

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Robert Landino & Douglas Belote

LOCATION: Old and Historic Alexandria District
110 Quay Street

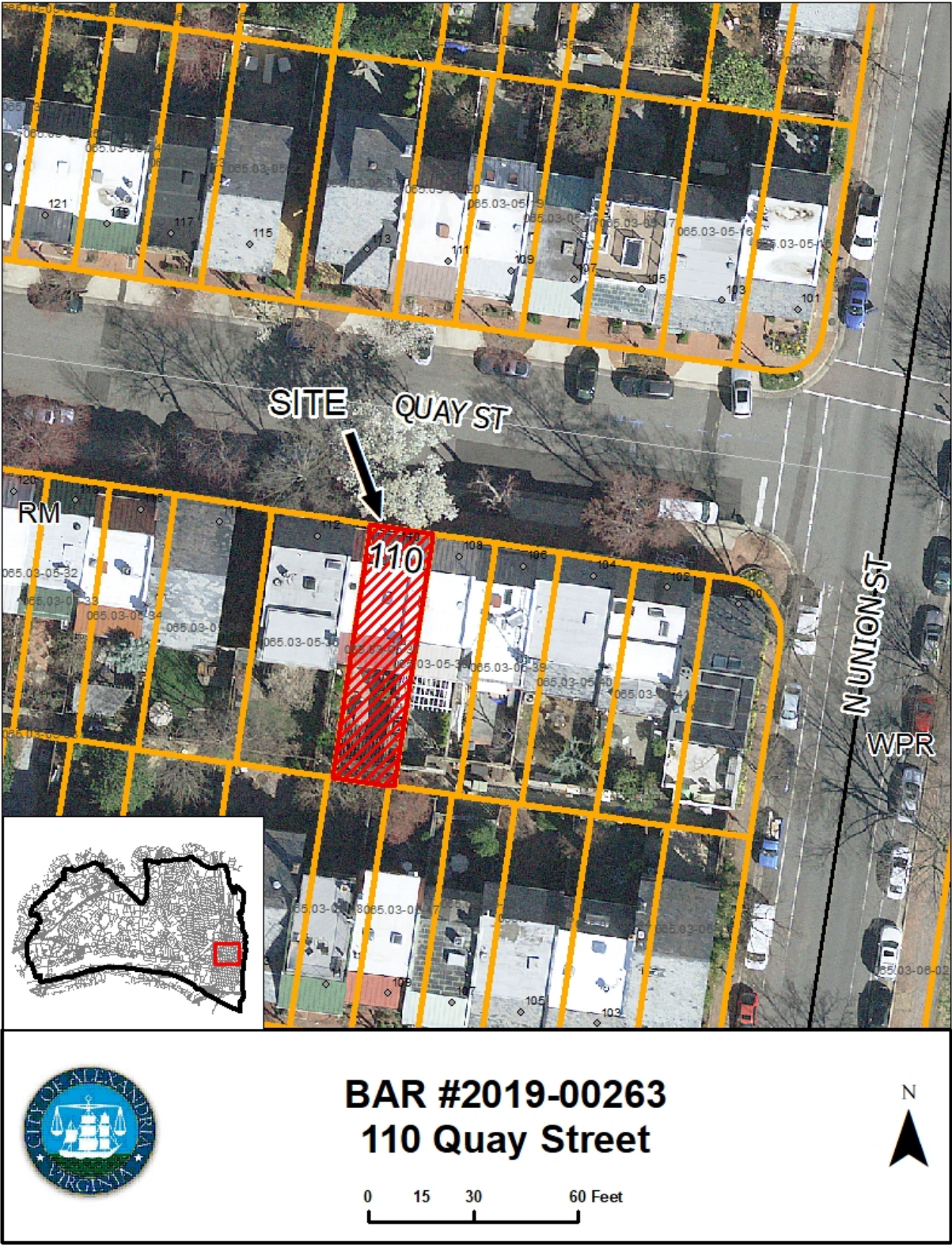
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted

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.



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness to replace the existing front entry door, add a painted metal and glass canopy over the front entry, replace all existing windows, replace the glazing on the rear terrace door, add a basement areaway with an enlarged window, and paint the exterior brick at 110 Quay Street.

The proposed changes to the rear elevation are not visible from a public right-of-way and are therefore not under BAR purview.

II. HISTORY

The three-story, three-bay brick, vernacular Colonial Revival style townhouse dwelling at 110 Quay Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. The attached brick townhouses are similar in design with a garage door and front entrance on the first floor and punched window openings or bay windows on the second floor, all with simple vernacular Colonial Revival detailing. At the time of construction, ~~the area was developed~~ it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984 at the request of property owners.

Previous BAR Approvals

BAR2019-00090, March 14, 2019, administrative approval to install a gas lantern adjacent to the front door.

