

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

APPLICANT: Hershel Kleinberg and Lisa Cohen

LOCATION: Old and Historic Alexandria District
329 North Washington Street

ZONE: CD/Commercial Downtown Zone

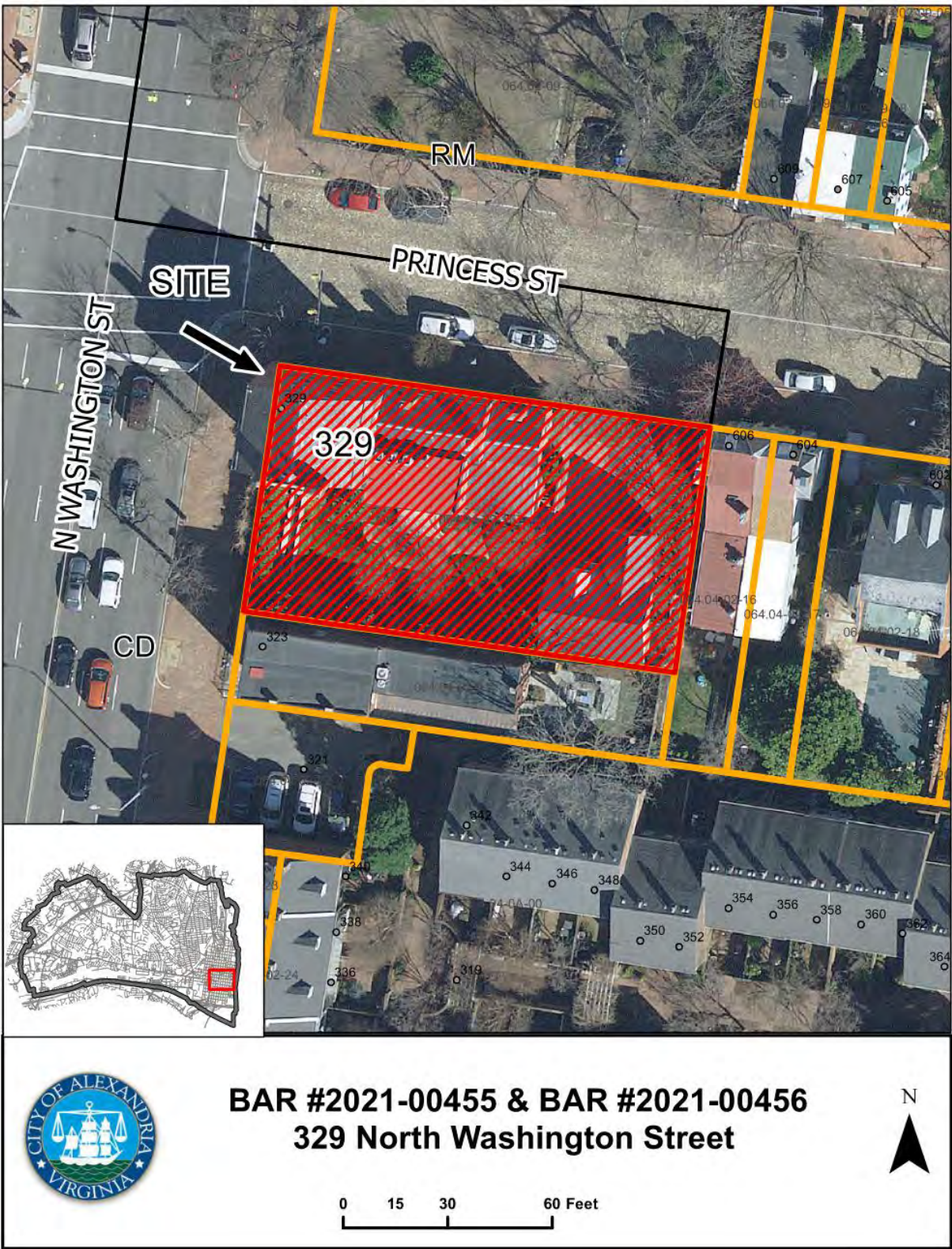
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness with the following conditions:

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.
2. **The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
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.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2021-00456) and Certificate of Appropriateness (BAR #2021-00455) 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 add an elevator, rooftop deck, and a new skylight, as well as alterations, at 329 North Washington Street.

Permit to Demolish/Capsulate

- Remove approximately 7 square feet of building material and encapsulate an additional 10 square feet on the upper levels of the east elevation for an elevator and skylight
- Demolish/remove approximately 75 square feet of existing doors, windows, and walls on the first floor of the south and east elevations of a post-1937 addition
- Encapsulate the second story roof of the post-1937 addition in order to construct a rooftop terrace.

Certificate of Appropriateness

Addition

- Elevator at east elevation of original house
- Rooftop deck above second story of post-1937 addition
- Skylight on east elevation of roof of original house

Alterations

- Replace and reconfigure doors and windows on the first floor south and east elevations of a post-1937 addition
- Add third HVAC condenser unit to existing two in yard on south side of house
- Relocate two existing rooftop HVAC condenser units further from roof edge; remove the third

Site context

The house sits at the southeast corner of the intersection of North Washington and Princess streets. It is therefore in a very prominent location.

II. HISTORY

According to Ethelyn Cox's *Historic Alexandria, Street by Street*, the freestanding brick Federal style house was constructed by John Mandell **between 1821 and 1829**. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family's factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer's Bank of Virginia from 1847 until 1866. The portion of the rear addition

facing the yard was constructed in the 1930s for use as patient rooms when the house was used as doctor's offices.

Local historian Richard Wright further indicates that the third floor was added in the 1830s. In 1829, John C. Mandel advertised a two-story brick home on the SE corner of Washington and Princess Streets for rent in downtown Alexandria. Mandell, who bought the lot at 329 N. Washington in 1821 for \$400, may have added a third story about 1830 – but more than likely it was added by William Gregory, who purchased the house at auction in 1832 for \$4000. Gregory died in 1875 at the age of 87. The property became known by two names, the William Gregory House, and the Martin Delaney House, following Doctor Delaney's 50 years of occupancy, as both his home and office, beginning with his purchase in 1937. The rear addition to the house was therefore constructed **after 1937**.

In 1989, owner Dr. Morgan Delaney secured approval to rebuild and repair two chimneys; repair the roof, replace broken slates, and reroof the rear of house with new Buckingham slate, pointed up sawtooth brick under soffit, new copper flashing, gutters and downspouts; and replace rear exterior stairs (Permit #00805, issued 3/9/1989).

Previous BAR Approvals

- BAR2008-0250: Approval for after-the-fact glass block infill of an existing at-grade opening on the north façade at 329 North Washington Street. The glass block was installed in the 39 ½" x 32 ½" opening along the Princess Street elevation of the house.
- BAR2005-00283: New garage at SE corner of property.
- BAR2005-0119: Remove wood porch steps on south elevation, add new stone steps along south elevation, enclose previously approved porch. Staff did not find an associated building permit.
- BAR2003-0009: Approval for changes to a previously approved garden wall, requesting an increase in height of an additional 10" at the higher end and an additional 2" at the lower end. Staff did not find an associated building permit.
- BAR2001-00257: New brick wall with gate. Note that the minutes for this case refer to the 1930s addition. Although Board minutes only refer to the fence, BLD 2001-03592 would indicate that this case entailed far more than the wall and gate: On the east elevation, demolish rear brick wall along Princess Street. Demolish exterior second floor stairs, demolish roof over basement stairs, demolish 4 windows and one door to a sun porch and the wood siding above. On the south elevation, enlarge the first-floor windows on the middle ell, converting them to French doors; demolish stairs and entry doors between middle and rear ells. New construction on the east elevation of the ells includes all new windows, a new wood porch and new stairs leading to porch, a new entry to the basement, and a new brick parapet.

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, §10-105(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 historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a 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 the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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 in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The majority of the material that will be demolished/removed dates from the post-1937 addition, and the demolition of historic masonry is limited to approximately 17 square feet. Additionally, the elevator will be connected to the main building via a link that will minimize the extent of demolition. The roof to be encapsulated for the rooftop deck is also on the post-1937 addition and may date to the late 20th century. The materials to be demolished are not of unusual or uncommon design and could be reproduced easily. The alterations to the addition cannot be seen from the George Washington Memorial Parkway.

Certificate of Appropriateness

Addition:

The applicant proposes adding a hydraulic elevator and skylight on the east elevation of the original house. A roof deck will be constructed on the roof of the post-1937 addition. The elevator will be somewhat visible from public rights of way, the roof deck less so. The skylight will not be visible from public rights of way. See Figures 1 & 2.



Figure 1: Taken from North Washington Street: Left arrow points to elevator location; note that it will be set back from the SW corner, lessening visibility. Right arrow points to roof deck location.



Figure 2: Taken from Princess Street; arrow points to window that will become a door leading to elevator. The gable roof in the foreground will block any view of the roof deck from Princess Street.

Due to its location on the George Washington Memorial Parkway, all additions and alterations to this property must comply with the *Washington Street Standards*, which require that “...additions to existing buildings shall not by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.” The proposed alterations comply with this recommendation, as well as several others listed in the *Standards*.

While the *Design Guidelines* do not discuss exterior elevators, the section on additions notes that an addition should be “respectful of the existing structure,” and “...be clearly distinguishable from the original structure.” The elevator and rooftop deck both fulfill these criteria. The elevator will be clad in metal and housed in a gable structure, and the rooftop deck will have a stainless-steel cable railing system. The *Design Guidelines* state that “Roof decks should be constructed so that they do not interfere with the historic roofline of a building” and “Material should not be used on a roof deck that detracts from the historic architecture of a structure.” The proposed rooftop deck meets these recommendations, tucked behind the main block of the house, shielded on the north side by a gable roof, and consisting of composite decking and cable railings. The *Design Guidelines* indicate that the Board “has approved the construction of decks in a number of instances...” The skylight fulfills the *Design Guidelines* for skylights, in that it is “...located on the least visually prominent location of the roof,” it does not face a street, and it does “...not disrupt the architectural character of window and/or dormer and chimney spacing.”

Alterations:

The majority of the alterations are restricted to the first floor of the post-1937 rear addition, which is not visible from a public right of way. All windows and doors here will be replaced. Other than the associated demolition to enlarge openings, staff could normally approve these changes. See Figure 3.

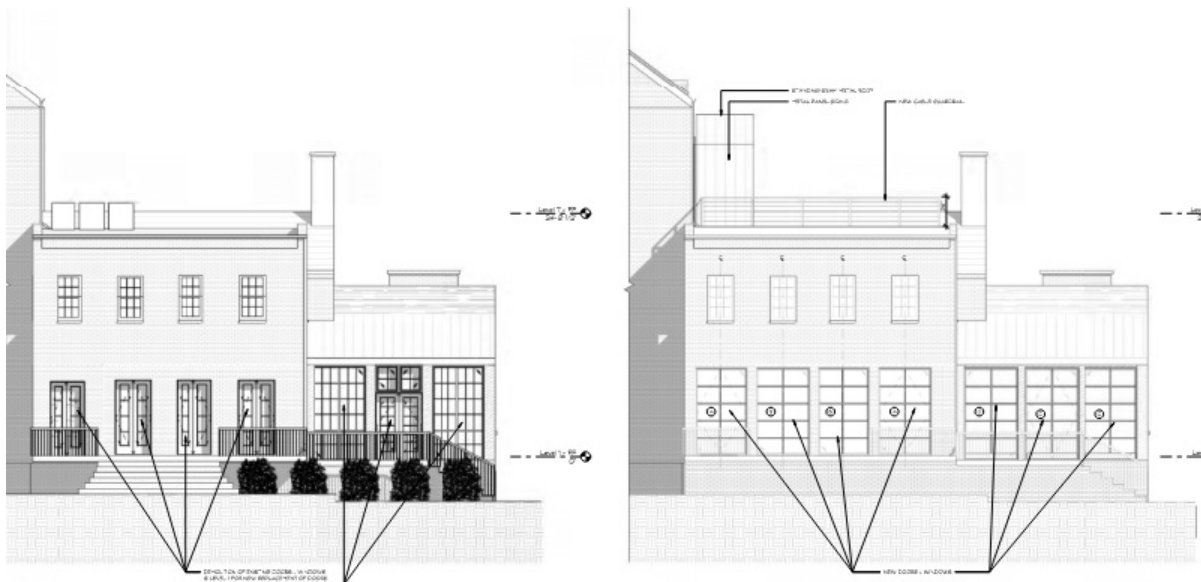


Figure 3: Left: existing south elevation; note that the 3 HVAC units on roof will be relocated and screened. Right: proposed elevation showing roof deck, elevator, and fenestration changes.

In addition to replacing all windows and doors on the first floor of the south elevation, the applicant proposes to replace a basement access door on the east elevation that was added in 2001. None of these are visible from a public right of way. Additionally, two existing rooftop HVAC units (see Figure 3) will be relocated to the north side of the roof deck and screened. The third unit will be removed entirely. At ground level, in the yard on the south side of the main block of the house, a third HVAC unit will be added to two existing units in this location. These are not visible from North Washington Street.

Staff recommends approval of the project as submitted, noting 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 Per §6-403(B)(2), the Board of Architectural Review may waive or modify the screening requirement of the proposed rooftop HVAC units, if the board finds such requirement to be architecturally inappropriate.
- F-1 Averaged finished grade needs to be labeled when applying for building permit.
- F-2 Revised FAR form showing correct open space needs to be submitted when applying for building permit.
- F-3 The proposed rooftop HVAC, ground HVAC, elevator, skylight, alterations, and roof deck comply with zoning.

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

Alexandria Archaeology

- *R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Early Buildings*, the house on this lot was constructed by John Mandell between 1821 and 1829. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family’s factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer’s Bank of Virginia from 1847 until 1866. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in nineteenth-century Alexandria.
- F-2 In 2002, Alexandria Archaeology recorded the presence of a brick shaft near the northeast corner of this property, situated about 17 feet from the north property line and 6 feet from the east property line. The current proposed project does not appear to impact this area of the property.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 329 N Washington StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old BuildingTAX MAP AND PARCEL: 1209300012 ZONING: CD Commercial/Downtown ZoneAPPLICATION 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: Tamar King / Carnemark design + buildAddress: 7550 Wisconsin Ave, Suite 120City: Bethesda State: MD Zip: 20814Phone: 301.657.5000 x 109 E-mail: tking@carnemark.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ **Contractor**Name: Tamar King / Carnemark design + buildPhone: 301.657.5000 x 109E-mail: tking@carnemark.com

Legal Property Owner:

Name: Hershel Kleinberg, Lisa CohenAddress: 329 N Washington StCity: Alexandria State: VA Zip: 22134

Phone: _____ E-mail: _____

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☒ doors
☐ lighting
☒ other elevator

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☒ HVAC equipment
☒ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

The scope of work includes addition of an elevator and rooftop deck, a new skylight, addition of an entry at the basement, alterations to the windows and doors at the first floor and demolition/encapsulation associated with the proposed work. (See attached letter for more detailed description.)

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 or 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.

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: Tamar KingDate: 8.17.2021

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. Tamar King	Carnemark design + build	0
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 329 N Washington Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. H.Kleinberg, Lisa Cohen	329 N Washington St, Alexandria VA	100
2.		
3.		

