

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and an addition, and Waiver of Rooftop HVAC Screening Requirement

**APPLICANT:** Suzanne Corcoran & Dennis Early

**LOCATION:** Old and Historic Alexandria District  
616 South Fairfax Street

**ZONE:** RM/Townhouse zone

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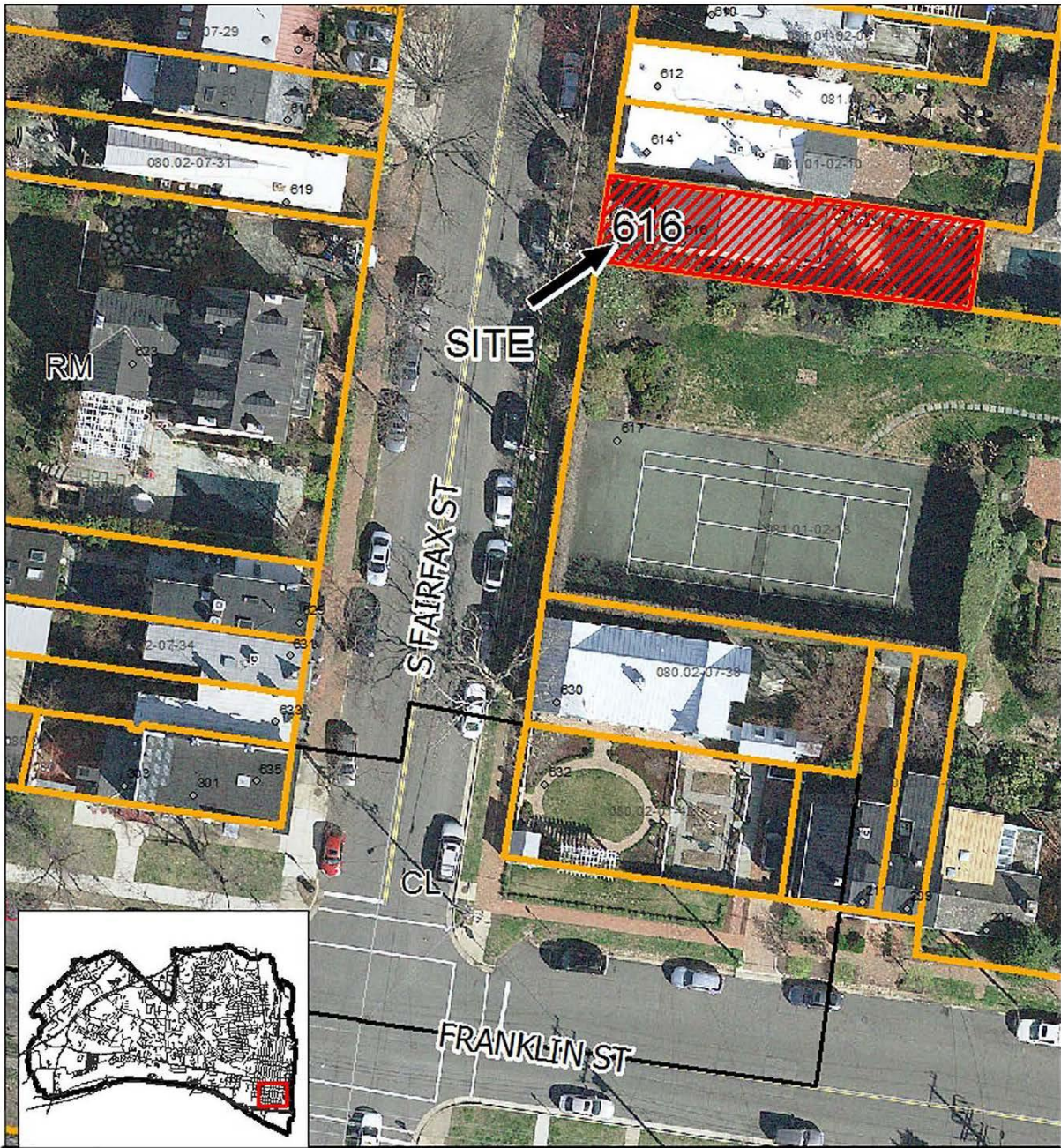
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish, Certificate of Appropriateness, and waiver of rooftop mechanical screening, with the following conditions:

1. Submit window specifications to staff prior to applying for building permit to confirm compliance with the BAR's adopted window policy;
2. The following archaeology conditions shall appear in the General Notes of all site plans and on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring), so that on-site contractors are aware of the requirements.
  - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

**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](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by 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 #2019-00228 & BAR #2019-00229** <sup>N</sup>  
**616 South Fairfax Street**



0 15 30 60 Feet



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2019-00228) and Certificate of Appropriateness (BAR #2019-00229) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **UPDATE**

A rear addition for this dwelling was originally approved at the December 19, 2018 public hearing. The design of the addition has since been modified and the applicant is requesting approval of the new design. [December 19, 2018 Staff Report with Minutes](#)

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Permit to Demolish and Certificate of Appropriateness to construct a two-story addition on the east (rear) elevation of the freestanding townhouse at 616 South Fairfax Street. The proposed work will be minimally visible from the public right-of-way and includes the following:

### **Permit to Demolish/Capsulate**

- Remove existing window and wall panel below the on 1<sup>st</sup>-story of façade (30 SF)
- Remove existing window and wall panel below on the basement level of façade (13.8 SF)
- Partially demolish the masonry wall on south elevation (42.5 SF)
- Remove existing window and shutter on the 3<sup>rd</sup>-story of south elevation (15SF)
- Completely demolish the screened porch on east elevation (258 SF)
- Partially demolish the masonry wall on east elevation (195 SF)
- Capsulate the east elevation (360 SF)
- Completely demolish the masonry wall on the north elevation. (105 SF)

### **Certificate of Appropriateness**

#### *Alterations*

- Install a new 16/16 simulated divided lite aluminum-clad window in existing masonry opening on the 1<sup>st</sup>-story of façade
- Install a new casement window in the existing masonry opening on the basement level of the façade
- In-kind replacement of the 6-panel door and transom on the façade
- Install two new 6/6 SDL aluminum-clad windows with operable shutters on south elevation
- Install new casement window in new window well on the south elevation
- Relocate existing ground mounted HVAC unit to rooftop of proposed addition
- Waiver of rooftop HVAC screening requirement

#### *Additions*

- Construct a two-story addition on the east elevation (352.5 SF)

Materials on the addition consist of a brick foundation, painted MDO or fiber-cement paneling and trim, standing seam metal roof, six-panel and 8-panel casement windows and, ten-light patio doors.



## **II. HISTORY**

616 South Fairfax Street is a two-story brick townhouse, which was approved by the Board on January 9, **1957**. The Colonial Revival townhouse first appears on the 1958 Sanborn Fire Insurance Map. The Board approved the one-story addition that the applicant is proposing to demolish on March 21, 2012.

### **Previous Approvals:**

April 3, 2019 – Minor amendment to BAR2018-00510/00511, approved administratively.

December 19, 2018 – Approved for a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an addition (BAR2018-00510/00511)

March 21, 2012 – Approved for a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an addition (BAR2012-00032/00052).

October 22, 2014 – Administrative approval for alterations and roof replacement (BAR2014-00361).

October 29, 2014 – Administrative approval for alterations and rear fence replacement (BAR2014-00368).

## **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and	No

	heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The majority of portions to be demolished on the 1957 structure are limited to the rear elevation, and the existing screened porch (constructed in 2012). A limited amount of demolition is proposed for the façade. The materials that will be demolished and capsulated are not of unusual or uncommon design and could be reproduced easily.

#### Certificate of Appropriateness

Staff finds the design of the two-story addition to be appropriately scaled and detailed, noting that the architectural detailing differentiates the addition from the mid-twentieth-century Colonial Revival townhouse, and that the addition is minimally visible from the public right-of-way. The Board's *Design Guidelines for Residential Additions* states that an addition should not obscure or dilute the architectural and historic importance of an existing building. The proposed addition is a distinct yet compatible contrast to the original building through the use of modern materials, such as MDO paneling and casement windows. The addition also references the Colonial Revival townhouse by using multi-pane windows.

The addition is recessed 9 inches from the south side elevation of the original structure, helping the original structure maintain its primary visual importance. The architectural character of the addition is somewhat reminiscent of early 20<sup>th</sup> century Art Deco and Streamline Moderne styles with the framed windows and paneling forming a simple geometric motif. The addition is also differentiated from the original structure by its pyramidal hip roof and lower height.

The applicant is also proposing to install two new aluminum clad windows in two existing masonry openings on the west façade, a new 6/6 aluminum clad window with wood shutters and window well on the south elevation, and to relocate the existing ground-mounted HVAC unit to the rooftop of the addition (without screening). The proposed larger window on the west façade will be installed in the existing masonry opening and the size of the window panes closely match the existing windows. The new window on the south elevation will be the same size and design as the existing 2<sup>nd</sup>-story windows. The HVAC unit will be minimally visible from the public way and it is set between the two roof forms. Staff has no objection to proposed alterations.

Staff recommends approval of the application, with the condition that the new windows fully comply with the Alexandria New and Replacement Window and Door Performance Specifications.

#### **STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning**

- F-1 Proposed scope of work (addition and alterations) meets zoning ordinance requirements of the RM zone conditioned upon construction of a grate over proposed stair located within required side yard.

##### **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)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)



- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 Based on historic maps, this property appears to have remained vacant until the latter 19th century when two small structures were standing on the lot by 1877. By 1902 a single dwelling stood on the lot fronting directly on S. Fairfax St. This property has the potential to contain artifacts and information about post-Civil War development of Alexandria.
- R\*1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R\*2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2019-00228 & BAR2019-00229: 616 South Fairfax Street*

**ADDRESS OF PROJECT:** 616 S Fairfax Street

**TAX MAP AND PARCEL:** 081.01-02-11 **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: Suzanne Corcoran and Dennis Early

Address: 616 S Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703.615.2566 E-mail: corcoranearly@gmail.com

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

Name: Erin May Phone: 703.836.6666

E-mail: erin@erinmayarch.com

**Legal Property Owner:**

Name: Suzanne Corcoran and Dennis Early

Address: 616 S Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703.615.2566 E-mail: corcoranearly@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.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                              ☒ windows                      ☐ siding                              ☐ shed  
     ☐ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☒ other Window Well \_\_\_\_\_  
☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Front of House - new window to replace existing window in existing masonry opening.  
 Demolish 1-story screened porch at rear of house.  
 Construction new 2-story addition at rear of house.  
 Side of House - new window well, 2 new windows in 2 new masonry openings.  
 Renovation of interior spaces.