III. ANALYSIS

This vernacular Colonial Revival townhouse is one of a collection of late-20th-century townhouses, all three stories in height with an attic story and a garage front. The BAR has approved many alterations and additions through the years as the location of this development has become more desirable, including comprehensive redesigns that have improved the material quality and architectural detailing of traditional style units and changed one end unit, 100 Quay Street, to a very handsome contemporary style (Figures 1 and 2). The BAR's concern has always been one of compatibility, particularly if there are nearby historic buildings which is not the case here, to ensure that whatever alterations are made are thoughtful designs that improve the overall composition of the subject property, while respecting the scale and character of the neighboring dwellings. BAR has given applicants a good deal of latitude in this development to accommodate personal taste – as long as the proposal itself was well designed and an improvement over the existing. The current design of the house lacks any historic significance or architectural distinction, as it is one of a multitude of slight variations on the vernacular Colonial Revival style that dominates the Quay Street development. The alterations proposed use high-quality materials and harmonize with other neighboring homes, most notably the afore-mentioned 100 Quay Street.



Figure 1: 106, 108, 110 Quay



Figure 2: 100 Quay Street

The BAR's *Design Guidelines* state that windows and doors are a character defining feature of buildings that can greatly impact the style and aesthetic of a structure. Staff finds that the replacement door and windows are appropriate and compatible with the size and scale of the dwelling. The proposed replacement of the existing windows will not damage historic fabric, as this structure is only 48 years old. Additionally, the windows meet all requirements of the May 2018 *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The existing painted metal railings were off-the-shelf builder grade products whose removal will in no way detract from the nature of the house.

The Zoning Ordinance was changed by Council several years ago to specifically require BAR approval to paint previously unpainted masonry in order to protect the 18th and 19th century brick within the City which could be irreversibly damaged due to painting. With the use of modern, hard-fired brick and the Portland cement on the 20th century townhouses in this community, Staff is less concerned that painting will physically harm the structure. The BAR has approved painting brick in this particular community, most recently at 101 Princess Street. Aesthetically, few houses within this particular development were originally painted but it was common on 20th century multi-unit developments such as Yates Gardens, Ford's Landing, Church Square and Queens Row, to intentionally paint some units on the blockface to provide a studied variety and an instant patina of age. In addition, during the past several years, the Board has had a more lenient level of design review with late 20th century developments, approving a number of substantial alterations, third/fourth floor additions, large dormers, and rooftop terraces on properties within this development. Therefore, due to the modern materials used, the eclectic architectural character of this development, and previous changes approved by the BAR at this contemporary development, Staff does not object to the applicant's proposal to paint the exterior brick.

Staff finds that the proposed changes will transform this commonplace, 1971 vernacular Colonial Revival townhouse into a refreshing contemporary design that successfully blends a traditional house form with modern details. Therefore, staff recommends approval of the application as submitted.

STAFF

Susan Hellman, Principal 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 meets zoning ordinance requirements.

F-2 Proposed metal glass canopy meets FAR exclusion as it would be considered an architectural feature projecting no more than 30" from a building.

F-3 Proposed metal grate over areaway would allow that particular space to continue to count toward open space; allowed within a required 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)

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

- F-1 No archaeological oversight is necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00263: 110 Quay Street

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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 _____

☐ ADDITION

☐ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.

☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☐ Description of the reason for demolition/encapsulation.

☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Karen Conkey

Date: 06/24/2019

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. Robert Landino Douglas Belote	110 Quay Street	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 110 Quay 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. Robert Landino Douglas Belote	110 Quay Street	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Robert Landino Douglas Belote		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.

06/24/19
Date

Karen Conkey
Printed Name


Signature



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

B**A. Property Information**

A1. 110 Quay Street
Street Address

RM
Zone

A2. 1,318.00 (Reduced by Easement) x 1.42 (Reduced by Variance) = 1,871.56
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement 665.00
First Floor 665.00
Second Floor 665.00
Third Floor 665.00
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 232.00
Stairways** 190.00
Mechanical** 59.00
Attic less than 7'*** 665.00
Porches**
Balcony/Deck**
Lavatory*** 88.00
Other**
Other**

B1. 2,660.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,234.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,426.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 2,660.00 B2. Total Exclusions 1,234.00

C. Proposed Gross Floor AreaProposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other 41.00

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other** 41.00

C1. 41.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 41.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 41.00 C2. Total Exclusions 41.00

D. Total Floor Area

D1. 1,426.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,871.56 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 463.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 458.00 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: 

12

Date: 6/24/2019



110 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING QUAY STREET ELEVATION

CLIENT:
Rob Landino & Doug Belote
 110 Quay Street
 Alexandria, VA 22314

24 JUNE 2019

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

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BAR SUBMISSION

ASK
1.1A

NOT FOR CONSTRUCTION



110 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

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 110 Quay Street
 Alexandria, VA 22314

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ASK
1.1B

NOT FOR CONSTRUCTION



CLOSE UP OF EXISTING MOTTLED BRICK @ 110 QUAY STREET



PAINTED BRICK @ 127 QUAY STREET



PAINTED BRICK AT 100 QUAY STREET

110 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING BRICK AND EXAMPLES OF PAINTED BRICK HOMES ON QUAY ST.