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

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

8.17.2021

Date

Tamar King

Printed Name



Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

CD Commercial / Downtown

A. Property Information

A1. 329 N Washington Street
Street Address

R-2-5
Zone

A2. 8,907.00 x 1.50 = 13,360.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	1,775.00	Basement**	1,775.00	B1. 9,162.00 Sq. Ft.
Level 1 First Floor	2,365.00	Stairways**	264.00	Existing Gross Floor Area*
Levels 3, 4 Second Floor	920.00	Mechanical**	14.00	B2. 2,126.00 Sq. Ft.
Level 5 Third Floor	885.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 7,036.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	73.00	(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**	3,217.00	Other**		
B1. Total Gross	9,162.00	B2. Total Exclusions	2,126.00	

Other** includes levels -9 and carriage house

C. Proposed Gross Floor Area

Note: Proposed Gross Area includes Existing Gross Area

Proposed Gross Area		Allowable Exclusions**		
Basement	2,055.00	Basement**	2,055.00	C1. 9,552.00 Sq. Ft.
Level 1 First Floor	2,365.00	Stairways**	266.00	Proposed Gross Floor Area*
Levels 3, 4 Second Floor	920.00	Mechanical**		C2. 2,602.00 Sq. Ft.
Level 5 Third Floor	940.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	0.00	Porches**		C3. 6,950.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	62.00	(subtract C2 from C1)
Lavatory***		Other**	219.00	Notes
Other	3,272.00	Other**		
C1. Total Gross	9,552.00	C2. Total Exclusions	2,602.00	

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.

*C3 includes Proposed and Existing Gross Area

D. Total Floor Area

D1. 13,986.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 13,360.50 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 3,083.00 Sq. Ft.
Existing Open Space

E2. 3,117.00 Sq. Ft.
Required Open Space

E3. 3,083.00 Sq. Ft.
Proposed Open Space

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

Signature: _____

Date: _____

8.17.2021

Alexandria City Hall
Planning and Zoning Office
301 King Street
Alexandria, VA 22314

August 16, 2021
RE: 329 N Washington Street
Alexandria, VA 22314

Dear Board of Architectural Review,

On behalf of Hershel Kleinberg and Lisa Cohen, I am submitting applications for the September 16th Board of Architectural Review for the proposed exterior work at 329 N Washington Street. The scope of work includes addition of an elevator and rooftop deck, a new skylight, addition of an entry at the basement, alterations to the windows and doors at the first floor and demolition/encapsulation associated with the proposed work. Enclosed are copies of the applications, supporting materials, and filing fees. Adjoining property owners will be notified upon hearing schedule date.

A. The proposed additions include:

1. A hydraulic elevator located within the existing footprint, erected as a roof aperture along the east façade of the main (original) building and set back from the corner. The elevator is connected to the main building with a 'link' which minimizes the extent of encapsulation of the exterior wall and is below the existing cornice. The elevator is housed in a gable structure, clad in metal – a complementary, yet distinctly new material. **(South and East Elevations)**
2. A rooftop deck with stainless-steel cable railing system. **(South and East Elevations)**
3. A skylight at the main (original) building. **(East Elevation)**
4. Access to the basement with a new entry door in an existing opening. Infill existing opening as required with masonry to match existing. **(East Elevation).**

B. The proposed exterior alterations include:

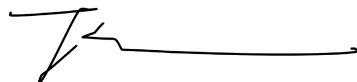
1. Replace and reconfigure doors and windows at the first floor. **(South and East Elevations).**

C. The proposed demolition/encapsulation includes:

1. Demolition/removal of an existing window and wall below at for the new elevator. **(East Elevation).**
2. Encapsulation of the walls at the location of the elevator connection to the building.
3. Demolition of a portion of the roof and structure at the main (original) building for the new skylight. **(East Elevation).**
4. Demolition/removal of existing windows, doors, and walls at the first floor. **(South and East Elevations).**

If there are any questions, and/or additional information is required please let me know.
We look forward to meeting with you.

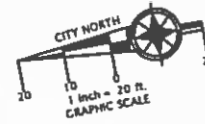
Sincerely,



Tamar King

Tamar King AIA, LEED AP BD+C

- THESE RESULTS WERE OBTAINED BY THE USE OF A SPECIALIZED SOFTWARE PACKAGE, THE "ANALYSIS OF VARIATION OF THE MEAN" (AVM) PACKAGE, WHICH WAS DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS, WASH. DC. (1980).



(INSTRUMENT NO 010018246)
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1" = 20' DECEMBER 06, 2004
JANUARY 11, 2007 (WALLCHECK GARAGE)

<p>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 ENCRUMPTIONS AS OF THIS DATE.</p>		<p>CASE NAME:</p> <p>CHRYST BROTHERS CONSTRUCTION</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT WAS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET</p>	<p><i>George M. O'Quinn</i></p>	<p> Surveyors, Inc.</p> <p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

#61129026-2



VIEW OF WEST AND SOUTH ELEVATIONS



VIEW OF EAST AND NORTH ELEVATIONS



VIEW OF SOUTH AND EAST ELEVATIONS



VIEW FROM ABOVE

PROPOSED RENOVATION FOR:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314
DESIGN/BUILD BY:
CARNEMARK
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814 . tel: 301.657.5000 . fax: 301.657.5070

proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

sheet title:

Cover
Sheet

sheet scale:

sheet date:

08.17.21

drawing revisions:

DESIGNER/BUILDER:	STRUCTURAL ENGINEER:
CARNEMARK DESIGN + BUILD 7550 WISCONSIN AVE SUITE 120 BETHESDA, MD 20814 301-657-5000 CONTACT:	[NAME] [ADDRESS 1] [ADDRESS 2] [CITY, STATE, ZIP CODE] [PHONE NUMBER] [CONTACT]
INTERIOR DESIGNER:	LANDSCAPE ARCHITECT:
[NAME] [ADDRESS 1] [ADDRESS 2] [CITY, STATE, ZIP CODE] [PHONE NUMBER] [CONTACT]	[NAME] [ADDRESS 1] [ADDRESS 2] [CITY, STATE, ZIP CODE] [PHONE NUMBER] [CONTACT]

date:
08.17.21

description:

BOARD OF ARCHITECTURAL REVIEW

rev. #

1

2

3

4

5

IMAGE



PROJECT INFORMATION

PROPERTY ADDRESS: 329 WASHINGTON ST. N, ALEXANDRIA, VA 22314
MAP-BLOCK-LOT NUMBER: 064.04-02-15
LOT AREA: 6,807 SQFT.
HISTORIC DISTRICT: CITY OF ALEXANDRIA, MOUNT VERNON MEMORIAL HIGHWAY, NATIONAL REGISTAR HISTORIC, 100 YEAR OLD BUILDING.
NEIGHBORHOOD:
WARD:
ADVISORY NEIGHBORHOOD COMMISSION:
LEGAL DESCRIPTION:
YEAR BUILT: 1820
UTILITIES: WATER CONNECTED
GAS CONNECTED
ZONING: CD COMMERCIAL / DOWNTOWN ZONE (RESIDENTIAL)
SETBACKS:
FRONT: WITHIN RANGE OF EXISTING FRONT SETBACKS OF ALL STRUCTURES ON THE SAME SIDE OF THE STREET IN THE BLOCK WHERE THE BUILDING IS, OR AT THE FRONT LOT LINE
SIDES: SIDEYARD MINIMUM OF 5
REAR: 16' MINIMUM
FAR: 1.5
OPEN + USABLE SPACE: 35% LOT AREA
HEIGHT: 35' MAX., 45' MAX IF THE RIDGELINE OF THE ROOF IS PARALLEL TO THE STREET AND THE SLOPE OF THE ROOF IS COMPATIBLE WITH NEIGHBORING BUILDINGS.

PROJECT DESCRIPTION

EXTERIOR WORK INCLUDES:
-NEW BASEMENT DOOR IN EXISTING OPENING
-NEW ELEVATOR
-NEW DOORS + WINDOWS ON THE 1ST FLOOR
-NEW ROOFTOP DECK + RAILING
-NEW SKYLIGHT
WHOLE HOUSE INTERIOR RENOVATION
NO WORK TO CARRIAGE HOUSE

PROJECT TEAM

VICINITY MAP



BUILDING CODES & STANDARDS

ALEXANDRIA, VIRGINIA
APPLICABLE CODES:
BUILDING:
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 VIRGINIA RESIDENTIAL CODE (VRC)
2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)

ENERGY COMPLIANCE

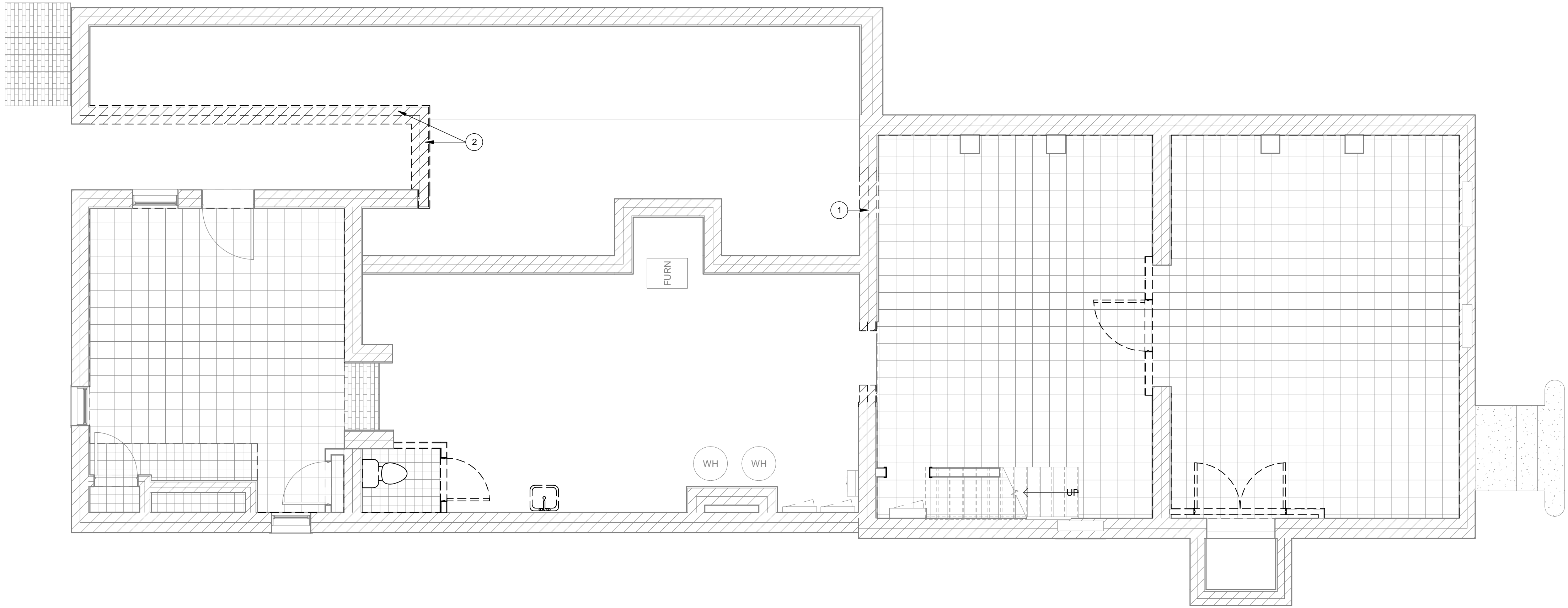
DRAWING INDEX

- 001 Cover Sheet
- A100 Demo + Proposed Plan - Basement
- A101 Demo + Proposed Plan - Level 1
- A104 Demo + Proposed Plan - Level 7
- A106 Demo + Proposed Plan - Roof
- A200 Existing vs. Proposed - South
- A201 Existing vs. Proposed - East
- A201a Demo Exterior Elevations
- A202 Proposed Exterior Perspectives

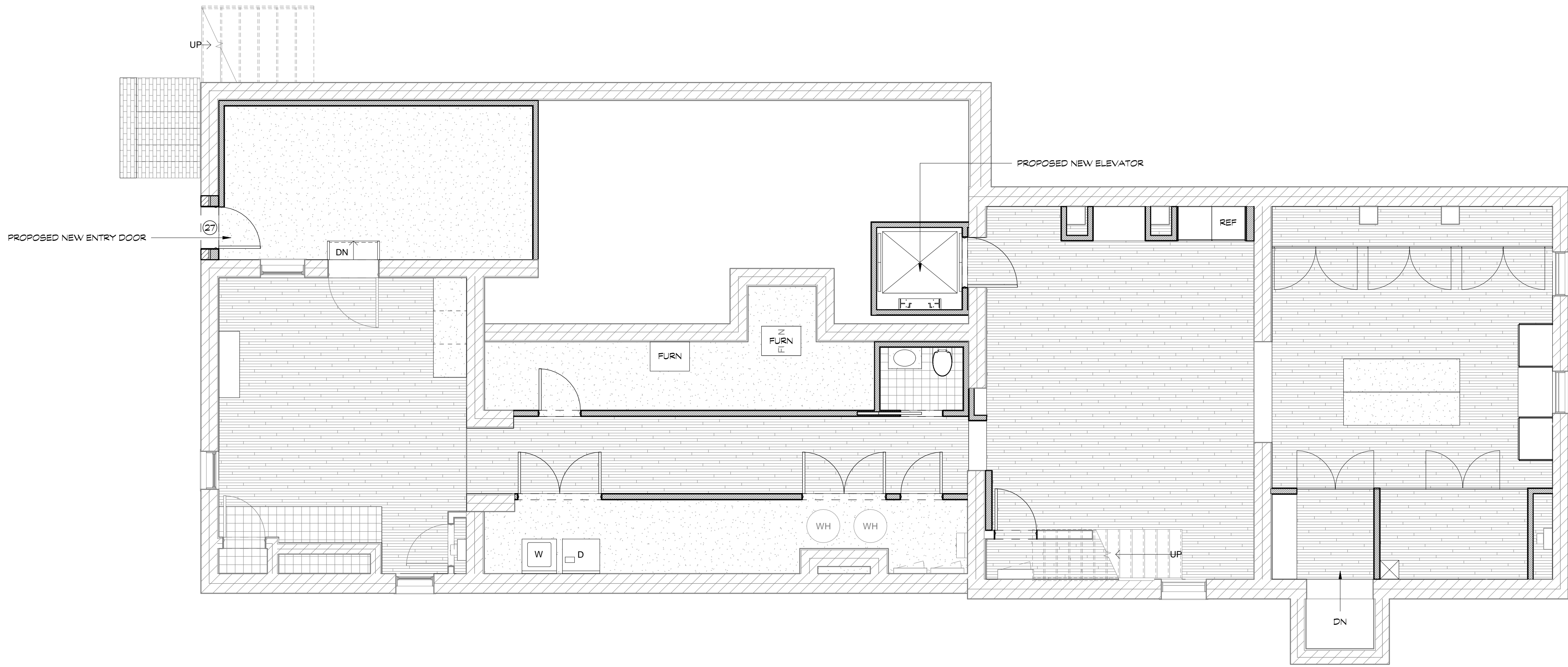
CARNEMARK ©
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK DESIGN + BUILD. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR ANY PART THEREOF SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK DESIGN + BUILD. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN UNDERTAKINGS SHALL HAVE PRECEDENCE OVER SIGNED UNDERTAKINGS.

