

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

APPLICANT: Ildar Abdullin & Anna Kachalova

LOCATION: Parker-Gray District
1310 Queen Street

ZONE: RB/Residential Townhouse Zone

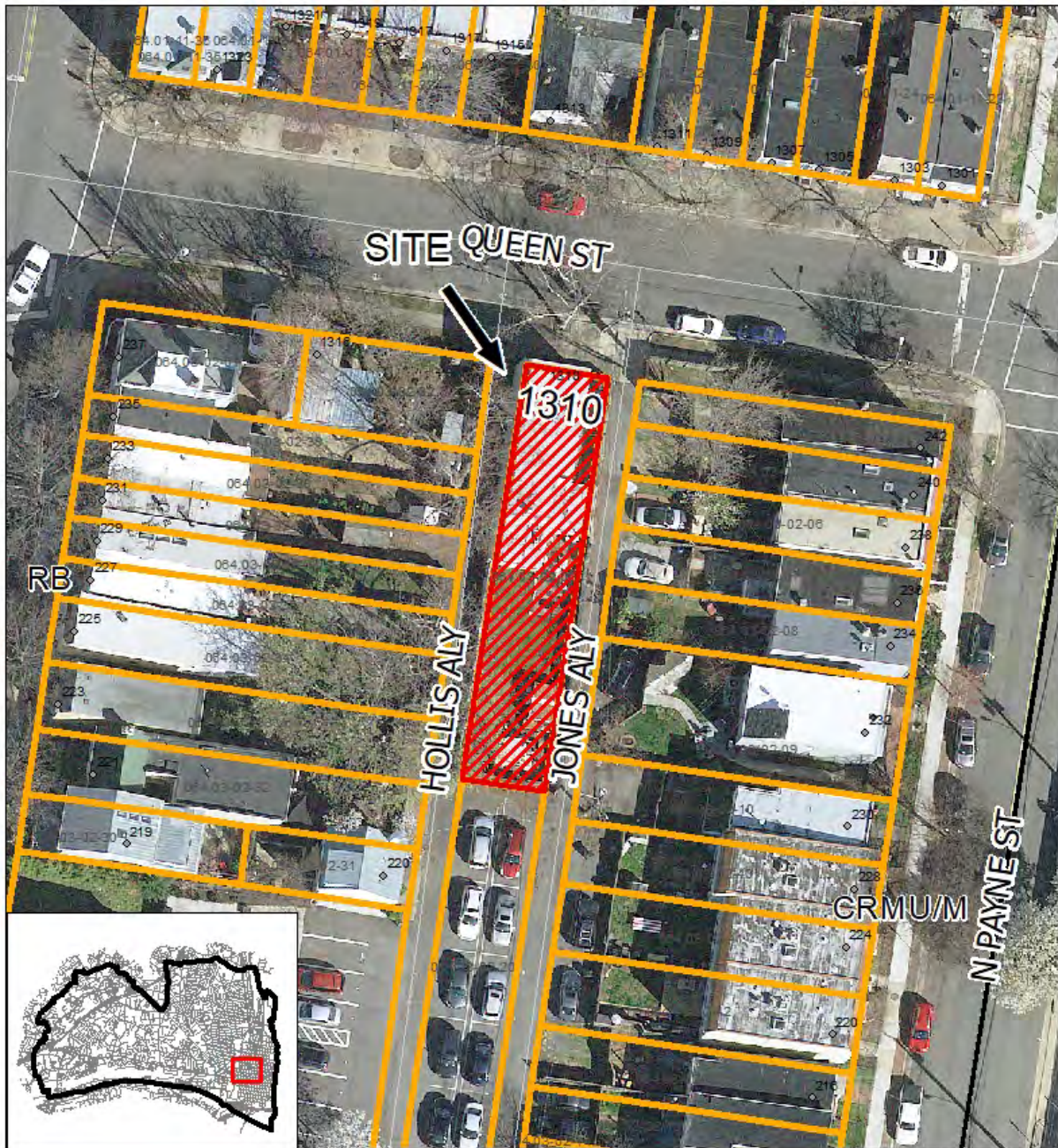
STAFF RECOMMENDATION

Staff recommends denial of the Waiver of Rooftop Mechanical Screening and approval of the Certificate of Appropriateness with the condition that:

1. 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.
2. Applicant work with staff to determine appropriate Rooftop Mechanical Screening.

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.

The applicant sought approval for an addition, alterations, and a Waiver of the Rooftop HVAC Screening Requirement at the December 4, 2019 hearing (BAR2019-00480). The BAR had several concerns regarding the mass and design of the project, and therefore accepted the applicant's request for a deferral of the application. The applicant now seeks approval of the proposed modifications.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a rear addition with a rooftop deck, a new fence and shed in the rear yard, and to 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 rear spiral stair for access to the 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 rear ell. The entire addition will rise the 3'6" height of a proposed parapet above the existing roof.

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 metal-clad awning on the first floor and a full-light single window on the second floor, located behind a small balcony with a metal and tempered glass railing.

The east and west elevations of the addition will be clad in smooth texture fiber cement lap siding, with the walls extended upwards to form guardrail/parapets around the upper deck. Portions of these rooftop parapets will consist of tempered glass. The windows on both sides of the addition will be full light large vertical windows. Two small transom-style windows on each elevation will provide light to the basement.

The rear/south elevation will have a spiral stair on the west side, five vertical single-light windows on the second level, and bifold doors on the first level. The bifold doors will lead out to a terrace slightly less than 13' deep. The rear elevation will be clad in fiber cement lap siding. The terrace will have a natural cedar privacy screen. A below-grade door on the west side will provide basement access.

Materials on the addition consist of tinted concrete foundation walls, smooth texture fiber cement ship lap siding, aluminum-clad wood windows, and a natural cedar privacy screen. As much siding as possible will be salvaged from the extant house and used on the primary/north elevation. Any additional salvageable siding will be placed on the side elevations. Site improvements at the rear of the site consist of the construction of a six-foot wood fence with horizontal boards, and a 35 square foot shed adjacent to a newly created parking space.

Alterations

Most of the proposed alterations to the original house are unchanged from the December 4, 2019 hearing. The only differences are:

1. The siding on the east and west elevations that cannot be salvaged will be replaced with wood lap siding, not fiber cement.
2. Window trim on the east and west elevations will have wood trim, not fiber cement.
3. A skylight will be added to the roof, approximately halfway between the front and the rear of the original house.

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. This is unchanged from the original application.

Site context

This house sits between two 10 foot 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

At the December 4, 2019 hearing the Board expressed reservations about the mass, height, and size of the modern addition. They noted that the addition was too large and appeared to be overwhelming the original house. They felt that the addition would detract from the historic character of the surrounding houses and the subject house itself. While several Board members liked the concept of a modern design, they felt that the proposed design needed to be restudied. They expressed concern about the character of the panel siding joints and the odd window sizes not relating to the existing house. The Board also objected to the many different siding types.

The applicant took several steps to address the Board's concerns and now presents a project addressing those issues. To rectify the problem of excessive siding types, the new project proposes replacing unsalvageable siding on the east and west elevations of the original house with wood instead of fiber cement. It also proposes using fiber cement lap siding instead of fiber cement panels on the sides of the addition, and fiber cement lap siding on the rear elevation instead of cedar. This greatly decreases the variety of exterior cladding and better harmonizes with the existing house.

Figures 1-5 below show the other significant differences between the two applications and demonstrate that the applicant followed the Board's recommendations. The side and rear elevations are much simplified and more in keeping with the original house. The window fenestration is regular and balanced. Removing the rooftop stair enclosure addresses Board concerns regarding mass and height. Using both tempered glass and fiber cement panels on the parapet provides a degree of transparency and lightness to the roof deck. The rear spiral stair is unobtrusive and fits with the proposed design. Small hyphens on each side elevation create an appropriate transition between the old and the new.

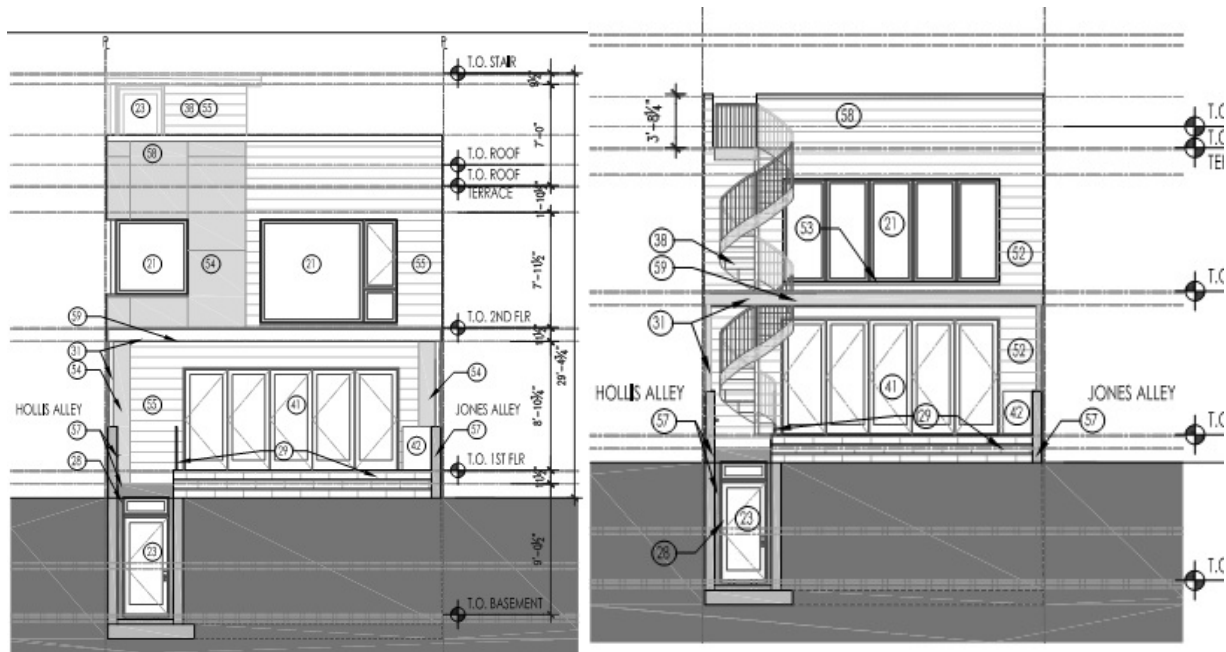


Figure 1: Old submission rear elevation to left; new submission to right - note the balance and symmetry

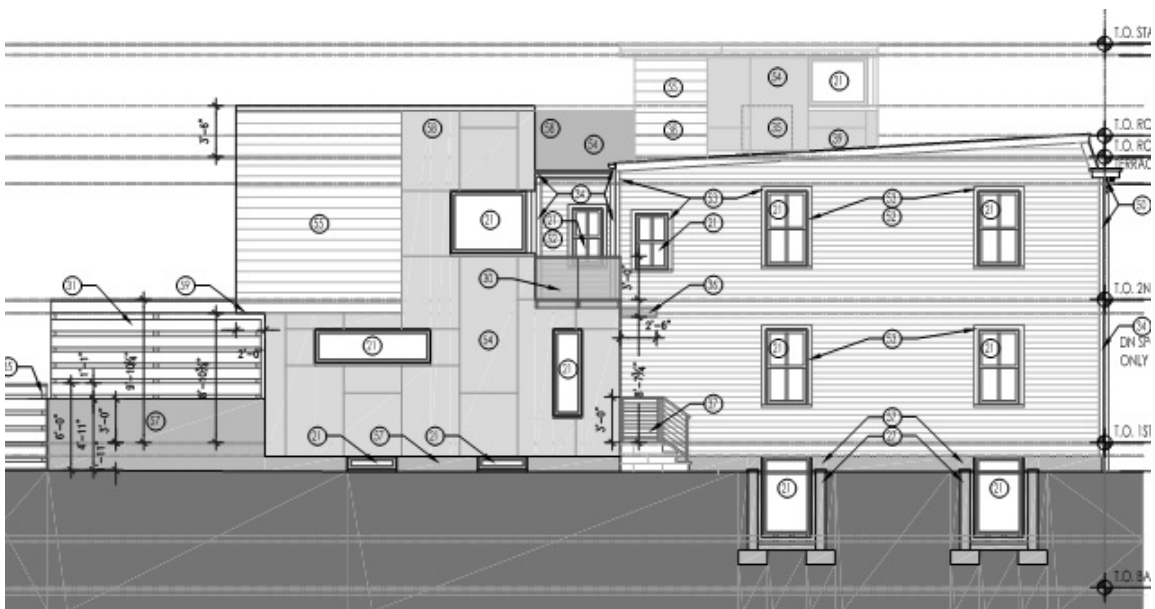


Figure 2: Original submission east elevation

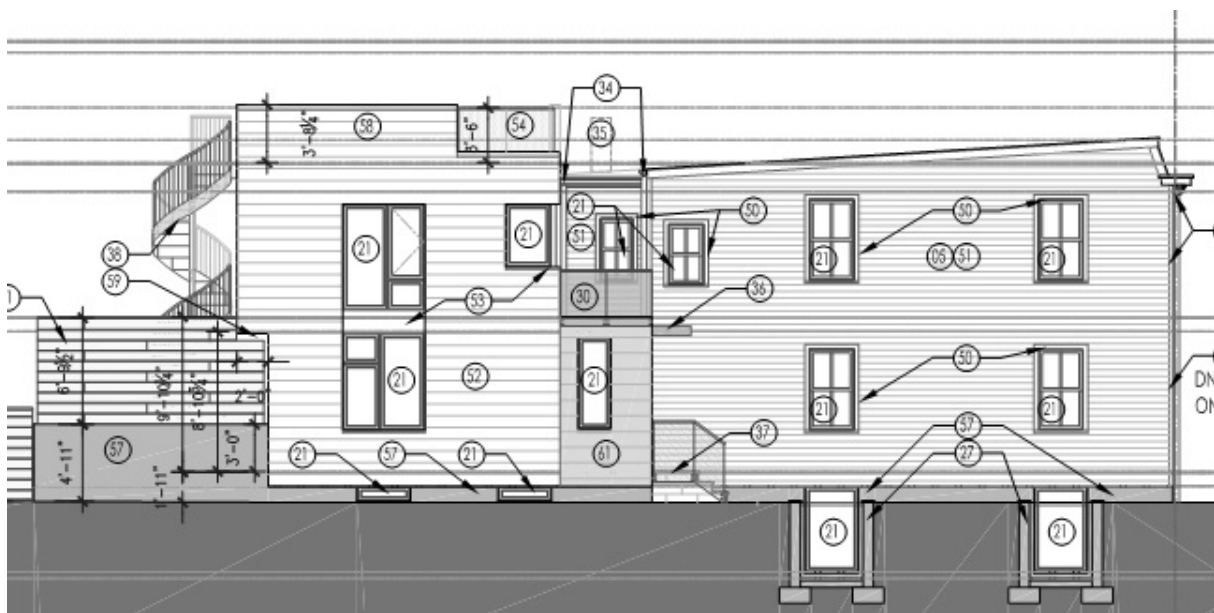


Figure 3: New submission east elevation; note the regular window pattern on the addition and similarity of siding materials

