

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: James Bach

LOCATION: Old and Historic Alexandria District
1006 Powhatan Street

ZONE: RB/Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the condition that the front porch of the main block decking material be wood.

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 approval to install a new window at the second-story south elevation, replace the rear terrace entry doors, replace the decking of two porches on the east elevation with composite decking and repair porch structures as required at 1006 Powhatan Street.

Certificate of Appropriateness

- Replace the decking of both front porches with Trex Transcend Composite decking with woodgrain, natural color.
- Remove approximately 5.72 square feet of the east elevation second floor wall to accommodate a 2'-5 1/4" x 2'-2" Integrity Wood-Ultrex six-light awning fiberglass clad window with simulated divided lights (SDL).
- Replace the rear entrance doors with Integrity Wood-Ultrex Inswing French fiberglass clad doors with SDL.

II. HISTORY

The two-story, frame Craftsman Bungalow building was built ca. **1925** as a semi-detached townhouse. The building features an asphalt shingled side gable roof with a front dormer and six-over-one double-hung sash windows and is clad with aluminum siding. An open porch with a cross gable shingle roof with an exposed decorative truss accentuates the façade. The building features a second recessed porch on the 1990 addition's entrance.

Previous BAR Approvals

June 16, 1976 – BAR approval for the installation of aluminum siding.

July 19, 1978 – BAR approval for the installation of a fence and gate.

June 6, 1990 – BAR approval for a rear addition and alterations (BAR-90-116).

January 16, 1991 – BAR approval for revisions to previously approved plans (BAR-91-19)

III. ANALYSIS

Staff does not object to the replacement of the addition's porch wood decking with Trex Transcend Composite since this porch was built in 1990 and the synthetic material is appropriate for its time, but staff cannot support the replacement of the main building's wood porch decking on the east primary elevation with the proposed Trex Transcend Composite because the BAR's long-standing policies regarding repair and restoration of historic properties are to:

1. Preserve and repair existing original fabric wherever it is identified and reasonably repairable.
2. Replace the original material in-kind, using the same design and same material, when staff agrees in the field that the original is not reasonably repairable.
3. Install new historically appropriate material to match the original when its design is revealed through site investigation or archival evidence.
4. Install new material in a historically appropriate style where the original material and design cannot be verified.

Furthermore, the *Design Guidelines* states that "Porches are important architectural element, especially on residential structures. They can serve as a defining element of an architectural style."

Staff supports the installation of the new Integrity Wood-Ultrex six-light awning fiberglass clad window with simulated divided lights on the second story of the south elevation because this is a secondary elevation and the Board routinely approves fenestration modifications to accommodate a more functional interior layout. The *Guidelines* states that “New and replacement windows should be appropriate to the historic period of the architectural style of the building.” The proposed new window material and light configuration are appropriate for the building. As part of the review of this project staff became aware of the existing windows and French doors on the primary porch with sandwich muntins (Figure 1), which are not appropriate in the historic district. Staff could not locate a building permit approving these windows, but minutes from the 1991 BAR-91-19 case references window changes. Although this staff report does not mention the windows’ material or muntins, it is relevant to mention that the Design Guidelines were not approved until 1993. Staff believes that the windows with sandwich muntins were approved and installed at that time.



Figure 1

The rear entrance doors are not visible from a public way, therefore not under the purview of the BAR.

With the condition discussed above, staff recommends approval of the Certificate of Appropriateness for alterations.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Susan Hellman, Historic Preservation Principal Planner, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 Proposed alterations to the existing property cosmetic changes within the existing footprint of the structure. Proposed alterations will not increase FAR or alter setbacks. Proposed scope of work meets zoning ordinance requirements for the RB zone.

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 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00264: 1006 Powhatan 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 ConkeyDate: 06/24/19

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. James Bach	1006 Powhatan 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 1006 Powhatan 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. James Bach	1006 Powhatan 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. James Bach		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. 1006 Powhatan Street
Street Address

RB
Zone

A2. 2,637.00 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,977.75
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 802.00

Second Floor 631.00

Third Floor

Attic

Porches 130.00

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 77.00

Mechanical** 24.00

Attic less than 7***

Porches** 130.00

Balcony/Deck**

Lavatory*** 74.00

Other**

Other**

B1. Total Gross 1,563.00

B2. Total Exclusions 305.00

B1. 1,563.00 Sq. Ft.
Existing Gross Floor Area*

B2. 305.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,258.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Total Gross 0.00

C2. Total Exclusions 0.00

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

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

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.

D. Total Floor Area

D1. 1,258.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,977.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 910.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 910.00 Sq. Ft.
Proposed Open Space

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



1006 Powhatan Street, Alexandria, VA 22314

PHOTO OF EXISTING POWHATAN STREET & SIDE ELEVATIONS

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CLIENT:

James Bach
1006 Powhatan Street
Alexandria, VA 22314

ARCHITECT:

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

24 JUNE 2019

Conkey | architects

BAR SUBMITTAL

ASK
1.1A

NOT FOR CONSTRUCTION



1006 Powhatan Street, Alexandria, VA 22314

PHOTO OF EXISTING PARTIAL REAR ELEVATION

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CLIENT:

James Bach
1006 Powhatan Street
Alexandria, VA 22314

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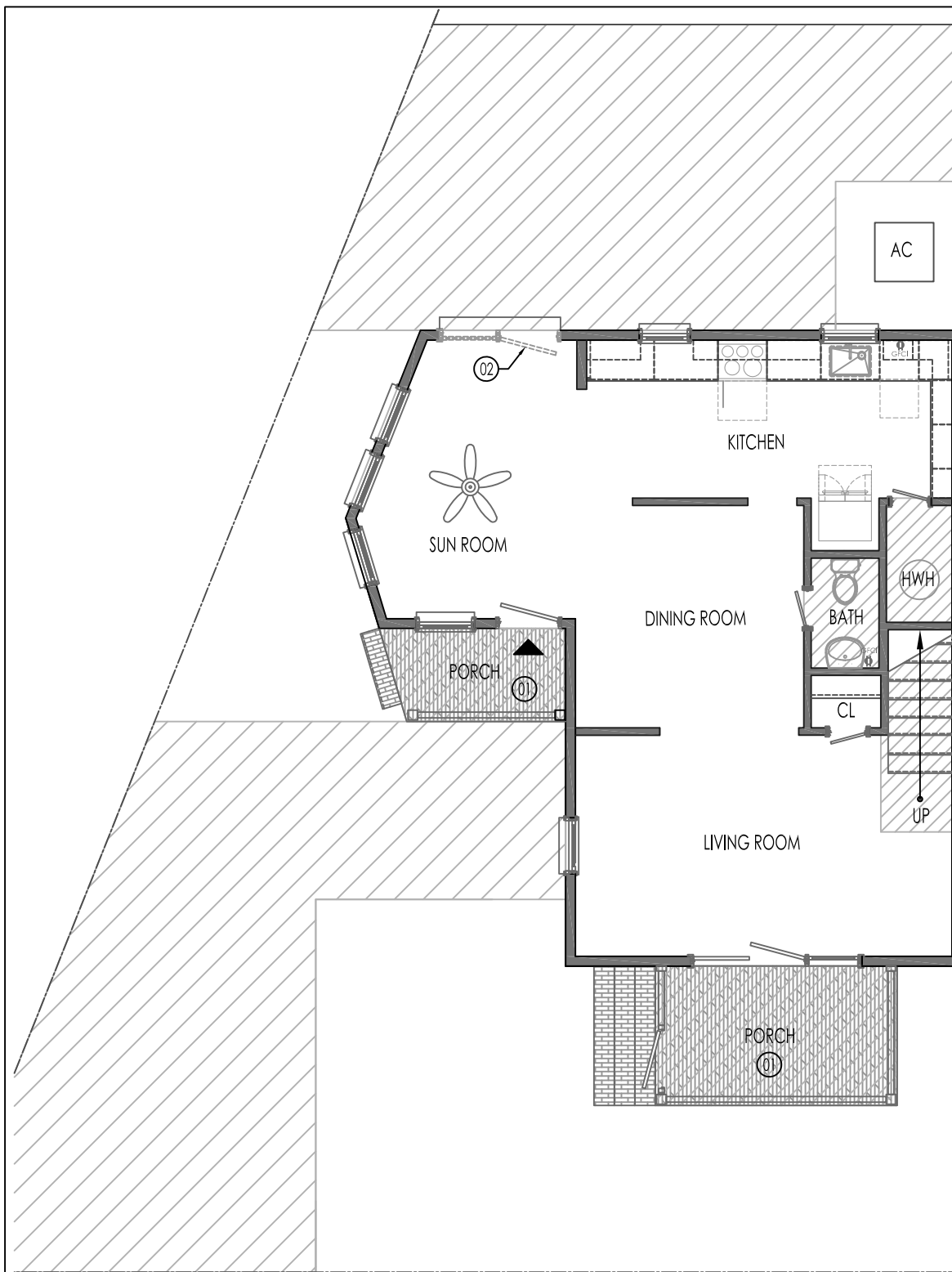
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BAR SUBMITTAL

ASK
1.1B

NOT FOR CONSTRUCTION



DEMOLITION WORK

- (01) EXISTING PORCH DECKING TO BE REMOVED/REPLACED
- (02) EXISTING TERRACE DOORS TO BE REMOVED/REPLACED
- (03) WALL TO BE REMOVE
- (04) DOOR TO BE REMOVED/RELOCATED

NEW WORK

- (10) COMPOSITE DECKING
- (11) FIBERGLASS-CLAD WOOD AND GLASS TERRACE DOORS
- (12) FIBERGLASS-CLAD WOOD WINDOW WITH GLASS TRANSLUCENT
- (13) DOOR TO MATCH EXISTING ADJ

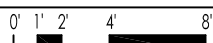
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1006 Powhatan Street, Alexandria, VA 22314

EXISTING 1ST FLOOR LEVEL PLAN SHOWING DEMOLITION

CLIENT:

James Bach
1006 Powhatan Street
Alexandria, VA 22314



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

24 JUNE 2019

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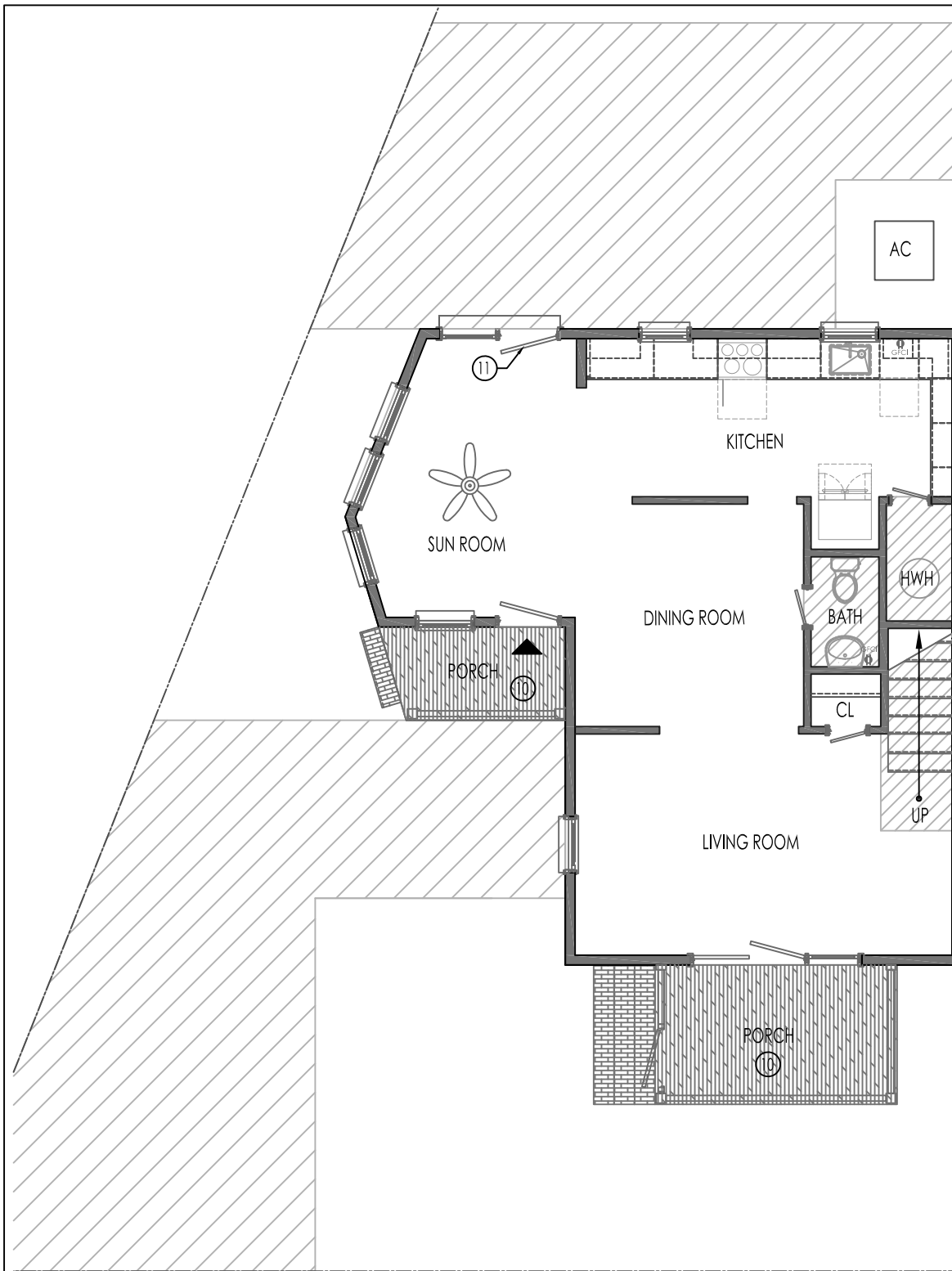
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info@conkeyarchitects.com

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BAR SUBMITTAL

**ASK
2.1**

NOT FOR CONSTRUCTION



- DEMOLITION WORK**
- 01 EXISTING PORCH DECKING TO BE REMOVED/REPLACED
 - 02 EXISTING TERRACE DOORS TO BE REMOVED/REPLACED
 - 03 WALL TO BE REMOVE
 - 04 DOOR TO BE REMOVED/RELOCATED

- NEW WORK**
- 10 COMPOSITE DECKING
 - 11 FIBERGLASS-CLAD WOOD AND GLASS TERRACE DOORS
 - 12 FIBERGLASS-CLAD WOOD WINDOW WITH GLASS TRANSLUCENT
 - 13 DOOR TO MATCH EXISTING ADJ

- EXISTING AREA DEDUCTED
- EXISTING & PROPOSED OPEN SPACE

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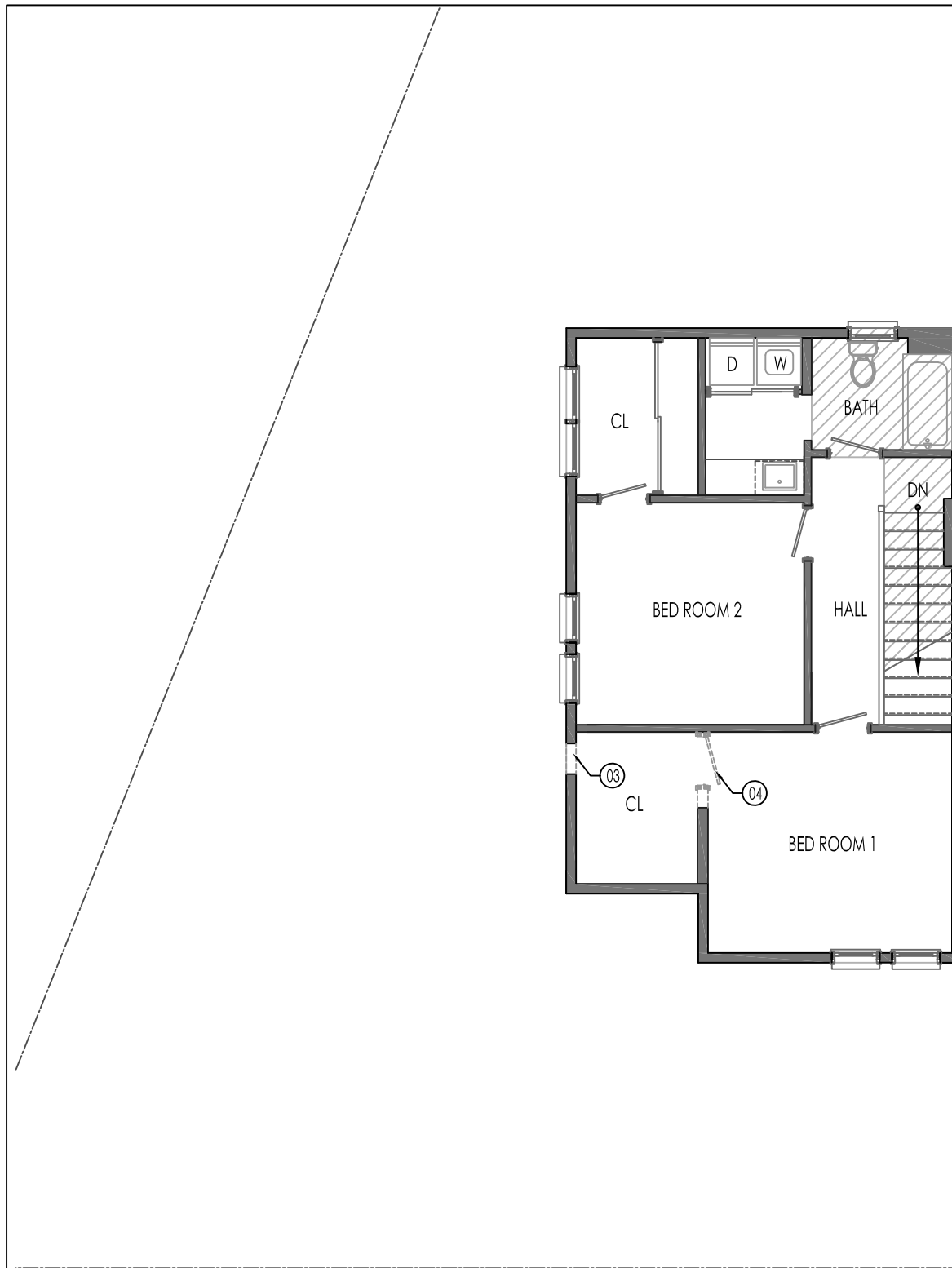
1006 Powhatan Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR LEVEL PLAN		COPYRIGHT ©	
CLIENT: James Bach 1006 Powhatan Street Alexandria, VA 22314		 SCALE: 1/8" = 1'-0"	ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com
		24 JUNE 2019	Conkey architects

