

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for additions and alterations

**APPLICANT:** AMIII Builders/Alex Middleton III for Shambhu Aryal

**LOCATION:** Parker-Gray District  
315 North Patrick Street

**ZONE:** RB/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for additions and alterations with the following conditions:

1. No window or door glazing may be tinted
2. Repair and re-use existing windows on the south elevation
3. Work with staff to select an appropriate front/west entry door
4. Work with staff to select appropriate railings on the east and south elevations, ensuring that they comply with *Design Guidelines*.
5. The new ell roof must be lower than the front roof.
6. 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 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](mailto: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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00296) and Certificate of Appropriateness (BAR #2020-00363) for clarity and brevity. The Permit to Demolish requires a roll call vote.

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

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to demolish the ell wall on the south elevation and a one-story rear/east addition, at 315 North Fairfax Street.

### Permit to Demolish/Capsulate

The applicant proposes to demolish a 49'3" long ell on the south elevation and replace it with a new ell widened by 2'6" to the south, thereby reconstructing the ell on a larger footprint. The only part of the existing ell that will be retained is the north wall. The applicant also proposes to demolish a one-story rear/east addition measuring approximately 16' deep by 14' wide and replace it with a two-story addition measuring approximately 21' deep by 19' wide. As part of this project, a non-historic carport will also be demolished.

### Certificate of Appropriateness

#### *Addition*

The applicant intends to add a two-story rear/east addition with a porch on each level at the rear of the house. The addition will extend the width of the house and feature a gable roof with asphalt shingles. It will be clad with fiber cement lap siding with a smooth profile. Center sliding patio doors on each level will be flanked by one-over-one windows.

#### *Alterations*

- On the south elevation, the applicant proposes shifting the south wall outward by 2'6" and cladding it with fiber cement lap siding with a smooth profile. The fenestration on this wall will be changed to accommodate the new interior layout. The applicant also proposes adding two basement window wells and an exterior cellar access stair to this elevation.
- The front/west elevation and porch will be repaired as needed, with no changes to material type or form. The existing wood German siding on this elevation will remain in place and be repaired as needed. Shutters will be replaced with like shutters and the standing seam metal porch roof will be replaced with like.
- The existing shed roof on the rear ell of the house will be converted to a gable roof and raised to match the height of the front roof. This new roof will be asphalt shingle. The gable roof covering the main/west block of the house will be replaced with new standing seam metal.
- An HVAC unit will be placed on a concrete pad at the northern corner of the rear/east elevation.
- The north wall will be repaired and painted.



### Site context

The alley to the east, behind the subject property, is public and the rear/east addition will be fully visible. The new side/south elevation will be visible from North Patrick Street and the alley.

## **II. HISTORY**

According to the Uptown/Parker-Gray Historic District National Register of Historic Places nomination, the Queen Anne house at 315 North Patrick Street dates to circa 1890 and is a contributing structure to the district. However, based on family history, **1875-80** is a more likely construction date. The two-story, three-bay frame dwelling is clad in wood German siding and has a one-story, hipped roof front porch. A shed-roofed ell extends eastward to the rear. The 1891 Sanborn map indicates that the footprint of the house has not significantly changed since its construction, although it has been extended eastward and a one-story rear addition was added at some point.

Richard W. Bentley (1850-1939) purchased land on North Patrick Street at some point prior to his 1875 marriage to Susan Craig. He constructed the houses at 313 and 315 North Patrick using railroad boards from the nearby railroad. He and Susan lived in 315 and raised 10 children here, including daughter Cora, who inherited the house when he died in 1939.<sup>1</sup> She in turn passed the house to her daughter and son-in-law, Inez and Howard Dishman, in 1995. The Dishman heirs sold to the current owner in April of 2020. Permits from the 1940s – 1960s describe minor changes and repairs to the house: the porch floor was remodeled in 1943 (permit #5192), rotten wood was replaced in 1945 (permit #6188), and the roof was repaired and reroofed in 1958 (permit #13959) and 1968 (permit #25573).

### *Previous BAR Approvals*

While staff found BAR cases regarding this house dating to 2001, 2011, and 2013, all were withdrawn and not approved.

## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No

<sup>1</sup> Bah, Char McCargo, “Richard W. Bentley, 19<sup>th</sup> and 20<sup>th</sup> Century Businessman,” Alexandria Gazette-Packet, August 30 – September 5, 2018, pg. 11.

(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

While this building is a contributing structure to a National Register district, the area to be demolished will not negatively affect its contributing status. Based on the modern nails under the siding on the south elevation, much of this wall was replaced and/or repaired in the mid-twentieth century, probably in 1945. The applicant will retain the look of an ell on this elevation. The one-story rear addition is not original to the house and could easily be reproduced today. The walls under the siding on this addition are plywood. The carport is also not historic.

#### Certificate of Appropriateness

##### *Addition*

Per the *Design Guidelines*, an addition “should be clearly distinguishable from the original structure,” and “should not overwhelm the existing structure or neighboring buildings.” The *Design Guidelines* further state that one approach for differentiating an addition from the original structure is “...the abstraction of the principal design elements of the original building.” In this case, the addition will be an extension of the rest of the house, clad in the same material, therefore not overwhelming the original structure (Figure 1). The addition will be the same height and width as the rest of the ell, but its design represents an abstraction of the principal design elements. While the addition has a porch like the west/primary elevation, it would never be confused with a Queen Anne-style porch. Its modern design clearly differentiates it from the historic parts of the house. The patio doors and windows will be aluminum with simulated divided lites and LowE366, glazing; these particular specifications comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. However, the plans also indicate that these

doors and windows will be tinted, which does not comply with the *Specifications*. The applicant will therefore need to change that window option. The applicant has not provided any details as to the railings' form or materials and must work with staff to ensure they are within BAR guidelines.



Figure 1: Proposed rear/east elevation NE view

### *Alterations*

The applicant proposes to demolish the existing wall on the south elevation and construct a new wall 2'6" closer to the southern boundary of the property, thus completely rebuilding the ell on a larger footprint (Figure 2). The new wall will be clad in fiber cement siding with a smooth profile. As part of the changes to this elevation, the applicant also proposes a new window fenestration pattern, the addition of two cellar window wells, and a set of stairs leading down into the cellar (Figure 3). Although the applicant has proposed a new fenestration pattern, staff recommends retaining and repairing as many of the six original one-over-one windows on this elevation as possible and moving them to their new locations. By re-using these six windows, the applicant can thereby retain some semblance of the historic character of this elevation, which is clearly visible from South Patrick Street and the public alley. This complies with the *Design Guideline* recommendation: "A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced." Like the addition, the applicant has not provided any details as to the railings' form or materials and must work with staff to ensure they are within BAR guidelines.

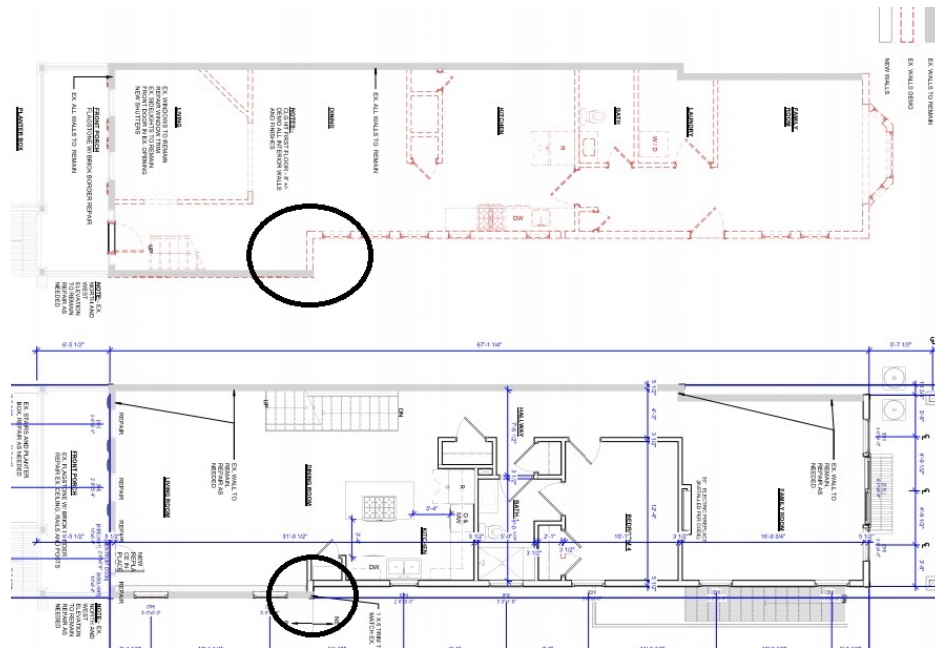


Figure 2: Existing floor plan top, proposed below. Black circle indicates shift in south ell wall location



Figure 3: South elevation: proposed and existing

As noted above, per the *Design Guidelines*, “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced.” The applicant proposes to do exactly that with the prominent west elevation facing



North Patrick Street. As much of the original siding and trim as possible will be retained and repaired. Any siding that must be replaced will be wood with a matching German profile. Front porch rails, turn posts, ceiling, and door sidelights will be repaired and painted. The existing windows and cornice brackets will remain. The applicant will replace the existing standing seam metal porch roof with a new 5V 32 gauge standing seam metal roof, and will add new, operable shutters which match the existing shutters. If any window glazing is replaced, it must comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The applicant has not submitted information on a replacement door for this elevation and must work with staff to select an appropriate door. The north elevation will undergo no changes other than repairing the existing siding and replacing as needed.

In making interior changes to the house, the applicant proposes raising the roof of the ell to match the height of the roof on the front/west elevation. It will not surpass that roof in height. In raising the roof, the applicant will also convert the form of the roof from a shed roof to a gable and clad it with asphalt shingles. Although asphalt shingles are not the original roofing material, they can be acceptable here due to the less-prominent location and as another way to differentiate old from new. The *Design Guidelines* note that “Roofing materials may differ between the original building and later additions...Changes in roofing material can highlight the physical evolution of a structure.” The gable roof on the prominently visible and historic front/west block of the house will be standing seam metal, the original roofing material. Staff recommends that the new roof be slightly lower than the front roof to ensure that the front of the house reads independently from the new addition.

The proposed location for the new HVAC unit on the east elevation follows the *Design Guideline*: “To the extent possible, HVAC equipment should be hidden from view.” The unit will be tucked away at the northeast corner of rear of the house. While not entirely hidden from the alley, it is located very inconspicuously.

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

#### **STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

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

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

#### **Zoning**

C-1 Zoning compliance cannot be determined.

F-1 Applicant did not submit a FAR sheet.

F-2 Applicant did not submit survey showing the proposed location of the addition; therefore, open space cannot be calculated, and setbacks cannot be identified.

**Code Administration**

C-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 Previously reviewed under BAR2001-00241; BAR2016-00451; BAR2016-00452; BAR96-00069 (T&ES)

F-2 A released grading plan is required prior to submitting for building permits. (T&ES)

F-3 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 A Civil War-era historic map indicates that a complex of buildings was located at 315 N. Patrick St. at that time, including a 16.5 ft. by 24.5 ft. office and bunkhouse, a 15.5 by 24.5 ft. armory, and a 6 ft. by 10.5 ft. kitchen. By 1877 a single structure stood on the lot fronting on N. Patrick St. That house, heavily modified, appears to still stand today on the property. The property may contain significant archaeological evidence of the Civil War in Alexandria and later nineteenth-century development.
- \*R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- \*R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

**V. ATTACHMENTS**

- 1 – Application for BAR 2020-00296 & 2020-00363: 315 North Patrick Street  
2 – Supplemental Materials

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 315 N Patrick Street

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

TAX MAP AND PARCEL: 064.04-01-04

ZONING: RB

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: AMIIIBuilders, LLC Alex Middleton III

Address: 9905 Gable Ridge, Terrance

City: Rockville State: MD Zip: 20850

Phone: 571-431-9189 E-mail: amiiibuilders@yahoo.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Project Manager

Name: Alexander Middleton III

Phone: 571-431-9189

E-mail: amiiibuilders@yahoo.com

Legal Property Owner:

Name: Shambhu Aryal

Address: 3115 Barbara Lane

City: Fairfax State: VA Zip: 22314

Phone: 703-509-1127 E-mail: shamhuaryal@hotmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?  
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?  
☐ Yes ☐ No Is there a homeowner's association for this property?  
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply*
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning                         | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors                          | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting                       | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other <u>New aluminum roof</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

After obtaining a preliminary on site review and inspection of the historic house that's located in the Parker-Gray Historic District, there will be a complete renovation of the interior and exterior with the front (west) elevation and the left side (north) elevation sustained with only minor changes or repairs such as painting, shutters and new metal roof, etc as needed. The left side (north) elevation of the house is 0.1' to 0.8' over the property line, so there will be no major work to this elevation, only minor repairs to the exterior, as previously noted. The right side (south) elevation and the rear (east) elevation are to be a total renovation or new building of the structure and the right elevation will have a 1'-0" foot bump out from the original 3.5' feet existing foundation. All new construction will siding will be Hardy board material and the windows and doors are to be aluminum clad.

**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.

**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. 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 revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: Alexander Middleton IIIDate: 06/13/2020

# 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. Shambhu Aryal	3115 Barbara Lane	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 \_\_\_\_\_ (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. Shambhu Aryal	3115 Barbara Lane	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.)
Shambhu Aryal		
1. Shambhu Aryal	N/A	N/A
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08/13/2020

Date

Alexander Middleton III

Printed Name

  
Signature





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

A1. 315 N Patrick Street  
Street Address

RB  
Zone

A2. 2,975.00  
Total Lot Area

x 0.75  
Floor Area Ratio Allowed by Zone

= 2,231.25  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement  
First Floor 1,050.76  
Second Floor 808.84  
Third Floor  
Attic  
Porches 90.00  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\* 48.00  
Mechanical\*\* 40.00  
Attic less than 7\*\*\*  
Porches\*\* 90.00  
Balcony/Deck\*\*  
Lavatory\*\*\* 50.00  
Other\*\*  
Other\*\*

B1. Total Gross 1,949.60

B2. Total Exclusions 228.00

B1. 1,949.60 Sq. Ft.  
Existing Gross Floor Area\*

B2. 228.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 1,721.60 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 726.40  
First Floor 1,050.00  
Second Floor 1,050.00  
Third Floor  
Attic  
Porches 90.00  
Balcony/Deck 72.00  
Lavatory\*\*\* 200.00  
Other

#### Allowable Exclusions\*\*

Basement\*\* 726.40  
Stairways\*\* 80.00  
Mechanical\*\* 40.00  
Attic less than 7\*\*\*  
Porches\*\* 90.00  
Balcony/Deck\*\* 72.00  
Lavatory\*\*\* 100.00  
Other\*\*  
Other\*\*

C1. Total Gross 3,188.40

C2. Total Exclusions 1,108.40

C1. 3,188.40 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 1,108.40 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 2,080.00 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. 3,801.60 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,231.25 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1. Sq. Ft.  
Existing Open Space

E2. Sq. Ft.  
Required Open Space

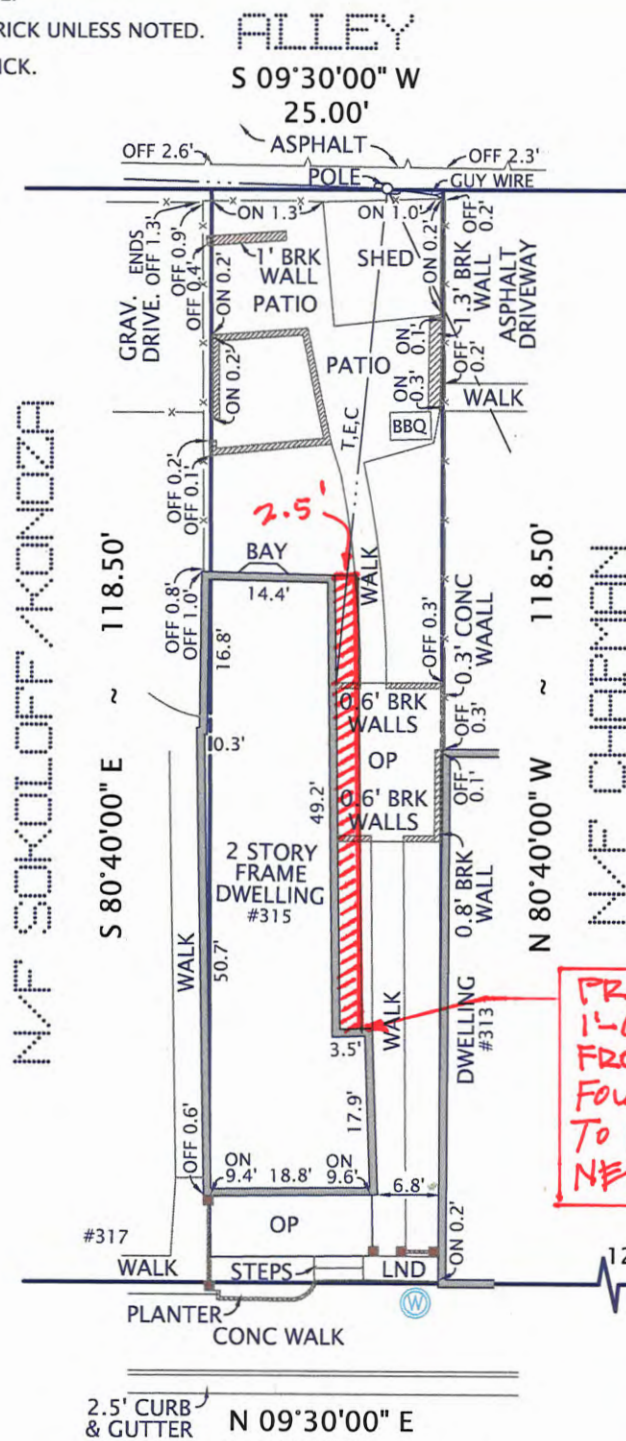
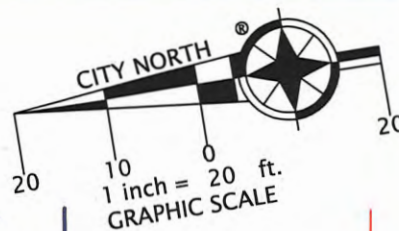
E3. Sq. Ft.  
Proposed Open Space