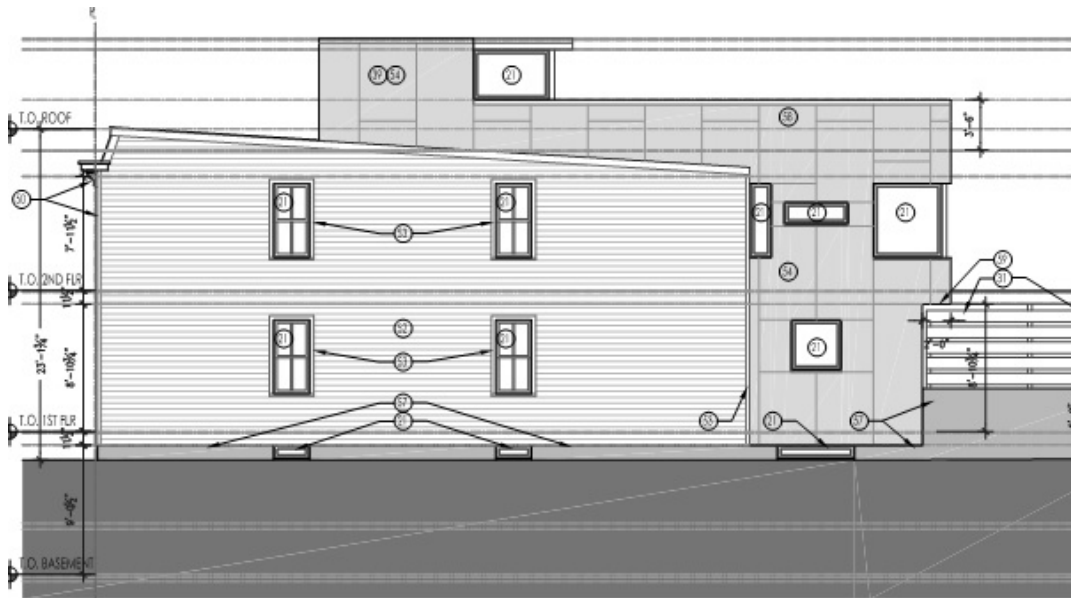


Figure 4: Original submission west elevation

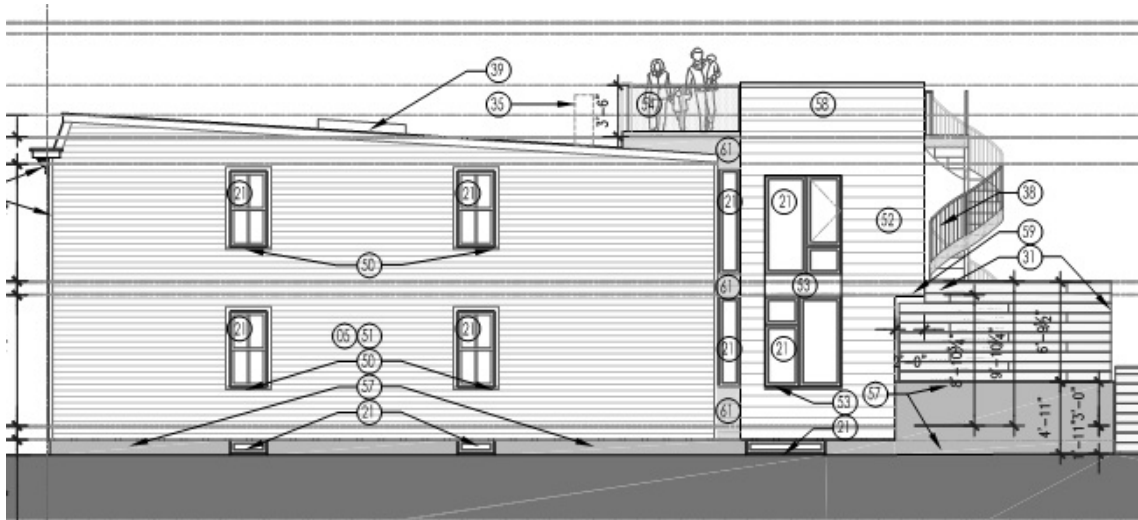


Figure 5: New submission west elevation; note the smaller mass/size/height, regular window placement, and similarity in siding materials

Alterations

As noted above, the applicant has made very few changes to the previously proposed alterations. Using wood lap siding instead of fiber cement on the east and west elevations while retaining as much original siding as possible further protects the historic structure's integrity and character. The proposed skylight will provide needed light into the stairwell and will be minimally visible from the public rights-of-way. Staff finds that the changes to the original submission will further enhance the design.

Waiver of Rooftop Mechanical Screening Requirement

In this design, the HVAC equipment is clearly visible from the side elevations and in the opinion of staff should be screened. The modern design motif of the addition lends itself to screening the HVAC so that it appears to be conceived as part of the original design. Staff will work with applicant on the design of the screening so that a return to the BAR is not needed.

In summary, staff recommends approval of the Certificate of Appropriateness and notes the recommendations of Alexandria Archaeology. Staff recommends denial of the Waiver of Rooftop Mechanical Screening Requirement.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Roof top unit will comply if waiver of screening is approved by the Board.
- C-2 Trellis must be at least 80% open, otherwise it will be included in FAR and counted against open space.
- F-1 The proposed side wall/fence is not located in a required yard and is permitted at the proposed height.
- F-2 Previously the property did not provide any off-street parking. No off-street parking is required for the single-family dwelling, but the applicant is providing one off-street parking space.

Code Administration

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

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 An approved grading plan may be required at the time of building permit application per City Code Section 5-6-224 (d). Insufficient information has been provided to make that

determination at this time. Questions regarding the processing of grading plans should be directed to the T&ES Development Services at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. <https://www.alexandriava.gov/tes/info/default.aspx?id=3522>

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 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.

BAR Case # _____

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: 02/10/2020

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	client / landlord	Robert Adams

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.

02/10/20
Date

Karen Conkey
Printed Name


Signature



Department of Planning and Zoning PHASE 3 BAR SUBMISSION

Floor Area Ratio and Open Space Calculations

B

A. Property Information

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

RB
Zone

A2. 2,810.00 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 2,107.50
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. Total Gross 1,610.00 B2. Total Exclusions 110.00

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

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 1,412.00
First Floor 444.00
Second Floor 384.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other SHED 40.00

Allowable Exclusions**

Basement** 1,412.00
Stairways** 89.00
Mechanical**
Attic less than 7**
Porches**
Balcony/Deck**
Lavatory*** 75.00
Other** SHED 40.00
Other** FEAT 57.00

C1. Total Gross 2,280.00 C2. Total Exclusions 1,673.00

C1. 2,280.00 Sq. Ft.
Proposed Gross Floor Area*
C2. 1,673.00 Sq. Ft.
Allowable Floor Exclusions**
C3. 607.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

D. Total Floor Area

D1. 2,107.00 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

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

Signature:

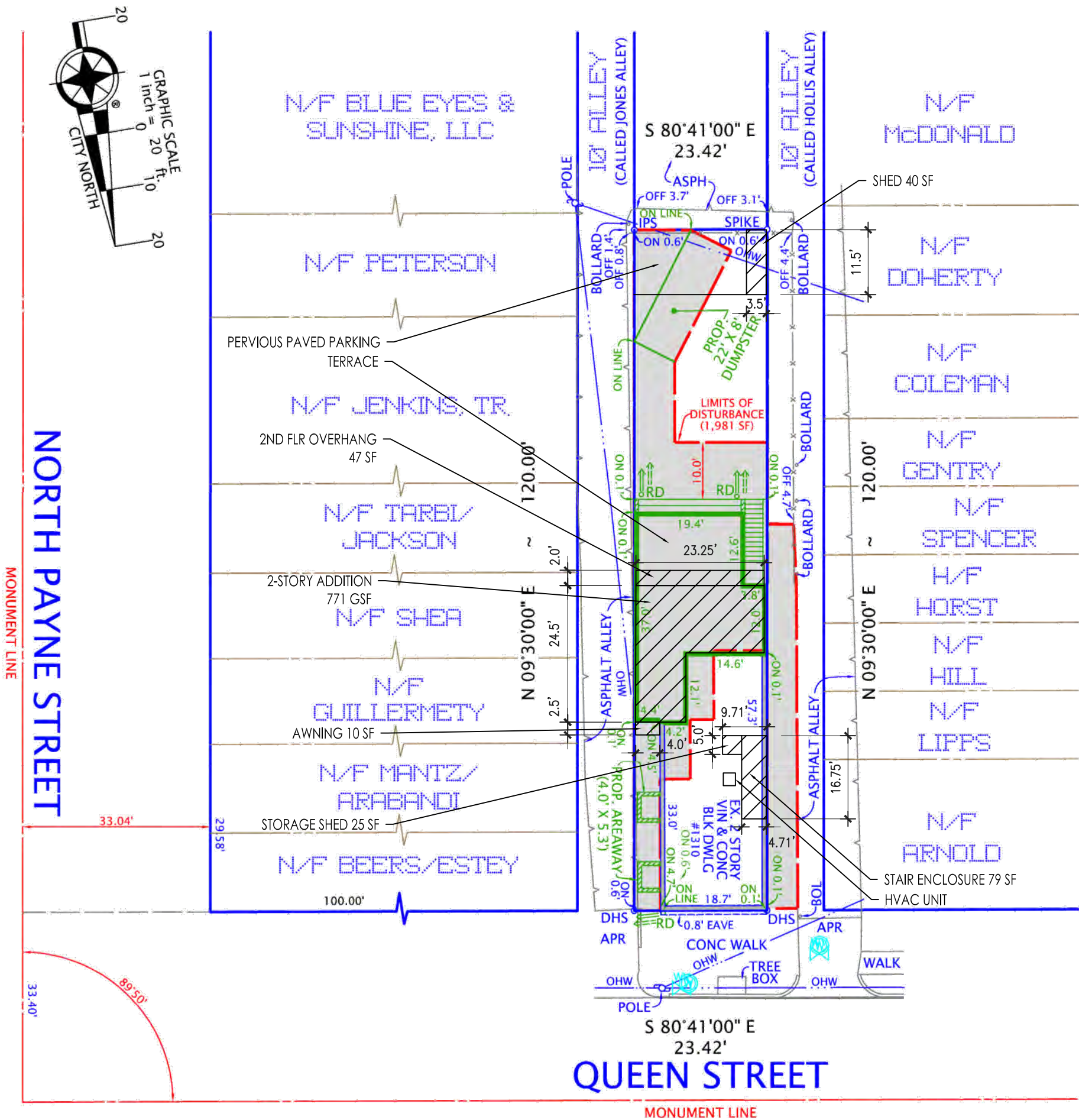
[Signature]

Date:

2/10/2020

- 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)

CERTIFIED CORRECT:		Ordered by: Conkey architects 324 North Patrick Street Alexandria, Virginia 22314 Phone: (703) 589-4550
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED.		 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

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PHOTO OF EXISTING QUEEN STREET ELEVATION