001

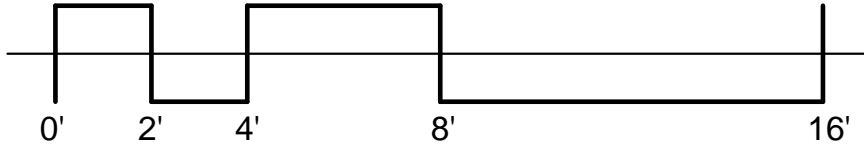
DEMOLITION NOTES	
Note Number	Note Text
1	DEMO PARTIAL WALL
2	DEMO WALL
3	DEMO + REPLACE DOOR
4	DEMO + REPLACE WINDOW
5	DEMO WINDOW
6	RELOCATE EXISTING CONDENSERS, TBD.
7	DEMO PARTIAL ROOF TO ADD NEW SKYLIGHT



2 DEMOLITION PLAN - BASEMENT
1/4" = 1'-0"



1 PROPOSED PLAN - BASEMENT
1/4" = 1'-0"



proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

sheet title:
**Demo +
Proposed
Plan -
Basement**
sheet scale:

1/4" = 1'-0"

sheet date:
08.17.21

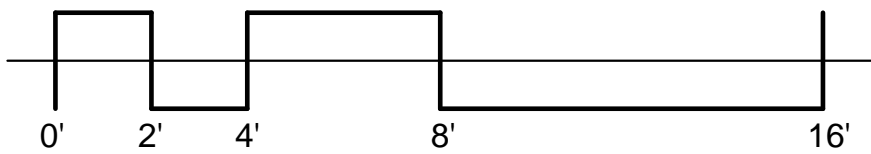
drawing revisions:

date:	08.17.21
-------	----------

rev.#	description:
1	BOARD OF ARCHITECTURAL REVIEW
2	
3	
4	
5	

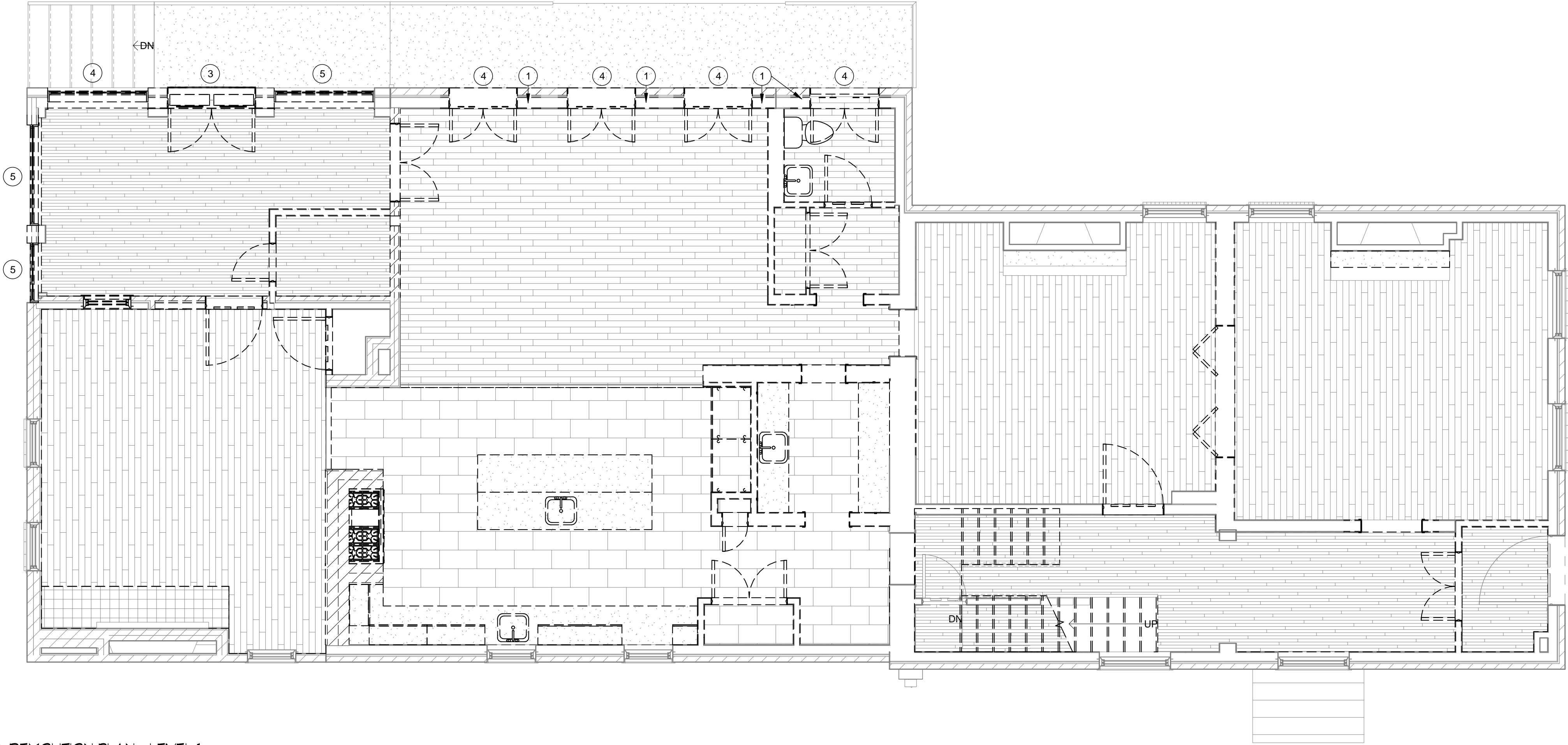
CARNEMARK ©
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN, INC. NO PART OF THIS DRAWING OR SPECIFICATION OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS. WITH TEN MINUTES SHALL HAVE PRECEDENCE OVER ANY OTHER REVISIONS.

A100

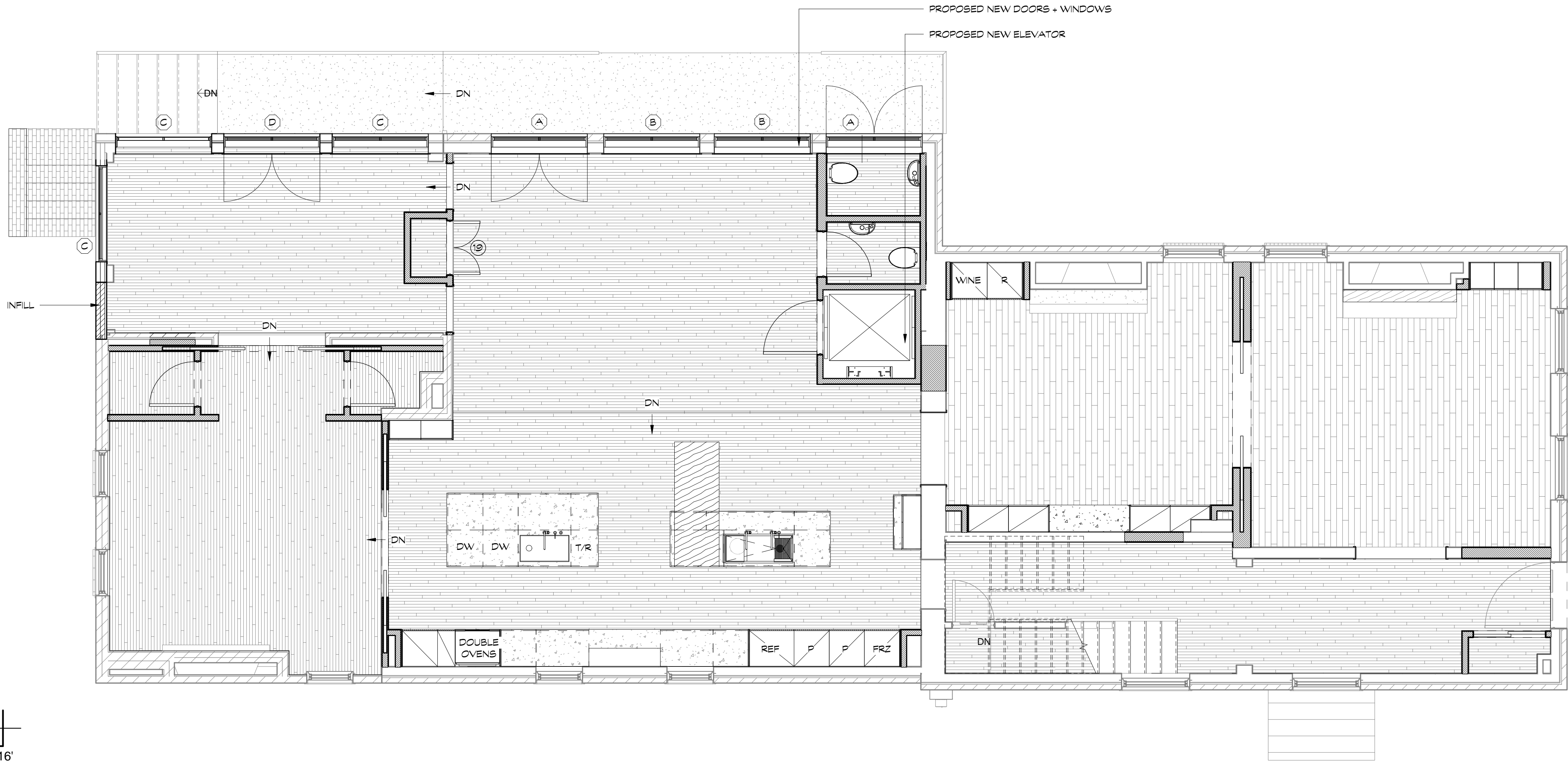


DEMOLITION NOTES	
Note Number	Note Text
1	DEMO PARTIAL WALL
2	DEMO WALL
3	DEMO + REPLACE DOOR
4	DEMO + REPLACE WINDOW
5	DEMO WINDOW
6	RELOCATE EXISTING CONDENSERS, TBD.
7	DEMO PARTIAL ROOF TO ADD NEW SKYLIGHT

2 DEMOLITION PLAN - LEVEL 1
1/4" = 1'-0"



1 PROPOSED PLAN - LEVEL 1
1/4" = 1'-0"



proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

sheet title:
**Demo +
Proposed
Plan -
Level 1**
sheet scale:

1/4" = 1'-0"

sheet date:
08.17.21

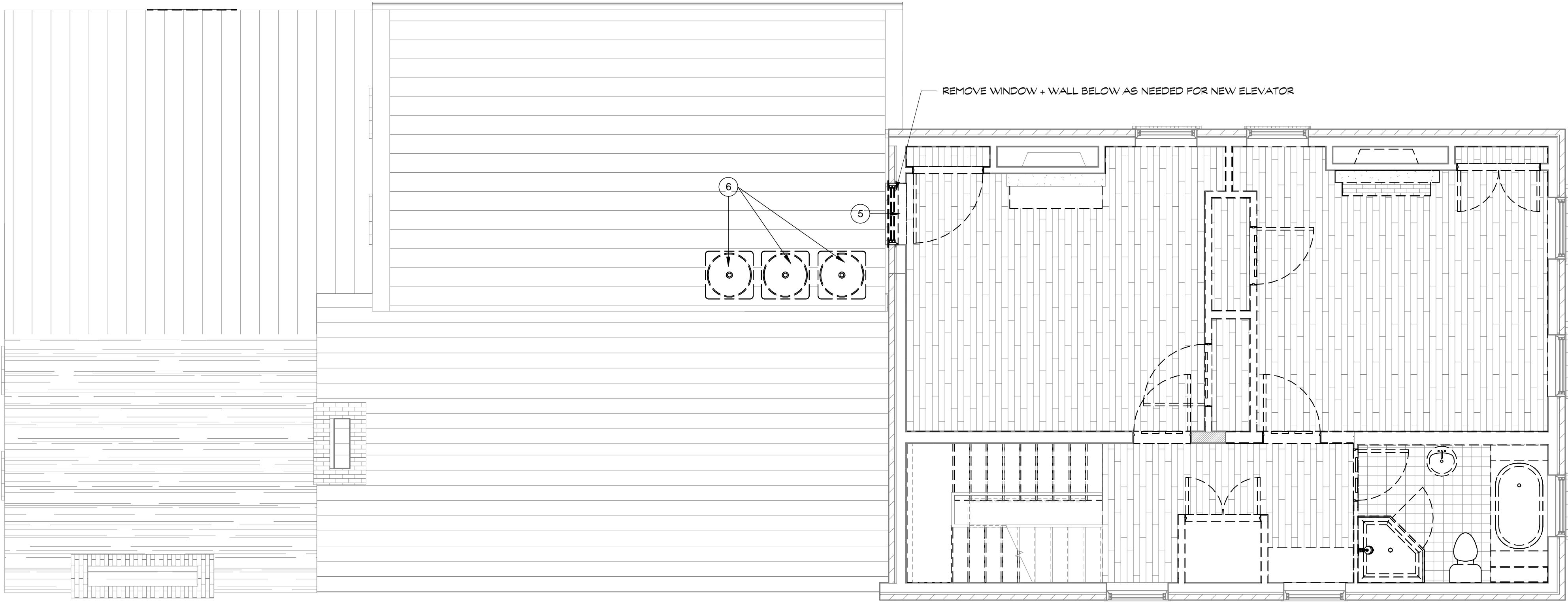
drawing revisions:

rev.#	description:	date:
1	BOARD OF ARCHITECTURAL REVIEW	08.17.21
2		
3		
4		
5		

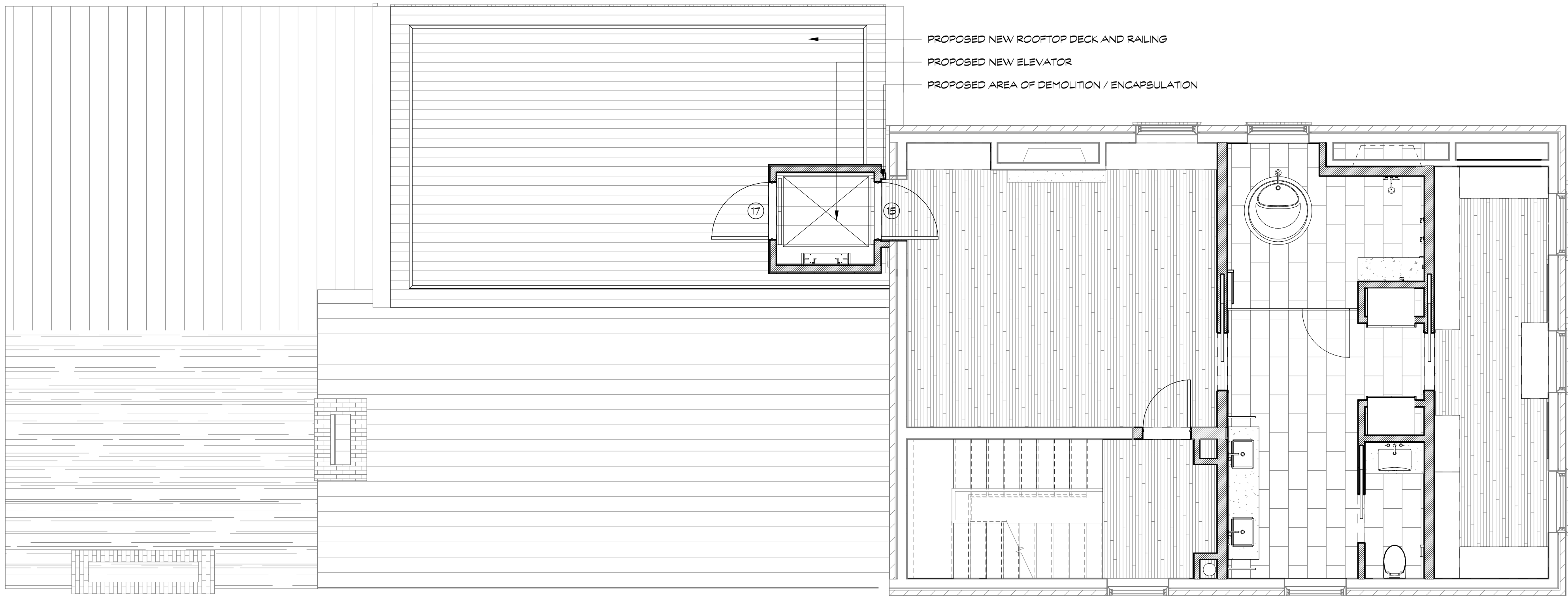
CARNEMARK ©
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN INC. NO PART OF THIS DRAWING OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WITH TEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS.