**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.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Erin May

Printed Name: Erin May

Date: 05/20/2019

## 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. Suzanne Corcoran	616 S Fairfax Street	100%
2. and Dennis Early		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 616 S Fairfax 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. Suzanne Corcoran	616 S Fairfax Street	100%
2. and Dennis Early		
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. Suzanne Corcoran	n/a	n/a
2. and Dennis Early		
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.

11/5/208                      Erin May                      Erin May  
 Date                              Printed Name                              Signature



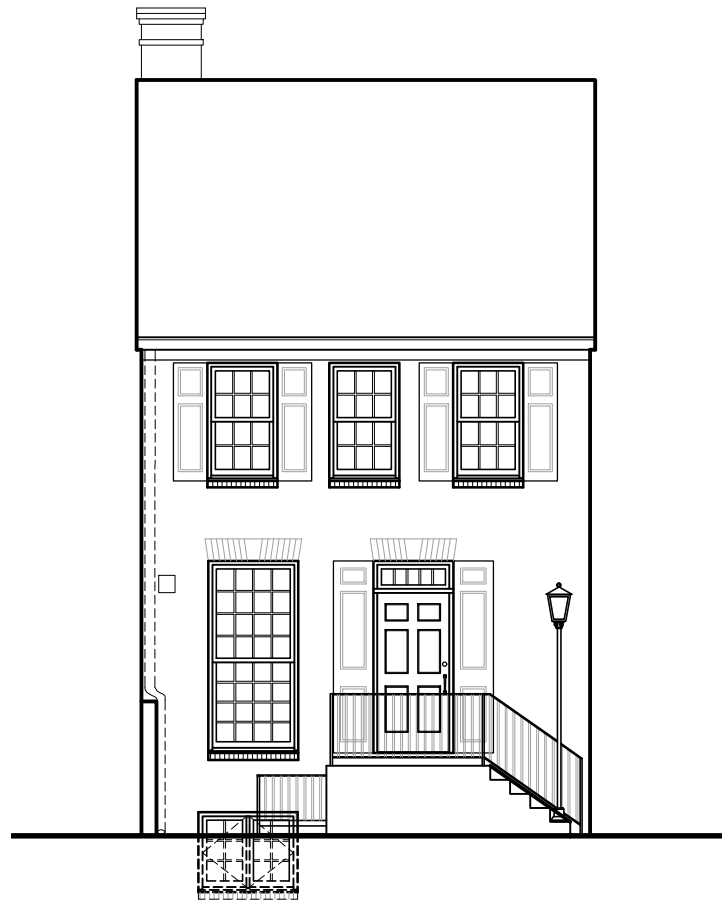
# EARLY-CORCORAN RESIDENCE

616 S Fairfax Street      Alexandria, Virginia

## BOARD OF ARCHITECTURAL REVIEW

Application Deadline: May 27, 2019

Hearing Date: July 10, 2019



### DRAWING INDEX

C-1	Cover Sheet, Drawing Index
C-2	FAR Worksheet
C-3	Existing Photos
EX-0	Existing Survey
EX-1	Existing Front Elevation
EX-2	Existing Side (South) Elevation
EX-3	Existing Rear Elevation
EX-4	Existing Side (North) Elevation
EX-5	Existing First Floor Plan
EX-6	Existing Second Floor Plan
A-0	Proposed Survey
A-1	Proposed Front Elevation
A-2	Proposed Side (South) Elevation
A-3	Proposed Rear Elevation
A-4	Proposed Side (North) Elevation
A-5	Proposed First Floor Plan
A-6	Proposed Second Floor Plan
A-7	Proposed 3D Images
A-8	Proposed Window and Door Specifications

Erin May, Architect

703.836.6666    erin@erinmayarch.com



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Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

**CS**



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 616 S Fairfax Street RM  
Street Address Zone

A2. 2,750.00 x 1.50 = 4,125.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	632.00	Basement**	632.00	B1. 2,528.00 Sq. Ft. Existing Gross Floor Area*
First Floor	632.00	Stairways**	60.00	B2. 1,262.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	632.00	Mechanical**	0.00	B3. 1,266.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	0.00	Attic less than 7***	505.00	
Attic	632.00	Porches**	0.00	
Porches	0.00	Balcony/Deck**	0.00	
Balcony/Deck	0.00	Lavatory***	65.00	
Lavatory***	0.00	Other**	0.00	
Other**	0.00	Other**	0.00	
B1. <u>Total Gross</u> 2,528.00		B2. <u>Total Exclusions</u> 1,262.00		Comments for Existing Gross Floor Area

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	324.00	Basement**	324.00	C1. 972.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	324.00	Stairways**		C2. 374.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	324.00	Mechanical**	0.00	C3. 598.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	0.00	Attic less than 7***	0.00	
Attic	0.00	Porches**	0.00	
Porches	0.00	Balcony/Deck**	0.00	
Balcony/Deck	0.00	Lavatory***	50.00	
Lavatory***	0.00	Other**	0.00	
Other	0.00	Other**	0.00	
C1. <u>Total Gross</u> 972.00		C2. <u>Total Exclusions</u> 374.00		

### D. Total Floor Area

D1. 1,864.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 4,125.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

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

E1. 1,530.00 Sq. Ft.  
Existing Open Space

E2. 962.50 Sq. Ft.  
Required Open Space

E3. 1,455.00 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: \_\_\_\_\_



EXISTING PHOTO - FRONT



EXISTING PHOTO - REAR

Erin May, Architect

703.836.6666 erin@erinmayarch.com



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# EXISTING PHOTOS

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

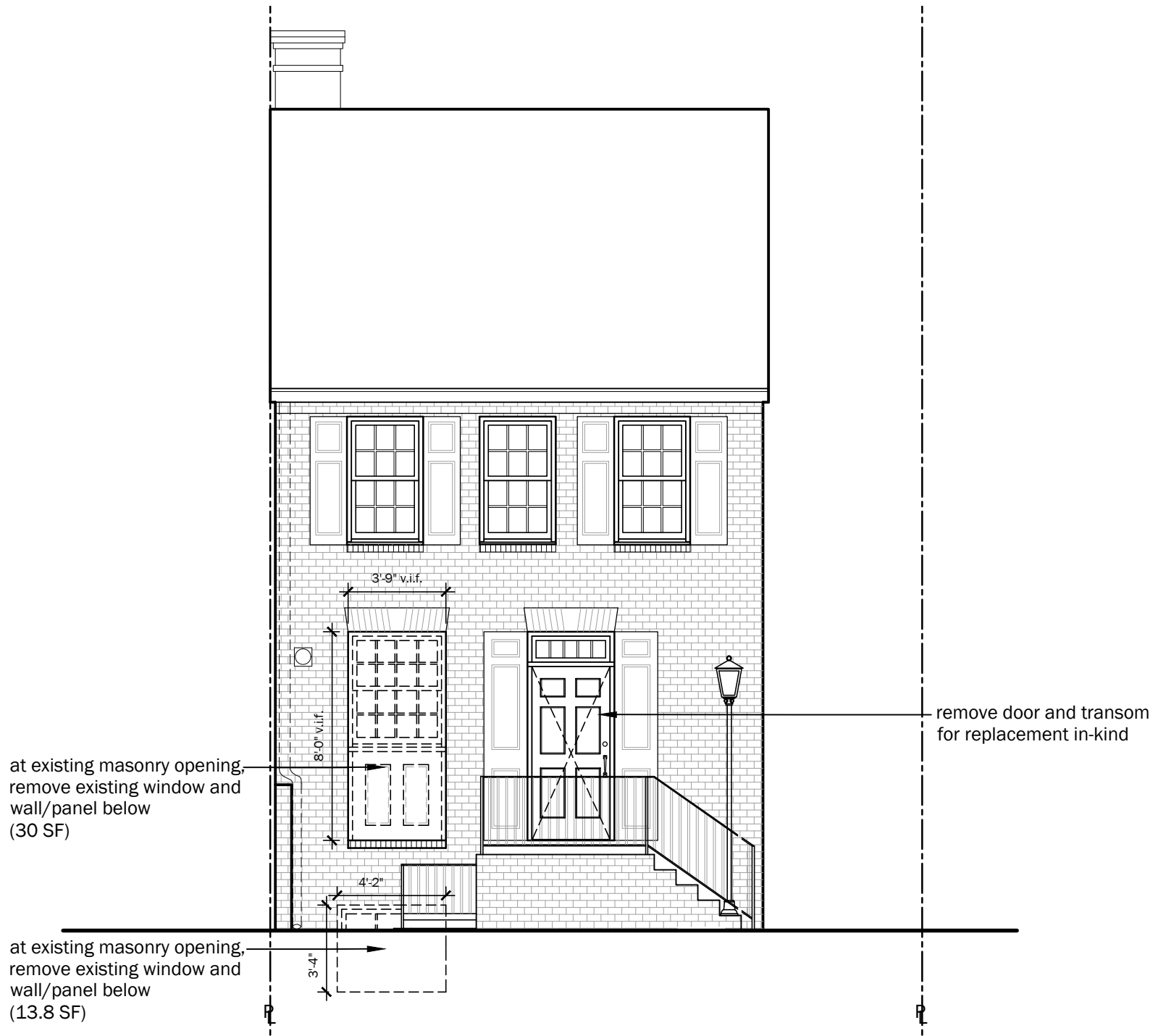
Board of Architectural Review  
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C3



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703.836.6666 erin@erinmayarch.com



