME SHED W/ ASPHALT SHINGLE ROOF & WOOD DOOR, SEE ASK 3.1A FOR ELEVATIONS</p> <p>27 RELOCATED HVAC UNIT</p> <p>28 NEW MASONRY PATIO</p> <p>29 WALL INFILL @ EXISTING OPENING</p>	

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2
ASK3.1A

ELEVATION OF REAR SHED

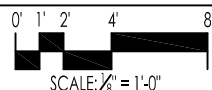


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PROPOSED SOUTH WEST STREET ELEVATION

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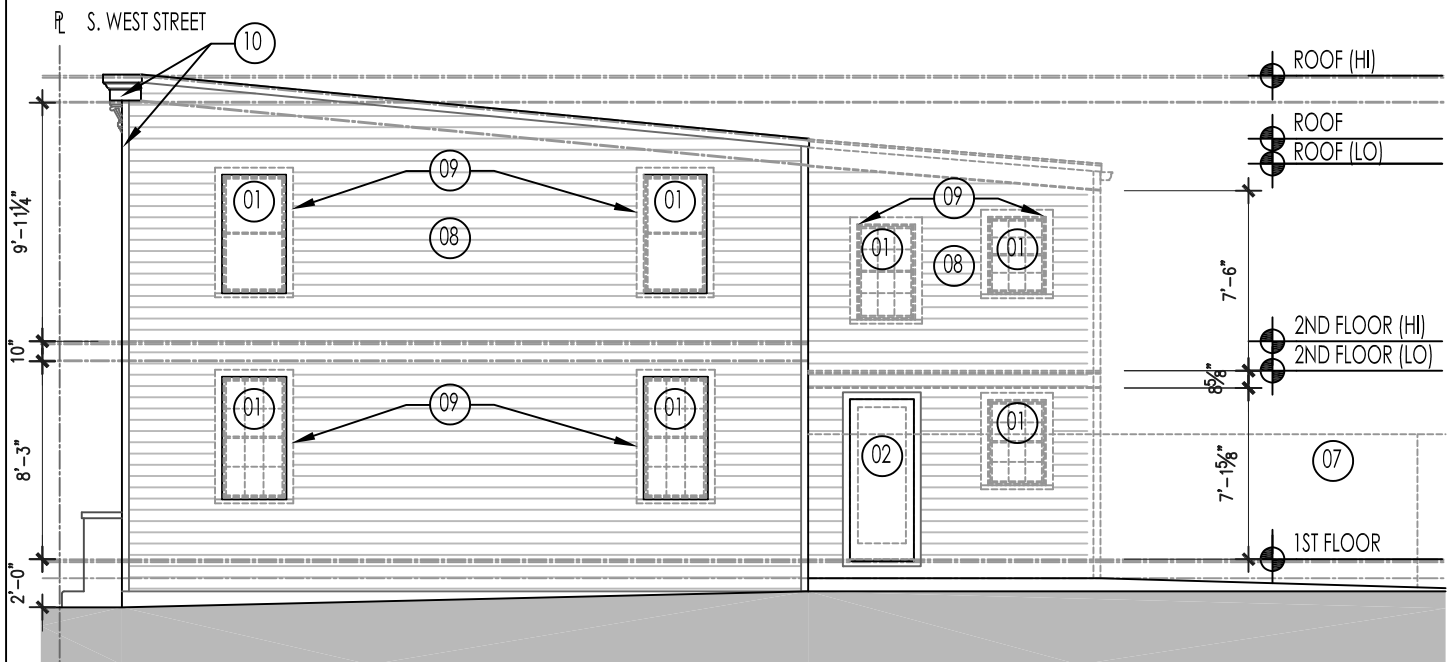
BAR SUBMISSION