A101

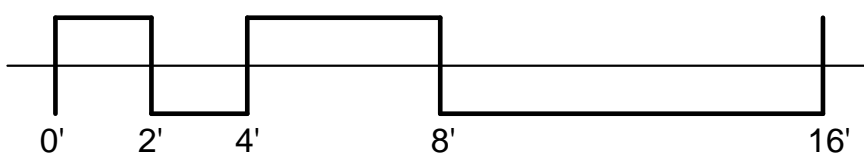
DEMOLITION NOTES	
Note Number	Note Text
1	DEMO PARTIAL WALL
2	DEMO WALL
3	DEMO + REPLACE DOOR
4	DEMO + REPLACE WINDOW
5	DEMO WINDOW
6	RELOCATE EXISTING CONDENSERS, TBD.
7	DEMO PARTIAL ROOF TO ADD NEW SKYLIGHT



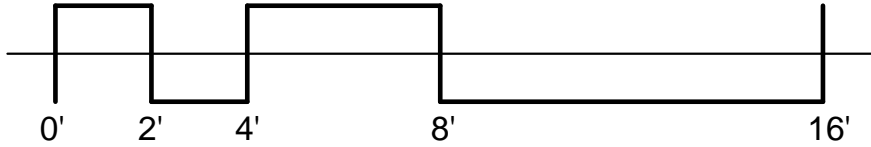
1 DEMOLITION PLAN - LEVEL 7
1/4" = 1'-0"



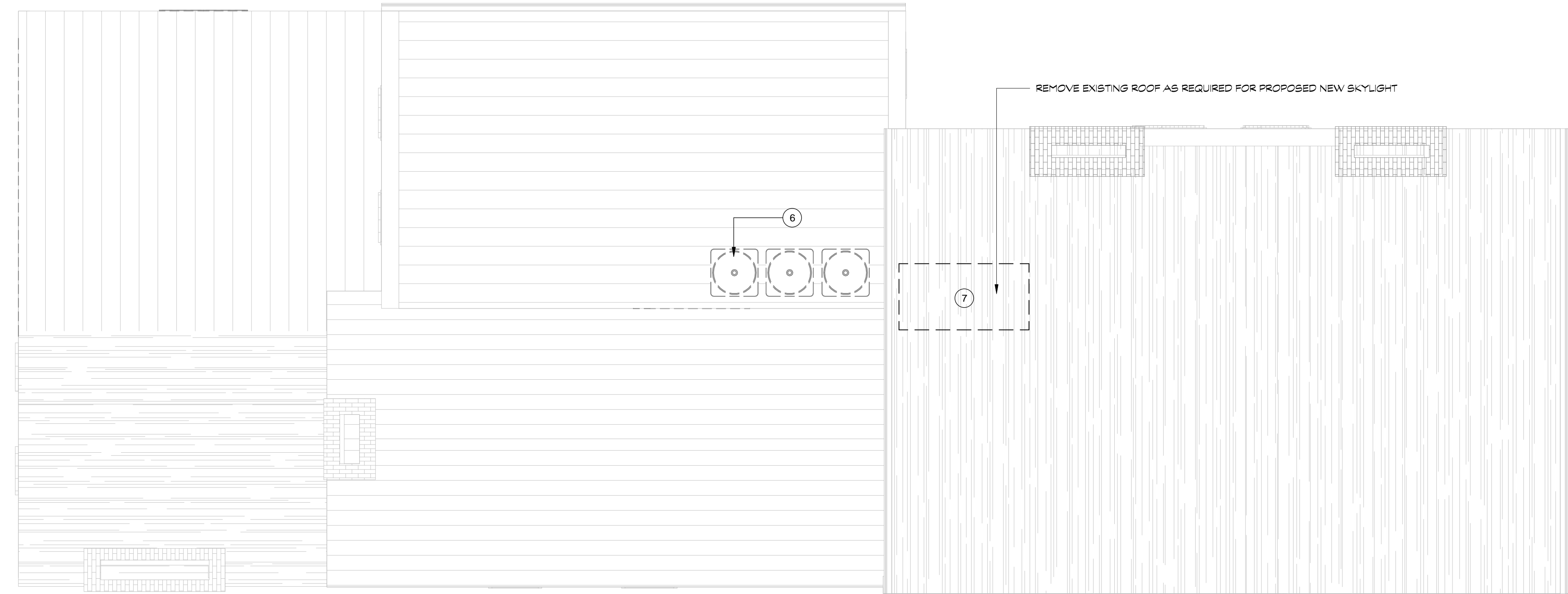
2 PROPOSED PLAN - LEVEL 7
1/4" = 1'-0"



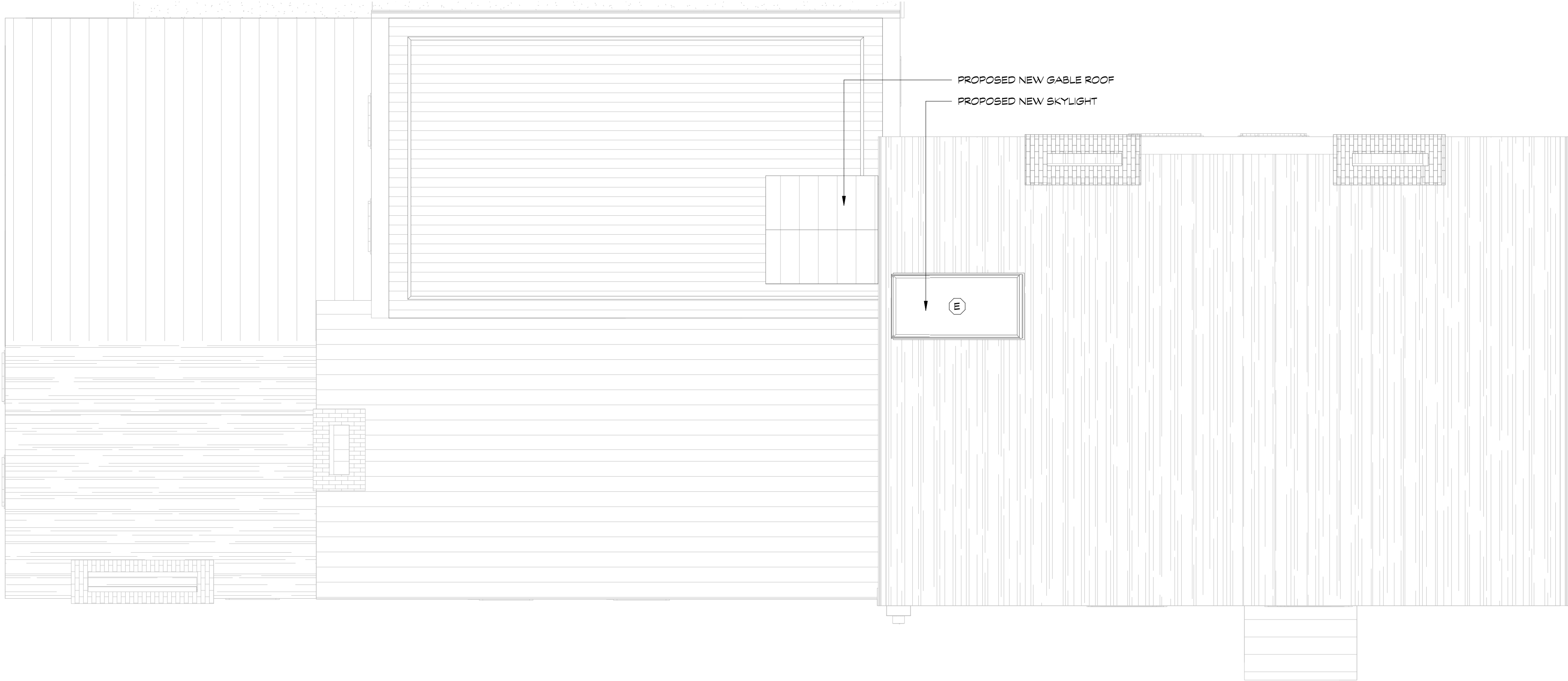
proposed renovation for:		KLEINBERG-COHEN 329 N. Washington St. Alexandria VA 22314	
sheet title:		Demo + Proposed Plan - Level 7	
sheet scale:		1/4" = 1'-0"	
sheet date:		08.17.21	
drawing revisions:			
rev. #	description:	date:	08.17.21
		1	BOARD OF ARCHITECTURAL REVIEW
		2	
		3	
		4	
CARNEMARK ©		7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000	
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN INC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR ANY OTHER INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS. WITHIN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.			
A104			



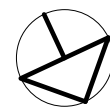
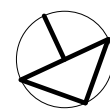
DEMOLITION NOTES	
Note Number	Note Text
1	DEMO PARTIAL WALL
2	DEMO WALL
3	DEMO + REPLACE DOOR
4	DEMO + REPLACE WINDOW
5	DEMO WINDOW
6	RELOCATE EXISTING CONDENSERS, TBD.
7	DEMO PARTIAL ROOF TO ADD NEW SKYLIGHT



2 DEMOLITION PLAN - ROOF
A106 1/4" = 1'-0"



1 PROPOSED PLAN - ROOF
A106 1/4" = 1'-0"



proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

sheet title:
Demo +
Proposed
Plan - Roof

sheet scale:

1/4" = 1'-0"

sheet date:

08.17.21

drawing revisions:	
date:	
08.17.21	

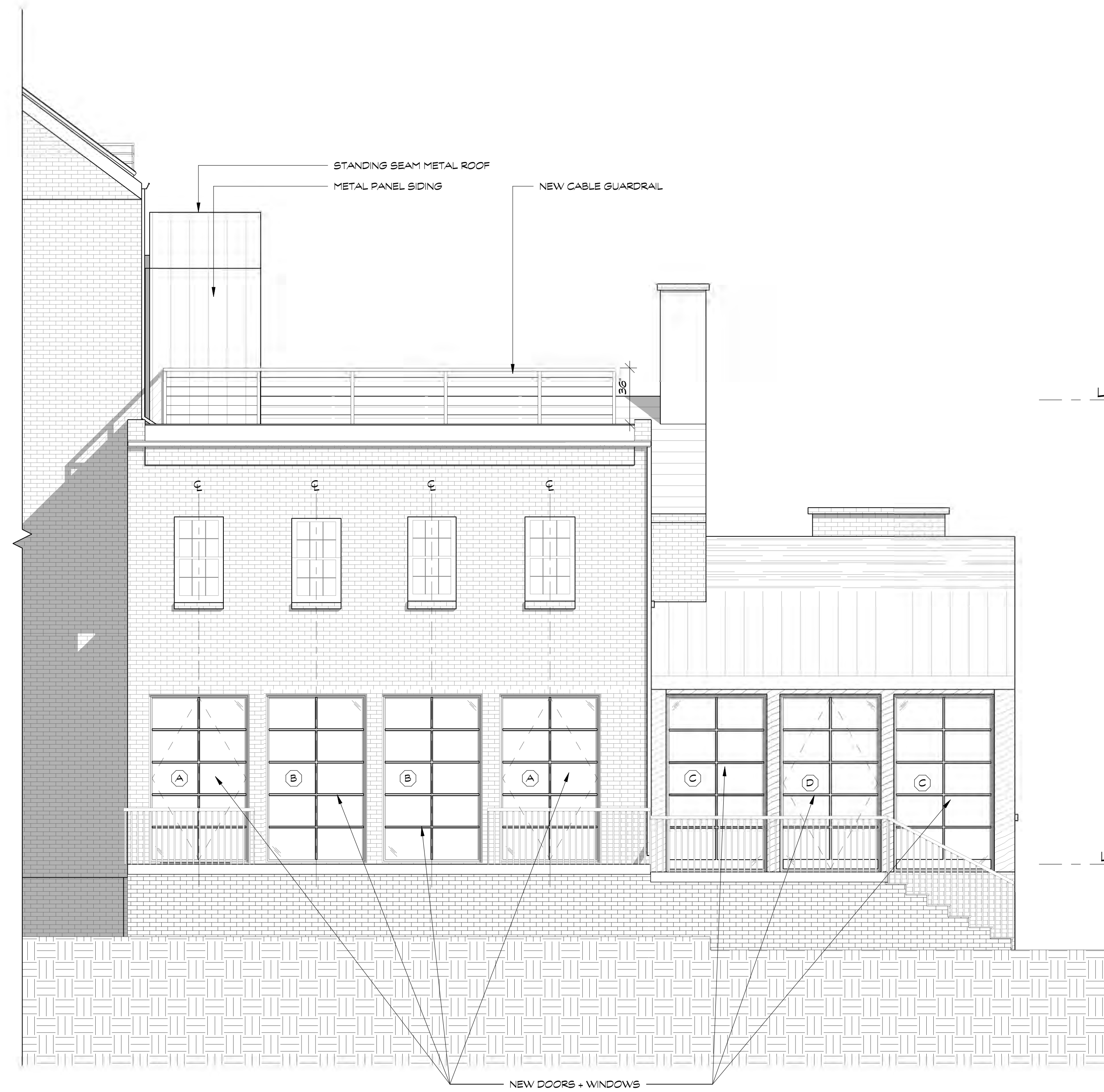
rev.#	description:
1	BOARD OF ARCHITECTURAL REVIEW
2	
3	
4	
5	

CARNEMARK ©
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN INC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR ANY PART OF THE WORK OR PROJECT OR ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

A106



1 EXISTING ELEVATION - SOUTH
A200 1/4" = 1'-0"



2 PROPOSED ELEVATION - SOUTH
A200 1/4" = 1'-0"

proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

sheet title:

Existing vs.
Proposed -
South

sheet scale:

1/4" = 1'-0"

sheet date:

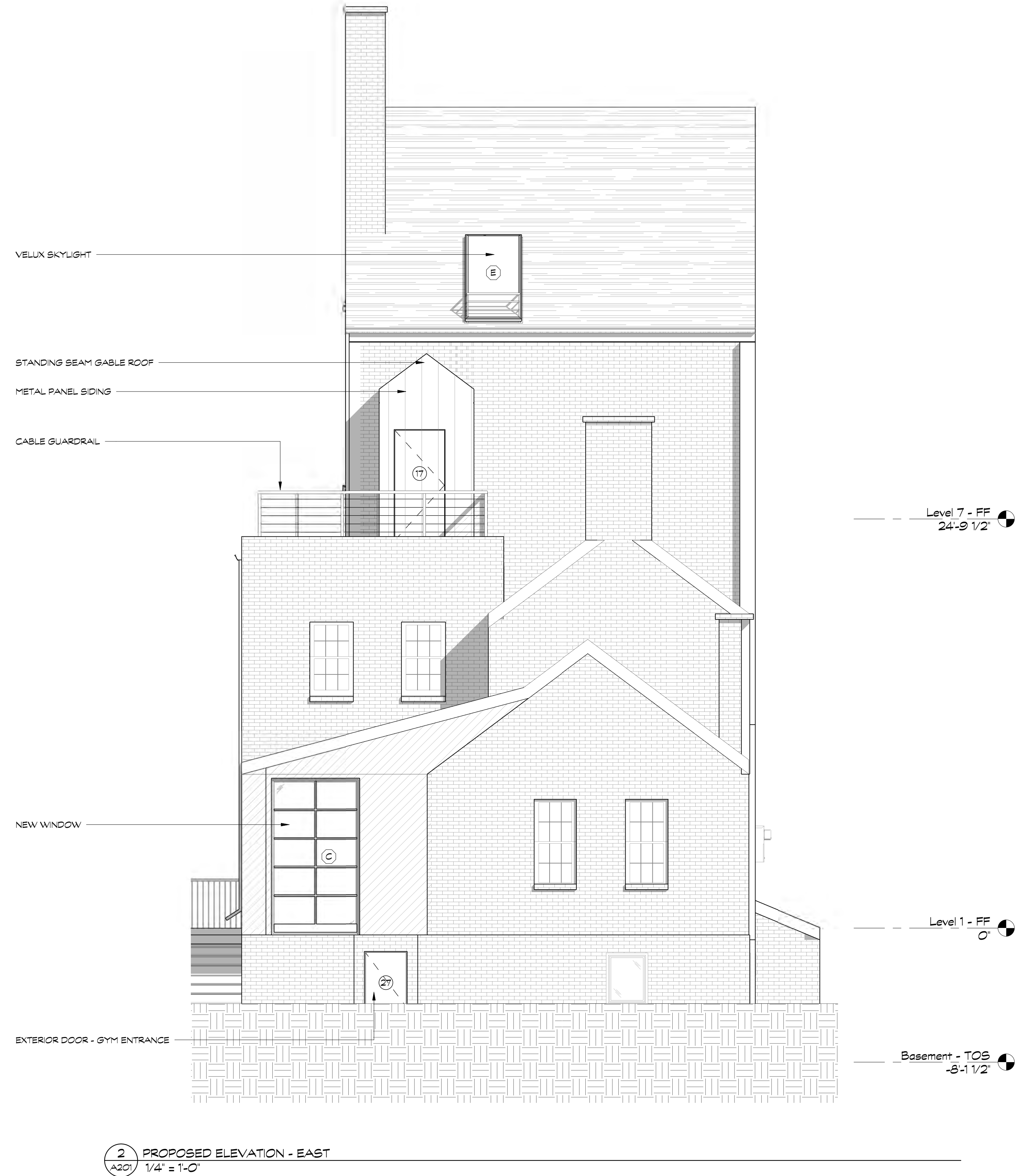
08.17.21

drawing revisions:

rev.#	description:	date:
1	BOARD OF ARCHITECTURAL REVIEW	08.17.21
2		
3		
4		
5		

CARNEMARK ©
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS. WRITTEN UNDERSIGNS SHALL HAVE PRECEDENCE OVER SEALED UNDERSIGNS.

