BAR Case # _____

ADDRESS OF PROJECT: 619 S. Lee Street

TAX MAP AND PARCEL: 081.01-02-13 **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: Vowell LLC c/o Michael Harrington

Address: 311 Cameron Street

City: Alexandria State: VA Zip: 22314

Phone: 703.549.4491 E-mail: mharrington@311cameron.com

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

Name: Lee Quill Phone: 202.337.0090

E-mail: lquill@cunninghamquill.com

Legal Property Owner:

Name: Vowell LLC c/o Michael Harrington

Address: 311 Cameron Street

City: Alexandria State: VA Zip: 22314

Phone: 703.549.4491 E-mail: mharrington@311cameron.com

☒ **Yes** ☐ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations? pending
☐ **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.

BAR Case # _____

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

- ☐ NEW CONSTRUCTION
- ☑ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☐ awning
  - ☑ fence, gate or garden wall
  - ☑ HVAC equipment
  - ☐ shutters
  - ☑ doors
  - ☑ windows
  - ☐ siding
  - ☑ shed
  - ☑ lighting
  - ☑ pergola/trellis
  - ☐ painting unpainted masonry
  - ☐ other _____
- ☑ ADDITION
- ☑ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Restoration of existing historic structures; demolition of portions of existing structures noted in submission; construction of additions. Refer also to description and drawings and photographs in submission.

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.

BAR Case # _____

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

	N/A	
☐	☐	Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
☐	☐	Square feet of existing signs to remain: _____.
☐	☐	Photograph of building showing existing conditions.
☐	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☐	☐	Location of sign (show exact location on building including the height above sidewalk).
☐	☐	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☐	☐	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
☐	☐	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
☐	☐	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

☑ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

☑ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☑ I, the applicant, or an authorized representative will be present at the public hearing.

☑ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: LEE QUILL, FAIA

Date: 9/4/18

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NIGEL MORRIS	405 CAMERON ST	100% - VOWELL LLC
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 619 S. LEE STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NIGEL MORRIS	405 CAMERON ST	100% - VOWELL LLC
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NIGEL MORRIS	NO RELATIONSHIP	NO RELATIONSHIP
2.		
3.		

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

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

9/5/18 — Date
MICHAEL HARRINGTON — Printed Name
Signature

MEMORANDUM

TO: Catherine Miliaras, Principal Planner, Historic Preservation, City of Alexandria

CC: Michael Harrington, Mary Christesen

FROM: Lee Quill, CQA

DATE: November 19, 2018

SUBJECT: Responses to BAR application completeness comments – revised based on submission modifications

Historic Comments:

1. Written list of all proposed work, including the proposed demolition/capsulation (include the square footages for the latter)

   Response:
   See Written List of Proposed Work along with Building Elements diagrams, dated 11.19.18. The list includes items to be considered for Permit to Demolish (with square footages) and items to be considered for Certificate of Appropriateness, as well as items proposed for repair. The diagrams show location of elements proposed for removal and proposed additions.

2. Window and door specifications/cut sheets for all proposed replacement and new windows and doors (not the catalog). Have you considered using an alternate window material for the new construction other than wood in order to differentiate? The BAR's policy permits high-quality modern materials for new construction and additions.

   Response: The owner would like to use painted wood windows and doors. The window and door specifications / cut sheets are included.

3. Please provide a building history report that includes the evolution of the property and buildings, with dates of construction.

   Response: See enclosed Building History. The report is modified to include additional information on the estimated dates of construction of various building elements. The Building Elements diagrams included with the Written List of Proposed Work also include dates of structures on site.

4. We will need to schedule a site visit to review any windows proposed for replacement. This can occur prior to the BAR hearing or after. If after, there will be a condition noting that any window replacement on the historic building is subject staff inspection in the field. Either way is fine with us.

   Response: Site Visit is scheduled with Catherine Miliaras and Al Cox on November 20, 2018.

Zoning Comments:

C-1 Sheet 20 indicates an existing driveway off of Franklin Street will provide access to the proposed garage. The survey on page 9 and a visual inspection of the property does not show a driveway or driveway apron off of Franklin Street. Section 8-200(C)(5) requires all access to parking in the Old and Historic District to be provided from an alley or interior court.

Response: The workshop / bike garage structure will not be used for vehicular parking. The plan no longer shows new paving at driveway or the construction of a City standard driveway apron.

C-2 The proposed two-story addition to the south of the main dwelling appears to contain a kitchen on the ground floor. Applicant must submit floor plans of the main house to determine if this is a second kitchen proposed on the property.

Response: Floor plans are updated to include room names. There is only one kitchen in the main house, on the first floor of the two-story addition to the south of the main dwelling.