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

Signature: \_\_\_\_\_

Date: 10/04/2020

2. WALLS ARE 0.3' BRICK UNLESS NOTED.
3. PILLARS ARE 1' BRICK.



# NORTH PATRICK STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT

## #315 NORTH PATRICK STREET

(INST. #170015324)

CITY OF ALEXANDRIA, VIRGINIA

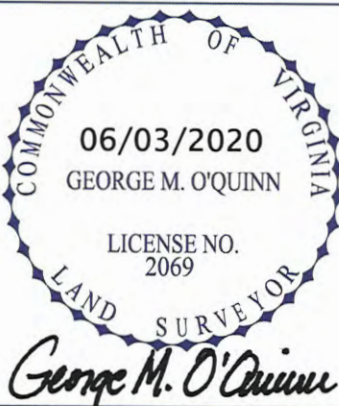
SCALE: 1" = 20'

JUNE 3, 2020

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



ORDERED BY:

DISHMAN/CAMPBELL

AMIII BUILDERS, LLC



DOMINION

Surveyors  
Inc.®

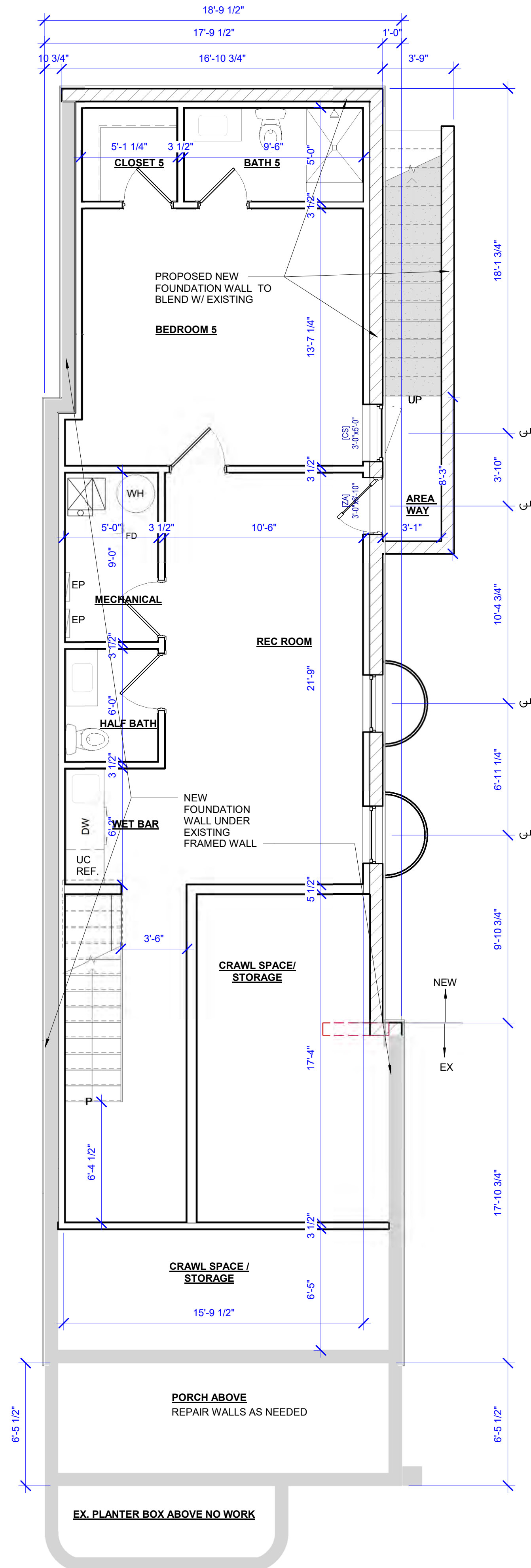
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: DISHMAN/CAMPBELL

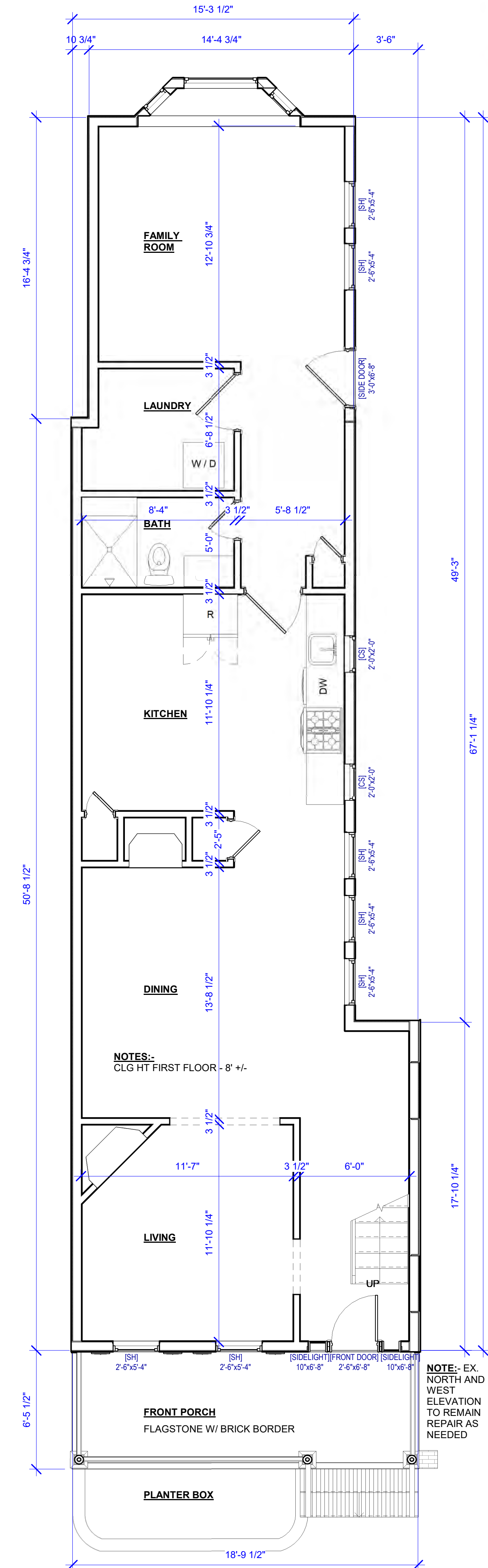
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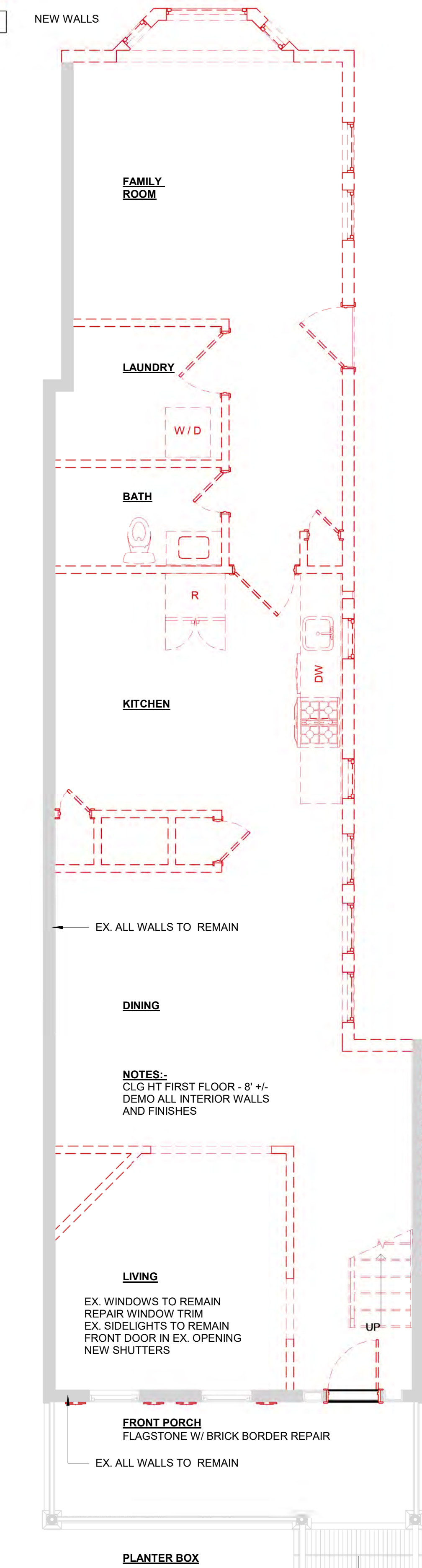
**1 BASEMENT FLOOR - NEW CONSTRUCTION**



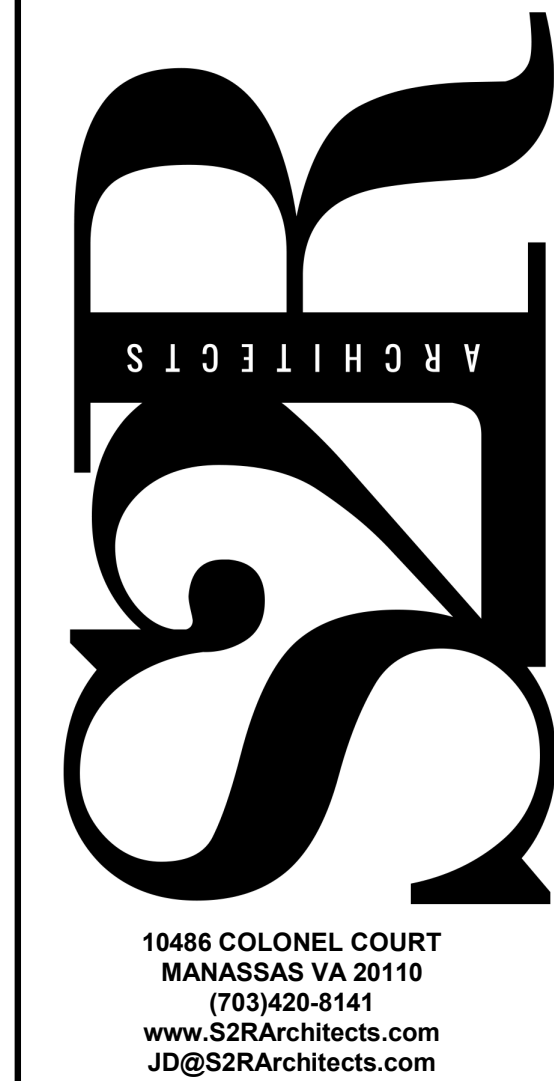
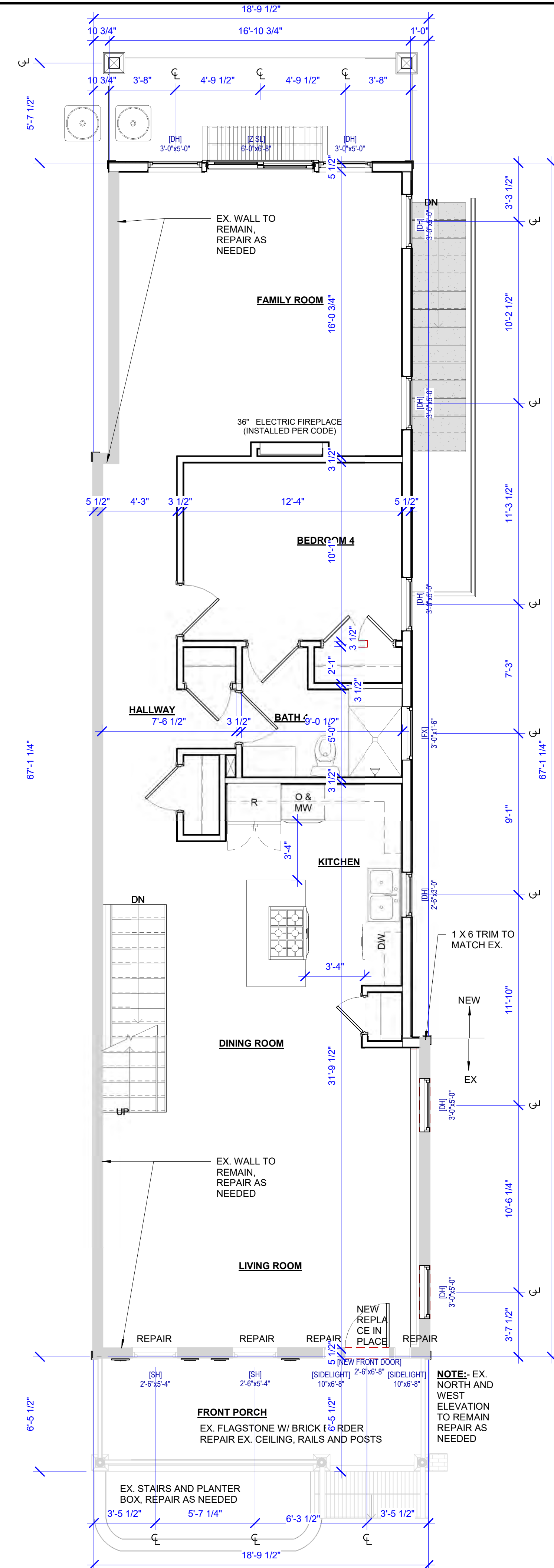
**2 FIRST FLOOR - EXISTING**