**ASK
3.1A**

NOT FOR CONSTRUCTION

DEMOLITION KEY NOTES	ELEVATION KEY NOTES
01 WINDOW TO BE REMOVED / REPLACED	40 NEW PTD WD TRIM TO MATCH ADJ ORIGINAL TRIM @ 224 S. WEST ST, SEE ASK 1.1C FOR REFERENCE
02 DOOR TO BE REMOVED / REPLACED	41 NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
03 WALL TO BE REMOVED / ENCAPSULATED	42 NEW PTD WD OPERABLE SHUTTER
04 HVAC UNIT TO BE REMOVED / RELOCATED	43 NEW PTD WD TRIM
05 MASONRY PATIO TO BE REMOVED / RELOCATED	44 PTD WD CANOPY W/ DOWN LIGHTS & COPPER ROOF, SEE ASK3.2A FOR DETAILS
06 EXISTING WD DOOR & TRANSOM TO REMAIN	45 PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
07 WD FENCE TO BE REPLACED	46 PTD SMOOTH TEXTURE FIBER CEMENT TRIM
08 EXISTING NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE	47 PTD METAL OG GUTTER & DOWN SPOUT
09 EXISTING REPLACEMENT TRIM TO BE REMOVED / REPLACED	48 PARGED CONCRETE FOUNDATION WALL
10 EXISTING WD TRIM TO REMAIN, REPAIR AS REQ'D	49 NEW ALUM CLAD WD & GLASS ENTRY DOOR
NEW WORK KEY NOTES	
20 NEW PTD WD WINDOW	
21 NEW ALUM CLAD WD WINDOW	
22 NEW PTD WD & GLASS ENTRY DOOR	
23 NEW MASONRY STOOP / STEP	
24 3'-0" HIGH PTD WD PICKET FENCE W/ GATE @ SIDE ENTRY	
25 6'-0" HIGH WD FENCE W/ GATE @ REAR PATIO	
26 NEW FRAME SHED W/ ASPHALT SHINGLE ROOF & WOOD DOOR, SEE ASK 3.1A FOR ELEVATIONS	
27 RELOCATED HVAC UNIT	
28 NEW MASONRY PATIO	
29 WALL INFILL @ EXISTING OPENING	

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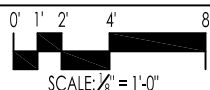
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EXISTING ALLEY (SIDE) ELEVATION SHOWING PROPOSED DEMOTION / ENCAPSULATION

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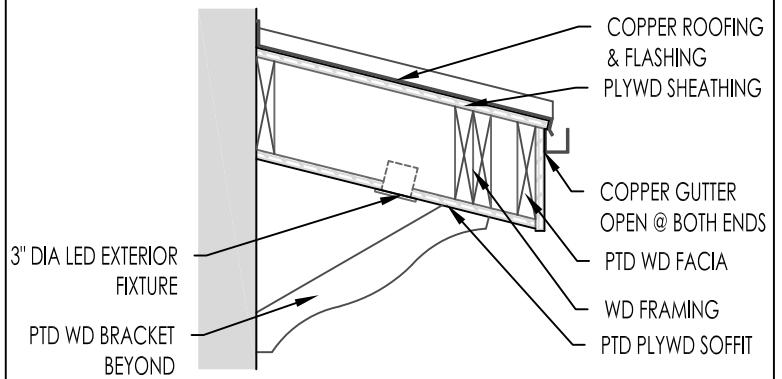
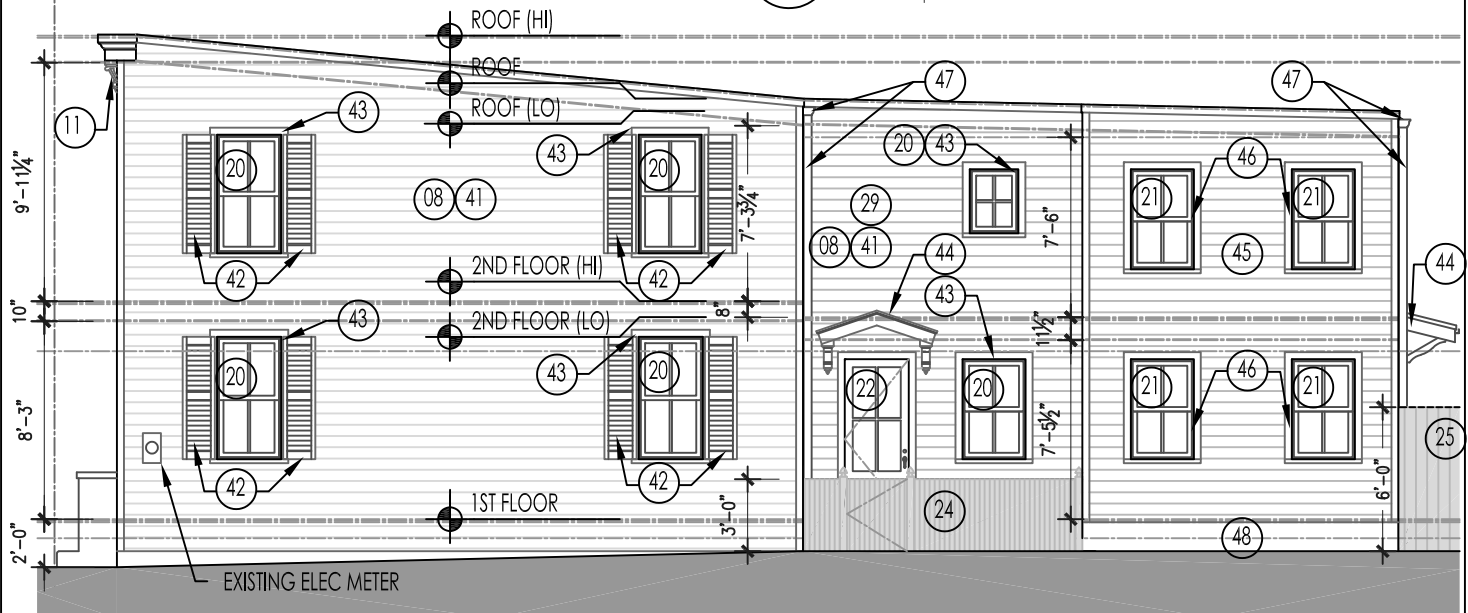
ASK
3.2