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CLIENT:

Rob Landino & Doug Belote
110 Quay Street
Alexandria, VA 22314

ARCHITECT:

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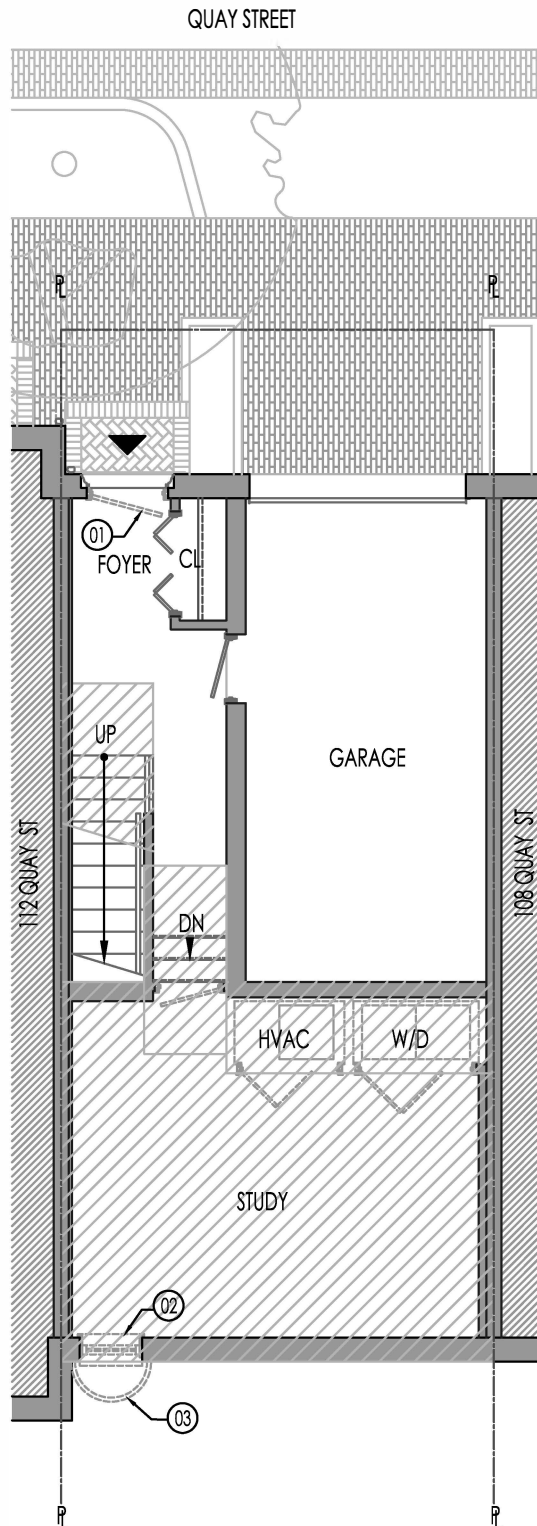
24 JUNE 2019

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BAR SUBMISSION

ASK
1.1C

NOT FOR CONSTRUCTION



DEMOLITION WORK

- 01 EXISTING ENTRY DOOR TO BE REMOVED/REPLACED
- 02 EXISTING WINDOW TO BE REMOVED/REPLACED
- 03 EXISTING AREAWAY TO BE REMOVED/REPLACED
- 04 EXISTING GLAZING WITH INTERNAL MULLIONS AT TERRACE DOOR TO BE REMOVED/REPLACED
- 05 EXISTING PTD MTL RAILING TO BE REMOVED

NEW WORK

- 10 PREFINISHED FIBERGLASS-CLAD WOOD AND DECORATIVE GLASS ENTRY DOOR
- 11 PTD MTL AND SPECIALITY GLASS CANOPY ATTACHED TO STRUCTURE
- 12 MASONRY AREAWAY WITH STONE CAP AND PTD MTL GRATE
- 13 PREFINISHED FIBERGLASS-CLAD WOOD WINDOW
- 14 GLAZING WITHOUT MULLIONS AT EXISTING TERRACE DOORS
- 15 EXISTING BRICK TO BE PAINTED

