

Docket Item # 7 & 8
BAR CASE # 2012-0113 &
2012-0114

BAR Meeting
May 16, 2012

ISSUE: Partial Demolition/Capsulation and Addition

APPLICANT: Rahmi Hakan Ozsancak by Stephanie Dimond

LOCATION: 212 South Alfred Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the Addition with the following Archaeological conditions:

- *1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.



**CASE BAR2012-0113 &
CASE BAR2012-0114**



I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate to both demolish and capsulate portions of the rear ell in order to accommodate a new two-story rear addition. The area of demolition includes the entire rear (east) elevation, one quarter of the side (north) elevation, and approximately half of the roof of the rear ell.

The proposed addition will measure approximately 13 feet 10 inches in depth by 15 feet 9 inches in width, spanning the width of the lot. The addition will also envelop half of the rear ell to raise the ceiling height. The rear (east) elevation will have a two-story projecting bay element with a bracketed cornice and will feature two-over-two windows and four light doors. The second story will have a shallow Juliet balcony. The proposed materials on the addition include HardiePlank siding, PVC or fiber cement trim, aluminum-clad wood windows and doors, and standing seam metal roofing. A new rooftop HVAC unit will be installed on the existing rear ell and will not be visible from a public way, as it will effectively be screened by the existing building and proposed addition.

No alterations are proposed to the front (west) elevation.

II. HISTORY:

The two-story, three-bay brick townhouse located at 212 South Alfred Street was constructed as one of a pair of townhouses in the late **1870s**. The G. M. Hopkins *City Atlas of Alexandria* shows only the main block of the townhouse in 1877. The current configuration with each of the two townhouses having a two-story rear ell appears by 1885 according to Sanborn Fire Insurance Maps.

On February 15, 2012, the Board approved a Permit to Demolish for a one-car metal garage, constructed between 1921 and 1941 at the rear of the property (BAR #2012-0026). Pulmans Court, the alley/court at the rear of the property, is private according to the City Surveyor's office.

III. ANALYSIS:

As noted in the previous application before the BAR in February 2012, the applicant must maintain one parking space on the lot and must file a deed restriction that will require one active parking space to remain on the lot. The parking space must be delineated from the open space on the lot by a fence or similar means, so that it cannot be used for other purposes. The property is currently zoned RM residential townhouse. Ordinance #1429 rezoned some properties on the block from RA to RM in 1963. This property appears to have remained RA until 1992 when it was rezoned to RM. The property appears to have been a lot of record since prior to 1953. Because it is less than 25' wide, no side yard setbacks are required.

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?

- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, the criteria to demolish and capulate are not met and the Permit to Demolish should be granted. The Board regularly approves the partial demolition of rear ells to allow for a rear addition when they are not of particularly old or unusual construction. In this case, while the rear ell likely dates to the period of original construction, or the late 19th century, Staff does not believe that this part of the building has an unusual or uncommon design. Typical of rear ells for this type of townhouse, it is utilitarian in nature with common brick and no distinguishing architectural characteristics. Further, as with many rear elevations, it has been altered and repaired over time. While Staff's preference is always for the least amount of demolition necessary, Staff supports the amount of demolition as proposed.

Addition

Only the upper portion of the proposed addition will be visible from a through-block view from Columbus Street for approximately half the year, when there are no leaves on the trees. In reviewing an addition, Staff is always concerned about the compatibility with the building to which it will be attached as well as to nearby buildings of historic merit. The attached townhouse to the south currently has no rear addition while the townhouse to the north has an extensive addition and very little open space.

The proposed projecting two-story bay breaks up the scale and massing of the rear addition and is relatively low in height. An earlier scheme featured a shed dormer above the second story which overwhelmed the addition and was contrary to the late 19th century style of the original building. The current scheme with the bracketed cornice and two-over-two windows references the Italianate style of the existing townhouse and represents a contemporary interpretation of the Italianate style without being replicative. The proposed materials—HardiePlank, solid-through-the-core PVC trim, and aluminum-clad wood windows and doors—are all considered appropriate materials for new construction.

Staff recommends approval of the application with the conditions noted above.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Archaeology

Archaeology Finding

1. Tax records indicate that there were free African American households in the alleys of this block in 1810, 1830 and 1850. The area therefore has the potential to yield archaeological resources that could provide insight into African American domestic activities in the early 19th century.

Archaeology Recommendations

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.

C-2 Alterations to the existing structure and/or installation of equipment requires construction/alteration permits. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).

- C-5 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-6 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended). See section R302.2 for *Townhouse* exception.
- C-7 Stairs must comply with the Virginia Residential Code Section R311.7. A maximum riser height of 8-1/4 inches and minimum depth tread of 9 inches. Handrails shall be installed on at least one side for a continuous run of treads or flight with four or more risers. Handrail height shall be a minimum of 34 inches and a maximum of 38 inches from the sloped plane of the adjoining tread noses.
- C-8 At a minimum at least one emergency escape and rescue openings above grade shall be provided for each bedroom. In order for a window to be classified as an emergency escape window the following conditions must be present at the time of inspection: a) sill height less than 44", b) minimum net clear opening of 5.7 sq. ft., c) minimum opening height 24" d) minimum clear opening 20" and must be operational without the use of a key, tool or special device.
- C-9 The applicant shall provide window/door manufacturer specification, size of openings for each window/door and new lintel size for both doors and windows if the openings in the existing structure need to be enlarged.
- C-10 Applicant shall comply with the City of Alexandria soils policy.
- C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-12 Work shall not extend beyond the property line; except when the owner has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-13 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-14 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $>30'$, guards shall be provided (USBC 2801.1). This section comes from the IMC since the IRC does not address rooftop units. See code chain below to assist in understanding specific code sections.

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)

FINDINGS

- F1. 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)
- F2. The Alley located at the rear of the property is a Public Right-of-Way. The alley shall not be used for construction or obstructed at any time without approval. (see Code Requirement C-5) (T&ES)

CITY CODE REQUIREMENTS

- 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)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00113 & BAR2012-00114 at 212 S Alfred St



212 South Alfred Street
Alexandria, VA 22314

Ozsancak Residence

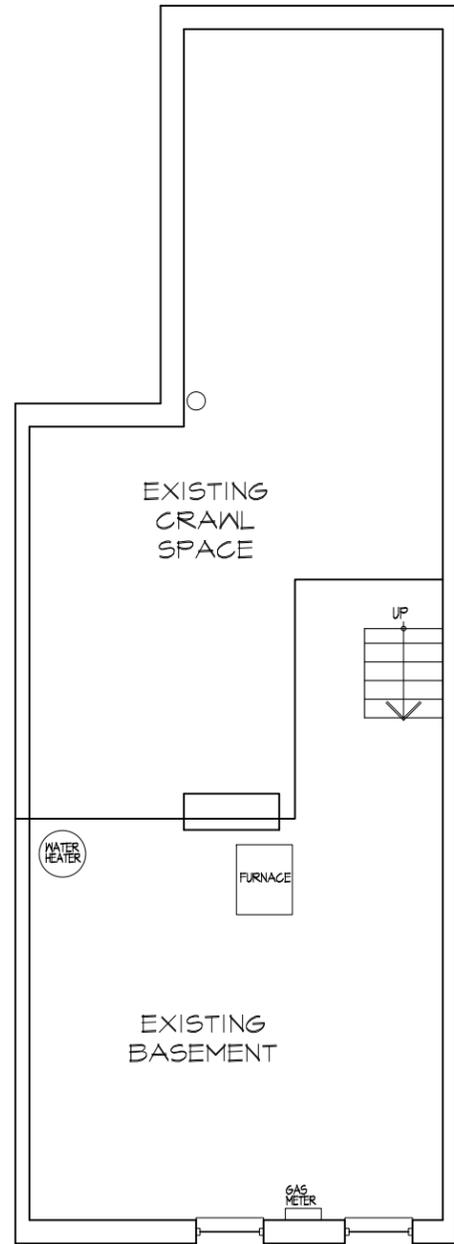
BAR Submission
April 16, 2012



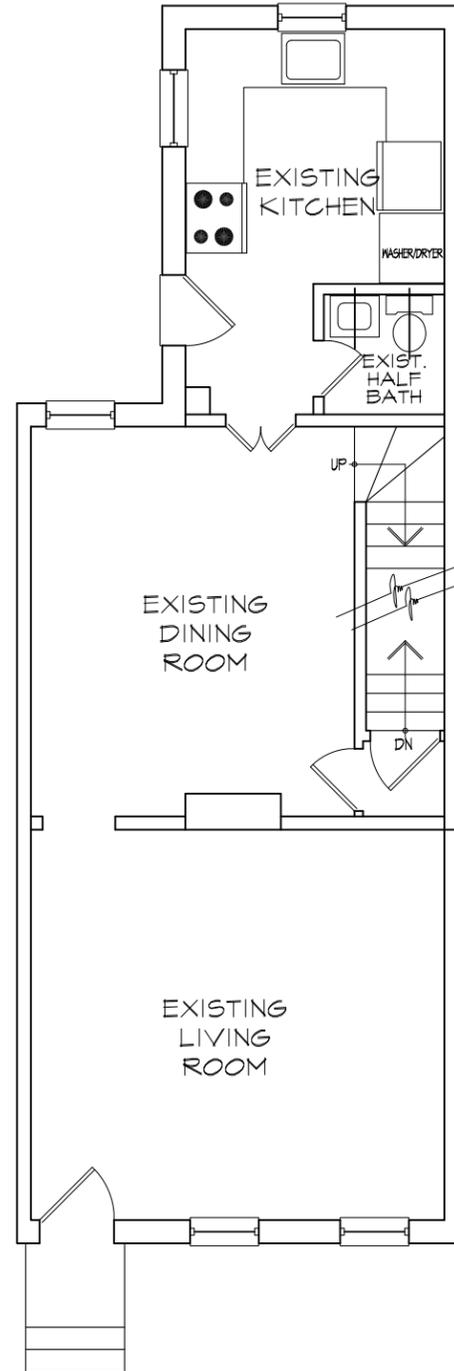
View 2:
Rear Elevation at front block of house



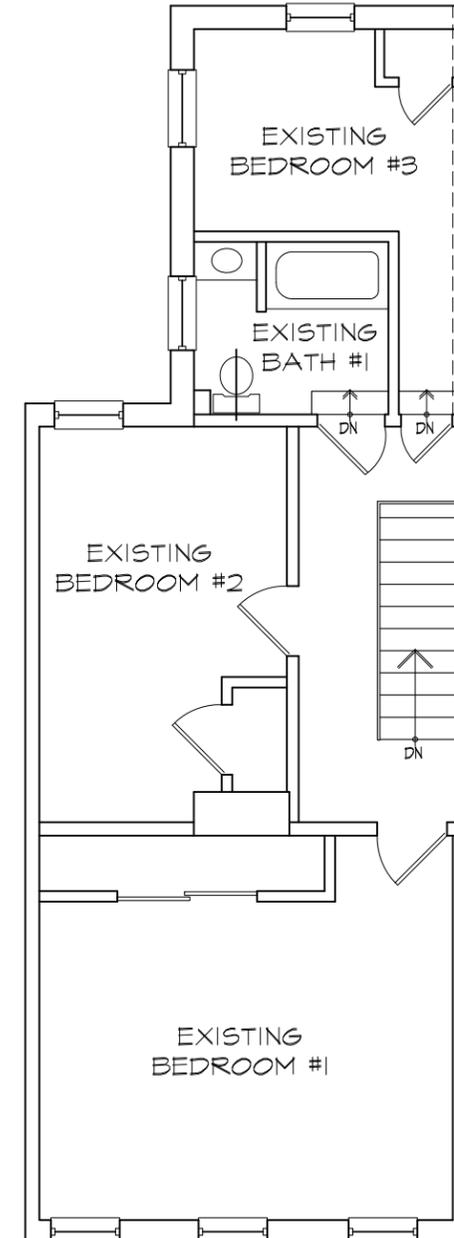
View 3:
Rear Elevation of "EL"



EXISTING BASEMENT
FLOOR PLAN
1/4"=1'-0"



EXISTING FIRST
FLOOR PLAN
1/4"=1'-0"



EXISTING SECOND
FLOOR PLAN
1/4"=1'-0"

208

210

212

214

216



7'-10"[±]
FIELD VERIFY

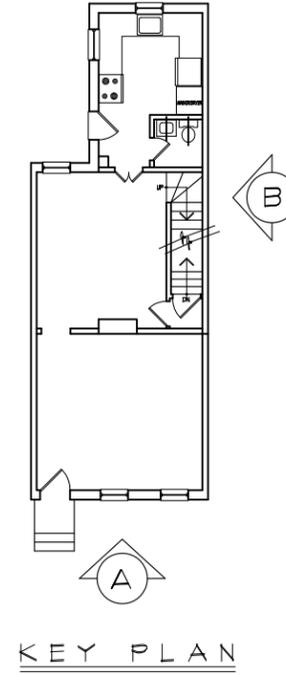
EXISTING SECOND FLOOR CEILING AT FRONT

EXISTING SECOND FLOOR AT FRONT

8'-10 1/2"
FIELD VERIFY

9'-8"[±]
FIELD VERIFY

EXISTING FIRST FLOOR



A EXISTING FRONT WEST ELEVATION
1/4"=1'-0"