NOT FOR CONSTRUCTION

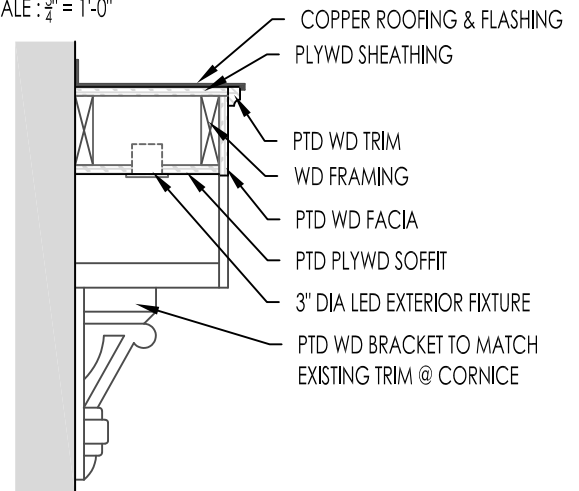
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P. S. WEST STREET



3
ASK3.2A
SECTION - REAR ENTRY CANOPY
SCALE: $\frac{3}{4}" = 1'-0"$



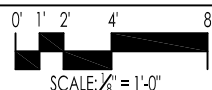
2
ASK3.2A
SECTION - SIDE ENTRY CANOPY
SCALE: $\frac{3}{4}" = 1'-0"$

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PROPOSED ALLEY (SIDE) ELEVATION

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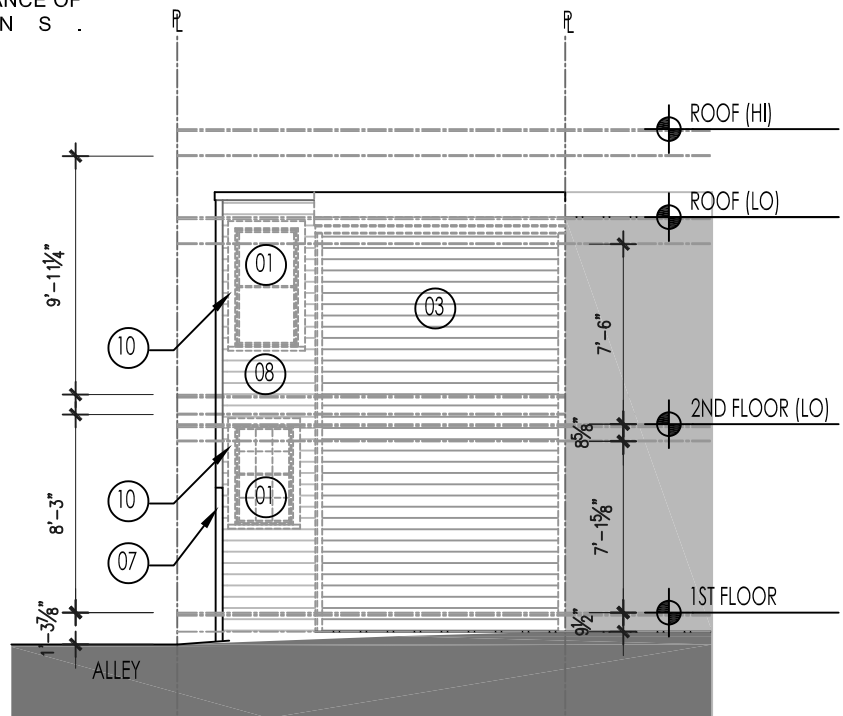
BAR SUBMISSION