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

110 Quay Street, Alexandria, VA 22314

EXISTING BASEMENT LEVEL PLAN

CLIENT:
Rob Landino & Doug Belote
 110 Quay Street
 Alexandria, VA 22314



12 JULY 2019

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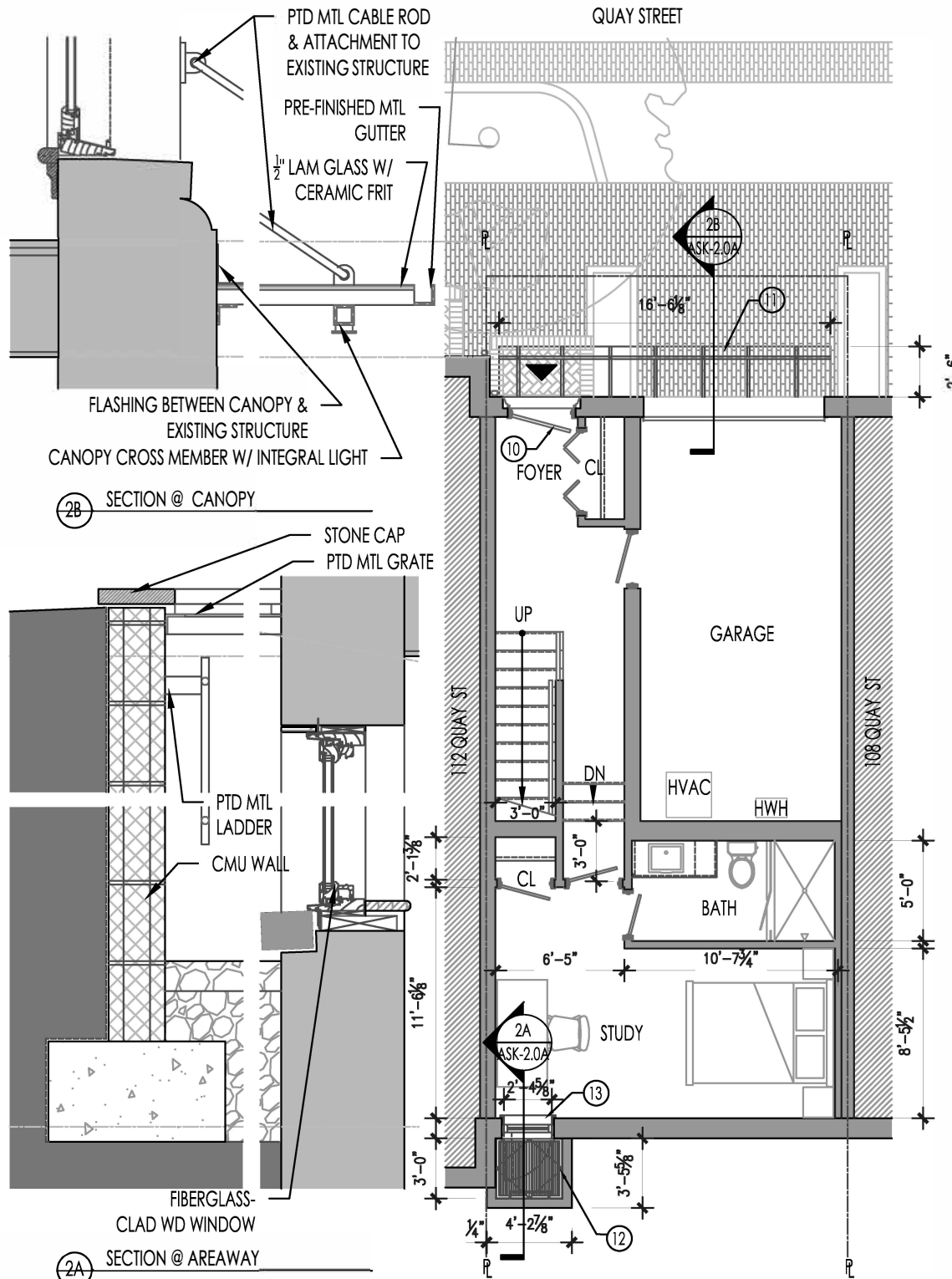
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BAR SUBMISSION

**ASK
2.0**

NOT FOR CONSTRUCTION



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110 Quay Street, Alexandria, VA 22314

PROPOSED BASEMENT LEVEL PLAN

CLIENT:
Rob Landino & Doug Belote
 110 Quay Street
 Alexandria, VA 22314



12 JULY 2019

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DEMOLITION WORK

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BAR SUBMISSION

ASK
2.0A

NOT FOR CONSTRUCTION



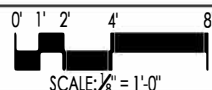
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 - 05 EXISTING PTD MTL RAILING TO BE REMOVED
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 - 14 GLAZING WITHOUT MULLIONS AT EXISTING TERRACE DOORS
 - 15 EXISTING BRICK TO BE PAINTED

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110 Quay Street, Alexandria, VA 22314

EXISTING NORTH ELEVATION

CLIENT:
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 110 Quay Street
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INTERIOR ELEVATION



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PROPOSED NORTH ELEVATION

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

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DEMOLITION WORK

- 01 EXISTING ENTRY DOOR TO BE REMOVED/REPLACED
- 02 EXISTING WINDOW TO BE REMOVED/REPLACED
- 03 EXISTING AREAWAY TO BE REMOVED/REPLACED
- 04 EXISTING GLAZING WITH INTERNAL MULLIONS AT TERRACE DOOR TO BE REMOVED/REPLACED
- 05 EXISTING PTD MTL RAILING TO BE REMOVED