**G FIRST FLOOR - DEMO**



**4 FIRST FLOOR - NEW CONSTRUCTION**



10486 COLONEL COURT  
MANASSAS VA 20110  
(703)420-8141  
www.S2RArchitects.com  
JD@S2RArchitects.com

**CUSTOM HOME**  
315 N. PATRICK ST.  
ALEXANDRIA VA 22314

PROJECT NAME AND ADDRESS

SEAL

REVISION DATE

10/16/20

FLOOR PLANS

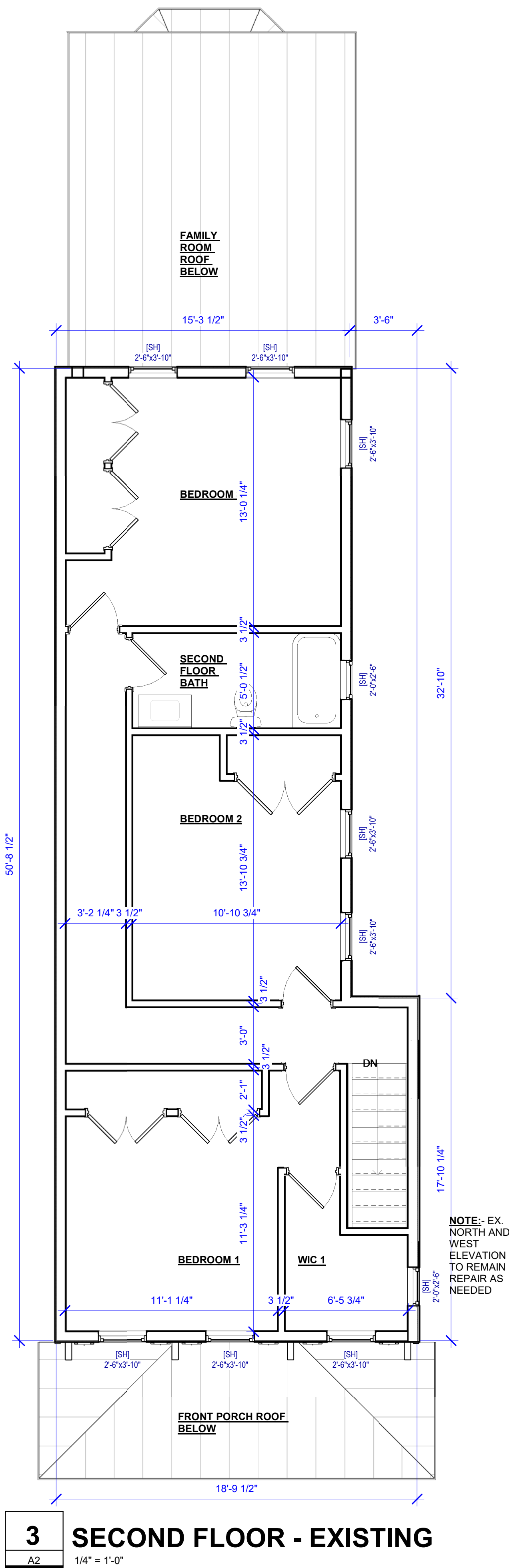
A1

SHEET #

J120062

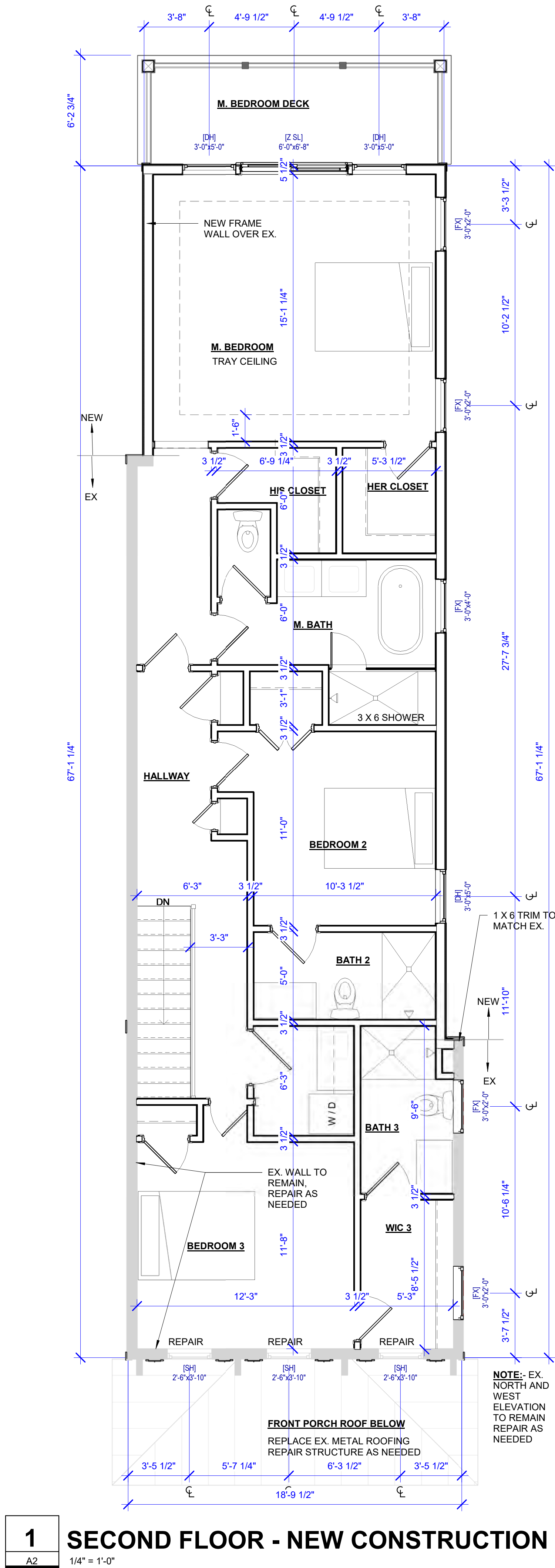
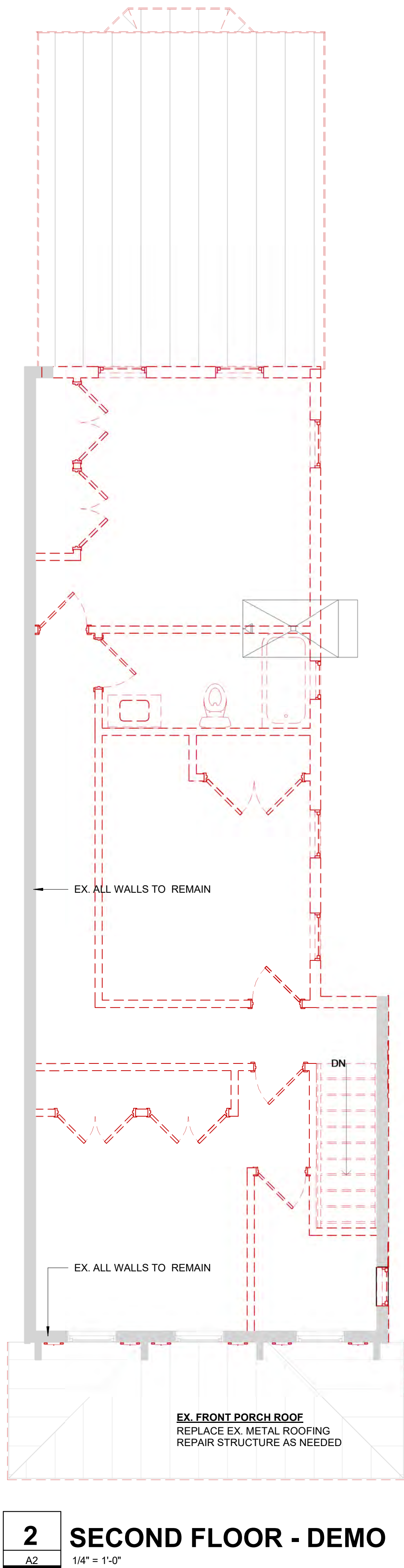
PROJECT #





NOTES:-

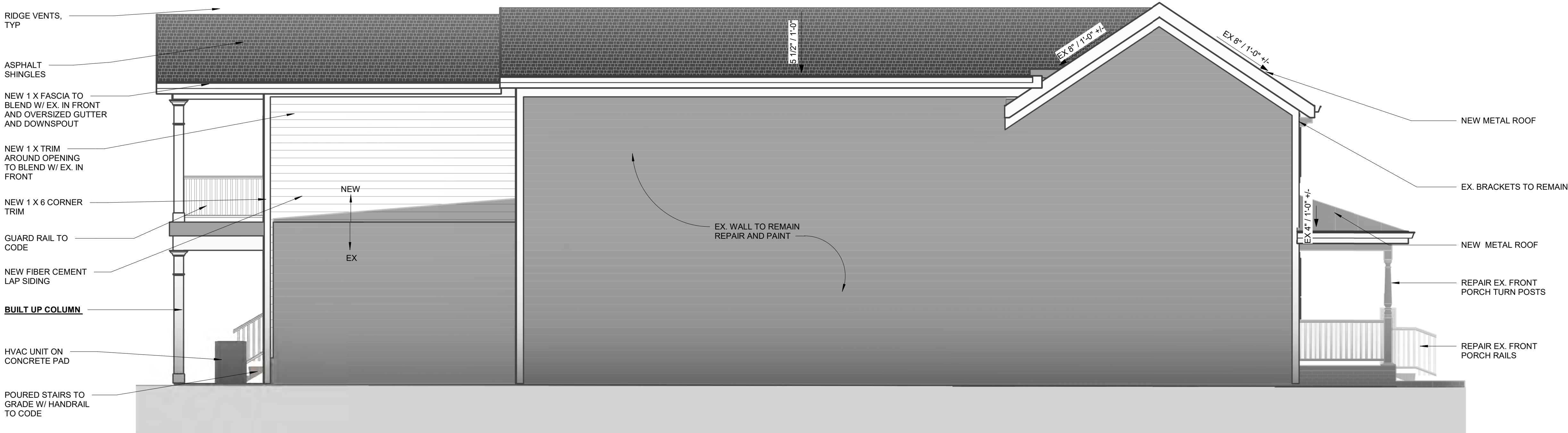
- EX. WALLS TO REMAIN
- EX. WALLS DEMO
- NEW WALLS





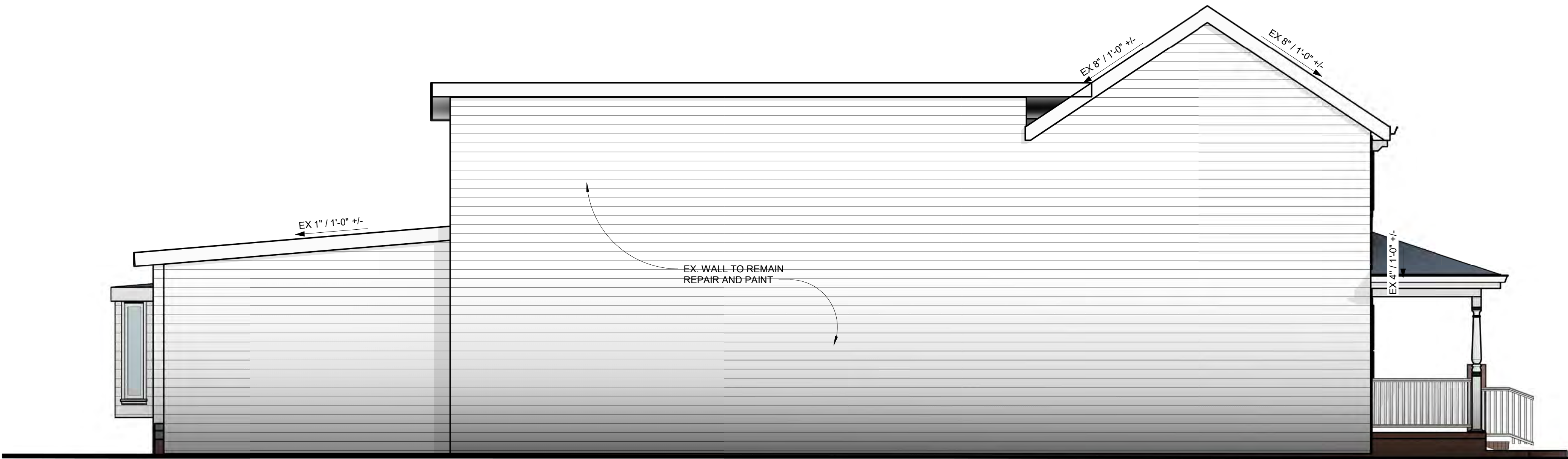






**1** ELEVATION - NORTH NEW CONSTRUCTION

A4 1/4" = 1'-0"



**2** ELEVATION - NORTH EXISTING

A4 1/4" = 1'-0"

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**S2R** ARCHITECTS

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**CUSTOM HOME**

315 N. PATRICK ST.  
ALEXANDRIA VA 22314

PROJECT # J120062

REVISION		DATE
10/16/20		

**BUILDING ELEVATIONS - NORTH**

**A4**



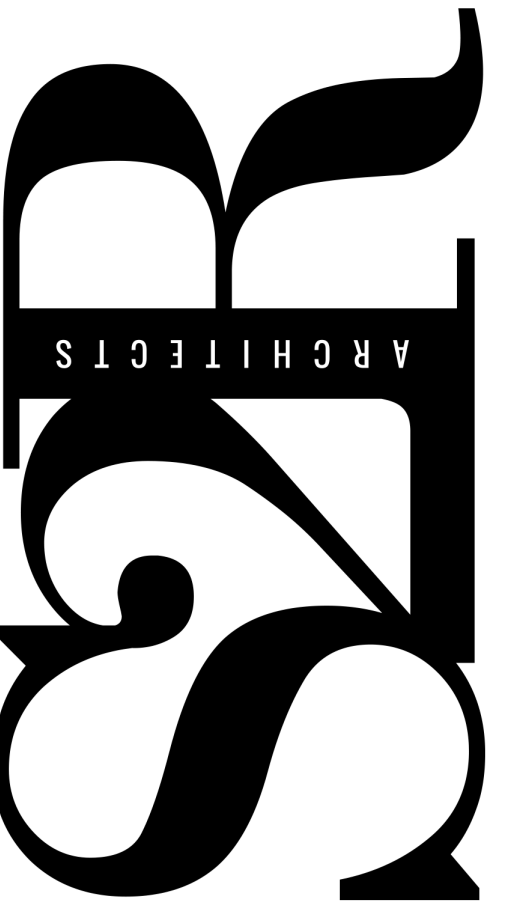


**1** ELEVATION - SOUTH NEW CONSTRUCTION  
A5 1/4" = 1'-0"



**2** ELEVATION - SOUTH EXISTING  
A5 1/4" = 1'-0"

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**CUSTOM HOME**  
315 N. PATRICK ST.  
ALEXANDRIA VA 22314