EXISTING SECOND FLOOR CEILING AT FRONT OF STRUCTURE

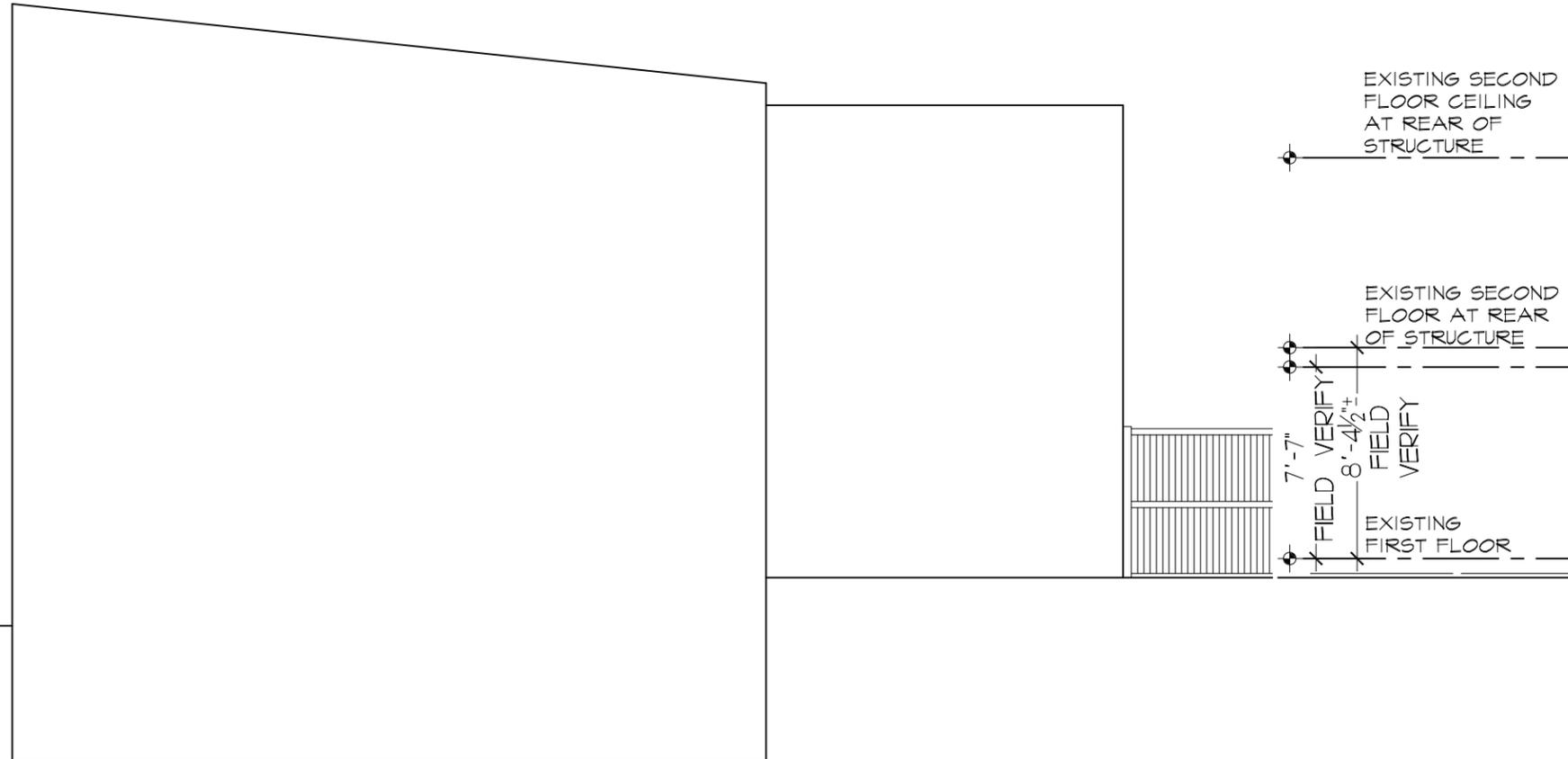
7'-10"[±]
FIELD VERIFY

EXISTING SECOND FLOOR AT FRONT OF STRUCTURE

9'-8"[±]
FIELD VERIFY

8'-10 1/2"
FIELD VERIFY

EXISTING FIRST FLOOR



EXISTING SECOND FLOOR CEILING AT REAR OF STRUCTURE

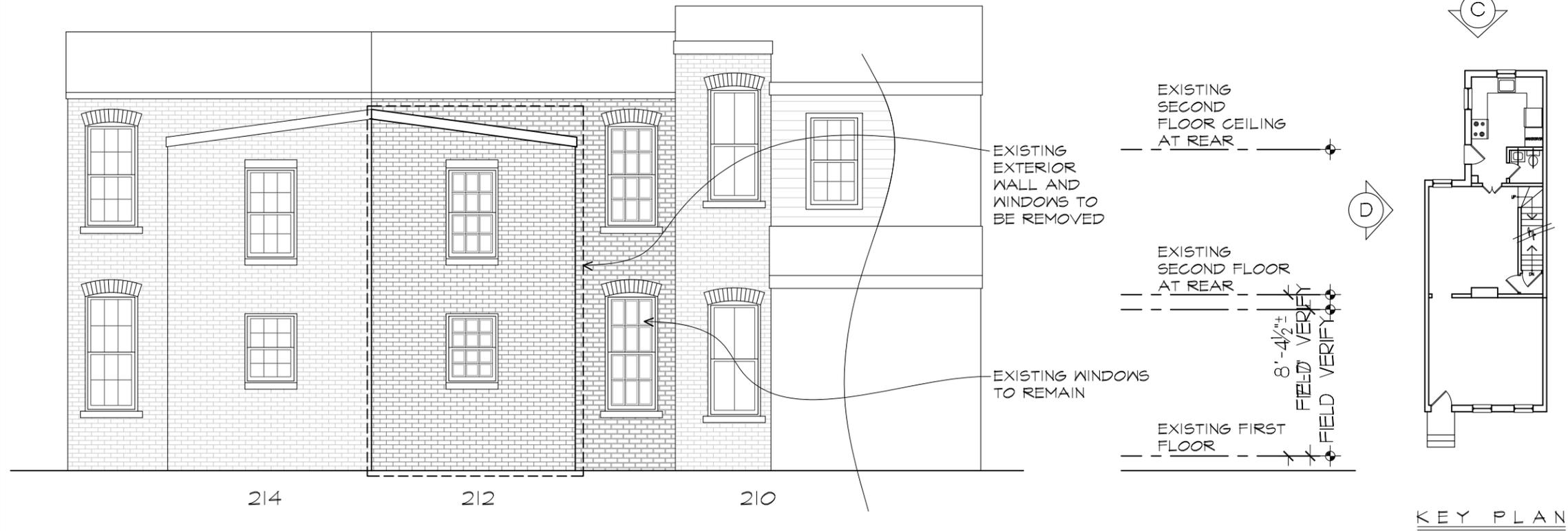
EXISTING SECOND FLOOR AT REAR OF STRUCTURE

7'-7"
FIELD VERIFY

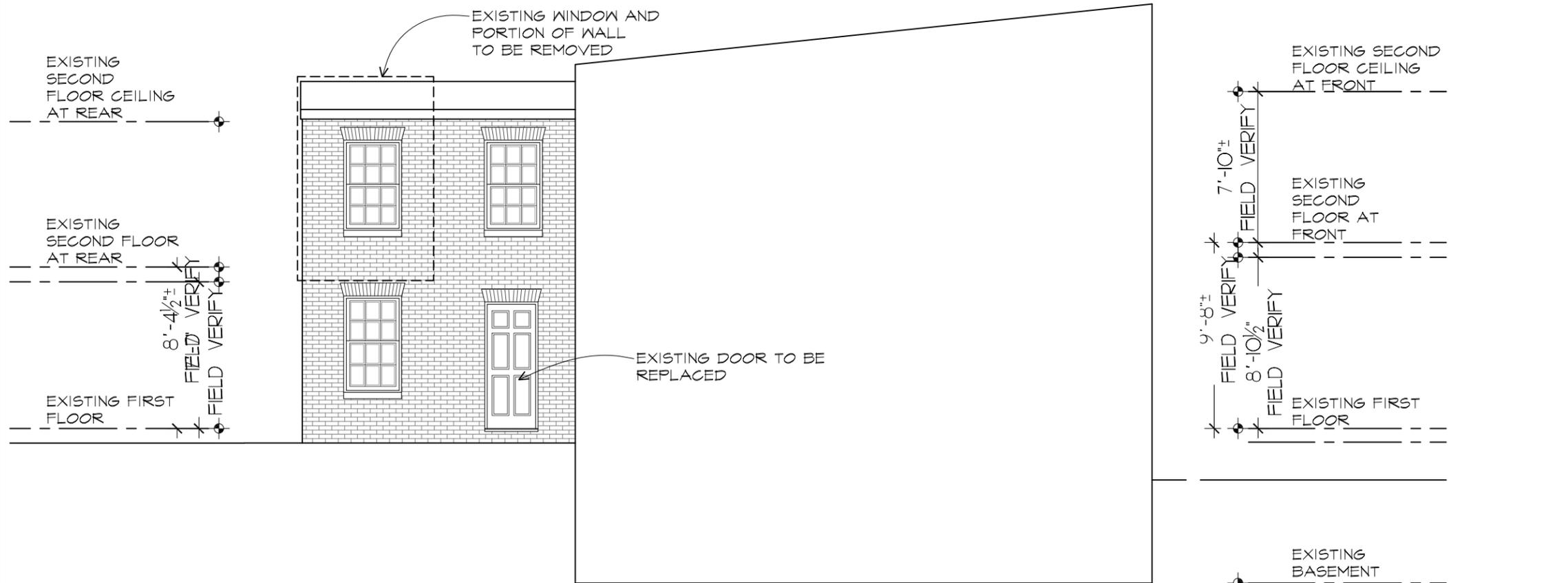
8'-4 1/2"[±]
FIELD VERIFY

EXISTING FIRST FLOOR

B EXISTING SIDE SOUTH ELEVATION
1/4"=1'-0"



C EXISTING REAR EAST ELEVATION
1/4"=1'-0"



D EXISTING SIDE NORTH ELEVATION
1/4"=1'-0"

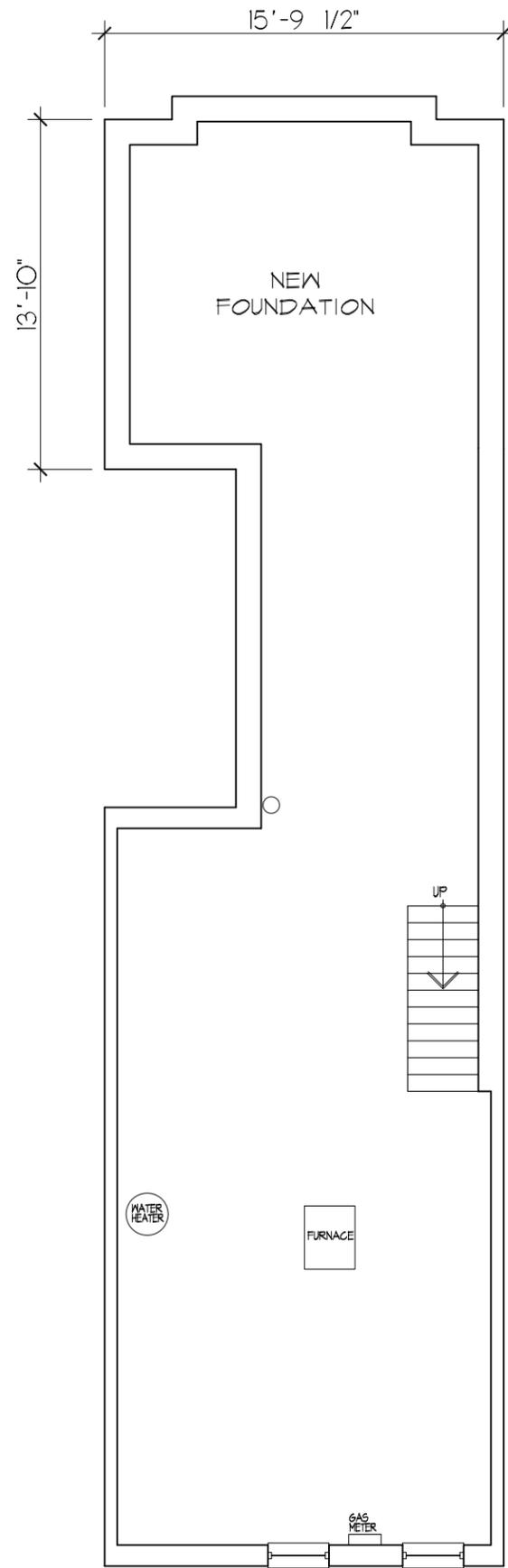
**DIMOND ADAMS
DESIGN ARCHITECTURE**
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA, 22301
TEL: 703.746.8877 FAX: 703.746.8877

