

ISSUE: Certificate of Appropriateness for addition, alterations, and Waiver of Rooftop Mechanical Screening

APPLICANT: Ildar Abdullin & Anna Kachalova

LOCATION: Parker-Gray District
1310 Queen Street

ZONE: RB/Residential Townhouse Zone

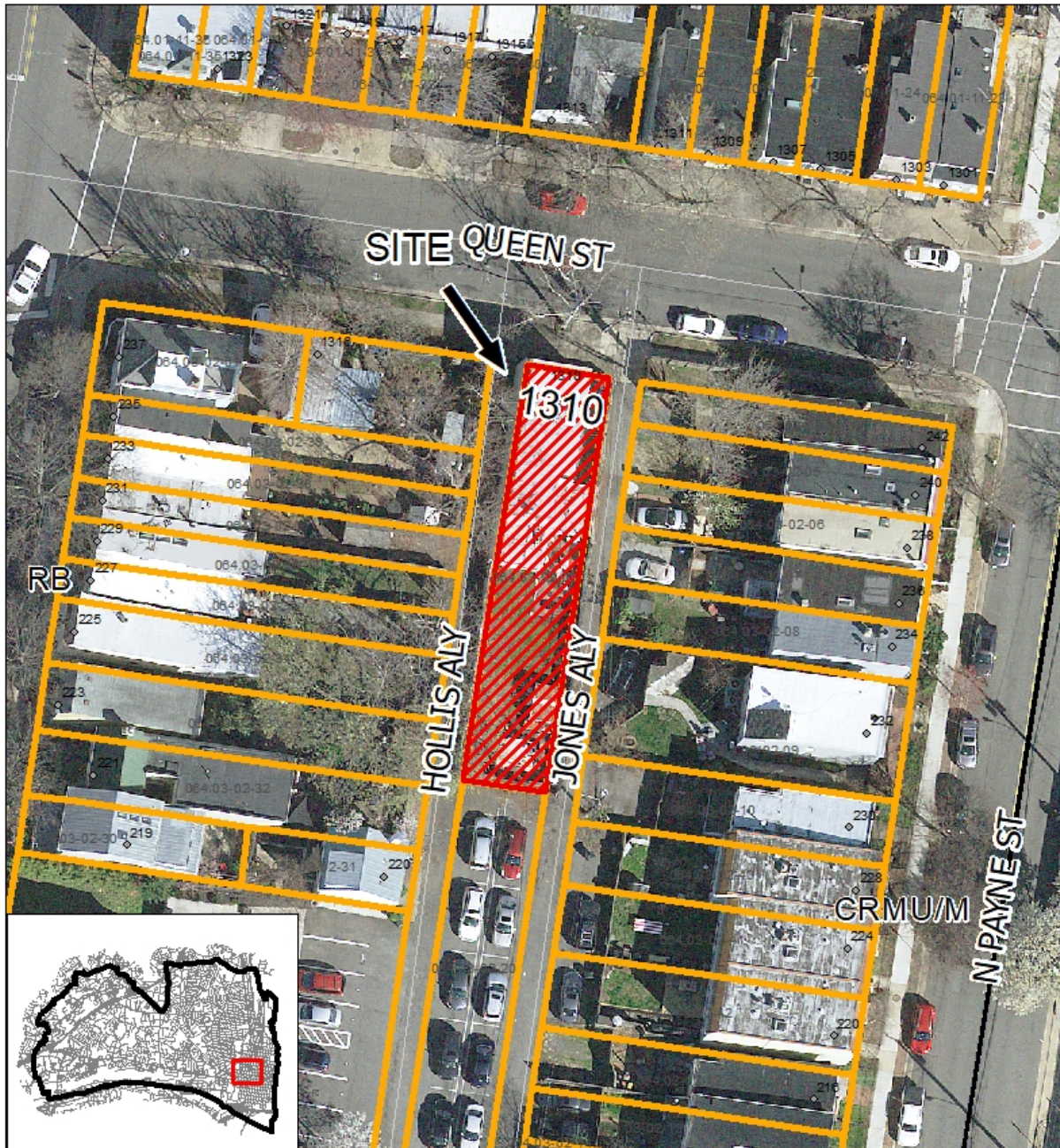
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Waiver of Rooftop Mechanical Screening with the following conditions:

1. Restudy the relationship of the stair penthouse and rooftop deck guardrail to the historic structure, particularly on the west façade.
2. Use wood siding salvaged from this residence for the entire north façade and to the maximum extent reasonably possible on the east and west facades, in coordination with staff in the field.
3. Work with staff to select a light fixture that is more stylistically appropriate to the late Victorian style of the primary façade.
4. Include the statements from Alexandria Archaeology, below, in the General Notes of all 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. 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.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 #2019-00480
1310 Queen Street

0 15 30 60 Feet



UPDATE

The BAR approved the demolition of two, one-story concrete block and frame additions at the rear of the property on January 23, 2019 (BAR2018-00587) in anticipation of a proposed addition, following the relocation of the house five feet to the east. The applicant was unaware when purchasing the subject property that the house was originally constructed five feet over the west property line in the Hollis Alley public right-of-way. Now that the relocation and basement excavation is in process, the applicant seeks approval for an addition, alterations, and a Waiver of the Rooftop HVAC Screening Requirement.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a rear addition with a rooftop deck and make extensive exterior repairs to the historic house. The applicant also requests a Waiver of the Rooftop HVAC Screening Requirement at 1310 Queen Street.

Certificate of Appropriateness

Addition

The new addition will be two stories in height with a flat roof and a third story enclosed stair for access to a roof deck. The addition will measure the full width of the lot – 23 feet – and will encompass the area to the east of the existing ell. The addition will extend 14 feet to the south of the existing ell. At its highest point, the stair tower will measure seven feet taller than the current height of the false mansard roof on the north elevation.

The front (north) facing portion of the addition is set more than 33 feet back from the front property line and will contain a full-light door under a canopy on the first-floor and a full-light single window on the second-floor, located behind a balcony surrounded by a metal and glass railing. The third-floor stair enclosure will be located roughly 15 feet behind the mansard roof on the front.

The east and west side elevations will consist of both fiber cement panels and wood siding, with the walls extended in some areas to form guardrail/parapets around the upper deck and to screen the first-floor terrace. The windows on both sides will be full light in differing rectangular shapes placed either horizontally or vertically.

Materials on the addition consist of tinted concrete foundation walls, full light aluminum windows, fiber-cement panels, and natural cedar bevel siding. Site improvements consist of the construction of a six-foot wood fence with horizontal boards, and a 40 square foot shed with a metal roof, fiber cement panels and a cedar door at the rear of the lot, adjacent to a newly-created parking space.

Alterations

Prior to the relocation of the house, it had fallen into disrepair, so extensive alterations were required to make the home habitable. The following changes are proposed:

1. Replace all windows on the north/front elevation with two-over-two, simulated divided light wood windows.
2. Replace existing windows on the sides and add one window on the east, and four windows on the west. These windows will be aluminum clad in a two-over-two configurations. Basement level aluminum clad windows will also be added on the front and on both sides.
3. Replace the front door with a new four-panel wood door. The existing transom will remain.
4. Add brick stoop to front entry on Queen Street.
5. Replace the existing flat roof and use salvaged metal shingles on the northern mansard.
6. Salvage as much original siding as possible; replace whatever cannot be salvaged. The salvaged wood will clad the north elevation. Any non-original siding on the north elevation will be painted wood lap siding. New trim on the front will be wood. On the sides and rear, the existing main block will be clad with smooth fiber cement siding.
7. Add two areaways/lightwells on the east elevation

Waiver of Rooftop Mechanical Screening Requirement

The applicant proposes to install an HVAC unit on the new roof deck and seeks a Waiver of the Rooftop Mechanical Screening requirement, so that they do not need to screen the unit.

Site context

This house sits between two 10' wide public alleys, Hollis to the west and Jones to the east. The south/rear elevation currently has private paved parking behind it that extends all the way to Cameron Street. The house is therefore in a highly visible location.

II. HISTORY

Sanborn Fire Insurance Maps indicate that this two-story, three-bay vernacular Second Empire style townhouse was constructed between 1902 and 1907, most likely in **1905**. According to City building permits, Lewis Smith received a building permit for this property on October 17, 1905 and another for construction at the rear of the house on June 8, 1913 (Alexandria Library Special Collections). Mr. Smith made other changes to the house over the years, applying weatherboard siding in 1935 (Permit #1209) and an asphalt shingle roof in 1936 (Permit #1920).

Tom and Kathleen Hollis purchased the house circa 1946. Tom worked as a head chef for two different Alexandria restaurants, passing away in 1995 at age 86. His wife Kathleen lived in the home until her death in 2012 at age 102. While living at 1310 Queen Street, they added a bathroom in 1969 (Permit #26480), clad the house in aluminum siding in 1965 (Permit #21671), and replaced the roof in 1971 (Permit #28091). Hollis Alley is named for Tom and Kathleen Hollis (SNC2006-0002).

Previous BAR Approvals

Since the creation of the Parker-Gray District, there have been three BAR approvals for the subject property:

BAR2018-00587, 1/23/19: Demolish two non-historic additions and relocate house five feet to the east to be within the property boundaries (see update above).
BAR2017-00293, 8/10/17: Administrative approval for in-kind fence replacement.
BAR1997-00231, 11/12/97: New window on the west alley elevation and fence replacement.

III. ANALYSIS

Certificate of Appropriateness

Addition

The proposed addition certainly complies with the *Design Guidelines* recommendation that “An addition to a historic building should be clearly distinguishable from the original structure.” The design modern materials, such as the fiber cement panels and modern windows, clearly differentiate the new construction from the original structure. The 1993 *Design Guideline* chapter on Residential Additions also states “Architectural styles in Alexandria have been more conservative than in other parts of the country. The approvals of the Boards have reflected this since the establishment of the historic districts. As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance. Singular buildings in the latest architectural vocabulary are generally discouraged.

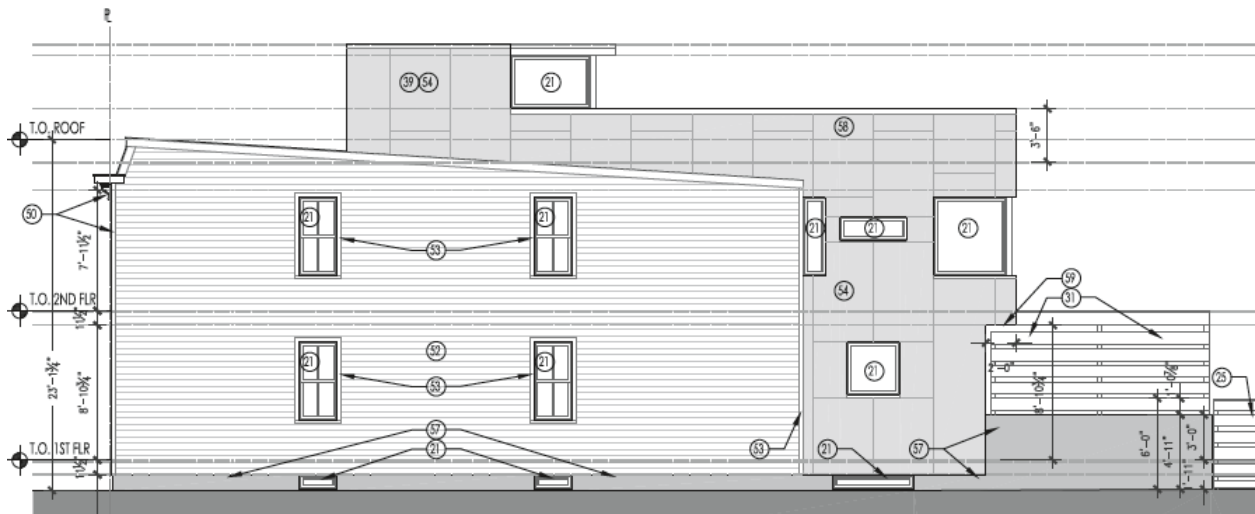
It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts...Additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood.” (Residential Additions, p.2)

Staff supports the materials and contrasting architectural character of the addition and the concept of a roof deck but is concerned that the penthouse for the stair and storage shed on the roof may be too visually prominent relative to the historic structure. The applicant has indicated that the location of the stair below prohibits relocating the stair to a less visible position. Staff reminds the BAR that their authority granted in the zoning ordinance is over “exterior architectural features” and that, while interior features inevitably influence exterior design, they are not within the BAR’s purview.

In this case, the applicant and the project architect met with staff several times before submitting the application to discuss the context of the neighborhood. Other houses in the vicinity, such as 229 South West Street have a very contemporary addition and 235 North West Street has a modern addition that the BAR has approved but has not yet been constructed. However, in both of these projects, the additions are mid-block and are minimally visible from the street. In neither case is the addition visible at the same time as its historic façade, as it is at 1310 Queen because of the 10’ wide alleys on both sides. The third floor of the addition extends across 2/3 of the west elevation, in particular and will be a prominent feature. The solid guardrail around the roof deck also adds 3’-6” of height to the visual mass of the addition.



Figure 1: 1310 Queen north and west elevations



Staff also reminds the BAR of another case in the Parker-Gray District at 920 Pendleton Street which has a large rooftop addition (BAR2017-0134 & BAR2017-0135 approved on May 24, 2017.) That house is in a highly visible location across from Ramsay Homes and near the

intersection with North Patrick Street (Figure 2). Pedestrians and motorists on North Patrick Street and Pendleton Street can clearly see the addition. Some BAR members commented that they were not pleased with the scale and visibility of this addition relative to its neighbors upon completion and asked staff to produce a work session on roof decks, rooftop additions and pop-ups. That work session has not yet taken place. Staff notes that there are many roof decks in Old Town that are simply accessed by a roof hatch.



Figure 2: 920 Pendleton Street as seen from North Patrick Street

Alterations

The applicant proposes several alterations to make the structure more compatible with modern living standards. Staff appreciates that the applicant will adhere to the historic structure's exterior character and construction materials as closely as possible. In doing so, the applicant follows the *Design Guidelines*' statement that "A central tenet of the philosophy of historic preservation is that original historic material should be retained and repaired rather than replaced." Although the applicant states that siding will be retained where possible and replaced with in-kind siding where needed, staff believes that there is sufficient siding on the house to retain more than enough to clad the front façade and sees no reason to use new siding on this façade. The stamped metal shingles from the mansard roof will be salvaged.

No original windows exist on the property and those windows that exist are in poor condition. The new windows will match the existing historically appropriate painted wood, two-over-two configuration, and a period-appropriate door and brick stoop will be added. The two basement windows on the street facing façade are proposed to be aluminum clad wood. While this does not comply with the BAR's guideline for painted wood on street facing elevations of an Early residence, the BAR has often approved clad or fiberglass materials at this location because it is subject to a high level of rain splash and maintenance is very challenging. Staff supports the proposed windows in this case. However, the proposed light fixture at the entrance is a Williamsburg model Bevelo fixture and the application materials note that it "was originally produced from a colonial design." Staff recommends a fixture that is more stylistically appropriate to the late Victorian style of the primary façade.

On the other elevations, the applicant proposes modern materials, such as smooth fiber cement siding and aluminum clad windows, which are permitted on non-street facing elevations per the Parker-Gray Residential Reference Guide. Adding four windows to the west elevation will enhance the formerly blind appearance of the house from this side.

All window glazing meets the *Alexandria New and Replacement Window Performance Specifications*.

As noted above, the applicant also proposes other site amenities in the rear yard: a parking spot, a 40 square foot frame shed with fiber cement siding and a 6' tall wood fence with horizontal slats. City permits indicate that a coal shed stood in the rear of the house as early as 1936, when its roof was repaired (Permit #1790). A shed is therefore appropriate for the rear yard. The modern design of the fence will mark it as a later addition, not an original site element.

Waiver of Rooftop Mechanical Screening Requirement

The stair enclosure will screen the rooftop heat pump on the west side and the rooftop storage shed will screen it from the south side. Based on the proposed distance from the east and north sides of the roof deck, the HVAC unit should not be visible from either elevation. Therefore, staff supports the waiver.

In summary, staff recommends approval of the project with the conditions noted above, including the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, 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 The proposed project complies with the zoning ordinance.

Code Administration

No comments provided.

Transportation and Environmental Services

No comments provided.

Alexandria Archaeology

F-1 Historic maps indicate that a small structure fronted on Queen Street on this property in the mid-nineteenth century. By the late nineteenth century, the structure is no longer

present, and in the first decade of the twentieth century the present structure on the lot was built. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in mid-nineteenth-century 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 or artifact collection 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 BAR 2019-00480: 1310 Queen 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: 11/01/2019

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. Ildar Abdullin Anna Kachalova	1310 Queen 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 1310 Queen 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. Ildar Abdullin Anna Kachalova	1310 Queen 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. Ildar Abdullin Anna Kachalova		N/A
2. Karen Conkey	spouse	William Conkey
3. Karen 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.

11/01/19
Date

Karen Conkey
Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

PHASE 3 BAR SUBMISSION

B

A. Property Information

A1. 1310 QUEEN STREET, ALEXANDRIA, VA 22314
Street Address

RB
Zone

A2. 2,810.00 \times 0.75 = 2,107.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 805.00

Second Floor 805.00

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 60.00

Mechanical**

Attic less than 7**

Porches**

Balcony/Deck**

Lavatory*** 50.00

Other**

Other**

B1. 1,610.00 Sq. Ft.
Existing Gross Floor Area*

B2. 110.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,500.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,610.00 B2. Total Exclusions 110.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 1,412.00

First Floor 444.00

Second Floor 384.00

Third Floor 79.00

Attic

Porches

Balcony/Deck

Lavatory***

Other SHEDS 65.00

Allowable Exclusions**

Basement** 1,412.00

Stairways** 174.00

Mechanical**

Attic less than 7**

Porches**

Balcony/Deck**

Lavatory*** 75.00

Other** SHEDS 65.00

Other** FEAT 57.00

C1. 2,384.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,783.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 601.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 2,384.00 C2. Total Exclusions 1,783.00

D. Total Floor Area

D1. 2,101.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,107.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,842.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 834.00 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.