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Arlington, VA 22202

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info@conkeyarchitects.com

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BAR - PHASE 3 - REVISED

ASK
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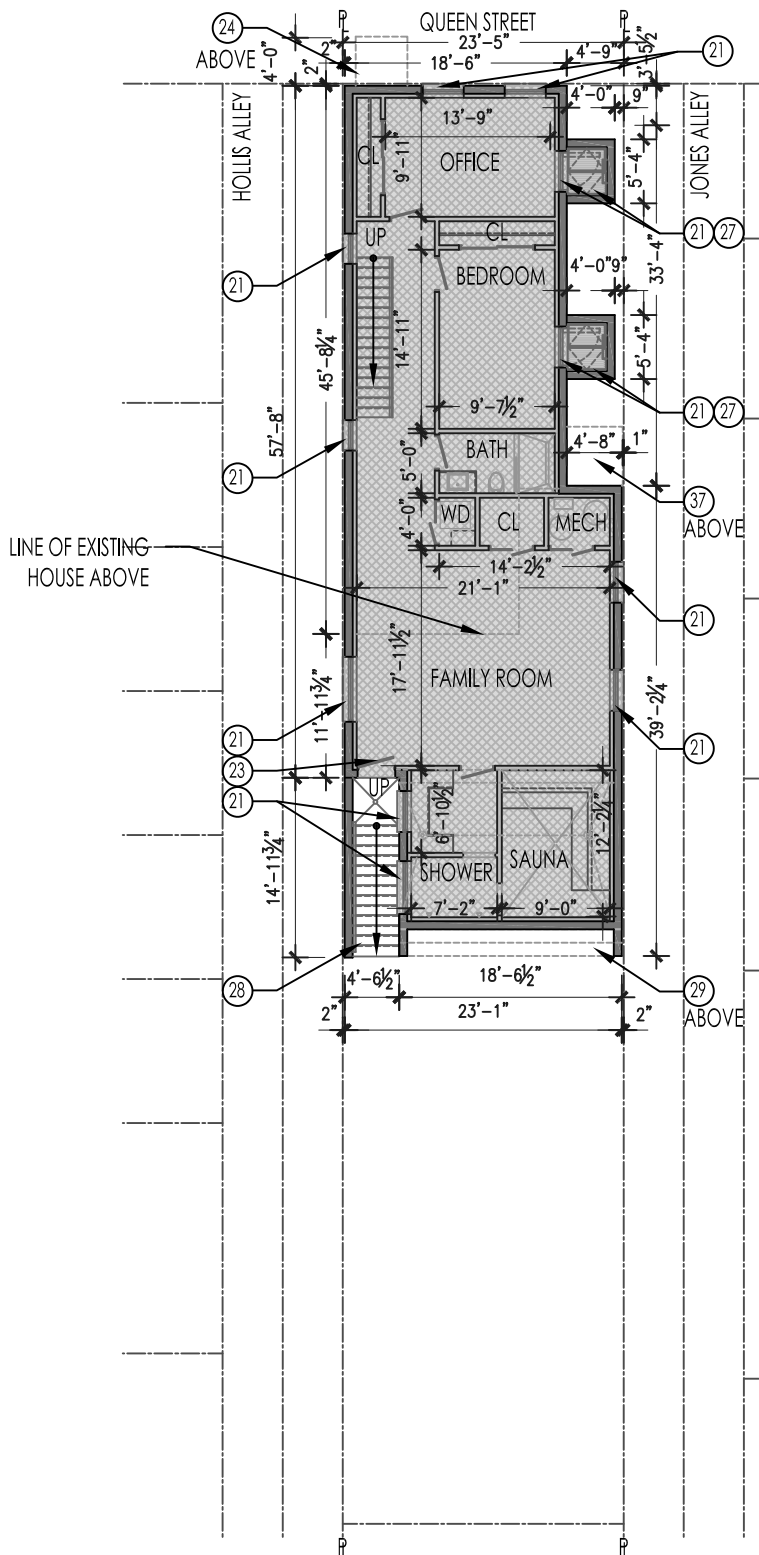
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**ASK
1.1G**

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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

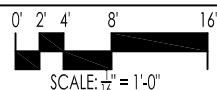
DEMOLITION KEY NOTES:	
(01)	WALL TO BE REMOVED OR ENCAPSULATED
(02)	WINDOW & SHUTTER AS APPL TO BE REMOVED
(03)	DOOR TO BE REPLACED
(04)	EXISTING TRANSOM TO REMAIN
(05)	SIDING TO BE SALVAGED TO EXTENT POSSIBLE
(06)	SIDING TO BE REPLACED
(07)	WD TRIM TO BE SALVAGED
(08)	MTL ROOF TO BE SALVAGED
(09)	EXISTING 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 SIDING & 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)	MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS - SEE ASK 3.5 D
(37)	STONE CLAD STOOP W/ TEMP GLASS RAILING
(38)	PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
(39)	SKYLIGHT OPENING
(40)	ALUM CLAD & GLASS BIFOLD DOOR
(41)	STONE CLAD OUTDOOR KITCHEN
(42)	PERVIOUS PAVED PARKING

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PROPOSED BASEMENT PLAN

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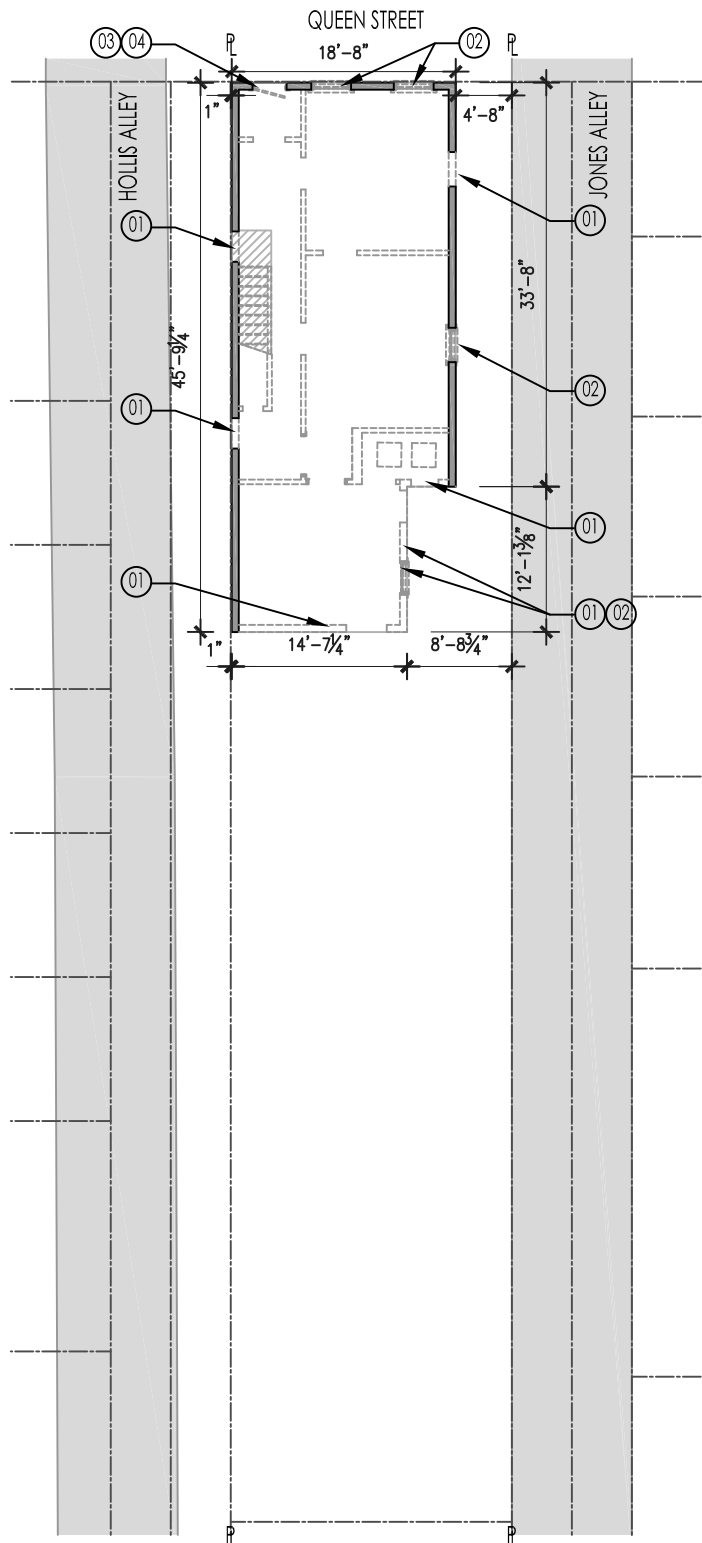
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
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DEMOLITION KEY NOTES:	
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26	NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT SIDING & 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	MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS - SEE ASK 3.5 D
37	STONE CLAD STOOP W/ TEMP GLASS RAILING
38	PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
39	SKYLIGHT OPENING
41	ALUM CLAD & GLASS BIFOLD DOOR
42	STONE CLAD OUTDOOR KITCHEN
43	PERVIOUS PAVED PARKING

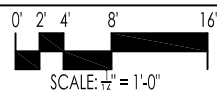
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EXISTING 1ST FLOOR PLAN SHOWING PROPOSED DEMOLITION

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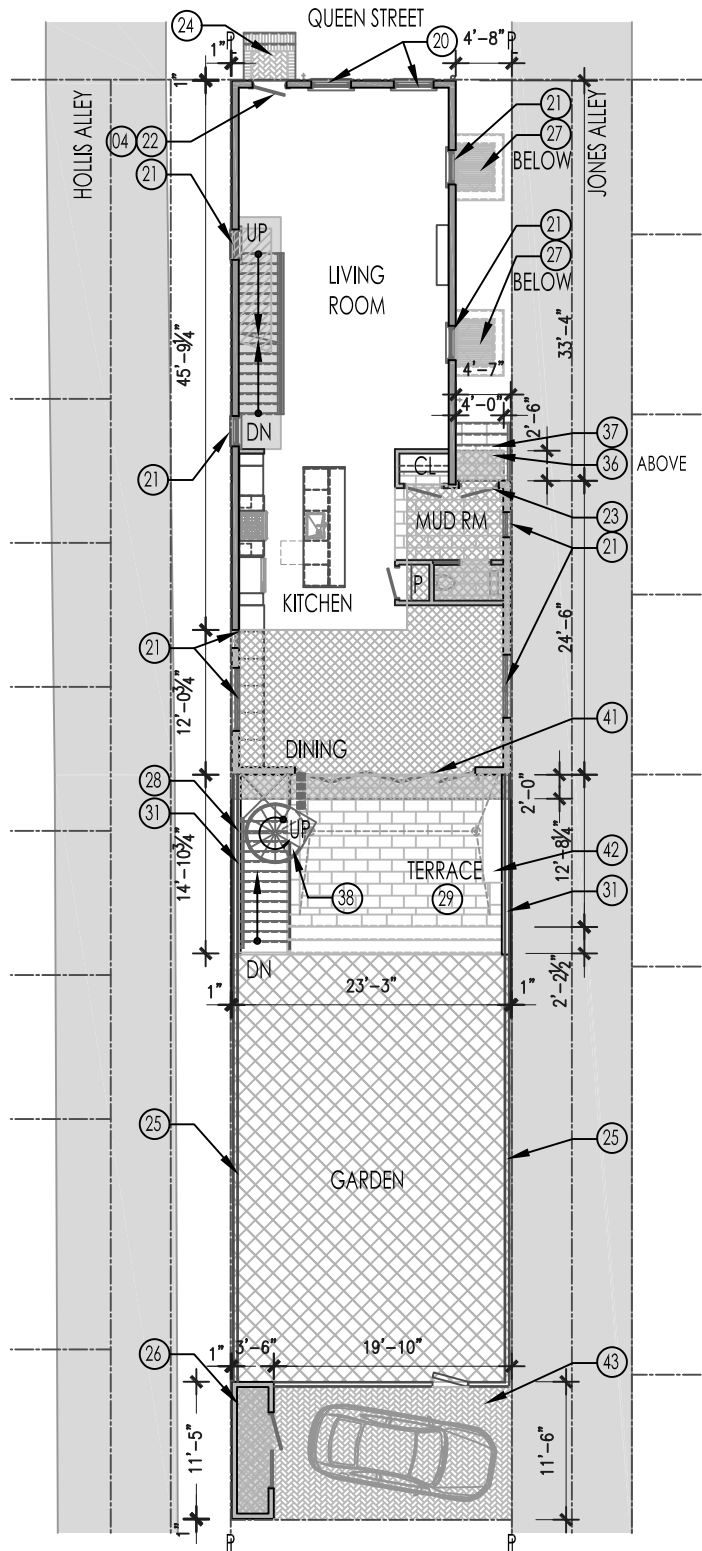
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE = 1,842 SF
	PROPOSED OPEN SPACE = 1,089 SF

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NEW WORK KEY NOTES:	
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41	ALUM CLAD & GLASS BIFOLD DOOR
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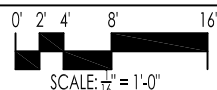
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PROPOSED 1ST FLOOR PLAN