OZSANKAK RESIDENCE
212 SOUTH ALFREY STREET
ALEXANDRIA, VIRGINIA

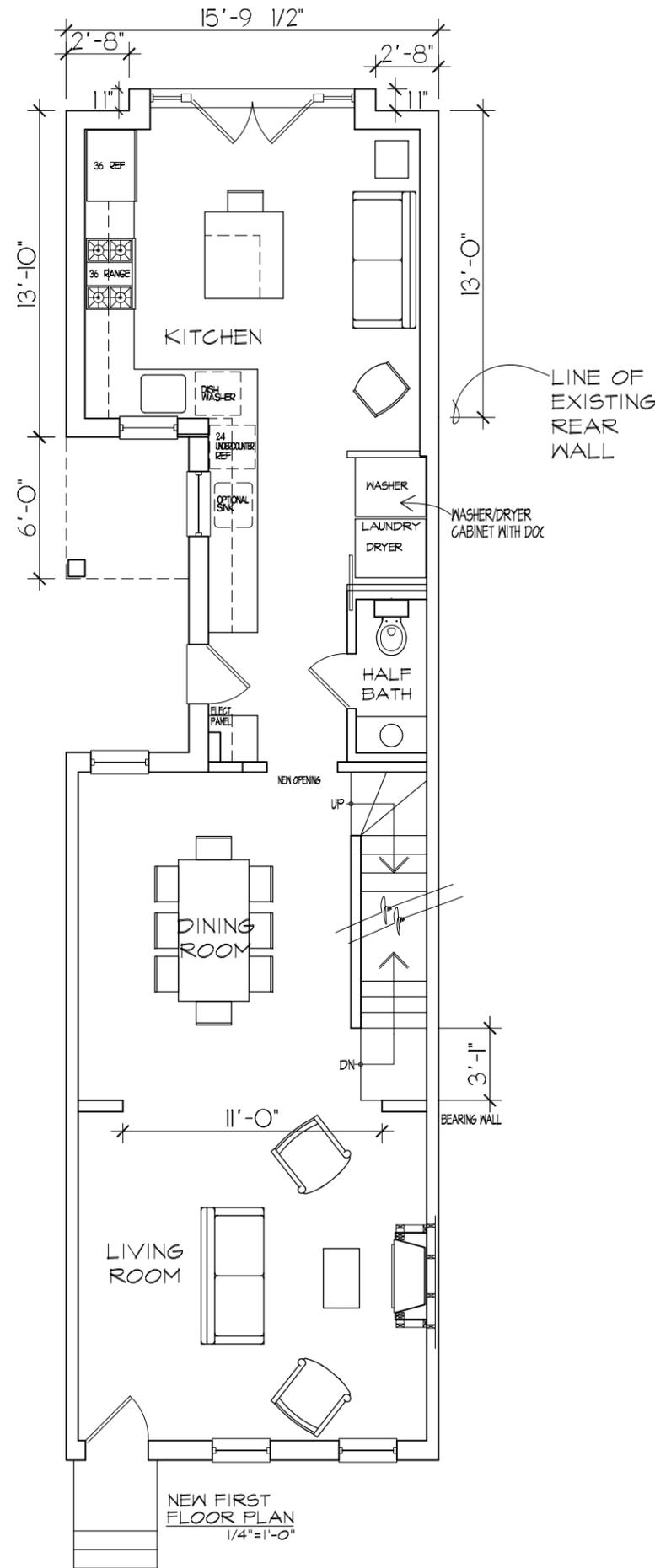
ISSUE DATE
DESIGN 04/09/12
BAR 04/16/12

SHEET TITLE
EXISTING ELEVATIONS

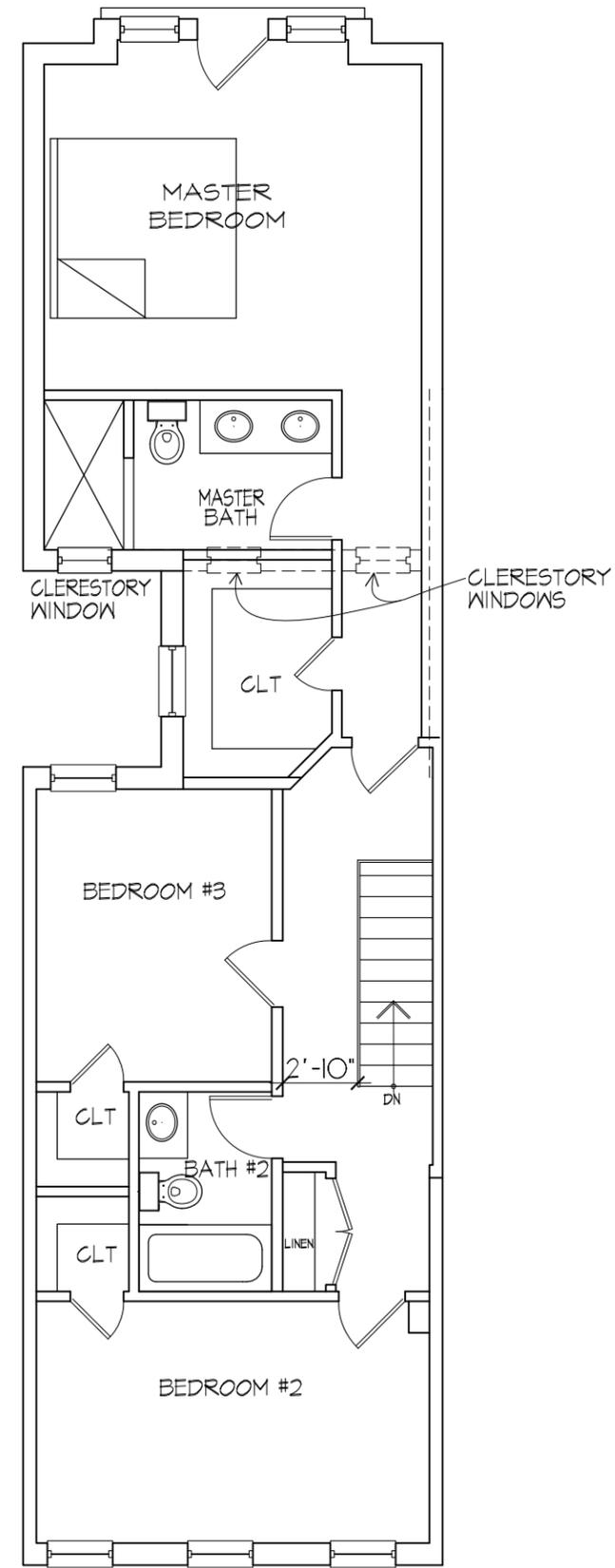
SHEET NUMBER
A-3



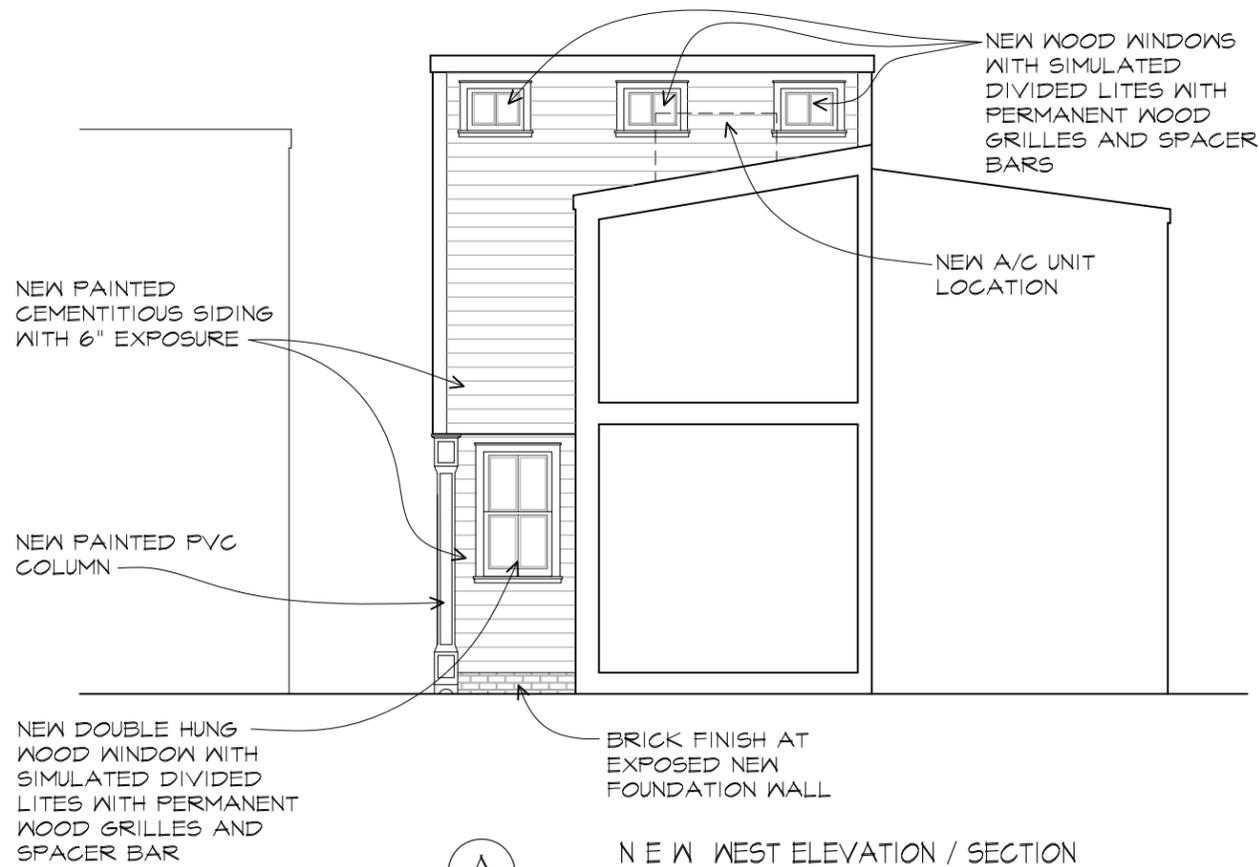
NEW BASEMENT
FLOOR PLAN
1/4"=1'-0"



NEW FIRST
FLOOR PLAN
1/4"=1'-0"



NEW SECOND
FLOOR PLAN
1/4"=1'-0"



NEW PAINTED CEMENTITIOUS SIDING WITH 6" EXPOSURE

NEW PAINTED PVC COLUMN

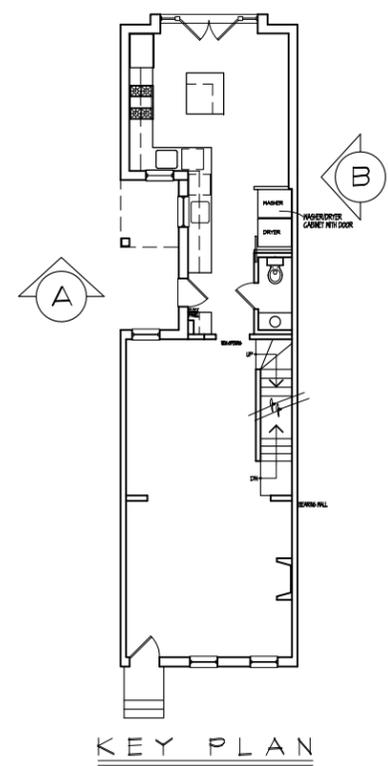
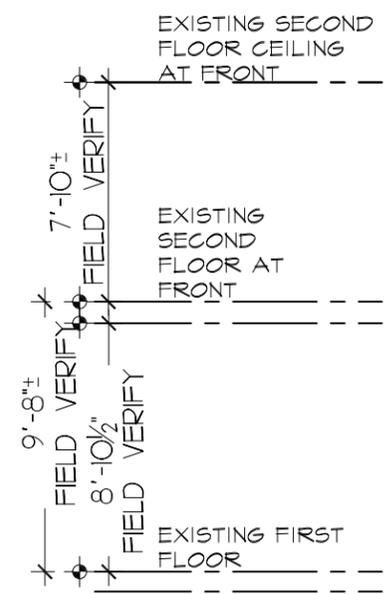
NEW DOUBLE HUNG WOOD WINDOW WITH SIMULATED DIVIDED LITES WITH PERMANENT WOOD GRILLES AND SPACER BAR