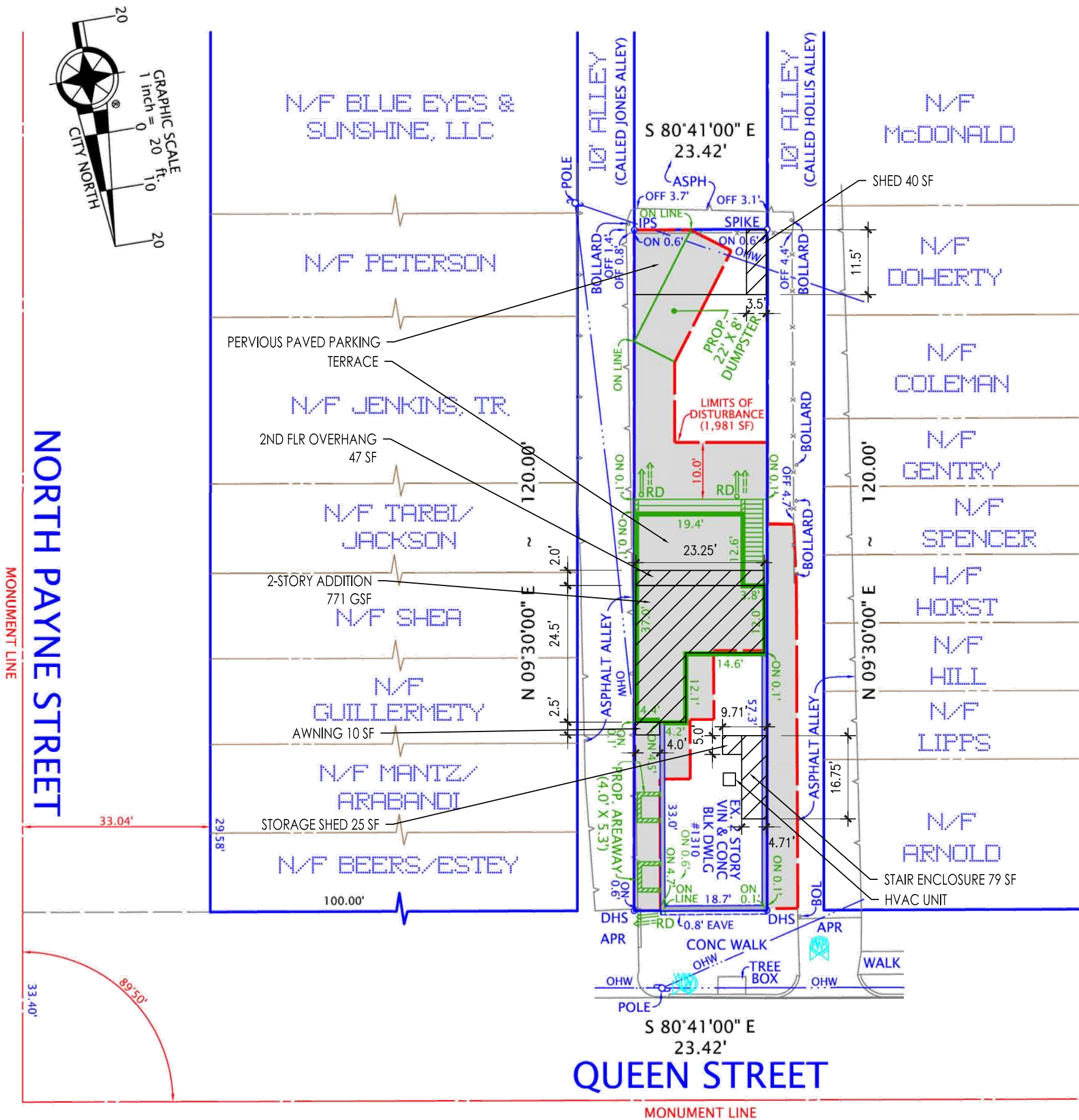
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature:

- NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK.
3. IPS DENOTES IRON PIPE SET.
4. DHS DENOTES DRILL HOLE SET.
5. RD DENOTES ROOF DRAIN.
6. ALLEYS WILL SERVE AS CONSTRUCTION PATHS.
7. TOTAL DISTURBED AREA = 1,981 SF.
8. THE EXISTING DWELLING WILL BE MOVED ON TO THE LOT.

LOT AREA=2,810 SF
0.0645 acres
(COMP)



PLAT
SHOWING PROPOSED HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#1310 QUEEN STREET

(INST. #180006344)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
JULY 24, 2018
JULY 31, 2018 (STAKED LOT)
MAY 15, 2019 (EAVES, RD)
MAY 22, 2019 (LOD - PHASE 2A)

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CLIENT:
Ildar Abdullin & Anna Kachalova
3600 S. Glebe Road, Unit 315
Arlington, VA 22202

1 NOVEMBER 2019

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

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BAR SUBMITTAL - PHASE 3

ASK
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PHOTO OF EXISTING SIDE ELEVATION (JONES ALLEY ELEVATION)

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ARCHITECT: 325 north patrick street
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 703 . 589 . 4550
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 alexandria, va 22314
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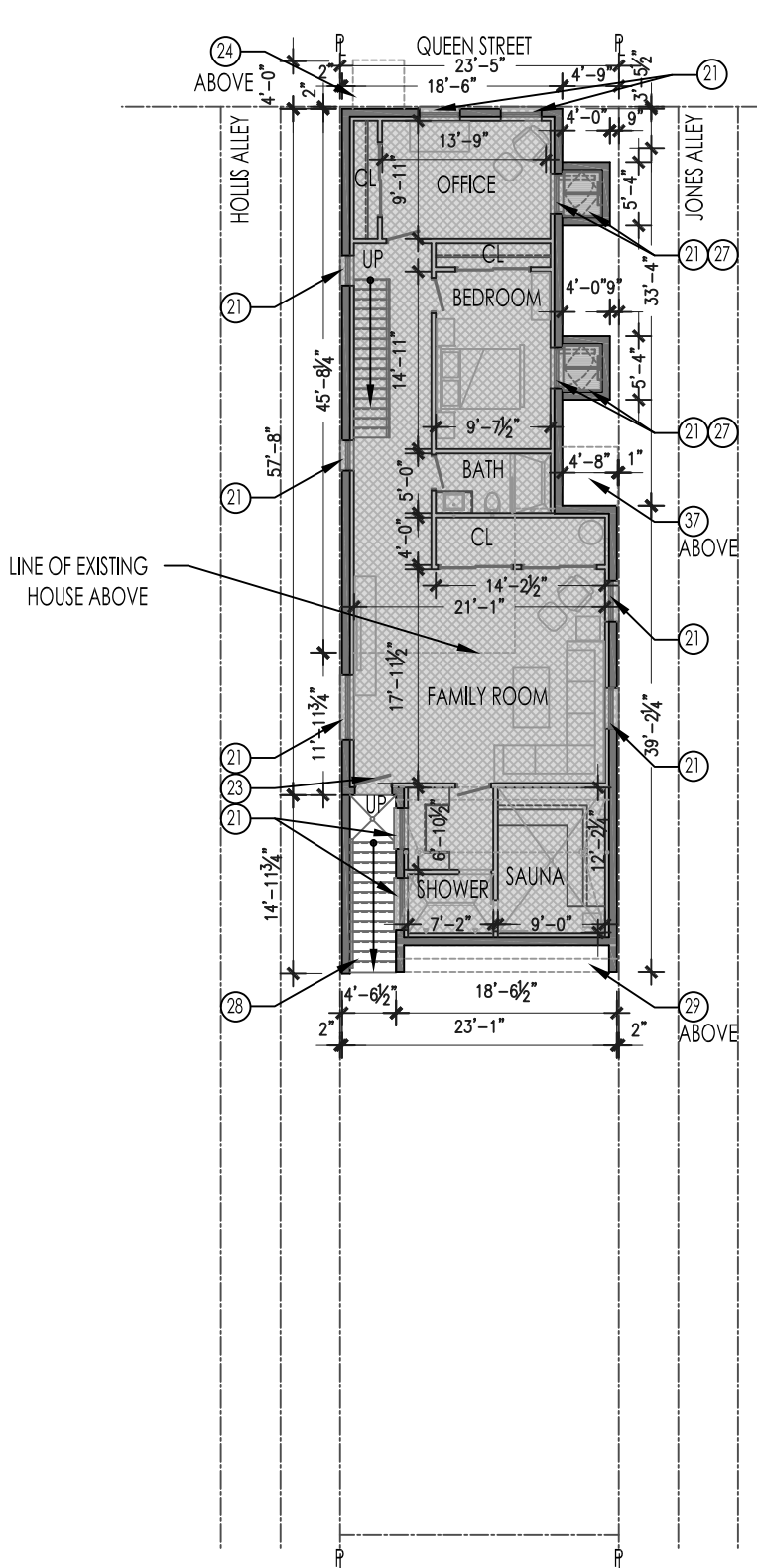
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ASK
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- EXISTING AREA DEDUCTED**
- PROPOSED AREA TO BE ADDED**
- PROPOSED AREA TO BE DEDUCTED**
- EXISTING OPEN SPACE = 1,842 SF**
- PROPOSED OPEN SPACE = 1,089 SF**

- DEMOLITION KEY NOTES:**
- (01) WALL TO BE REMOVED OR ENCAPSULATED
 - (02) WINDOW & SHUTTER AS APPL TO BE REMOVED
 - (03) DOOR TO BE REPLACED
 - (04) EXISTING TRANSOM TO REMAIN
 - (05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE
 - (06) SIDING TO BE REPLACED
 - (07) WD TRIM TO BE SALVAGED
 - (08) MTL ROOF TO BE SALVAGED
 - (09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED
- NEW WORK KEY NOTES:**
- (20) NEW PTD WD WINDOW
 - (21) NEW ALUM CLAD WD WINDOW
 - (22) NEW PTD WD ENTRY DOOR
 - (23) NEW ALUM CLAD WD & GLASS ENTRY DOOR
 - (24) NEW BRICK STOOP / STEP
 - (25) 6' HIGH WD FENCE W/ GATE
 - (26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEV
 - (27) AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C
 - (28) AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A
 - (29) STONE CLAD TERRACE W/ TEMP GLASS RAILS
 - (30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D
 - (31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E
 - (32) UV STABLE MEMBRANE ROOFING
 - (33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE
 - (34) PTD MTL OG GUTTER & DOWNSPOUT
 - (35) NEW HVAC UNIT
 - (36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS - SEE ASK 3.5 D
 - (37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
 - (38) SHED STORAGE = 25 SF
 - (39) STAIR ENCLOSURE
 - (40) PLANTER @ ROOF
 - (41) ALUM CLAD & GLASS BIFOLD DOOR
 - (42) STONE CLAD OUTDOOR KITCHEN
 - (43) PERVIOUS PAVED PARKING

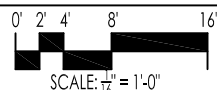
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PROPOSED BASEMENT PLAN

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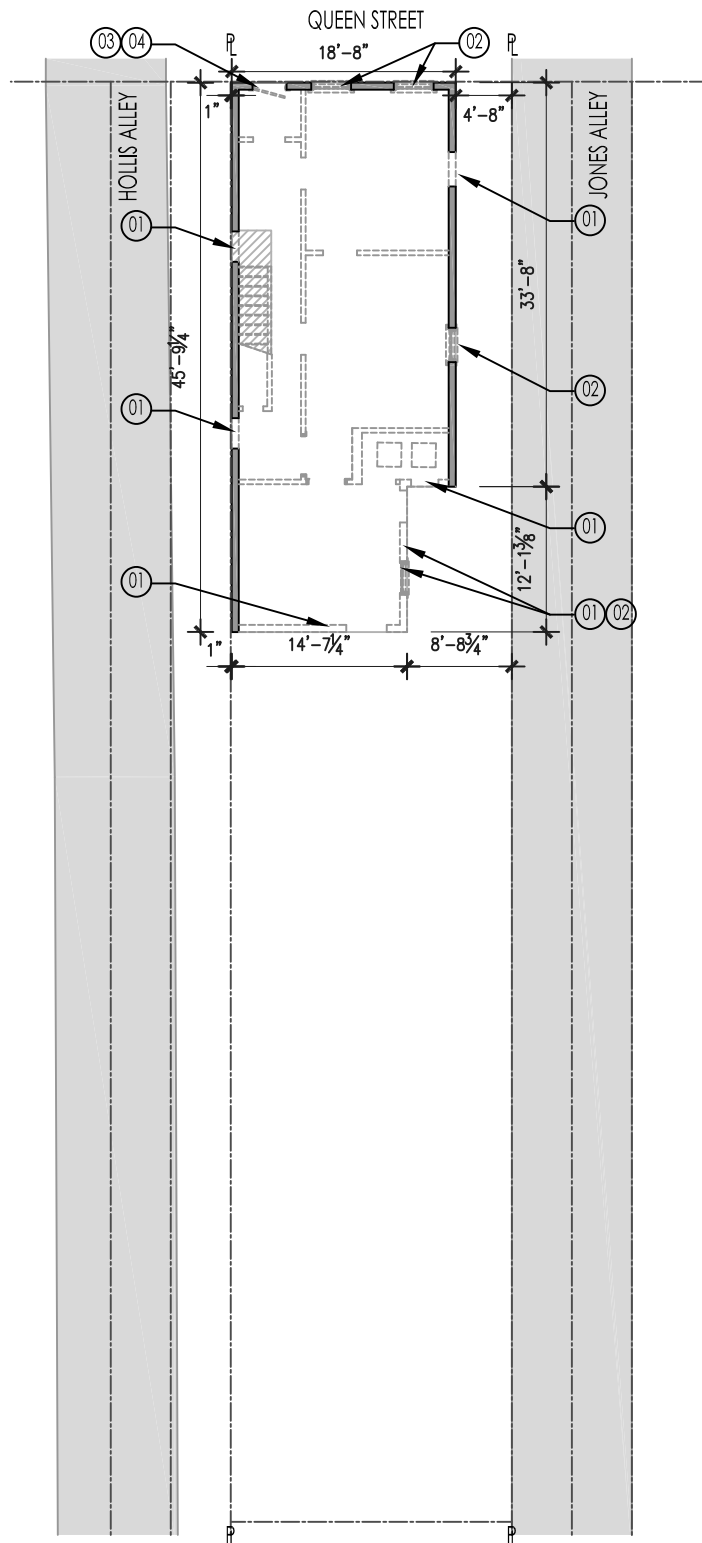
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alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE = 1,842 SF
	PROPOSED OPEN SPACE = 1,089 SF

DEMOLITION KEY NOTES:	
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07	WD TRIM TO BE SALVAGED
08	MTL ROOF TO BE SALVAGED
09	EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED

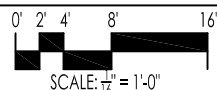
NEW WORK KEY NOTES:	
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27	AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C
28	AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A
29	STONE CLAD TERRACE W/ TEMP GLASS RAILS
30	BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D
31	NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E
32	UV STABLE MEMBRANE ROOFING
33	UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE
34	PTD MTL OG GUTTER & DOWNSPOUT
35	NEW HVAC UNIT
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37	STONE CLAD STOOP W/ PTD MTL CABLE RAILING
38	SHED STORAGE = 25 SF
39	STAIR ENCLOSURE
40	PLANTER @ ROOF
41	ALUM CLAD & GLASS BIFOLD DOOR
42	STONE CLAD OUTDOOR KITCHEN
43	PERVIOUS PAVED PARKING

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EXISTING 1ST FLOOR PLAN SHOWING PROPOSED DEMOLITION

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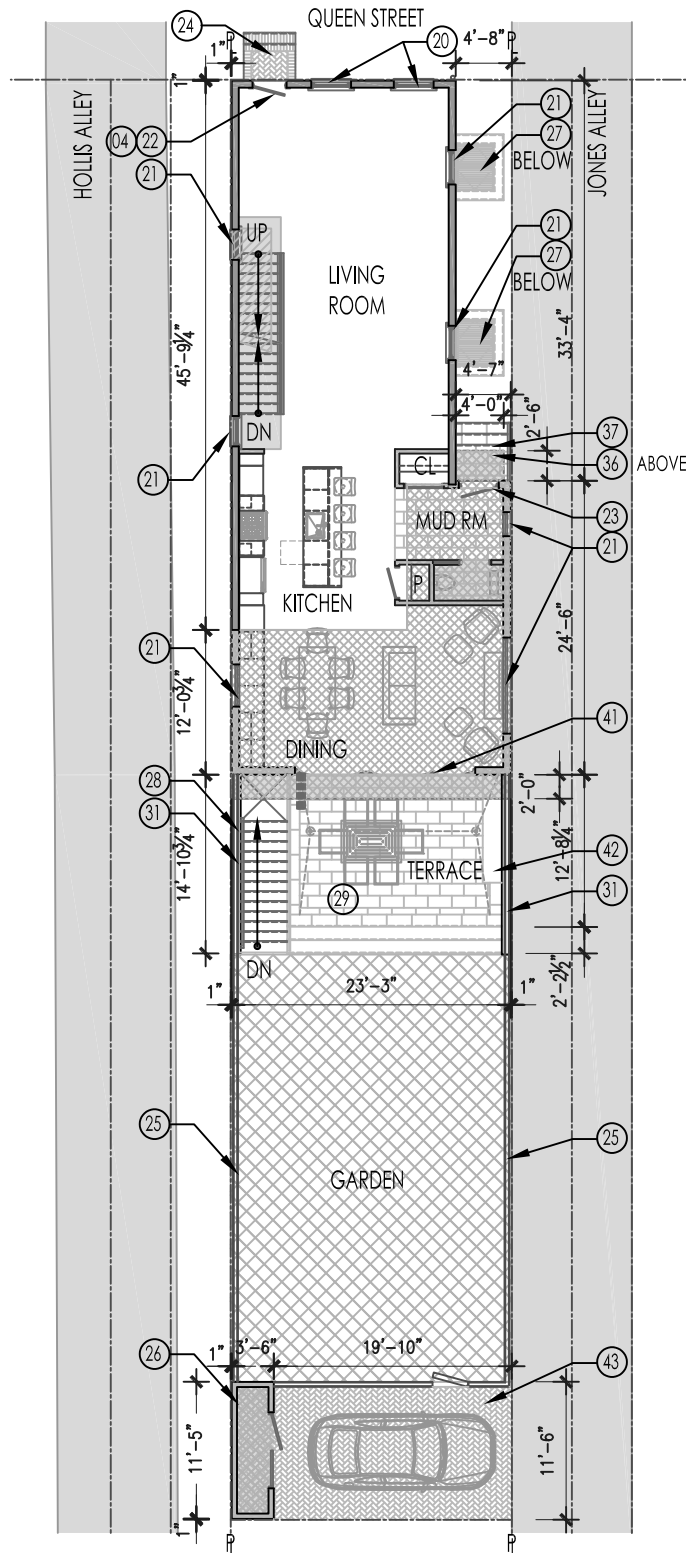
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703 . 589 . 4550
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE = 1,842 SF
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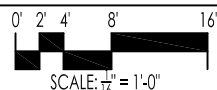
NEW WORK KEY NOTES:	
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PROPOSED 1ST FLOOR PLAN