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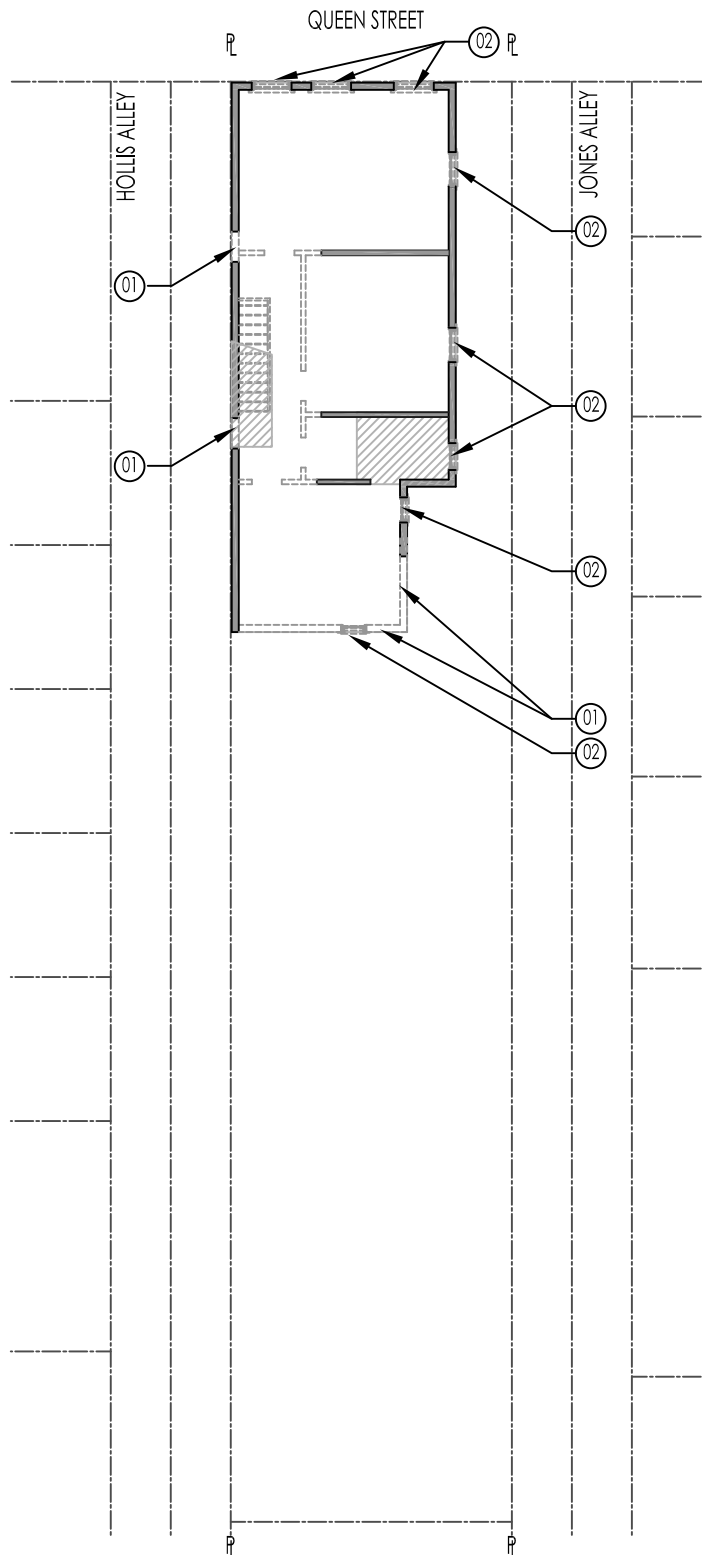
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ASK
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- EXISTING AREA DEDUCTED**
- PROPOSED AREA TO BE ADDED**
- PROPOSED AREA TO BE DEDUCTED**
- EXISTING OPEN SPACE = 1,842 SF**
- PROPOSED OPEN SPACE = 1,089 SF**

- 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
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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 SIDING & 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
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 - 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 MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS - SEE ASK 3.5 D
 - 37 STONE CLAD STOOP W/ TEMP GLASS RAILING
 - 38 PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
 - 39 SKYLIGHT OPENING
 - 41 ALUM CLAD & GLASS BIFOLD DOOR
 - 42 STONE CLAD OUTDOOR KITCHEN
 - 43 PERVIOUS PAVED PARKING

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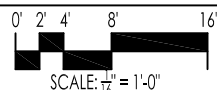
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EXISTING 2ND FLOOR PLAN SHOWING PROPOSED DEMOLITION

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

ARCHITECT:

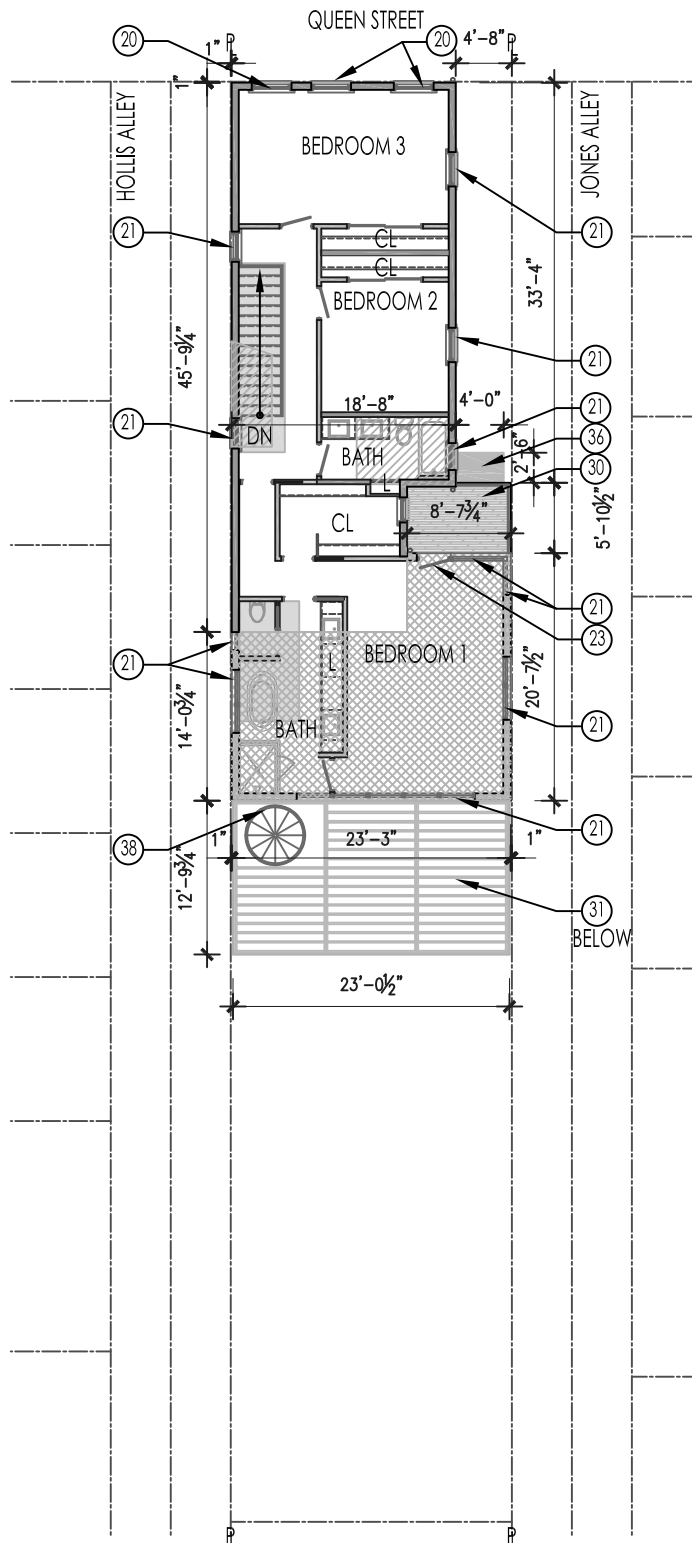
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**ASK
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE = 1,842 SF
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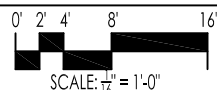
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PROPOSED 2ND FLOOR PLAN

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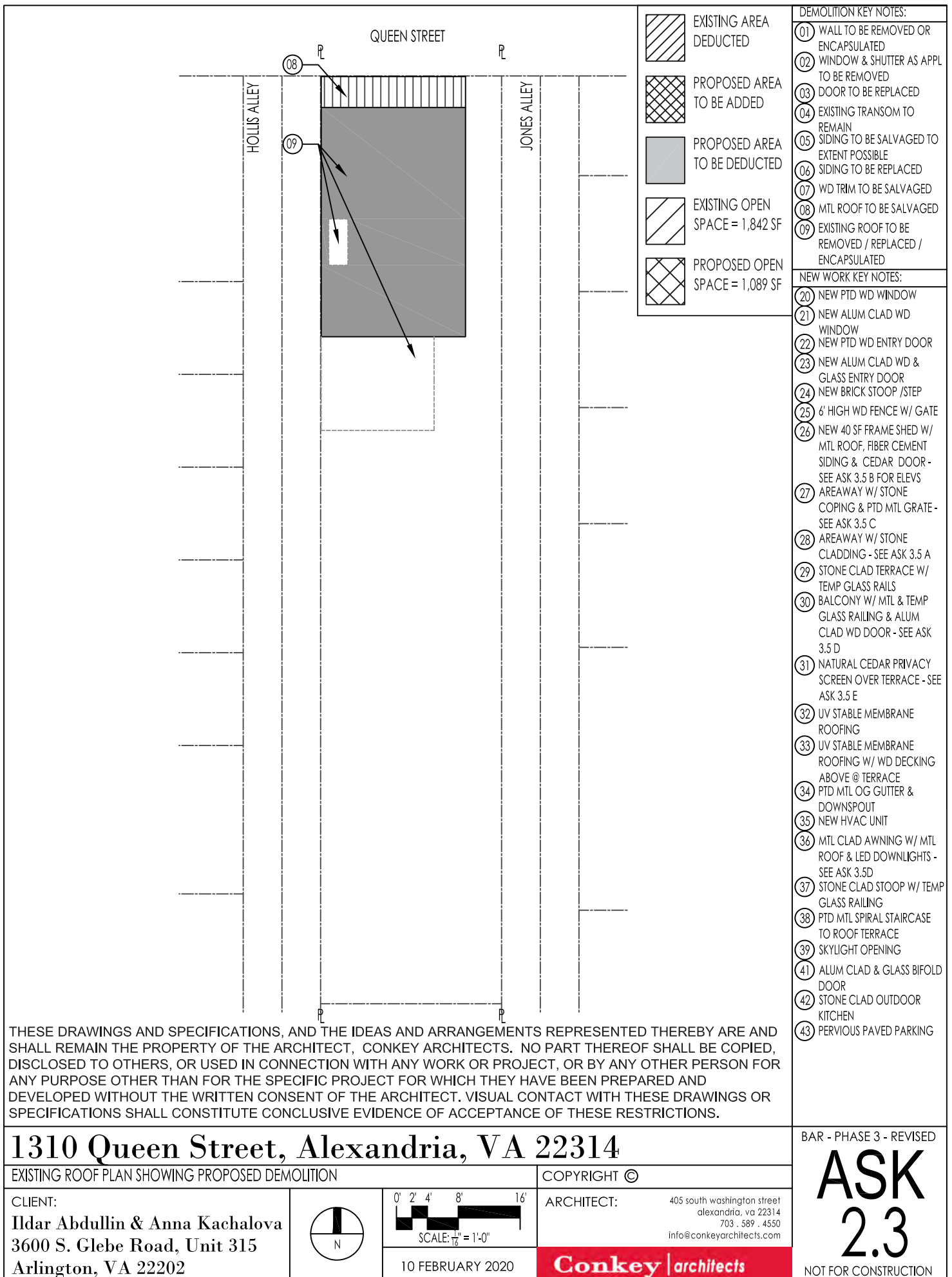
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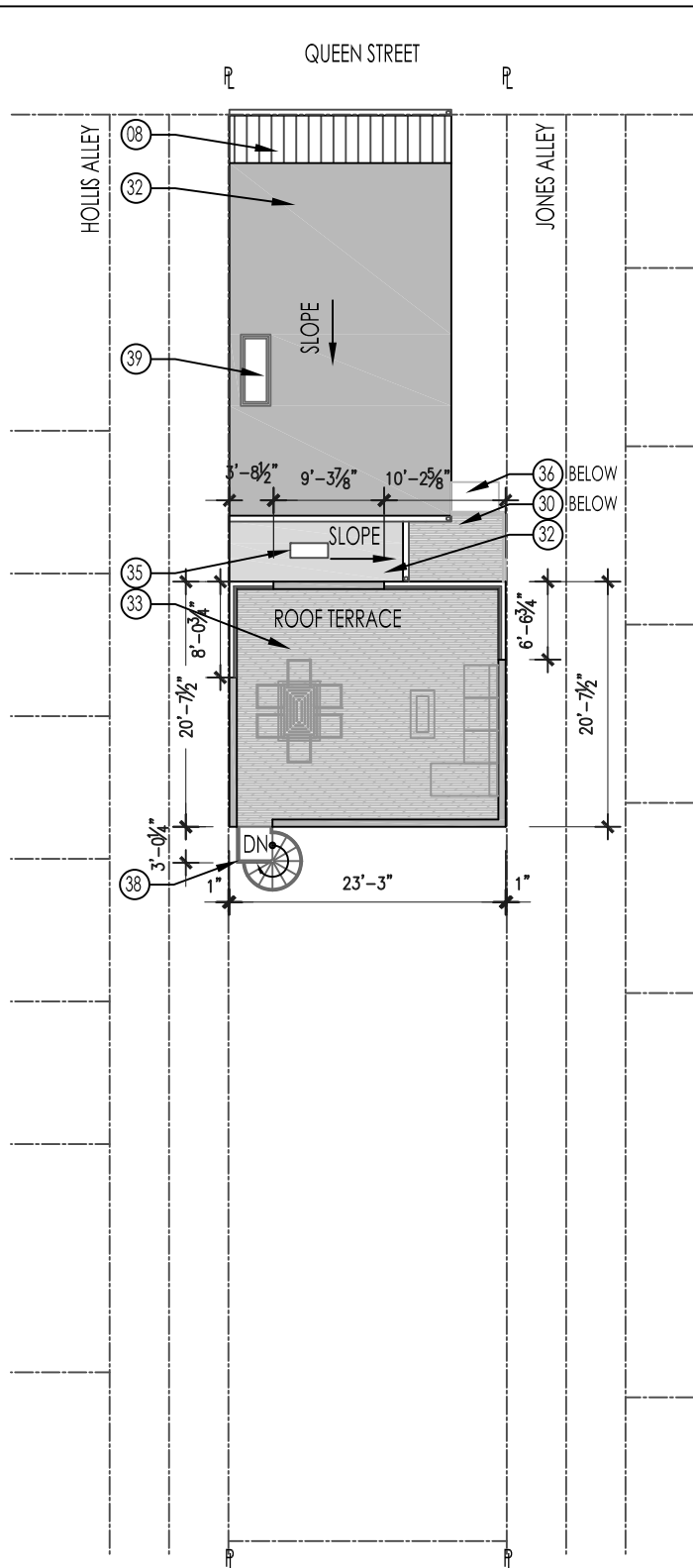
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ASK
2.2A