NEW WOOD WINDOWS WITH SIMULATED DIVIDED LITES WITH PERMANENT WOOD GRILLES AND SPACER BARS

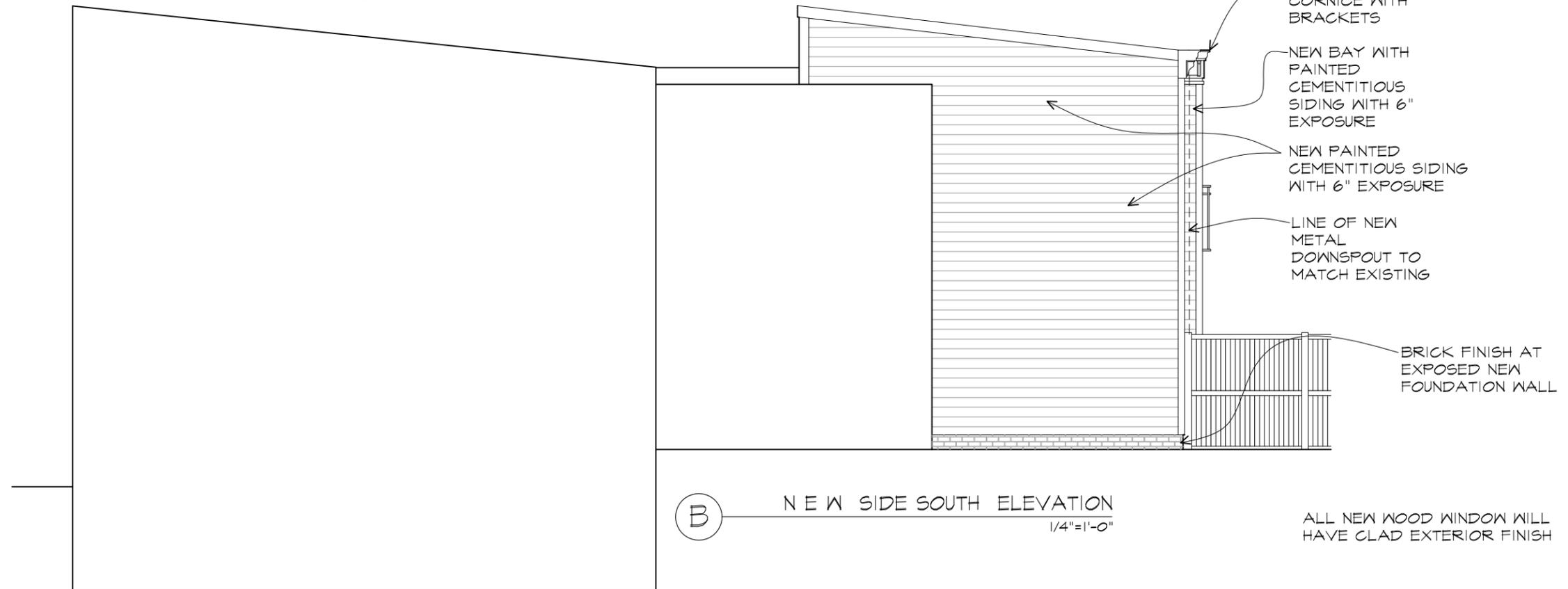
NEW A/C UNIT LOCATION

BRICK FINISH AT EXPOSED NEW FOUNDATION WALL

A NEW WEST ELEVATION / SECTION
1/4"=1'-0"



KEY PLAN



NEW PAINTED WOOD CORNICE WITH BRACKETS

NEW BAY WITH PAINTED CEMENTITIOUS SIDING WITH 6" EXPOSURE

NEW PAINTED CEMENTITIOUS SIDING WITH 6" EXPOSURE

LINE OF NEW METAL DOWNSPOUT TO MATCH EXISTING

BRICK FINISH AT EXPOSED NEW FOUNDATION WALL

B NEW SIDE SOUTH ELEVATION
1/4"=1'-0"

ALL NEW WOOD WINDOW WILL HAVE CLAD EXTERIOR FINISH

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WEST MAPLE STREET • ALEXANDRIA, VIRGINIA, 22301
TELEPHONE: 703 688 0607
FACSIMILE: 703 688 0607

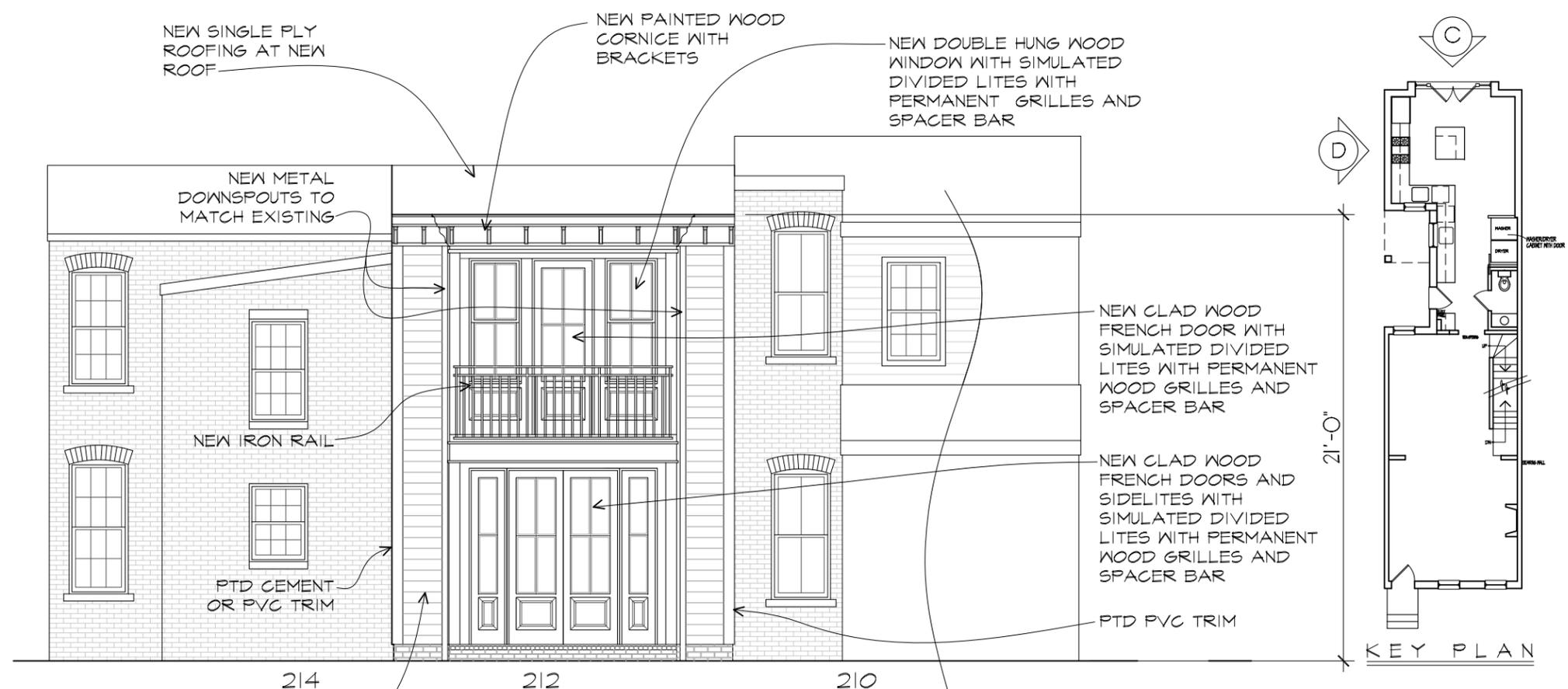
O Z S A N C A K R E S I D E N C E
2 1 2 S O U T H A L F R E D S T R E E T
A L E X A N D R I A ,

ISSUE DATE
DESIGN
04/09/12
B A R
04/16/12
04/30/12

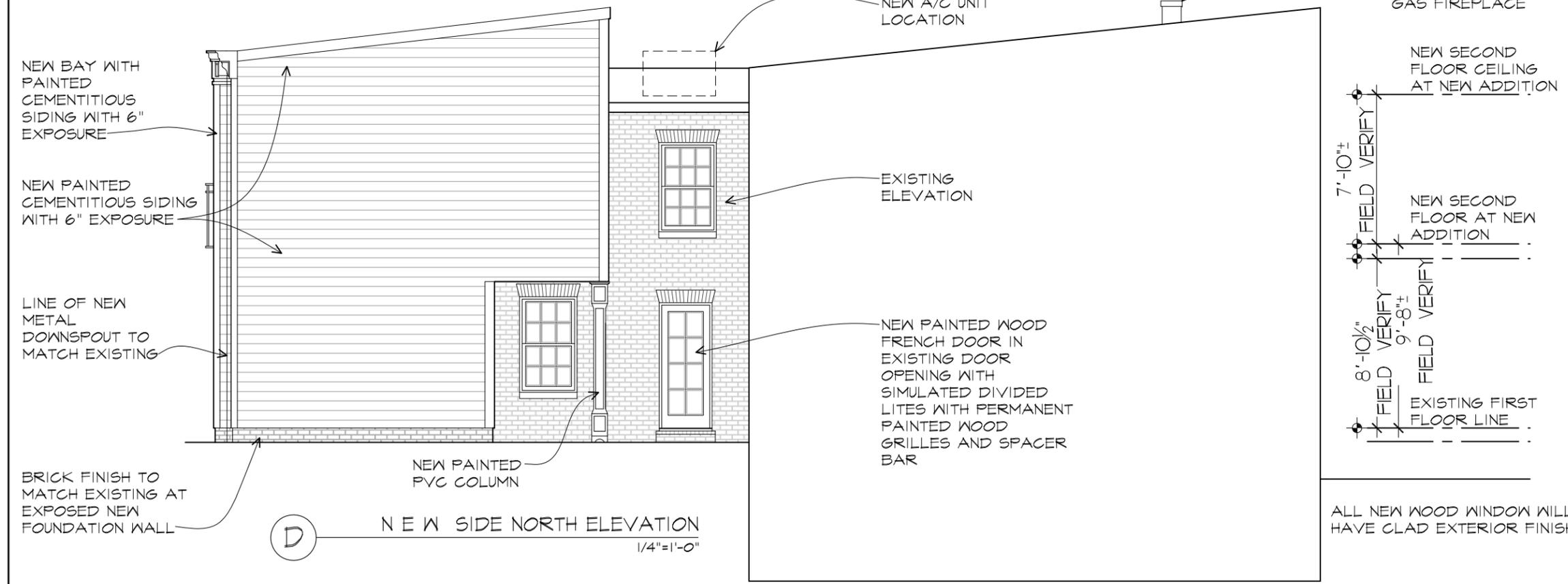
SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER

A-5



NEW EAST REAR ELEVATION
1/4"=1'-0"



NEW SIDE NORTH ELEVATION
1/4"=1'-0"

ALL NEW WOOD WINDOW WILL HAVE CLAD EXTERIOR FINISH

DIMOND ADAMS
DESIGN ARCHITECTURE
6 WISSET MAPLE STREET • ALEXANDRIA, VIRGINIA, 22301
TELEPHONE: 703 686 0607

OZSANCAR RESIDENCE
212 SOUTH ALFREY STREET
ALEXANDRIA, VIRGINIA

ISSUE DATE
DESIGN 04/09/12

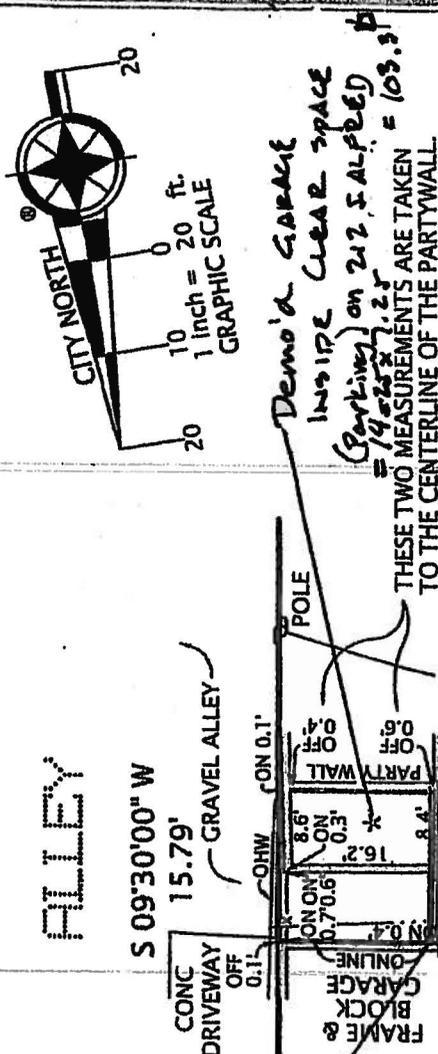
BAR
04/16/12
04/30/12

SHEET TITLE
NEW ELEVATIONS

SHEET NUMBER

A-6

NOTES: 1. FENCES ARE FRAME.



Demo'd Garage
 INSIDE CLEAR SPACE
 (partially) on 212 ALFRED
 = 14.22 x 2.2' = 103.3'

THESE TWO MEASUREMENTS ARE TAKEN
 TO THE CENTERLINE OF THE PARTYWALL

PROPERTY OF
 JOHN S. BEBOK ET UX
 501

DUKE STREET

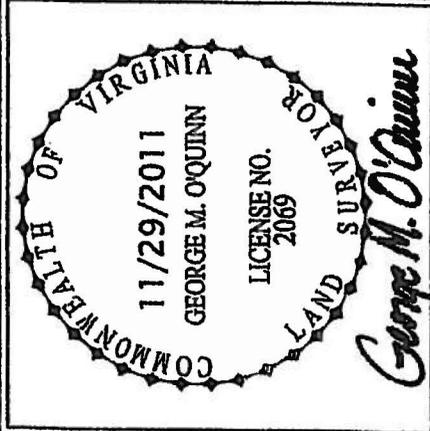
N/F GOMEZ

SOUTH ALFRED STREET

PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#212 SOUTH ALFRED STREET
 (DEED BOOK 740, PAGE 714)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' NOVEMBER 29, 2011

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:
 HARRIS ESTATE ~ OZSANCAK
 LAW OFFICES, MARK S. ALLEN

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

CASE NAME: OZSANCAK

CASE NO: 11-0525

#111128007



PINNACLE DOUBLE HUNG

FEATURES/BENEFITS

- 1 The warmth and beauty of Clear Select Pine, Natural Alder or Vertical Grain Fir; can be painted or stained.
- 2 Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance. Prime units offer the traditional appearance of a beaded exterior stop.
- 3 Glass is replaceable in case of damage.
- 4 Glass taped and silicone glazed with interior wood stops for superior strength and seal.
- 5 Easy-Tilt sash with exclusive compression jambliner for easy cleaning and sash removal.
- 6 Recessed lock and keeper for a sleek appearance.
- 7 Block and tackle balance system with locking shoe for easy removal and sash operation.