A200



7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814, tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK ©. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR ANY PART OF THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REPRESENTATIONS. WRITTEN AMENDMENTS SHALL HAVE PRECEDENCE OVER PLOTTED DRAWINGS.

CARNEMARK ©

description:
BOARD OF ARCHITECTURAL REVIEW

date:
08.17.21

08.17.21

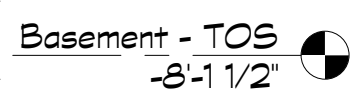

sheet scale:

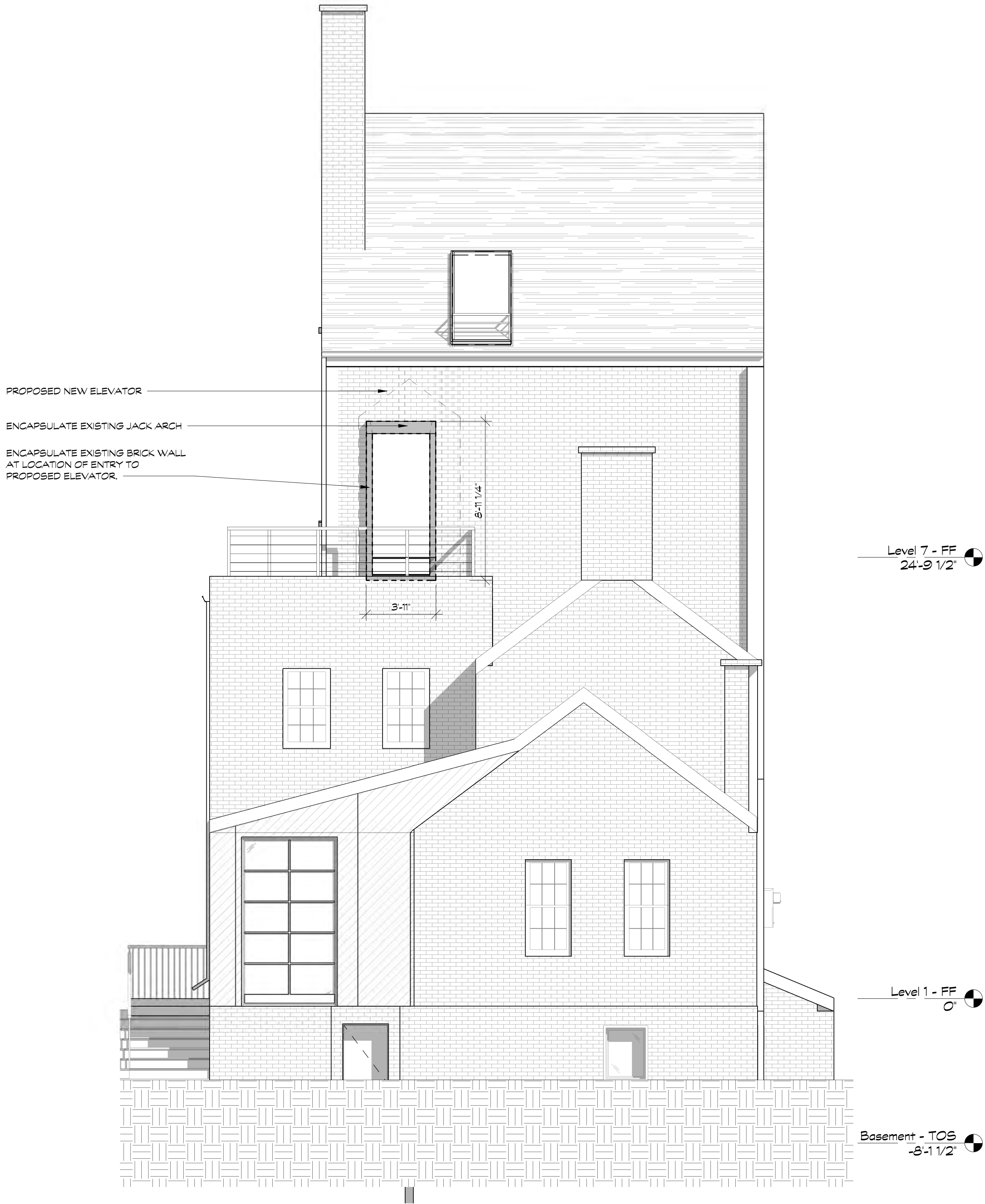
Existing vs.
Proposed -
East

sheet title:

proposed renovation for:
KLEINBERG-COHEN
329 N. Washington St.
Alexandria VA 22314

A201

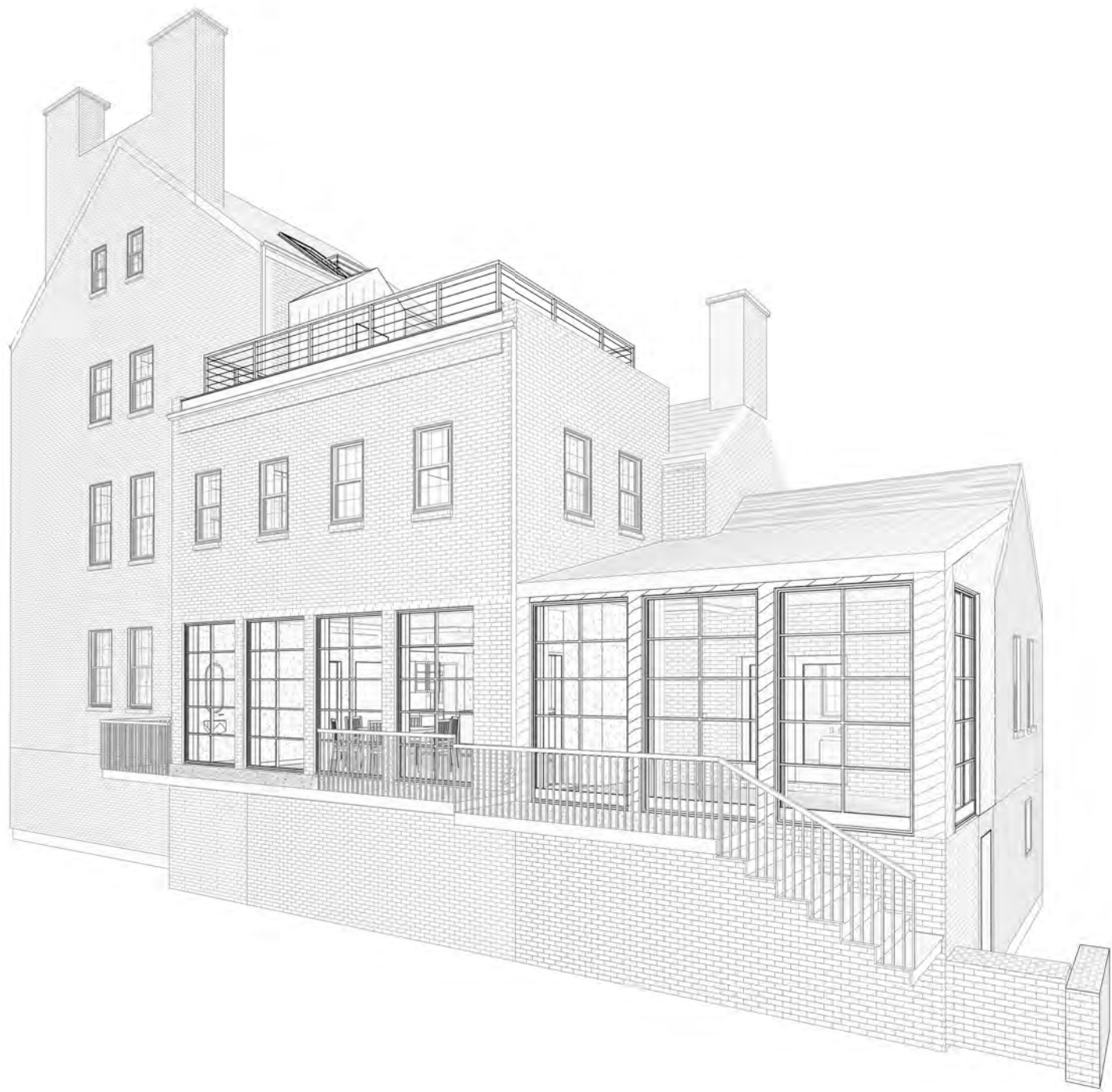
A201a



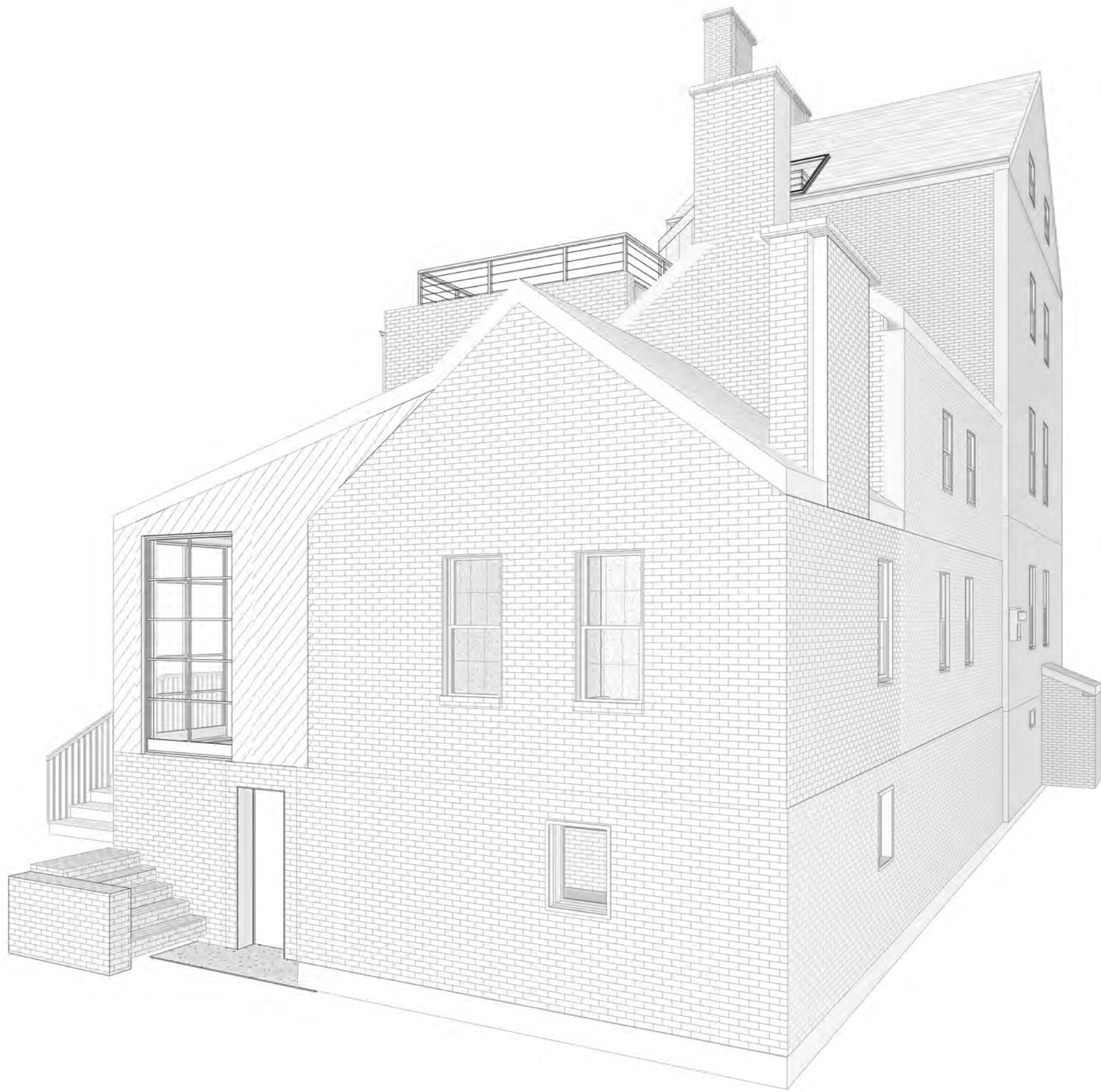
1 ENCAPSULATION EXTERIOR ELEVATION - EAST
A201b 1/4" = 1'-0"

A201b	<div>CARNEMARK ©</div> <div>7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000</div> <div><div>THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, EXPLANATIONS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. USUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DISAGREEMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.</div></div>		proposed renovation for:		KLEINBERG-COHEN	
			sheet title:		329 N. Washington St.	
			Encapsulation		Alexandria VA 22314	
			sheet scale:			
			1/4" = 1'-0"			
			sheet date:			
			08.23.21			
			drawing revisions:			
			date:		08.23.21	
			description:		BOARD OF ARCHITECTURAL REVIEW	
rev. #		1				
		2				
		3				
		4				
		5				

CARNEMARK ©
7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000
THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN INC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS. WRITTEN REVISIONS SHALL TAKE PRECEDENCE OVER DATED SCALED DIMENSIONS.