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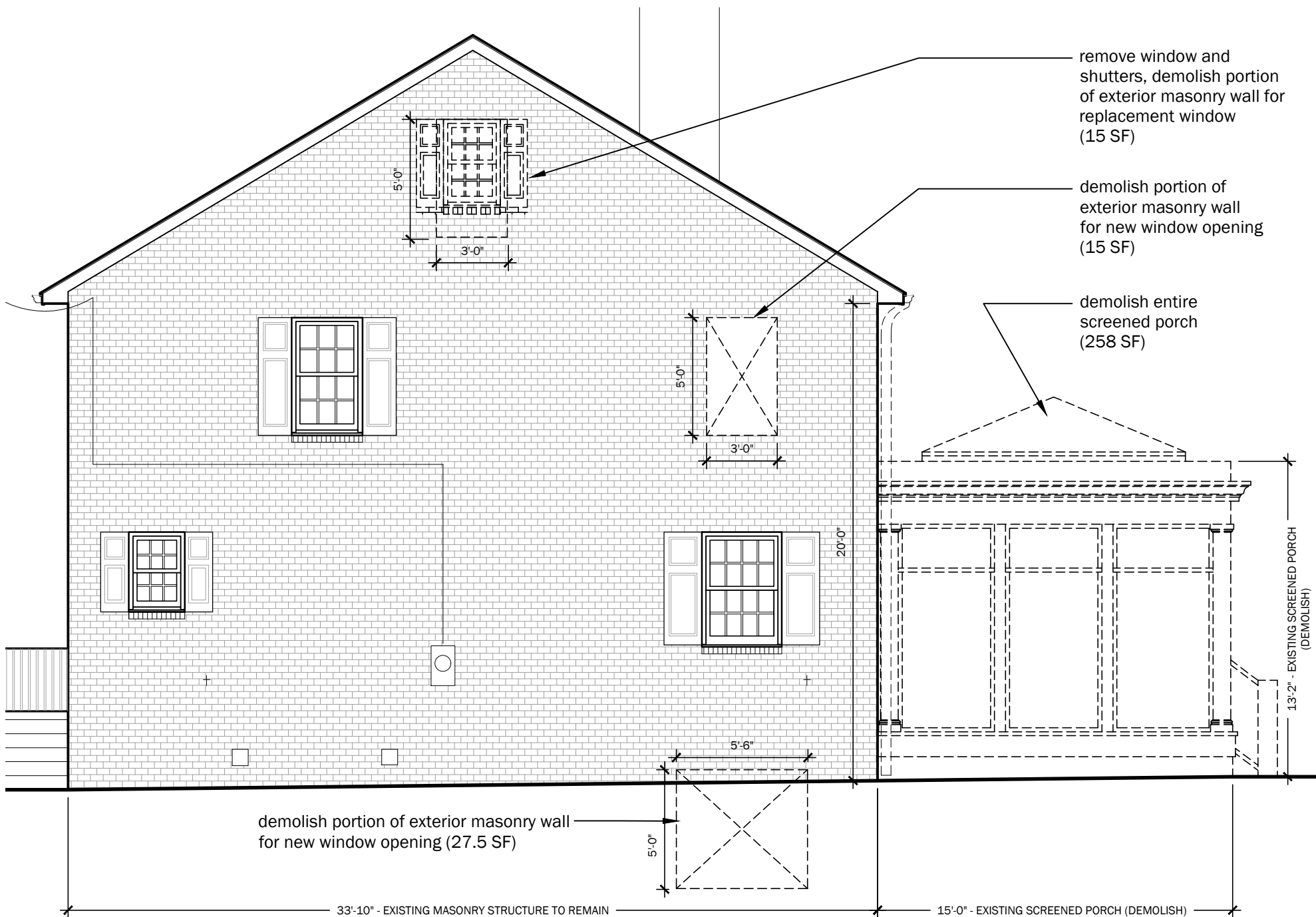
EXISTING FRONT (WEST) ELEVATION

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

EX1



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EXISTING SIDE (SOUTH) ELEVATION

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

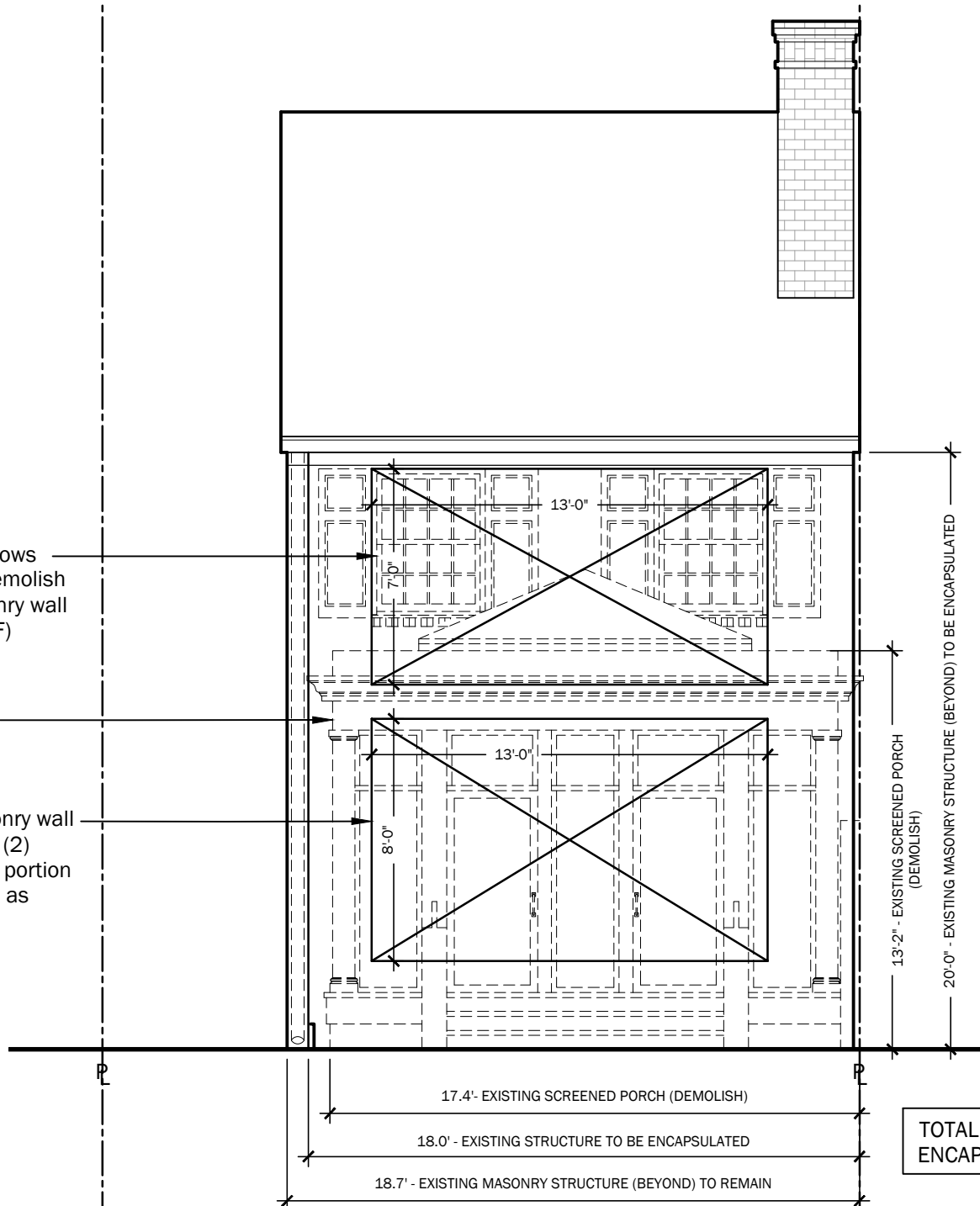
Board of Architectural Review  
Applied 5/27/2019  
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**EX2**

remove (2) windows  
and shutters; demolish  
portion of masonry wall  
as shown (91 SF)

demolish entire  
screened porch  
(258 SF)

at existing masonry wall  
beyond, remove (2)  
doors; demolish portion  
of masonry wall as  
shown (104 SF)



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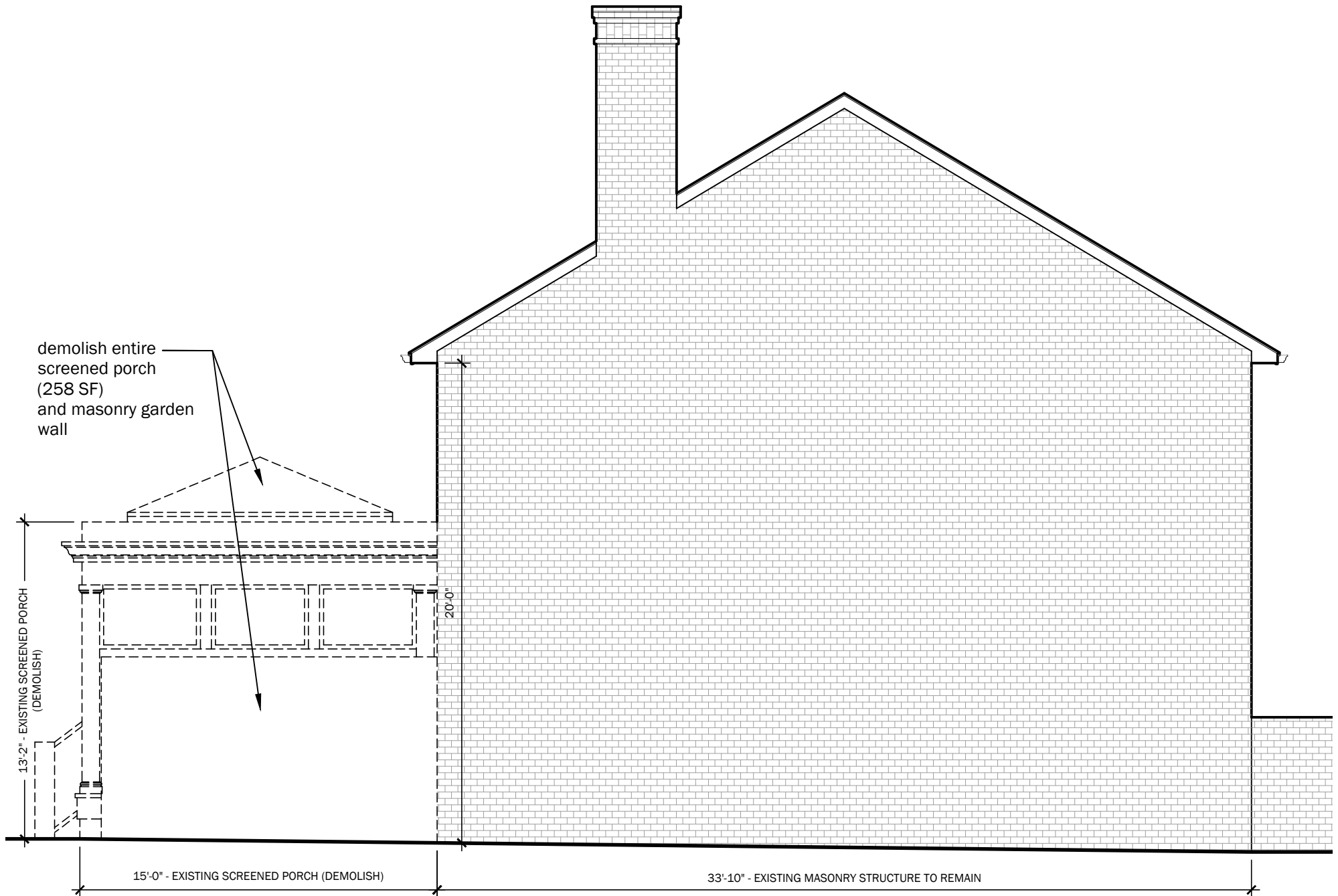
EXISTING REAR (EAST) ELEVATION

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
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EX3