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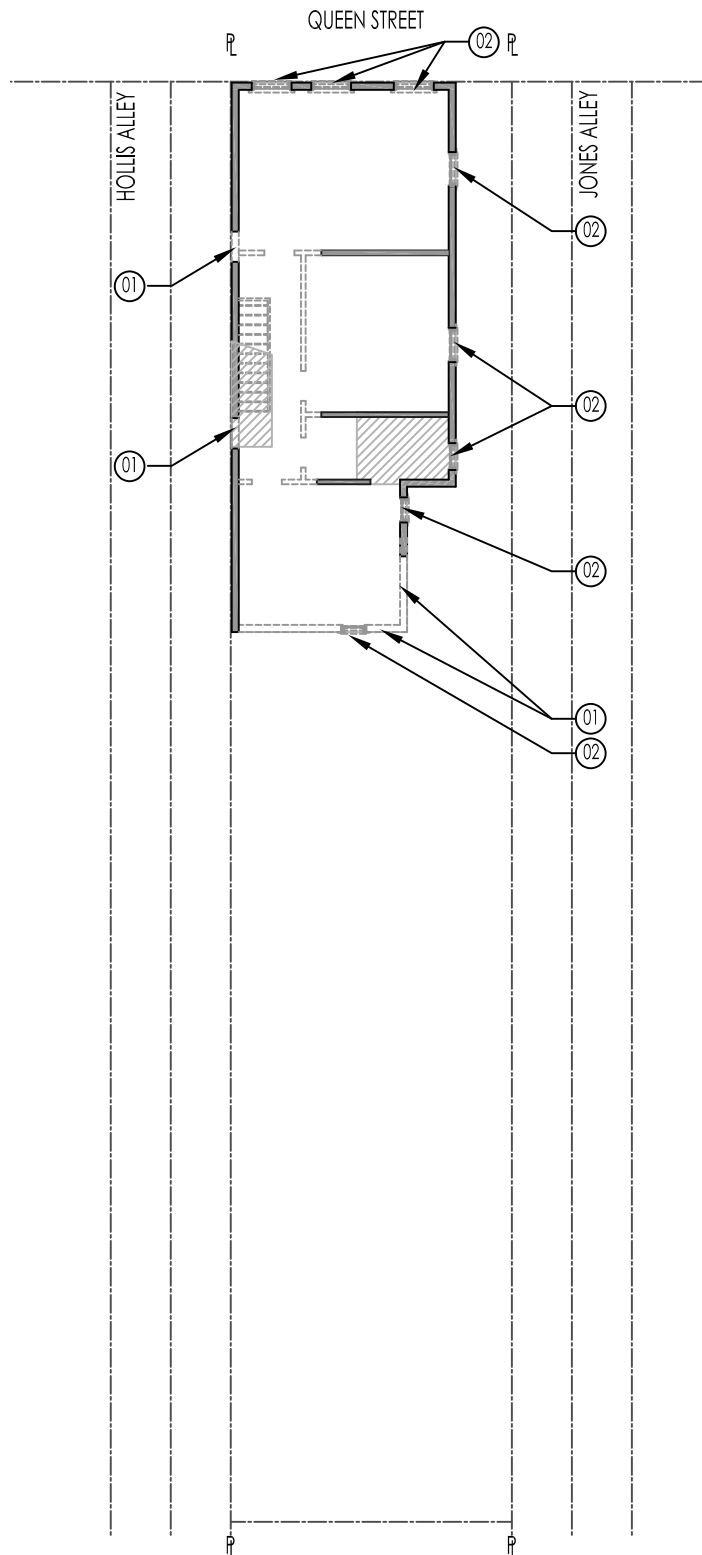
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE = 1,842 SF
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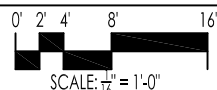
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EXISTING 2ND FLOOR PLAN SHOWING PROPOSED DEMOLITION

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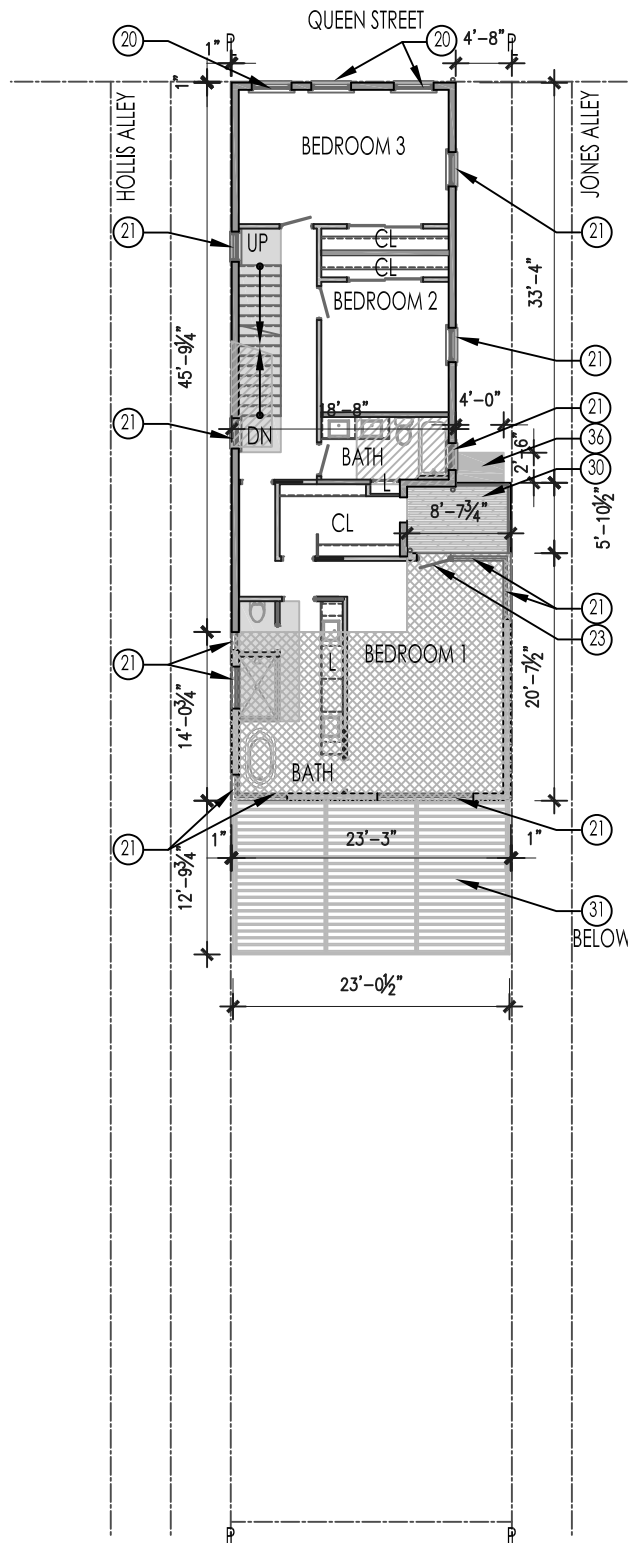
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703 . 589 . 4550
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**ASK
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE = 1,842 SF
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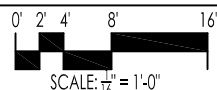
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PROPOSED 2ND FLOOR PLAN

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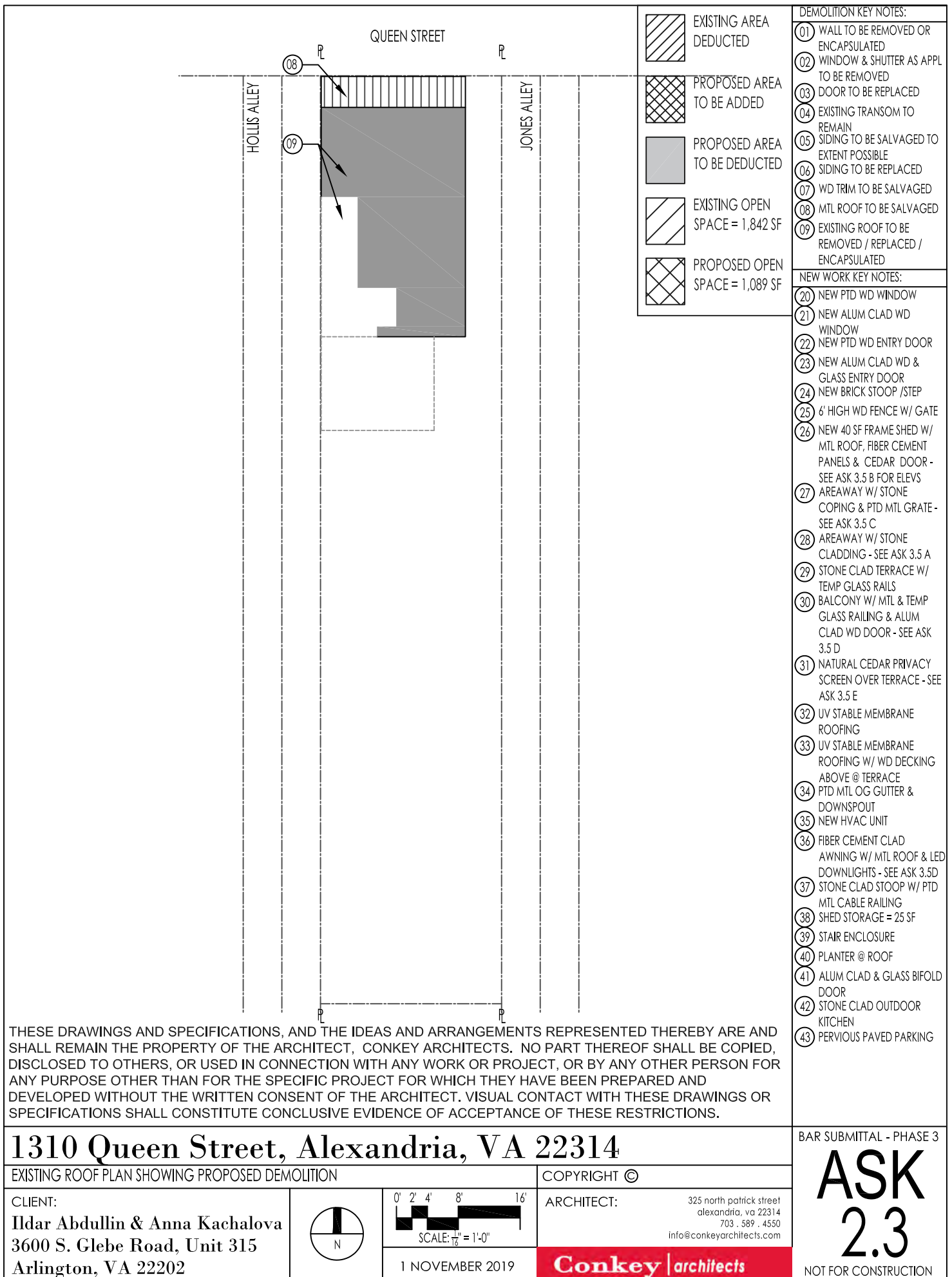
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703 . 589 . 4550
info@conkeyarchitects.com

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**ASK
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NEW WORK KEY NOTES:

20

NEW PTD WD WINDOW

21

NEW ALUM CLAD WD WINDOW

22

NEW PTD WD ENTRY DOOR

23

NEW ALUM CLAD WD & GLASS ENTRY DOOR

24

NEW BRICK STOOP /STEP

25

6' HIGH WD FENCE W/ GATE

26

NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEV

27

AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C

28

AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A

29

STONE CLAD TERRACE W/ TEMP GLASS RAILS

30

BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D

31

NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E

32

UV STABLE MEMBRANE ROOFING

33

UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE

34

PTD MTL OG GUTTER & DOWNSPOUT

35

NEW HVAC UNIT

36

FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS - SEE ASK 3.5D

37

STONE CLAD STOOP W/ PTD MTL CABLE RAILING

38

SHED STORAGE = 25 SF

39

STAIR ENCLOSURE

40

PLANTER @ ROOF

41

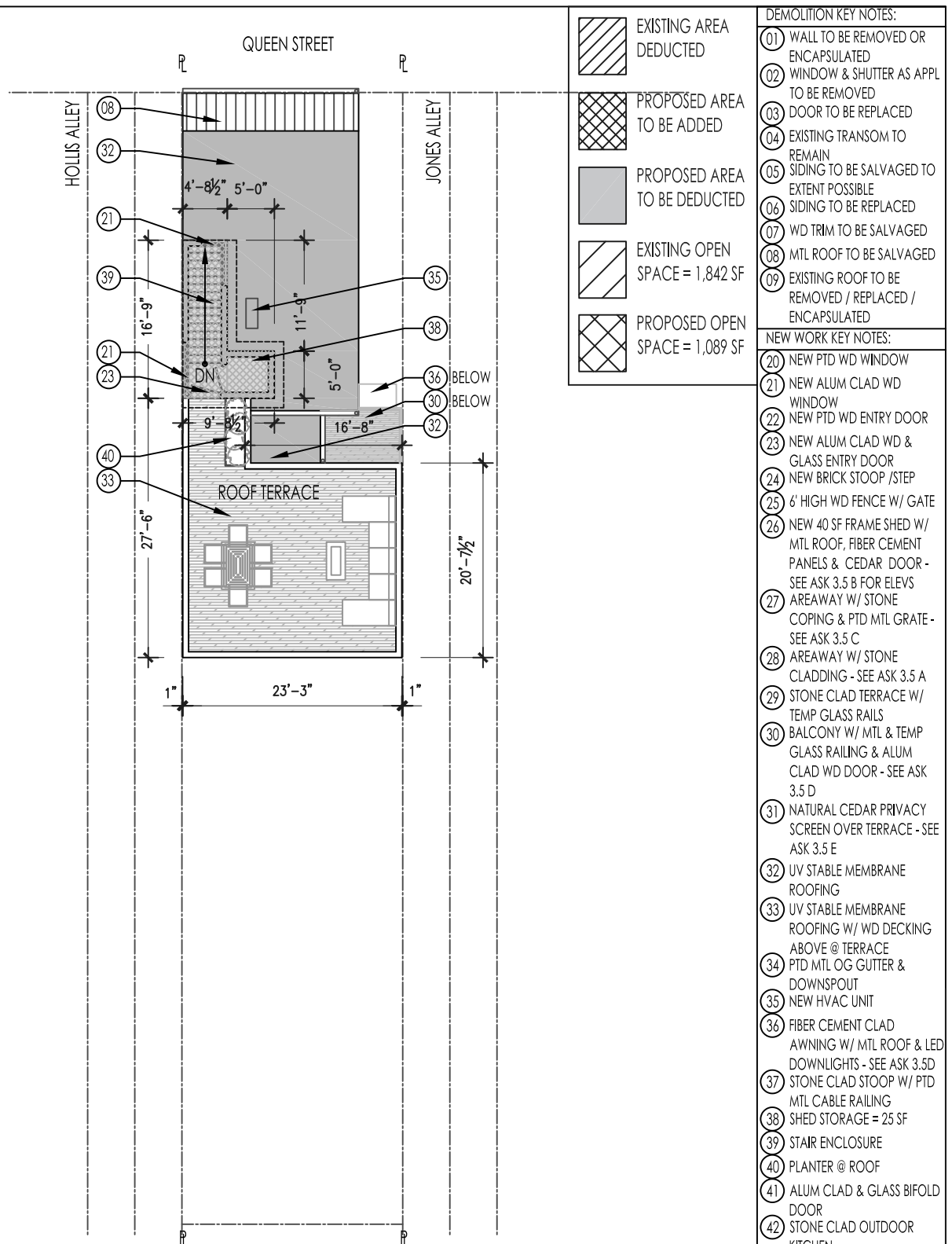
ALUM CLAD & GLASS BIFOLD DOOR

42

STONE CLAD OUTDOOR KITCHEN

43

PERVIOUS PAVED PARKING

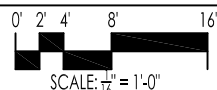


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1310 Queen Street, Alexandria, VA 22314

PROPOSED ROOF PLAN SHOWING ROOF TERRACE

CLIENT:
Ildar Abdullin & Anna Kachalova
3600 S. Glebe Road, Unit 315
Arlington, VA 22202



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

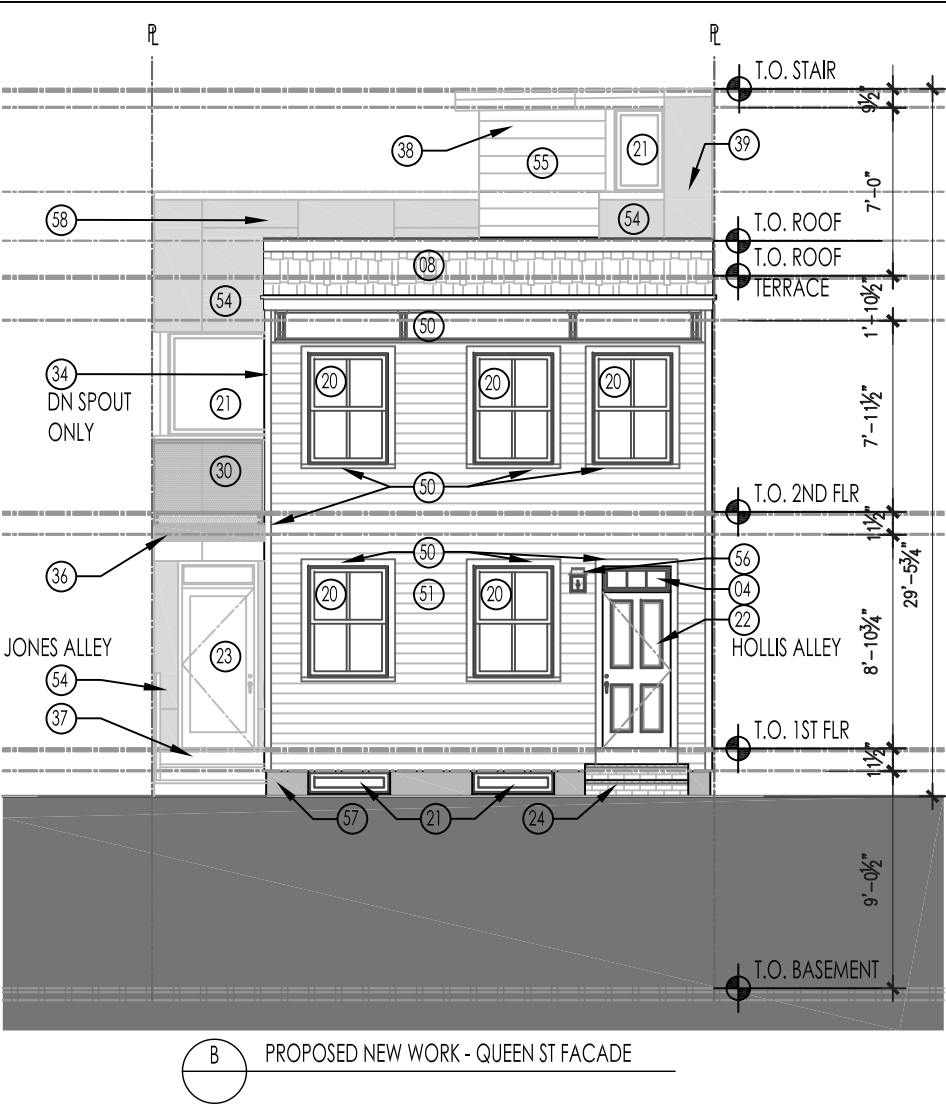
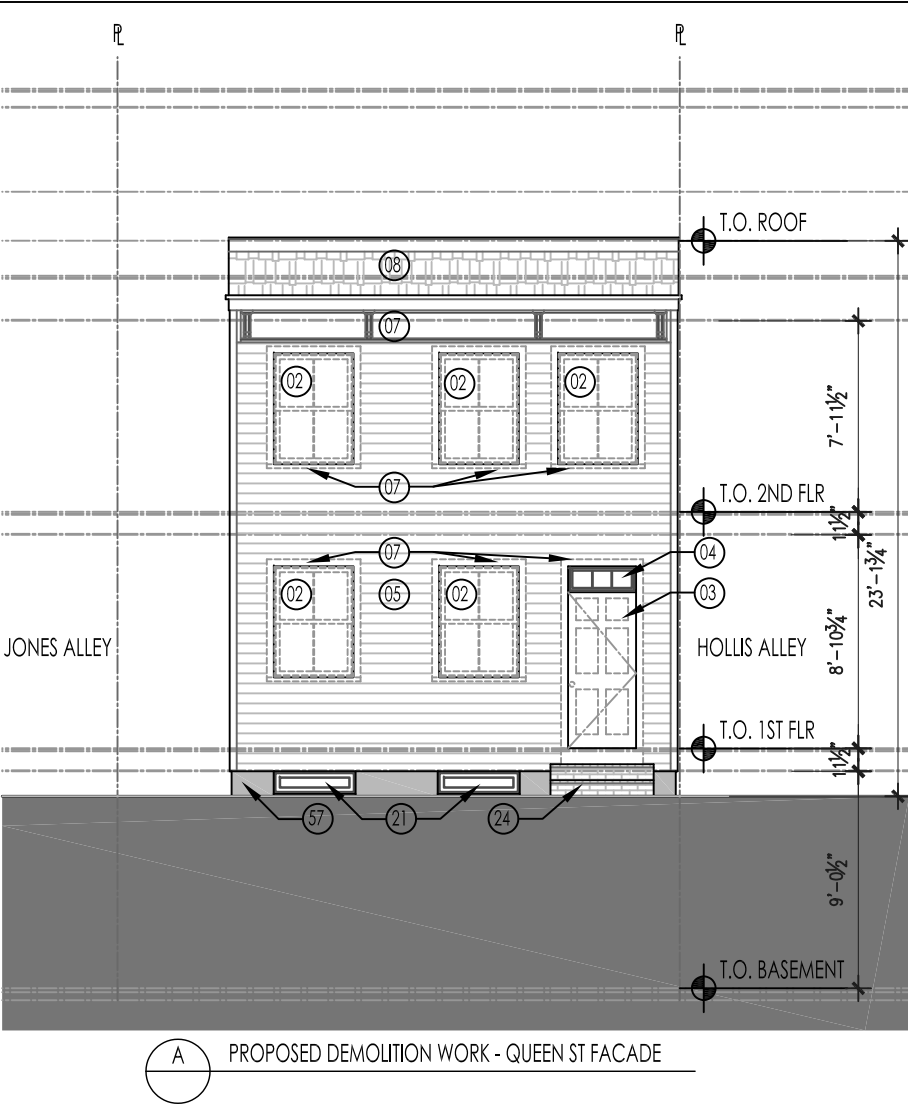
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BAR SUBMITTAL - PHASE 3