1 PROPOSED EXTERIOR PERSPECTIVE 4
A202



2 PROPOSED EXTERIOR PERSPECTIVE 2
A202



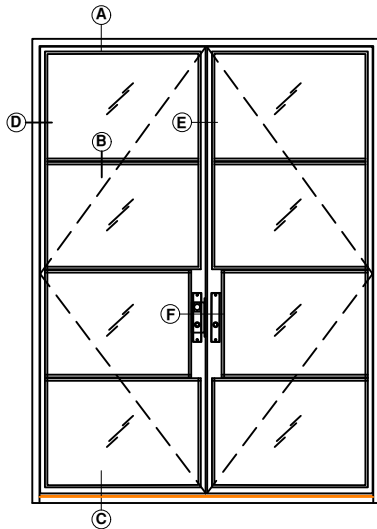
3 PROPOSED EXTERIOR PERSPECTIVE 3
A202



4 PROPOSED EXTERIOR PERSPECTIVE 1
A202

A202			CARNEMARK © 7550 Wisconsin Avenue, Suite 120, Bethesda, MD 20814. tel: 301.657.5000 <small>THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF CARNEMARK SYSTEMS AND DESIGN INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARNEMARK SYSTEMS AND DESIGN INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN UNDERSIGNS SHALL HAVE PRECEDENCE OVER SEALED UNDERSIGNS.</small>			rev. #			description:			date:			drawing revisions:			sheet date:			sheet scale:			sheet title:			proposed renovation for:					
						1			BOARD OF ARCHITECTURAL REVIEW			08.17.21												KLEINBERG-COHEN			329 N. Washington St.			Alexandria VA 22314		
						2																										
						3																										
						4																										
						5																										

PRODUCT SCHEDULE	Kleinberg-Cohen Residence	Submitted:	8.17.2021		
	329 North Washington Street	Phase/Meeting:	BAR Review		
	Alexandria, Va 22314				
Type	Product/Brand Name	Model #	Finish Description	Qty.	Notes
WINDOW/ SKYLIGHT/ GLAZED DOOR SCHEDULE					
	Description	Model#	Action/Dimensions	Qty.	Notes
Manufacturer	Portella				
Series	Storefront Exterior Double Door In-Swing, SFE-5100				
Glazing	Double (Single and Triple available), CARDINAL 366 over Clear Tempered				
Mullions	Refer to drawings (Custom), Black				
Hardware	Rocky Mountain				https://www.rockymountainhardware.com/products/door-hardware
Exterior Color	Black				
Drawing Reference					
A	door				
B	fixed window/door				
C	taller door				
D	fixed window/door				
E	Skylight - Velux	Cabrio Balcony	3' x 8'	1	Outside Frame (37 1/16" x 99 1/4")
EXTERIOR DOOR SCHEDULE					
Drawing Reference	Description	Panel Style	Manufacturer	Qty.	Notes
27	Single Hinged (Rear Exterior Door)			1	Exterior Door
ADDITION - EXTERIOR FINISHES					
Wall Cladding	Englert, Concealed Fastener Wall Panel System 16"	B4000 Series (interlocking, vertical)	Matte Black/Charcoal Grey		coated steel, Steel, weathering steel or aluminum
Roof Cladding	Englert, Architectural Metal Roof System 16"	A1101/1120 (standing seam)	Matte Black/Charcoal Grey		coated steel, Steel, weathering steel or aluminum
Railing	Feeney	st st cable (cable diameter 1/8")	Black		Aluminum Railing Frame with horizontal stainless steel cable rail system without a bottom rail
Deck	Wolf Decking	Serenity Decking, Tropical Hardwoods	Weathered Ipe		
GENERAL NOTES					
SEE SPECIFICATION SHEETS FOR DETAILS					



SPECIFICATIONS

SFE 5100

IN-SWING DOUBLE DOOR
Carbon Steel

Door Hinge: Carbon Steel Post in Barrel w/Ball Bearings

Door Lock: Mortise Lock, Rocky Mountain or Ashley Norton

Flushbolt: on inactive door top and bottom
Concealed Flushbolts

Glazing:

Type: Double (Single and triple Available)

Glass: CARDINAL 366 over Clear Tempered

Spacer: Dark Bronze

Thickness: 7/8" Overall

Glazing Orientation: Exterior

Stop Type: Factory Wet Glazed

Muntin: 1-1/4" for TDL

Weather Strip:

Q-Lon Foam and Polyethylene Adhesive Backed

Door Bottom Sweep: Aluminum whit Polyethylene insert

Sill:

Custom Brass, Dark Patina.

Finish:

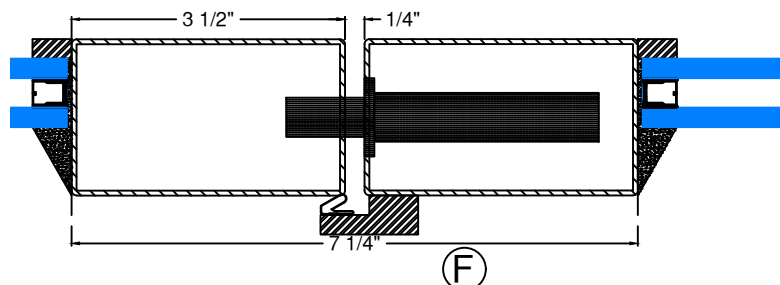
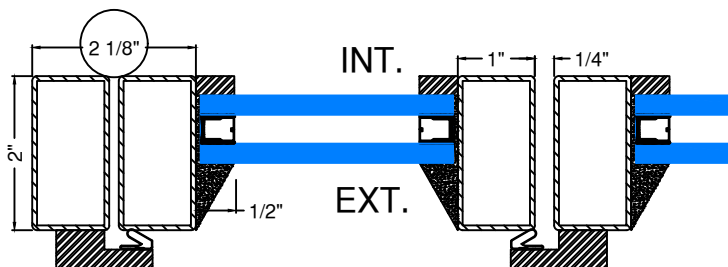
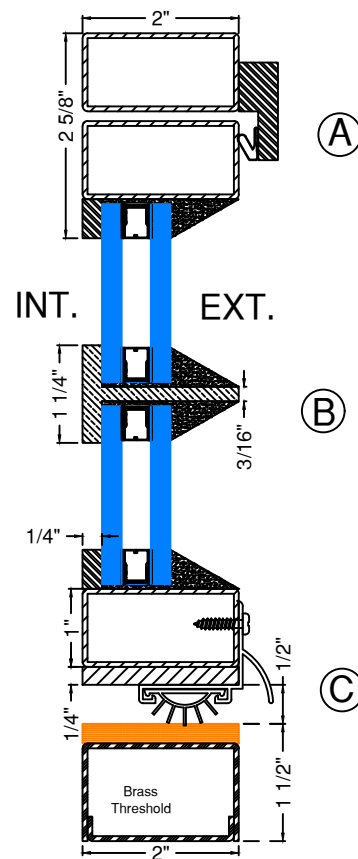
Paint Finish Options Specify Color

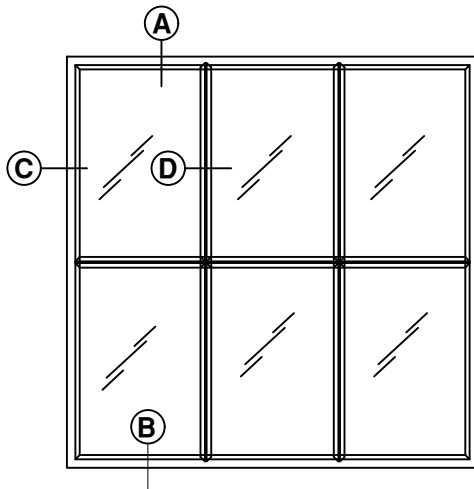
Paint: Standard and Custom

2 coats of epoxy Base Primer

2 coats of Acrylic Lacquer Paint

3 coats of Clear Polyurethane





SPECIFICATIONS

SFE 1000

FIXED
Carbon Steel

Glazing:

Type: Double (Single and triple Available)
Glass: CARDINAL 366 over Clear Tempered
Spacer: Dark Bronze
Thickness: 7/8" Overall
Glazing Orientation: Exterior
Stop Type: Factory Wet Glazed
Muntin: 1-1/4" for TDL

Weather Strip:

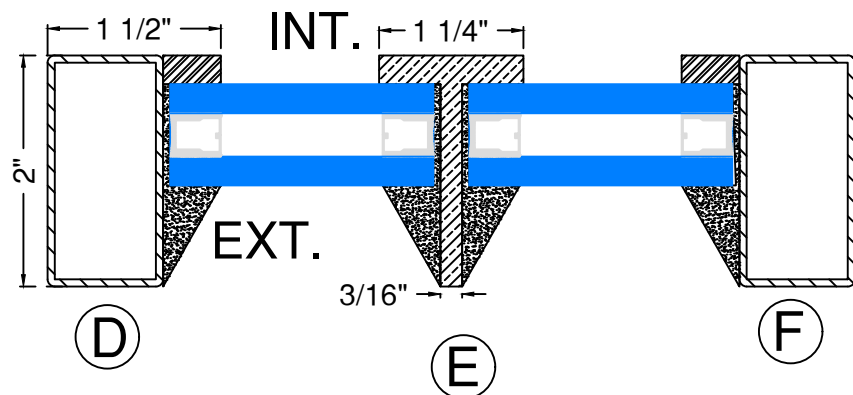
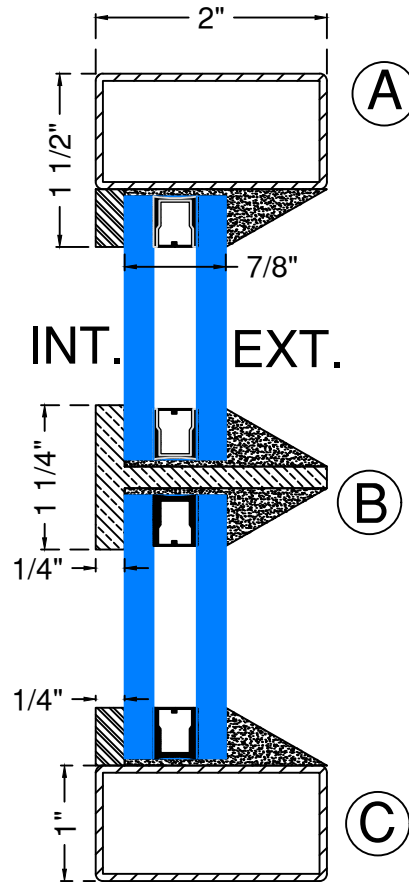
N/A

Sill:

Frame Depth: 2"

Finish:

Paint Finish Options Specify Color
Paint: Standard and Custom color options
2 coats of epoxy Base Primer
2 coats of Acrylic Lacquer Paint
3 coats of Clear Polyurethane



Finishes



Grey



Pewter



Gun Metal



Chestnut Brown



Dark Bronze



Black

**Patina finishes available upon request.*

Hardware



Rocky Mountain

**Others by approval.*



ARCHITECTURAL SYSTEM FOR COMMERCIAL AND RESIDENTIAL

1" ARCHITECTURAL SNAP-LOCK PANEL SYSTEM

Englert's Series 1101/1120 system is designed for sloped roofs and other exterior surfaces of light commercial and residential projects. The 1101/1120 profile, with a concealed integrated nail strip and fasteners, requires no mechanical seaming or separate seam cap. The narrow standing seam can be detailed to provide a smooth transition from roof to fascia or mansard. The clipless design lends itself to fast and easy installations.

SYSTEM APPLICATIONS

- Light duty for residential and commercial use
- 3"/12" minimum slope
- Must be installed over a solid deck

SUBSTRATES

- 26 and 24 gauge steel





FINISHES

Englert's Series 1101/1120 system is available in a wide variety of coatings and colors. See the Englert color card for our full range of standard colors and paint system specifications.

Englert can match the color of virtually any material – including brick, wood and fabric – with short lead times as needed. Custom colors are available in quantities as low as 5,000 lbs. on steel or aluminum.

SYSTEM WARRANTIES

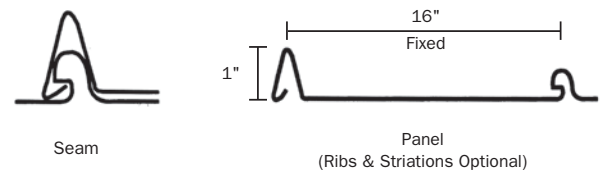
- Galvalume Plus® – 25-year steel warranty on acrylic coated Galvalume®
- PermaColor 2000 – 30-year steel or aluminum warranty on Kynar 500®/Hylar 5000® coating
- PermaMetallic 2000 – 20-year steel or aluminum warranty on Kynar 500®/Hylar 5000® coating
- Siliconized Modified Polyester – 15-year steel or aluminum coating warranty

RATINGS AND CERTIFICATIONS

- UL-90 rating pending
- ASTM-E-84 Class A fire rating on coating and substrate
- High Velocity Hurricane Zone Approval
- ASTM-E-1680-95 air infiltration rating pending
- ASTM-E-1646-95 water penetration rating pending



Series 1101/1120 1" Integral Snap-Lock

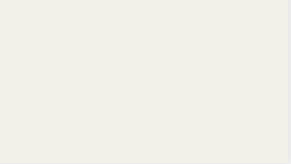


Distributed by:

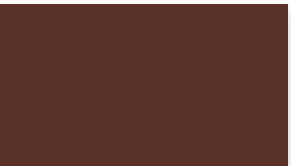
Kynar 500® is a registered trademark of Atochem. N.A.
Hylar 5000® is a registered trademark of Ausimont USA
Galvalume® and Galvalume Plus® are registered trademarks of BIEC International, Inc.

Copyright ©2021 Englert Inc. All rights reserved.

90350H



BONE WHITE



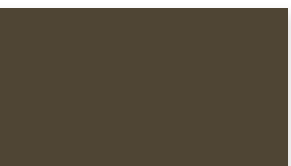
BURGUNDY



CHARCOAL GRAY



COLONIAL RED



DARK BRONZE



DOVE GRAY



DEEP RED



EVERGLADE MOSS



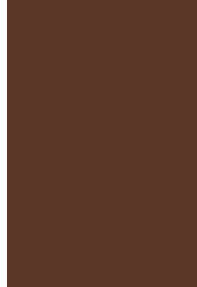
FOREST GREEN



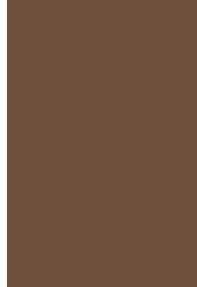
HARTFORD GREEN



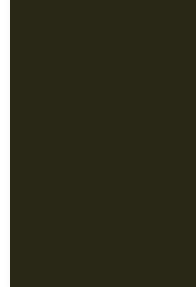
HEMLOCK GREEN



MANSARD BROWN



MEDIUM BRONZE



MATTE BLACK



PACIFIC BLUE



PATINA GREEN



ROYAL BLUE



SLATE BLUE



SLATE GRAY



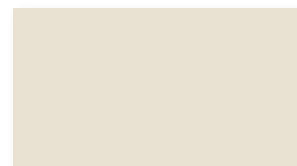
SUNSET BLUE



SANDSTONE



SIERRA TAN



STONE WHITE



TERRA COTTA



Standard COLORS and COATINGS

PERMACOLOR 3500

Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in
Galvalume and Aluminum
(.032", .040" & .050")

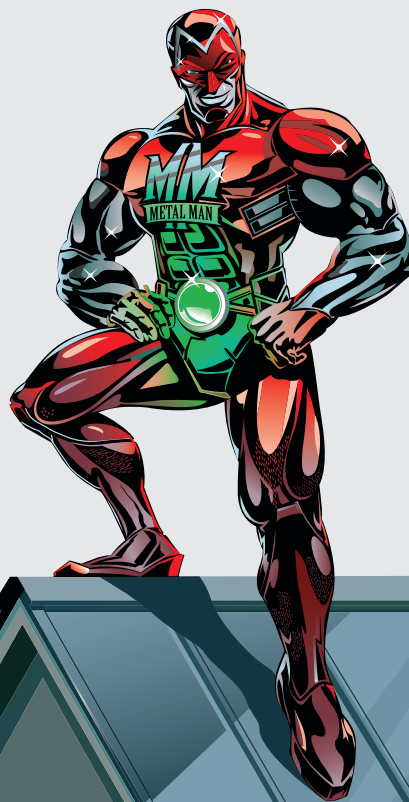


To view current SRI values,
please visit the Englert website.

Colors shown are close to actual finishes
however, due to the limitations of
printing processes, slight variations
may exist. Please contact Englert for
actual color chips before ordering.



PPG is a registered trademark of PPG Industries Ohio, Inc.



MILL FINISH GALVALUME-PLUS®



PERMAMETALLICS 3500*

*Premium priced paint systems.