SIZES

Available in hundreds of standard and custom sizes.

GLAZING

- Glazed with tape and silicone sealant.
- LoE² standard. Clear, tinted, laminated and tempered options available.
- Cardinal insulated glass featuring stainless steel spacers.
- Additional custom and special glass types available.
- Preserve protective film optional.

GRILLE OPTIONS

- Wood perimeter in 7/8" and 1-1/4" with concealed grill fasteners.
- Aluminum inner grille 13/16" flat, 3/4" profile or 1" profile.
- Windsorlite (WDL) – Simulated divided lite in 7/8" or 1-1/4".
- Standard and custom grille patterns available.

FINISHES

Interior – Clear Pine, Natural Alder, Vertical Grain Fir or primed.

Exterior – Clad units feature heavy duty extruded aluminum cladding on sash and frame.

CLAD COLORS

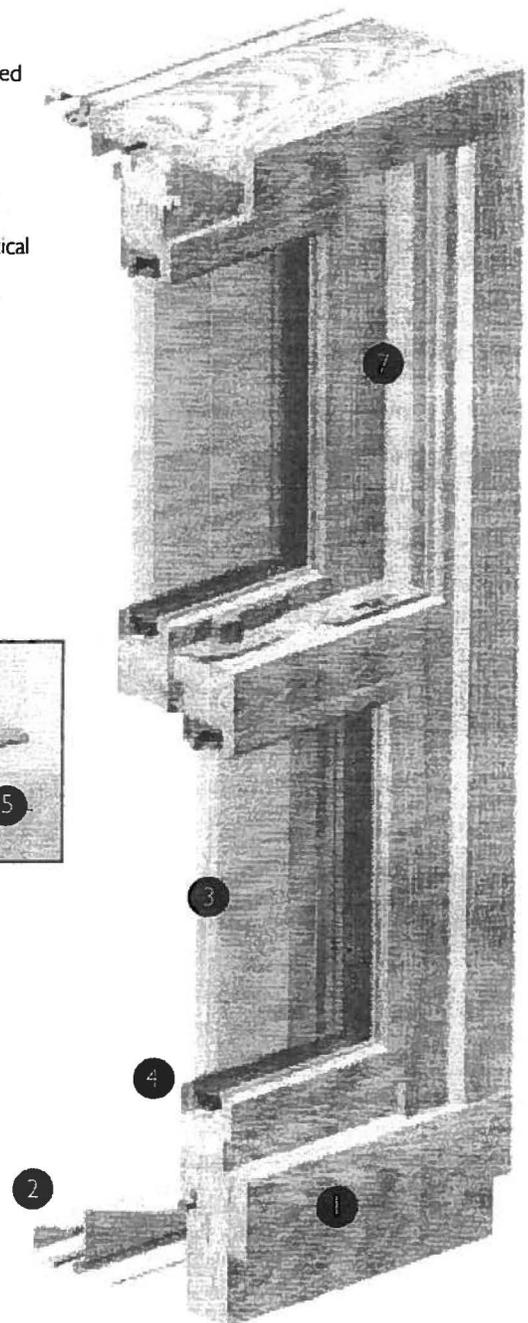
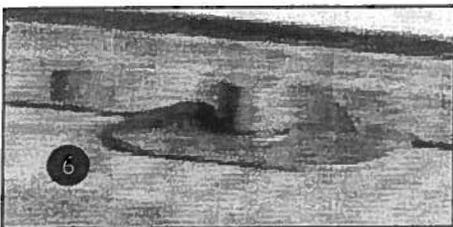
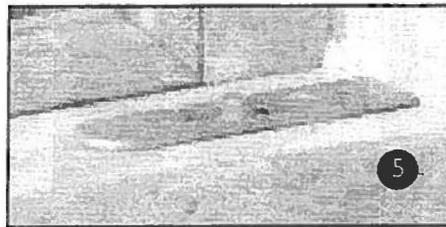
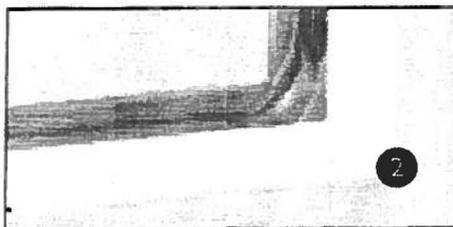
- Standard colors: white, tan, bronze, hunter green, ivory, black and cinnamon.
- 30 feature colors and custom colors available.
- 7 Anodize finishes available.

HARDWARE FINISHES

Standard finishes are champagne, white, brass, satin nickel, bronze, oil rubbed bronze, matte black.

PERFORMANCE RATINGS

For current performance ratings, see our website at www.windsorwindows.com.



Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled primed 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. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Double Hung units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- 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

PRIMED DOUBLE HUNG

SPECIFICATIONS

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Double Hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Sill and outside stops shall be low-maintenance cellular PVC material. Head and side jambs shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4. Frames are assembled with hardware installed. Inside stops and sill stop are face nailed and glued. Jamb thickness shall be 1 1/16". Standard jamb width shall 4 9/16". Pine jamb extensions are available to match other finished wall thicknesses. Factory set up units will include low-maintenance cellular PVC sill nosing, brickmould, and outside mull covers for a complete no rot exterior. Inside mull included on all mulled units regardless of jamb width. All 4 9/16" units will have a full length inside mull tacked in place and will have to be trimmed and re-applied in the field. DP Upgrade units receive a 1/2" taller inside sill stop.
- B. Sash: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4 with a thickness of 1-1/2". Sash corners shall be mortised and tenoned. Both sash shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull. DP upgrade units shall have no finger pulls. No finger pull option is available for standard units.
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of sash and frame.
- D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366 glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head, checkrail, and sill. Flex-hinge jambliner provides a tight seal at the stiles.
- F. Hardware: Extruded vinyl jambliners shall have dual hinged leaf compression legs: beige color standard. White jambliner option available. Spring-loaded die-cast tilt latches allow both sash to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal; where required by sash weight, a double spring balance will be substituted. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on unit widths 24" and below. Two locks are used on unit widths of 28" and up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, black, bronze, brass, oil-rubbed bronze, and satin nickel hardware options available.
- G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. The screen is intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

Pinnacle Series

PRIMED DOUBLE HUNG

SPECIFICATIONS

(Materials continued)

- 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. Windsorite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and cellular PVC exterior bars to the surfaces of the insulated glass; when ordered interior primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty exterior with standard interior. All are available with or without inner bar between the glass. Exterior bars are cellular PVC.

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.
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.

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» Windsor Home » Products » Pinnacle Wood » Primed » Double Hung/Glide-By



Pinnacle Primed – Double Hung & Glide-By

- Primed units can be painted to the color of your choice
- EZ Tilt sash with compression jambliner for easy cleaning and sash removal
- Recessed lock and keeper for a sleek appearance
- Block and tackle balance system for easy removal and sash operation

Interior Finish					
Double Hung / Single Hung / Slider Hardware					
Glass Options					
Grille Options	Perimeter Grille	Stick Grille	1" Profiled Inner Grille	13/16" Flat Inner Grille	7/8" Interior Wood Standard WDL
Screens					
	7/8" Exterior Clad Standard WDL	1 1/4" Interior Wood Standard WDL	1 1/4" Exterior Clad Standard WDL	3/4" Profiled Inner Grille	5/8" Short Putty WDL
	7/8" Short Putty WDL				
The on-screen colors provided are to help you determine what is available - unfortunately, due to variations between monitors, they are not true to color. For exact matches, please visit a dealer near you for true-to-color samples.					

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Pinnacle Series

CLAD CASEMENT & AWNING

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood casement and awning 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. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Casement units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97
- 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.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Aluminum Clad Wood Casement and Awning window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4-81, assembled with hardware installed. Exposed exterior portion shall be extruded aluminum sealed at corners with injected silicone and nylon corner keys. Lock side stops are face nailed. Hinge side stops are glued and blind nailed. Jamb thickness shall be 1 1/4". Standard set up jamb width shall be 4 9/16"

Pinnacle Series

CLAD CASEMENT & AWNING

SPECIFICATIONS

(Materials cont.)

- (4 1/8" basic jamb with 7/16" extender). Other extenders available to match finished wall thickness. Vinyl hinged nailing fin and drip cap is utilized for frame installation. Alder interior option is available.
- B. Sash: Wood interior shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4-81. Corners shall be coped and stapled. Exterior surfaces shall consist of aluminum extrusion with lapped corners held together by color-matched injected-molded corner keys. Alder interior option is available.
- C. Finish: All aluminum exterior surfaces shall be covered with factory applied, baked on acrylic finish in bronze, white, tan, ivory, hunter green, cinnamon, and black. Custom colors are also available.
- D. Glazing: Shall be 3/4" double pane clear insulating glass as standard, glazed with double-faced tape plus a full perimeter bead of silicone, and interior wood stops with foam tape applied to the back side. A wide array of other glass options is offered including LoE², tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE² glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin. It shall be installed as a full perimeter seal for positive protection against air and water infiltration. An additional weatherstrip is applied to top rail (rails & stiles on stat./picture units) for added protection against water penetration.
- F. Hardware: Casement shall include hardened steel worm gear dual arm sash operator. Heavy duty concealed adjustable hinges open to 90 degrees, and have an easy detach arm. Awnings include hardened steel worm-gear, dual-scissors-arm operator with easy detach arm and heavy duty concealed adjustable hinges. Operator and hinge components have an electrocoated polymer corrosion resistant coating. Interior hardware finish options include champagne, bronze, white, brass, oil-rubbed bronze, and satin nickel. The concealed, sequential locking system utilizes 1 locking point through 26" sizes, 2 locking points on 32" through 44" sizes, 3 locking points on 50" through 68", and 4 locks on 74" size. Special egress hardware optional.
- G. Screens: Shall be fiberglass screen set in painted .020 aluminum frame. All 62", 68", and 74" high screens utilize a .024 aluminum frame. Champagne screen is standard. White is also available. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.
- 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, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat or 3/4" profiled. Two-toned inner grilles (13/16" flat only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and extruded aluminum exterior bars to the surfaces of the insulated glass. They are available in 7/8" and 1 1/4" widths. Both are available with or without inner bar between the glass. Exterior bars are available in bronze, white, tan, ivory, hunter green, cinnamon, or black.

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

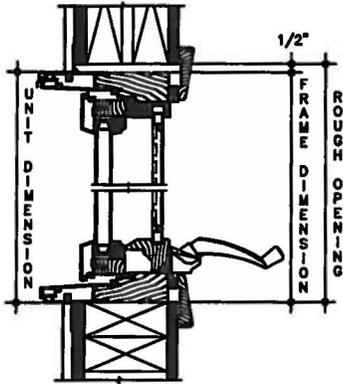
Pinnacle Series

CLAD CASEMENT & AWNING

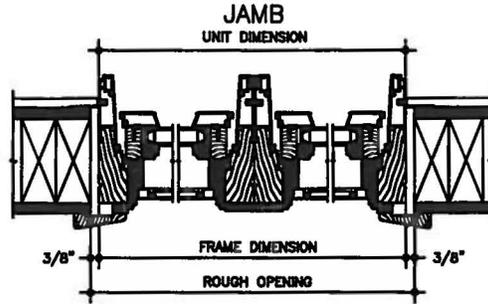
SECTION DETAILS

SCALE: 1 1/2" = 1'-0"

HEAD & SILL

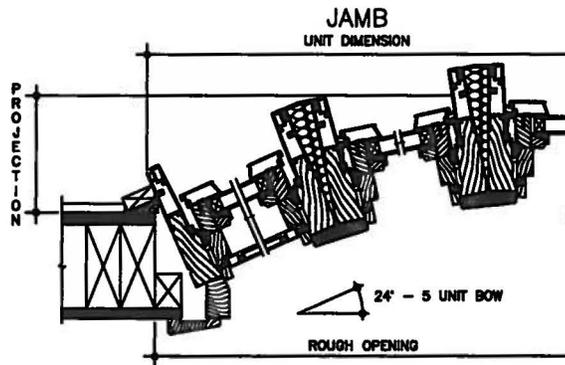
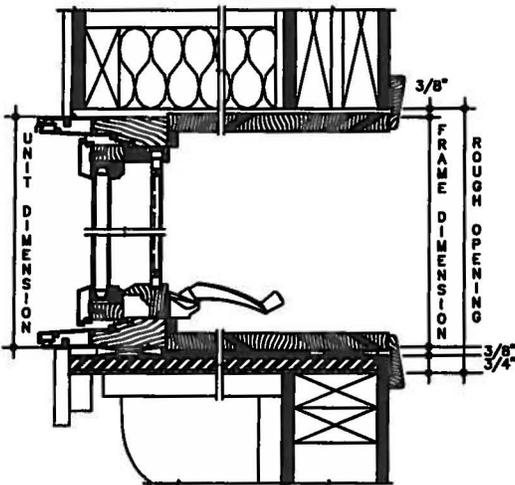