**ASK
2.3A**

NOT FOR CONSTRUCTION

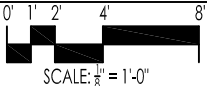
DEMOLITION KEY NOTES:	
(01) WALL TO BE REMOVED OR ENCAPSULATED	(35) NEW HVAC UNIT
(02) WINDOW & SHUTTER AS APPL TO BE REMOVED	(36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
(03) DOOR TO BE REPLACED	(37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
(04) EXISTING TRANSOM TO REMAIN	(38) SHED STORAGE = 25 SF
(05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE	(39) STAIR ENCLOSURE
(06) SIDING TO BE REPLACED	(40) PLANTER @ ROOF
(07) WD TRIM TO BE SALVAGED	(41) ALUM CLAD & GLASS BIFOLD DOOR
(08) MTL ROOF TO BE SALVAGED	(42) STONE CLAD OUTDOOR KITCHEN
(09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED	(43) PERVIOUS PAVED PARKING
NEW WORK KEY NOTES:	
(20) NEW PTD WD WINDOW	
(21) NEW ALUM CLAD WD WINDOW	
(22) NEW PTD WD ENTRY DOOR	
(23) NEW ALUM CLAD WD & GLASS ENTRY DOOR	
(24) NEW BRICK STOOP /STEP	
(25) 6' HIGH WD FENCE W/ GATE	
(26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS	ELEVATION KEY NOTES:
(27) AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C	(50) NEW PTD WD TRIM AS REQ'D
(28) AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A	(51) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
(29) STONE CLAD TERRACE W/ TEMP GLASS RAILS	(52) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
(30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D	(53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
(31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E	(54) PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
(32) UV STABLE MEMBRANE ROOFING	(55) NATURAL CEDAR BEVEL SIDING
(33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE	(56) FRONT ENTRY LIGHT FIXTURE
(34) PTD MTL OG GUTTER & DOWNSPOUT	(57) TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
	(58) FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
	(59) FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
	(60) ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING



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1310 Queen Street, Alexandria, VA 22314

CLIENT:
Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202



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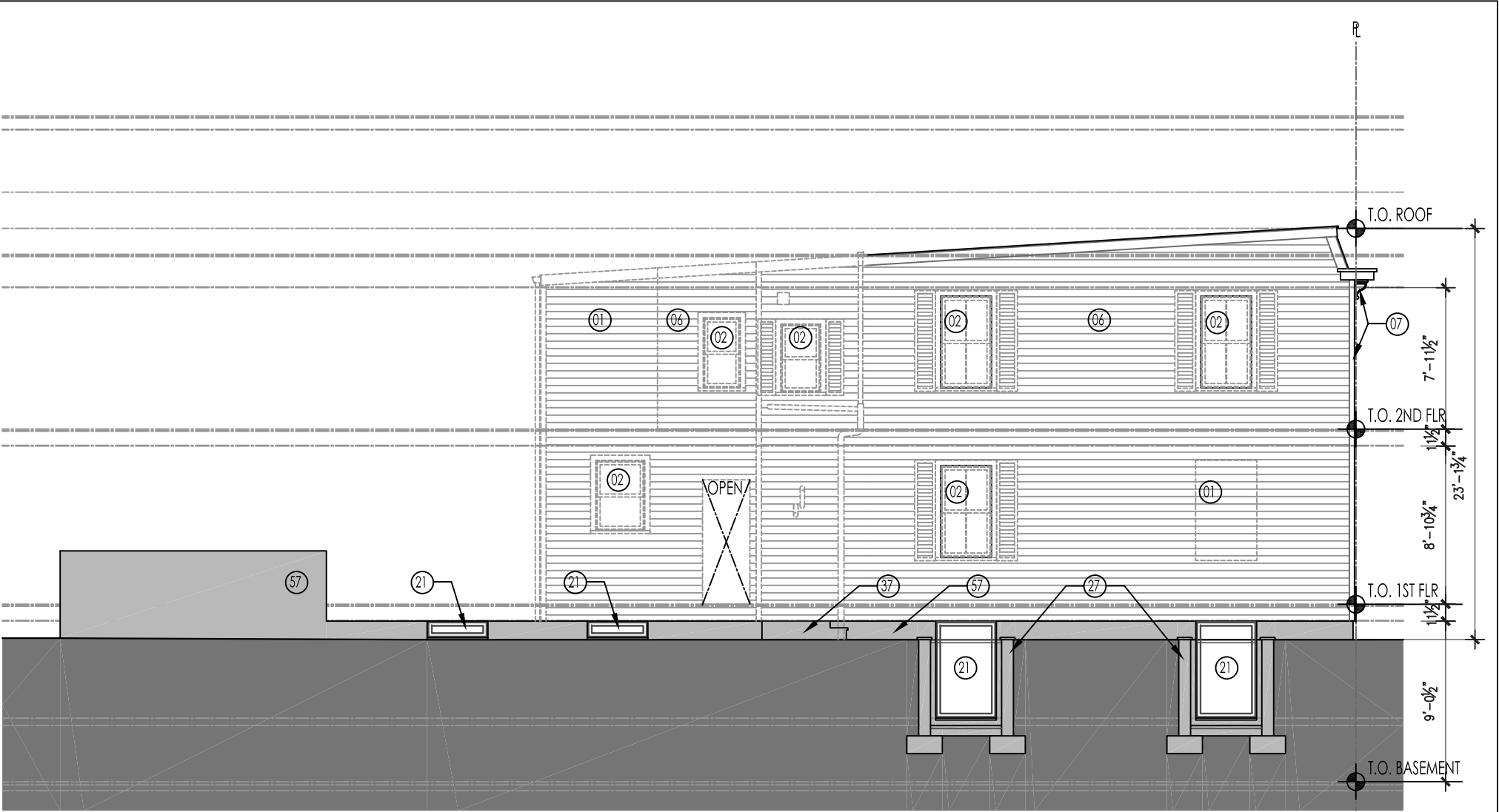
ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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BAR SUBMITTAL - PHASE 3

ASK
3.1

DEMOLITION KEY NOTES:	(35) NEW HVAC UNIT
(01) WALL TO BE REMOVED OR ENCAPSULATED	(36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
(02) WINDOW & SHUTTER AS APPL TO BE REMOVED	(37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
(03) DOOR TO BE REPLACED	(38) SHED STORAGE = 25 SF
(04) EXISTING TRANSOM TO REMAIN	(39) STAIR ENCLOSURE
(05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE	(40) PLANTER @ ROOF
(06) SIDING TO BE REPLACED	(41) ALUM CLAD & GLASS BIFOLD DOOR
(07) WD TRIM TO BE SALVAGED	(42) STONE CLAD OUTDOOR KITCHEN
(08) MTL ROOF TO BE SALVAGED	(43) PERVIOUS PAVED PARKING
(09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED	
NEW WORK KEY NOTES:	
(20) NEW PTD WD WINDOW	
(21) NEW ALUM CLAD WD WINDOW	
(22) NEW PTD WD ENTRY DOOR	
(23) NEW ALUM CLAD WD & GLASS ENTRY DOOR	
(24) NEW BRICK STOOP /STEP	
(25) 6' HIGH WD FENCE W/ GATE	ELEVATION KEY NOTES:
(26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEV	(50) NEW PTD WD TRIM AS REQ'D
(27) AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C	(51) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
(28) AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A	(52) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
(29) STONE CLAD TERRACE W/ TEMP GLASS RAILS	(53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
(30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D	(54) PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
(31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E	(55) NATURAL CEDAR BEVEL SIDING
(32) UV STABLE MEMBRANE ROOFING	(56) FRONT ENTRY LIGHT FIXTURE
(33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE	(57) TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
(34) PTD MTL OG GUTTER & DOWNSPOUT	(58) FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
	(59) FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
	(60) ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING

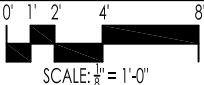


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1310 Queen Street, Alexandria, VA 22314

EXISTING SIDE ELEVATION (JONES ALLEY) SHOWING PROPOSED DEMOLITION

CLIENT:
Ildar Abdullin & Anna Kachalova
3600 S. Glebe Road, Unit 315
Arlington, VA 22202



1 NOVEMBER 2019

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

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BAR SUBMITTAL - PHASE 3

ASK
3.2

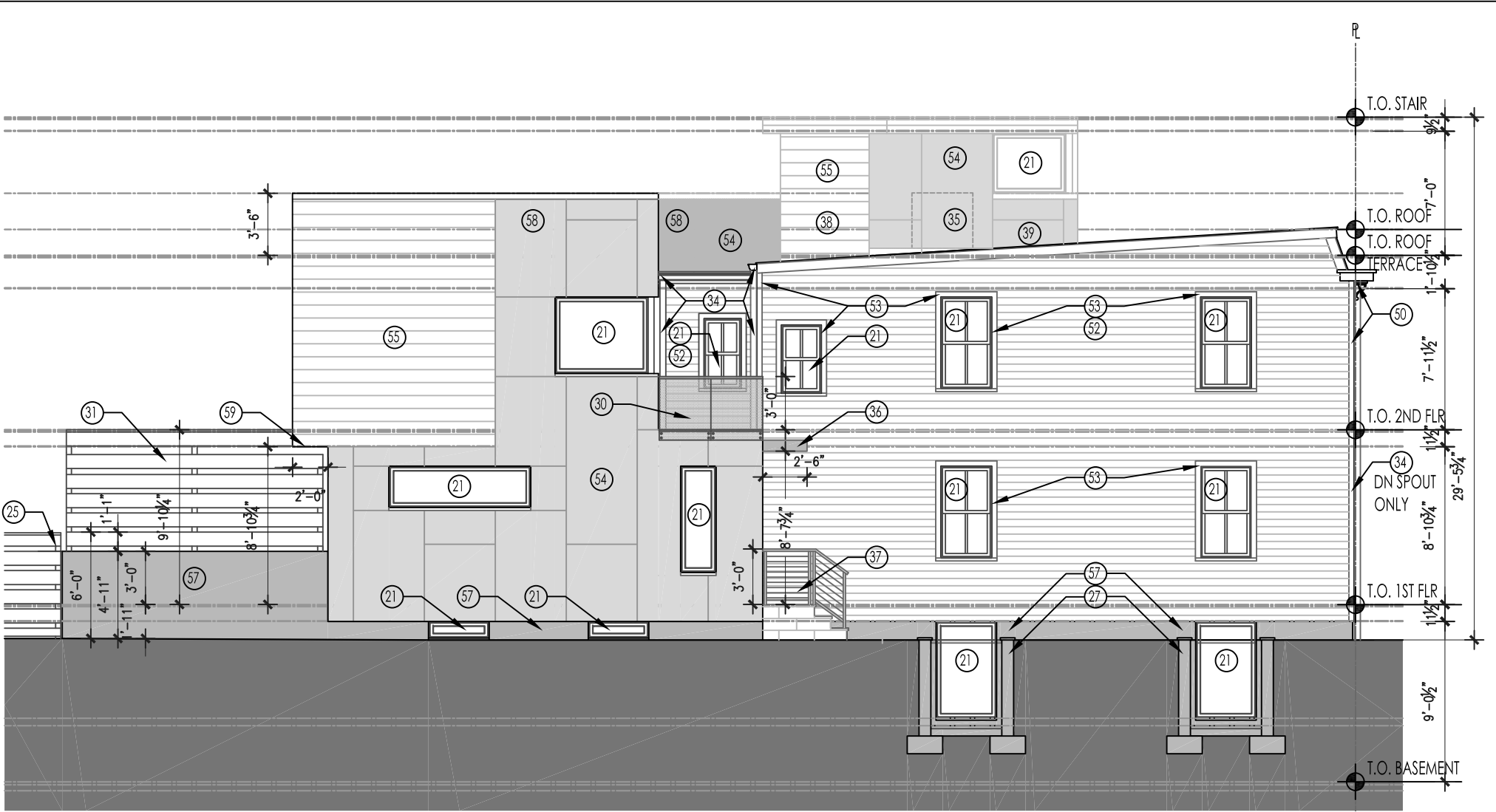
- DEMOLITION KEY NOTES:
- (01) WALL TO BE REMOVED OR ENCAPSULATED
 - (02) WINDOW & SHUTTER AS APPL TO BE REMOVED
 - (03) DOOR TO BE REPLACED
 - (04) EXISTING TRANSOM TO REMAIN
 - (05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE
 - (06) SIDING TO BE REPLACED
 - (07) WD TRIM TO BE SALVAGED
 - (08) MTL ROOF TO BE SALVAGED
 - (09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED

- NEW WORK KEY NOTES:
- (20) NEW PTD WD WINDOW
 - (21) NEW ALUM CLAD WD WINDOW
 - (22) NEW PTD WD ENTRY DOOR
 - (23) NEW ALUM CLAD WD & GLASS ENTRY DOOR
 - (24) NEW BRICK STOOP /STEP
 - (25) 6' HIGH WD FENCE W/ GATE

- (26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS
- (27) AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C
- (28) AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A
- (29) STONE CLAD TERRACE W/ TEMP GLASS RAILS
- (30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D
- (31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E
- (32) UV STABLE MEMBRANE ROOFING
- (33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE
- (34) PTD MTL OG GUTTER & DOWNSPOUT

- (35) NEW HVAC UNIT
- (36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
- (37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
- (38) SHED STORAGE = 25 SF
- (39) STAIR ENCLOSURE
- (40) PLANTER @ ROOF
- (41) ALUM CLAD & GLASS BIFOLD DOOR
- (42) STONE CLAD OUTDOOR KITCHEN
- (43) PERVIOUS PAVED PARKING

- ELEVATION KEY NOTES:
- (50) NEW PTD WD TRIM AS REQ'D
 - (51) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
 - (52) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
 - (53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
 - (54) PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
 - (55) NATURAL CEDAR BEVEL SIDING
 - (56) FRONT ENTRY LIGHT FIXTURE
 - (57) TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
 - (58) FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
 - (59) FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
 - (60) ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING

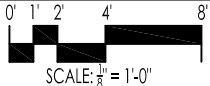


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1310 Queen Street, Alexandria, VA 22314

PROPOSED SIDE ELEVATION (JONES ALLEY)

CLIENT:
Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202



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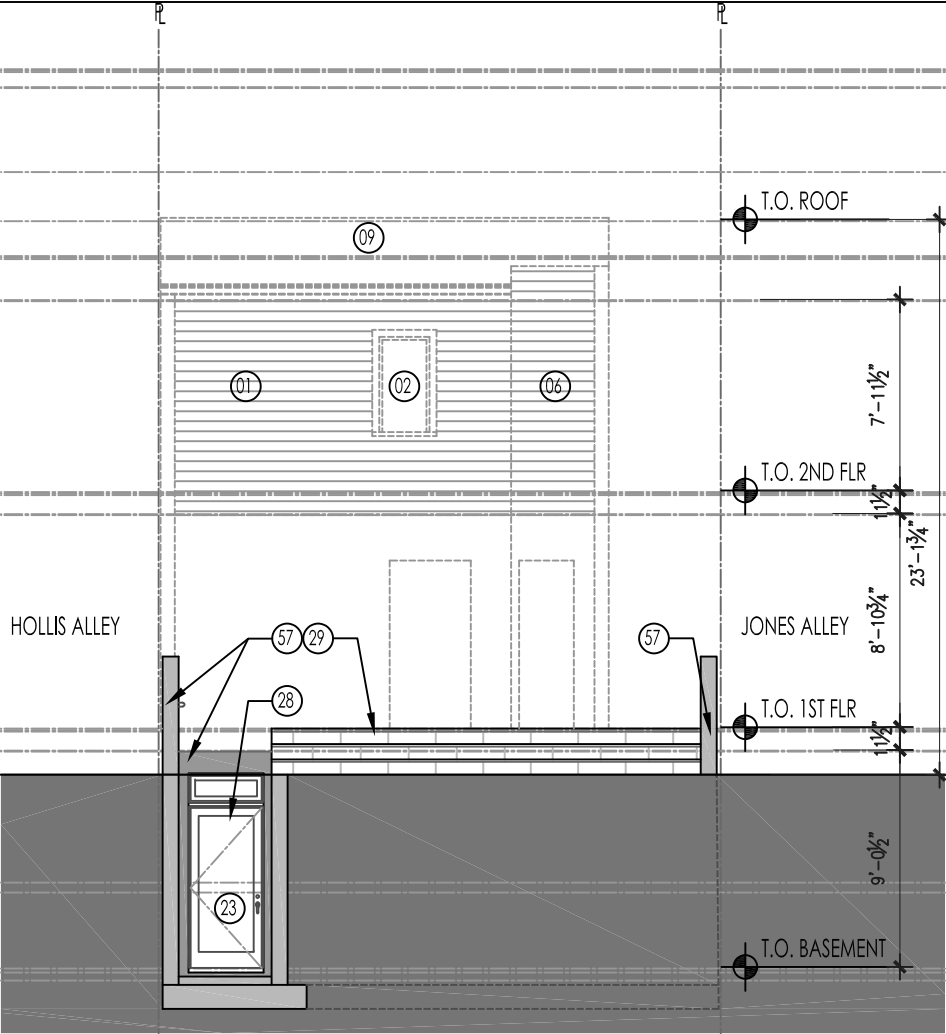
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 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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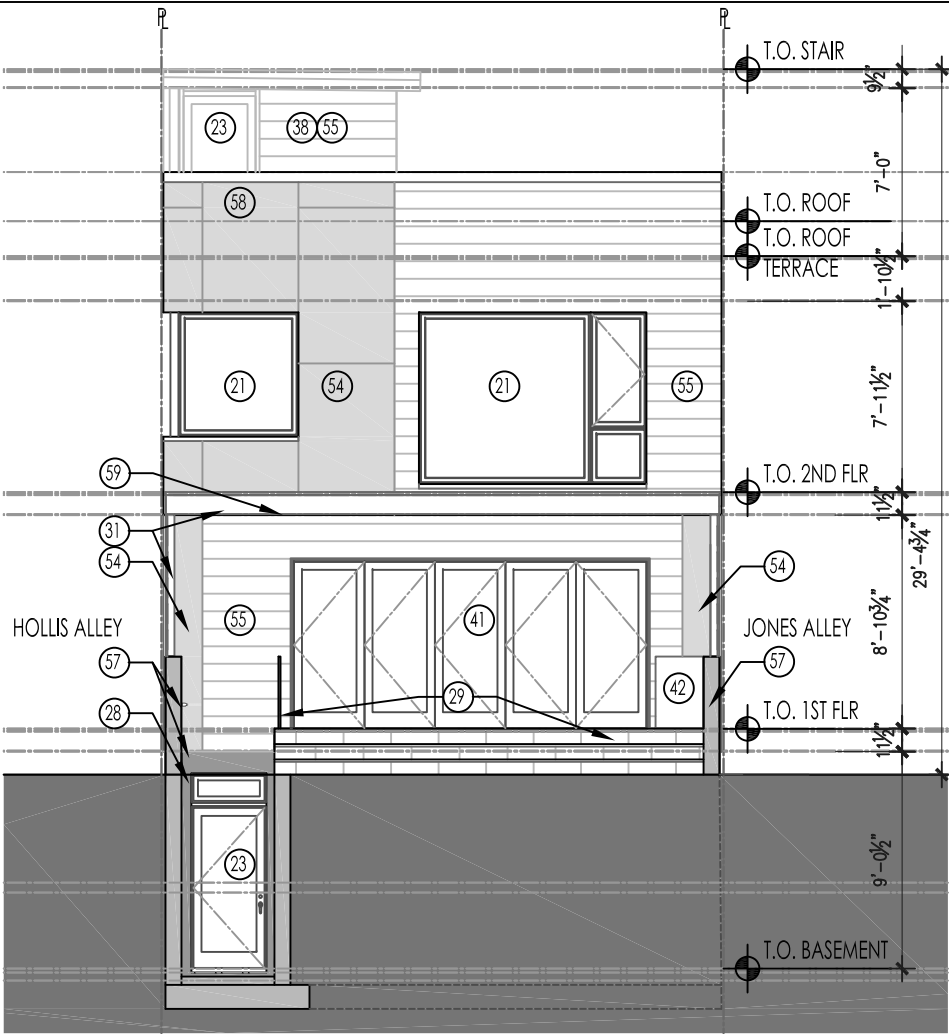
BAR SUBMITTAL - PHASE 3