BAR SUBMITTAL



ASK 2.1A

NOT FOR CONSTRUCTION



- DEMOLITION WORK**
- 01 EXISTING PORCH DECKING TO BE REMOVED/REPLACED
 - 02 EXISTING TERRACE DOORS TO BE REMOVED/REPLACED
 - 03 WALL TO BE REMOVE
 - 04 DOOR TO BE REMOVED/RELOCATED

- NEW WORK**
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 - 13 DOOR TO MATCH EXISTING ADJ

-  EXISTING AREA DEDUCTED
-  EXISTING & PROPOSED OPEN SPACE

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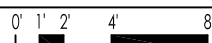
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EXISTING 2ND FLOOR LEVEL PLAN SHOWING PROPOSED DEMOLITION

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CLIENT:

James Bach
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Alexandria, VA 22314



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

24 JUNE 2019

ARCHITECT:

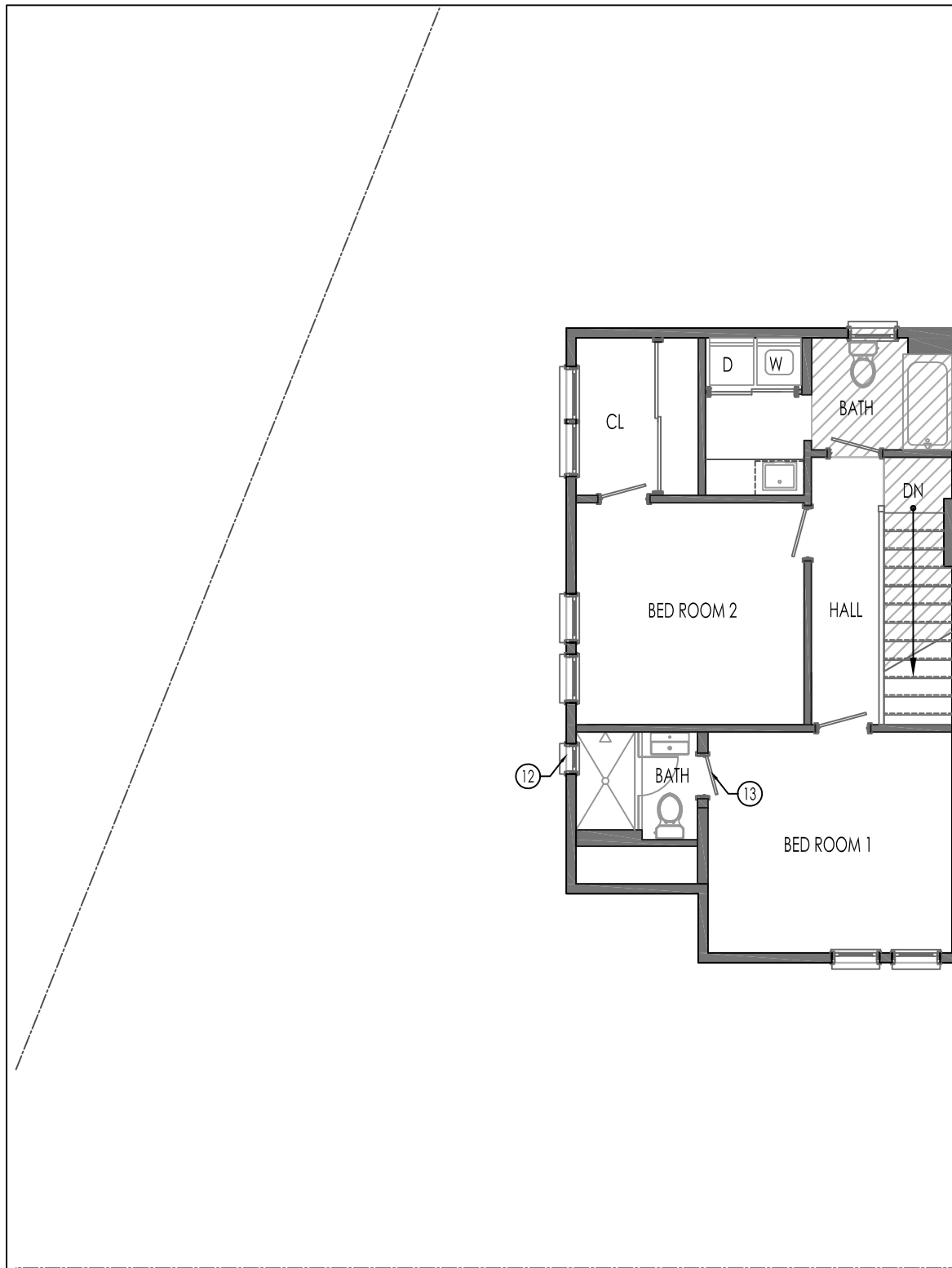
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BAR SUBMITTAL