**ASK
3.2A**

NOT FOR CONSTRUCTION

DEMOLITION KEY NOTES	ELEVATION KEY NOTES
(01) WINDOW TO BE REMOVED / REPLACED	(40) NEW PTD WD TRIM TO MATCH ADJ ORIGINAL TRIM @ 224 S. WEST ST, SEE ASK 1.1C FOR REFERENCE
(02) DOOR TO BE REMOVED / REPLACED	(41) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
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(04) HVAC UNIT TO BE REMOVED / RELOCATED	(43) NEW PTD WD TRIM
(05) MASONRY PATIO TO BE REMOVED / RELOCATED	(44) PTD WD CANOPY W/ DOWN LIGHTS & COPPER ROOF, SEE ASK3.2A FOR DETAILS
(06) EXISTING WD DOOR & TRANSOM TO REMAIN	(45) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
(07) WD FENCE TO BE REPLACED	(46) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
(08) EXISTING NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE	(47) PTD METAL OG GUTTER & DOWN SPOUT
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(10) EXISTING WD TRIM TO REMAIN, REPAIR AS REQ'D	(49) NEW ALUM CLAD WD & GLASS ENTRY DOOR
NEW WORK KEY NOTES	
(20) NEW PTD WD WINDOW	
(21) NEW ALUM CLAD WD WINDOW	
(22) NEW PTD WD & GLASS ENTRY DOOR	
(23) NEW MASONRY STOOP / STEP	
(24) 3'-0" HIGH PTD WD PICKET FENCE W/ GATE @ SIDE ENTRY	
(25) 6'-0" HIGH WD FENCE W/ GATE @ REAR PATIO	
(26) NEW FRAME SHED W/ ASPHALT SHINGLE ROOF & WOOD DOOR, SEE ASK 3.1A FOR ELEVATIONS	
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(29) WALL INFILL @ EXISTING OPENING	

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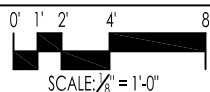
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EXISTING REAR ELEVATION SHOWING DEMOLITION & ENCAPSULATION

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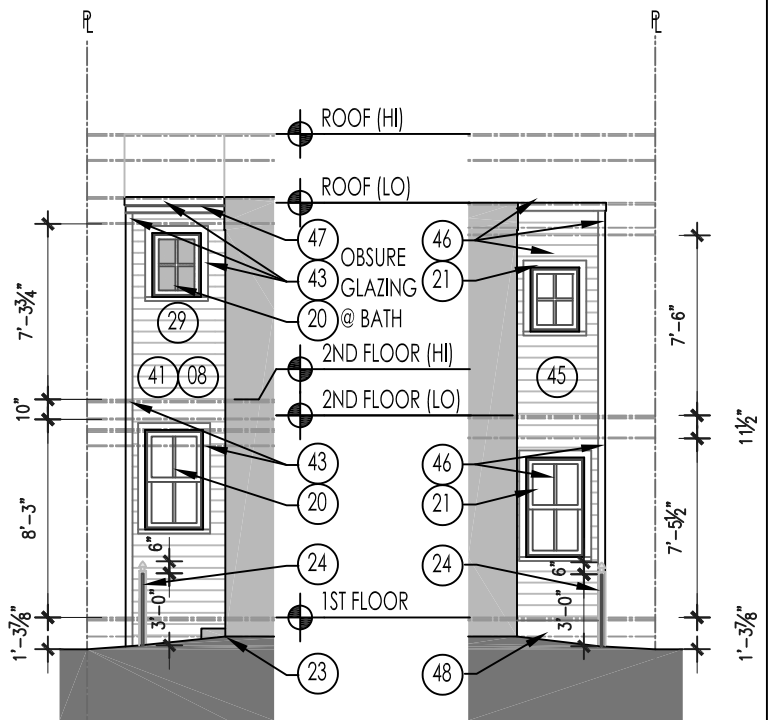
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**ASK
3.3**