ASK
3.2A

DEMOLITION KEY NOTES:	
(01) WALL TO BE REMOVED OR ENCAPSULATED	(35) NEW HVAC UNIT
(02) WINDOW & SHUTTER AS APPL TO BE REMOVED	(36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
(03) DOOR TO BE REPLACED	(37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
(04) EXISTING TRANSOM TO REMAIN	(38) SHED STORAGE = 25 SF
(05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE	(39) STAIR ENCLOSURE
(06) SIDING TO BE REPLACED	(40) PLANTER @ ROOF
(07) WD TRIM TO BE SALVAGED	(41) ALUM CLAD & GLASS BIFOLD DOOR
(08) MTL ROOF TO BE SALVAGED	(42) STONE CLAD OUTDOOR KITCHEN
(09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED	(43) PERVIOUS PAVED PARKING
NEW WORK KEY NOTES:	
(20) NEW PTD WD WINDOW	
(21) NEW ALUM CLAD WD WINDOW	
(22) NEW PTD WD ENTRY DOOR	
(23) NEW ALUM CLAD WD & GLASS ENTRY DOOR	
(24) NEW BRICK STOOP / STEP	
(25) 6' HIGH WD FENCE W/ GATE	
(26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS	ELEVATION KEY NOTES:
(27) AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C	(50) NEW PTD WD TRIM AS REQ'D
(28) AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A	(51) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
(29) STONE CLAD TERRACE W/ TEMP GLASS RAILS	(52) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
(30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D	(53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
(31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E	(54) PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
(32) UV STABLE MEMBRANE ROOFING	(55) NATURAL CEDAR BEVEL SIDING
(33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE	(56) FRONT ENTRY LIGHT FIXTURE
(34) PTD MTL OG GUTTER & DOWNSPOUT	(57) TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
	(58) FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
	(59) FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
	(60) ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING



A PROPOSED DEMOLITION WORK - REAR FACADE

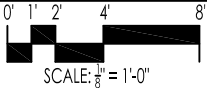


B PROPOSED NEW WORK - REAR FACADE

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CLIENT:
Ildar Abdullin & Anna Kachalova
3600 S. Glebe Road, Unit 315
Arlington, VA 22202



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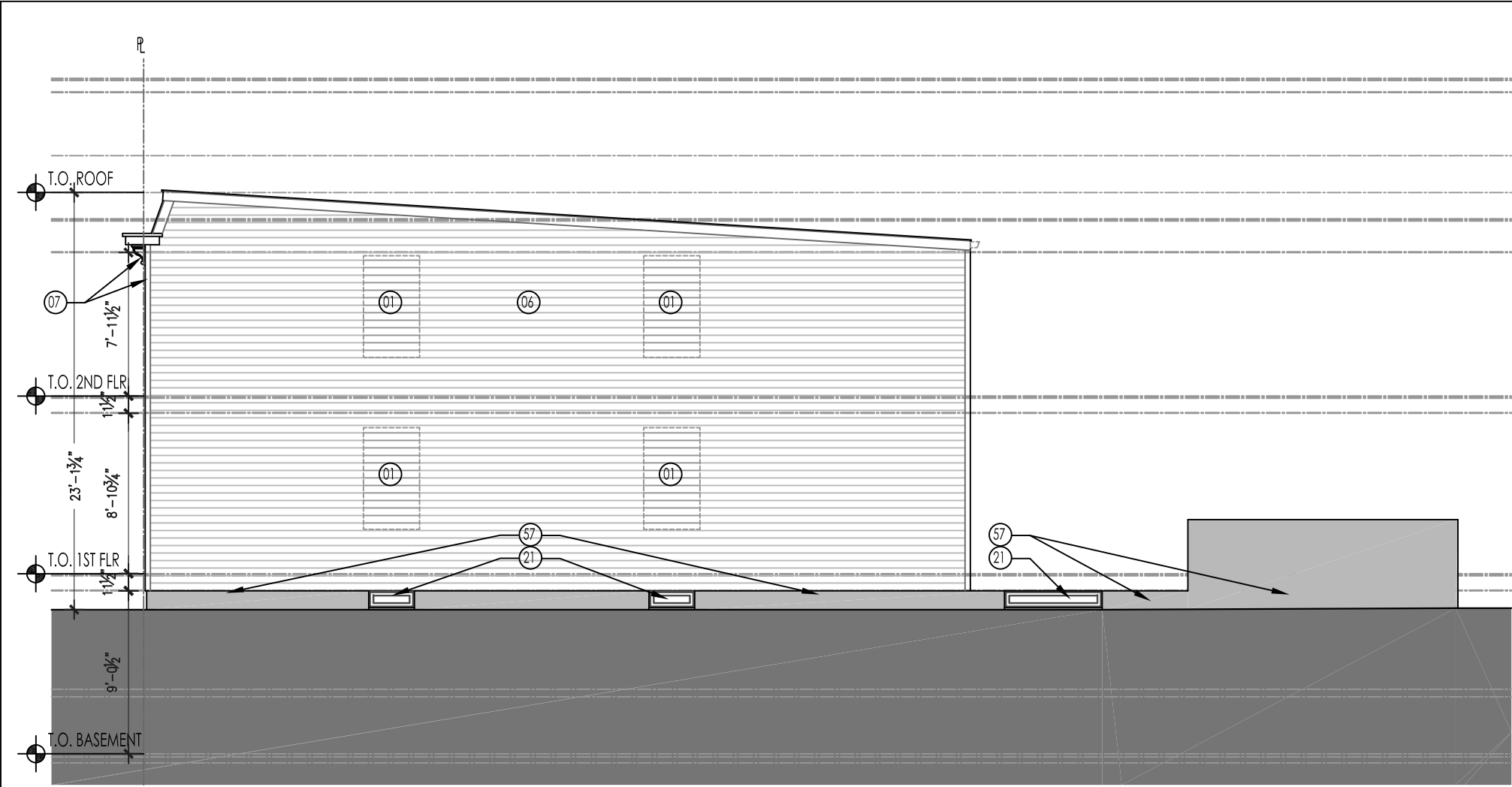
ARCHITECT:
325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

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BAR SUBMITTAL - PHASE 3

ASK
3.3

DEMOLITION KEY NOTES:	
01 WALL TO BE REMOVED OR ENCAPSULATED	35 NEW HVAC UNIT
02 WINDOW & SHUTTER AS APPL TO BE REMOVED	36 FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
03 DOOR TO BE REPLACED	37 STONE CLAD STOOP W/ PTD MTL CABLE RAILING
04 EXISTING TRANSOM TO REMAIN	38 SHED STORAGE = 25 SF
05 SIDING TO BE SALVAGED TO EXTENT POSSIBLE	39 STAIR ENCLOSURE
06 SIDING TO BE REPLACED	40 PLANTER @ ROOF
07 WD TRIM TO BE SALVAGED	41 ALUM CLAD & GLASS BIFOLD DOOR
08 MTL ROOF TO BE SALVAGED	42 STONE CLAD OUTDOOR KITCHEN
09 EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED	43 PERVIOUS PAVED PARKING
NEW WORK KEY NOTES:	
20 NEW PTD WD WINDOW	
21 NEW ALUM CLAD WD WINDOW	
22 NEW PTD WD ENTRY DOOR	
23 NEW ALUM CLAD WD & GLASS ENTRY DOOR	
24 NEW BRICK STOOP /STEP	
25 6' HIGH WD FENCE W/ GATE	ELEVATION KEY NOTES:
26 NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS	50 NEW PTD WD TRIM AS REQ'D
27 AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C	51 NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
28 AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A	52 PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
29 STONE CLAD TERRACE W/ TEMP GLASS RAILS	53 PTD SMOOTH TEXTURE FIBER CEMENT TRIM
30 BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D	54 PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
31 NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E	55 NATURAL CEDAR BEVEL SIDING
32 UV STABLE MEMBRANE ROOFING	56 FRONT ENTRY LIGHT FIXTURE
33 UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE	57 TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
34 PTD MTL OG GUTTER & DOWNSPOUT	58 FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
	59 FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
	60 ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING



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EXISTING SIDE ELEVATION (HOLLIS ALLEY) SHOWING PROPOSED DEMOLITION

CLIENT:

Ildar Abdullin & Anna Kachalova
3600 S. Glebe Road, Unit 315
Arlington, VA 22202

0' 1' 2' 4' 8'

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

1 NOVEMBER 2019

ARCHITECT:

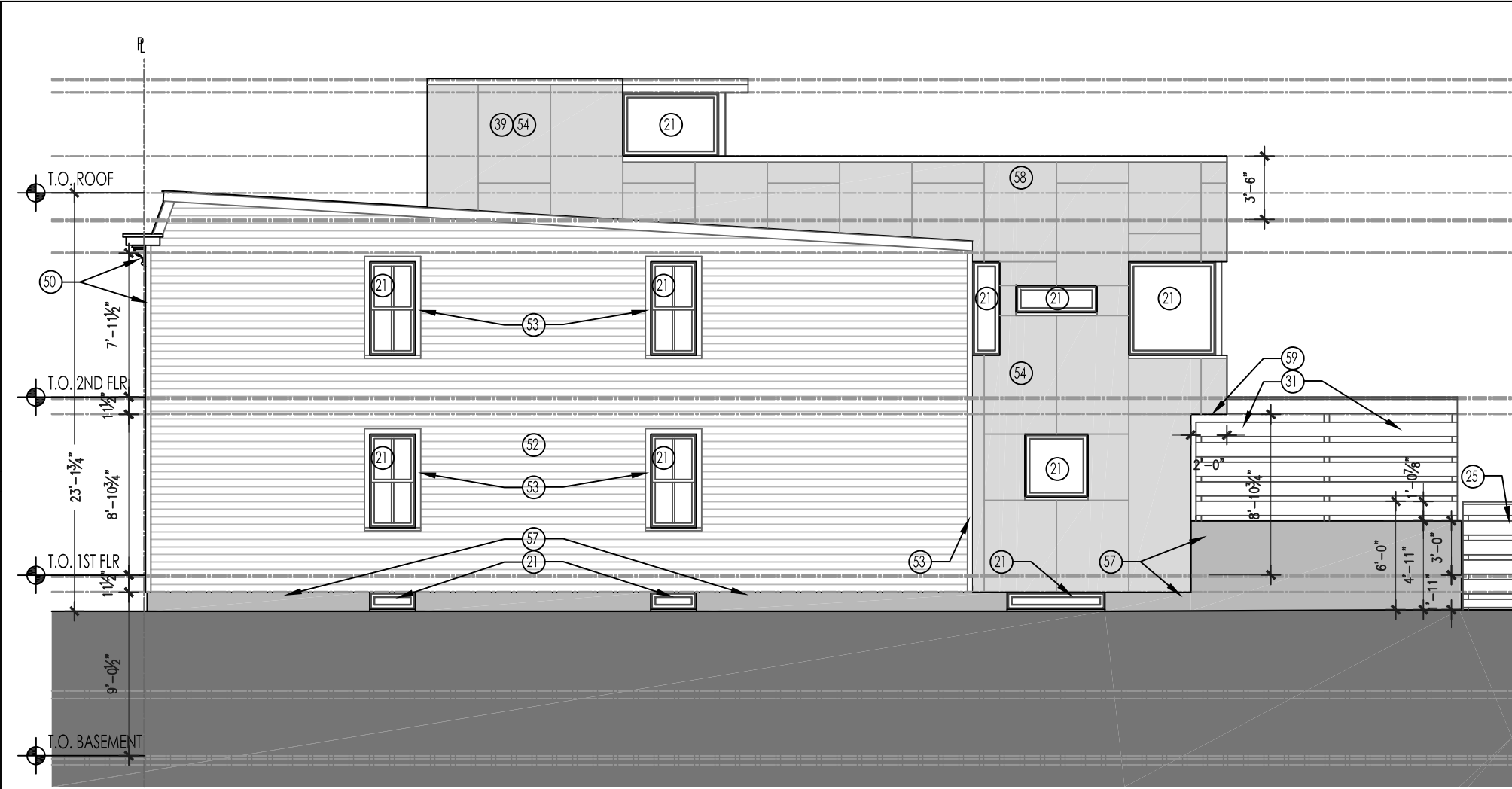
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alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

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BAR SUBMITTAL - PHASE 3

ASK
3.4

DEMOLITION KEY NOTES:	(35) NEW HVAC UNIT
(01) WALL TO BE REMOVED OR ENCAPSULATED	(36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
(02) WINDOW & SHUTTER AS APPL TO BE REMOVED	(37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
(03) DOOR TO BE REPLACED	(38) SHED STORAGE = 25 SF
(04) EXISTING TRANSOM TO REMAIN	(39) STAIR ENCLOSURE
(05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE	(40) PLANTER @ ROOF
(06) SIDING TO BE REPLACED	(41) ALUM CLAD & GLASS BIFOLD DOOR
(07) WD TRIM TO BE SALVAGED	(42) STONE CLAD OUTDOOR KITCHEN
(08) MTL ROOF TO BE SALVAGED	(43) PERVIOUS PAVED PARKING
(09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED	
NEW WORK KEY NOTES:	
(20) NEW PTD WD WINDOW	
(21) NEW ALUM CLAD WD WINDOW	
(22) NEW PTD WD ENTRY DOOR	
(23) NEW ALUM CLAD WD & GLASS ENTRY DOOR	
(24) NEW BRICK STOOP /STEP	
(25) 6' HIGH WD FENCE W/ GATE	
(26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS	ELEVATION KEY NOTES:
(27) AREA WAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C	(50) NEW PTD WD TRIM AS REQ'D
(28) AREA WAY W/ STONE CLADDING - SEE ASK 3.5 A	(51) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
(29) STONE CLAD TERRACE W/ TEMP GLASS RAILS	(52) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
(30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D	(53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
(31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E	(54) PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
(32) UV STABLE MEMBRANE ROOFING	(55) NATURAL CEDAR BEVEL SIDING
(33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE	(56) FRONT ENTRY LIGHT FIXTURE
(34) PTD MTL OG GUTTER & DOWNSPOUT	(57) TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
	(58) FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
	(59) FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
	(60) ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING

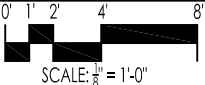


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1310 Queen Street, Alexandria, VA 22314

PROPOSED SIDE ELEVATION (HOLLIS ALLEY)

CLIENT:
Ildar Abdullin & Anna Kachalova
3600 S. Glebe Road, Unit 315
Arlington, VA 22202