**ASK
2.2**

NOT FOR CONSTRUCTION



- DEMOLITION WORK**
- 01 EXISTING PORCH DECKING TO BE REMOVED/REPLACED
 - 02 EXISTING TERRACE DOORS TO BE REMOVED/REPLACED
 - 03 WALL TO BE REMOVE
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 - 12 FIBERGLASS-CLAD WOOD WINDOW WITH GLASS TRANSLUCENT
 - 13 DOOR TO MATCH EXISTING ADJ

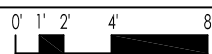
-  EXISTING AREA DEDUCTED
-  EXISTING & PROPOSED OPEN SPACE

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PROPOSED 2ND FLOOR LEVEL PLAN

CLIENT:
James Bach
1006 Powhatan Street
Alexandria, VA 22314



SCALE: $\frac{1}{8}" = 1'-0"$

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

**ASK
2.2A**

NOT FOR CONSTRUCTION



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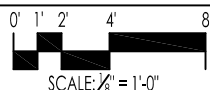
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EXISTING EAST (FRONT) ELEVATION

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

**ASK
3.1**

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PROPOSED EAST (FRONT) ELEVATION

CLIENT:
James Bach
1006 Powhatan Street
Alexandria, VA 22314

0' 1' 2' 4' 8'

SCALE: 1/8" = 1'-0"
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EXISTING SOUTH (SIDE) ELEVATION

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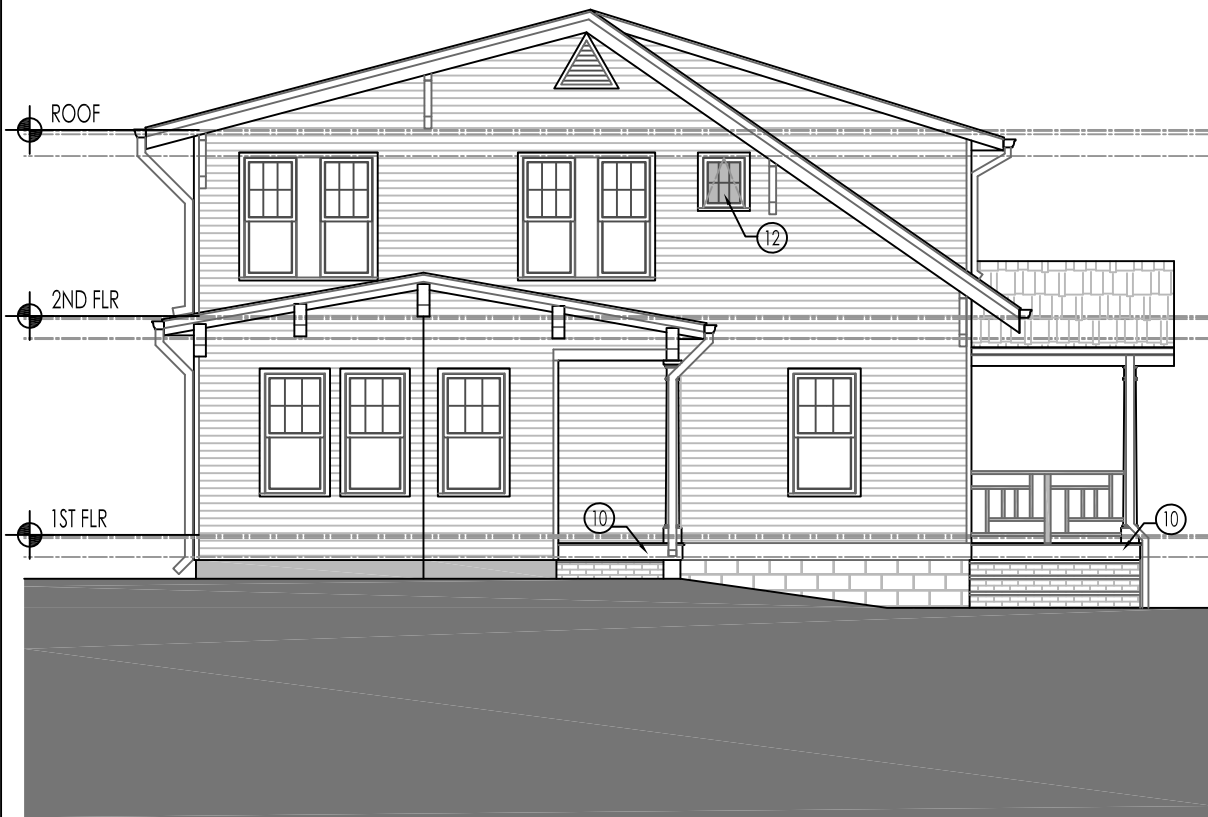
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

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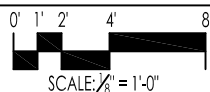
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PROPOSED SOUTH (SIDE) ELEVATION

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

**ASK
3.2A**

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EXISTING WEST (REAR) ELEVATION

CLIENT:
James Bach
 1006 Powhatan Street
 Alexandria, VA 22314

0' 1' 2' 4' 8'

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

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ASK
3.3
 NOT FOR CONSTRUCTION



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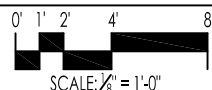
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-  EXISTING AREA DEDUCTED
-  EXISTING & PROPOSED OPEN SPACE

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PROPOSED WEST (REAR) ELEVATION

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WOOD-ULTREX®
S E R I E S

4 PANEL
SLIDING
FRENCH DOOR



BUILT TO
PERFORM.



Stay true

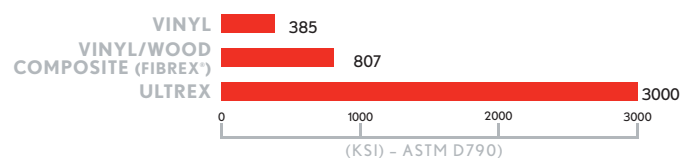
Ultrex® fiberglass also stands up mightily to rain, wind, heat and time, looking beautiful and performing well long after other window and door materials have lost their luster.

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.