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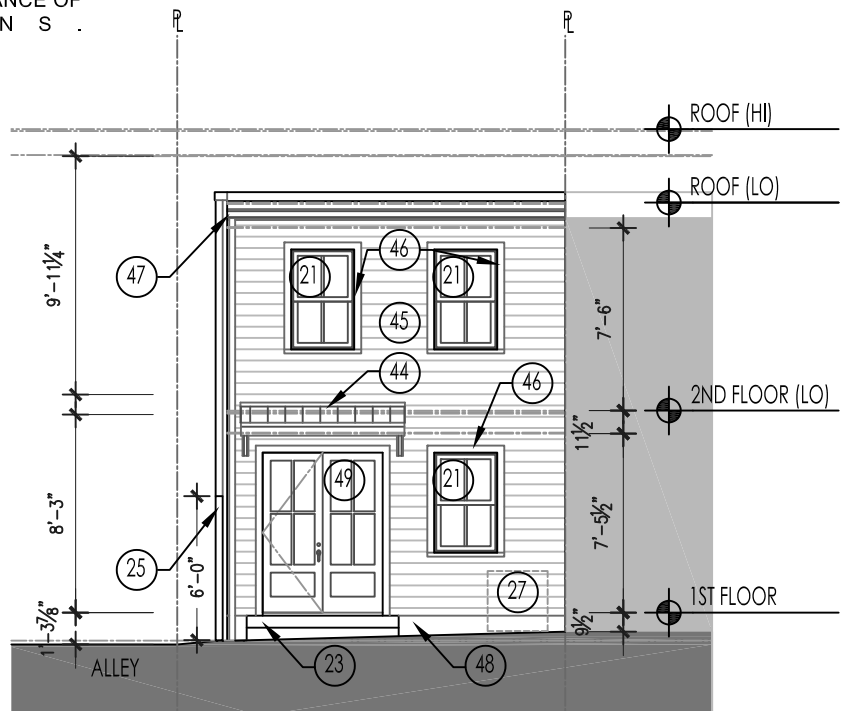
DEMOLITION KEY NOTES	ELEVATION KEY NOTES
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2 PARTIAL
ASK3.1A ELEVATION

3 PARTIAL
ASK3.1A ELEVATION



228 S. West Street, Alexandria, VA 22314

PROPOSED REAR ELEVATION

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228 S. West Street
Alexandria, VA 22314



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

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ASK
3.3A

NOT FOR CONSTRUCTION



INSPIRATION
at your door[®]

Simpson[®]
Door Company

SIMPSONDOOR.COM

NANTUCKET® COLLECTION

Nantucket Island is a place of great beauty that withstands the harsh coastal weather of the North Atlantic. That same resilient charm is expressed in the Nantucket® Collection by Simpson. Featuring a 10-year warranty, these doors combine weather-resistant wood species with a modified mortise-and-tenon construction technique. The result is a door that will retain its rugged beauty, regardless of what nature sends its way.



VIEW ENTIRE **NANTUCKET COLLECTION**
simpsondoor.com/nantucket



77860

32

Shown in Douglas fir with 77260 sidelights with flat panels and optional shaker sticking





77860 FP

Shown in Douglas fir with 77260 sidelight with flat panels, optional shaker sticking and sea spray glass. Privacy Rating 5.