1 NOVEMBER 2019

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

Conkey | architects

BAR SUBMITTAL - PHASE 3

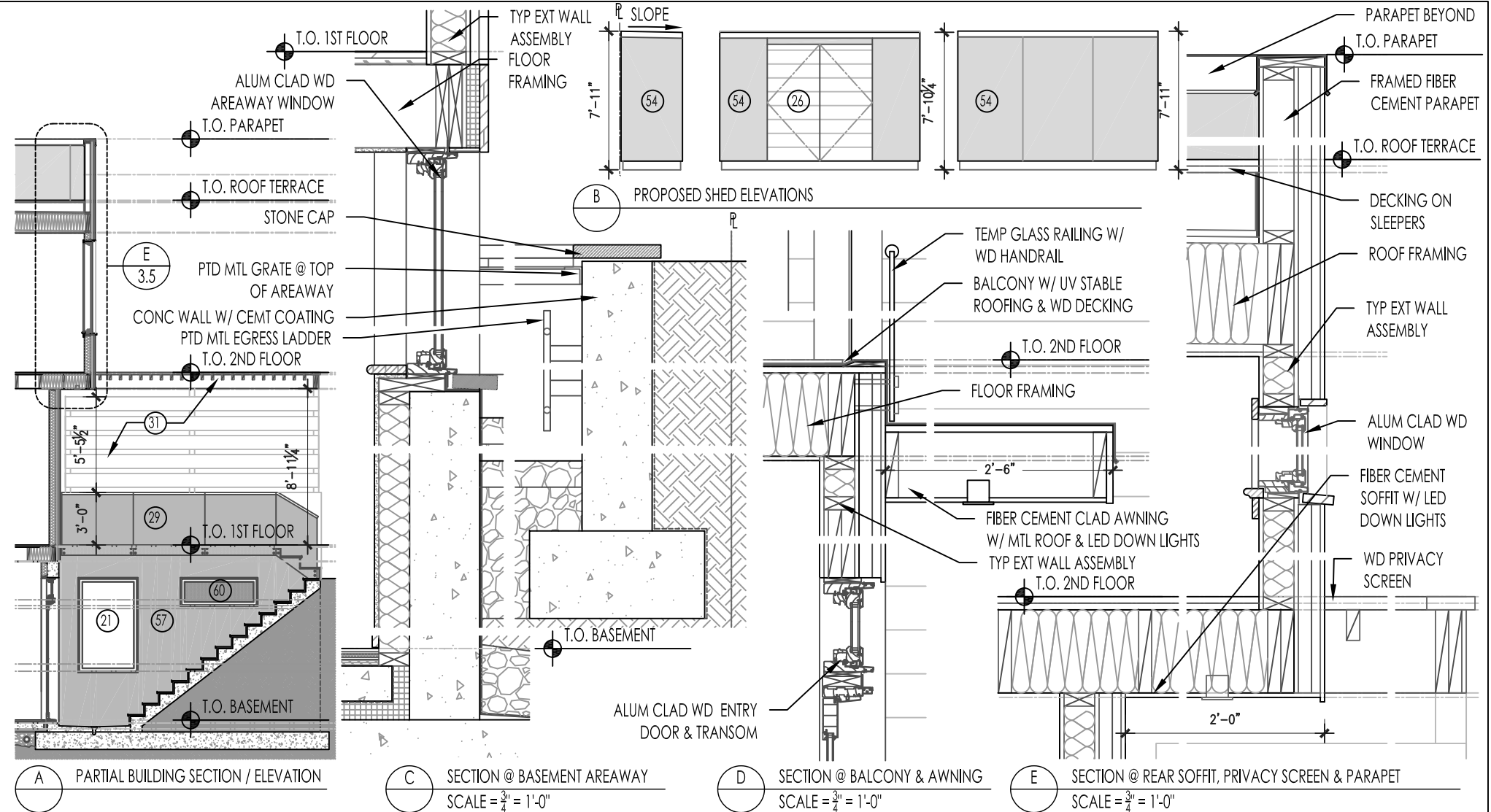
ASK
3.4A

- DEMOLITION KEY NOTES:
- (01) WALL TO BE REMOVED OR ENCAPSULATED
 - (02) WINDOW & SHUTTER AS APPL TO BE REMOVED
 - (03) DOOR TO BE REPLACED
 - (04) EXISTING TRANSOM TO REMAIN
 - (05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE
 - (06) SIDING TO BE REPLACED
 - (07) WD TRIM TO BE SALVAGED
 - (08) MTL ROOF TO BE SALVAGED
 - (09) EXISTING ROOF TO BE REMOVED / REPLACED / ENCAPSULATED

- NEW WORK KEY NOTES:
- (20) NEW PTD WD WINDOW
 - (21) NEW ALUM CLAD WD WINDOW
 - (22) NEW PTD WD ENTRY DOOR
 - (23) NEW ALUM CLAD WD & GLASS ENTRY DOOR
 - (24) NEW BRICK STOOP / STEP
 - (25) 6' HIGH WD FENCE W/ GATE
 - (26) NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS
 - (27) AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C
 - (28) AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A
 - (29) STONE CLAD TERRACE W/ TEMP GLASS RAILS
 - (30) BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D
 - (31) NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E
 - (32) UV STABLE MEMBRANE ROOFING
 - (33) UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE
 - (34) PTD MTL OG GUTTER & DOWNSPOUT

- (35) NEW HVAC UNIT
- (36) FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
- (37) STONE CLAD STOOP W/ PTD MTL CABLE RAILING
- (38) SHED STORAGE = 25 SF
- (39) STAIR ENCLOSURE
- (40) PLANTER @ ROOF
- (41) ALUM CLAD & GLASS BIFOLD DOOR
- (42) STONE CLAD OUTDOOR KITCHEN
- (43) PERVIOUS PAVED PARKING

- ELEVATION KEY NOTES:
- (50) NEW PTD WD TRIM AS REQ'D
 - (51) NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED
 - (52) PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING
 - (53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
 - (54) PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED
 - (55) NATURAL CEDAR BEVEL SIDING
 - (56) FRONT ENTRY LIGHT FIXTURE
 - (57) TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
 - (58) FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E
 - (59) FIBER CEMENT SOFFIT W/ LED DOWN LIGHTS
 - (60) ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING



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1310 Queen Street, Alexandria, VA 22314

CLIENT:
 Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202

0' 1' 2' 4' 8'
 SCALE: 1/8" = 1'-0"
 1 NOVEMBER 2019

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

BAR SUBMITTAL - PHASE 3
ASK
3.5

- DEMOLITION KEY NOTES:

01

WALL TO BE REMOVED OR ENCAPSULATED

02

WINDOW & SHUTTER AS APPL TO BE REMOVED

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DOOR TO BE REPLACED

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EXISTING TRANSOM TO REMAIN

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SIDING TO BE SALVAGED TO EXTENT POSSIBLE

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WD TRIM TO BE SALVAGED

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NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT PANELS & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS

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AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C

28

AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A

29

STONE CLAD TERRACE W/ TEMP GLASS RAILS

30

BALCONY W/ MTL & TEMP GLASS RAILING & ALUM CLAD WD DOOR - SEE ASK 3.5 D

31

NATURAL CEDAR PRIVACY SCREEN OVER TERRACE - SEE ASK 3.5 E

32

UV STABLE MEMBRANE ROOFING

33

UV STABLE MEMBRANE ROOFING W/ WD DECKING ABOVE @ TERRACE

34

PTD MTL OG GUTTER & DOWNSPOUT

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NEW HVAC UNIT

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FIBER CEMENT CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D

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STONE CLAD STOOP W/ PTD MTL CABLE RAILING

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SHED STORAGE = 25 SF

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STAIR ENCLOSURE

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PLANTER @ ROOF

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ALUM CLAD & GLASS BIFOLD DOOR

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STONE CLAD OUTDOOR KITCHEN

43

PERVIOUS PAVED PARKING

ELEVATION KEY NOTES:

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NEW PTD WD TRIM AS REQ'D

51

NEW PTD WD LAP SIDING ON FURRING STRIPS AS NEEDED

52

PTD SMOOTH TEXTURE FIBER CEMENT LAP SIDING

53

PTD SMOOTH TEXTURE FIBER CEMENT TRIM

54

PTD SMOOTH TEXTURE FIBER CEMENT PANELS W/ MTL EDGE TRIM AS INDICATED

55

NATURAL CEDAR BEVEL SIDING

56

FRONT ENTRY LIGHT FIXTURE

57

TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL

58

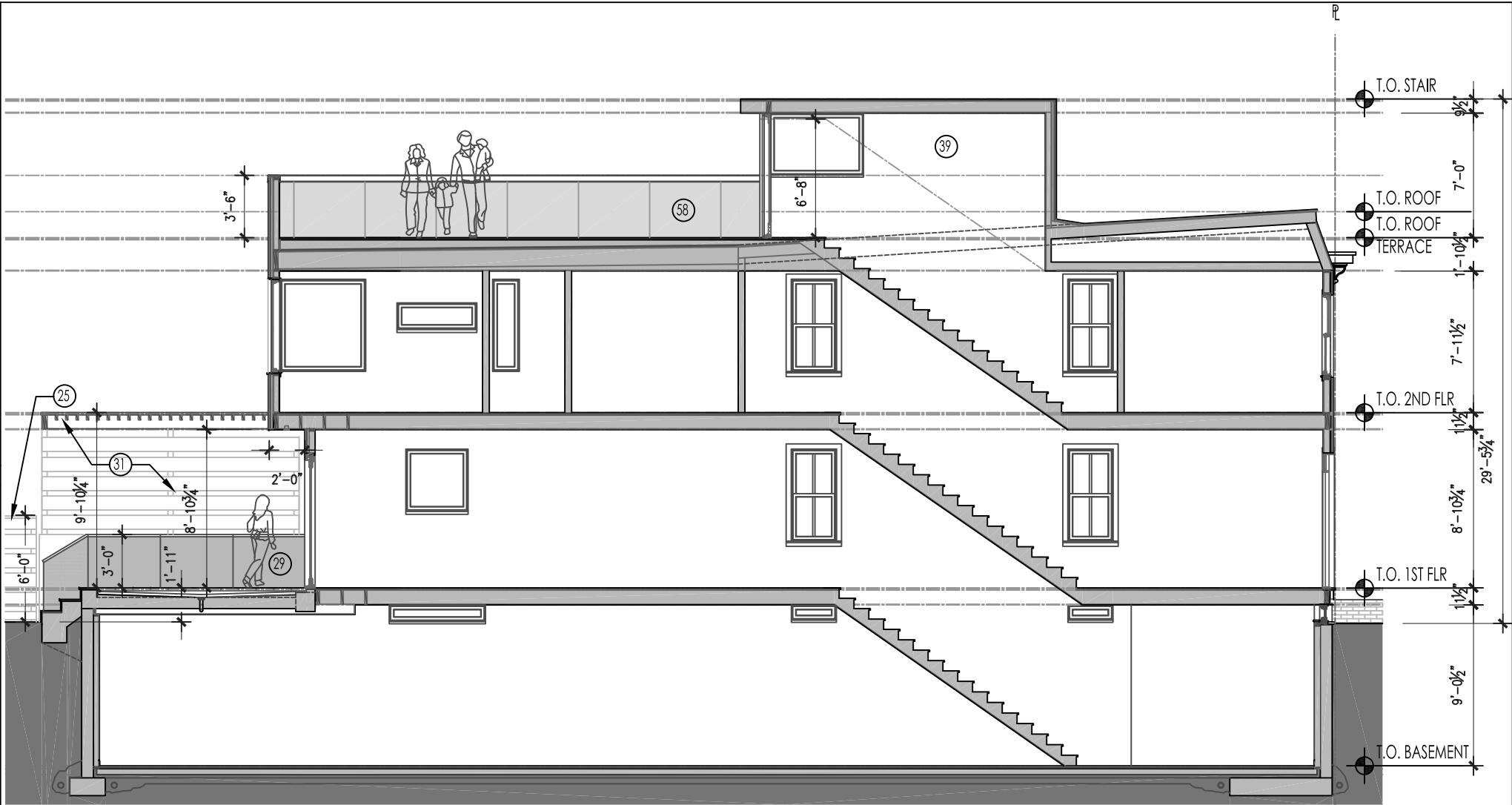
FRAMED FIBER CEMENT CLAD PARAPET W/ PRE-FINISHED MTL COPING - SEE ASK 3.5E

59

FIBER CEMENT SOFFT W/ LED DOWN LIGHTS

60

ALUM CLAD WD WINDOW W/ SPECIALTY GLAZING



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PROPOSED BUILDING SECTION

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BAR SUBMITTAL - PHASE 3

ASK
3.6A



BUILT AROUND YOU

2018 PRODUCT CATALOG

MARVIN 
Windows and Doors

Built around you.®



Wood Ultimate Double Hung Windows



WOOD EXTERIOR DOUBLE HUNG WINDOWS

HISTORY'S MOST POPULAR WINDOW

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

ULTIMATE DOUBLE HUNG



ULTIMATE DOUBLE
HUNG MAGNUM



INSERT DOUBLE HUNG





Contemporary Casement Windows



CONTEMPORARY CASEMENT & AWNING

THE IDEAL FRAME FOR A MODERN VIEW

Expansive glass and flush frames combine for massive views. Used solo or grouped with contemporary direct glaze windows for maximum daylight and increased airflow, these windows are available at some of the industry's largest sizes without compromising on performance.

CONTEMPORARY CASEMENT

CONTEMPORARY AWNING





Contemporary Corner Window

CONTEMPORARY CORNER WINDOW

CLEAN LINES AND NARROW FRAMES

The Marvin® Contemporary Corner Window makes the most of panoramic views in homes by becoming a design focal point. With narrow profiles and clean lines, the new Contemporary Corner Windows from Marvin deliver modern aesthetics and performance to frame contemporary points of view.



INTERIOR



EXTERIOR



CORNER DETAILS

The clad cap sits flush on the exterior creating a clean-lined contemporary aesthetic. On the interior, the corner cap is stepped with a square profile.



*Contemporary Door with
Dark Bronze hardware*

CONTEMPORARY DOOR

DOORS DESIGNED TO LET THE VIEW BE THE STAR

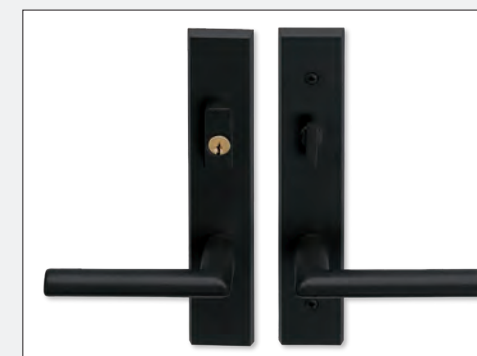
Modern residential design is fluid, dynamic and open. Marvin® Contemporary Inswing and Outswing Doors coordinate with 4 3/4 inch narrow stiles and rails to let more light pass unhindered through more glass. And the view is edged in 90 degree square glazing bead on the interior profile where glazing meets wood for a sleek, crisp look. It's an outstanding combination of simple clean lines, maximum light and flexibility.



INTERIOR



EXTERIOR



CONTEMPORARY DOOR HARDWARE

Match the lines of the Marvin Contemporary Swinging Door with elegantly styled, complementary hardware characterized by a square escutcheon and modern level profile. Available in Matte Black, Dark Bronze, Oil Rubbed Bronze^{PVD}, or Satin Nickel^{PVD}. Square escutcheon. Striking, modern lever profile.

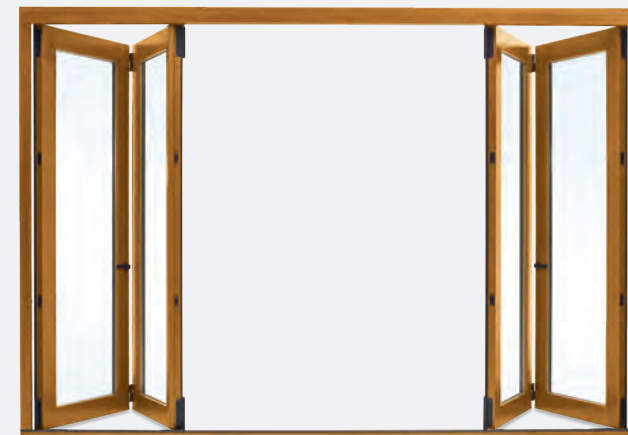


*Ultimate Bi-Fold
Door in Ebony*

ULTIMATE BI-FOLD DOOR

MORE POSSIBILITIES UNFOLDED BEFORE YOUR EYES

The Marvin® Ultimate Bi-Fold Door, provides big glass and clean design aesthetics to give homeowners more flexibility and a deep indoor-outdoor connection. Spanning 55 feet in width, the Ultimate Bi-Fold Door is one of the widest panel doors in the industry. Without question, the Marvin Ultimate Bi-Fold Door is a simple, elegant solution for adjoining interior spaces or connecting to the outdoors.

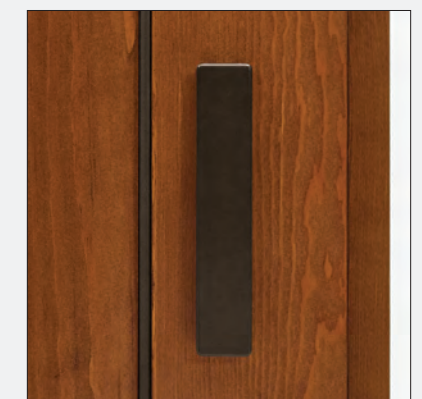


INTERIOR



SILL OPTIONS

Choose from performance, low profile and floor channel sill options. The performance sill is capable of LC-PG50 performance rating and available in Bronze or Beige with interior liner options.



INTERIOR PANEL HANDLE

The interior panel handle features a minimalist design that smoothly operates folding panels with a 90 degree twist and latches at the head and sill.

CLAD COLORS

DISCOVER A WIDE VARIETY OF BEAUTIFUL OPTIONS

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

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

20 YEAR
WARRANTY

AAMA 2605: THE HIGHEST INDUSTRY STANDARD

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



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

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

Evergreen

Hampton Sage

Cascade Blue

Gunmetal

Cadet Gray

Bright Silver
(Pearlescent)

Stone White

Sierra White

Coconut Cream

Cashmere

Clay

Pebble Gray

Suede

Copper
(Pearlescent)

Wineberry

Bronze

Liberty Bronze
(Pearlescent)

Bahama Brown

Ebony

DIVIDED LITES

FINISHING TOUCHES WITH THE MARVIN TOUCH

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



SIMULATED DIVIDED LITE (SDL)

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



SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs)

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



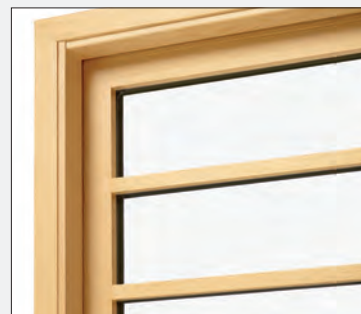
AUTHENTIC DIVIDED LITE (ADL)

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



GRILLES-BETWEEN- THE-GLASS (GBG)

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



SQUARE STICKING

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



ENDLESS DESIGN POSSIBILITIES

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



GLASS & GLAZING

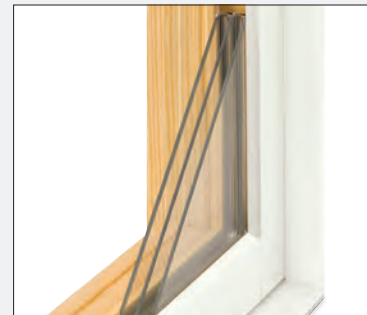
ENHANCE YOUR HOME'S ENERGY EFFICIENCY, BEAUTIFULLY

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



INSULATING GLASS

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



TRIPANE GLAZING

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

LOW E GLAZING OPTIONS

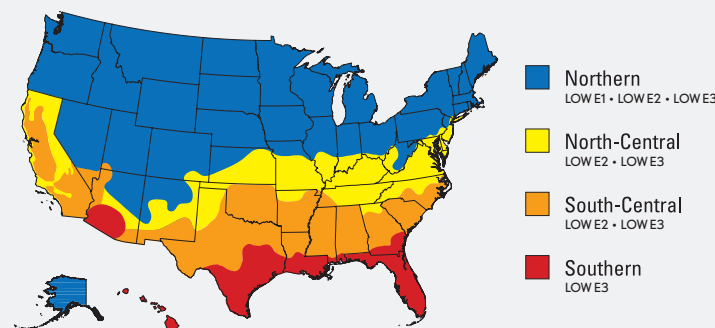


Low E coatings on the glass surface help manage the amount of light and heat either conducted through a window or reflected away from it, reducing your home's dependence on energy-consuming climate control systems. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency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

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

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

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



GLASS OPTIONS

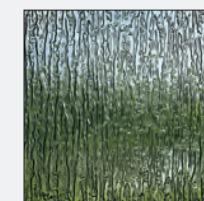
Marvin® offers a broad array of specialty glass options, including glazing for unique project needs like sound abatement, Sea Turtle Conservation Codes and California fire zones. A few of Marvin's decorative glass options are shown. See MarvinWindows.com for a larger selection of patterned, specialty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



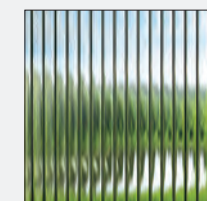
OBSCURE



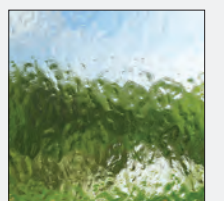
GLUE CHIP



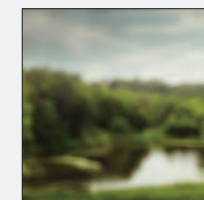
RAIN



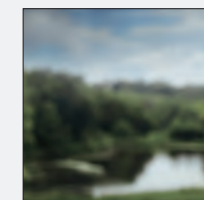
ENGLISH 1/2" REEDED



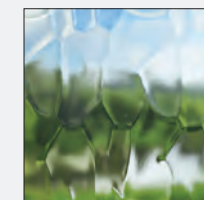
AQUALITE



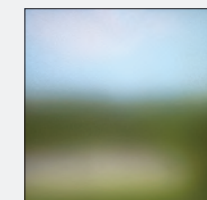
BRONZE



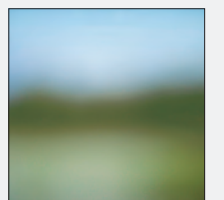
GRAY



FLEMISH



SANDBLASTED



FROST



DOUBLE HUNG SCREEN & STORM OPTIONS

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

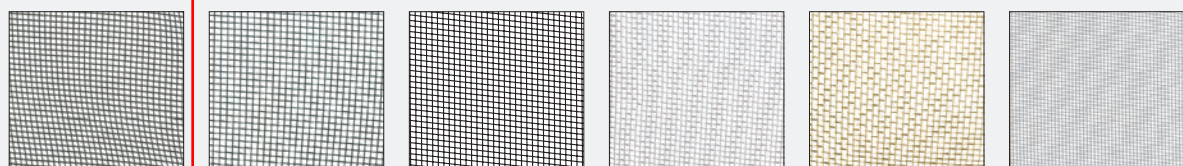
FULL OR HALF SCREEN - Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

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

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

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

SCREEN MESH OPTIONS



CHARCOAL FIBERGLASS CHARCOAL ALUMINUM WIRE BLACK ALUMINUM WIRE BRIGHT ALUMINUM WIRE BRIGHT BRONZE WIRE HI-TRANSPARENCY MESH

* Available with wood exterior products only.