3/4" INSULATING GLASS
2 x 4 FRAME CONSTRUCTION
1/2" SHEATHING, 1/2" DRY WALL
4 9/16" JAMB



HEAD & SILL

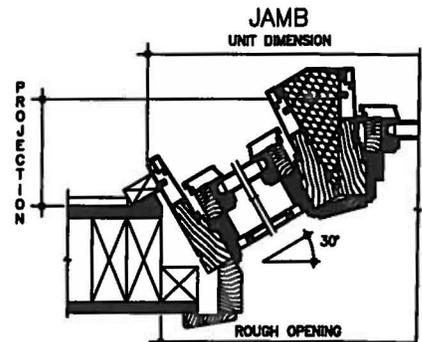
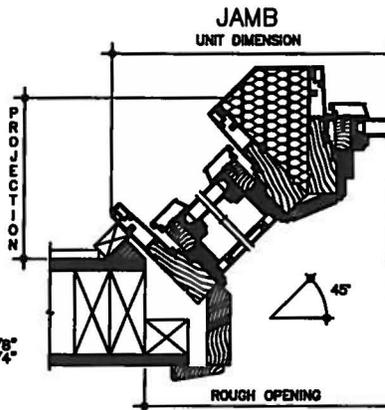
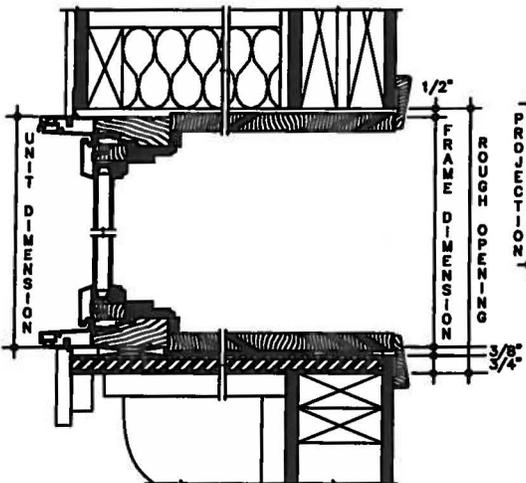
12° BOW



NOTE: 3/4" PLYWOOD PLATFORM AND TRIM BY OTHERS. ROUGH OPENING ALLOWS FOR 3/4" THICK PLATFORM. SUPPORT BRACKETS SHOULD BE USED.

HEAD & SILL

ANGLE BAY



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):
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 - 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. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. AAMA /NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Window units shall meet requirements in accordance with AAMA/NWWDA I.S.2-97.
- B. Air leakage shall not exceed 0.30 cfm per square ft. of overall frame area 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 windloads 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. Complete installation and finishing instructions shall be included.
- B. Store units in a clean, dry place off the ground in an upright position.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Aluminum Clad Wood Double Hung window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4-81, assembled with hardware installed. Exposed exterior portion shall be extruded aluminum cladding sealed at corners with closed cell foam gaskets. Jamb thickness shall be 11/16". Jamb width shall be 4 9/16". Jamb extenders are available to match other finished wall thicknesses. Aluminum sill is

Pinnacle Series

CLAD DOUBLE HUNG

SPECIFICATIONS

(Materials cont.)

- thermally broken and end sealed. Vinyl hinged nailing fin and drip cap is utilized for installation. Inside mull included on all mull units regardless of jamb width. All 4 9/16" units will have a full length inside mull tacked in place and will have to be trimmed and re-applied in the field. Natural Alder interior option is available.
- B. Sash: Shall be select pine treated with water repellent preservative in accordance with NWWDA I.S.-4-81 with a thickness of 1 1/2". Sash corners shall be mortised and tenoned. Both sashes shall be tilt-removable from the inside. Top and bottom rails utilize a full width finger pull. Exterior surfaces shall consist of extruded aluminum with lapped corners. Alder interior option is available.
- C. Finish: Exterior aluminum surfaces shall be covered with factory applied, baked on acrylic finish in bronze, white, tan, ivory, hunter green, cinnamon, and black. Custom colors are available.
- D. Glazing: Shall be 3/4" double pane clear insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including Low E², tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE² glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Shall be closed-cell foam encased in TPE skin installed at the head, check rail, and sill. Flex-hinge jambliner provides a tight seal at the stiles.
- F. Hardware: Extruded vinyl jambliners shall have dual hinged leaf compression legs: beige color standard. White jambliner option available. Spring-loaded die-cast tilt latches allow both sashes to be tilted in with ease. Balance system consists of a block and tackle with a locking shoe that allows for easy cleaning or removal. Flange mounted cam action locks have contemporary curved handle and concealed fasteners. One lock is used on unit width 24" and below. Two locks are used on unit widths of 28" on up. Locks, keepers, and tilt latches all have a baked on champagne enamel finish. White, bronze, brass, oil-rubbed bronze, and satin nickel hardware option available.
- G. Screens: Shall be fiberglass screen set in painted aluminum frame. Screens are full height of opening. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, and black. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.
- 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, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat or 3/4" profiled. Two-toned inner grilles (**13/16" flat only**) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and extruded aluminum exterior bars to the surfaces of the insulated glass. They are available in 7/8" and 1 1/4" widths. Both are available with or without inner bar between the glass. Exterior bars are available in bronze, white, tan, ivory, hunter green, cinnamon, and black.

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.
- C. Install sealants, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

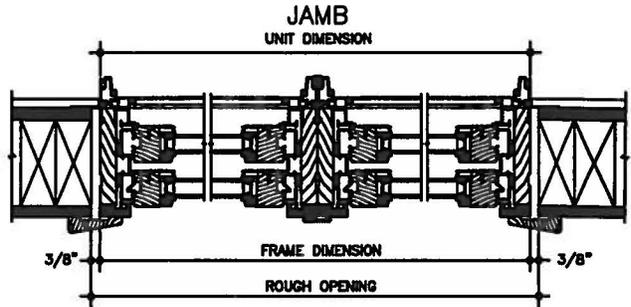
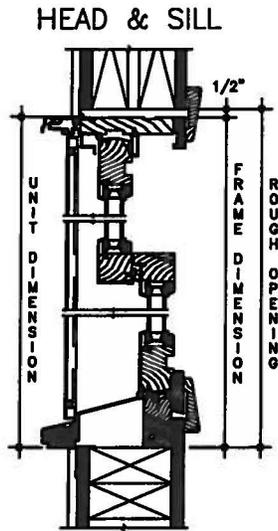
- A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
- B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
- C. Remove all visible labels and instructions.
- D. Final cleaning of glass in accordance of Section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

Pinnacle Series

CLAD DOUBLE HUNG

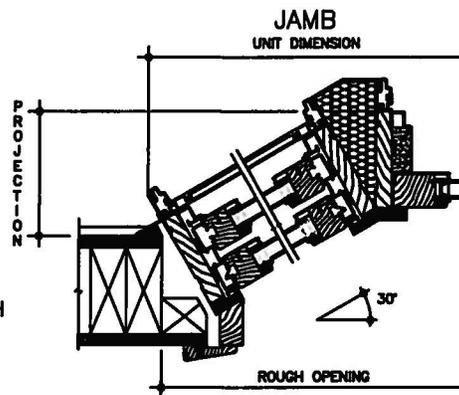
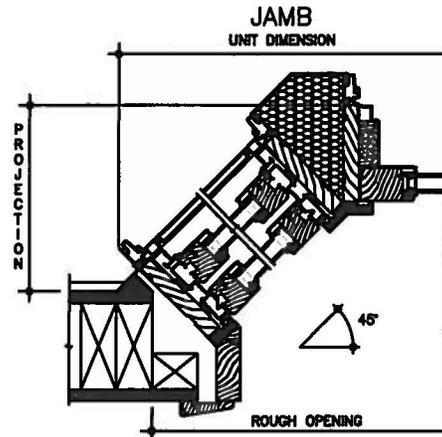
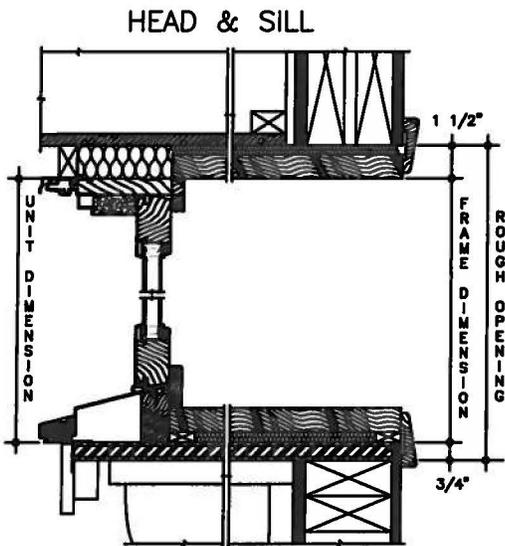
SECTION DETAILS

SCALE: 1 1/2" = 1'-0"



3/4" INSULATING GLASS
 2 x 4 FRAME CONSTRUCTION
 1/2" SHEATHING, 1/2" DRY WALL
 4 9/16" JAMB

ANGLE BAY



NOTE: 3/4" PLYWOOD PLATFORM AND TRIM BY OTHERS. ROUGH OPENING ALLOWS FOR 3/4" THICK PLATFORM. SUPPORT BRACKETS SHOULD BE USED.

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» Windsor Home » Products » Pinnacle Wood » Clad » Swinging Patio Door



Pinnacle Clad – Swinging Patio Door

- Warmth and beauty of Clear Select Pine, Natural Alder or Vertical Grain Fir Interior; can be painted or stained
- Clad units offer a strong, durable **extruded aluminum** exterior sash and frame for low-maintenance
- Optional multi-point locking system features three-point jamb-engaged tongue system for uncompromised security. Also available: single point, single bore, double bore, and no bore.
- Extended panel drip edge sheds water away from panel at the sill for enhanced protection from water
- Dual seal frame weather strip at panel face and edge improves air and thermal performance
- 1/2 and 3/4 lite panel available with flat or split panel option
- Seg-top panel option available

Standard Colors

Feature Colors

Anodized Finishes

Interior Finish

Swinging Patio Door Hardware

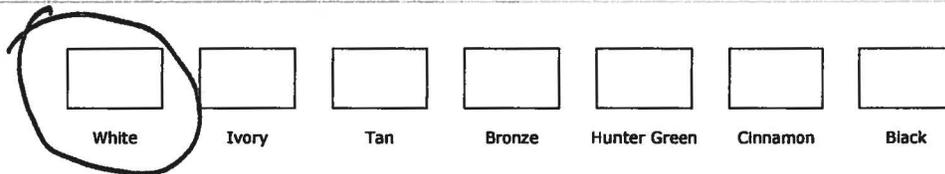
Hinges

Glass Options

Exterior Trim

Grille Options

Screens



The on-screen colors provided are to help you determine what is available - unfortunately, due to variations between monitors, they are not true to color. For exact matches, please visit a dealer near you for true-to-color samples.



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- Glossary
- FAQ's

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- Stories Of Interest
- Press Room
- Media Contact

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- At A Glance
- Photo Gallery
- Pinnacle Wood
- Legend Cellular PVC
- Next Dimension Vinyl
- Windsor Bi-fold Doors
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- Impact

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- The Woodgrain Story
- Growing Green
- Job Opportunities
- Contact Us
- Affiliations

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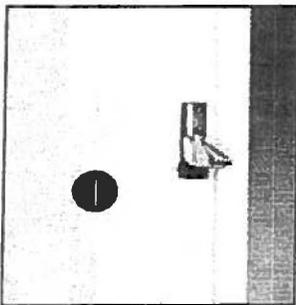
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- Literature PDFs
- Warranty Information
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Dealer Locator

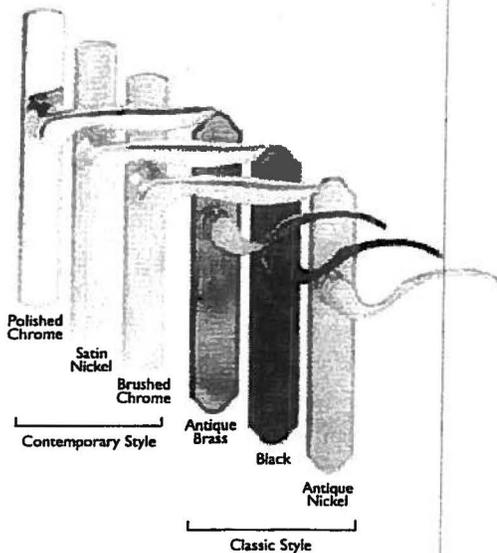
PINNACLE SWINGING PATIO DOORS

FEATURES/BENEFITS

- 1 Multi-point locking system features three-point jamb-engaged tongue system for uncompromised security.
- 2 Inswing door features bumper sill to keep door air- and water-tight.
- 3 Extended panel drip edge sheds water away from panel at the sill for enhanced protection from water.
- 4 Dual seal frame weather strip at panel face and edge improves air and thermal performance.
- 5 Taller sill provides excellent water performance and design pressure ratings.
- 6 Foam-backed glazing bead prevents paint and stain from bleeding.
- 7 Stiles and rails constructed of Ponderosa Pine core and skins provide a rich appearance and increase durability.
- 8 Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance.
- 9 1/2 or 3/4 lite panel available with flat or split panel option



• Available in Pine, Fir and Alder



SIZES

- Available in four standard heights: 6-8', 6-10', 8-0' and 9-0'.
- Custom sizes also available.