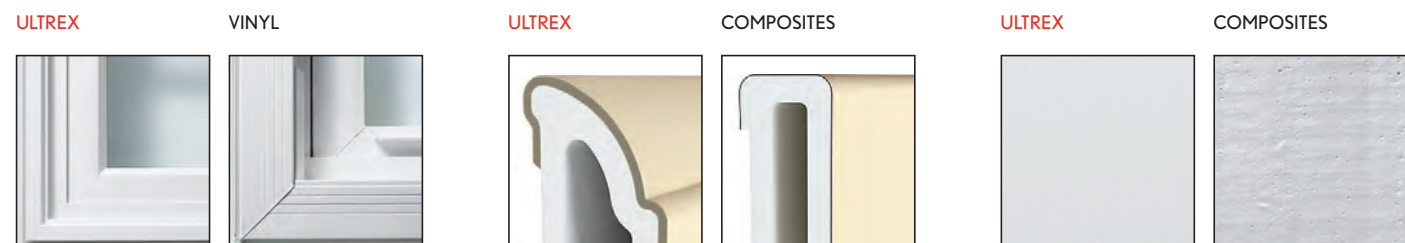
Beyond that, being green is also about conserving energy – and Integrity is energy efficient. Not only are the products extremely durable, Integrity from Marvin was the first major window and door manufacturer to offer its ultra durable Ultrex® energy-efficient Low E2 insulated glass with Argon and ENERGY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

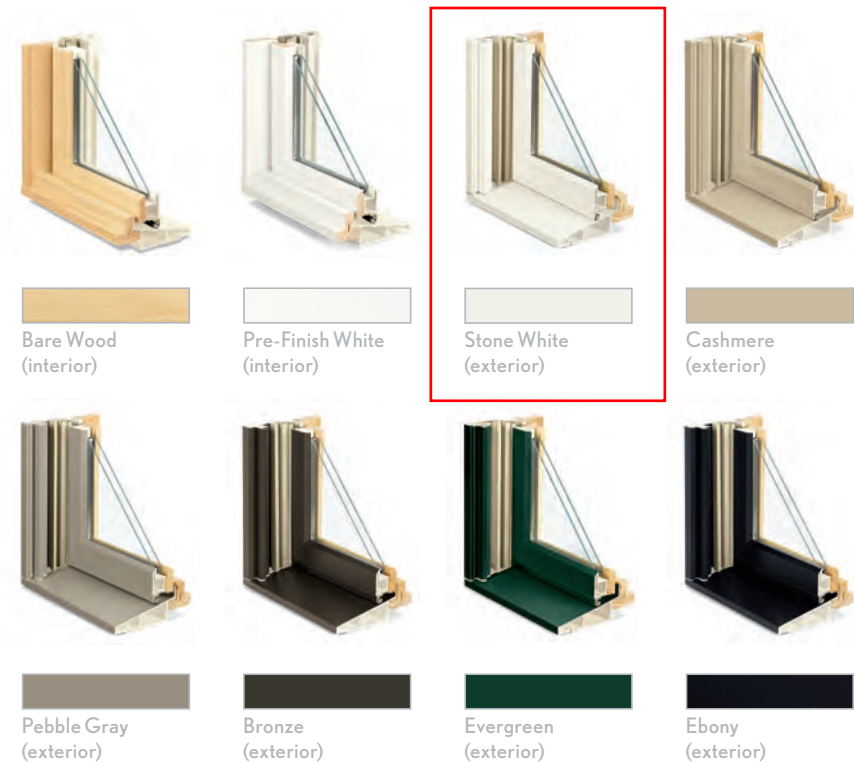
With a finish up to 3x thicker than competitive finishes Integrity products won't dent, crack, chip, or peel. Its unmatched detailed profiles and superior tooling capabilities provide for a cleaner fit and finish.

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.

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.



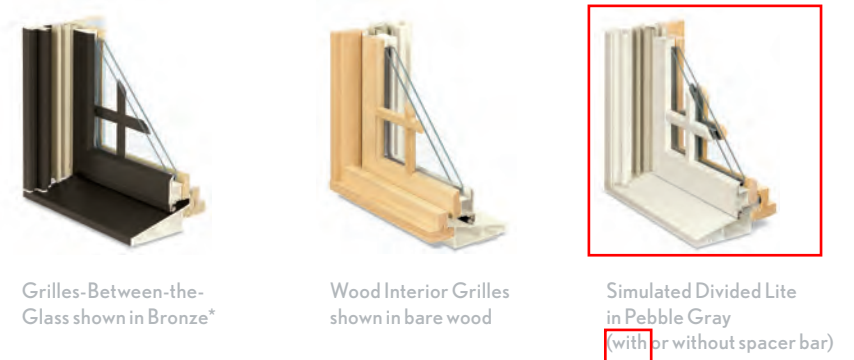
Divided Lites.

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.

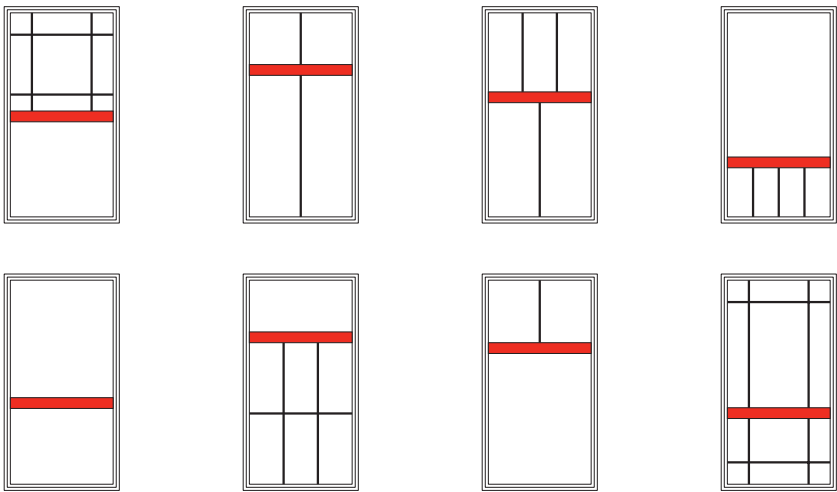


Simulated Checkrail.