BEAUTY AND DURABILITY

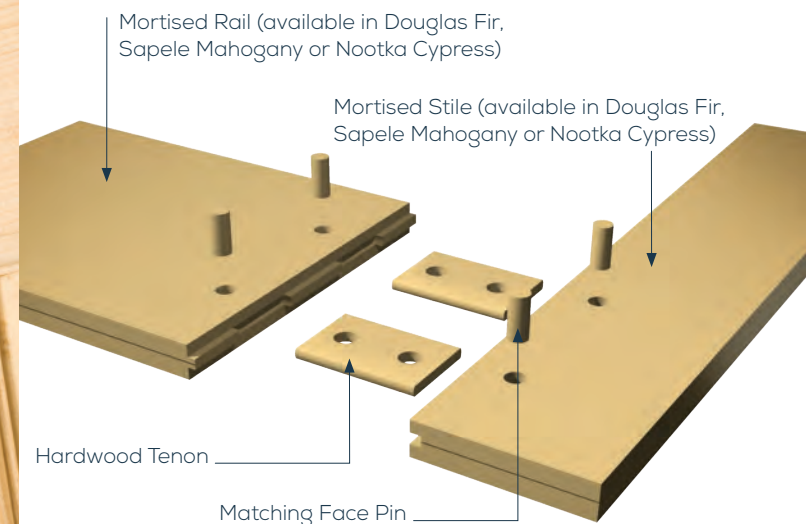
Nicknamed “The Gray Lady” due to its regular foggy conditions, Nantucket is known for being historic, hardy and starkly beautiful. Windblown beaches and weather-beaten shingles are a way of life on this blustery island. This same spirit is reflected in our Nantucket® Collection...doors built to stand up to the elements while standing out, thanks to their classic design and unsurpassed craftsmanship.

EXTENDED WARRANTY

- 10-year warranty on doors made from Douglas Fir, Sapele Mahogany and Nootka Cypress
- No building overhang required

UNBEATABLE CONSTRUCTION

- Mortise-and-tenon joinery with face-driven pins
- Two-piece laminated stile-and-rail construction
- Divided lite doors made with SDL construction
- Design pressure ratings of DP50





77943 FP
Shown in sapele mahogany with
77843 sidelight and optional
shaker sticking



77501 RP
Shown in sapele mahogany with
77801 sidelight



77504 FP
Shown in Douglas fir with
77802 sidelight



77598 FP
Shown in Douglas fir with 77599
sidelight and optional shaker sticking

DOOR OPTIONS INCLUDE (SEE SIMPSONDOOR.COM/OPTIONS):



ANY
SIZE



ANY
GLASS



PRIVACY
RATING



FLAT
PANEL



RAISED
PANEL



77512

Shown in nootka cypress with raised panel



BUILT AROUND YOU

2018 PRODUCT CATALOG

MARVIN 
Windows and Doors

Built around you.®



*Ultimate Double Hung Next Generation
Windows with White painted interior finish*



ULTIMATE DOUBLE HUNG NEXT GENERATION

A CONTEMPORARY CLASSIC

The Ultimate Double Hung Next Generation Window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and each detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.

INTERIOR



EXTERIOR





Wood Ultimate Double Hung Windows

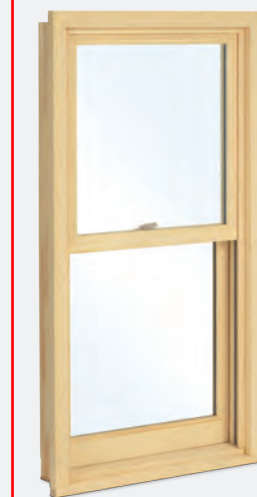


WOOD EXTERIOR DOUBLE HUNG WINDOWS

HISTORY'S MOST POPULAR WINDOW

Marvin® Windows and Doors' wood double hung windows - Ultimate Double Hung Magnum, Ultimate Insert Double Hung, and the Ultimate Double Hung are a quintessentially American window designed to fit seamlessly into the historic fabric of your home, neighborhood or community. With residential and commercial applications, these windows are perfect for any historic building.

ULTIMATE DOUBLE HUNG



ULTIMATE DOUBLE
HUNG MAGNUM



INSERT DOUBLE HUNG





Ultimate Inswing French Door in Stone White



ULTIMATE SWINGING FRENCH DOOR

AN ELEGANT ENTRANCE

The Marvin® Ultimate Swinging French Door is a modern classic that will complement any space. The Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that resists warping, denting and fading 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. Now available in standard sizes up to nine feet high with matching sidelites and transoms.