PROJECT #

PROJECT NAME AND ADDRESS

SEAL

ISSUE DATE

SHEET TITLE

SHEET #

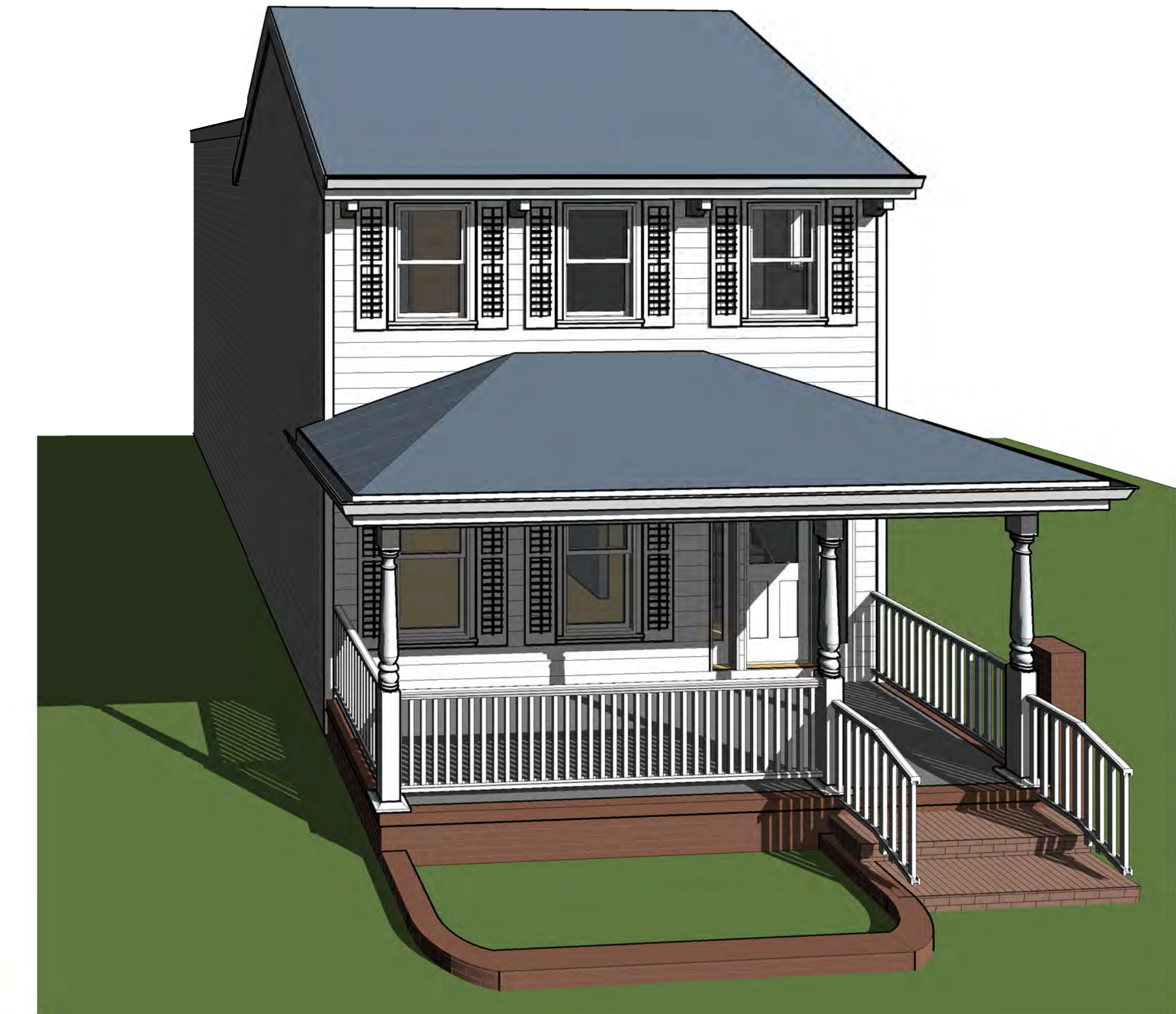
REVISION DATE

10/16/20

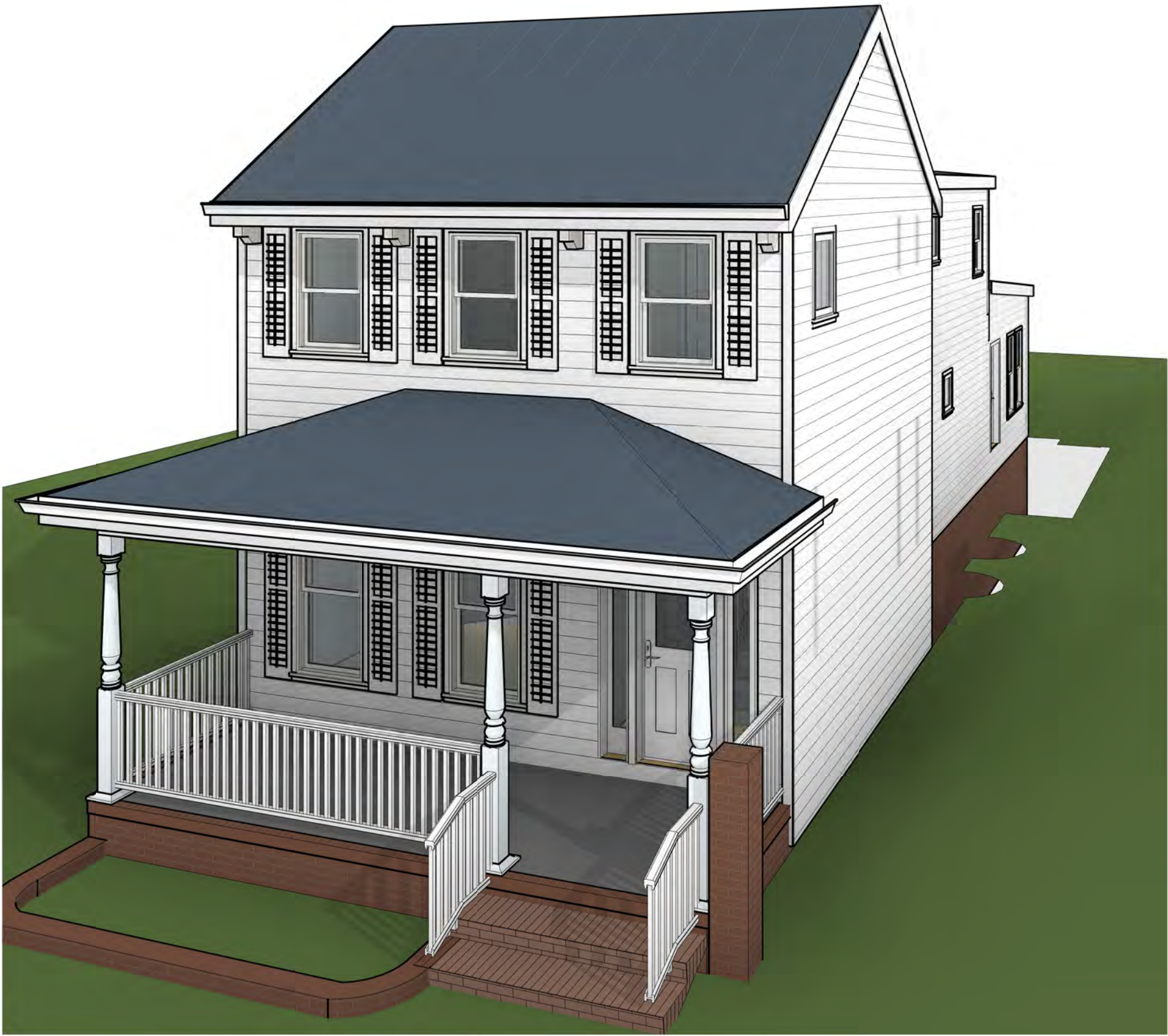
**BUILDING  
ELEVATIONS -  
SOUTH**

**A5**





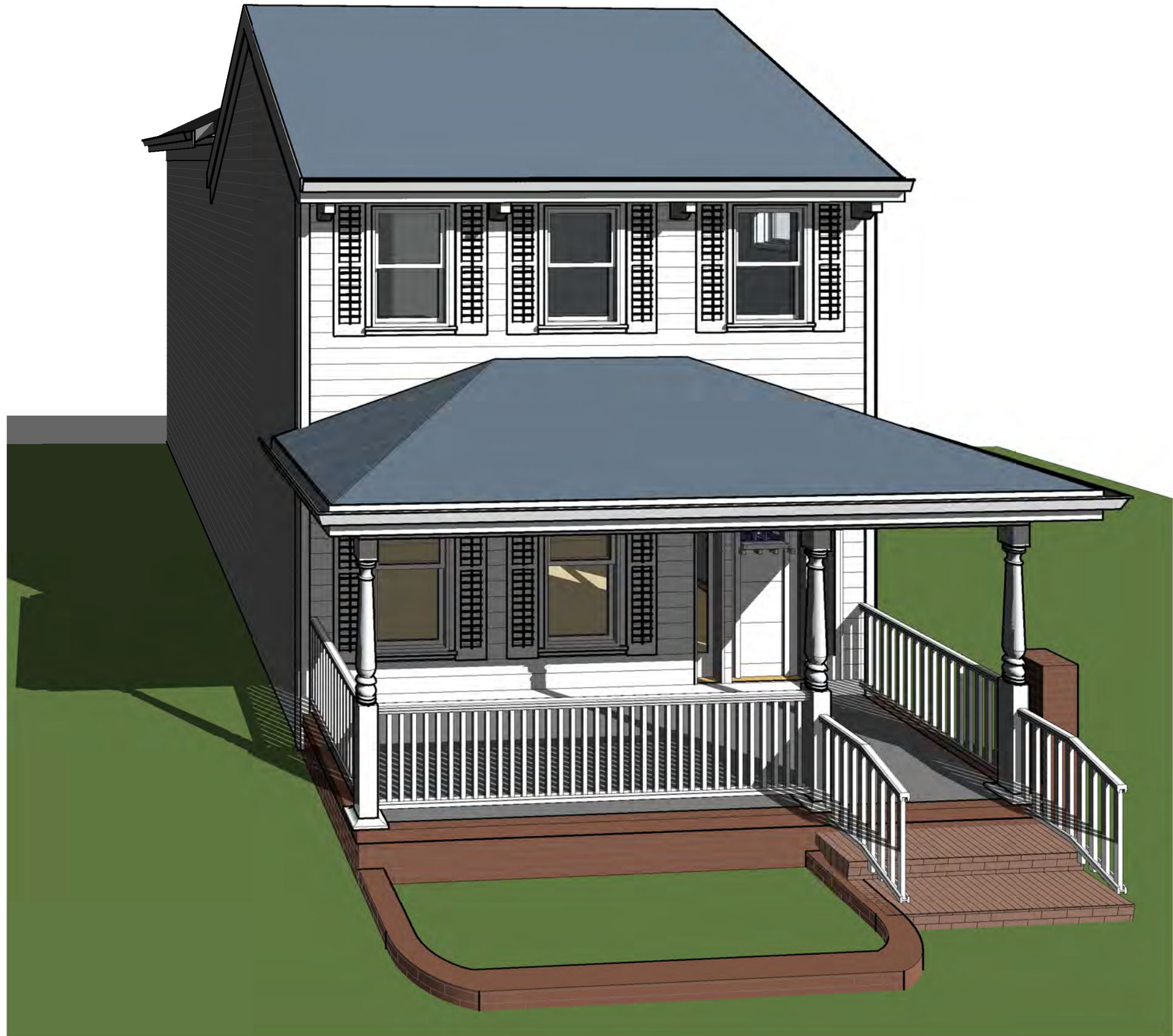
**5**  
EXISTING FRONT/WEST ELEVATION  
(NORTHWEST VIEW)



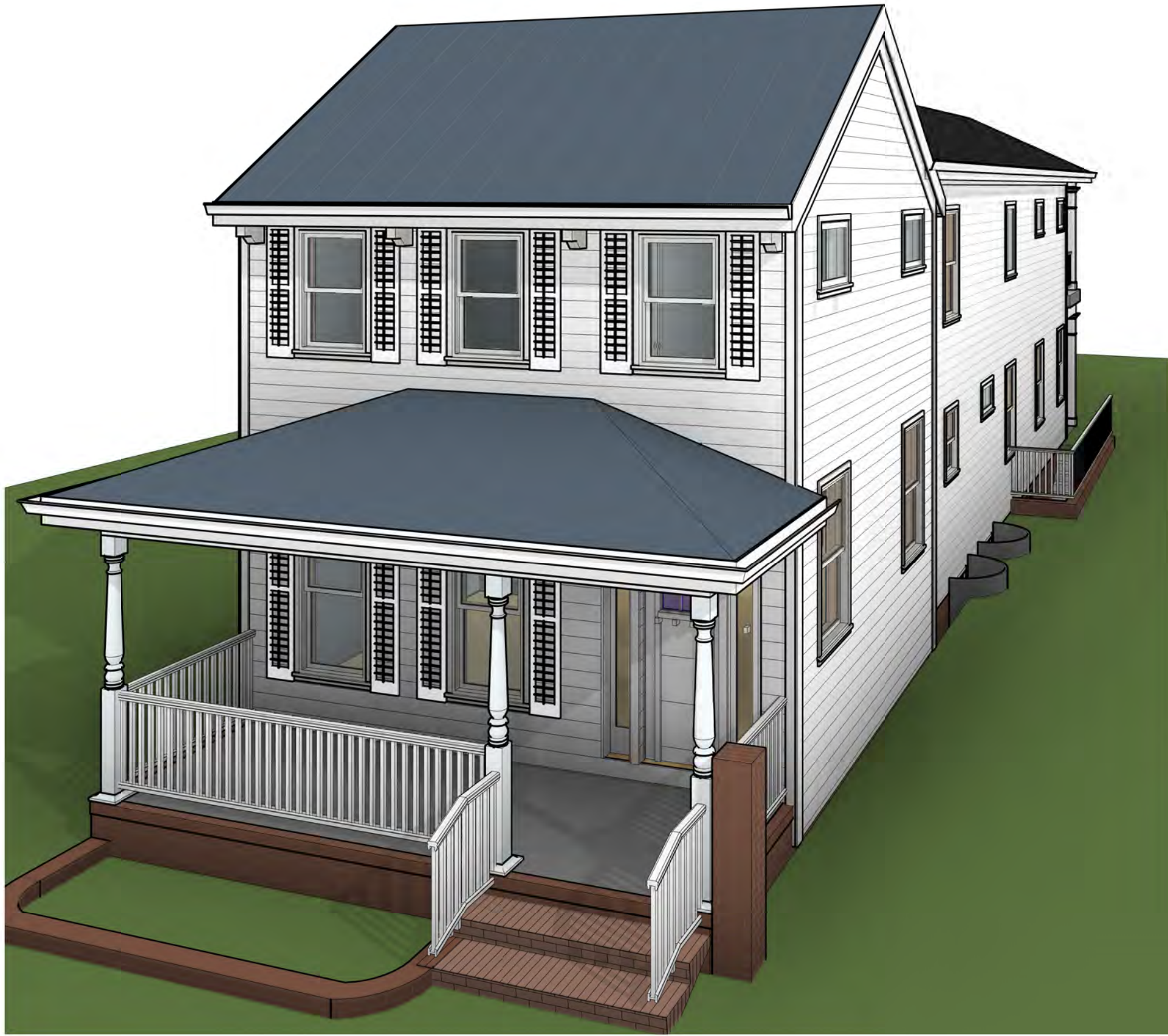
**6**  
EXISTING FRONT/WEST ELEVATION  
(SOUTHWEST) VIEW



**4**  
PROPOSED REAR /EAST ELEVATION ( NORTH  
EAST) VIEW



**1**  
PROPOSED FRONT/WEST ELEVATION (NORTH  
WEST) VIEW

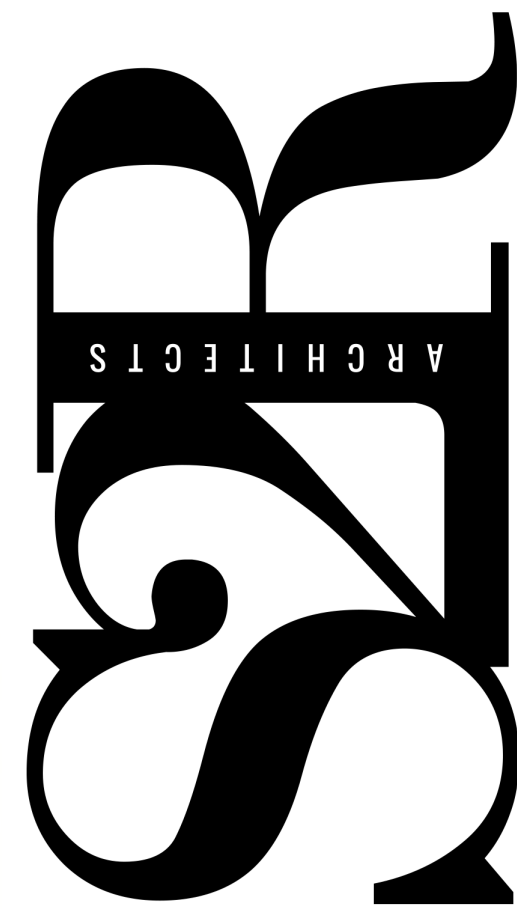


**2**  
PROPOSED FRONT/WEST ELEVATION  
(SOUTHWEST) VIEW



**3**  
PROPOSED REAR / EAST ELEVATION ( SOUTH  
EAST) VIEW

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**CUSTOM HOME**  
315 N. PATRICK ST.  
ALEXANDRIA VA 22314

PROJECT #

PROJECT NAME AND ADDRESS

SEAL

ISSUE DATE

SHEET TITLE

SHEET #

REVISION DATE

10/16/20

VIEWS

A6





EX. FRONT ELEVATION





EX. RIGHT <sup>26</sup> SIDE ELEVATION





EX. REAR <sup>27</sup> ELEVATION



EX. LEFT SIDE ELEVATION





## ***Specifications***

- ***Front Elevation Existing Windows Trim to remain and to be repaired  
Wood Single Glass Double Hung 2<sup>nd</sup> fl. 2'-6" X 3'-0", 1<sup>st</sup> fl. 2'-5'-4"***
- ***Proposed New Windows for Right Side & Rear of house  
W-2500 Clad-Wood Standard Double Hung 36"X60"***
- ***Existing Front Door to be replace  
IWP Wood Exterior Door 386Glass Panel Oak Front Door  
Existing side lights to remain and repaired  
Proposed Certain teed MI side door and Rear 1610 Sliding Glass patio door***
- ***Front Elevation Existing Beveled Clapboard/Lap #124 Siding and Trim to remain and to be repaired***
- 
- ***New Right Side and New proposed Rear of House to be James Hardie  
Plank Smooth Statement Collection Siding and Hardie Trim***
- ***Front Porch Turn Post to remain and to be repaired***
- ***Front Porch to Ceiling to remain and to be repaired***
- ***Front Porch and Main House Metal roof to be removed and replaced with  
5V 32 Gauge Metal Roof***
- ***Proposed Exterior Shutters  
Larson Shutter Company Cedar Plantation Movable 2 1/2"***



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Inspiration

How To

Special Offers

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Homeowners - Color - Find & Explore Colors - Explore All Paint Colors - Downing Sand SW 2822



SW 2822  
Downing Sand  
Interior / Exterior



COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 7510  
Chateau Brown

SW 7585  
Sundried Tomato



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### Find a color

Search by color name or number

Interior

Exterior

SW 2822  
Downing Sand  
View Details



# Coastal Metal Service

Manufacturers of Quality Metal Roofing and Siding Products

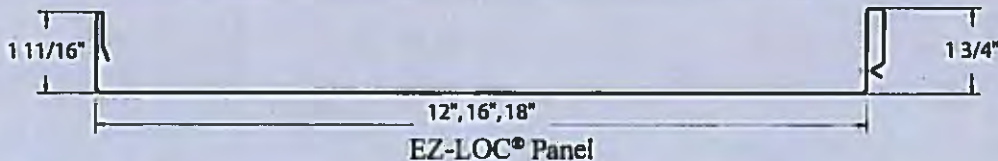


[www.coastalmetalservice.com](http://www.coastalmetalservice.com)



# EZ-LOC® PANEL

A STRUCTURAL PANEL FOR COMMERCIAL/INDUSTRIAL AND RESIDENTIAL APPLICATIONS THAT PROVIDES SUPERB COVERAGE OVER OPEN PURLINS OR SOLID DECKING.



## Product Features

- EZ-LOC panels have a 1 3/4" high seam that interlocks with the adjacent panel and clips for fast, solid installation.
- Custom cut to the inch in lengths from four (4) to forty (40) feet.
- Available in 24 gauge steel and .032 aluminum with 12, 16 or 18 inch coverage.
- Available in 16 oz copper with 14 1/4 inch coverage.
- Precision leveled in line with state-of-the-art Herr/Voss equipment to significantly reduce the effects of oil canning.
- All panels can be produced with or without striations. Striations help to reduce the effects of oil canning.
- The EZ-LOC® panel is available in all of our unique COLOR LOC® Kynar 500®/Hylar 5000® painted 24 gauge steel and selected aluminum paint colors.
- A full line of standard or custom trim items are available in matching or contrasting colors.
- Warranties up to 40 years

## Installation

- EZ-LOC® panels can be installed over open purlins spaced up to 48" inches on center or on solid decking.
- When solid decking is used, a water shedding membrane must be used. This membrane should be a minimum of 30 pound felt.
- Recommended minimum slope is 2 1/2" in 12 inches.
- Consult your Architect or Engineer for local building codes and/or restrictions.
- Oil canning is not considered a cause for rejecting the panels.

HYLAR 5000® is trademark of Ausimont USA.  
KYNAR 500® is trademark of Elf Atochem North America, Inc.



Class 90 and 60 as shown by construction No. 255  
Class 90 as shown by construction No. 303, 343, 436, 448, 486



## SS 24/26®

A LOW PROFILE SNAP LOCK PANEL IDEAL FOR RESIDENTIAL OR COMMERCIAL APPLICATIONS.



SS24/26 Panel

### Product Features

- SS24 and SS26 are a 1" high standing seam snap lock panel.
- Custom cut to the inch in lengths from four (4) to forty (40) feet.
- For panels over forty (40) feet in length, please call Coastal Metal Service.
- Available in 24 gauge and 26 gauge steel with 16 inch coverage.
- All panels are produced with striations. Striations help to reduce the effects of oil canning.
- The SS24 is available in our unique Color Loc® Kynar 500®/Hylar 5000® painted 24 gauge steel. SS26 is offered in our Siliconized Polyester painted 26 gauge steel.
- A full line of standard or custom trim items are available in matching or contrasting colors.
- Warranties up to 40 years

### Installation

- SS24 and SS26 panels must be installed over solid decking with a minimum 30 pound felt applied.
- Recommended minimum slope is 2 1/2" in 12 inches.
- Consult your Architect or Engineer for local building codes and/or restrictions.
- Oil canning is not considered a cause for rejecting the panels.

# NCR PANEL

A LOW PROFILE SNAP LOCK PANEL FOR RESIDENTIAL OR COMMERCIAL APPLICATIONS. NO CLIPS ARE REQUIRED TO INSTALL THIS VERSATILE PANEL.



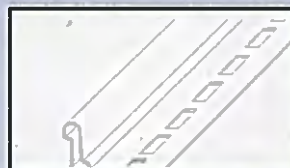
NCR PANEL

## Product Features

- NCR panels are a 1" high standing seam snap loc panel
- Custom cut to the inch in lengths from four (4) to forty (40) feet.
- For panels over forty (40) feet in length, please call Coastal Metal Service
- Available in 24 gauge and 26 gauge steel with 16" coverage.
- All panels are produced with striations. Striations help to reduce the effects of oil canning.
- The NCR panel is available in our unique COLOR LOC® Kynar 500®/Hylar 5000® painted 24 gauge steel. The NCR panel is also offered in our Siliconized Polyester painted 26 gauge steel.
- A full line of standard or custom trim items are available in matching or contrasting colors.
- Warranties up to 40 years

## Installation

- NCR panels must be installed over solid decking with a minimum 30 pound felt applied.
- Recommended minimum slope is 2 1/2" in 12 inches.
- NCR panels do not require the use of clips to fasten to the deck. Slots in the panel allow for the use of pan head screws for attachment.
- Consult your Architect or Engineer for local building codes and/or restrictions.
- Oil canning is not considered a cause for rejecting the panels.





# CLASSIC BATTEN®

REMINISCENT OF ORIGINAL BOARD AND BATTEN STANDING SEAM SYSTEM  
FIRST USED IN THE MIDDLE AGES.



CLASSIC BATTEN

## Product Features

- CLASSIC BATTEN® features a 1 1/2" high by 1 1/2" wide batten.
- Available in 24 gauge steel and .032 aluminum with 12, 16 and 18 inch coverage.
- Custom cut to the inch in lengths from four (4) to forty (40) feet.
- For panels over forty (40) feet in length, please call Coastal Metal Service.
- All panels can be produced with or without striations. Striations help to reduce the effects of oil canning.
- CLASSIC BATTEN® panels are available in our unique COLOR LOC® Kynar 500®/Hylar 5000® painted 24 gauge steel and selected aluminum paint colors.
- A full line of standard or custom trim items are available in matching or contrasting colors.
- Warranties up to 40 years

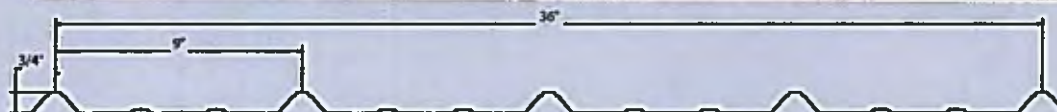
## Installation

- CLASSIC BATTEN® is a water shedding panel and must be installed over solid decking with a minimum of 30 pound felt applied.
- Recommended minimum slope is 2 1/2" in 12 inches.
- Consult your Architect or Engineer for local building codes and/or restrictions.
- Oil canning is not considered a cause for rejecting the panels.