GLAZING

- Interior stop glazed with beaded silicone.
- Standard 3/4" tempered double pane LoE⁺ insulating glass.
- Clear, tinted, tempered, laminated and obscure glass types also available.
- Custom glass types available.

GRILLE OPTIONS

- Windsor Divided Lite (WDL) – simulated divided light.
 - Standard Profile in 7/8" or 1 1/4"
 - Putty Profile in 5/8" or 7/8" (exterior only)
- 13/16" flat, 3/4" profile, and 1" profile inner grille.
- Standard and custom grille patterns available.

WEATHERSTRIPPING

- Rigid weatherable PVC or urethane foam encased in polyethylene film.
- Inswing and outswing features bottom heavy-duty self-adjusting sweep.

FINISHES

- Primed – Latex primed exterior and clear pine veneer interior.
- Clad – Electrostatically applied, baked-on finish to exterior in white, bronze, tan, ivory, hunter green, black or cinnamon.
- 30 feature colors, 7 anodize finishes and custom colors also available.

HARDWARE FINISHES

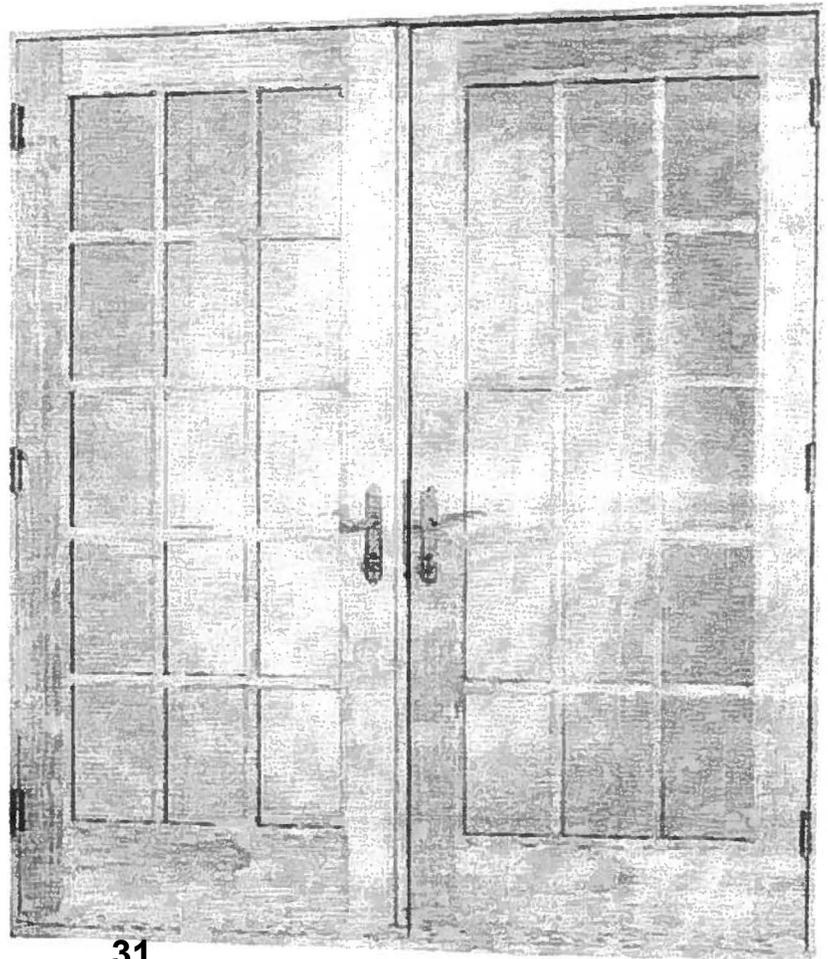
Brass, antique brass, oil rubbed bronze, antique nickel, brushed chrome, polished chrome, white, black, and satin nickel.

HARDWARE STYLES

Classic or contemporary handle.

PERFORMANCE RATINGS

For current performance ratings, please see our website at www.windsorwindows.com.



Pinnacle Series

PRIMED PATIO DOOR – INSWING

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled primed wood inswing 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. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 1. AAMA / NWWDA 101-I.S.2 - 97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Patio Door units shall meet requirements in accordance with AAMA / NWWDA 101-I.S.2-97.
- 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

PRIMED PATIO DOOR – INSWING

SPECIFICATIONS

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Primed Inswing Patio Door units as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Shall be select softwoods treated with water repellent preservative in accordance with NWWDA I.S.-4. Exterior frame shall be finger-jointed material. Brickmould shall be cellular PVC material. Sill shall be aluminum with solid oak interior threshold with protective covering. Clear anodized finish sill standard; bronze anodized sill with protective coating optional. A low-rise handicap sill is available as an option on all inswing doors except bi-hinge. Doors up to four panels wide will have a single frame with a continuous head and sill. Standard frame width is 4 9/16". 2" jamb extension is available for 6 9/16" frame width.
- B. Door Panels: Shall be select softwoods with Ponderosa pine veneers treated with water repellent preservative. Stiles and rails shall be fastened with ribbed hardwood dowels. Stiles are 4 11/16" wide, top rail is 5" wide, and bottom rail is 8 3/8" wide. Foam tape is applied to the back side of the glass stop. (All swing panels are not reversible.) Bi-hinge option is available (both panels operate).
- C. Finish: Shall be one coat Latex primer applied to exterior surfaces only of panel and frame.
- D. Glazing: Shall be 3/4" tempered double pane LoE 366 insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, and obscure. Cardinal's Preserve™ option is available on most glass options. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Frame weatherstripping shall be santoprene rubber with a rigid polypropylene base. This dual-seal weatherstrip seals against both the face and the edge of the panel. It shall be installed in the side jambs and head for positive protection against air and water infiltration. Sill weatherstrip is an ABS rigid member with a flexible urethane to protect between sill and panel.
- F. Hardware: Finished matched strike plates and adjustable hinges shall be installed with each operating panel for smooth operation. Operating panels can be shipped with lockset and deadbolt holes pre-drilled with a 2-3/8" backset. Installed single point or multi-point "euro" hardware is available on all swinging doors. The multi-point hardware has a three-point, side engage, tongue-locking system. A variety of hardware finishes are available. Handle sets are ordered and shipped separately.
- G. Screens: (Extra when specified) Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Screen shall mount on outside of door panels and roll on end-adjustable steel rollers. They shall operate on a track extruded in the sill. Swinging screens optional. Screens available in white, bronze, tan, ivory, hunter green, cinnamon, or black. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open door.

Pinnacle Series

PRIMED PATIO DOOR – INSWING

SPECIFICATIONS

• **(Materials cont.)**

• H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges, fastened to sash with press pins. 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 either 13/16" flat, 3/4" profiled or 1" profiled. Two-toned inner grilles (3/4" profile only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and exterior bars to the surfaces of the insulated glass; when ordered Interior Primed, the interior WDL bars will be cellular PVC. WDL is available in 7/8" and 1 1/4" Standard, 5/8" Putty, and 7/8" Putty exterior with Standard interior. All are available with or without innerbar between the glass. Exterior bars are cellular PVC.

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.
- 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 INSWING PATIO DOOR

SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Factory assembled aluminum clad wood inswing patio doors [including sidelights], 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 - Sealant 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. NATIONAL WOOD WINDOW AND DOOR ASSOCIATION (NWWDA):
 - 1. NWWDA I.S-8-88 - Industry Standard for Wood Swinging Patio Doors
 - 2. NWWDA I.S-4-81 - Industry Standard for Water-Repellent Preservative Treatment for Millwork
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

1.04 PERFORMANCE CRITERIA

- A. Inswing patio door units shall meet minimum requirements in accordance with AAMA 101-I.S.2-97
- B. Air leakage shall not exceed 0.30 cfm per square ft. of overall frame area when tested in accordance with ASTM E-283 at 1.56 psf.
- C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
- D. Door units shall withstand positive and negative windloads 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, door units shall be delivered undamaged, 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.

PART 2 - PRODUCTS

2.01 MANUFACTURER

- A. Pinnacle Series Aluminum Clad Wood Inswing Patio Door units [including sidelights] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

- A. Frame: Select softwoods treated with water-repellent preservative in accordance with NWWDA I.S.-4. Exposed exterior portion of head and jambs shall be extruded aluminum sealed at corners with closed cell foam gaskets and fastened with aluminum corner keys. Interior face of jambs shall be clear stain grade. Sill shall be aluminum with solid oak threshold with protective covering. Mill finish sill standard; bronze anodized sill with protective coating optional. A low-rise handicap sill is available as an option on all inswing doors except bi-hing³⁵ Doors up to four panels wide will have a single frame

Pinnacle Series

CLAD INSWING PATIO DOOR

SPECIFICATIONS

(Materials cont.)

- with a continuous head and sill. Frame width is adjustable from 3 9/16" to 5 5/16" and 5 9/16" to 7 5/16" with available jamb extenders utilizing extruded aluminum nailing fin. **Units with clad brickmould available in 4 9/16" or 6 9/16" jamb widths only.** Natural Alder interior option is available.
- B. Door Panels: Shall be softwoods with Ponderosa pine veneers treated with water-repellent preservative. Stiles and rails shall be fastened with ribbed hardwood dowels. Exterior surfaces shall be clad with aluminum extrusion with lapped and sealed corners. Foam tape is applied to the back side of glass stops. Engineered cores in all stiles are constructed of laminated wood components for maximum strength and stability. Stiles are 4 7/8" wide, top rail is 5 3/16" wide, and bottom rail is 8 9/16" wide. Bi-hinge option available (both panels operate). Natural Alder interior option is available.
- C. Finish: A clear pine veneer interior provides a smooth surface ready for finishing. All exterior head, side jamb, and panel extrusions shall have a factory applied, baked on acrylic finish in bronze, white, tan, ivory, hunter green, cinnamon, or black. Custom colors are also available.
- D. Glazing: Shall be 3/4" tempered double pane clear insulating glass as standard, glazed with double-faced tape, a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including LoE², tinted, and obscure. Cardinal's Preserve™ is **standard** on all LoE² glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.
- E. Weatherstripping: Frame weatherstripping shall be santoprene rubber with a rigid polypropylene base. This dual-seal weatherstrip seals against both the face and the edge of the panel. It shall be installed in the side jambs and head for positive protection against air and water infiltration. The sill weatherstripping includes three separate components: pile, foam, and fin weatherseals for maximum performance.
- F. Hardware: Adjustable gold-tone powder coated hinges shall be installed on each operating panel for smooth operation. Operating panels can be shipped with lockset and deadbolt holes predrilled with a 2 3/8" backset. Installed single point or multi-point "Euro" hardware is available on all swinging doors. The multi-point hardware has a three-point, side engage, tongue locking system. A variety of hardware finishes are available. **Handle sets are ordered and shipped separately.**
- G. Screens: (Extra when specified) Shall be fiberglass screen set in extruded aluminum frame. Screen shall mount on outside of door panels and roll on end-adjustable steel rollers. They shall operate on track extruded in aluminum sill. Swinging screens optional. Screens available in white, bronze, tan, ivory, hunter green, cinnamon or black. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open door.
- H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges, fastened to sash with press pins. Perimeter grilles are available in 7/8" or 1 1/4" widths. White, bronze, tan, ivory, hunter green, or black aluminum inner grilles (in air space) are also available in either 13/16" flat or 3/4" profiled. Two-toned inner grilles (**13/16" flat only**) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and aluminum exterior bars to the surfaces of the insulated glass. They are available in 7/8" and 1 1/4" widths. Exterior bars are available in bronze, white, tan, ivory, hunter green, cinnamon, or black.