CHAMPAGNE* (Metallic) Mica 2-Coat System



COPPER* (Metallic) Mica 2-Coat System



PREWEATHERED GALVALUME®*

(Metallic) Mica 2-Coat System

MILL FINISH (Aluminum) Made to order – available in sheets only



FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume-Plus®		✓	✓				
Burgundy	•	✓	•	✓	•	•	•
Bone White	•	✓	•	✓	✓	✓	•
Charcoal Gray	•	✓	✓	✓	✓	✓	•
Colonial Red	•	✓	✓	✓	•	•	•
Dark Bronze	•	✓	✓	✓	✓	✓	•
Dove Gray	•	✓	✓	✓	✓	✓	•
Deep Red	•	✓	•	✓	•	•	•
Everglade Moss	•	✓	•	✓	•	•	•
Forest Green	•	✓	✓	✓	✓	•	•
Hartford Green	•	✓	✓	✓	✓	•	•
Hemlock Green	•	✓	•	✓	•	•	•
Mansard Brown	•	✓	✓	✓	✓	•	•
Medium Bronze	•	✓	✓	✓	✓	✓	•
Mill Finish (Aluminum)*				✓*	✓*	✓*	•*

*Made to order – available in sheets only.

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	•	✓	✓	✓	✓	✓	•
Pacific Blue	•	✓	•	✓	•	•	•
Patina Green	•	✓	•	✓	•	•	•
Royal Blue	•	✓	•	✓	•	•	•
Slate Blue	•	✓	•	✓	•	•	•
Slate Gray	•	✓	✓	✓	✓	✓	•
SunNet Blue	•	✓	•	✓	•	•	•
Sandstone	•	✓	•	✓	✓	✓	•
Sierra Tan	•	✓	•	✓	✓	✓	•
Stone White	•	✓	•	✓	✓	✓	•
Terra Cotta	•	✓	•	✓	•	•	•
Champagne (Metallic)*	•	✓	•	✓	✓	•	•
Copper (Metallic)*	•	✓	•	✓	✓	•	•
Preweathered (Metallic)*	•	✓	•	✓	✓	✓	•

*Mica 2-Coat System

✓ - Standard • - Minimum Quantities Required

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

The coil and sheet availability shown above is subject to change at anytime without notice. Contact Englert for current offering.

ENGLERT INC.
 1200 Amboy Avenue, Perth Amboy, NJ 08861
 Phone: 732-826-8614 • Fax: 732-826-8865
 info@englertinc.com • englertinc.com

DISTRIBUTED BY:

B4000 CONCEALED FASTENER WALL PANEL SYSTEM



ENGLERT®

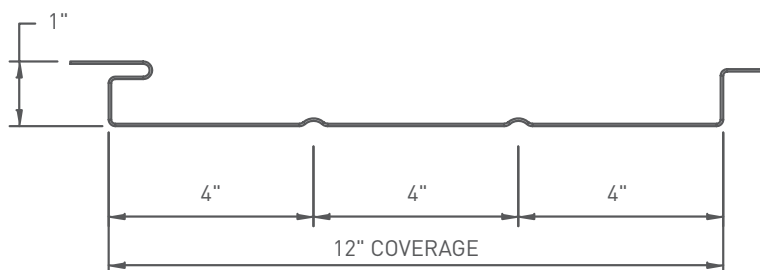
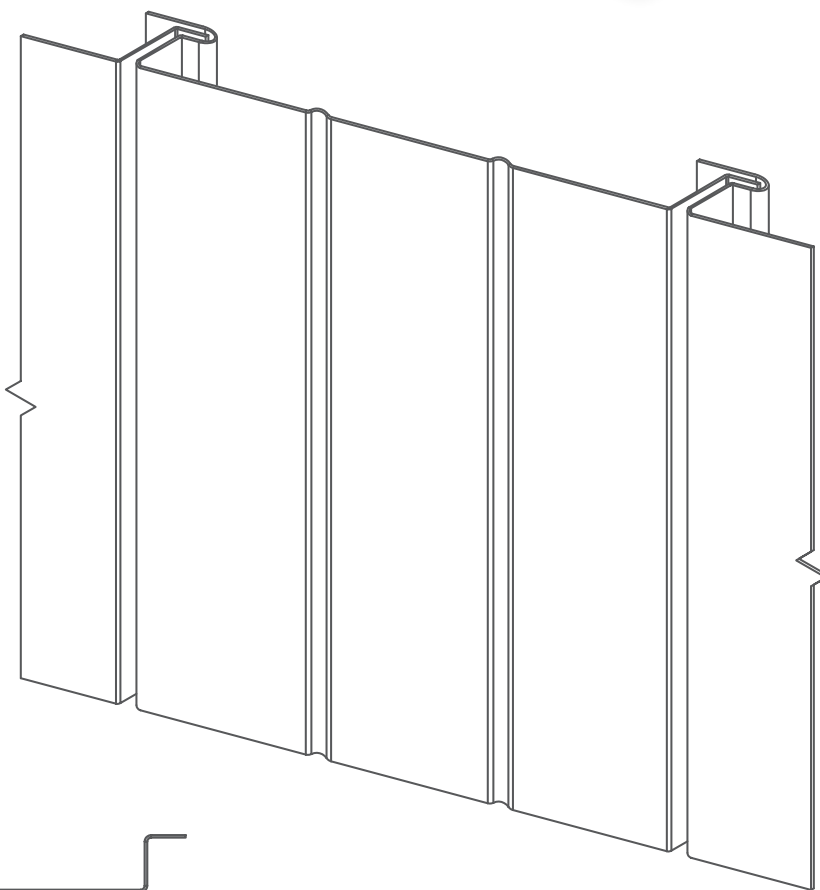
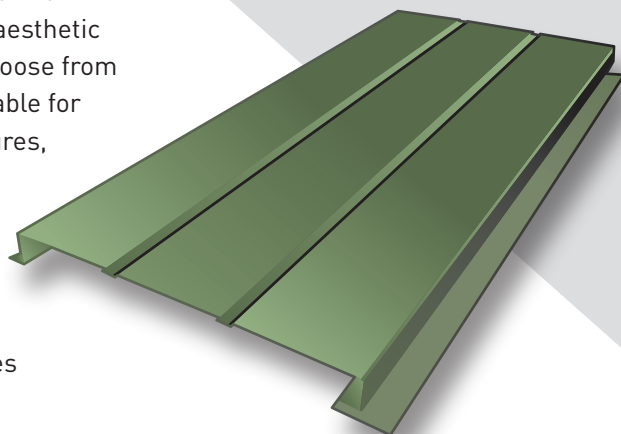
1-800-ENGLERT englertinc.com

Englert offers a full line of commercial/industrial wall panels, available in a wide range of colors all in a Kynar 500® paint finish that meet specific aesthetic and corrosion resistance requirements. Architects and builders can choose from a variety of Englert's economical and durable wall panel systems, suitable for use in pre-engineered metal building applications, agricultural structures, commercial buildings and industrial buildings.

Englert B4000 Concealed Fastener Wall Panel System

The **Englert Series B4000** flush interlocking wall panel system provides consistently smooth wall surfaces. Unobtrusive vertical seams with concealed integral fasteners are secured without the need for additional clips or mechanical seaming. Optional stiffeners are recommended for lighter gauge material. The panels also may be detailed in combination with insulation to produce an insulated siding system.

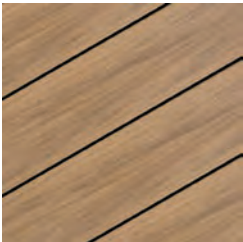
All of the Englert Commercial/Industrial Wall Panels can be designed with either rigid board insulation, or liner panels and fiber glass batt insulation, to produce field assembled, insulated siding systems.



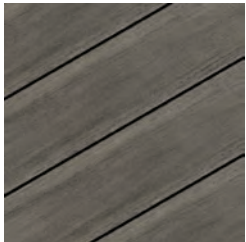
COLLECTIONS

TROPICAL HARDWOODS

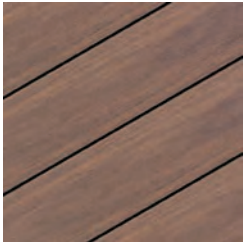
Rich, variegated colors with natural woodgrain texture



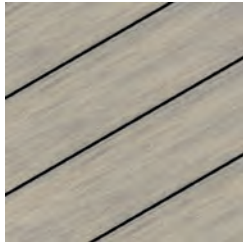
Amberwood



Black Walnut



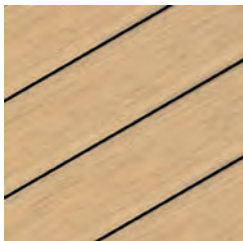
Rosewood



Silver Teak



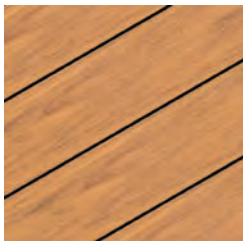
Onyx



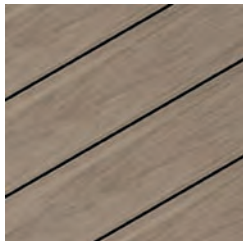
Golden Cypress



Driftwood Grey



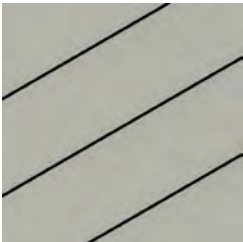
Teakwood



Weathered Ipe

SEASIDE

Cool, solid coastal tones



Harbor Grey



Sand Castle



LET IT RAIN

When it rains and pours, Wolf Serenity Decking repels. This durable decking minimizes water absorption, making it a smart choice for regions with heavy rain and humidity as well as areas in contact with water, such as docks and pool surrounds.



LET IT SHINE

COLORWATCH100® TECHNOLOGY

Wolf Serenity Decking features a proprietary **COLORWATCH100** premium ASA capstock, which helps block harmful UV rays to promote color retention — even in the dog days of summer.



SERENITY DECKING:
TROPICAL HARDWOODS Silver Teak
Installation by Dr. Decks



SERENITY DECKING:
SEASIDE Sand Castle



SERENITY DECKING:
TROPICAL HARDWOODS
Rosewood



SERENITY DECKING:
SEASIDE Harbor Grey
Installation by South Water Construction

WOLF SERENITY™ DECKING

FEATURES

- » Premium ASA **COLORWATCH100®** Technology provides industry-leading color retention
- » Moisture, mold and mildew resistance make it ideal for coastal applications
- » Authentic color and texture of real wood
- » Resists rotting, delaminating, splitting and cracking
- » Strong and durable, yet very lightweight
- » Easy to install using traditional and hidden fastening systems
- » Reversible 1" x 5 1/2" deck boards available in 12', 16' and 20' lengths as well as 1/2" x 11 3/4" x 12' rimboards
- » ICC Code Compliant – ESR-2824



Celebrate your view

CableRail lets you celebrate the view with slender cables and hidden fittings that virtually disappear.

The railing shown is the Feeney DesignRail® aluminum railing system. For more information visit www.feeneyinc.com

Find your solution

SOLUTION A


CableRail Kits

CableRail Kits are the most popular and cost effective solution for wood and metal railing frames and include everything needed to attach and tension a cable.

They're designed for frames where there is access to drill through both end posts allowing the fittings to anchor to the outer faces of the posts.

Note: Kits are not recommended for composite sleeved wood posts

All fittings and cables are manufactured from high-quality 316-grade stainless steel for weather-tough durability, ultra-low maintenance, and lasting beauty.

 **Kits for Wood Posts**
(6300 series) have 7½-in
Threaded Terminal

 **Kits for Metal Posts**
(6200 series) have 4¼-in
Threaded Terminal

Kits for wood or metal posts

Our original CableRail system is an easy to install option for almost every project. It's packaged and ready to go in preset lengths and can be trimmed as needed in the field. Each kit includes the following:

Selected length of ½-in
diameter cable with
Threaded Terminal
pre-attached to one end


Quick-Connect®
Inset Fitting


Pair of flat washers
(Stainless for wood posts
and nylon for metal)


Snug-Grip®
Washer Nut

Conceal Kits for wood or metal posts

A low-profile CableRail option with slender end caps and special compact cable fittings that hide inside the end posts for a completely symmetrical look. Each kit includes the following:

½-in diameter cable with
Conceal Terminal
pre-attached to one end


Conceal Quick-Connect®
Fitting


Conceal
Receiver

Kits for oversized wood or metal posts

If you have oversized or irregular wood or metal posts that require a specific thread length, our **All-Thread Receiver (ATR) Kits** have a special receiver that accepts the length of all-thread rod you request (ATR Kits are special order). Each kit includes the following:





Precut length of cable with
an ATR Receiver attached
to one end


Quick-Connect®
Inset Fitting


Pair of flat washers
(Stainless for wood posts
and nylon for metal)


¼-20RH
Washer Nut

¼ - 20RH All-Thread (sold separately)

LENGTH	6300 SERIES FOR WOOD POSTS 	6200 SERIES FOR METAL POSTS 	CONCEAL KITS FOR A LOW PROFILE 	ATR KITS FOR OVERSIZED POSTS 
5-ft	#6305-PKG	#6205-PKG	#105	#2005-ATR
10-ft	#6310-PKG	#6210-PKG	#110	#2010-ATR
15-ft	#6315-PKG	#6215-PKG	#115	#2015-ATR
20-ft	#6320-PKG	#6220-PKG	#120	#2020-ATR
25-ft	#6325-PKG	#6225-PKG	#125	#2025-ATR
30-ft	#6330-PKG	#6230-PKG	#130	#2030-ATR
35-ft	#6335-PKG	#6235-PKG	#135	#2035-ATR
40-ft	#6340-PKG	#6240-PKG	#140	#2040-ATR
45-ft	#6345-PKG	#6245-PKG	#145	#2045-ATR
50-ft	#6350-PKG	#6250-PKG	#150	#2050-ATR



Kits are also available in $\frac{3}{16}$ and $\frac{1}{4}$ -in diameter cable, as well as longer lengths. For more information, contact your local dealer or see our website at www.feeneyinc.com

QUICK-CONNECT® INSET FITTING

Features Quick-Connect® one-way locking jaws that allow the cable to easily slide through the fitting in one direction but automatically grab and lock-on after the cable is released. Just slip it on, pull the cable tight, cut off the excess, and finish with a decorative End Cap (sold separately).



Stainless or colored **End Caps** are available to cover, protect, and finish both ends

6300/6200 KIT

THREADED TERMINAL

Comes fastened to one end of the cable and attaches to an end post using a special Snug-Grip® Washer Nut. Simply spin the nut to adjust the final tension in the cable line and finish with a decorative End Cap (sold separately).



CONCEAL QUICK-CONNECT® FITTING

Based on the same easy to install technology as our original Quick-Connect® Inset fitting but with a lower profile on the post surface and a snap in conceal cap that's available in stainless steel or any of our DesignRail® colors.



Low-Profile Cap
Decorative stainless steel or colored end caps to match DesignRail® railings (see *Accessories*, page 13).

CONCEAL KIT

CONCEAL RECEIVER

Tension adjustment end that connects to the Conceal terminal. Use the Conceal Tool Kit to adjust the tension on the cables. Complete the look with a snap in Conceal cap.



QUICK-CONNECT® INSET FITTING



ALL-THREAD RECEIVER KIT

ALL-THREAD RECEIVER

This versatile receiver end allows you to connect to the required length of all-thread and then installs in the same way as the threaded terminal end of our original Kits for wood and metal.



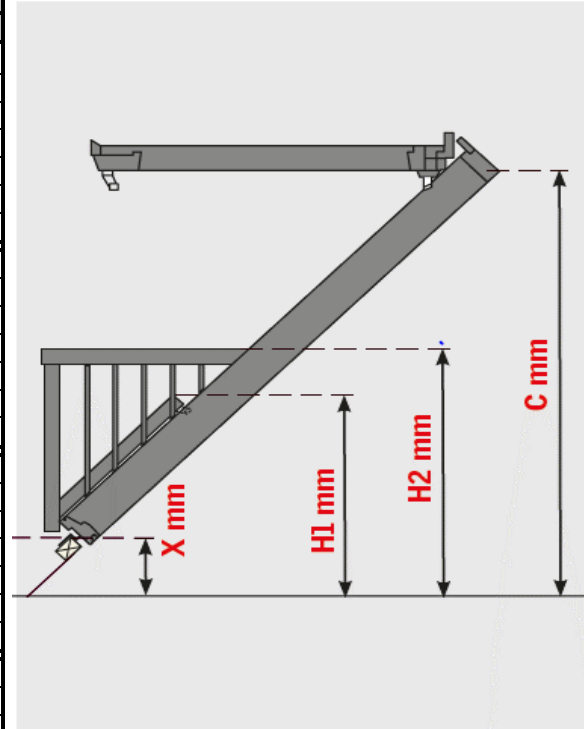
All kits can be used for level or stair applications. Check out our **CableRail Stair Kit** and other stair options on page 12.