NEW WORK

- 10 PREFINISHED FIBERGLASS-CLAD WOOD AND DECORATIVE GLASS ENTRY DOOR
- 11 PTD MTL AND SPECIALITY GLASS CANOPY ATTACHED TO STRUCTURE
- 12 MASONRY AREAWAY WITH STONE CAP AND PTD MTL GRATE
- 13 PREFINISHED FIBERGLASS-CLAD WOOD WINDOW
- 14 GLAZING WITHOUT MULLIONS AT EXISTING TERRACE DOORS
- 15 EXISTING BRICK TO BE PAINTED

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ASK
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DEMOLITION WORK

- 01 EXISTING ENTRY DOOR TO BE REMOVED/REPLACED
- 02 EXISTING WINDOW TO BE REMOVED/REPLACED
- 03 EXISTING AREAWAY TO BE REMOVED/REPLACED
- 04 EXISTING GLAZING WITH INTERNAL MULLIONS AT TERRACE DOOR TO BE REMOVED/REPLACED
- 05 EXISTING PTD MTL RAILING TO BE REMOVED

NEW WORK

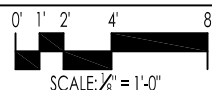
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EXISTING SOUTH (REAR) ELEVATION

CLIENT:
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 110 Quay Street
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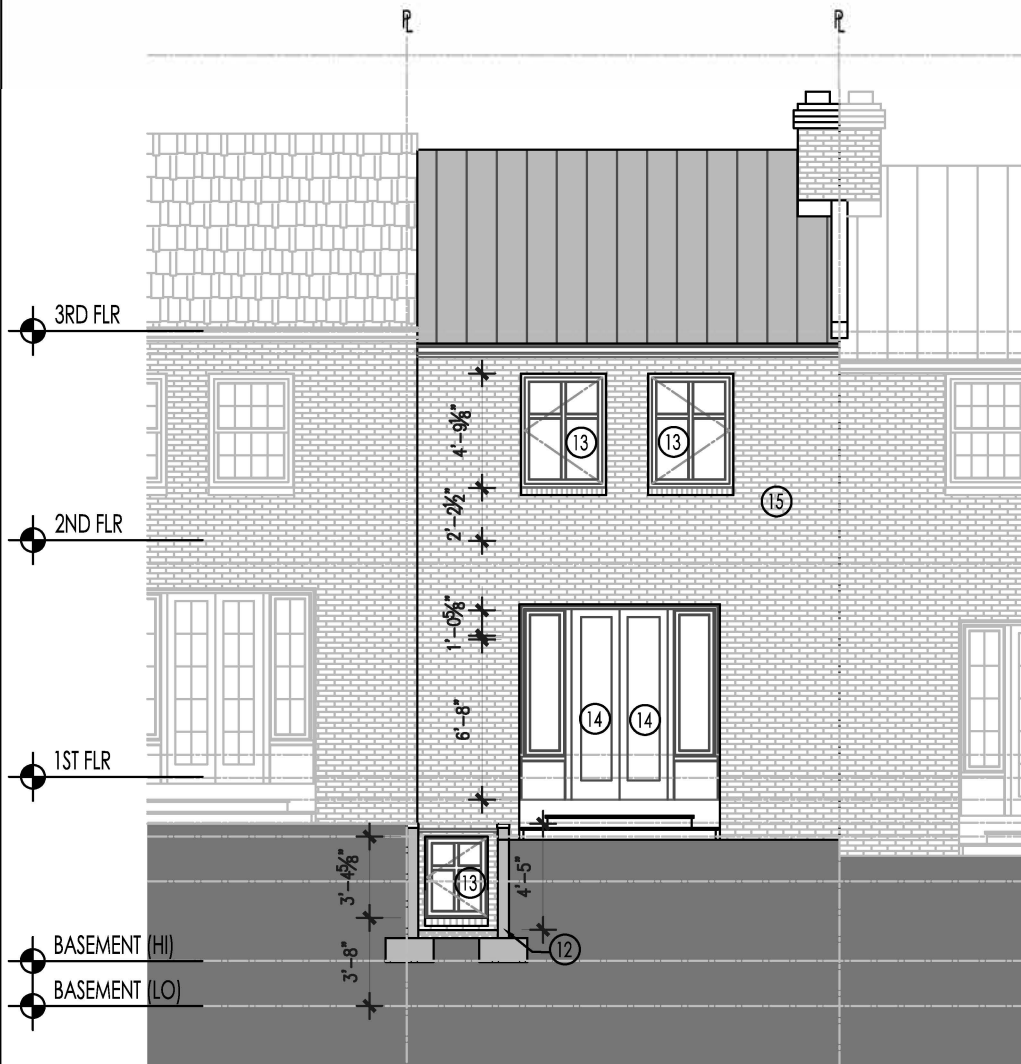
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**ASK
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DEMOLITION WORK

- 01 EXISTING ENTRY DOOR TO BE REMOVED/REPLACED
- 02 EXISTING WINDOW TO BE REMOVED/REPLACED
- 03 EXISTING AREAWAY TO BE REMOVED/REPLACED
- 04 EXISTING GLAZING WITH INTERNAL MULLIONS AT TERRACE DOOR TO BE REMOVED/REPLACED
- 05 EXISTING PTD MTL RAILING TO BE REMOVED