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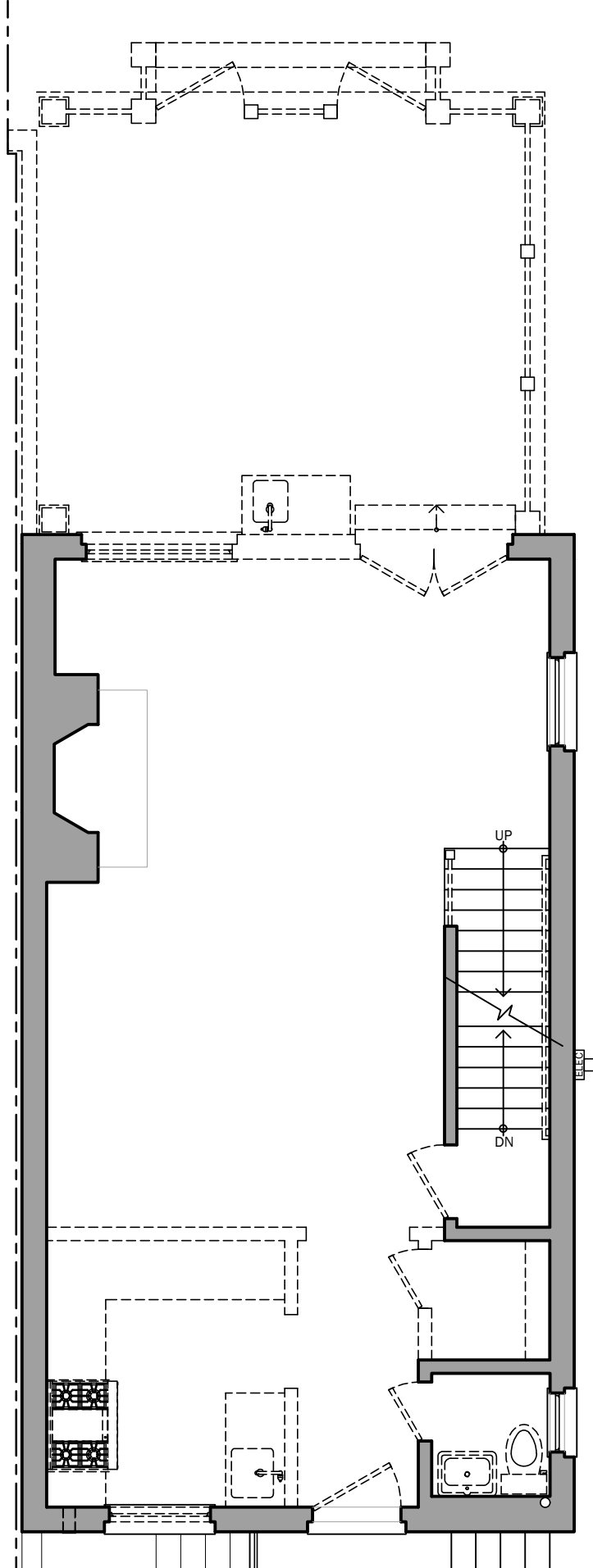
EXISTING SIDE (NORTH) ELEVATION



Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

EX4



WALL LEGEND	
	EXISTING WALLS TO REMAIN
	TO BE DEMOLISHED

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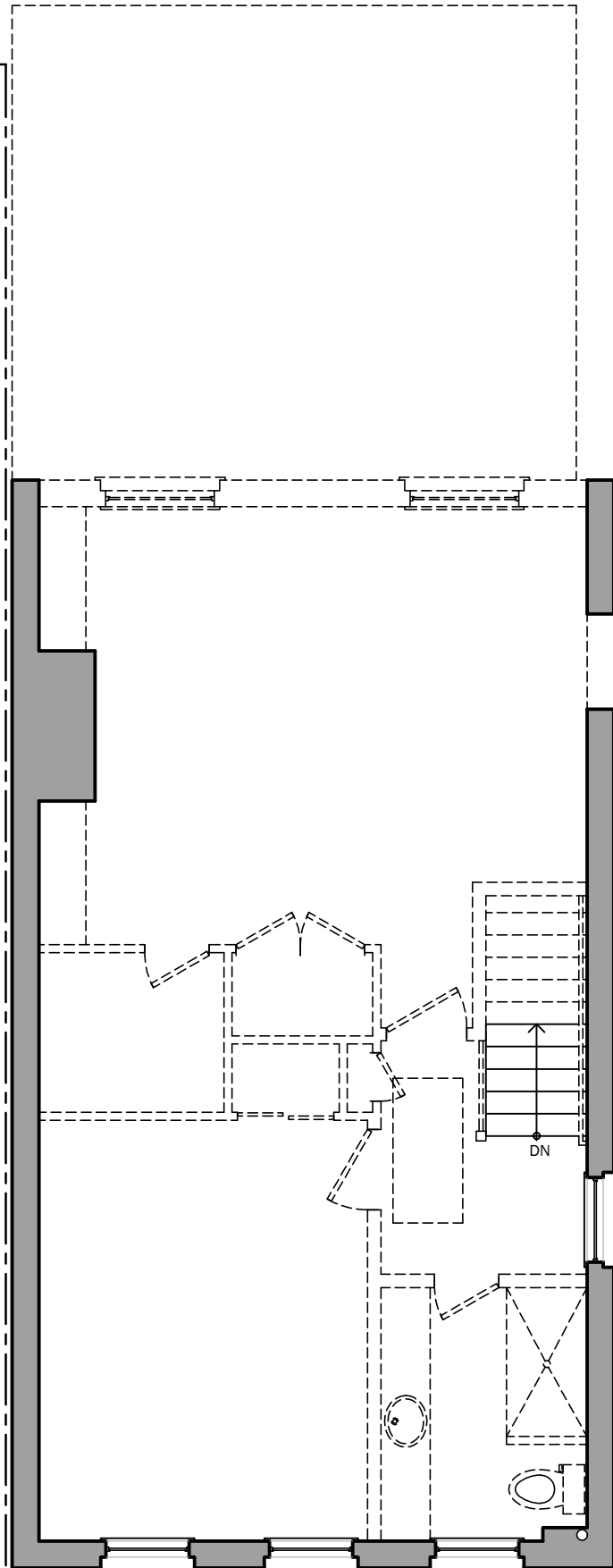
## EXISTING FIRST FLOOR PLAN

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

**EX5**



WALL LEGEND

 EXISTING WALLS TO REMAIN

 TO BE DEMOLISHED

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EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

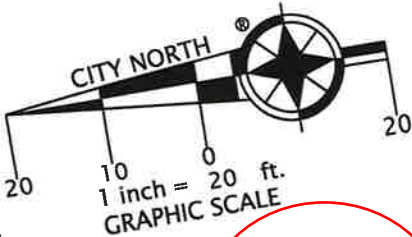
Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

**EX6**



NOTES:

- 1. THE RECORDED PLAT AT DEED BOOK 441 PAGE 336 ERRONEOUSLY CALLS ALL SIDE LOT BEARINGS 80°11'00". THE CORRECT SIDE LOT BEARINGS ARE 81°09'00" WHICH MATCH CITY OF ALEXANDRIA BLOCK BEARINGS.
- 2. RET. WALLS ARE 0.7' BRICK UNLESS NOTED.
- 3. FENCES ARE FRAME UNLESS NOTED.
- 4. ALL PILLARS ARE BRICK.



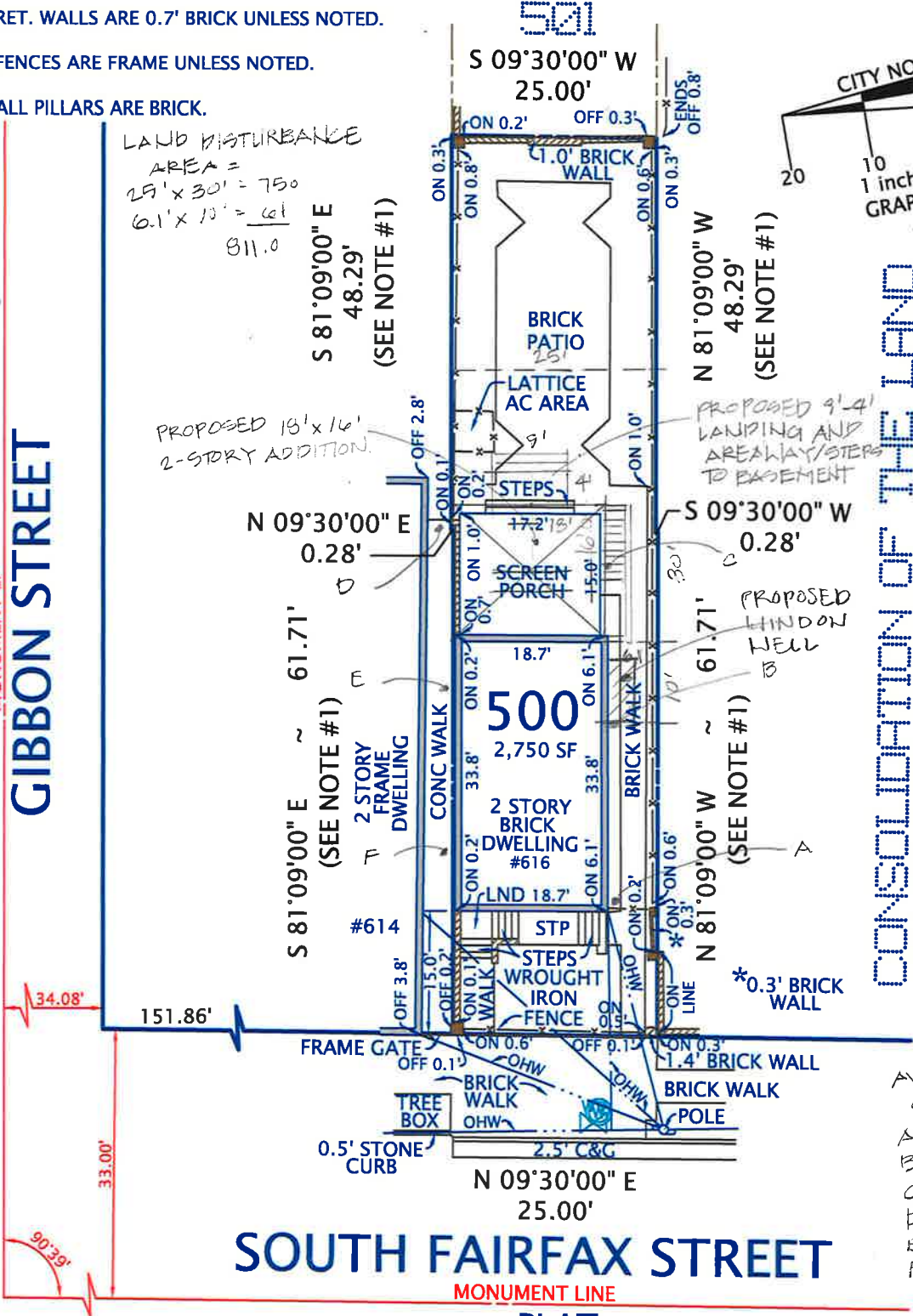
AT AREAWAY:  
METAL GRATE W/  
OPERABLE PANELS  
FOR EGRESS

CONSOLIDATION OF THE LAND  
OF LEE STREET CORPORATION  
ALEXANDRIA, VIRGINIA  
LOT 500

AVG. FINISHED  
GRADE  
A = 2'-6"  
B = 2'-3"  
C = 2'-3"  
D = 2'-0"  
E = 2'-1"  
F = 2'-4"

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MONUMENT LINE  
GIBBON STREET



SOUTH FAIRFAX STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON

LOT 500

REDIVISION OF

#616 S. FAIRFAX ST. AND #615 S. LEE ST.