NOT FOR CONSTRUCTION





	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
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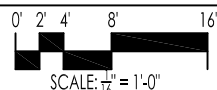
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25	6' HIGH WD FENCE W/ GATE
26	NEW 40 SF FRAME SHED W/ MTL ROOF, FIBER CEMENT SIDING & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS
27	AREAWAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C
28	AREAWAY W/ STONE CLADDING - SEE ASK 3.5 A
29	STONE CLAD TERRACE 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	MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS - SEE ASK 3.5 D
37	STONE CLAD STOOP W/ TEMP GLASS RAILING
38	PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
39	SKYLIGHT OPENING
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

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BAR - PHASE 3 - REVISED

ASK
2.3A

NOT FOR CONSTRUCTION

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

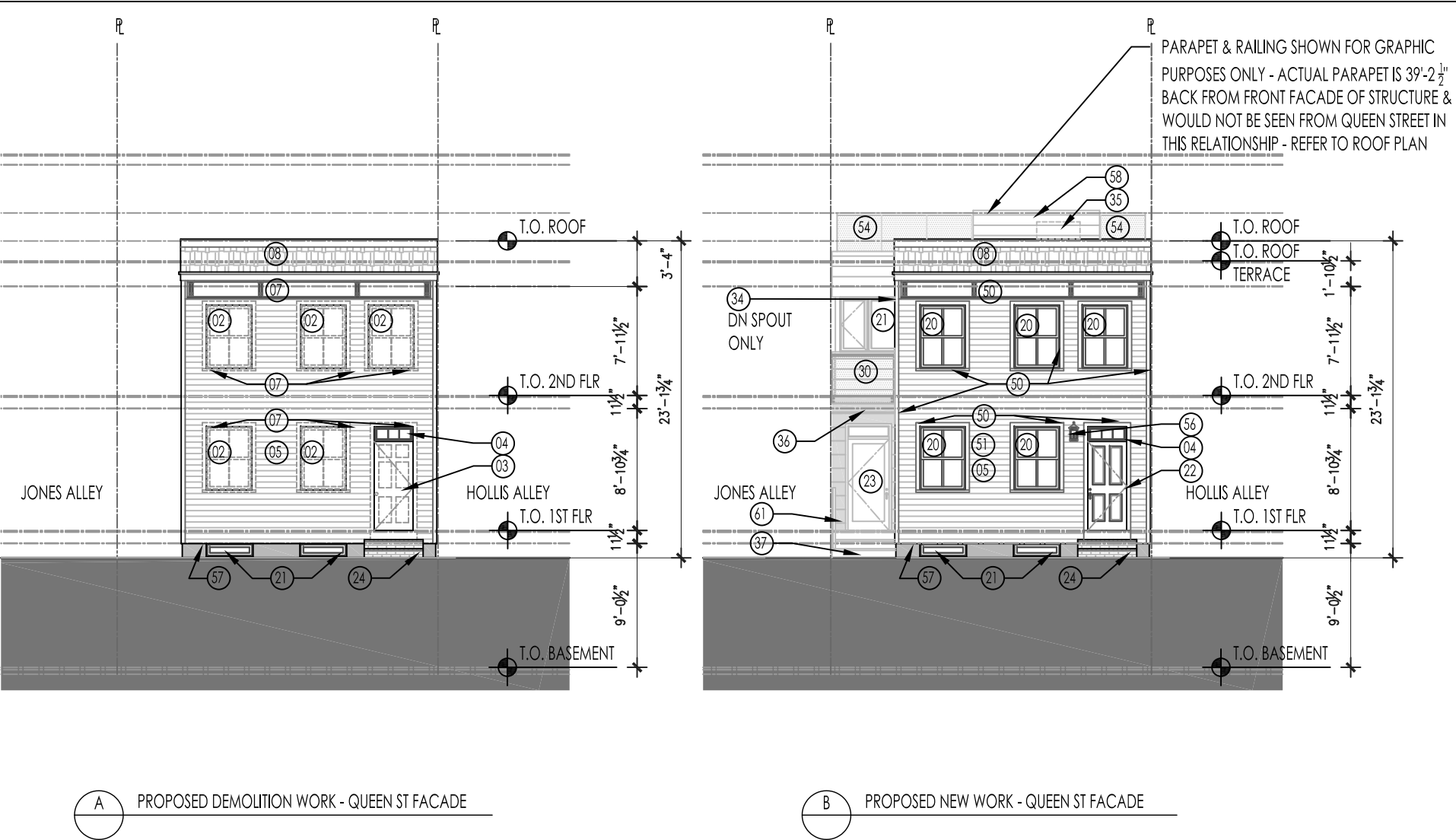
NEW WORK KEY NOTES:

- 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 SIDING & 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

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 SHIP LAP SIDING
- 53 PTD SMOOTH TEXTURE FIBER CEMENT TRIM
- 54 TEMP GLASS RAILING @ ROOF TERRACE
- 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
- 61 FLAT SEAM / CONCEALED FASTENER PRE-FINISHED MTL CLADDING

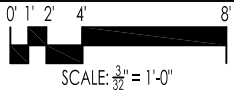
- 35 NEW HVAC UNIT
- 36 MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
- 37 STONE CLAD STOOP W/ TEMP GLASS RAILING
- 38 PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
- 39 SKYLIGHT OPENING
- 41 ALUM CLAD & GLASS BIFOLD DOOR
- 42 STONE CLAD OUTDOOR KITCHEN
- 43 PERVIOUS PAVED PARKING



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

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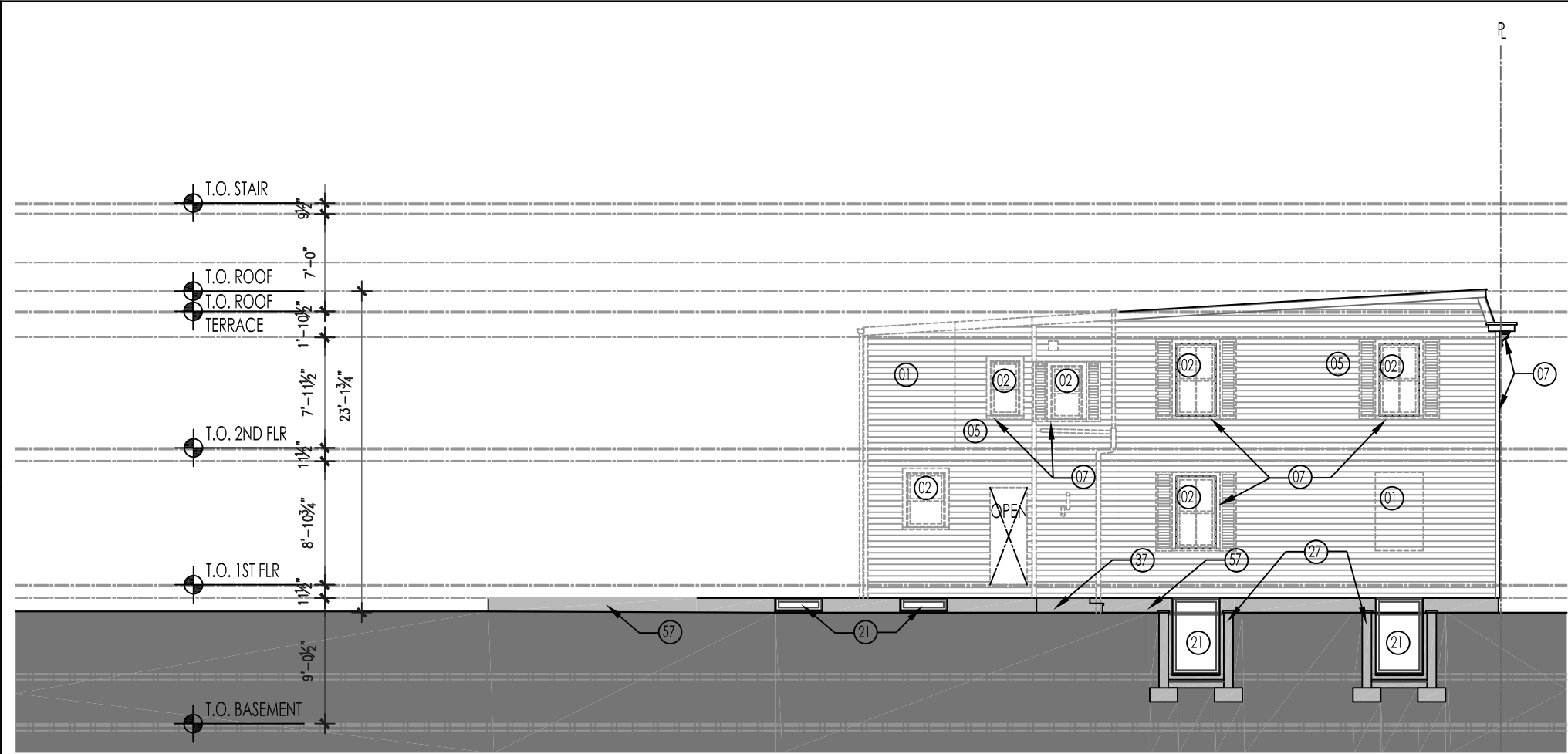
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BAR - PHASE 3 - REVISED

ASK
3.1

DEMOLITION KEY NOTES:	(35) NEW HVAC UNIT
(01) WALL TO BE REMOVED OR ENCAPSULATED	(36) MTL 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/ TEMP GLASS RAILING
(03) DOOR TO BE REPLACED	(38) PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
(04) EXISTING TRANSOM TO REMAIN	(39) SKYLIGHT OPENING
(05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE	(41) ALUM CLAD & GLASS BIFOLD DOOR
(06) SIDING TO BE REPLACED	(42) STONE CLAD OUTDOOR KITCHEN
(07) WD TRIM TO BE SALVAGED	(43) PERVIOUS PAVED PARKING
(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 SIDING & 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	
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 SHIP LAP SIDING	
(53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM	
(54) TEMP GLASS RAILING @ ROOF TERRACE	
(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	
(61) FLAT SEAM / CONCEALED FASTENER PRE-FINISHED MTL CLADDING	



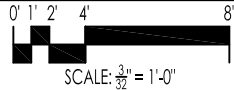
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1310 Queen Street, Alexandria, VA 22314

EXISTING SIDE ELEVATION (JONES ALLEY) SHOWING PROPOSED DEMOLITION

CLIENT:

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BAR - PHASE 3 - REVISED

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 SIDING & 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

MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
- 37

STONE CLAD STOOP W/ TEMP GLASS RAILING
- 38

PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
- 39

SKYLIGHT OPENING
- 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 SHIP LAP SIDING
- 53

PTD SMOOTH TEXTURE FIBER CEMENT TRIM
- 54

TEMP GLASS RAILING @ ROOF TERRACE
- 56

FRONT ENTRY LIGHT FIXTURE
- 57

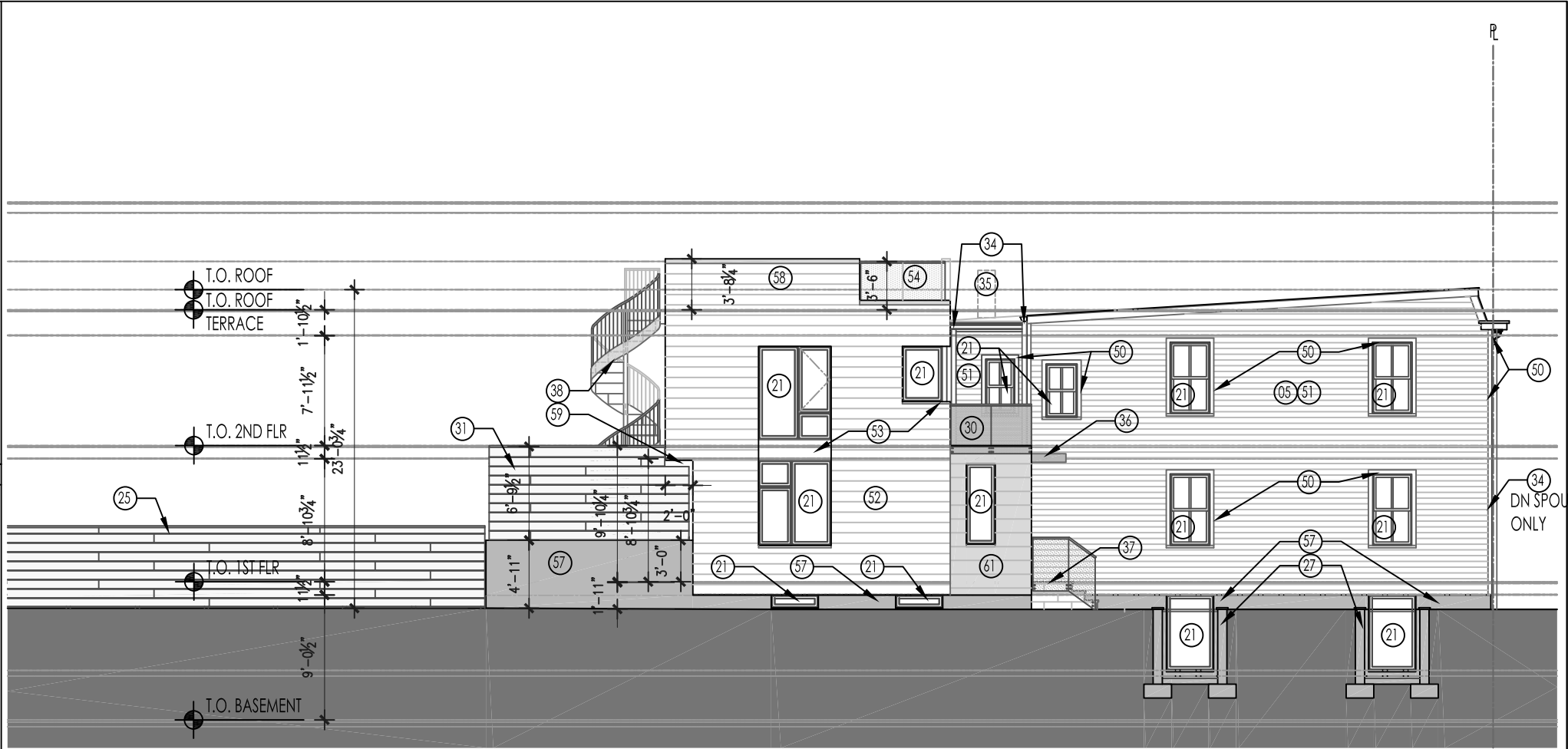
TINTED CEMENTITIOUS COATING @ CONC FOUNDATION WALL
- 58

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
- 61

FLAT SEAM / CONCEALED FASTENER PRE-FINISHED MTL CLADDING

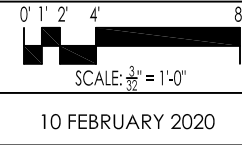


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1310 Queen Street, Alexandria, VA 22314