NEW WORK

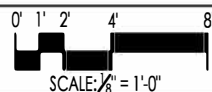
- 10 PREFINISHED FIBERGLASS-CLAD WOOD AND DECORATIVE GLASS ENTRY DOOR
- 11 PTD MTL AND SPECIALITY GLASS CANOPY ATTACHED TO STRUCTURE
- 12 MASONRY AREAWAY WITH STONE CAP AND PTD MTL GRATE
- 13 PREFINISHED FIBERGLASS-CLAD WOOD WINDOW
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PROPOSED SOUTH (REAR) ELEVATION

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110 Quay St



Smooth-Star®
S5710XG-SDLF2

DOOR SUMMARY

Project

DOOR TYPE

Entry

DOOR SIZE

3'0" × 6'8"

CONFIGURATION

Single

Project

GLASS



Geometric Colonial 4 Lite 1Wx4H Simulated Divided Lites - Flat 3-1/2"

FINISH



Onyx

ACCESSORIES

Forte Brushed Nickel Handleset

Included in Your Configured Product:

Door Style



Smooth-Star®
S5710XG-SDLF2

Finish Option



Onyx

Glass Style



Geometric Colonial 4 Lite 1Wx4H Simulated
Divided Lites - Flat 3-1/2"

Accessories



Forte Brushed Nickel

WOOD-ULTREX®
S E R I E S

4 PANEL
SLIDING
FRENCH DOOR



BUILT TO
PERFORM.



Stay true

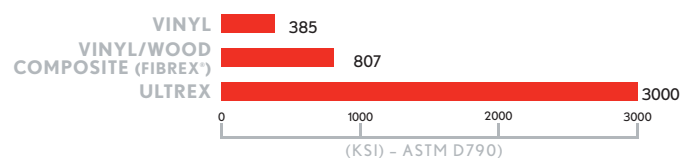
Ultrex® fiberglass also stands up mightily to rain, wind, heat and time, looking beautiful and performing well long after other window and door materials have lost their luster.

Pioneers



One hundred years of innovation and uncompromising product performance standards: that's the legacy of Marvin Windows and Doors. And it's why we build energy efficiency into every Integrity® from Marvin product.

FLEXURAL MODULUS



Stability.

The strength of Ultrex fiberglass also translates into superior stability. Ultrex is more rigid than vinyl and vinyl/wood composites. So issues of instability and less-than-perfect alignment that can complicate installation – and long-term performance – are not a concern with Integrity® windows and doors.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true even under the most punishing conditions.

Built to Perform®.

It's more than our tagline, it is our promise to you. Ultrex is so resilient, it outperforms and outlasts vinyl and vinyl/wood composites, time and time again. Strong yet light, Ultrex provides sturdy, reliable support from top to bottom, end to end.

A history of integrity.

Marvin has a long history of product innovations, industry firsts and commitment to community. Integrity Windows and Doors takes pride in the fact that our corporation is green-minded with recycling efforts and employee awareness. In addition, we incorporate green components into our product packaging and even our distribution process.

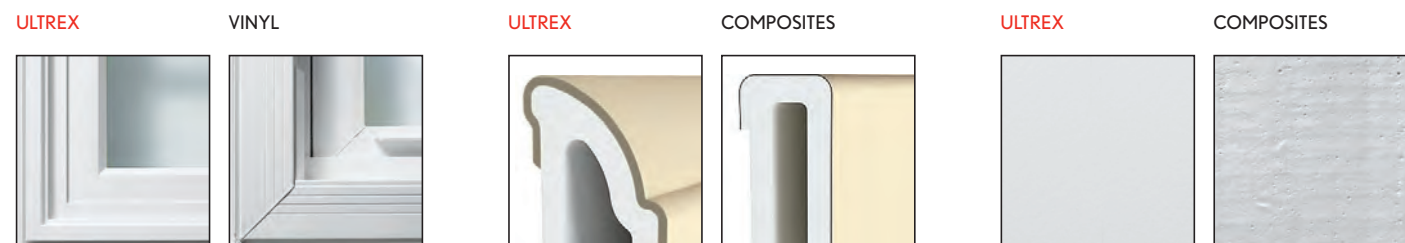
Beyond that, being green is also about conserving energy – and Integrity is energy efficient. Not only are the products extremely durable, Integrity from Marvin was the first major window and door manufacturer to offer its ultra durable Ultrex® energy-efficient Low E2 insulated glass with Argon and ENERGY STAR® qualified performance on all of its standard windows and doors.

Today, Marvin is credited with several industry firsts and is recognized for innovative products and uncompromising product performance standards. Third- and fourth-generation Marvin family members remain actively involved in the company and keep the original spirit of corporate responsibility alive today.

Superior performance you can feel good about.

At Integrity, sustainability is part of the manufacturing philosophy: make a product able to withstand the power of the great outdoors, while preserving the natural resources from which it was made.