# RIB LOC®

MOST RECOGNIZABLE RIB STRUCTURE ON THE MARKET TODAY. A THROUGH-THE-SHEET FASTENED PANEL FEATURING BOTH STRENGTH AND EASY INSTALLATION.



RIB LOC® PANEL

## Product Features

- RIB LOC® panels have single 3/4" high ribs on nine (9) inch centers with intermediate stiffening ribs.
- For use in commercial/industrial, residential and agricultural applications as roofing, mansards, fascia, siding, and equipment screens.
- Custom cut to the inch in lengths from three (3) to forty (40) feet.
- For panels over forty (40) feet in length, please call Coastal Metal Service.
- Available in 29 gauge ASTM A653 GRADE 80 G-90 galvanized, 26 gauge ASTM A653 GRADE 50 acrylume, 29 gauge ASTM A653 GRADE 80 painted and 26 gauge ASTM A653 GRADE 50 painted.
- RIB LOC® is offered in our Siliconized Polyester painted 26 gauge and 29 gauge steel.
- A full line of standard or custom trim items are available in matching or contrasting colors.
- Warranties up to 40 years

## Installation

- RIB LOC® panels can be installed over open purlins spaced up to 24 inches on center or on solid decking.
- When solid decking is used, a water shedding membrane must be installed. This should be a minimum of 30 pound felt.
- If end laps are required, add 6 inches to panel length.
- Recommended minimum slope is 2 1/2" in 12 inches.
- Consult your Architect or Engineer for local building codes and/or restrictions.
- RIB LOC® panels are screwed to your structure and should be installed adjacent to the rib in the flat pans of the panel.



# DRI LOC®

BEAUTIFUL, DURABLE THROUGH-THE-SHEET FASTENED PANEL WITH A PROFILE THAT PRODUCES EXCITING SHADOW LINES ON YOUR BUILDING.



## DRI LOC® PANEL

### Product Features

- DRI LOC® panels have two (2) 7/16" high ribs on nine (9) inch centers with intermediate stiffening ribs.
- For use in commercial/industrial, residential and agricultural applications as roofing, mansards, fascia, siding, and equipment screens
- Custom cut to the inch in lengths from three (3) to forty (40) feet.
- For panels over forty (40) feet in length, please call Coastal Metal Service.
- Available in 29 gauge ASTM A653 GRADE 80 G-90 galvanized and 29 gauge ASTM A653 GRADE 80 painted.
- DRI LOC® is also offered in our Siliconized Polyester painted 29 gauge steel.
- A full line of standard or custom trim items are available in matching or contrasting colors.
- Warranties up to 40 years

### Installation

- DRI LOC® panels can be installed over open purlins spaced up to 24 inches on center or on solid decking.
- When solid decking is used, a water shedding membrane must be installed. This membrane should be a minimum of 30 pound felt.
- If end laps are required, add 6 inches to panel length.
- Recommended minimum slope is 2 1/2" in 12 inches
- Consult your Architect or Engineer for local building codes and/or restrictions.
- DRI LOC® panels are screwed to your structure and should be installed adjacent to the rib in the flat pans of the panel.



# NOTES

## INSTALLATION

- A minimum slope of 2 1/2 in 12 inch is required for all roofing panels.
- Flashings must lap a minimum of 6". Lap flashings shingle-style to shed water.
- Use touch-up paint pen to repair scratches on panels.
- When panels are installed over a solid deck, a minimum of 30 lb. felt is required underneath.
- If the roof deck is uneven, not symmetrical, or in otherwise unsatisfactory condition, the panels will simply reflect those imperfections.
- Before starting installation, inspect the roof deck or structure to which the panels are being applied. Do not begin installation of metal panels if the substrate is not in satisfactory condition.
- Strippable film must be removed in a timely manner once the material is on the job. It is easy to remove when you receive the material, but if it is left on the material for a period of time, it becomes very difficult to remove. The amount of time varies widely with storage and weather conditions.
- Do not allow metal panels or trim to come in contact with ACQ pressure treated lumber. You must use a barrier between them to avoid corrosion of the metal. Do not allow run-off from a pressure treated deck to come in contact with metal.

## STORAGE

- When storing exposed fastener panels, they must be elevated above the ground and on an incline. This will allow any incidental moisture to run off of the sheets. They should be covered with a tarpaulin. Air must be able to circulate around the material.
- Failure to properly store exposed fastener panels can result in "WHITE RUST" storage stain.
- Coastal Metal Service shall not be responsible for any product which displays "WHITE RUST" storage stain unless delivery documents clearly state the presence of white rust at the time of delivery.

## HIGH WIND ZONE COMPLIANCE

- Coastal Metal Service panels will meet HIGH WIND ZONE REQUIREMENTS established for your project by local Building Codes. Additional fasteners may be required over our recommended fastener pattern as determined by your Architect or Engineer to meet your local wind zone requirements.
- Striations are available on all CMS architectural panels and are recommended, especially on longer panels, to reduce oil-canning. Please see the graphics below to review the striations.



NCR PANEL





 **JamesHardie™**  
Siding | Trim



Achieve authentic character and  
**UNCOMPROMISING PERFORMANCE.**

**VIRGINIA**  
**D.C. / BALTIMORE**  
Product Catalog

# HardiePlank®

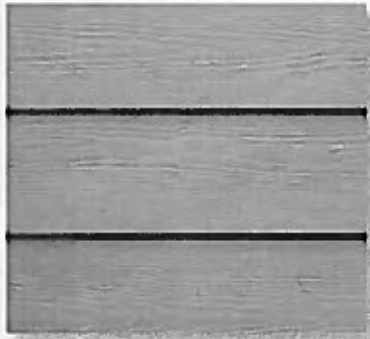
Thickness 5/16 in

Length 12 ft planks

## SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

## SELECT CEDARMILL®



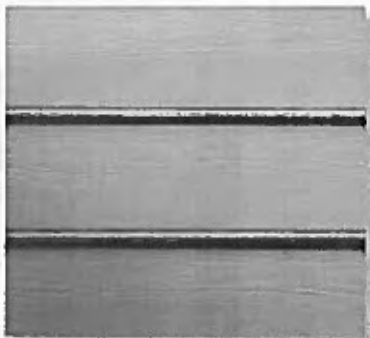
Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

## SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

## BEADED CEDARMILL®



## BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

## BEADED SMOOTH



\*5.25 in widths not available in Virginia District for HZ5® product zones.



# HardiePanel®

Thickness 5/16 in

## SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

### SELECT CEDARMILL®



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

### SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

### STUCCO



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

### SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

# HardieShingle®

Thickness 1/4 in



## STAGGERED EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq	50.0

STATEMENT COLLECTION™	<input checked="" type="checkbox"/>
DREAM COLLECTION™	<input checked="" type="checkbox"/>
PRIME	<input checked="" type="checkbox"/>



## STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

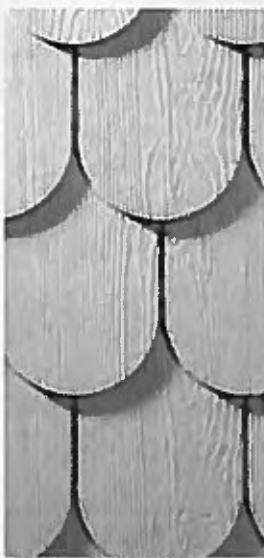
STATEMENT COLLECTION™	<input checked="" type="checkbox"/>
DREAM COLLECTION™	<input checked="" type="checkbox"/>
PRIME	<input checked="" type="checkbox"/>



## INDIVIDUAL SHINGLES

Length	4.2in 5.5in 6.75in 7.25in 10 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	630
Sq/Pallet	2
Pcs/Sq	315.0

STATEMENT COLLECTION™	<input type="checkbox"/>
DREAM COLLECTION™	<input type="checkbox"/>
PRIME	<input checked="" type="checkbox"/>



## HALF ROUNDS

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

STATEMENT COLLECTION™	<input type="checkbox"/>
DREAM COLLECTION™	<input type="checkbox"/>
PRIME	<input checked="" type="checkbox"/>

# HardieTrim®

Length 12 ft boards

## NT3® BOARDS SMOOTH



### 4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
ColorPlus Pcs/Pallet	312	208	156	104	104

STATEMENT COLLECTION™	✓	✓	✓	AW	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME					

### 5/4 SMOOTH

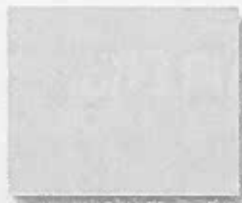
Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
ColorPlus Pcs/Pallet	240	200	160	120	80	80

STATEMENT COLLECTION™	✓	✓	✓	✓	AW	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME						

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

## BATTEN BOARDS

### SMOOTH



### RUSTIC GRAIN®



### SMOOTH & RUSTIC GRAIN®

Thickness	.75 in	STATEMENT COLLECTION™	✓
Length	2.5 in	DREAM COLLECTION™	✓
Prime	190	PRIME	✓
Pcs/Pallet			
ColorPlus	437		
Pcs/Pallet			



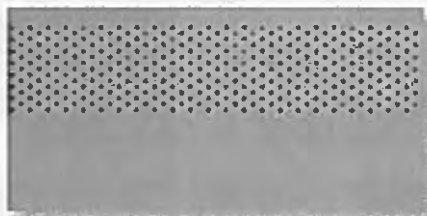
# HardieSoffit®

Thickness 1/4 in

## VENTED SMOOTH & SELECT CEDARMILL®

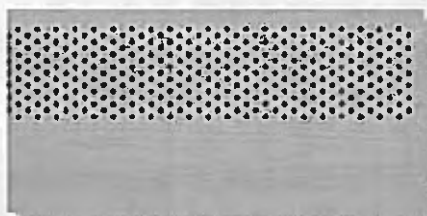
Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	50

### VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
STATEMENT COLLECTION™	✓		
DREAM COLLECTION™	✓	✓	✓
PRIME	✓	✓	✓

### VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓	✓	✓
PRIME	✓	✓	✓

## NON-VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	216	156	50	—

### NON-VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™	✓			
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	✓

### NON-VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™				
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	✓

### BEADED PORCH PANEL



### BEADED PORCH PANEL

Thickness	1/4 in	STATEMENT COLLECTION™	
Length	8 ft	DREAM COLLECTION™	✓
Width	48 in	PRIME	✓
Prime Pcs/Pallet	50		
ColorPlus Pcs/Pallet	50		

**HardiePlank®**



**SELECT CEDARMILL®**  
Width 8.25 in  
Exposure 7 in



**SMOOTH**  
Width 8.25 in  
Exposure 7 in

**HardiePanel®**



**SELECT CEDARMILL®**  
Size 4 ft x 10 ft



**SMOOTH**  
Size 4 ft x 10 ft

**HardieShingle®**

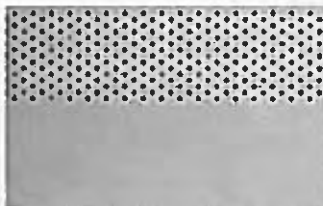


**STRAIGHT EDGE PANEL**  
Height 15.25 in  
Exposure 7 in



**STAGGERED EDGE PANEL**  
Height 15.25 in  
Exposure 6 in

**HardieSoffit®**



**VENTED SMOOTH**  
Size 12 ft x 12 in



**NON-VENTED SMOOTH**  
Size 12 ft x 12 in

**HardieTrim®**

**4/4 SMOOTH**



Thickness .75 in  
Length 12 ft boards  
Width 3.5 in 5.5 in 7.25 in 11.25 in

Widths in Arctic White only  
9.25 in

**5/4 SMOOTH**



1 in  
Length 12 ft boards  
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

Widths in Arctic White only  
9.25 in

**BATTEN BOARDS**


**4/4 SMOOTH**




.75 in  
Length 12 ft boards  
Width 2.5 in



Iron Gray



Evening Blue



Night Gray

## LIVE YOUR TRUE COLORS

### DARK COLORS


Dark grays, blues and greens can feel both intellectual and modern. When used with white trim, they create drama. Works well in old neighborhoods, or urban environments, where there is a mix of old and new.

## DREAM COLLECTION™


Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of over 700 ColorPlus® Technology finishes
- Made to order in a wide array of James Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products


See what's possible at [jameshardiepros.com/dream](http://jameshardiepros.com/dream)



Khaki Brown



Monterey Taupe



Timber Bark



# COMFORT™14 PACKAGED GAS FURNACE/AIR CONDITIONER SYSTEM 48VL



Category Price : \$\$

Efficiency : 14 SEER | 81% AFUE

Sound Level : As low as 72 decibels

Comfort Features : Better



1 rebate available in Arlington,  
VA

SEE DETAILS

## Overview

This Comfort system offers that perfect balance between budget limits you may have today and your desire for long-term energy savings.

It wraps together the summer comfort of an air conditioner with winter warmth from a gas furnace.



## Overview

This Comfort system offers that perfect balance between budget limits you may have today and your desire for long-term energy savings.

It wraps together the summer comfort of an air conditioner with winter warmth from a gas furnace.

### Features

#### STANDARD FEATURES

- 14 SEER
- 81% AFUE
- Sound: as low as 72 decibels<sup>1</sup> in cooling mode
- Blower motor aided, enhanced summer dehumidification
- Single-stage compressor operation
- Multi-speed blower improves comfort and aids quiet operation
- Aluminized steel, Turbo-Tubular™ design heat exchanger enhances heat transfer
- Fully insulated cabinet
- Air purifier, humidifier and ventilator compatible
- Non-ozone depleting Puron® refrigerant
- Filter drier system protection from moisture and contaminants
- Corrosion-resistant inducer assembly with stainless steel shaft
- Envirotuff™ rust-proof base with integrated drain
- 10-year parts limited warranty<sup>2</sup>
- 20-year heat exchanger limited warranty<sup>3</sup>

#### OPTIONAL FEATURES

- Stainless steel heat exchanger with lifetime limited warranty<sup>3</sup>
- ArmorCoat™ coil tin-plating for enhanced corrosion resistance
- Optional labor warranty available<sup>4</sup>

<sup>1</sup> Quietest size within each model group during most common cooling operation condition.

<sup>2</sup> To the original owner, when product is used in an owner-occupied residence, a 10-year parts limited warranty upon timely registration of your new equipment. Warranty period is 5 years if not registered within 90 days. Jurisdictions where warranty

### Specifications

#### EFFICIENCY

- 14 SEER
- 11.5 EER
- 81 AFUE

#### PERFORMANCE

- Blower motor enhanced summer dehumidification<sup>1</sup> and temperature management
- Sound: as low as 72 decibels<sup>2</sup> in cooling mode

#### TECHNOLOGY

- High-efficiency, multi-speed blower motor
- Turbo Tubular design heat exchanger
- Single-stage gas valve
- Electronic spark to pilot ignition
- System protecting high pressure switch
- System protecting high- and low-pressure switches
- Filter drier
- Recommended control: Côr® Thermostat
- Optional ArmorCoat™ tin-plating to enhance corrosion resistance

#### CAPACITIES

- 2-5 ton cooling
- 40,000-130,000 Btu/h heating

#### REQUIREMENTS

- 208-230 V

#### AESTHETICS

- Heavy-gauge, galvanized steel construction
- Dense wire coil guard for additional protection





# PINNACLE SELECT PATIO DOORS

Luxury Aluminum Clad Doors





# Pinnacle Select Patio Doors —

Reaching new heights in style

**The dream of building a home is realized through hard work.**

For the homeowner and also for the designer, builder and all others involved. At Windsor Windows & Doors, we understand the design of a dream home reflects a unique lifestyle and aesthetic, not only in the interior space but also in the surrounding exterior landscape. Homes of stature and grace call for awe-inspiring views to match.

Introducing Pinnacle Select Patio Doors, an elite line of grand-scale patio door styles perfect for today's majestic architectural homes. Pinnacle Select Patio Doors are constructed from enhanced components for unsurpassed performance. Available in in-swing, out-swing, multi-slide and bi-folding styles, these doors are specifically designed for complementary interior and exterior space.

**Pinnacle Select Patio Doors include two construction options:**

- Thermally broken, heavy-duty all aluminum exterior and interior
- Thermally broken, heavy-duty aluminum exterior and wood interior; choose from beautiful Pine or Douglas Fir wood

With countless hardware options, expert craftsmanship and high-performance technology, these large-panel doors provide expansive full-glass views to the surrounding outdoor beauty in any season.