PROPOSED SIDE ELEVATION (JONES ALLEY)

CLIENT:
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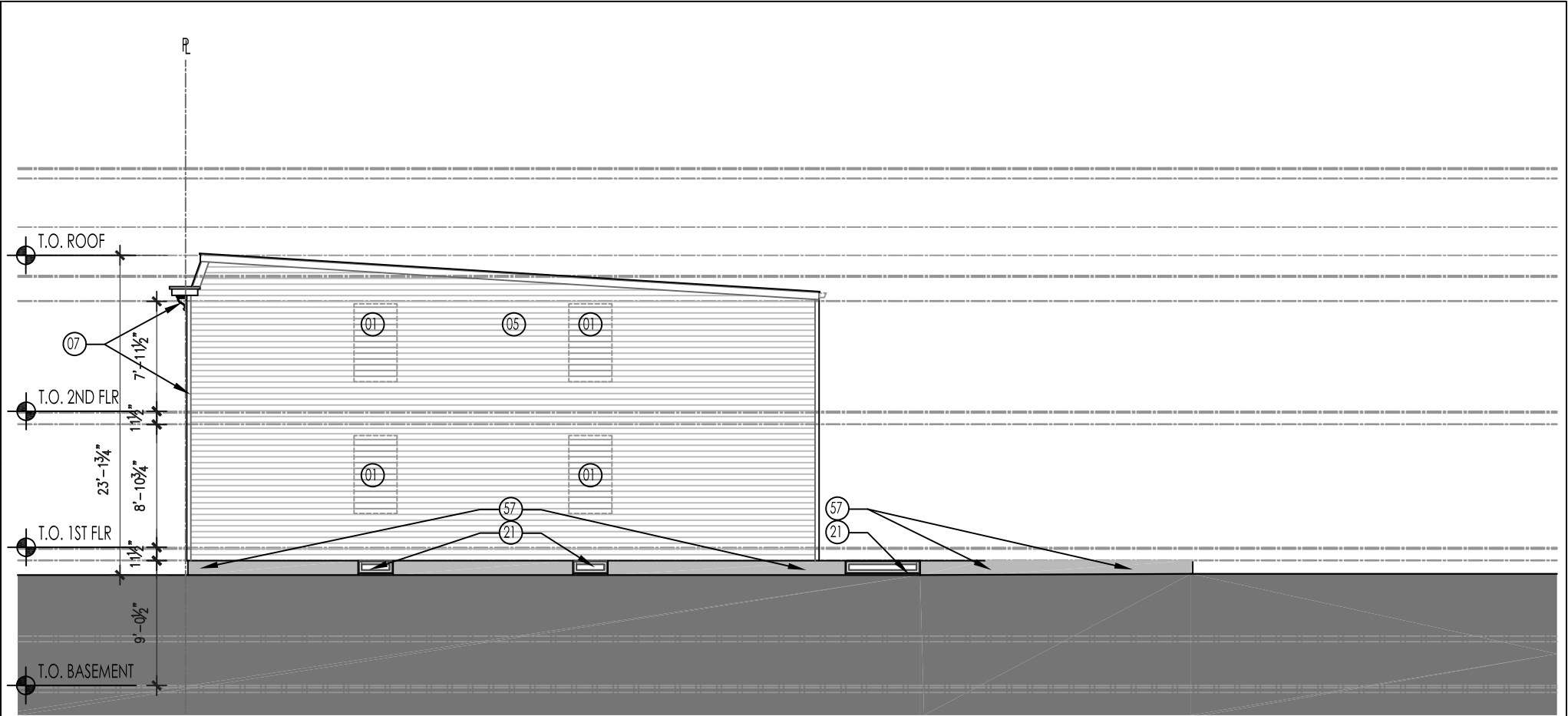
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BAR - PHASE 3 - REVISED

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) MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
(03) DOOR TO BE REPLACED	(37) STONE CLAD STOOP W/ TEMP GLASS RAILING
(04) EXISTING TRANSOM TO REMAIN	(38) PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
(05) SIDING TO BE SALVAGED TO EXTENT POSSIBLE	(39) SKYLIGHT OPENING
(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 SIDING & CEDAR DOOR - SEE ASK 3.5 B FOR ELEVS	
(27) AREA WAY W/ STONE COPING & PTD MTL GRATE - SEE ASK 3.5 C	
(28) AREA WAY 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 OVR 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	

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 SHIP LAP SIDING
(53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
(54) TEMP GLASS RAILING @ ROOF TERRACE
(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
(61) FLAT SEAM / CONCEALED FASTENER PRE-FINISHED MTL CLADDING

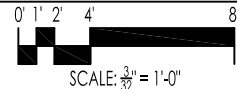


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EXISTING SIDE ELEVATION (HOLLIS ALLEY) SHOWING PROPOSED DEMOLITION

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 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202



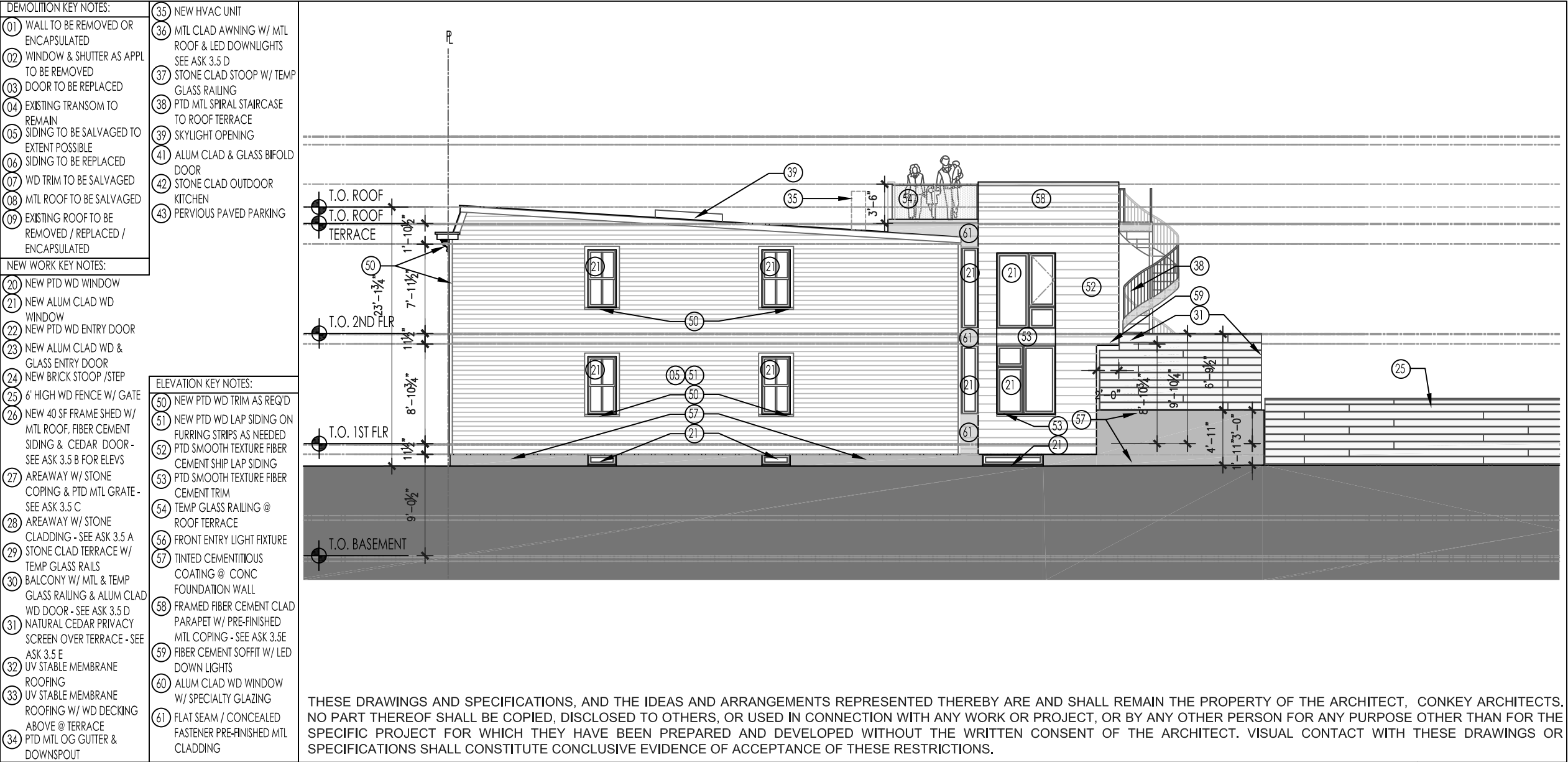
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BAR - PHASE 3 - REVISED

ASK
3.4



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PROPOSED SIDE ELEVATION (HOLLIS ALLEY) - SHOWING ALTERNATE ROOF ACCESS

CLIENT:

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Arlington, VA 22202

0' 1' 2' 4' 8'

SCALE: $\frac{3}{8}" = 1'-0"$

10 FEBRUARY 2020

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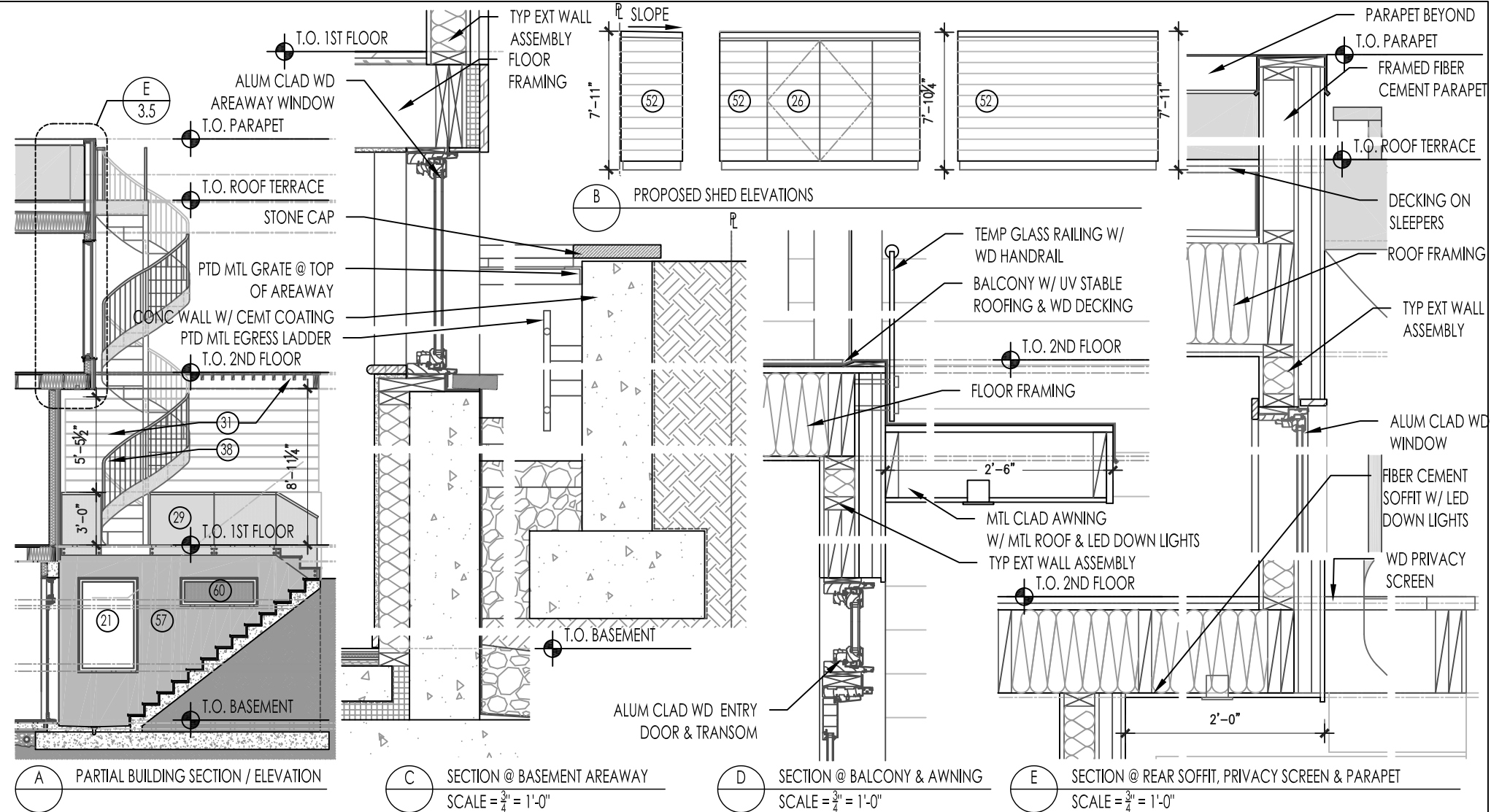
ASK
3.4A

- 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 SIDING & 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) MTL CLAD AWNING W/ MTL ROOF & LED DOWNLIGHTS SEE ASK 3.5 D
- (37) STONE CLAD STOOP W/ TEMP GLASS RAILING
- (38) PTD MTL SPIRAL STAIRCASE TO ROOF TERRACE
- (39) SKYLIGHT OPENING
- (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 SHIP LAP SIDING
 - (53) PTD SMOOTH TEXTURE FIBER CEMENT TRIM
 - (54) TEMP GLASS RAILING @ ROOF TERRACE
 - (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
 - (61) FLAT SEAM / CONCEALED FASTENER PRE-FINISHED MTL CLADDING



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CLIENT: Ildar Abdullin & Anna Kachalova 3600 S. Glebe Road, Unit 315 Arlington, VA 22202		 SCALE: 1/8" = 1'-0"	ARCHITECT: 405 south washington street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	
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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.