- Ultrex is made from silica sand, a safe and renewable natural resource.
- The Ultrex manufacturing facility captures and destroys 95% of all VOCs.
- The Ultrex manufacturing facility fully complies with the 1990 Clean Air Act and has been designated as a Maximum Achievable Control Technology (MACT) facility as outlined by the Environmental Protection Agency (EPA).
- The glass in our products contains 15%–33% recycled content.
- Integrity products offer ENERGY STAR qualified performance.
- Even more green awards and information at integritywindows.com.



Integrity windows have a clean glazing bead profile and have solid, square, weathertight joints. Vinyl corners can arrive with messy welded corners and joints that aren't square.

With a finish up to 3x thicker than competitive finishes Integrity products won't dent, crack, chip, or peel. Its unmatched detailed profiles and superior tooling capabilities provide for a cleaner fit and finish.

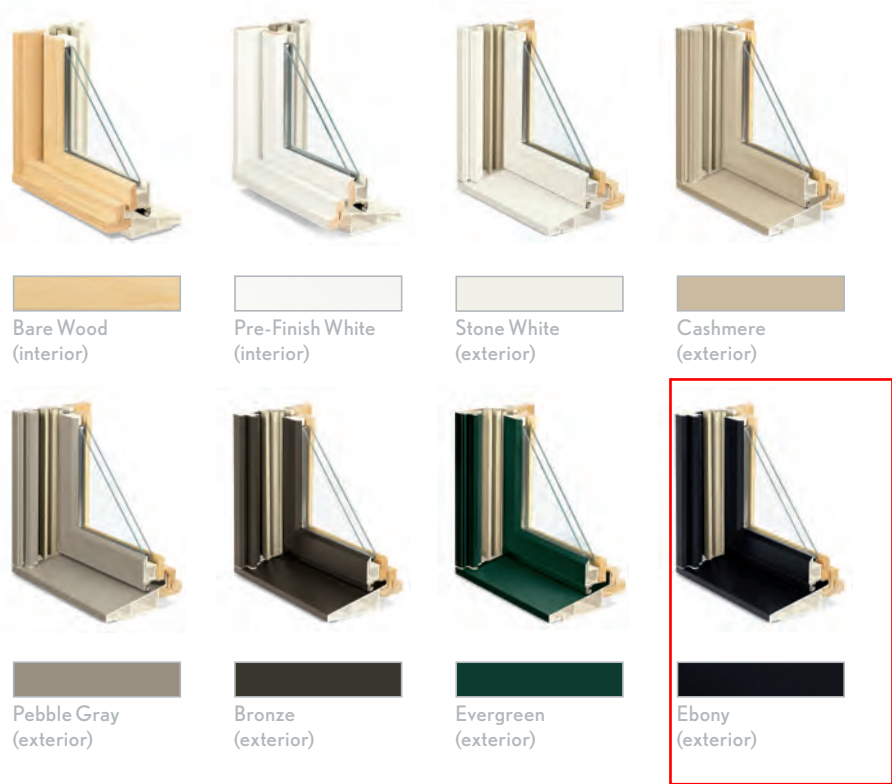
Integrity windows use a patented, mechanically bonded finish, shown on the left, compared to the competitive finishes that are painted on and can be unsightly.

* "Life cycle assessment of windows for the North American residential market: Case Study" by the University of British Columbia Scandinavian Journal of Forest Research, 2008.

Finishes.

Interior Finishes: Standard bare wood to stain or paint to match your interior; or a factory-applied white semi-gloss interior finish for reduced job site finishing time and labor.

Exterior Finishes: Stone White, Cashmere, Pebble Gray, Bronze, Evergreen or Ebony. All are paintable without affecting the durability.



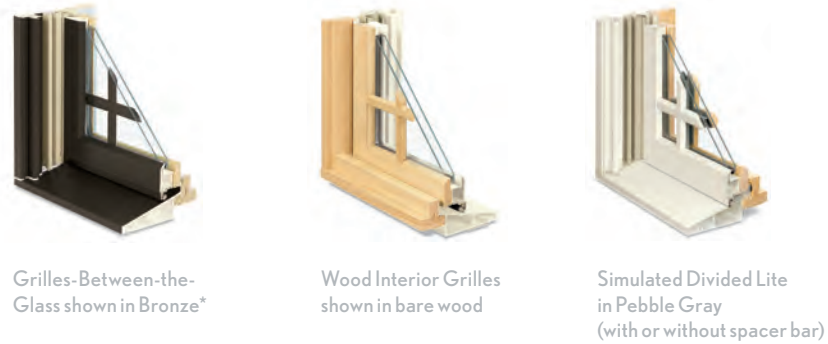
Divided Lites.

Simulated Divided Lites: (SDL) Bars permanently adhered to both sides of the glass for a more authentic look. SDL is available with or without spacer bar and in several popular lite cut options (see page 49). Finished to match your interior and exterior finish options.