(DEED BOOK 441, PAGE 336)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

AUGUST 20, 2018

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.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:



DOMINION

Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

**Drainage Certification:**

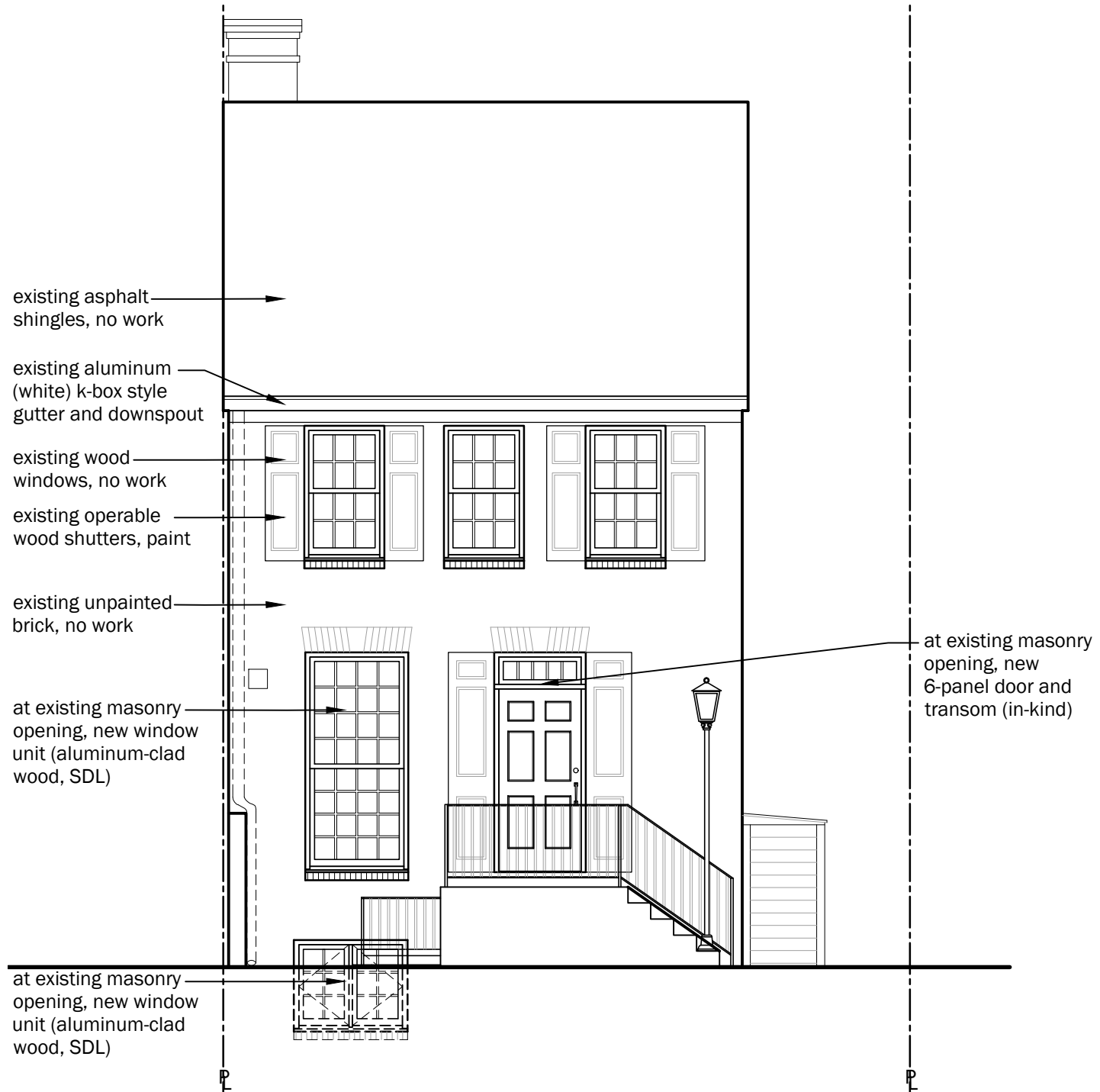
I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation of any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

*Erin A. May  
3/22/2019*

**Disturbed Area Certification:**

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Environmental Services.

*Erin A. May  
3/22/2019*



Erin May, Architect

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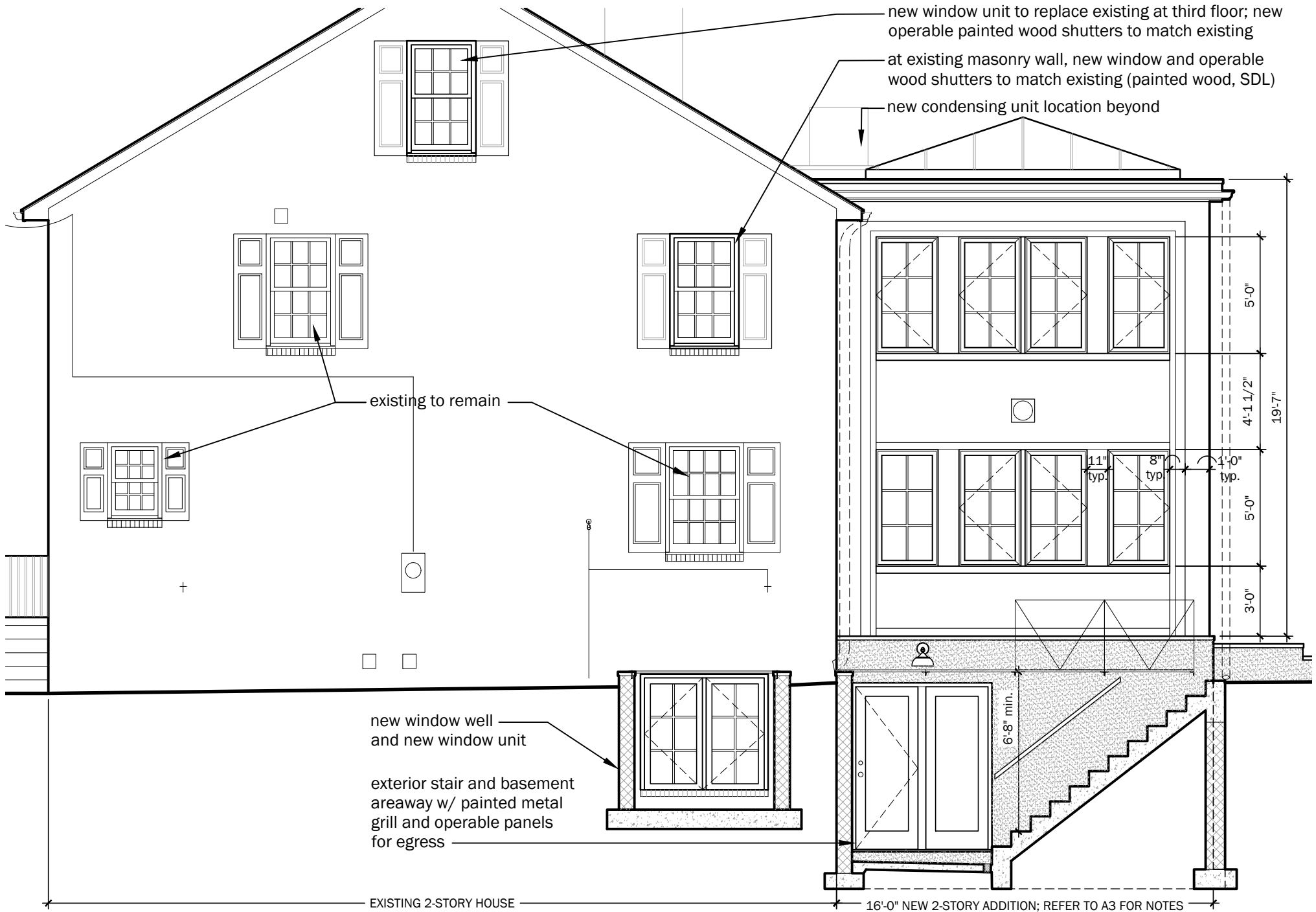
## PROPOSED FRONT ELEVATION

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

**A1**



Erin May, Architect

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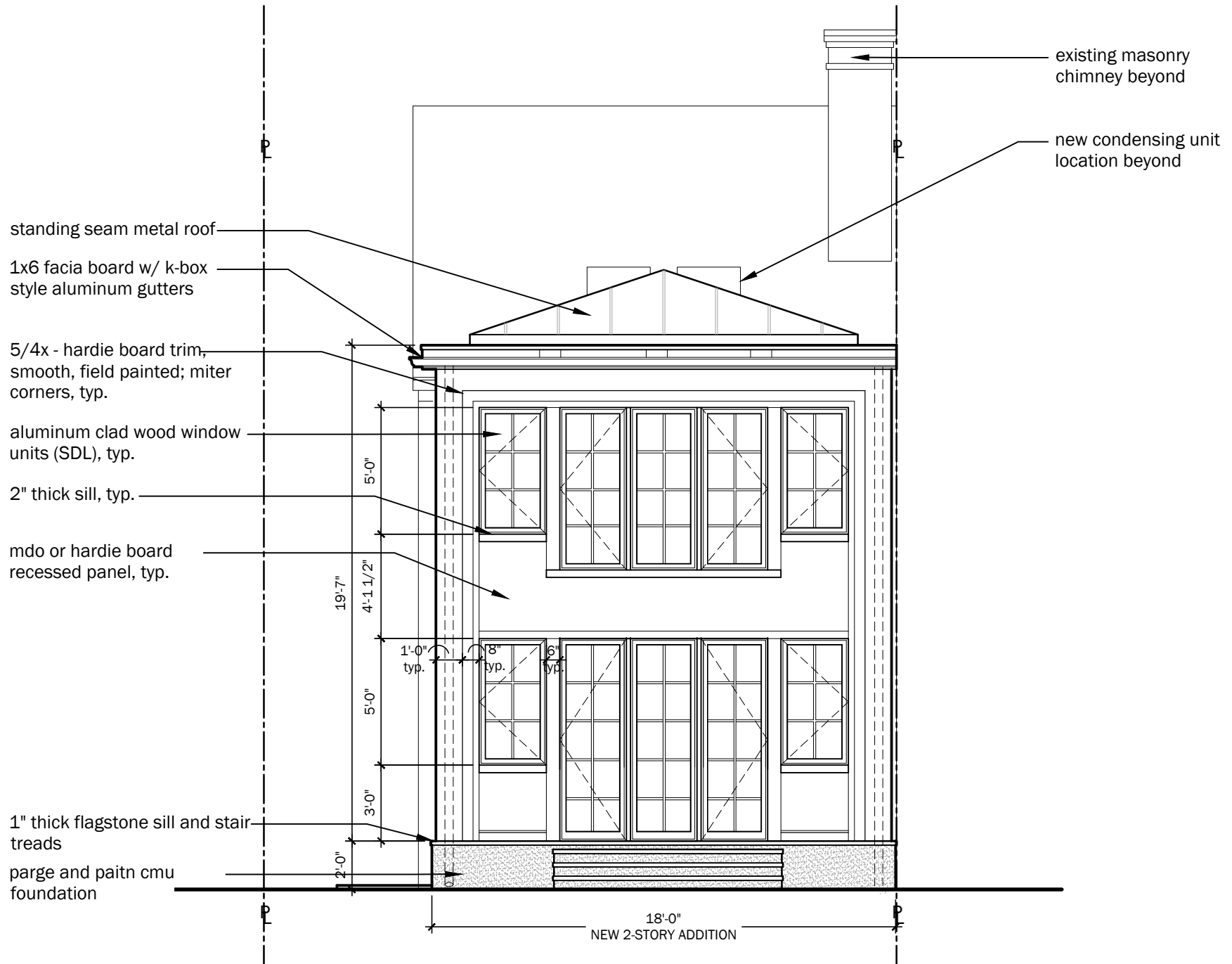
PROPOSED SOUTH SIDE ELEVATION