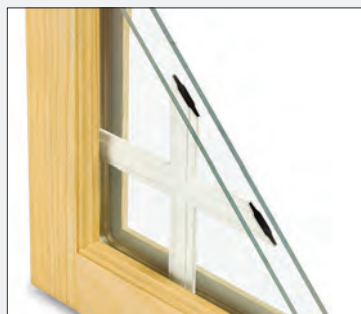
SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs)

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



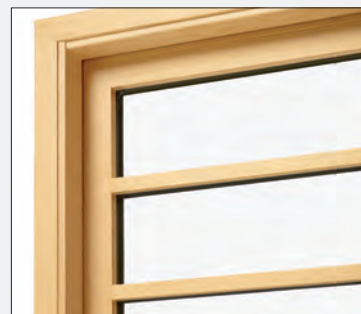
AUTHENTIC DIVIDED LITE (ADL)

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.





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.

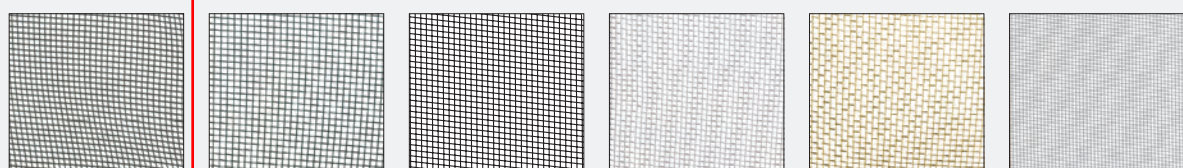
FULL OR HALF SCREEN - Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

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.

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



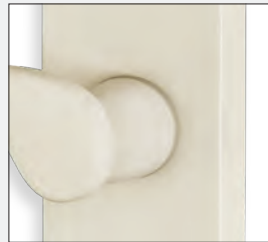
MATTE BLACK



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

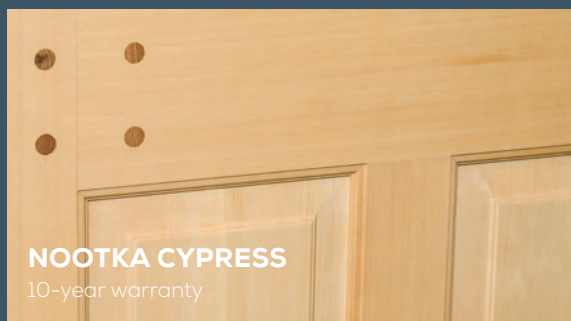
AVAILABLE FINISHES:
MATTE BLACK • SATIN TAUPE • DARK BRONZE
WHITE • ANTIQUE BRASS • SATIN CHROME
OIL RUBBED BRONZE • GOLDTONE • SILVER FROST

PVD FINISHES:
SATIN NICKEL • BRASS • OIL RUBBED BRONZE

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.



RP 1-7/16" INNERBOND® DOUBLE HIP-RAISED PANEL

FP 3/4" FLAT PANEL



ARTISAN SHIPLAP SIDING

Artisan Shiplap siding delivers distinct lines that closely replicate traditional cedar siding to bring authenticity to any home.

Panel Specs

Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
<hr/>	
Width:	10.25"
Exposure:	9"
Color:	



 [REQUEST A SAMPLE](#)

[< 1 OF 2 >](#)

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

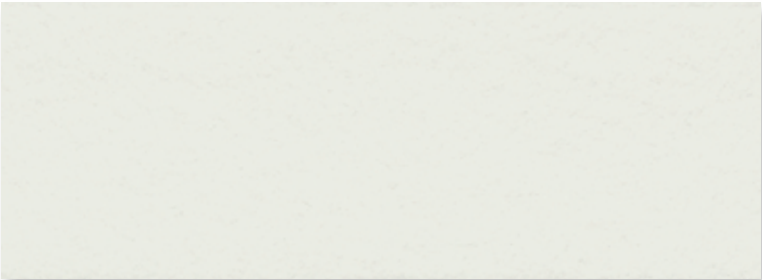
HARDIETRIM® BATTEN BOARDS



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.

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](https://www.jameshardiepros.com/samples)

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

PHOTO EXAMPLE OF
NATURAL CEDAR PRIVACY
SCREEN OVER REAR
TERRACE

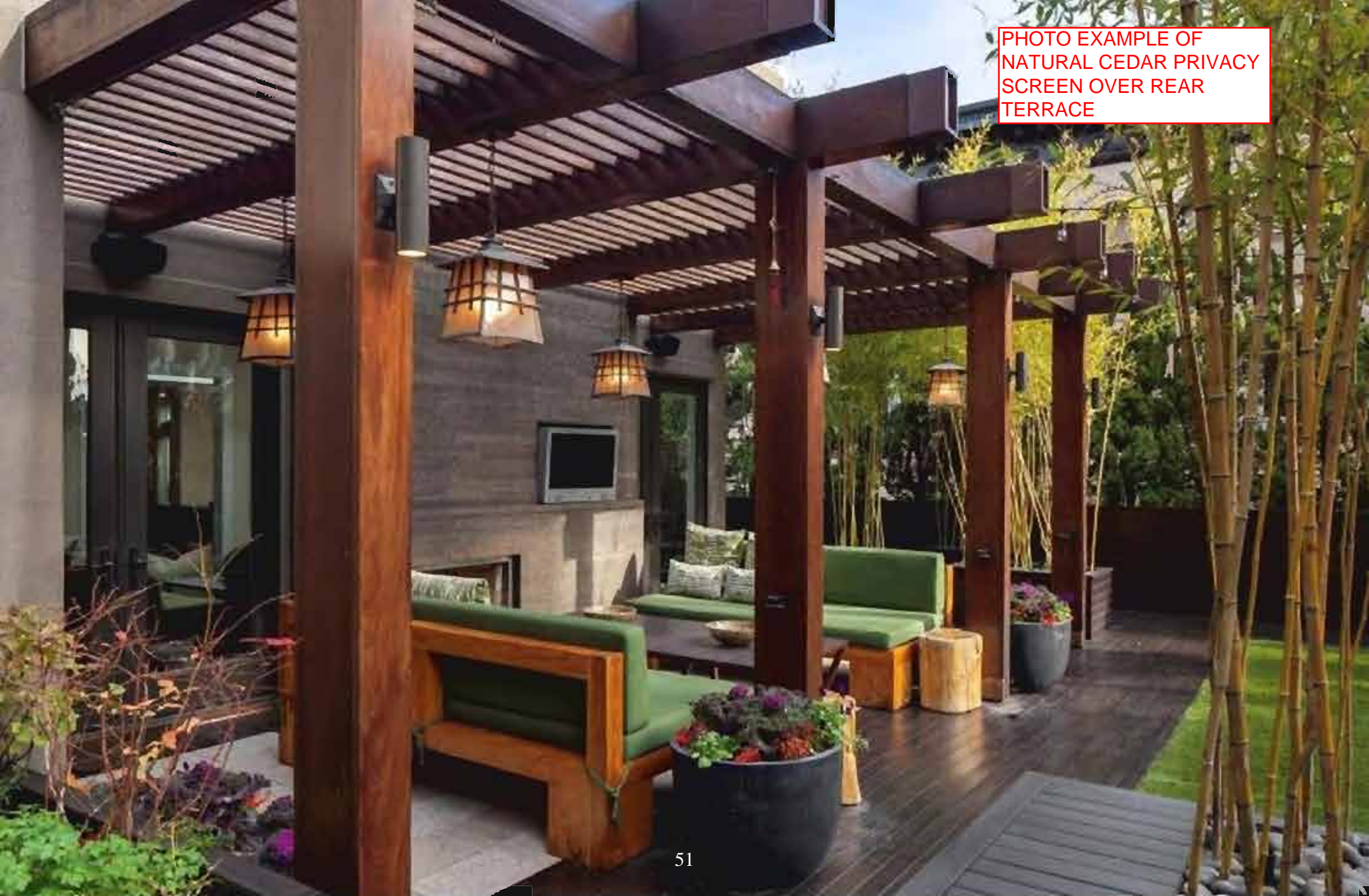
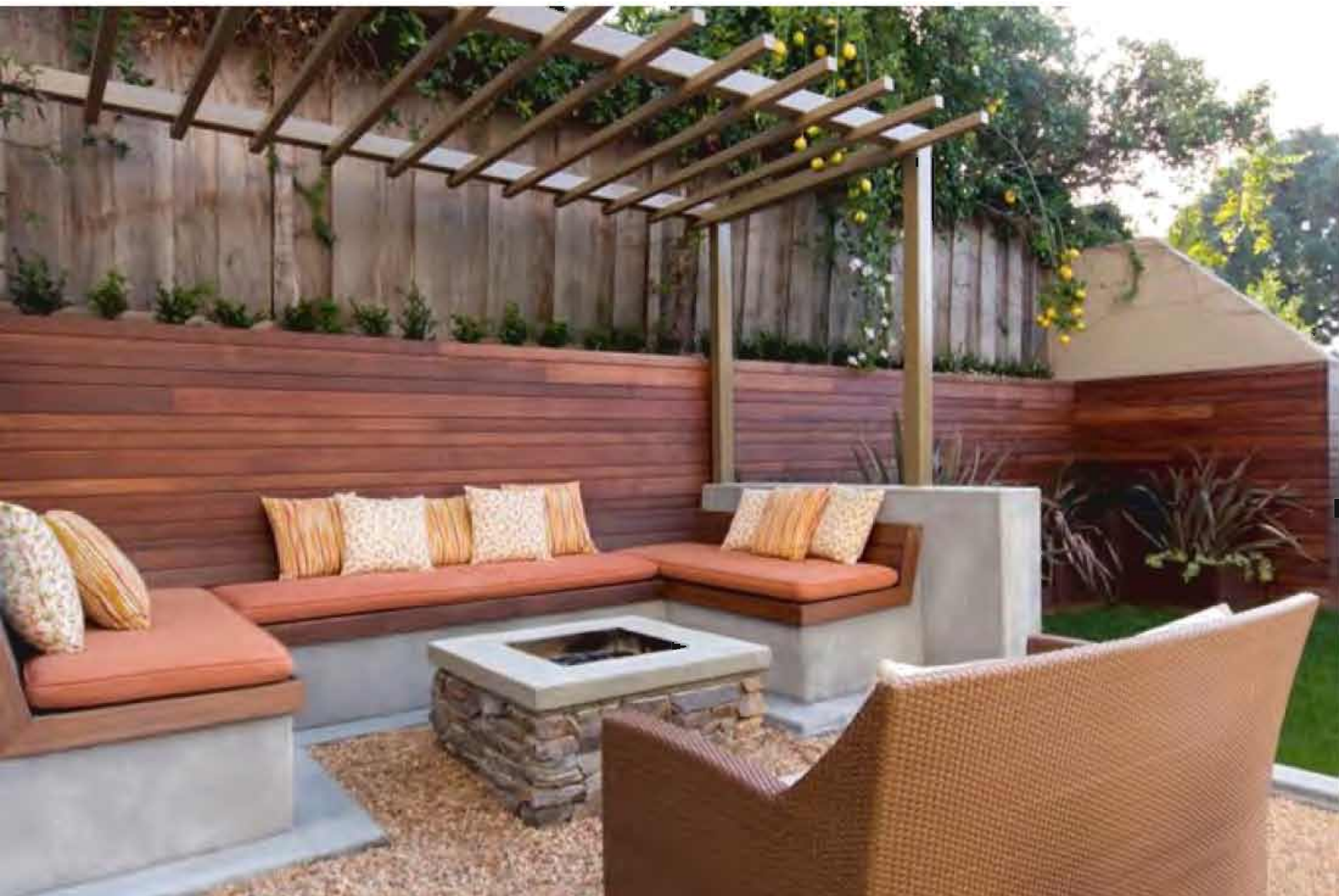
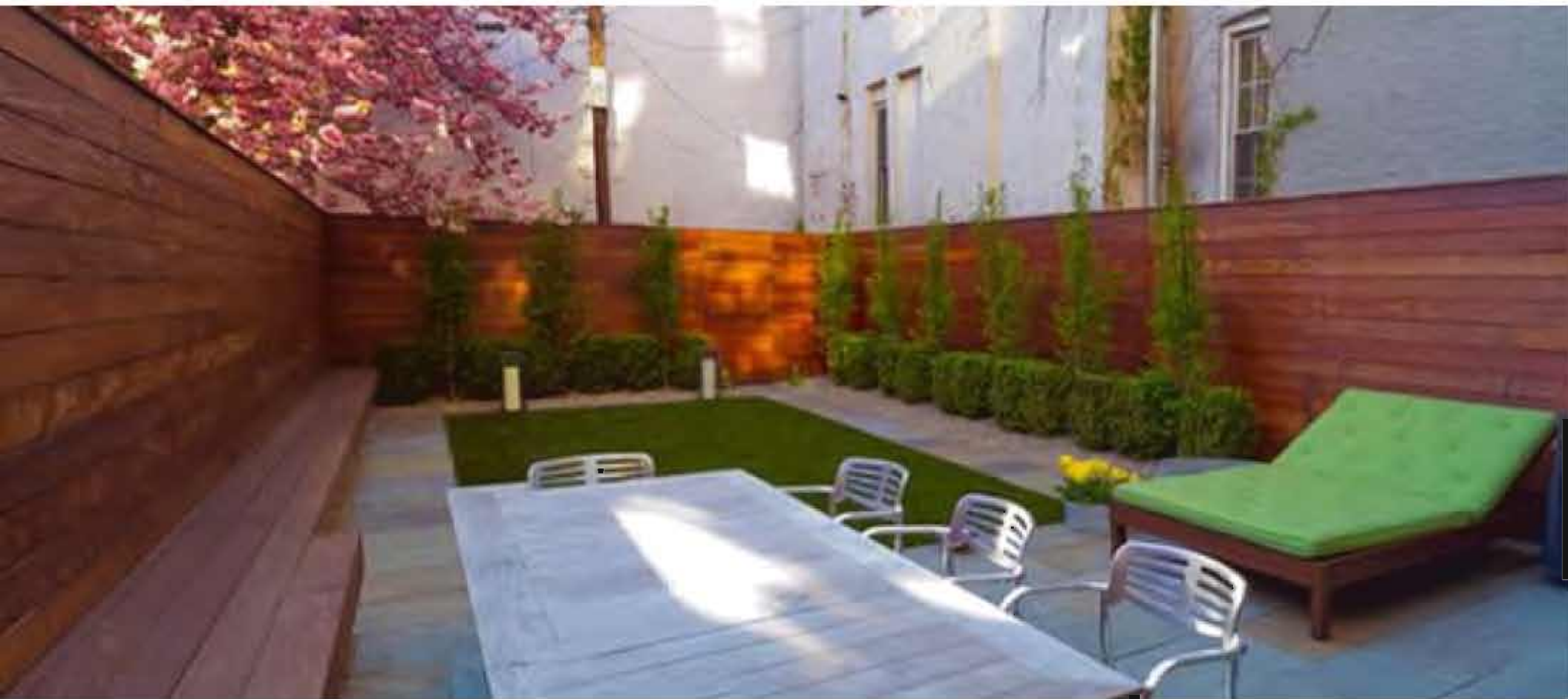