CLAD COLORS

DISCOVER A WIDE VARIETY OF BEAUTIFUL OPTIONS

Deep, rich and lasting are words that describe the difference of Marvin® color. From subtle earth tones to bold, attention-grabbing hues, to brilliant pearlescent tones, our cladding stands out as much for its beauty as it does for its legendary durability.

Marvin's low-maintenance, clad-wood products feature an extruded aluminum exterior, finished in commercial-grade paint for superior resistance to fading and chalking. Finish strong with long-lasting color, backed by a 20-year warranty.*

20 YEAR
WARRANTY

AAMA 2605: THE HIGHEST INDUSTRY STANDARD

Not all AAMA 2605 finishes are created equal. The industry standard now allows the 2605 rating for roll-form (coil) aluminum. But there's a difference. Our substantially stronger, impact resistant extruded aluminum material – standard on all our cladding components – is about the thickness of a quarter. Roll-form aluminum, used by some window manufacturers for components, is almost as thin as a soda can.



* Some colors may not qualify for the 20-year warranty. For details contact your local dealer. For a copy of the warranty, see MarvinWindows.com.

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

Evergreen

Hampton Sage

Cascade Blue

Gunmetal

Cadet Gray

Bright Silver
(Pearlescent)

Stone White

Sierra White

Coconut Cream

Cashmere

Clay

Pebble Gray

Suede

Copper
(Pearlescent)

Wineberry

Bronze

Liberty Bronze
(Pearlescent)

Bahama Brown

Ebony

DIVIDED LITES

FINISHING TOUCHES WITH THE MARVIN TOUCH

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



SIMULATED DIVIDED LITE (SDL)

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



SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs)

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



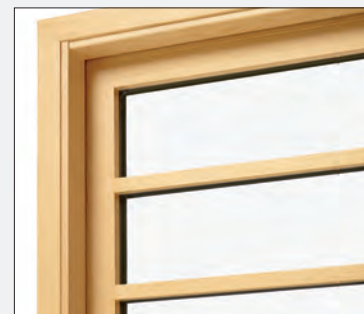
AUTHENTIC DIVIDED LITE (ADL)

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



GRILLES-BETWEEN- THE-GLASS (GBG)

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



SQUARE STICKING

Square sticking achieves a contemporary design with massive views and streamlined sightlines.



ENDLESS DESIGN POSSIBILITIES

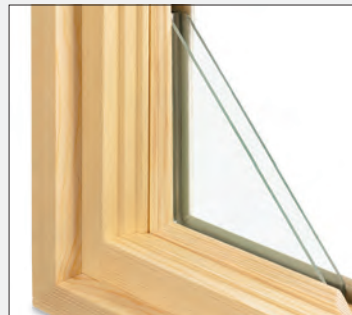
Marvin® Windows and Doors' custom capabilities allow us to create almost any divided lite pattern to meet your design style. Divided lites can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Choose from an existing lite cut or specify custom divided lites according to a new design.



GLASS & GLAZING

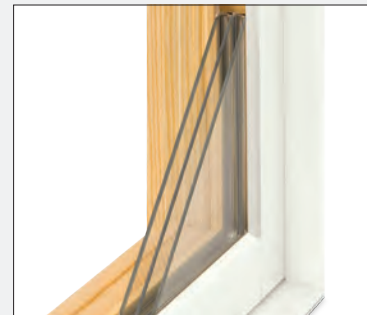
ENHANCE YOUR HOME'S ENERGY EFFICIENCY, BEAUTIFULLY

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



INSULATING GLASS

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



TRIPANE GLAZING

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

LOW E GLAZING OPTIONS

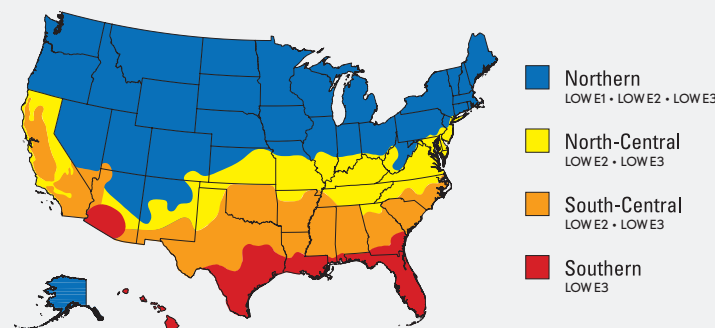


Low E coatings on the glass surface help manage the amount of light and heat either conducted through a window or reflected away from it, reducing your home's dependence on energy-consuming climate control systems. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency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