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

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A2



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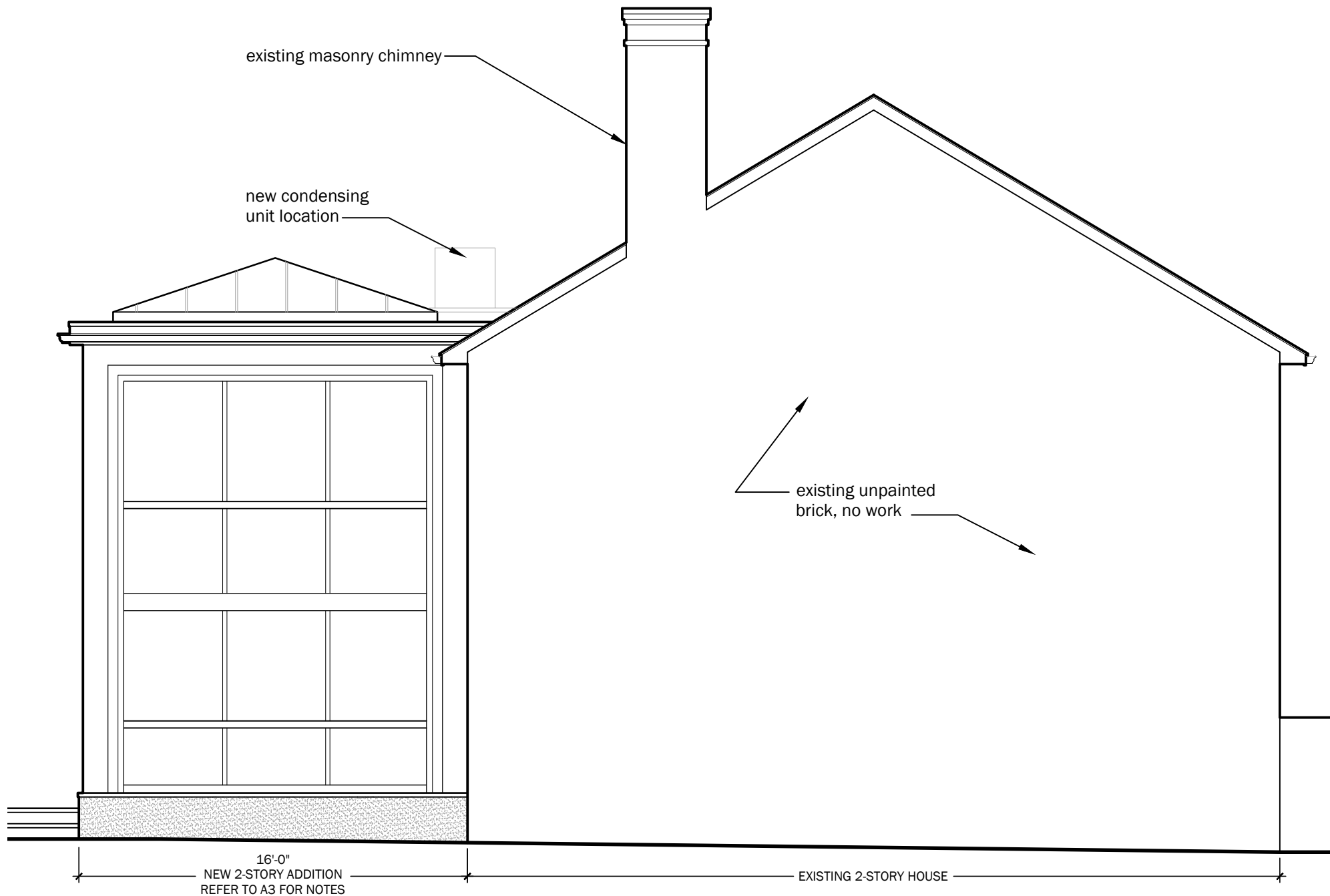
## PROPOSED REAR ELEVATION

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
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A3



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# PROPOSED NORTH SIDE ELEVATION

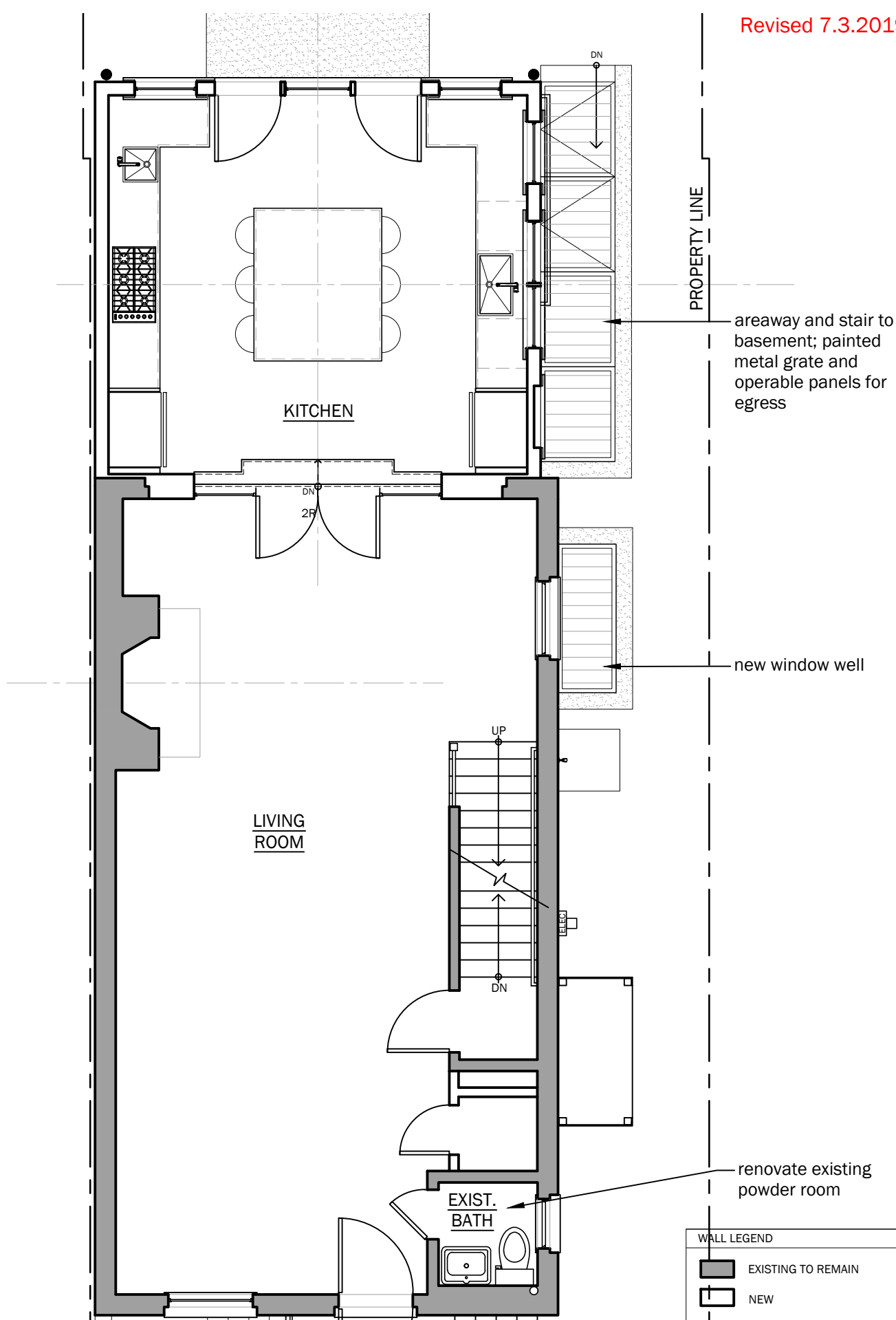
Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