Profiled Grilles-Between-the-Glass: (GBG) Offer all the style with no hassle by inserting the grille detail between the two glass panels. GBG are available in several popular lite cut options (see page 49) and features a white or bronze interior with a Stone White, Pebble Gray, Cashmere, Bronze, Evergreen or Ebony exterior to match the exterior finish.*

Wood Interior Grilles: (WIG) Feature easy removal for cleaning.

Available in bare wood or factory applied white pre-finish on interior or exterior.

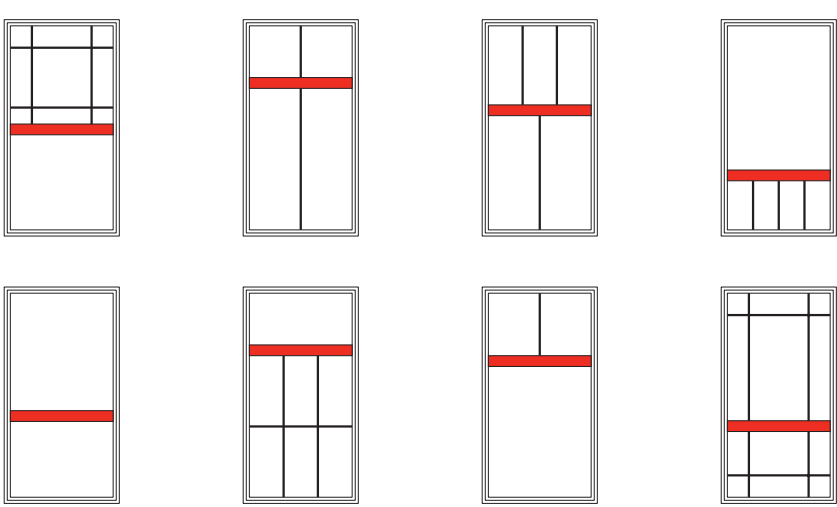


Simulated Checkrail.

A Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress or performance demand another solution.

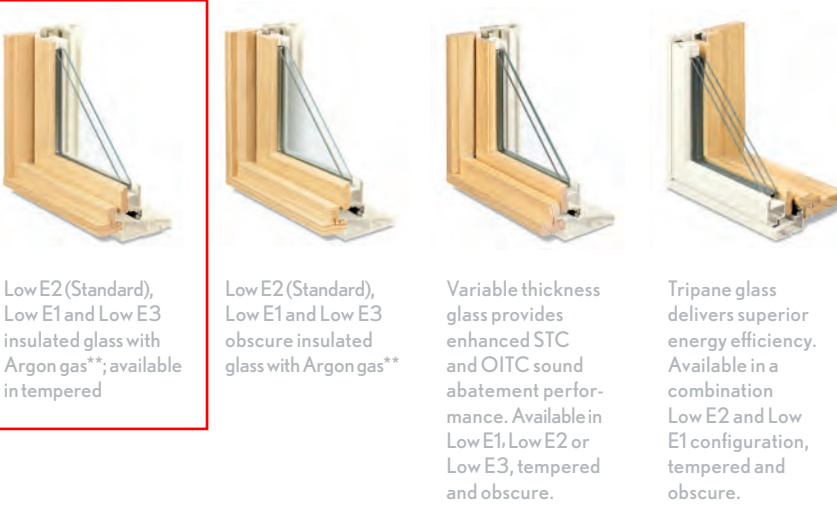
You specify placement of the horizontal simulated checkrail bar, and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 11/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle and Picture units.



Glazing.

Energy efficiency, safety and privacy. Choose from Integrity® Windows and Doors' standard Low E2 insulated glass with Argon gas,** Low E1 or Low E3 with Argon gas. Both tempered insulated glass with Argon gas (standard on larger units and doors, and available on most other units); and obscure*** insulated glass with Argon gas are available in Low E1, Low E2 and Low E3.



* Not available in polygons except in direct glaze rectangles.
** Argon gas not available in high elevations where capillary tubes are required.
*** Obscure not available on Doors, Round Tops or with GBG.

Casement & Awning

DESIGNED FOR A GREAT FIRST IMPRESSION. ENGINEERED FOR A GREAT LASTING IMPRESSION.



Sequential multi-point locking system ensures PG50 rated performance on all sizes.

Reliable dual-arm roto gear hardware prevents sagging and allows for easy cleaning.

Available stainless steel hardware package for superior corrosion resistance.

Peace of mind with Window Opening Control Device option.

Stationary, operating, transom, and picture units available.

Available with Tripane.

Dual arm roto gear operation and sequential multi-point locking system ensure PG50 rated performance on all Casement and Awning windows so they will remain airtight, watertight, and secure even in driving rains and strong winds. And with a unique Tripane glazing option, these windows offer even more remarkable thermal performance.

Clean lines, a folding handle and single lever lock enhance the beautiful wood interior, while factory mulling with Casements, Awnings, Round Tops, Polygons, Transoms and Picture windows enable unique configurations. Available with stainless steel coastal operating hardware.

The Integrity®
Casement and Awning
are available
with Tripane Glass
offering a remarkable
U-Value of .20 on
operating units.