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

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

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

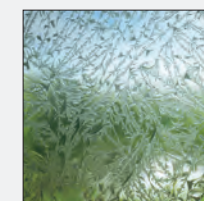


GLASS OPTIONS

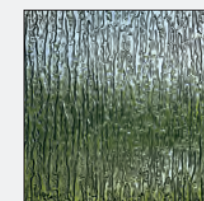
Marvin® offers a broad array of specialty glass options, including glazing for unique project needs like sound abatement, Sea Turtle Conservation Codes and California fire zones. A few of Marvin's decorative glass options are shown. See MarvinWindows.com for a larger selection of patterned, specialty and decorative glazing, or have our artisans create a special glass just for you.



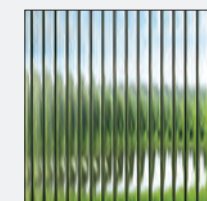
OBSCURE



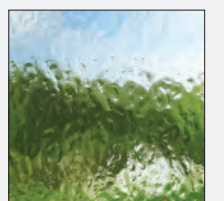
GLUE CHIP



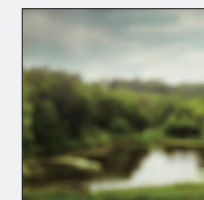
RAIN



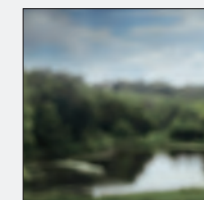
ENGLISH 1/2" REEDED



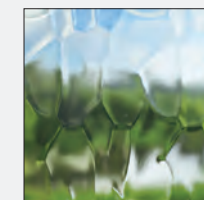
AQUALITE



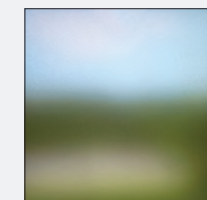
BRONZE



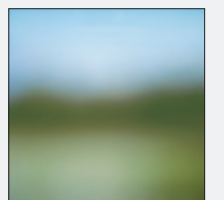
GRAY



FLEMISH



SANDBLASTED



FROST



DOUBLE HUNG SCREEN & STORM OPTIONS

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

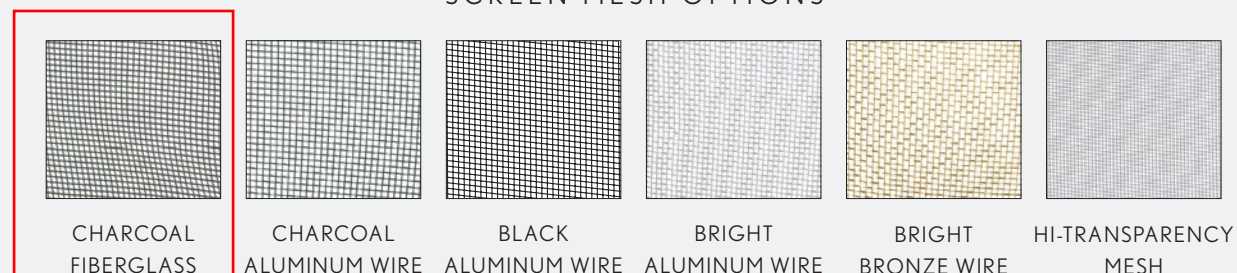
FULL OR HALF SCREEN - Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

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

STORM AND SCREEN COMBINATIONS - A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways to accommodate season or preference: glass above screen, screen above glass or glass above glass. One of the panels slides behind the other for self storage when the screen is in use.

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

SCREEN MESH OPTIONS



* Available with wood exterior products only.

Note: Magnum Double Hung screens made of extruded aluminum, are available for Ultimate Double Hung Next Generation Windows.



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 - 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 standard top hung version for Ultimate Sliding French Doors, Sliding Patio Doors and Ultimate Inswing Doors.

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



SCENIC DOOR SLIDING SCREEN

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

HardieTrim® Boards

5/4 SMOOTH

2/3




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Arctic White

10 finishes



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HardiePlank® Lap Siding

SMOOTH

Arctic White



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