# Stacking and pocket configurations

- Choice of thermally broken, heavy-duty all aluminum exterior and interior, or thermally broken, heavy-duty aluminum exterior and wood interior
- Stacking multi-slide system aligns all panels with the stationary panel when in the fully open position; all panels are visible
- Pocket multi-slide system incorporates a pocket into the wall cavity to conceal all panels when they are in the fully open position
- Door jamb widths vary depending on the number of panels in the multi-point door system and the handing
- Up to five panels in any one direction, and 10 panels for a bi-parting multi-slide door
- 2-3/8" thick panel construction
- Narrow 3-3/16" wide panels to reveal more glass for beautiful views
- Standard panel heights: 8-0, 9-0, 10-0, 11-0 and 12-0
- Standard panel widths: 3-0, 4-0, 5-0 and 6-0
- Maximum panel sizes: 5-0 x 12-0 and 6-0 x 10-0
- Standard 1-1/8" surface mount sill with 2-1/2" recessed sill with or without drainage
- Two-point locking gear with two-way adjustable keeper
- End adjust Delrin® rollers
- Flush mount handle available in black, bronze, white and satin chrome
- Lead panel on pocket doors comes with a finger pull



Flush mount handle available in black, bronze, white and satin chrome







In-swing 1-1/4" standard sill



Out-swing 1-1/4" standard sill



ADA sill

## Configurations to fit any design & lifestyle

- Choice of thermally broken, heavy-duty all aluminum exterior and interior, or thermally broken, heavy-duty aluminum exterior and wood interior
- Single-panel and two-panel options available
- 2-3/8" thick panel construction
- Narrow 3-3/16" wide panels reveal more glass for beautiful views
- Standard panel heights: 8-0, 9-0, 10-0, 11-0 and 12-0
- Standard panel widths: 2-6, 2-8, 3-0, 3-6
- Maximum panel size: 3-6 x 12-0
- Frame widths up to 3-6 x 12-0 single-panel door and 7-0 x 12-0 two-panel door
- Standard 1-1/4" surface mount and ADA sill options
- Three-point multi-point locking system on 8-0 through 10-0 tall doors; four-point multi-point locking system on doors over 10-0
- Three handle styles: Aria, Acacia and Summit in black, bronze, white and satin chrome
- Hinges available in bronze and satin chrome



Aria Handle



Acacia Handle



Summit Handle





# Distinctive options for unique lifestyles

- Choice of thermally broken, heavy-duty all aluminum exterior and interior, or thermally broken, heavy-duty aluminum exterior and wood interior
- 2-5/8" thick panel construction on wood interior doors 2-3/8" thick panel construction on aluminum interior doors
- Narrow 2-1/16" wide panels to reveal more glass for beautiful views
- Multiple handing options for maximum 8 panels and 21 ft frame width; bi-parting can be 8L-8R with a maximum frame width of 42 ft
- Standard panel heights 8-0, 9-0, 10-0, 11-0 and 12-0
- Standard panel widths 2-6, 3-0, 3-6
- Maximum panel size 3-6 x 12-0
- Standard 2-3/16" surface mount, 3/4" recessed without drainage and 1-1/2" recessed with drainage sill options
- Three-point multi-point locking system on 8-0 through 10-0 tall doors; four-point multi-point locking system on doors over 10-0
- Handle activated concealed twin bolt system
- Bi-fold hardware finishes
  - *All aluminum door:*
    - Hinges, D-handle, twin bolt handle, top roller assembly and bottom hinge guide will match the color of the door
  - *Aluminum door with wood interior:*
    - Hinges: Interior hinges available in bronze or black; exterior hinges will match exterior door color
    - Interior D-handle: Available in bronze or black
    - Interior twin bolt handle: Available in bronze or black
    - Top roller assembly: Interior available in bronze or black; exterior top roller assembly will match exterior door color
    - Bottom hinge guide: Interior available in bronze or black; exterior will match exterior door color
- Three handle styles available in black, bronze, white and satin chrome



Bi-fold 2-3/16" STD surface track sill



Bi-fold 1-1/2" recessed sill with drainage



Bi-fold 3/4" recessed sill no drainage



## INTERIOR WOOD SPECIES AND FINISHES



Clear Select Pine



Douglas Fir

## GLASS



LoE 366 (Standard)



Dual Low-E



LoE 270

# Make every project a success.

**Windsor Windows & Doors** has distinct product lines for every application. New construction. Room additions. Window replacement. Windsor has the solutions to help meet any home building or home improvement need. Discover all of the products we have to offer.





# Pinnacle Series

## CLAD SLIDING PATIO DOOR

## SPECIFICATIONS

### 3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

### 3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
- B. Install the window unit in accordance with the manufacturer's recommendations.
- C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

### 3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
- B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
- C. Remove all visible labels and instructions.
- D. Final cleaning of glass in accordance of Section 01



# Pinnacle Series

## CLAD SLIDING PATIO DOOR

## SPECIFICATIONS

### PART 1 - GENERAL

#### 1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood sliding patio doors [including sidelites], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

#### 1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

#### 1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
  - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
  - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
  - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA):
  - 1. AAMA/WDMA/CSA 101/I.S.2/A440-11 North American Fenestration Standard/Specification for Windows, Doors and Skylights.
- C. WINDOW & DOOR MANUFACTURERS ASSOCIATION (WDMA):
  - 1. WDMA I.S-4 - 07 Industry Standard for Water-Repellent Preservative Treatment for Millwork
- D. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- E. NATIONAL FENESTRATION RATING COUNCIL (NFRC)

#### 1.04 PERFORMANCE CRITERIA

- A. Patio Door units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

#### 1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

#### 1.06 DELIVERY, STORAGE, AND HANDLING

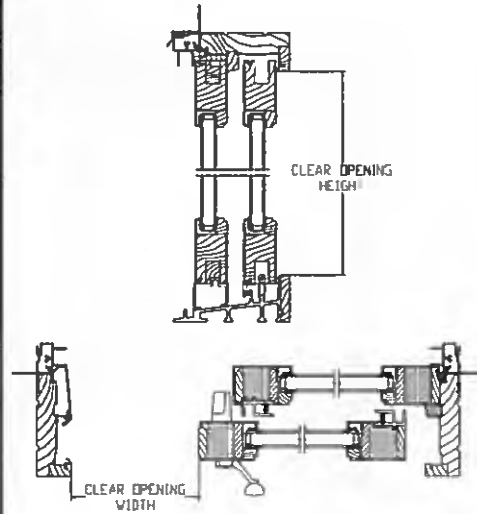
- A. In compliance with Section 01610, window units shall be delivered undamaged and with protective packaging. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

# Pinnacle Series

## CLAD SLIDING PATIO DOOR

### CLEAR OPENING, LITE & SCREEN MEASUREMENTS

Lite and Vent Measurements							
Narrow & French Sliding Patio Door							
Size	Clear Opg In Full Open Position			Screen Sizes		S.Q. FT. Daylite- French	S.Q. FT. Daylite- Narrow
	Clear Opg Width	Clear Opg Height	Clear Opg S.Q. FT	Width	Height		
2668						8.72	11.63
26610						9.13	12.12
2680						10.94	14.27
2690						12.60	NA
3068						11.33	14.57
30610						11.87	15.18
3080						14.22	17.87
3090						16.39	NA
4068						16.56	20.44
40610						17.35	21.31
4080						20.78	25.08
4090						23.95	NA
5068	22.500	75.625	11.82	29	77 3/4	17.43	23.26
50610	22.500	78.625	12.29	29	80 3/4	18.26	24.24
5080	22.500	91.625	14.32	29	93 3/4	21.88	28.53
5090	22.500	103.625	18.19	29	105 3/4	25.21	NA
6068	28.500	75.625	14.97	35	77 3/4	22.66	29.13
60610	28.500	78.625	15.56	35	80 3/4	23.74	30.37
6080	28.500	91.625	18.13	35	93 3/4	28.44	35.74
6090	28.500	103.625	20.51	35	105 3/4	32.77	NA
8068	40.500	75.625	21.27	47	77 3/4	33.12	40.88
80610	40.500	78.625	22.11	47	80 3/4	34.70	42.62
8080	40.500	91.625	25.77	47	93 3/4	41.56	50.16
10068 Quad	46.260	75.625	24.29	29	77 3/4	34.86	46.51
100610 Quad	46.260	78.625	25.26	29	80 3/4	36.53	48.49
10080 Quad	46.260	91.625	29.43	29	93 3/4	43.75	57.07
12068 Quad	58.250	75.625	30.59	35	77 3/4	45.32	58.26
120610 Quad	58.250	78.625	31.80	35	80 3/4	47.49	60.74
12080 Quad	58.250	91.625	37.06	35	93 3/4	56.88	71.48
16068 Quad	82.250	75.625	43.20	47	77 3/4	66.24	81.76
160610 Quad	82.250	78.625	44.91	47	80 3/4	69.40	85.24
16080 Quad	82.250	91.625	52.33	47	93 3/4	83.13	100.32



# Pinnacle Series

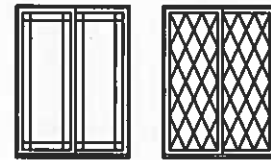
## CLAD PATIO DOOR - NARROW SLIDER

ELEVATIONS

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

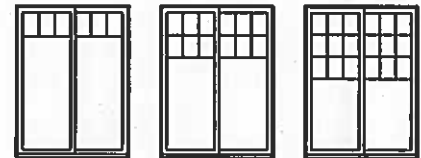
	Mas. Opp. Clad Rough Opp. Frame Glass	2-8 3/4	4-11 3/4	7-7 3/4	9-9 5/16
		2-8 3/4	4-11 3/4	7-7 3/4	9-9 5/16
		2-8	4-11	7-7	9-8 9/16
		25	25	25	25
6-8 6-8 6-7 1/2 71 3/4					
		2668-S	5068-OX	7668-OX/S	10068-OXXO
6-11 6-11 6-10 1/2 74 3/4					
		26610-S	50610-OX	76610-OX/S	100610-OXXO
8-0 8-0 7-11 1/2 87 3/4					
		2680-S	5080-OX	7680-OX/S	10080-OXXO

### OTHER GRILLE PATTERNS



PRAIRIE

DIAMOND



SINGLE  
PLAZA

DOUBLE  
PLAZA

TRIPLE  
PLAZA

### CLAD UNIT SIZE INFORMATION

#### FOR CLAD WM 180 BRICKMOULD

- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 13/32" TO FRAME HEIGHT

#### FOR CLAD WM 180 SOLID BACK BRICKMOULD

- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 13/32" TO FRAME HEIGHT

#### FOR CLAD 3 1/2 FLAT

- ADD 5 7/8" TO FRAME WIDTH
- ADD 2 15/16" TO FRAME HEIGHT

#### FOR CLAD WILLIAMSBURG

- ADD 6 1/2" TO FRAME WIDTH
- ADD 3 1/4" TO FRAME HEIGHT

#### NOTE:

ADD 3/4" TO UNIT WIDTH & 1/2" TO UNIT HEIGHT  
TO CALCULATE MASONRY OPENING

	Mas. Opp. Clad Rough Opp. Frame Glass	3-2 3/4	5-11 3/4	9-1 3/4	11-9 5/16
		3-2 3/4	5-11 3/4	9-1 3/4	11-9 5/16
		3-2	5-11	9-1	11-8 9/16
		31	31	31	31
6-8 6-8 6-7 1/2 71 3/4					
		3068-S	6068-OX	9068-OX/S	12068-OXXO
6-11 6-11 6-10 1/2 74 3/4					
		30610-S	60610-OX	90610-OX/S	120610-OXXO
8-0 8-0 7-11 1/2 87 3/4					
		3080-S	6080-OX	9080-OX/S	12080-OXXO

#### NOTES:

CLAD MASONRY OPENINGS ARE FOR STANDARD FRAME WITH NO CASING.

6/6/2019





**WINDSOR**  
WINDOWS & DOORS  
A Woodgrain Millwork Company



# WINDSOR PRODUCT GUIDE

**WINDSOR WINDOWS & DOORS PRODUCT OVERVIEW**

[www.windsorwindows.com](http://www.windsorwindows.com)



# Pinnacle Casement & Awning

## Features and Benefits

- [1]** The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2]** Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3]** Glass is replaceable in case of damage
- [4]** 2" thick sash adds beauty and increases insulating value
- [5]** Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- [6]** Single lever, sequential, multi-point lock for sleek look and easy operation
- [7]** Adjustable concealed hinge system ensures smooth operation
- [8]** 1-1/4" jamb creates unmatched strength and stability
- [9]** Silicone-injected frame corners create a stronger and more attractive joint

## Sizes

Available in hundreds of standard and custom sizes

## Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

## Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (primed)
- 5/8", 7/8" and 1-1/4" tall putty WDL
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8", 1-1/4" and 2" tall contemporary WDL
- 5/8", 7/8", 1-1/4" and 2" short contemporary WDL
- 5/8", 7/8", 1-1/4" and 2" Flat Contemporary Grille
- 2" tall putty simulated check rail
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (primed)
- Standard and custom grille patterns available

## Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

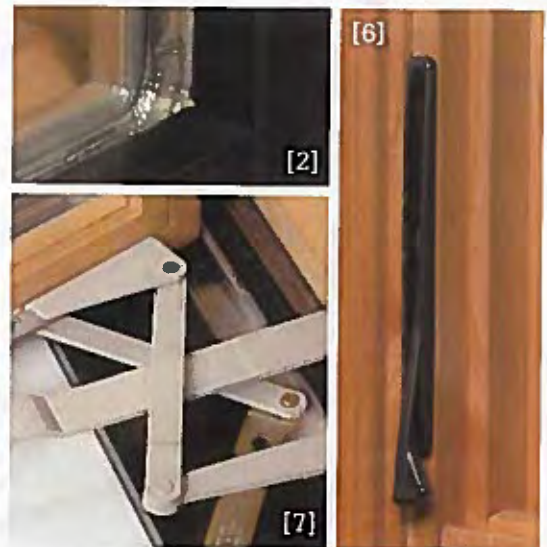
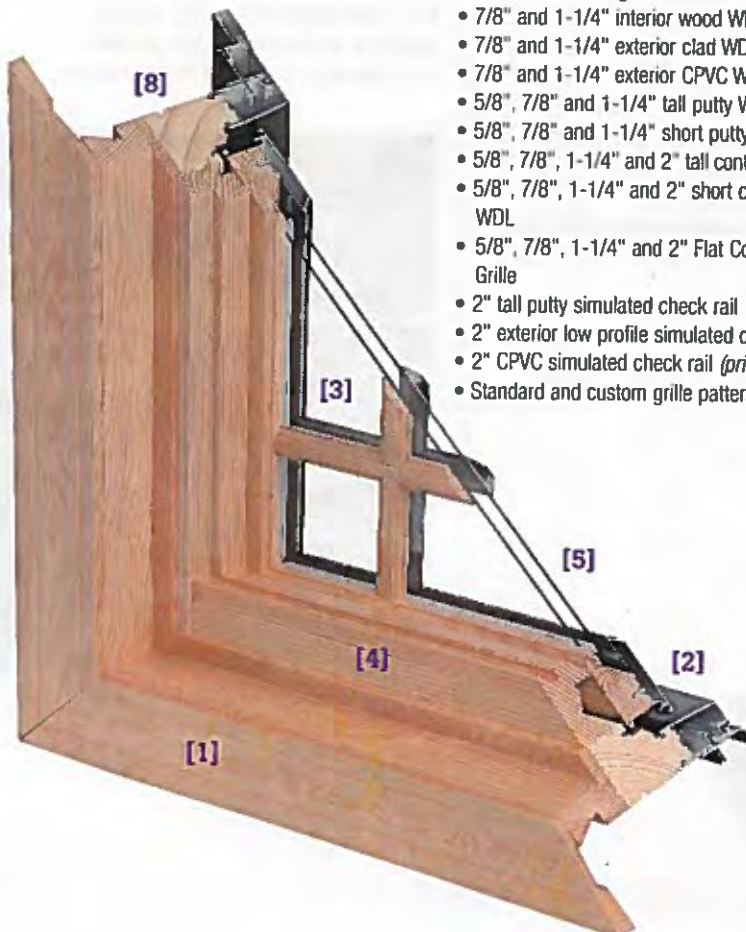
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar





# Pinnacle Double Hung & Glide-by

## Features and Benefits

- [1]** The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2]** Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3]** Glass is replaceable in case of damage
- [4]** Both tape and silicone glazed, with interior wood stops for superior strength and seal
- [5]** EZ Tilt operation available for easy removal and replacement of sash (*double hung only*)
- [6]** Recessed lock and keeper for a sleek appearance
- [7]** Block and tackle balance system for ease of operation
- [8]** Both sashes tilt in with compression or concealed jambliner for easy cleaning
- [9]** No-finger pull option for hardware application

## Sizes

Available in hundreds of standard and custom sizes

## Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

## Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8", 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

## Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black (*double hung only*) interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows (*double hung only*) offer an assortment of traditional trim options

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

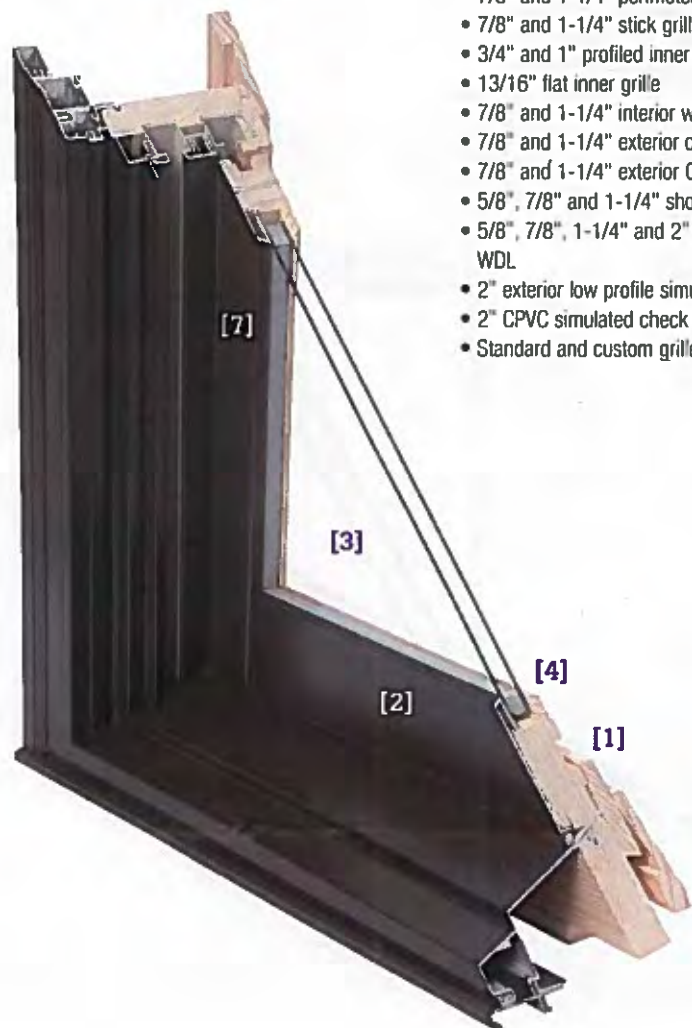
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



# Pinnacle Swinging Patio Door

## Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- Integral structural astragal allows for doors up to 12 feet wide to be placed in a single frame, which decreases the potential for air and water infiltration
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Foam-backed glazing bead prevents paint and stain from bleeding
- Active stiles constructed of an LVL core material for added strength and stability
- Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- Panels available in traditional French or contemporary narrow stile
- Low clearance (ADA-approved) sill options
- In-swing and out-swing options available
- 1/2 and 3/4 lite available with flat or split panel option
- Seg-top available

## Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in French panels only)
- Custom sizes available

## Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

## Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8", 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

## Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

## Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

## Clad Colors

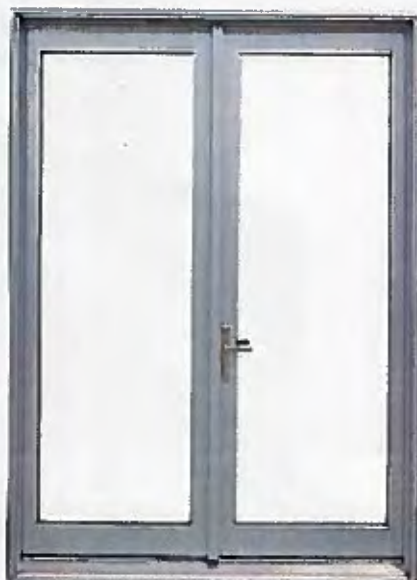
- All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments
- 22 standard colors
  - 21 feature colors; custom colors available
  - 8 anodized finishes

## Hardware

Classic or contemporary handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black; Euro handle available in satin nickel and black

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



pinnacle swinging patio door



# Pinnacle Multi-slide Patio Door

## Features and Benefits

- Stacking and pocket configurations
  - Stacking multi-slide door systems stack all panels in line with the stack stationary panel when the panels are in the fully-open position; in the stacking configuration, all panels are still visible
  - Pocketed multi-slide door systems incorporate a pocket in the wall cavity to conceal all panels when they are in the fully-open position; in the pocketed configuration, all panels are hidden in the pocket
- Single-direction handing; all panels operate either all-left or all-right
- Door jamb widths vary depending on the number of panels in the multi-slide system
- One panel (pocket only) to eight panel configurations with maximum 20'0" frame width
- Main frame head jamb and sill use dark bronze anodized aluminum extrusions with powder paint color-matched frame nosing and pocket covers
- Folding aluminum nailing fins applied
- Pinnacle 1-3/4" thick sliding patio door panels
- Heavy-duty interlock improves air and structural performance
- Panels slide on two tandem, heavy-duty, end-adjustable ball bearing rollers for years of smooth, trouble-free operation
- Standard Pinnacle patio door IG options available
- Standard Pinnacle patio door grille options available

## Sizes

- Standard heights
  - French panels: 6'8", 6'10", 8'0", 9'0", 10'0"
  - Narrow panels: 6'8", 6'10", 8'0"
- Panel width callouts: 2'6", 3'0", 4'0"
- Maximum frame width: 20'0"

## Glazing

- 3/4" double pane LoE 366 Cardinal® IG standard; tinted, obscure and laminated glass available
- Interior stop glazed with tape and silicone

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" interior wood ogee WDL
- 7/8" and 1-1/4" exterior clad ogee WDL
- 5/8", 7/8" and 1-1/4" interior wood putty WDL
- 5/8", 7/8" and 1-1/4" exterior short putty WDL
- 5/8", 7/8", 1-1/4" and 2" short interior wood contemporary WDL
- 5/8", 7/8", 1-1/4" and 2" short exterior clad contemporary WDL
- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 3-3/8" simulated mid-rail
- Standard and custom grille patterns available

## Finishes

- Interior – Doors with French panels available in Clear Select Pine, Douglas Fir and Natural Alder; doors with narrow stile panels available in Clear Select Pine
- Exterior – Doors standard with heavy-duty extruded aluminum cladding

## Clad Colors

- All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments
- 22 standard colors
  - 21 feature colors
  - Custom colors available

## Hardware

- Pinnacle sliding patio door end-adjustable roller system
- Pinnacle sliding patio door two-point locking gear and keeper
- Flush mount handles standard on pocket and stacking door systems; available in oil rubbed bronze, faux bronze, black and satin nickel (*figure 1*)
- Flush mount handles standard with a keyed lock
- All panels standard with satin nickel finger pull located at the edge of the lead operating panel (*figure 2*)



Fig. 1



Fig. 2



All applications using multi-slide door systems require outdoor overhangs equal to or greater than the height of the multi-slide door.

When using the staggered sill option, a mop zone on the interior of the door is highly recommended, as this application can experience water infiltration under certain conditions.

# Pinnacle Impact featuring Seastorm™ Glass

**Pinnacle Impact is available in casement, awning, double hung, radius, direct set, French sliding patio doors and out-swing patio doors.**

## Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; Impact double hung units require higher inside stop
- Glass is replaceable in case of damage
- Specialty windows available in a wide variety of direct set and radius styles
- Certified, proven-safe solution against hurricane blasts; laminated glass allows unit to crack instead of shatter when under great pressure
- Meets and exceeds modern building codes for extreme coastal environment conditions
- Dampens sounds from traffic, neighbors and the outdoors
- Resistant to interior fading from constant sunlight
- Offers security against intruders with shatterproof and cutter-detering glass
- Preserve protective film standard

## Sizes

Available in hundreds of standard and custom sizes

## Glazing

- Glazed with tape and Dow Corning® 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm™ LoE 366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes annealed glass on exterior and laminated glass on interior
- Laminated glass features PVB inner layer on units up to 26 square feet and SGP inner layer on units over 26 square feet

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 5/8" and 7/8" tall putty WDL
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL (interior only)
- 2" tall putty simulated check rail
- 2" exterior low profile simulated check rail
- Standard and custom grille patterns available

## Finishes

- Interior – Clad units available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed units available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad units available in heavy-duty extruded aluminum cladding; primed units offer an assortment of traditional trim options

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Hardware

- Casement/awning and double hung hardware available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass
- Patio door handles available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar

## Certification

Performance rated to DP 50 overall; structural rating exceeds DP 50. Florida Building Commission approved; exception Dade-Broward small missile

Visit [floridabuilding.org](http://floridabuilding.org) for more information; including section details and installation

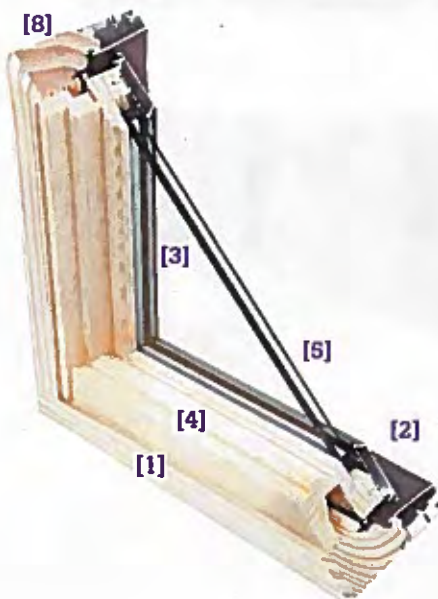




# Pinnacle Clad Impact Casement & Awning

## Features and Benefits

- [1] The warmth and beauty of Clear Select Pine; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3] Glass is replaceable in case of damage
- [4] 2" thick sash adds beauty and increases insulating value
- [5] Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- [6] Single lever, sequential, multi-point lock for sleek look and easy operation
- [7] Adjustable concealed hinge system ensures smooth operation
- [8] 1-1/4" jamb creates unmatched strength and stability
- [9] Silicone-injected frame corners create a stronger and more attractive joint
- [10] Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- [11] Meets and exceeds building codes for extreme coastal environment conditions
- [12] Laminated glass dampens sounds from traffic, neighbors and the outdoors
- [13] Preserve protective film standard



## Sizes

Available in hundreds of standard and custom sizes

## Glazing

- Glazed with tape and Dow Corning® 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm® LoE 366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes annealed glass on exterior and laminated glass on interior
- Laminated glass features PVB inner layer on operating units and SGP inner layer on fixed units

## Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; 3/8", 1-1/4" and 2-1/4" subsill available

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 5/8", 7/8" and 1-1/4" tall putty WDL
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8", 1-1/4" and 2" tall contemporary WDL
- 5/8", 7/8", 1-1/4" and 2" short contemporary WDL
- 2" tall putty simulated check rail
- 2" exterior low profile simulated check rail
- Standard and custom grille patterns available

## Finishes

- Interior – Clad windows available in Clear Select Pine, primed, painted white or painted black interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

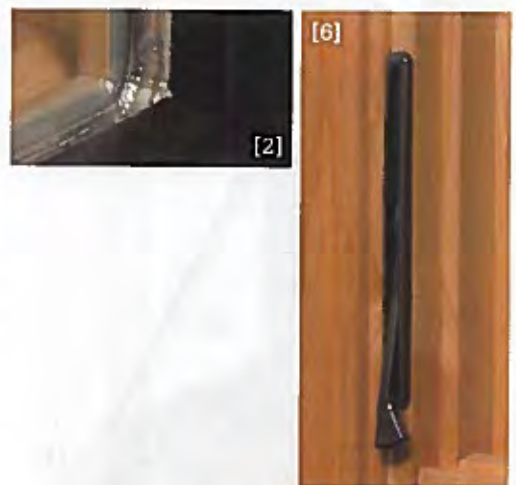
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Hardware

- Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass
- Units come standard with Seacoast upgraded hinges and locking hardware

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



# Pinnacle Clad Impact Direct Set & Radius

## Features and Benefits

- The warmth and beauty of Clear Select Pine; can be painted or stained
- Clad units offer a strong, durable extruded aluminum frame for low maintenance
- Glass is replaceable in case of damage
- 1-1/4" frame on direct set and 3/4" frame on radius/low profile direct set creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint
- Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- Meets and exceeds building codes for extreme coastal environment conditions
- Laminated glass dampens sounds from traffic, neighbors and the outdoors
- Preserve protective film standard

## Glazing

- Glazed with tape and Dow Corning® 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm® LoE 366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes annealed glass on exterior and laminated glass on interior
- Laminated glass features SGP inner layer

## Exterior Trim

- Clad windows available with WM 180 brickmould, clad extruded Williamsburg and 3-1/2" flat casing (*direct set only*); 3/8", 1-1/4" and 2-1/4" subsill available

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 5/8", 7/8" and 1-1/4" tall putty WDL
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8", 1-1/4" and 2" tall contemporary WDL
- 5/8", 7/8", 1-1/4" and 2" short contemporary WDL
- 2" tall putty simulated check rail
- 2" exterior low profile simulated check rail
- Standard and custom grille patterns available

## Finishes

- Interior – Clad windows available in Clear Select Pine, primed, painted white or black interior finishes;
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on frame

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar





# Pinnacle Clad French Impact Sliding Patio Door

## Features and Benefits

- [1] Wood parting stops and absence of screws provide a warm, clean look
- [2] Integral nail fin on clad doors
- [3] Heavy-duty interlock improves air and structural performance
- [4] Standard two-point lock for added security
- [5] One-piece, fiberglass pultruded sill minimizes cold conduction
- [6] Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- [7] Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- [8] Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- [9] Taller sill provides excellent water performance and design pressure ratings
- [10] All stiles constructed of an LVL core for a stronger, straighter, more durable door
- [11] Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- [12] Meets and exceeds building codes for extreme coastal environment conditions
- [13] Laminated glass dampens sounds from traffic, neighbors and the outdoors
- [14] Preserve protective film standard

## Sizes

- Five standard heights: 6'8", 6'10" and 8'0"
- Custom sizes available

## Glazing

- Glazed with tape and Dow Corning® 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm® LoE 366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes tempered glass on exterior and laminated glass on interior

## Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing

## Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8", 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 3-3/8" simulated mid-rail
- Standard and custom grille patterns available

## Finishes

- Interior – Clad doors available in Clear Select Pine, primed, painted white or painted black interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

## Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

## Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

## Hardware

Contemporary or Euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black

## Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



## Anodized Finishes



Clear

Champagne

Light Bronze

Medium Bronze

Dark Bronze

Extra Dark Bronze

Black

Copper

## Interior Wood Species



Clear Select Pine

Douglas Fir

Natural Alder

## Interior Finishes



Primed

Painted White

Painted Black

## Radius Interior Trim

Custom-fitted wood trim for radius-shaped windows and radius-top doors is available in five moulding styles. All styles are available in Clear Select Pine, Oak, Douglas Fir and Natural Alder.



WM 324 • 2 1/4"

*Shown in Clear Select Pine*

WM 346 • 2 1/4"

*Shown in Clear Select Pine*

WM 356 • 2 1/4"

*Shown in Oak*

WM 366 • 2 1/4"

*Shown in Douglas Fir*

WM 444 • 3 1/2"

*Shown in Natural Alder*

## Casement/Awning Crank and Finishes



Champagne

White

Bronze

Black



Faux Bronze

Oil Rubbed  
Bronze

Satin Nickel

Bright Brass

## Double Hung Lock and Finishes

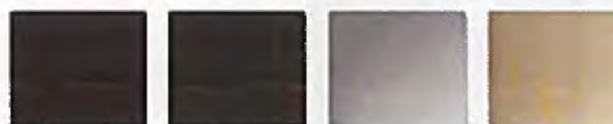


Champagne

White

Bronze

Black



Faux Bronze

Oil Rubbed  
Bronze

Satin Nickel

Bright Brass

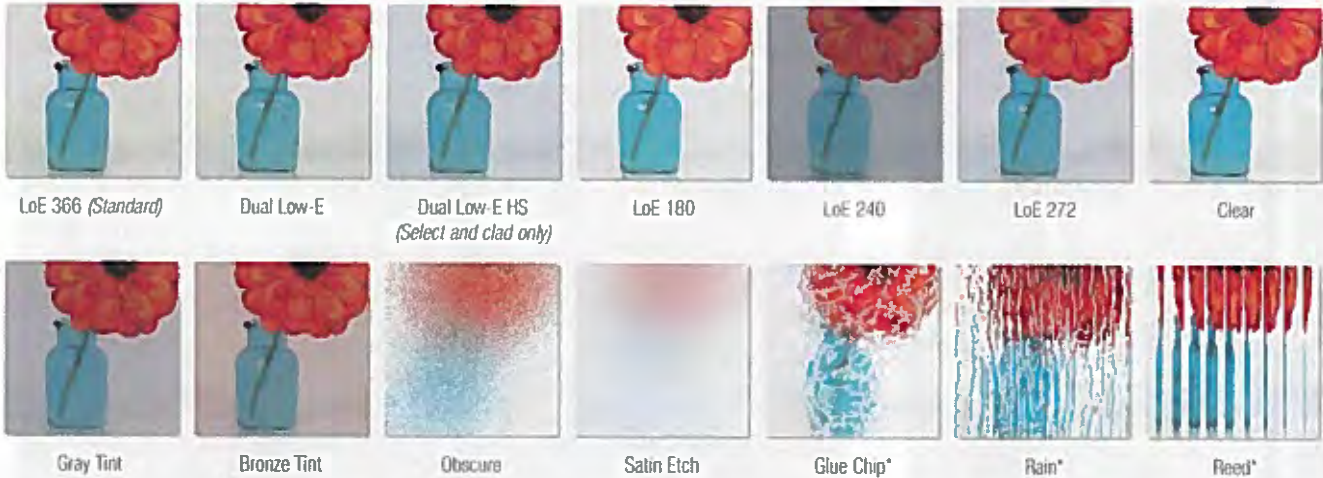
**NOTE:** Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples.

pinnacle options & accessories



## Glass *\*Special order item*

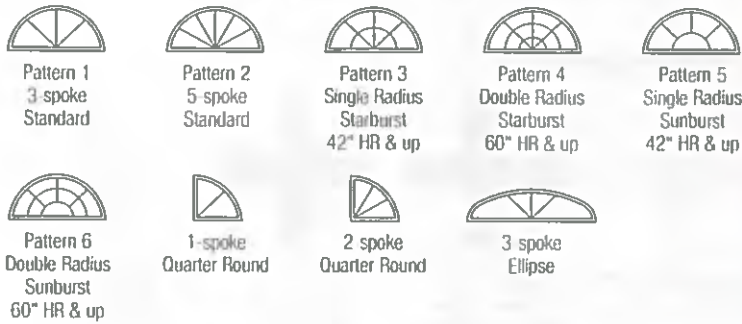
Units with 1-1/4" OA triple IG are only available in LoE 366/180, obscure, satin etch, glue chip, rain and reed glass.



## Direct Set and Radius Options

### Radius Inner Grille Patterns

NOTE: Before selecting a special grille pattern, confirm alignment with units below



### Radius Special Shapes



### Direct Set Special Shapes



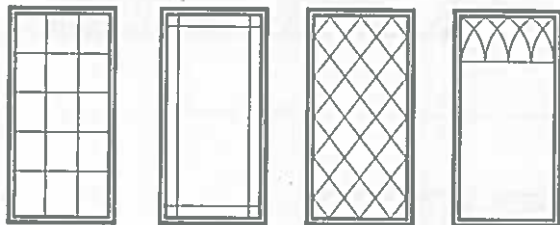
NOTE: Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples

pinnacle options & accessories

## Grille Patterns

Some grille patterns are not available in all configurations and products.