**A4**





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# PROPOSED FIRST FLOOR PLAN

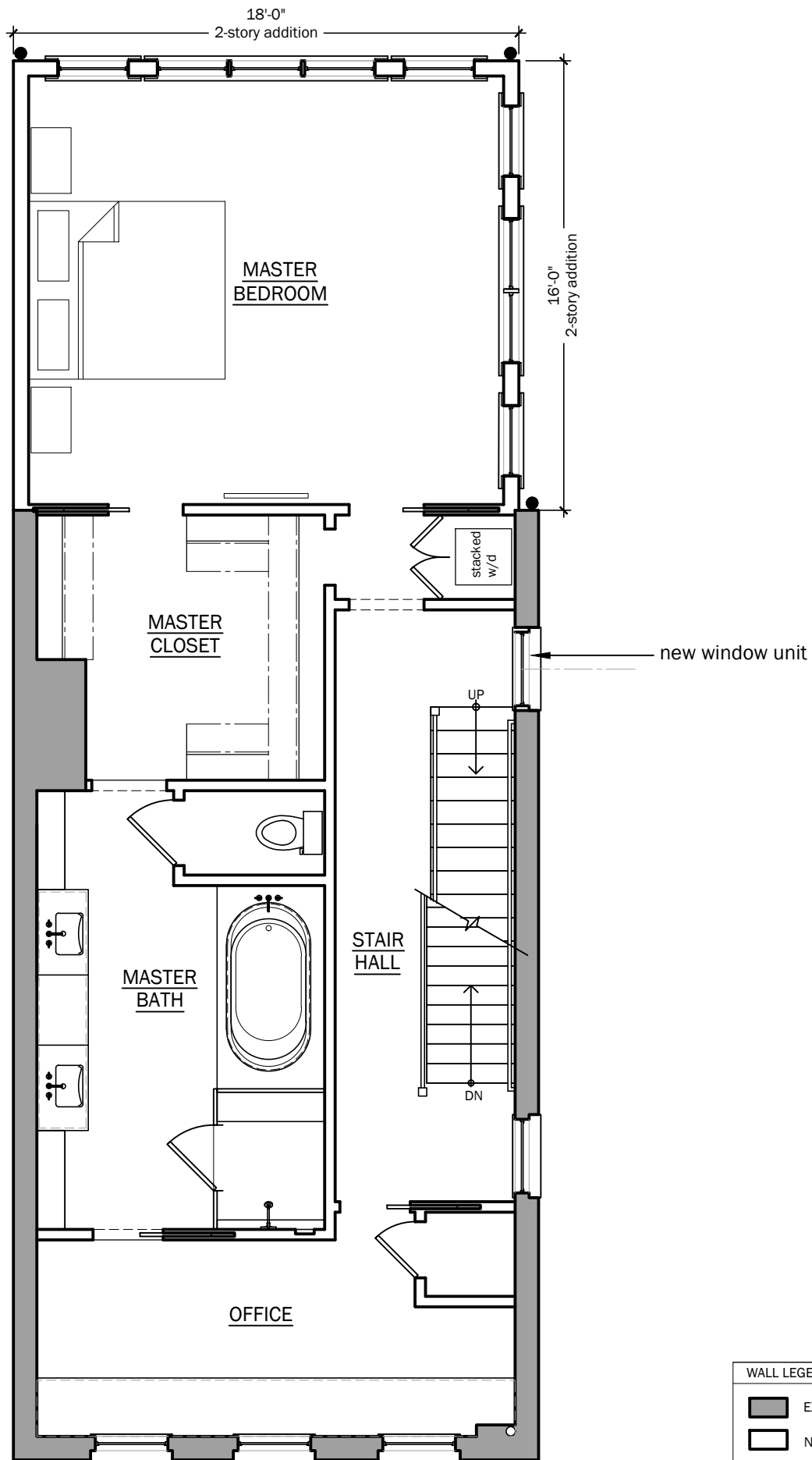
SCALE 3/16" = 1'-0"

Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

Board of Architectural Review  
Applied 5/27/2019  
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A5





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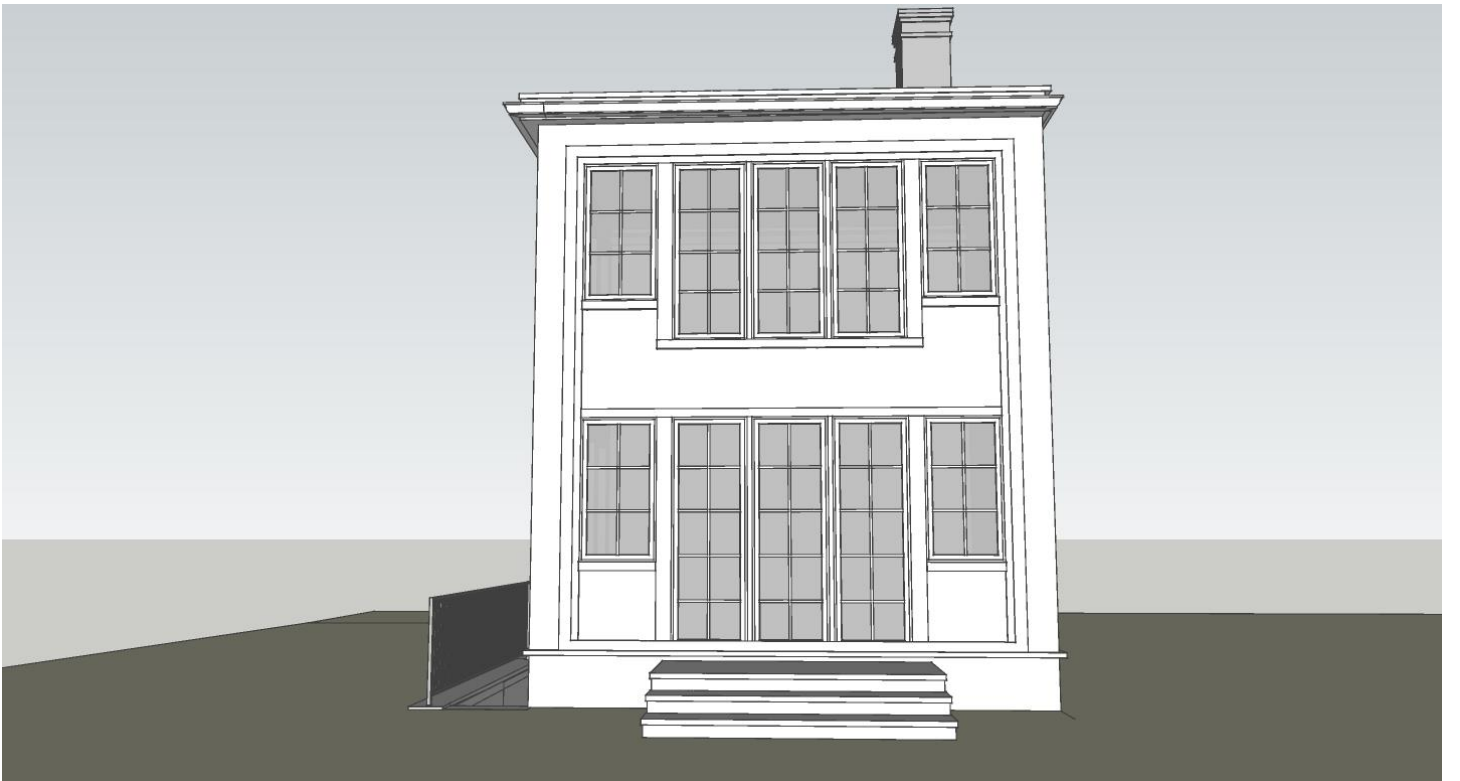
## PROPOSED SECOND FLOOR PLAN

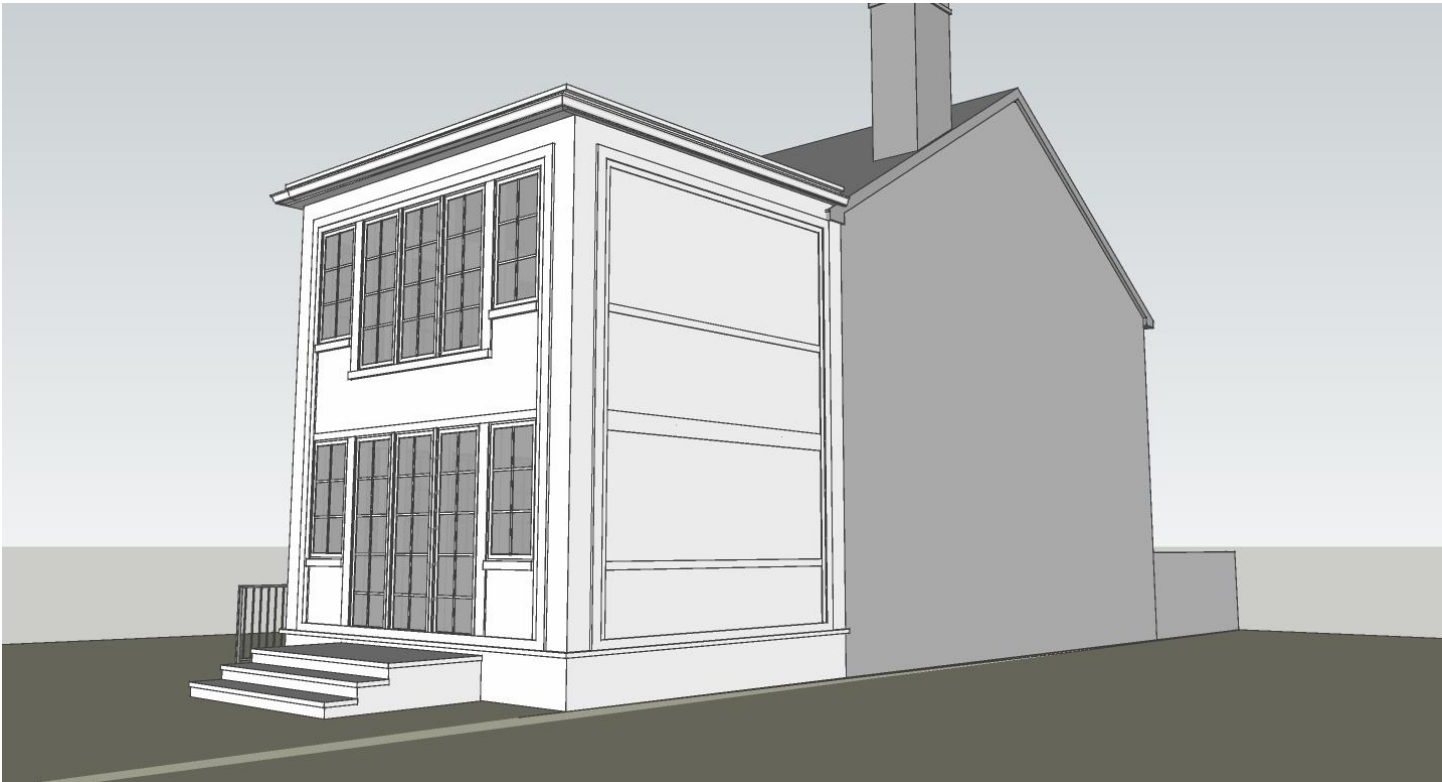
Early-Corcoran Residence  
616 S. Fairfax St. Alexandria, VA

SCALE 3/16" = 1'-0"