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



ULTIMATE SWINGING SCREEN DOOR

STANDARD SWINGING SCREEN DOOR

ULTIMATE SLIDING SCREEN DOOR

DOOR SCREEN OPTIONS

ULTIMATE SWINGING SCREEN DOOR - Featuring panels of extruded aluminum for a beautiful millwork appearance with traditional shadow-lines, this easy-to-install, easy-to-remove panel system requires no tools and has a clean exterior that blends into the door frame. Classic oval exterior handle and storm insert options are also available.

STANDARD SWINGING SCREEN DOOR - This tough, extruded aluminum swinging screen door matches the door, made of the same thick metal as the cladding. Solid protection and outstanding performance, with die cast handles, automatic closer and aluminum hinges.

ULTIMATE SLIDING SCREEN - Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation. The exterior profile replicates the look of a traditional wood screen. Also available in standard top hung version for Ultimate Sliding French Doors, Sliding Patio Doors and Ultimate Inswing Doors.

STANDARD SLIDING SCREEN - Aluminum top hung sliding screen with adjustable rollers and replaceable bottom guide. Available on wood and clad-wood sliding and inswing doors.

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



SCENIC DOOR SLIDING SCREEN

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

WINDOW HARDWARE

QUALITY YOU CAN FEEL

Marvin® Windows and Doors’ durable and elegant hardware is engineered to work seamlessly and to harmonize with any décor. Choose a finish to complement your architectural style. Matte Black, Satin Taupe, Bronze and White are painted finishes. These durable finishes mimic the look of metal and present a practical alternative. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome and offer the rich appearance and durability of authentic metal finishes.

WINDOW HARDWARE FINISHES



MATTE BLACK



SATIN TAUPE



BRONZE



WHITE



SATIN NICKEL



BRASS



ANTIQUE BRASS



POLISHED CHROME



OIL RUBBED BRONZE



SATIN CHROME



AUTO-LOCKING HARDWARE SYSTEM

Ultimate Double Hung
Next Generation

MATTE BLACK • SATIN TAUPE • WHITE
SATIN NICKEL • BRASS • SATIN CHROME
ANTIQUE BRASS • BRONZE
OIL RUBBED BRONZE • POLISHED CHROME



TRADITIONAL LIFT LOCK

Ultimate Single Hung
Next Generation

MATTE BLACK • SATIN TAUPE • WHITE
SATIN NICKEL • BRASS • SATIN CHROME
ANTIQUE BRASS • BRONZE
OIL RUBBED BRONZE • POLISHED CHROME



CONTEMPORARY LIFT LOCK

Ultimate Single Hung
Next Generation

MATTE BLACK • SATIN TAUPE • WHITE
SATIN NICKEL • BRASS • SATIN CHROME
ANTIQUE BRASS • BRONZE
OIL RUBBED BRONZE • POLISHED CHROME



SASH LOCK*

Tilt Pac

SATIN TAUPE • BRONZE • BRASS • WHITE



FOLDING HANDLE

Ultimate Casement, Ultimate Replacement
Casement, Contemporary Casement,
Ultimate Awning, Ultimate Replacement
Awning, Contemporary Awning

MATTE BLACK • SATIN TAUPE • WHITE
SATIN NICKEL • BRASS • SATIN CHROME
ANTIQUE BRASS • BRONZE • OIL RUBBED BRONZE



CRANK HANDLE

Ultimate Casement, Ultimate
Replacement Casement,
Contemporary Casement, Ultimate
Awning, Ultimate Replacement
Awning, Contemporary Awning

SATIN TAUPE • BRONZE • BRASS • WHITE



PUSH OUT HANDLE**

Ultimate Push Out Casement
and Replacement Casement,
Ultimate Push Out Awning and
Replacement Awning

SATIN NICKEL • ANTIQUE BRASS
OIL RUBBED BRONZE • BRASS



HANDLE

Tilt Turn (Key option available†)

BRONZE • SATIN CHROME • BRASS • WHITE



FOLDING HANDLE

Glider

MATTE BLACK • SATIN TAUPE • WHITE
SATIN NICKEL • BRASS • SATIN CHROME
ANTIQUE BRASS • BRONZE • OIL RUBBED BRONZE

* Also available as keyed sash lock in Satin Taupe, Bronze or White.
** Satin Taupe not available, Oil Rubbed Bronze is standard.
† Key option available in Bronze and White.

DOOR HARDWARE

EVERY DETAIL SAYS “WELCOME”

Deceptively sturdy, Marvin® Windows and Doors’ hardware looks too beautiful to stand up to everyday use. Despite the graceful curves, ergonomic design and elegant finishes, this door hardware is engineered for durability. Satin Nickel, Brass and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.

DOOR HARDWARE FINISHES



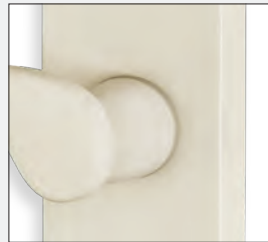
MATTE BLACK



SATIN TAUPE



DARK BRONZE



WHITE



SATIN NICKEL PVD



BRASS PVD



OIL RUBBED BRONZE PVD



OIL RUBBED BRONZE



ANTIQUE BRASS



POLISHED CHROME



SATIN CHROME



TRADITIONAL SWINGING FRENCH HANDLE

AVAILABLE FINISHES:
MATTE BLACK • SATIN TAUPE • DARK BRONZE
WHITE • ANTIQUE BRASS • SATIN CHROME
OIL RUBBED BRONZE • POLISHED CHROME

PVD FINISHES:
SATIN NICKEL • BRASS • OIL RUBBED BRONZE



TRADITIONAL SLIDING FRENCH HANDLE

AVAILABLE FINISHES:
MATTE BLACK • SATIN TAUPE • DARK BRONZE
WHITE • ANTIQUE BRASS • SATIN CHROME
OIL RUBBED BRONZE • POLISHED CHROME

PVD FINISHES:
SATIN NICKEL • BRASS • OIL RUBBED BRONZE



TRADITIONAL SLIDING PATIO HANDLE

AVAILABLE FINISHES:
MATTE BLACK • SATIN TAUPE • DARK BRONZE
WHITE • ANTIQUE BRASS • SATIN CHROME
OIL RUBBED BRONZE • POLISHED CHROME

PVD FINISHES:
SATIN NICKEL • BRASS • OIL RUBBED BRONZE



CONTEMPORARY SLIDING HANDLE

AVAILABLE FINISHES:
MATTE BLACK • DARK BRONZE

PVD FINISHES:
SATIN NICKEL • OIL RUBBED BRONZE



CONTEMPORARY SWINGING HANDLE

AVAILABLE FINISHES:
MATTE BLACK • DARK BRONZE

PVD FINISHES:
SATIN NICKEL • OIL RUBBED BRONZE



ADJUSTABLE HINGE

AVAILABLE FINISHES:
MATTE BLACK • SATIN TAUPE • DARK BRONZE
WHITE • ANTIQUE BRASS • SATIN CHROME
OIL RUBBED BRONZE • GOLDTONE • SILVER FROST

PVD FINISHES:
SATIN NICKEL • BRASS • OIL RUBBED BRONZE



INSPIRATION
at your door®

NANTUCKET® COLLECTION

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



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



77860

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



WOOD SPECIES

You can choose from three wood species options. Because the grain patterns and color of natural wood will vary, your door will have a one-of-a-kind texture, warmth and personality.

- Available in Douglas Fir, Sapele Mahogany and Nootka Cypress



77130 RP
Shown in Douglas fir



77144 RP
Shown in nootka cypress



77132 FP
Shown in sapele mahogany
with optional shaker sticking



77664 FP
Shown in Douglas fir with
optional shaker sticking



77684 RP
Shown in nootka cypress with
77663 sidelight



77660 FP
Shown in sapele mahogany
with optional shaker sticking



77944 FP
Shown in nootka cypress with 77703
sidelight and optional P-516 glass.
Privacy Rating 5.



ANY DOOR. **ANY GLASS.**
Shown with optional P-516 Glass.



1x8 C&Btr weathered
horizontal Nickel-
Gap siding

Knotty decking w/-
Knotty S1S2E skirt
boards



AYC Exterior



AYC Custom Fence

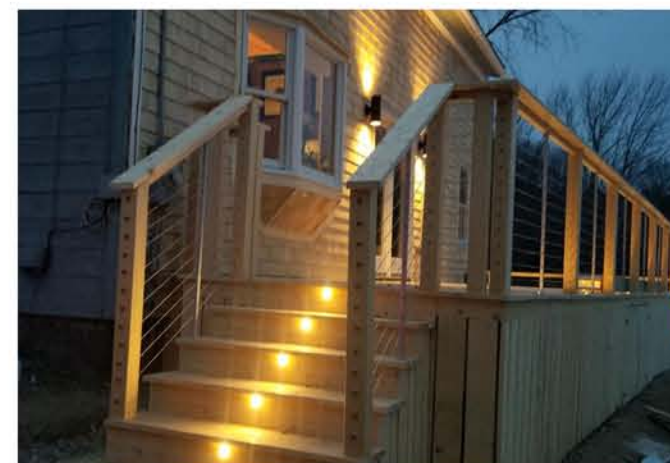


2x4 Knotty Decking

GOLD RIVER®

ALASKAN YELLOW CEDAR
DECKING - TRIM - PATTERNS - SIDING

Durability that lasts and looks amazing indoors and outdoors



Weathering Alaskan Yellow Cedar will gradually change its patina from a warm yellow color to a beautiful silver-gray tone.

- **Highly Decay Resistant**
- **Extremely Dense**
- **Fine Grain and Smooth Texture**
- **Excellent Strength and Stability**
- **Machines Easily**
- **Superior Choice for Outdoor Use**

-C&Btr and Knotty Grade-



Princeton Forest Products

www.princetonforestproducts.com

GOLD RIVER®

ALASKAN YELLOW CEDAR DECKING - TRIM - PATTERNS - SIDING DECKING

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
5/4x4 decking 1/8" radius	6'-20' ROEL	✓	MG
5/4x6 decking 1/8" radius	6'-20' ROEL	✓	MG
2x2 baluster 1/8" radius	36" and 48"	36" only	MG
2x4 handrail 3/8" radius	8', 10' & 12'	✓	
2x4 handrail 1/8" radius	6'-20' ROEL		MG
2x6 handrail 3/8" radius	8', 10' & 12'	✓	
2x6 handrail 1/8" radius	6'-20' ROEL		MG
4x4 post 3/8" radius	8', 10' & 12'	✓	
4x4 post 1/8" radius	6'-20' ROEL		MG
6x6 post-green		S4S & Ruffer head	

TRIM BOARDS & SIDING

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
1x3, 1x4, 1x6, 1x8, 1x10 & 1x12 trim	6'-20' ROEL	S1S2E ruffer head face 1x4-1x12	MG S4S
5/4x4, 5/4x6, 5/4x8, 5/4x10 & 5/4x12 trim	6'-20' ROEL		MG S4S
1/2x6, 1/2x8, 3/4x10 Bevel Siding	3'-20' ROEL		VG Raw & PFJ
2x8	6'-20' ROEL	1/8" radius	MG S4S
2x12	6'-20' ROEL		MG S4S

TONGUE & GROOVE PATTERNS

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
1x6 V2E	6'-20' ROEL		MG
1x6 Edge & Center Bead	6'-20' ROEL		MG
1x6 V4E (Reversible)	6'-20' ROEL	✓	
1x6 Nickel Gap	6'-20' ROEL		MG
1x4 Porch Flooring (T&G)	6'-20' ROEL		MG
5/8x4 Edge & Center Bead	6'-20' ROEL		MG

ROUGH BOARDS

DESCRIPTION	LENGTHS	KNOTTY	C&BTR
5/4x10	6'-20' ROEL		MG
2x8	6'-20' ROEL		MG
2x12	6'-20' ROEL		MG
4/4x6, 4/4x8, 4/4x12	6'-20' ROEL		VG
5/4x6, 5/4x8, 5/4x12	6'-20' ROEL		VG
8/4x6, 8/4x8	6'-20' ROEL		VG

ALL ABOUT ALASKAN YELLOW CEDAR

- **Highly Decay Resistant.** Alaskan cedar is highly decay resistant as rated by the USDA Forest Products lab. It is used throughout the world for installations where performance is paramount. It is a superior choice for outdoor use such as decking, industrial flooring, marine docks, acid tanks, architectural timbers and more.
- **Appearance.** Not just beautiful, Alaskan cedar is exceptional with a white to yellowish even and uniform color, there is little distinction between sapwood and heartwood. When left uncoated, Alaskan cedar will turn to a soft silver gray.
- **Strong.** Alaskan cedar is similar in strength to Douglas fir which makes it an excellent choice for deck use. It is strong, but light in weight and harder than Western Red cedar.
- **Smooth.** Alaskan cedar is splinter-free. The fine grain and texture machine easily for a soft smooth surface, which is ideal for decks and handrails. All deck components have eased or radius edges.
- **Stable and Versatile.** Alaskan cedar's stability makes it suitable for a variety of patterns. We offer decking, handrails, balusters, posts, trim boards in several sizes and tongue & groove patterns. Also, we can special order timbers, and dimensional lumber.
- **Available/Sustainable.** Alaskan cedar is placed in the category of "least concern" by IUCN (International Union for Conservation of Nature).

Comparison	Alaskan Yellow	Western Red
Hardness	580	350
Splinter Resistant	Yes	No
Raised Grain	No	Yes
Decay Resistant	High	High
Comparison-Fading		
Siding (bevel, nickel gap)	1-3 yrs. light - dark silver	1-2 yrs. dark grey - dark brown/black
Decking	8-12 months - silver gray	6-12 months - gray
Trim Boards	1-3 yrs. - silver gray	6-12 months - gray
Timbers	1-3 yrs. - silver gray	1-2 yrs - gray

Gold River: All catergories of Gold River will gray gradually depending on exposure (north, south, east, west), grade of material (vertical grain, C&Btr mixed grain, architectural grade) and surface finish (S4S or rough).

56 **WRC:** Grays much quicker due to softness of WRC, tannins will reveal black "nail streaks" over time. WRC eventually will turn a dark black color.

* Ask us today about timbers, dimensional lumber, and custom milling availability.



JamesHardie

Siding | Trim



Achieve authentic character and
UNCOMPROMISING PERFORMANCE.



NORTHEAST
Product
Catalog

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

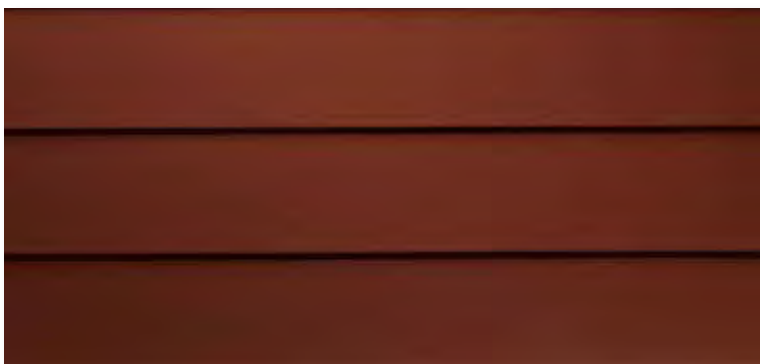
A classic look for
THE HOME OF THEIR DREAMS.



SELECT CEDARMILL®

Khaki Brown

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



BEADED CEDARMILL®*

Light Mist

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			



BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			

*Beaded Cedarmill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

HardieTrim®
5/4 x 3.5 in.
Khaki Brown

HardiePlank®
6.25 in. Smooth
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

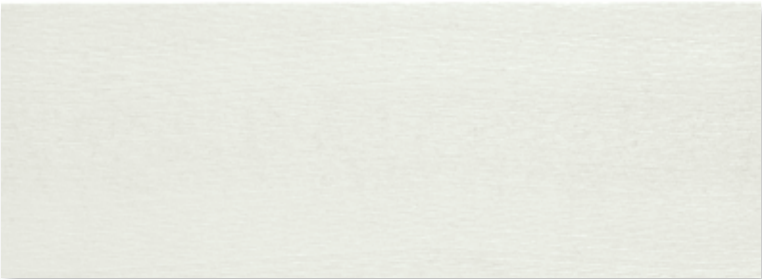
HARDIETRIM® BOARDS



4/4 NT3® SMOOTH

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80



CROWN MOULDING

Arctic White

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

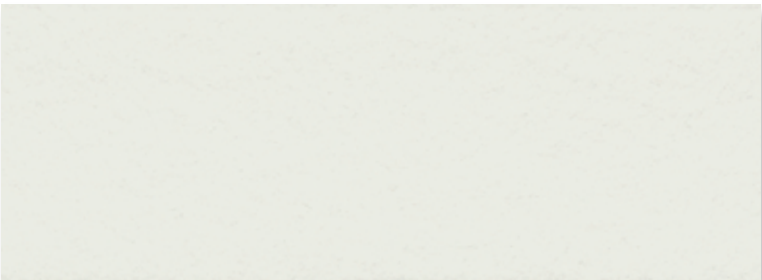
HARDIETRIM® BATTEN BOARDS



RUSTIC GRAIN®

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437



SMOOTH

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

HardieTrim Boards are available primed or with ColorPlus Technology in DC/Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Batten Boards are available primed or with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology.