PHOTO EXAMPLE OF
NATURAL CEDAR
PRIVACY SCREEN OVER
REAR TERRACE







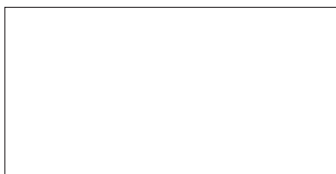
MasterSeal® Color Portfolio

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-52)



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)

SPEC SHEET

Rosedale Petite 3/4 Wall Lantern

Item # RC 2006FR-CG

Designer: Rudolph Colby

Height: 17"

Width: 8.75"

Extension: 7.75"

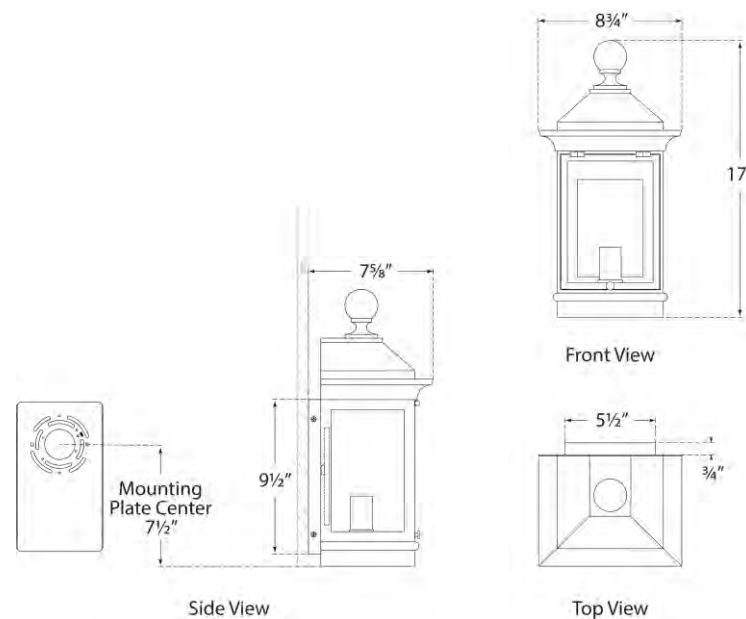
Backplate: 5.5" x 9.5" Rectangle

Finishes: FR

Glass Options: CG

Socket: E26 Keyless

Wattage: 40 B



AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.

▲★ PATINA GREEN	▲★ TEAL	▲★ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
▲★ EVERGREEN	▲★ HUNTER GREEN	▲★ ARCADIA GREEN	▲★ MILITARY BLUE	BERKSHIRE BLUE
▲ GRAPHITE	▲★ CHARCOAL	INTERSTATE BLUE	▲★ SLATE BLUE	AWARD BLUE
MATTE BLACK	▲★ DARK BRONZE	▲★ BURNISHED SLATE	▲★ AGED BRONZE	▲★ MEDIUM BRONZE
▲★ MANSARD BROWN	BURGUNDY	▲★ TERRA COTTA	▲★ COLONIAL RED	▲★ CARDINAL RED
MIDNIGHT BRONZE	▲★ MUSKET GRAY	▲★ SIERRA TAN	▲★ SANDSTONE	▲★ ALMOND
▲★ SLATE GRAY	▲★ CITYSCAPE	▲★ GRANITE	▲★ STONE WHITE	▲★ BONE WHITE

Premium Colors

▲●★ ANODIC CLEAR	▲●★ SILVERSMITH	●▲★ SILVER	●▲★ CHAMPAGNE	●▲★ COPPER PENNY
●▲★ ZINC	●▲★ WEATHERED ZINC	★ WEATHERED STEEL	★ WEATHERED COPPER	●▲★ AGED COPPER

▲ Cool Colors ● Metallic Colors ★ Energy Star Colors ★ Premium Colors

Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.



Design: Stuart Cohen & Julie Hacker Architects
Photo: Tony Soluri Photography

BEYOND THE ORDINARY

A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

SEE IT ON YOUR HOME TODAY

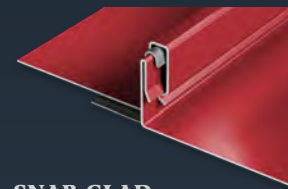
Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit pac-clad.com and click on PAC E-Tools to work with the visualizer. Or, ask your contractor for assistance.

BEAUTIFUL PROFILES

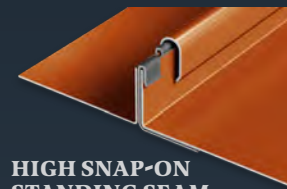


Private residence, Florida
Architect: T. S. Adams Studio Architects
Installing contractor: Cartercraft Roofing
Profiles: PAC-150, Flush panel
Colors: Weathered Zinc, Champagne

Metal Roofing



SNAP-CLAD



**HIGH SNAP-ON
STANDING SEAM**



**PAC-150
90° SINGLE LOCK**

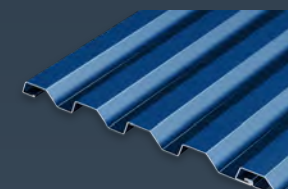


**PAC-150
180° DOUBLE LOCK**

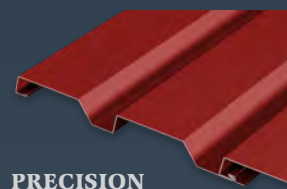


**REDI-ROOF
STANDING SEAM**

Siding



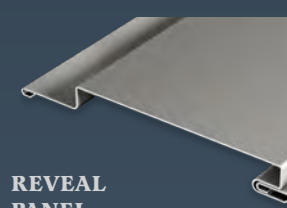
**PRECISION
SERIES HWP**



**PRECISION
SERIES
HIGHLINE 16-C**

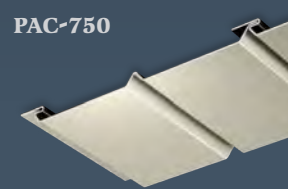


**FLUSH
PANEL**

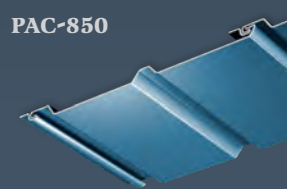


**REVEAL
PANEL**

Soffit Panels



PAC-750



PAC-850

Soffit panels come in solid, full-vented and half-vented variations.

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)
- ☐ AC-SH96SG-E)

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

Unit Type			Model Name
			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)			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 T
 - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

onal information per Indoor Unit Combination.

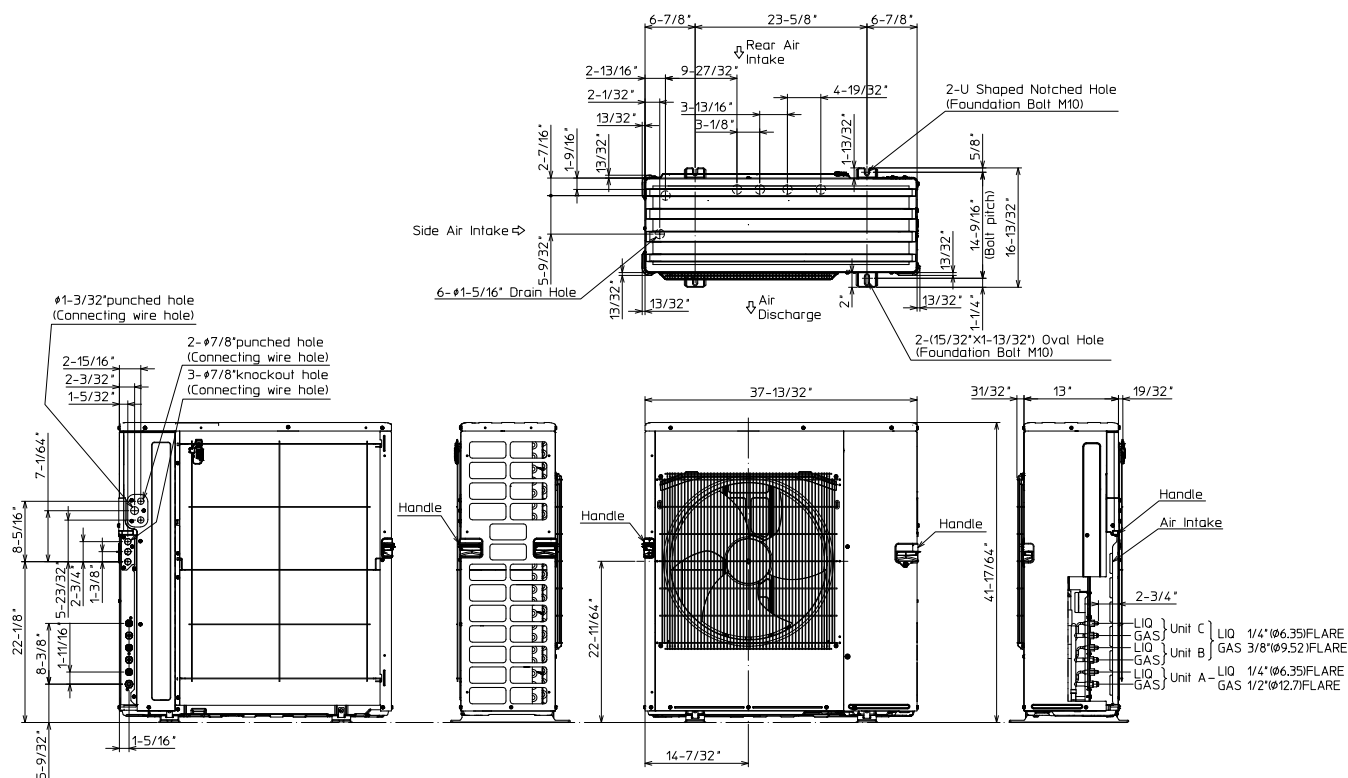
MVZ CONNECTION RULES:

- 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).

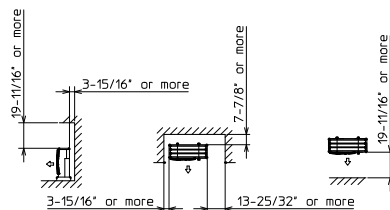
Notes:

DIMENSIONS: MXZ-3C30NAHZ

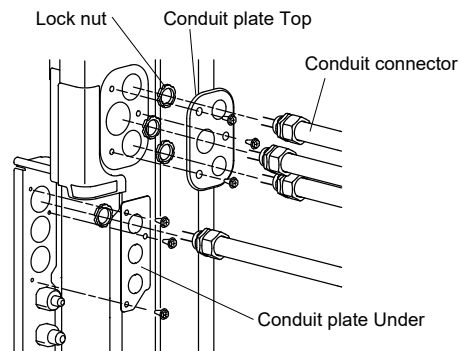
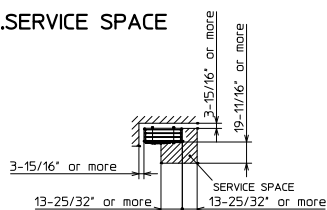
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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