Board of Architectural Review  
Applied 5/27/2019  
Hearing 7/10/2019

A6









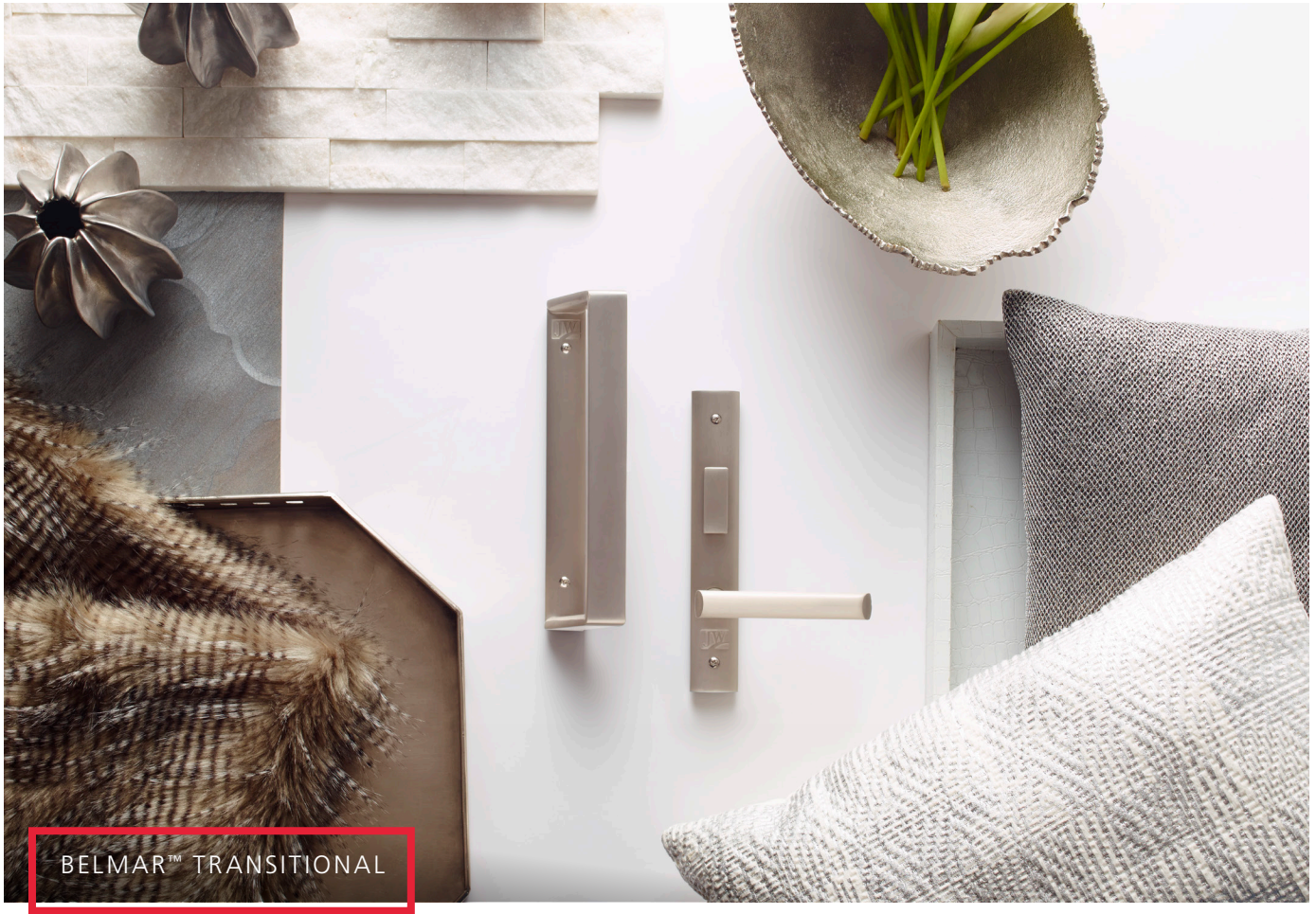
**JELD-WEN**  
WINDOWS & DOORS

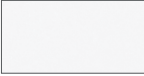






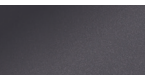
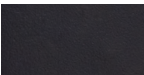

**SITELINE®**

WOOD AND CLAD-WOOD  
WINDOWS AND PATIO DOORS










	
White	Polished Chrome
	
Polished Brass	Brushed Brass
	
Antique Brass	Satin Nickel
	
Oil-Rubbed Bronze*	Chestnut Bronze
	
Matte Black	Black Chrome

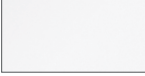






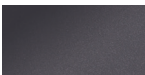

Finishes will perform at or above PVD-tested finishes.

\*Plated finish will not change over time.

# WINDOW HARDWARE

## WINDOW HARDWARE OPTIONS

Casement and Awning	Double-Hung and Horizontal Sliding
<p>STANDARD FOLDED NESTING HANDLE</p> 	<p>CONCEALED SASH LOCK</p> 
<p>PUSH-OUT HANDLE</p> 	

		
White	Desert Sand	Satin Nickel
		
Brushed Chrome	Polished Brass	Antique Brass
		
Oil-Rubbed Bronze	Chestnut Bronze	Black Powdercoat

# WINDOW OPENING CONTROL DEVICES (WOCD)

## AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.



Window Open



Window Closed

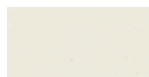




## INTERIOR PAINTS



Brilliant  
White



Ivory



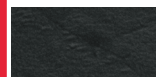
Desert  
Sand



Dove



Gunmetal



Black

## INTERIOR STAINS



Fruitwood



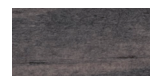
Cordovan



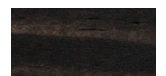
Walnut



Kodiak

















Charcoal



Americano

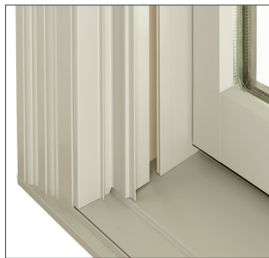




						
Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
						
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

# EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.



Adams



3 1/2" Flat



Brickmould

## OTHER OPTIONAL TRIM



2" Exterior Jamb Extension



Standard



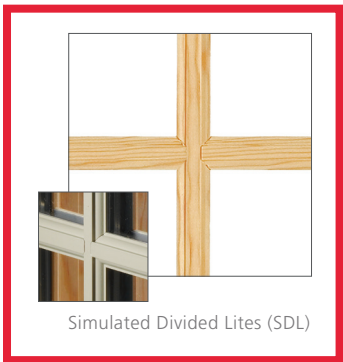
1" Sill Nosing



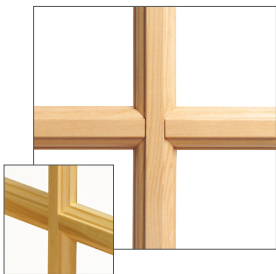
2" Sill Nosing

# DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



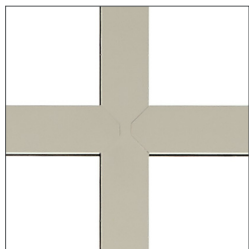
Simulated Divided Lites (SDL)



Full-Surround (FS) Wood Grilles



Grilles Between the Glass (GBG)



Contemporary Simulated Divided Lites (SDL)

## GLASS

### LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance.

### DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

### PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

### TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

### ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

## SPACERS

### STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.



### THERMOPLASTIC

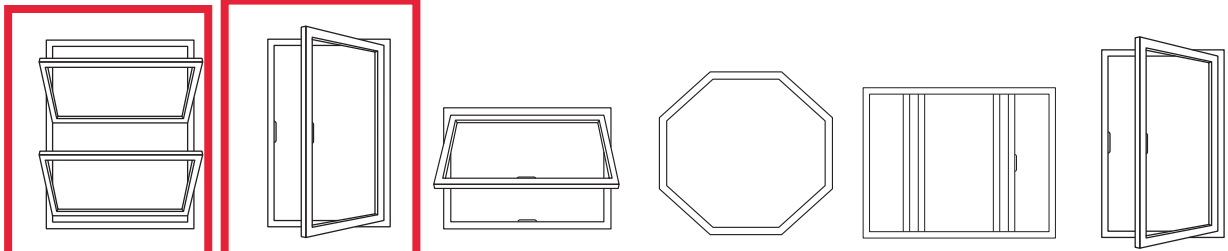
Our insulating glass may now be ordered with a state of the art black thermoplastic spacer that “disappears” into the window while providing the best thermal performance and the lowest seal failure rates of any spacer on the market.

## BLINK® BLINDS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.



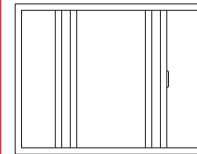
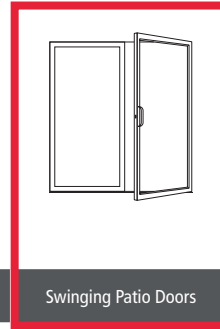
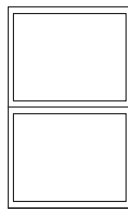
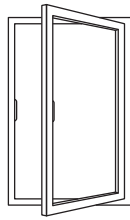
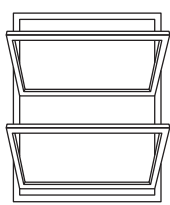
# PRODUCT DETAIL MATRIX



	Double-Hung	Casement	Awning	Geometric	Sliding	Push-out Casement
<b>Hardware</b>	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock	Push-out handle
<b>Hardware Finishes</b>	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
<b>Glass Options</b>	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
<b>Sizes: Min Max</b>	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"	18" x 18" 36" x 72"
<b>Grilles</b>	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs
<b>Performance Rating</b>	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30	36" x 72" - PG50
<b>Configurations</b>	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A	Special Mulls, Transoms, Bays & Bows, Multiples
<b>Spacer Color</b>	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
<b>Blink® Blinds</b>	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A

Other options available, including impact-rated options (depending on operating type) and screens.  
For more information, please see your JELD-WEN representative or visit [jeld-wen.com](http://jeld-wen.com).





	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors	Sliding Patio Doors	Folding Patio Doors
<b>Hardware</b>	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™	Harleston™, Whitby™, Belmar™	Standard
<b>Hardware Finishes</b>	9 Finishes	9 Finishes	9 Finishes	10 Finishes	10 Finishes	10 Finishes
<b>Glass Options</b>	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
<b>Sizes: Min Max</b>	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)	30" x 79" 48" x 96" (Panel Size)	62 1/2" x 80 3/8" 148" x 96" (Panel Size)
<b>Grilles</b>	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs	<b>GBG:</b> 5/8" Flat, 23/32" Contoured, 1" Contoured <b>Bead:</b> 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Putty:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Contemporary:</b> 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" <b>Combination SDL available:</b> mix and match designs
<b>Performance Rating</b>	45" x 78" - PG50	36" x 72" - PG35	N/A	<b>Inswing</b> - PG35, PG50 Limited Water <b>Outswing</b> - PG50 WZ3 Available	2-Panel WS - PG65 4-Panel WS - PG25 2-Panel NS - PG40 4-Panel NS - PG25	148" x 96"
<b>Configurations</b>	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms Available	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel
<b>Spacer Color</b>	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
<b>Blink® Blinds</b>	N/A	N/A	N/A	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A