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 door unit in accordance with the manufacturer's recommendations.
- C. Install sealants, backing material, and insulation 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 door 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 **3610**

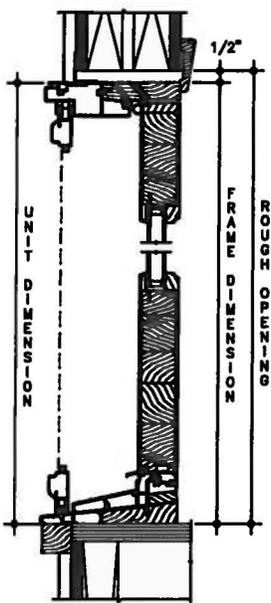
Pinnacle Series

NEW CLAD INSWING PATIO DOOR

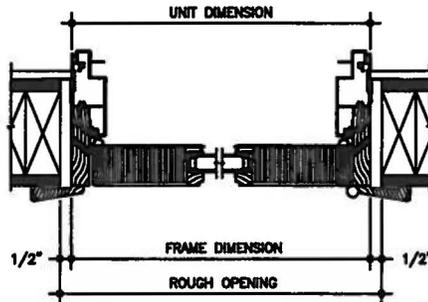
SECTION DETAILS

SCALE: 1 1/2" = 1'-0"

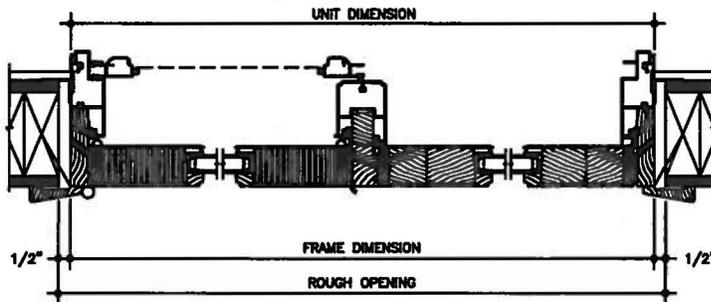
OPERATING
HEAD & SILL



1 PANEL JAMB

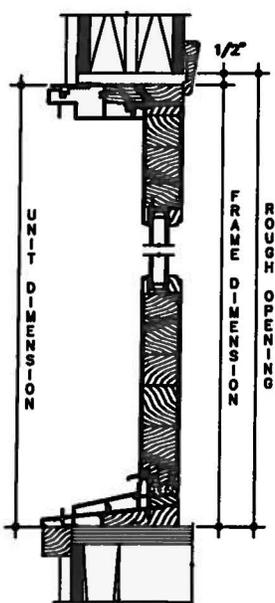


2 PANEL JAMB

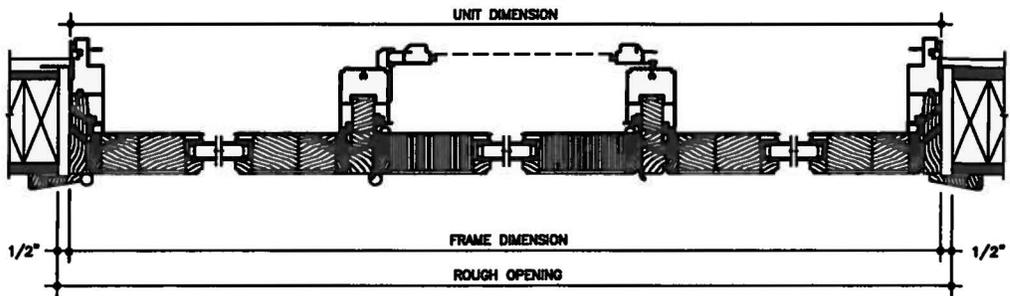


3/4" INSULATING GLASS
2 x 4 FRAME CONSTRUCTION
1/2" SHEATHING, 1/2" DRY WALL
4 9/16" JAMB

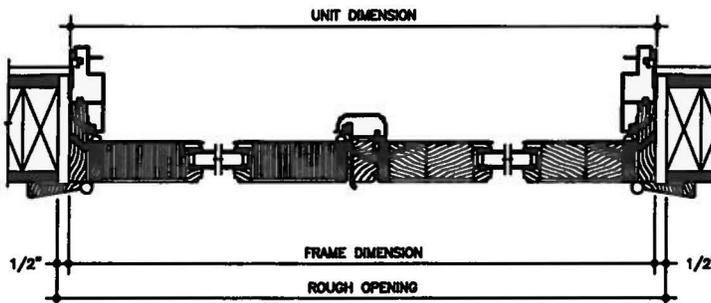
STATIONARY
HEAD & SILL



3 PANEL JAMB



BI-HINGE JAMB



Pinnacle Series

NEW CLAD INSWING PATIO DOOR

ELEVATIONS

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

	UNIT ROUGH FRAME GLASS	2-6 1/4 2-7 1/4 2-8 1/4 20	5-0 1/16 5-1 1/4 5-0 1/16 20	7-5 7/8 7-7 7-5 7/8 20	7-11 3/16 8-0 1/4 7-11 3/16 11 1/2 - 20 - 11 1/2	8-11 11/16 9-0 3/4 8-11 11/16 14 - 20 - 14	9-11 11/16 10-0 3/4 9-11 11/16 20
6-7 1/2 6-8 6-7 1/2 68 7/8							
	2668 0 or X	5068 OX or XO	7668 X00 or OXO or OOX	16-50-1668	20-50-2068	26-50-2668	
6-10 3/8 6-11 6-10 3/8 68 3/4							
	26610 0 or X	50610 OX or XO	76610 X00 or OXO or OOX	16-50-16610	20-50-20610	26-50-26610	
7-11 3/8 8-0 7-11 3/8 79 3/4							
	2680 0 or X	5080 OX or XO	7680 X00 or OXO or OOX				
8-11 3/8 9-0 8-11 3/8 91 3/4							
	2690 0 or X	5090 OX or XO					

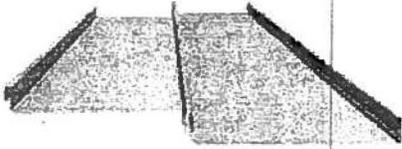
	1-2 1-3 1-2 7 1/2	1-4 1-5 1-4 9 1/2	1-6 1-7 1-6 11 1/2	8-0 1/4 8-1 1/4 8-0 1/4 14
6-7 1/2 6-8 6-7 1/2 68 7/8				
	1268	1468	1668	2068
6-10 3/8 6-11 6-10 3/8 68 3/4				
	12610	14610	16610	20610
7-11 3/8 8-0 7-11 3/8 79 3/4				
	1280	1480	1680	2080
8-11 3/8 9-0 8-11 3/8 91 3/4				
	1290	1490	1690	2090

SIDELITES

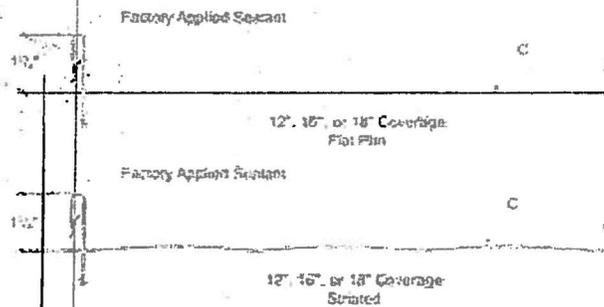
NOTE: ALL UNITS LISTED ARE BUILT AS ONE FRAME.
FOR DOORS WITH HANDICAP SILL, SUBTRACT 1 3/8" FROM ROUGH OPENING HEIGHTS.

Roofing Information

Vertical Seam Metal Roofing



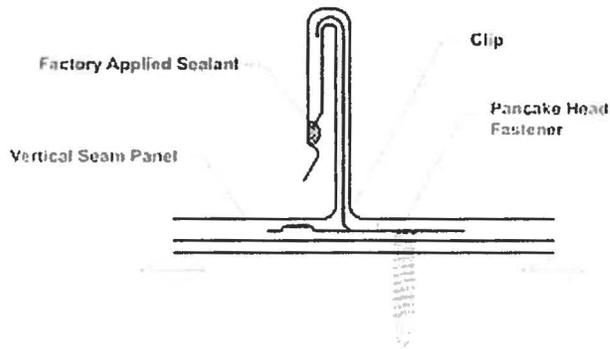
With 1-3/4" high ribs, Vertical Seam Metal Roofing has the strength needed to be installed over either open framing or solid decking. This standing seam system is fastened using hidden clips. These clips allow for greater expansion and contraction of the panels, at the same time ensuring wind resistance. Vertical Seam is Miami-Dade county approved, meeting some of the most stringent requirements for high wind areas. Vertical Seam comes standard with striations to eliminate oil canning, but can also come flat pan. If you want it flat pan you will have to specify it.



Vertical Seam Specifications

- 12, 16 or 18" panel coverage
- 1-3/4" rib height
- Architectural / structural integral standing seam panel
- Applies over open framing or solid substrate
- Material: High-quality steel protected by layers of coatings and paint
- Gauges: 26ga or 24ga standard, 22ga optional
- Finishes: Painted or acrylic coated Galvalume®
- Warranty: 45 year on painted, 25 year on Galvalume®
- Minimum roof slope 3:12
- Factory applied side lap sealant
- Concealed clip designed for thermal movement
- Accommodates up to 4" blanket insulation
- Energy Star rated on many colors
- Purpose: Roofing panels

ATTACHMENT DETAIL



Concealed Clip System

- Vertical Seam utilizes a concealed clip fastening system.
- Low maintenance and easy installation.
- Can be installed over open framing, making it a great choice for steel structures.
- Great for new construction or re-roofing projects.
- A full line of trim and accessories is available.

A roof style to fit any home...

As homeowners choose metal roofing as their permanent roofing solution, Englert provides the widest variety of solutions in the industry. Whether your current design is a re-roof project or new construction, we offer a full range of roof profiles, finishes, textures and architectural details to realize all your design objectives. Englert systems permit complex roof configuration and unlimited panel lengths from ridge to eave, without end laps or splicing, to ensure a crisp roof line and greater weathertightness.

Aesthetics

Whether you desire complicated roof planes or smooth, continuous surfaces, Englert roof systems have a wide range of seam profiles, panel widths and finishes to meet your design needs. Narrow seams or wide batten-type profiles are available, as are optional ribs and striated patterns for all roof systems to further articulate the roof lines from ridge to eave.

Englert systems are engineered to accommodate the most complex roof configurations, including hips, valleys, dormers and a broad range of pitches. The transitions between roof surfaces and other building elements, including mansards, fascia, siding and soffits, can be cleanly and seamlessly detailed in a variety of profiles.

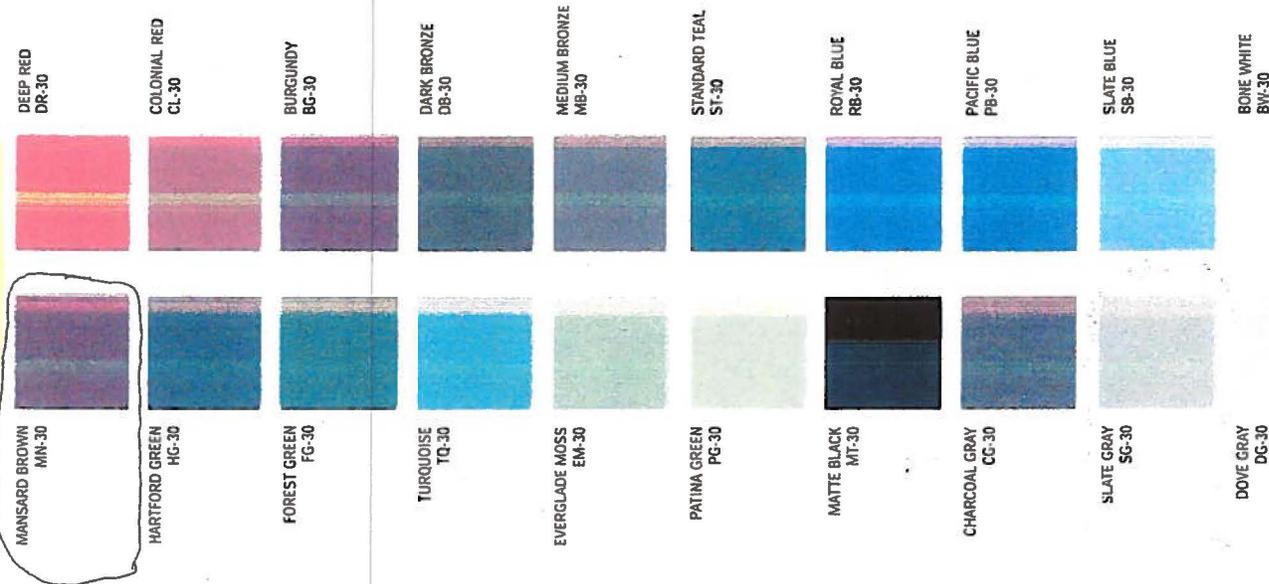
Panel systems come in standard widths from 12" to 24". Custom widths are available for special applications. Flush seam panels are offered to achieve flat surfaces on fascia, walls and soffits.

Finishes

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 to meet any design objective. Whether your design calls for a natural weathered appearance or bright high-performance, full-strength fluorocarbon colors — Englert offers an array of standard finishes. Our minimum custom color order requirements are among the lowest in the industry.

*Cover all your design options with
Englert metal roof systems.*

Englert's Standing Seam roof panels are available
in the following colors:



SEAFOG
SF-30

SIERRA TAN
ST-30

ADDRESS OF PROJECT: 212 South Alfred Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 074.02-12-31 ZONING: RM

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: Rahmi Hakin Ozsancak

Address: 212 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Rahmi Hakin Ozsancak

Address: 212 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

- 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 _____
 - 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).*

New rear two story addition to existing structure. Addition would encapsulate part of the existing rear "el." Addition to be sided and have a new metal roof and new clad windows. The side windows in the existing "El" will be replaced with wood windows and doors. Encapsulation if necessary to construct the addition.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

* Note: There are no alternatives to demolition/encapsulation

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- Square feet of existing signs to remain: _____
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet 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.

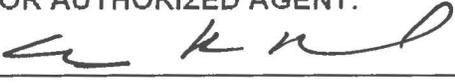
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Stephanie R. Dimond

Date: 9.16.12



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 212 S. ALFRED ST. Zone RM
 A2. 1579 x 1.5 = 2368.5 \square
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	189.48	Basement**	189.48
First Floor	624.5	Stairways**	85.28
Second Floor	624.5	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	274.76
Total Gross *	1438.48		

B1. Existing Gross Floor Area *
1438.48 Sq. Ft.
 B2. Allowable Floor Exclusions**
274.76 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1163.72 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	240.95	Basement**	240.95
First Floor	240.95	Stairways**	
Second Floor	240.95	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	240.95
Total Gross *	722.85		

C1. Proposed Gross Floor Area *
722.85 Sq. Ft.
 C2. Allowable Floor Exclusions**
240.95 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
481.9 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1645.62 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2368.5 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	777.80
Required Open Space	552.65
Proposed Open Space	560.66

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

Signature: [Signature] Date: 7.15.12