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardieTrim®
Batten Boards
Smooth

HardiePanel®
Smooth

True to the tradition of
PERFORMANCE AND BEAUTY.



SELECT CEDARMILL®

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SMOOTH

Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SIERRA 8

Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS

				
ARCTIC WHITE	NAVAJO BEIGE	COBBLE STONE	PEARL GRAY	LIGHT MIST
				
SAIL CLOTH	SANDSTONE BEIGE	MONTEREY TAUPE	GRAY SLATE	BOOTHBAY BLUE
				
WOODLAND CREAM	AUTUMN TAN	WOODSTOCK BROWN	AGED PEWTER	EVENING BLUE
				
HEATHERED MOSS	KHAKI BROWN	TIMBER BARK	NIGHT GRAY	IRON GRAY
				
MOUNTAIN SAGE	CHESTNUT BROWN	COUNTRYLANE RED	RICH ESPRESSO	DEEP OCEAN

TRIM AND SOFFIT COLORS



Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



Selecting a color? Request a product sample at jameshardiepros.com/samples

Colors shown are as accurate as printing methods will permit.
Please see actual product sample for true color.

AB.1

FIBER CEMENT PANEL REVEAL FINISHES

FINISHES

CLEAR ANODIZED FINISHES

Anodizing is an electrochemical process in which the aluminum is immersed in an acid solution through which electric current is passed. Although a natural oxidation process commences when bare, unfinished aluminum is exposed to air, producing the oxide film artificially creates a film that is thicker, harder and more durable.

GENERAL NOTE CONCERNING ANODIZED FINISHES:

Due to the nature of the anodizing process, shade variations can be expected from one element to another. This inherent characteristic of the finish need be no problem if properly anticipated in the design.

POWDER PAINT

Fry Reglet Powder paint, applied over chemical conversion coating and primer, provides durability and beauty for most interior and exterior applications. This finish is provided as the standard Fry Reglet paint finish.

This factory applied, baked-on finish is available at standard lead times in the colors shown and in custom colors to match swatches provided.

PRIME FINISH

Fry Reglet Prime Paint is spray applied in the factory and baked-on so that it serves as an ideal base for finish painting in the field.

Artic White		Autum Red	
Autumn Tan		Sable Brown	
Monterey Taupe		Hearthstone	
Mountain Sage		Suede	
Boothbay Blue		Taupe	
Cobblestone		Nantucket Gray	
Sail Cloth		Cypress	
Countryside Red		Olive	
Evening Blue		Forest	
Sandstone Beige		Pacific Blue	
Timber Bark		Coastal Blue	
Iron Gray		Flagstone	
Traditional Red		Pewter	
Woodland Cream		Granite Gray	
Khaki Brown		Natural Clay	
Light Mist		Savannah Wicker	
Woodstock Brown		Marigold	
Rich Espresso		Light Maple	
Grey Slate		Desert Tan	
Pearl Gray		Linen	
Deep Ocean		Sterling Gray	
Aged Pewter		Snow	
Night Gray		Cedar	
Heathered Moss		Maple	
Navajo Beige		Mahogany	
Slate		Redwood	
Emerald			



SHAPE FINDER INDEX

Trims

USAGE

This chart is designed to help you locate a specific shape in the Fry Reglet Shape Finder. Find the shape you want. Detailed information can be found on the page number above the shape.

Fiber Cement Trims

VERTICALS

VERTICAL
H MOLD
PG. 12



VERTICAL
MOLDING
PG. 13



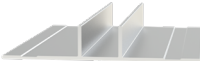
VERTICAL
RETAINER
PG. 14



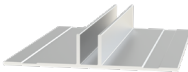
VERTICAL
INSERT
PG. 15



DOUBLE T 1/2"
PG. 16



DOUBLE T 1/4"
PG. 17



T PIECE
PG. 18



VERTICAL H MOLDING
1060
PG. 19



HORIZONTALS

HORIZONTAL
PG. 20



HORIZONTAL
NOTCH
PG. 21



DOUBLE
HORIZONTAL
PG. 22



DRIP CAP/
DRIP CAP 875
PG. 23



DOUBLE DRIP CAP
PG. 24



BASE
PG. 25



Trims

USAGE

This chart is designed to help you locate a specific shape in the Fry Reglet Design Guide. Find the shape you want. Detailed information can be found on the page number above the shape.

INSIDE CORNER

INSIDE CORNER
PG. 26



INTEGRAL INSIDE CORNER
PG. 27



OUTSIDE CORNER

OUTSIDE CORNER
PG. 28



BULLNOSE OUTSIDE CORNER
PG. 29



INTEGRAL OUTSIDE LAP CORNER
PG. 30



DOUBLE OUTSIDE CORNER
PG. 31



SLEEK OUTSIDE CORNER
PG. 32



BATTEN OUTSIDE CORNER
PG. 33



OUTSIDE CORNER 1060
PG. 34



INTEGRAL OUTSIDE CORNER 1060
PG. 35



TERMINATIONS

VERTICAL / HORIZONTAL F MOLDING
PG. 36



VERTICAL / HORIZONTAL J-CHANNEL
PG. 37



J-CHANNEL 1060
PG. 38



TINTED CEMENTITIOUS COATING @
CONCRETE FOUNDATION WALLS

MASTER®
» BUILDERS
SOLUTIONS



MasterSeal® Color Portfolio

Most Popular
Colors for Sealants

MasterSeal® Color Portfolio



Off White 226-P (LRV-64)



White 452-P (LRV-90)



Pebble 246-P (LRV-50)



Cameo 231-P (LRV-55)



Sesame 91-P (LRV-79)



NP 2™ Off White 221-P (LRV-72)



Parkland 242-T (LRV-35)



Desert Tan 92-P (LRV-68)



Chrome Gray 271-P (LRV-60)



Parchment 241-P (LRV-57)



Stone 251-T (LRV-39)



Brick Buff 99-T (LRV-62)



Quartz 455-P (LRV-67)



Quail Brown 203-M (LRV-29)



Natural Gray 248-T (LRV-25)



Haze Gray 272-P (LRV-48)



Bronze 254-N (LRV-14)



Limestone 273-P (LRV-43)



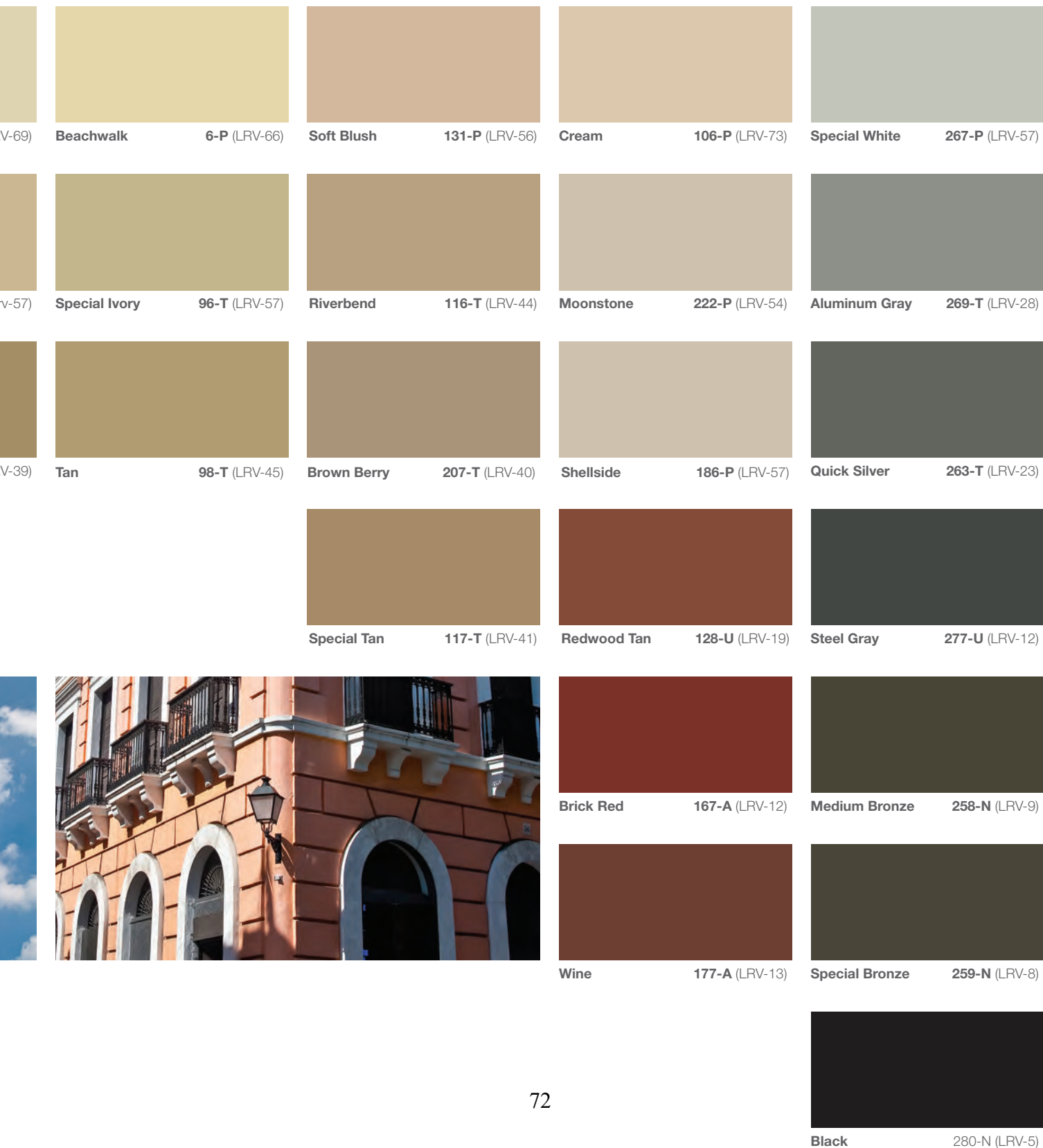
Irish Green 429-N (LRV-10)



Precast Grey
(Pigment pack not required)

Note:

Colors are approximate; actual applications of MasterSeal sealants may vary from colors shown. This color card is intended as a guide only. See your BASF Construction Systems dealer for actual color samples.



Master Builders Solutions from BASF

The Master Builders Solutions brand brings all of BASF's expertise together to create chemical solutions for new construction, maintenance, repair and renovation of structures. Master Builders Solutions is built on the experience gained from more than a century in the construction industry.

The know-how and experience of a global community of BASF construction experts form the core of Master Builders Solutions. We combine the right elements from our portfolio to solve your specific construction challenges. We collaborate across areas

of expertise and regions and draw on the experience gained from countless construction projects worldwide. We leverage global BASF technologies, as well as our in-depth knowledge of local building needs, to develop innovations that help make you more successful and drive sustainable construction. The comprehensive portfolio under the Master Builders Solutions brand encompasses concrete admixtures, cement additives, chemical solutions for underground construction, waterproofing solutions, sealants, concrete repair and protection solutions, performance grouts and performance flooring solutions.

Master Builders Solutions products from BASF for the Construction Industry:

MasterAir®

Solutions for air-entrained concrete

MasterBrace®

Solutions for concrete strengthening

MasterCast®

Solutions for manufactured concrete product industry

MasterCem®

Solutions for cement manufacture

MasterEmaco®

Solutions for concrete repair

MasterFinish®

Solutions for formwork treatment

MasterFlow®

Solutions for precision grouting

MasterFiber®

Comprehensive solutions for fiber reinforced concrete

MasterGlenium®

Solutions for high-performance concrete

MasterInject®

Solutions for concrete injection

MasterKure®

Solutions for concrete curing

MasterLife®

Solutions for enhanced durability

MasterMatrix®

Advanced rheology control solutions for self-consolidating concrete

MasterPel®

Solutions for water tight concrete

MasterPolyheed®

Solutions for high-performance concrete

MasterPozzolith®

Solutions for water-reduced concrete

MasterProtect®

Solutions for concrete protection

MasterRheobuild®

Solutions for super-plasticized concrete

MasterRoc®

Solutions for underground construction

MasterSeal®

Solutions for waterproofing and sealing

MasterSet®

Solutions for retardation control

MasterSure®

Solutions for workability control

MasterTop®

Solutions for industrial and commercial floors

Ucrete®

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Construction Systems
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Customer Service 1(800)433-9517
Technical Service 1(800)243-6739
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WILLIAMSBURG

FLUSH MOUNT

The Williamsburg fixture was originally produced from a colonial design. We often use this fixture in both primary and secondary areas. The Williamsburg naturally complements the French Quarter lantern, and is often paired with this fixture. The flush mount Williamsburg is available in natural gas, liquid propane, and electric. *10", 12", and 15" are not available in gas.

Standard Lantern Sizes		
Height	Width	Depth
10.0"	7.3"	5.3"
12.0"	8.8"	6.0"
14.0"	10.3"	7.3"
15.0"	7.3"	5.3"
16.0"	10.3"	7.3"
18.0"	8.8"	6.0"
22.0"	10.3"	7.3"

Job Name:

System Reference:

Date:



Outdoor Unit: MXZ-3C30NAHZ

ACCESSORIES

- ☐ 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- ☐ 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- ☐ 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- ☐ 1/4" x 3/8" Port Adapter (PAC-493PI)
- ☐ 3/8" x 5/8" Port Adapter (PAC-SG76RJ-E)
- ☐ M-NET Adapter (PAC-IF01MNT-E)
- ☐ Airflow Guide (PAC-SH96SG-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C30NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	6,000 - 28,400
	Rated Total Input	W	2,272 / 2,661
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	7,200 - 36,000
	Rated Total Input	W	2,096 / 2,187
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	18,000 / 16,500
	Maximum Capacity	Btu/h	28,600 / 27,600
	Rated Total Input	W	1,991 / 1,993
Heating at 5°F*	Maximum Capacity	Btu/h	28,600
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	29.9
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	1.9
Sound Pressure Level	Cooling	dB(A)	54
	Heating	dB(A)	58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)	In / mm	A: 1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU	Ft / m	49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
 Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB
 Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
 Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

SPECIFICATIONS: MXZ-3C30NAHZ, contd.

OPERATING RANGE:

	Outdoor
Cooling	D.B. 14 to 115° F [D.B. -10 to 46° C]*1
Heating	W.B. -13 to 65° F [W.B. -25 to 18° C]

*1. D.B. 5 to 115° F [D.B. -15 to 46° C], when an optional Air Outlet Guide is installed.

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (06 + 06 + 09)	18.0	12.5	11.0	4.00	2.65
Ducted and Non-ducted	17.00	11.40	10.40	3.85	2.58
Ducted (09 + 09 + 09)	16.0	10.3	9.8	3.70	2.50

NOTES:

- Minimum of two Indoor Units must be connected to the MXZ-3C30NAHZ.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
 - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
 - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

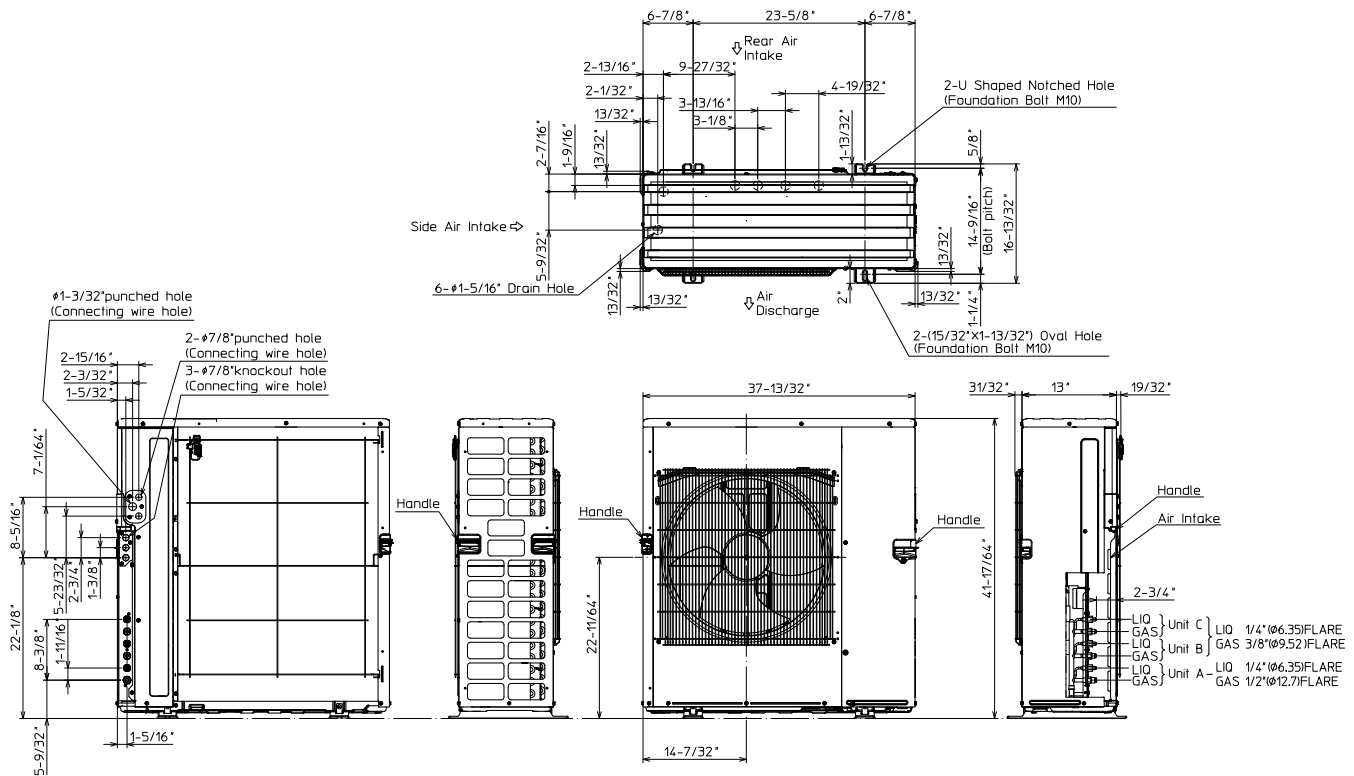
MVZ CONNECTION RULES:

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

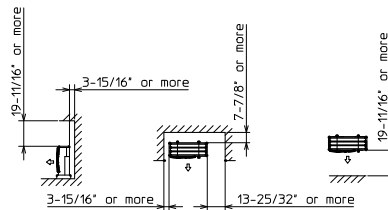
Notes:

DIMENSIONS: MXZ-3C30NAHZ

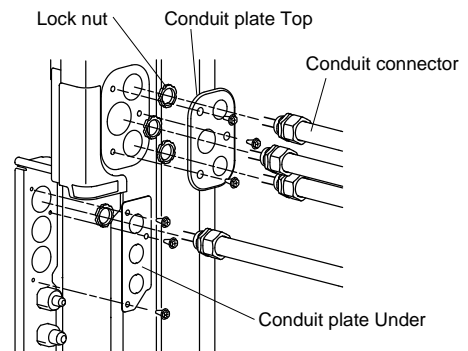
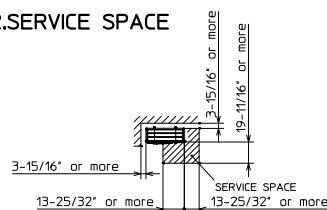
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



COOLING & HEATING

1340 Satellite Boulevard. Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com





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