GDL ■



GDL Measurements

	X		H1		H2		C	
	mm	inches	mm	inches	mm	inches	mm	inches
35° - 39°	213	8 3/8	800	31 1/2	1146	45 1/8	1631	64 3/16
	263	10 3/8	850	33 7/16	1196	47	1681	66 3/16
	313	12 5/16	900	35 7/16	1246	49	1731	68 1/8
	363	14 5/16	950	37 3/8	1296	51	1781	70 1/8
	413	16 1/4	1000	39 3/8	1346	53	1831	72
	463	18 1/4	1050	41 5/16	1396	55	1881	74
	513	20 3/16	1100	43 5/16	1446	57	1931	76
40° - 42°	157	6 3/16	800	31 1/2	1090	43	1753	69
	207	8 1/8	850	33 7/16	1140	44 7/8	1803	71
	257	10 1/8	900	35 7/16	1190	46 7/8	1853	73
	307	12	950	37 3/8	1240	48 13/16	1903	75
	357	14	1000	39 3/8	1290	50 13/16	1953	76 7/8
	407	16	1050	41 5/16	1340	52 3/4	2003	78 7/8
	457	18	1100	43 5/16	1390	54 3/4	2053	80 13/16
43° - 45°	125	5	800	31 1/2	1058	41 5/8	1823	71 3/4
	175	6 7/8	850	33 7/16	1108	43 5/8	1873	73 3/4
	225	8 7/8	900	35 7/16	1158	45 9/16	1923	75 11/16
	275	10 13/16	950	37 3/8	1208	47 9/16	1973	77 11/16
	325	12 13/16	1000	39 3/8	1258	49 1/2	2023	79 5/8
	375	14 3/4	1050	41 5/16	1308	51 1/2	2073	81 5/8
	425	16 3/4	1100	43 5/16	1358	53 7/16	2123	83 9/16
46° - 48°	95	3 3/4	800	31 1/2	1028	40 1/2	1889	74 3/8
	145	5 11/16	850	33 7/16	1078	42 7/16	1939	76 5/16
	195	7 11/16	900	35 7/16	1128	44 7/16	1989	78 5/16
	245	9 5/8	950	37 3/8	1178	46 3/8	2039	80 1/4
	295	11 5/8	1000	39 3/8	1228	48 3/8	2089	82 1/4
	345	13 9/16	1050	41 5/16	1278	50 5/16	2139	84 3/16
	395	15 9/16	1100	43 5/16	1329	52 5/16	2189	86 3/16
49° - 53°	67	2 5/8	800	31 1/2	1000	39 3/8	1983	78
	117	4 5/8	850	33 7/16	1050	41 5/16	2003	78 7/8
	167	6 9/16	900	35 7/16	1100	43 5/16	2053	80 13/16
	217	8 9/16	950	37 3/8	1150	45 1/4	2103	82 13/16
	267	10 1/2	1000	39 3/8	1200	47 1/4	2153	84 3/4
	317	12 1/2	1050	41 5/16	1250	49 3/16	2203	86 3/4
	367	14 7/16	1100	43 5/16	1300	51 3/16	2253	88 11/16



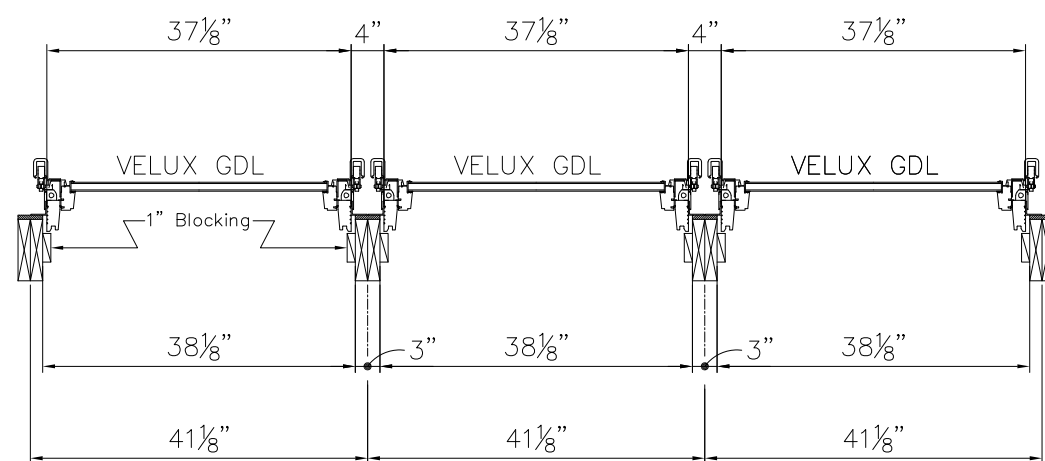
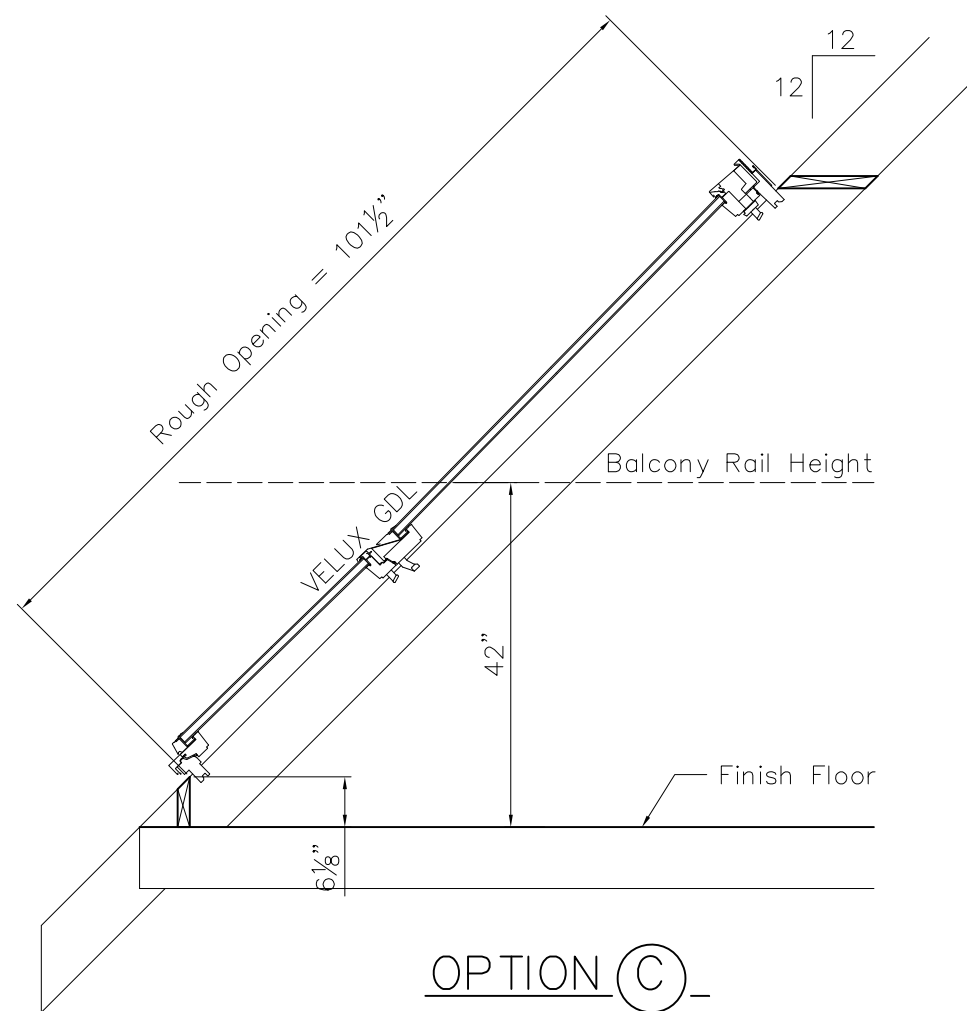
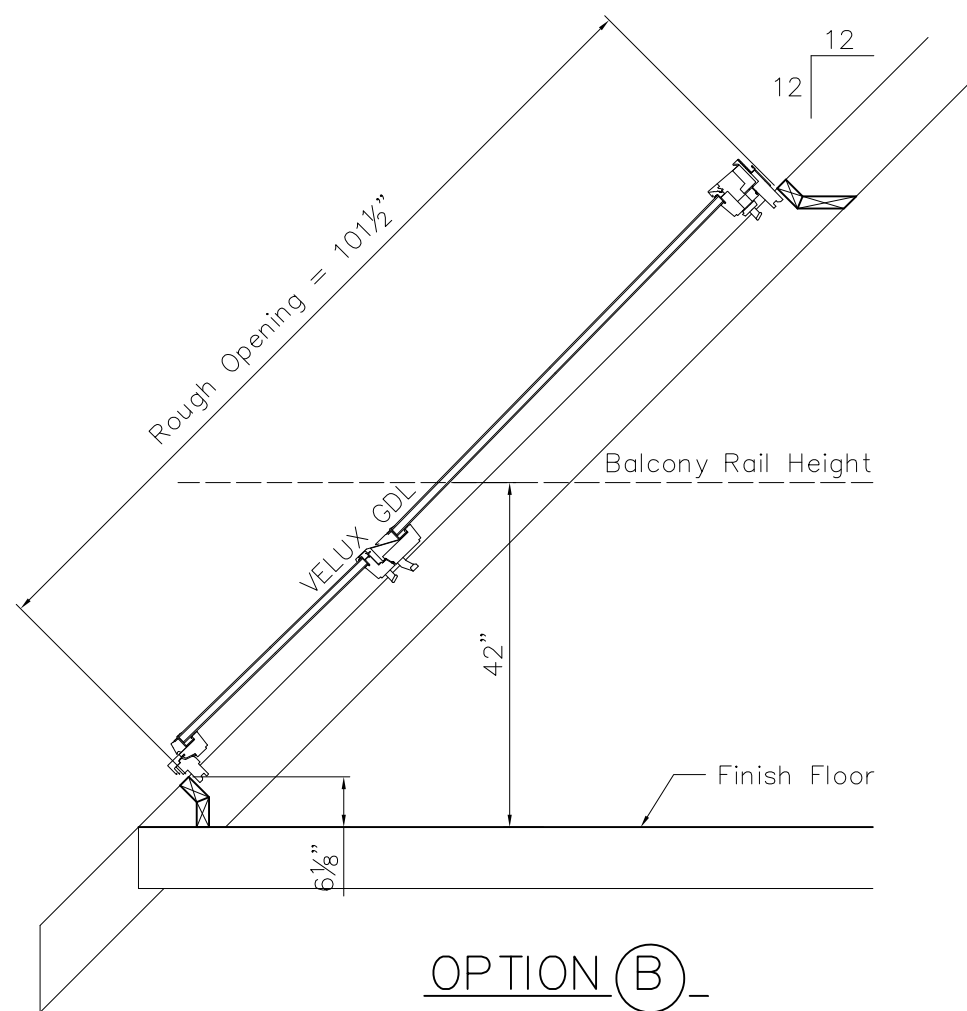
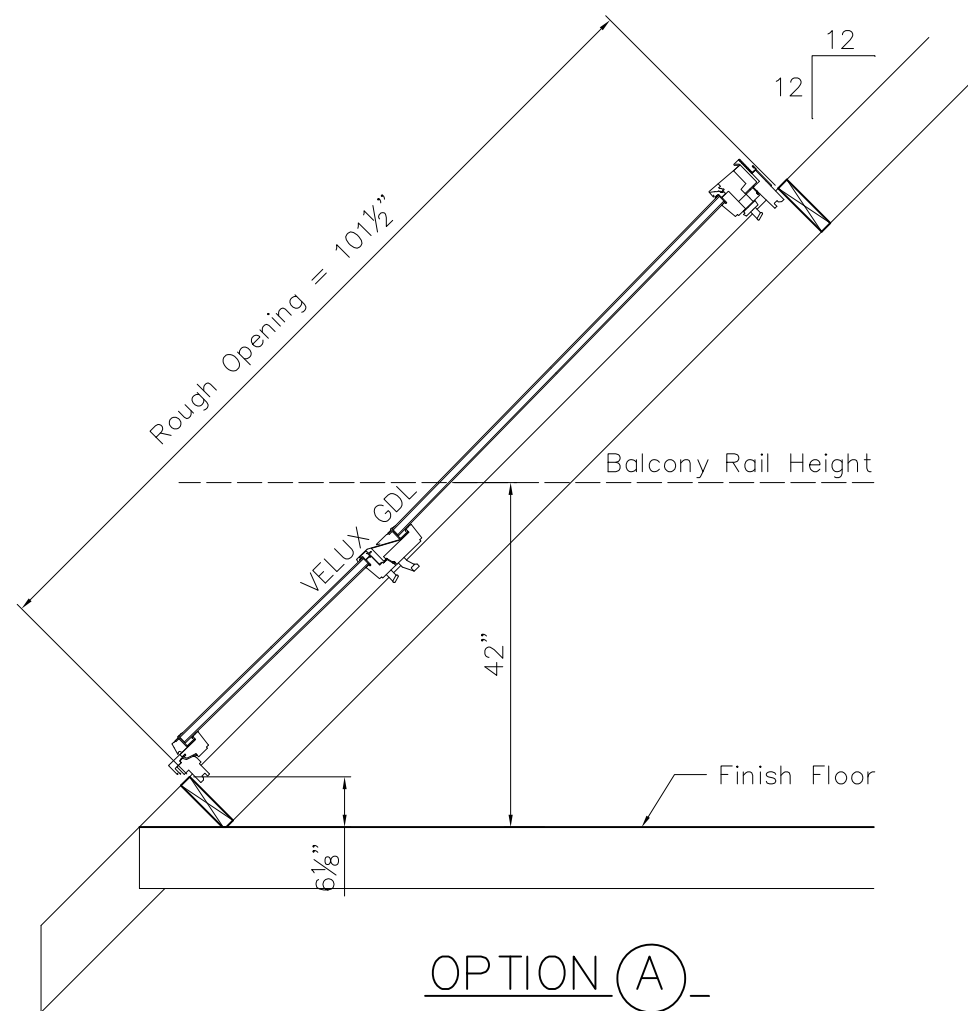
List of Measurements:

X = Minimum distance from floor to the top of the installation batten.

H1 = Distance from floor to parapet (closed lower section).

H2 = Distance from floor to railing (open lower section).

C = Distance from floor to top frame.



HORIZONTAL CROSS-SECTION

GENERAL NOTES

1. This drawing illustrates a general arrangement layout with recommendations for VELUX roof window installations in a 12:12 slope roof structure designed by others. This drawing utilizes (3) VELUX model GDL CABRIO Balcony Roof Windows.
2. The architectural/structural design and specifications of a roof window structure for this project is determined and provided by others. The design criteria includes, but is not limited to design loads, structural configurations, structural framing member sizes and material, architectural finishes and integration with the roofing system of the building. VELUX assumes no responsibility or liability in the design, construction and performance of a roof window structure by others.
3. For additional installation information refer to the Cabrio Balcony Roof Window Installation Guide V-USA-975.

VELUX Sky-Product Management	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		
	Drawn by	JDH	April 2020
	Checked by	WQ	April 2020
	Drawing No.		
VELUX model GDL CABRIO Roof Window installed on a 12:12 slope roof structure			GDL01-0520

This drawing is an instrument of service and is provided for informational use only.