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.

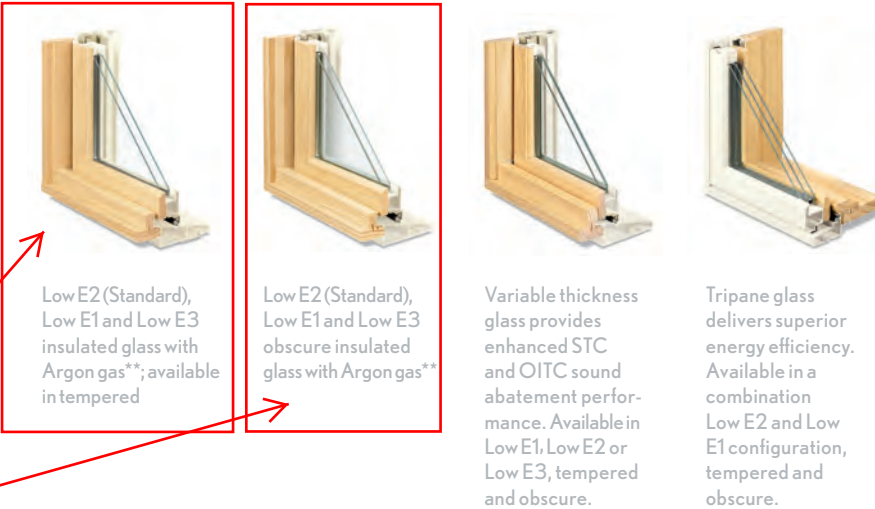
You specify placement of the horizontal simulated checkrail bar, and the lite cut patterns above and below.

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.



@ TERRACE DOORS

@ BATHROOM WINDOW



* 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.



Available with IMPACT.

Integrity® from Marvin® is pleased to offer impact-rated products that meet Impact Zone 3 requirements, wind zones up to 140 mph. Integrity Wood-Ultrex® Awnings, Casements, Double Hungs, Polygons, Round Tops*, Sliding French Doors and Outswing French Doors are available with an IZ3 performance rating and are a perfect solution for homeowners anywhere who are concerned about Mother Nature or security.

What separates Integrity IMPACT products is their Ultrex fiberglass construction. Ultrex is the perfect material to withstand the harshest coastal storm and everyday coastal living. Ultrex’s strength, minimal expansion/contraction and superior resistance to heat, UV degradation and corrosion mean that IMPACT windows won’t only stand up to the storm – they will stand up to time.

Find out more about IMPACT products from Integrity at integritywindows.com/impact.

Hardware Finish Options.

French Door handle sets offer two styles, keyed cylinders, multi-point locking systems and available PVD finishes for superior durability.** Select interior and exterior handle finish and optional keyed alike locking cylinders.

Windows feature classic low-profile durable hardware for clean aesthetics, safety and security.



Cambridge Collection



Northfield Collection



Window hardware options

HARDWARE FINISHES	Sliding Patio Door	Sliding French Door	Inswing French Door	Outswing French Door	Windows
	Interior and Exterior	Interior and Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Almond Frost					
Brass					
Brass PVD					
Satin Nickel					
Satin Nickel PVD					
Oil Rubbed Bronze					
Oil Rubbed Bronze PVD					

ADJUSTABLE HINGE FINISHES	Inswing French Door	Outswing French Door
Almond Frost		
Goldtone		
White		
Pebble Gray		
Gray		
Cashmere		
Dark Brown		
Evergreen		
Brass PVD		
Satin Nickel PVD		

* Round Tops material is fiberglass reinforced composite material.
** Physical Vapor Deposition – highest grade corrosion resistance finish.

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.



Inswing French

IN THIS VERSION OF FRENCH, THE ACCENT IS ON STYLE.



Available in special sizes in 1/64" increments.

Adjustable hinges mean that as a home settles and shifts over time, our swinging door will still open and close easily. Available in Almond Frost, Goldtone, White, Gray, Dark Brown, Brass PVD, Satin Nickel PVD.

Handle sets available in White, Almond Frost, Brass PVD, Satin Nickel PVD and Oil Rubbed Bronze PVD. PVD is the highest grade finish available and offers superior corrosion resistance.

Presenting an elegant way to say 'welcome.' The Inswing French Door features a rich wood interior, XX configuration, 8' heights, always beautiful Ultrex® fiberglass exterior, wide stiles and rails, Ultrex sill with interior oak sill liner, and lever and escutcheon handle sets. Virtually maintenance-free Ultrex exterior and sill provides exceptional strength, stability, and durability. The clear, smooth pine interior readily accepts paint or stain. Energy saving Low E2 tempered glass with Argon gas standard or select Low E3 tempered glass with Argon gas for enhanced performance.

Stainless steel multi-point locking system seals the door in four locations – head, sill, deadbolt, and keyed cylinder – for stability and security.



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COMPOSITE DECKING

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TRANSCEND® COMPOSITE DECKING