### Casement and Awning Grille Patterns



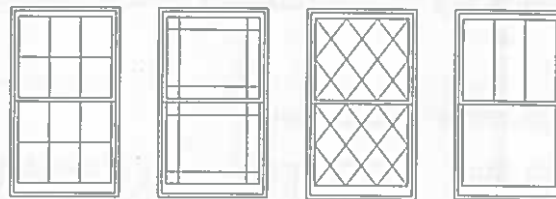
Colonial

Prairie

Diamond

Gothic

### Double Hung Grille Patterns



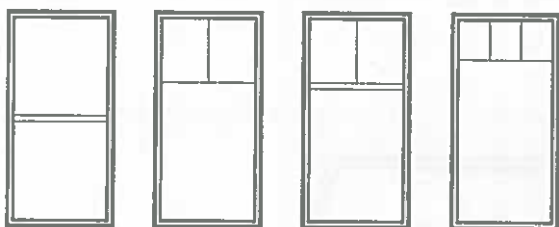
Colonial

Prairie

Diamond

Plaza

### Casement and Awning Grille Patterns



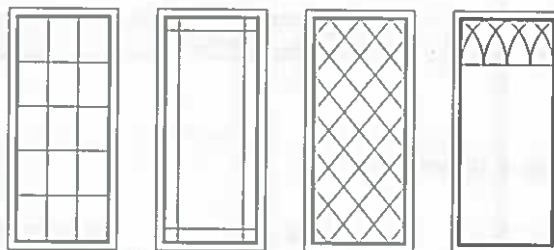
Simulated  
Check Rail

Custom Plaza

Custom Plaza  
with 2" Bar

Single Plaza

### Patio Door Grille Patterns



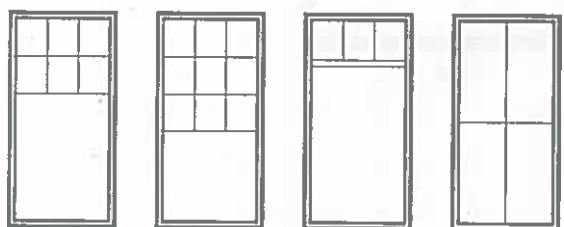
Colonial

Prairie

Diamond

Gothic

### Casement and Awning Grille Patterns



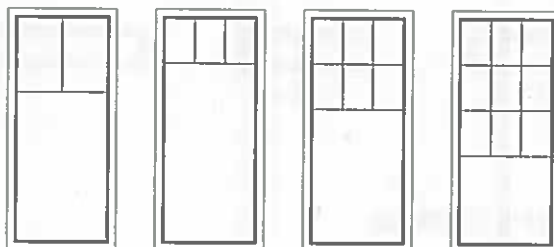
Double Plaza

Triple Plaza

Plaza with  
2" Bar

Specified  
Equal Lite  
(2x2 shown)

### Patio Door Grille Patterns



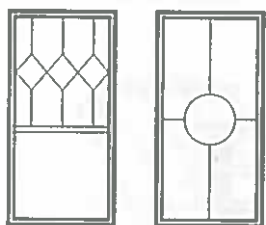
Custom Plaza

Single Plaza

Double Plaza

Triple Plaza

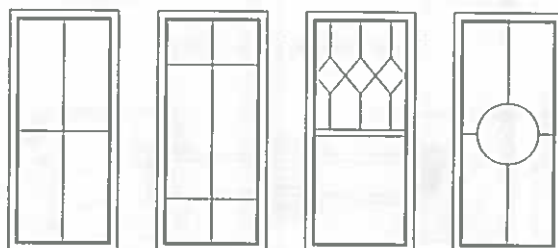
### Casement and Awning Grille Patterns



Custom Pattern  
(Example)

Custom Pattern  
(Example)

### Patio Door Grille Patterns



Specified  
Equal Lite  
(2x2 shown)

Custom Pattern  
(Example)

Custom Pattern  
(Example)

Custom Pattern  
(Example)



## Patio Door Handles and Hinges

1/Bi-fold doors are available with a classic or contemporary swinging handle in satin nickel, brass and oil rubbed bronze; 2/Euro swinging handle is only available in satin nickel and black; 3/Flush mount handle is only available in satin nickel, faux bronze, oil rubbed bronze and black.

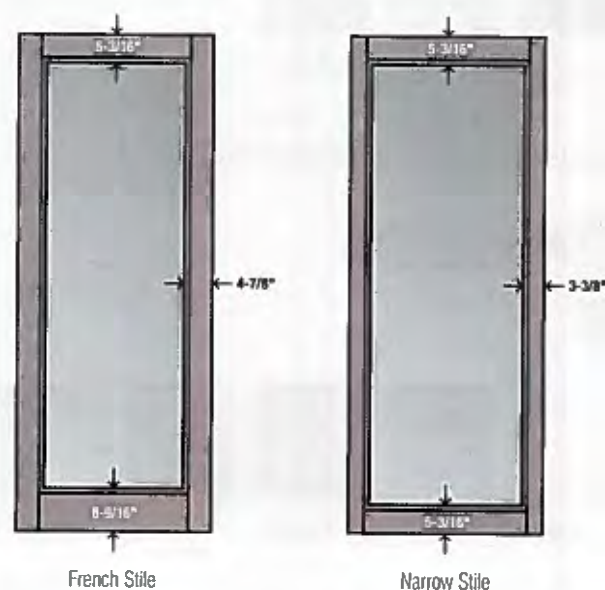


## Patio Door Handle and Hinge Finishes

Finishes marked with (\*) feature a clear coating that protects the finish against tarnishing and peeling. It extends the rich, bright life of the finish and dramatically delays the aging process.



## Patio Door Stiles



**NOTE:** Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples.

pinnacle options & accessories





# Pinnacle Series

## CLAD DOUBLE HUNG

## SPECIFICATIONS

### PART 1 - GENERAL

#### 1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood double hung windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
- B. Anchorages, attachments, and accessories.

#### 1.02 RELATED SECTIONS

- A. Section 01340 - Shop Drawings, Product Data, and Samples.
- B. Section 01610 - Delivery, Storage, and Handling.
- C. Section 01710 - Final Cleaning.
- D. Section 07200 - Batt and Blanket Insulation.
- E. Section 07920 - Sealants and Caulking.
- F. Section 08800 - Glass and Glazing.

#### 1.03 REFERENCES

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
  - 1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
  - 2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
  - 3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
- B. AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA):
  - 1. AAMA/WDMA/CSA 101/I.S.2/A440-11 North American Fenestration Standard/Specification for Windows, Doors and Skylights.
- C. WINDOW & DOOR MANUFACTURERS ASSOCIATION (WDMA):
  - 1. WDMA I.S-4 - 07 Industry Standard for Water-Repellent Preservative Treatment for Millwork
- D. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- E. NATIONAL FENESTRATION RATING COUNCIL (NFRC)

#### 1.04 PERFORMANCE CRITERIA

- A. Patio Door units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

#### 1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.-2/A440-11.
- B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

#### 1.05 SUBMITTALS

- A. Shop drawings shall be submitted in accordance with Section 01340.
- B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
- C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

#### 1.06 DELIVERY, STORAGE, AND HANDLING

- A. In compliance with Section 01610, window units shall be delivered undamaged, with protective packaging and fitted with sash shipping blocks. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

# Pinnacle Series

## CLAD DOUBLE HUNG

## SPECIFICATIONS

- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black; aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsor-lite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and aluminum exterior to the surfaces of the insulated glass. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty with standard interior. All are available with or without inner bar between the glass. Exterior bars are available in 22 standard and 20 feature colors.

### PART 3 - EXECUTION

#### 3.01 EXAMINATION

- A. Verify that there is no visible damage to the unit before installation.

#### 3.02 INSTALLATION

- A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.  
B. Install the window unit in accordance with the manufacturer's recommendations. On operating units, remove shipping blocks after unit is fully installed.  
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

#### 3.03 ADJUSTMENT AND CLEANING

- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.  
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.  
C. Remove all visible labels and instructions.  
D. Final cleaning of glass in accordance of Section 01710.



# Pinnacle Series

## DOUBLE HUNG - 36" WIDE

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

Mas. Opg. Primed	Mas. Opg. Clad	Rough Opg.	Frame	Glass	36	36	36
3-2 13/16	3-1 1/4	3-1 1/4	3-0 3/4	14-14	3614	3614-2	3614-3
3-6 13/16	3-5 1/4	3-5 1/4	3-4 3/4	16-16	3616	3616-2	3616-3
4-2 13/16	4-1 1/4	4-1 1/4	4-0 3/4	20-20	3620	3620-2	3620-3
4-6 13/16	4-5 1/4	4-5 1/4	4-4 3/4	22-22	3622	3622-2	3622-3
4-10 13/16	4-9 1/4	4-9 1/4	4-8 3/4	24-24	3624	3624-2	3624-3
5-2 13/16	5-1 1/4	5-1 1/4	5-0 3/4	26-26	3626	3626-2	3626-3
5-6 13/16	5-5 1/4	5-5 1/4	5-4 3/4	28-28	3628	3628-2	3628-3
5-10 13/16	5-9 1/4	5-9 1/4	5-8 3/4	30-30	3630	3630-2	3630-3
6-2 13/16	6-1 1/4	6-1 1/4	6-0 3/4	32-32	3632	3632-2	3632-3
6-6 13/16	6-5 1/4	6-5 1/4	6-4 3/4	34-34	3634	3634-2	3634-3
6-10 13/16	6-9 1/4	6-9 1/4	6-8 3/4	36-36	3636	3636-2	3636-3

### OTHER GRILLE PATTERNS



### CLAD UNIT SIZE INFORMATION

#### FOR CLAD WM 180 BRICKMOLD

- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 3/4" TO FRAME HEIGHT\*

#### FOR CLAD WM 180 SOLID BACK BRICKMOLD

- ADD 2 13/16" TO FRAME WIDTH
- ADD 1 3/4" TO FRAME HEIGHT\*

#### FOR CLAD 3 1/2 FLAT

- ADD 5 7/8" TO FRAME WIDTH
- ADD 3 5/16" TO FRAME HEIGHT\*

#### FOR CLAD WILLIAMSBURG

- ADD 6 1/2" TO FRAME WIDTH
- ADD 3 5/8" TO FRAME HEIGHT\*

\* ADD ADDITIONAL 7/8" FOR 1 1/4" CLAD SUBSILL  
ADD ADDITIONAL 1 7/8" FOR 2 1/4" CLAD SUBSILL

### PRIME UNIT SIZE INFORMATION

#### FOR PRIMED WM-180

- ADD 2 19/32" TO FRAME WIDTH
- ADD 1 9/16" TO FRAME HEIGHT\*

#### FOR PRIMED 3 1/2" FLAT CASING

- ADD 5 5/8" TO FRAME WIDTH
- ADD 3 1/16" TO FRAME HEIGHT\*

#### FOR PRIMED 4 1/2" BACKBAND

- ADD 7 5/8" TO FRAME WIDTH
- ADD 4 1/16" TO FRAME HEIGHT\*

#### FOR PRIMED 5 1/2" FLAT CASING

- ADD 9 5/8" TO FRAME WIDTH
- ADD 5 1/16" TO FRAME HEIGHT\*

#### FOR PRIMED WILLIAMSBURG

- ADD 5 1/8" TO FRAME WIDTH
- ADD 2 13/16" TO FRAME HEIGHT\*

#### FOR PRIMED PLANTATION

- ADD 5 5/8" TO FRAME WIDTH
- ADD 5 15/16" TO FRAME HEIGHT\*

\* ADD ADDITIONAL 15/16" FOR BULLNOSE SILL  
ADD ADDITIONAL 1 1/32" FOR BELLY SILL

NOTE:  
ADD 3/4" TO UNIT WIDTH & 1/2" TO UNIT HEIGHT  
TO CALCULATE MASONRY OPENING

NOTES:  
CLAD MASONRY OPENINGS ARE FOR STANDARD FRAME WITH NO CASING.  
PRIMED MASONRY OPENINGS ARE FOR STANDARD 180 BRICKMOLD.  
SHADED SIZES MEET MOST EGRESS REQUIREMENTS VERIFY LOCAL CODES

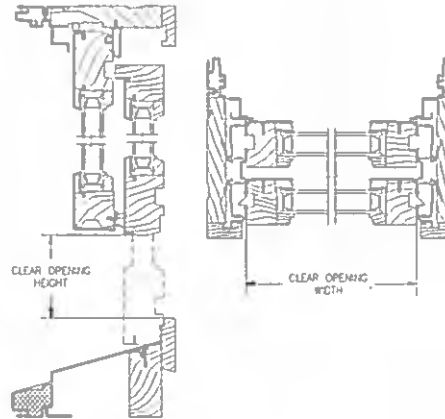
# Pinnacle Series

## CLAD DOUBLE HUNG

### EGRESS, LITE & SCREEN MEASUREMENTS

Egress, Lite and Vent Measurements										
Double Hung										
Size	Egress Width	Egress Height**	Sq. Ft. Egress	Egress Code Compliance*			Sq. Ft. Daylite	Screen Size		
				U.S.		Canada		Width	Height	
				5.0 n²	5.7 n²					
1614	18.00	14.00	1.75	-	-	-	2.68	19 7/8	34 13/16	
1616	18.00	16.00	2.00	-	-	-	3.13	19 7/8	38 13/16	
1620	18.00	20.00	2.50	-	-	-	3.96	19 7/8	46 13/16	
1622	18.00	22.00	2.75	-	-	-	4.38	19 7/8	50 13/16	
1624	18.00	24.00	3.00	-	-	-	4.79	19 7/8	54 13/16	
1626	18.00	26.00	3.25	-	-	-	5.21	19 7/8	58 13/16	
1628	18.00	28.00	3.50	-	-	-	5.63	19 7/8	62 13/16	
1630	18.00	30.00	3.75	-	-	-	6.04	19 7/8	66 13/16	
1632	18.00	32.00	4.00	-	-	Y	6.46	19 7/8	70 13/16	
1634	18.00	34.00	4.25	-	-	Y	6.88	18 7/8	74 13/16	
1636	18.00	36.00	4.50	-	-	Y	7.29	19 7/8	78 13/16	
1638	18.00	38.00	4.75	-	-	Y	7.71	19 7/8	82 13/16	
1640	18.00	40.00	5.00	-	-	Y	8.13	19 7/8	86 13/16	
1642	18.00	42.00	5.25	-	-	Y	8.54	19 7/8	90 13/16	
1644	18.00	44.00	5.50	-	-	Y	8.96	19 7/8	94 13/16	
2014	22.00	14.00	2.14	-	-	-	3.40	23 7/8	34 13/16	
2016	22.00	16.00	2.44	-	-	-	3.96	23 7/8	38 13/16	
2020	22.00	20.00	3.06	-	-	-	5.01	23 7/8	46 13/16	
2022	22.00	22.00	3.36	-	-	-	5.54	23 7/8	50 13/16	
2024	22.00	24.00	3.67	-	-	-	6.07	23 7/8	54 13/16	
2026	22.00	26.00	3.97	-	-	Y	6.60	23 7/8	58 13/16	
2028	22.00	28.00	4.28	-	-	Y	7.13	23 7/8	62 13/16	
2030	22.00	30.00	4.58	-	-	Y	7.65	23 7/8	66 13/16	
2032	22.00	32.00	4.89	-	-	Y	8.18	23 7/8	70 13/16	
2034	22.00	34.00	5.19	Y	-	Y	8.71	23 7/8	74 13/16	
2036	22.00	36.00	5.50	Y	-	Y	9.24	23 7/8	78 13/16	
2038	22.00	38.00	5.81	Y	Y	Y	9.76	23 7/8	82 13/16	
2040	22.00	40.00	6.11	Y	Y	Y	10.29	23 7/8	86 13/16	
2042	22.00	42.00	6.42	Y	Y	Y	10.82	23 7/8	90 13/16	
2044	22.00	44.00	6.72	Y	Y	Y	11.35	23 7/8	94 13/16	
2414	26.00	14.00	2.53	-	-	-	4.12	27 7/8	34 13/16	
2416	26.00	16.00	2.89	-	-	-	4.79	27 7/8	38 13/16	
2420	26.00	20.00	3.61	-	-	-	6.07	27 7/8	46 13/16	
2422	26.00	22.00	3.97	-	-	Y	6.71	27 7/8	50 13/16	
2424	26.00	24.00	4.33	-	-	Y	7.35	27 7/8	54 13/16	
2426	26.00	26.00	4.69	-	-	Y	7.99	27 7/8	58 13/16	
2428	26.00	28.00	5.06	Y	-	Y	8.63	27 7/8	62 13/16	
2430	26.00	30.00	5.42	Y	-	Y	9.26	27 7/8	66 13/16	
2432	26.00	32.00	5.78	Y	Y	Y	9.90	27 7/8	70 13/16	
2434	26.00	34.00	6.14	Y	Y	Y	10.54	27 7/8	74 13/16	
2436	26.00	36.00	6.50	Y	Y	Y	11.18	27 7/8	78 13/16	
2438	26.00	38.00	6.86	Y	Y	Y	11.82	27 7/8	82 13/16	
2440	26.00	40.00	7.22	Y	Y	Y	12.46	27 7/8	86 13/16	
2442	26.00	42.00	7.58	Y	Y	Y	13.10	27 7/8	90 13/16	
2444	26.00	44.00	7.94	Y	Y	Y	13.74	27 7/8	94 13/16	
2614	28.00	14.00	2.72	-	-	-	4.51	29 7/8	34 13/16	
2616	28.00	16.00	3.11	-	-	-	5.21	29 7/8	38 13/16	
2620	28.00	20.00	3.89	-	-	Y	6.60	29 7/8	46 13/16	
2622	28.00	22.00	4.28	-	-	Y	7.29	29 7/8	50 13/16	
2624	28.00	24.00	4.67	-	-	Y	7.99	29 7/8	54 13/16	
2626	28.00	26.00	5.06	Y	-	Y	8.68	29 7/8	58 13/16	
2628	28.00	28.00	5.44	Y	-	Y	9.38	29 7/8	62 13/16	
2630	28.00	30.00	5.83	Y	Y	Y	10.07	29 7/8	66 13/16	
2632	28.00	32.00	6.22	Y	Y	Y	10.76	29 7/8	70 13/16	
2634	28.00	34.00	6.61	Y	Y	Y	11.46	29 7/8	74 13/16	
2636	28.00	36.00	7.00	Y	Y	Y	12.15	29 7/8	78 13/16	
2638	28.00	38.00	7.39	Y	Y	Y	12.85	29 7/8	82 13/16	
2640	28.00	40.00	7.78	Y	Y	Y	13.54	29 7/8	86 13/16	
2642	28.00	42.00	8.17	Y	Y	Y	14.24	29 7/8	90 13/16	
2644	28.00	44.00	8.56	Y	Y	Y	14.93	29 7/8	94 13/16	

\*\* For DP Upgrade units:  
 Subtract 1/2" from Egress Height  
 Egress Width does not change  
 To get sq.ft. Multiply (Width x Height) / 144



Egress Conversions	
Width	Glass + 2"
Height	Glass

#### \* Egress Code Compliance Terminology

Y Meets Code  
 - Does Not Meet Code

Code Requirements	Min Width	Min Height	Min Area
U.S.	20"	24"	5.7
U.S. Grade Floor	20"	24"	5.0
Canada	15"	15"	3.77