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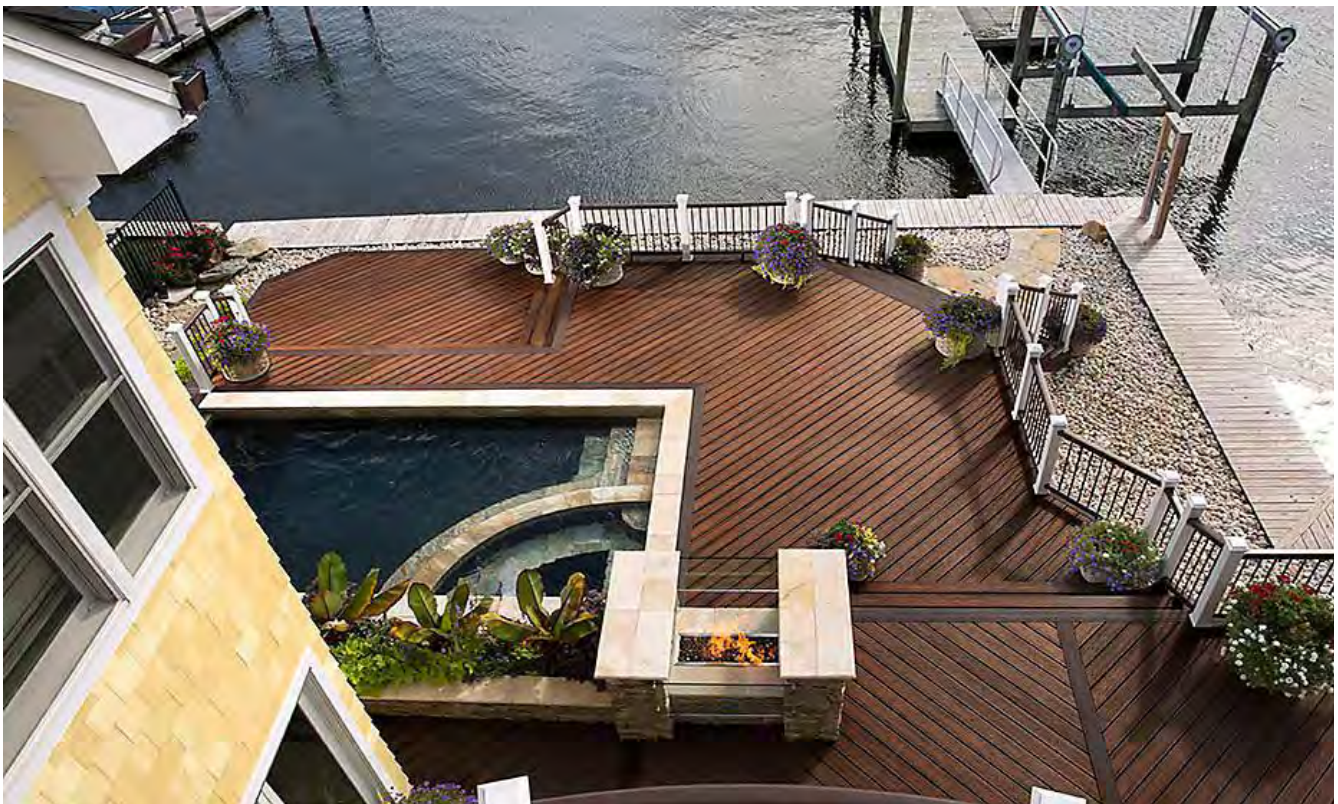
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SAVE

Like 3.2K

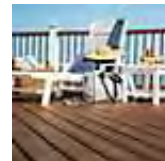
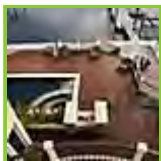
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TREX TRANSCEND® DECKING IN SPICED RUM AND TRANSCEND® RAILING IN CLASSIC WHITE AND VINTAGE LANTERN

This deck in Spiced Rum showcases the unrivaled durability and wood-grain beauty of Trex Transcend® decking.



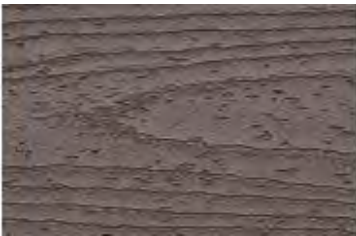
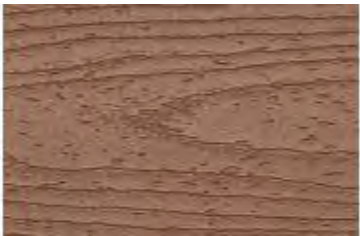
DECKING COLORS

 FIND A RETAILER »

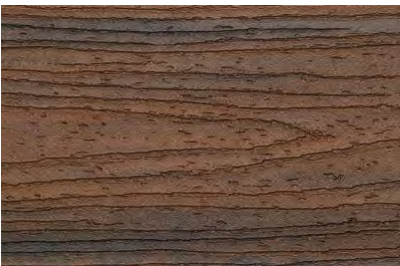
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CLASSIC EARTH TONES - BEST



PORCH COLORS



ORDER A SAMPLE



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UNPARALLELED BEAUTY

Transcend decking's deep wood-grain pattern and luxury colors create a premium, ageless look that leave other composites in the dust.

HASSLE FREE

No sanding. No staining. No painting. No kidding. (Not to mention simple soap-and-water cleanup.)

FADE, STAIN, SCRATCH AND MOLD RESISTANT

Transcend decking maintains its vibrant color and luxurious finish—come scorching sun or red-wine spill—thanks to its unyielding, three-side shell protection...and our 25-Year Limited Residential Fade & Stain Warranty.

A GREEN DECK

See how using a 95% recycled board (that's almost the whole thing) makes you feel about the great outdoors.

STUNNING COLOR OPTIONS

Transcend comes in multiple color options: Havana Gold, Island Mist, Lava Rock, Spiced Rum, Tiki Torch, Gravel Path, Firepit, Rope Swing, Tree House and Vintage Lantern

[WHERE TO BUY TREX](#)[FIND A DECK BUILDER](#)

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THE TRANSCEND DECK

HIGH PERFORMANCE

- » Engineered with unrivaled fade, stain, scratch and mold resistance
- » Hassle-free maintenance takes the work out of the weekend

PERENNIAL BEAUTY

- » Designed in multiple, rich, lasting colors and a natural-looking wood grain
- » Two distinct styles: premium tropical colors and rich classic earth tones
- » Pairs with Trex Transcend railing for unmatched design possibilities

TREX THROUGH AND THROUGH

- » Made from 95% recycled materials
- » Backed by limited warranties against material defects and against fade & stain

LEARN ABOUT TRANSCEND RAILING

DECKING PROFILES

PORCH PROFILES

FASCIA PROFILES

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1" SQUARE EDGE BOARD

ACTUAL DIMENSIONS

- » .94 in x 5.5 in x 12 ft (24 mm x 140 mm x 365 cm)
- » .94 in x 5.5 in x 16 ft (24 mm x 140 mm x 487 cm)
- » .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm)

Our square edge boards install traditionally like wood—with deck screws