C-3 Applicant should clarify if the proposed pool equipment shed and riding mower shed shown on page 34 are the same structures proposed toward the rear of the lot on the north side property line and 9.50 feet from the rear property line in the south west corner. The structures shown on both pages are larger than what is permitted to be located in the required side and rears per section 7-202(B)(4)(b). Side yards of 5.00 feet and a rear yard of 16.00 feet must be maintained. As proposed the sheds must also be included in FAR.

Response: two sheds shown on page 34 are the same structures proposed on the Site Plan close to S. Fairfax Street. There is no rear yard and the sheds are within the 5' side yard setbacks. The square footage of these sheds is included in the FAR tabulations.

C-4 Applicant must show existing and proposed floor plans to support the proposed FAR exclusions.

Response: FAR floor plan diagrams are included to show FAR exclusions.

end memo

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 619 South Lee Street (Street Address) — RM (Zone)

A2. 35,502.00 (Total Lot Area) x 1.50 (Floor Area Ratio Allowed by Zone) = 53,253.00 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	1,146.00	Basement**	1,146.00
First Floor	3,490.00	Stairways**	219.00
Second Floor	2,519.00	Mechanical**	
Third Floor	1,001.00	Attic less than 7'**	
Attic	0.00	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	109.00
Lavatory***		Other**	763.00
Other**		Other**	
B1. Total Gross	8,156.00	**B2. Total Exclusions**	2,237.00

B1. 8,156.00 Sq. Ft. — Existing Gross Floor Area*

B2. 2,237.00 Sq. Ft. — Allowable Floor Exclusions**

B3. 5,919.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

Excluded area to be physically removed

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	1,555.00	Basement**	1,555.00
First Floor	2,336.00	Stairways**	102.00
Second Floor	1,243.00	Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	345.00
Porches	345.00	Balcony/Deck**	
Balcony/Deck		Lavatory***	207.00
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	5,479.00	**C2. Total Exclusions**	2,209.00

C1. 5,479.00 Sq. Ft. — Proposed Gross Floor Area*

C2. 2,209.00 Sq. Ft. — Allowable Floor Exclusions**

C3. 3,270.00 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 9,189.00 Sq. Ft. — Total Floor Area *(add B3 and C3)*

D2. 53,253.00 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space (RA & RB Zones)

E1. 32,012.00 Sq. Ft. — Existing Open Space

E2. 18,638.55 Sq. Ft. — Required Open Space

E3. 30,141.00 Sq. Ft. — Proposed Open Space

Notes

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

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

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

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

Signature: PKA (LUKE GUILLORY) Date: 11/19/18

Existing Allowable Exclusions		**sq. ft.**
Basement		1,146
Stairways	first floor main house	91
	first floor carriage house	50
	second floor main house	78
	sub total	219
Lavatory	first floor carriage house	17
	second floor carriage house	42
	third floor main house	50
	sub total	109
Other: Demolished areas	first floor north addition	324
	first floor south addition	313
	first floor curved element	63
	second floor curved element	63
	sub total	763
	TOTAL	**2,237**

Proposed Allowable Exclusions		**sq. ft.**
Basement	north addition	418
	south addition	1,137
	sub total	1,555
Stairways	first floor north addition	62
	first floor south addition	40
	sub total	102
Porches		345
Lavatory	first floor north powder rm	23
	first floor north bath rm	50
	first floor south powder rm	34
	second floor main house	50
	second floor south addition	50
	sub total	207
	TOTAL	**2,209**

WRITTEN LIST OF PROPOSED WORK

BAR SUBMISSION 11.19.18

619 S LEE STREET, ALEXANDRIA, VA

Permit to Demolish

1. Remove 1-story kitchen structure at the southern end of the main dwelling, refer to attached Building Elements - Removals diagram, area 1. (313 square feet.)
2. Remove 1-story structure to the north of the founders, refer to attached Building Elements - Removals diagram, area 2. (324 square feet.)
3. Remove inside corner portion of the existing 2-story flounder west of the main dwelling, refer to attached Building Elements - Removals diagram, area 3. (126 square feet.)
4. Remove pre-fabricated wooden garden shed, refer to attached Building Elements – Removals diagram, area 4. (80 square feet.)
5. Remove portion of exterior wall at the west side of the 1-story flounder, refer to West Elevation Removal, key note 1. (22.75 square feet.)
6. Remove (2) basement window areaways at east side of main house, refer to Site, Basement and First Floor Removal Plans, key note 3.
7. Remove curb at basement access at west side of main house, refer to Site and First Floor Removal Plans, key note 4.
8. Remove skylight at carriage house, refer to Carriage House Removal Plan and Elevations, key note 2. (68.75 square feet.)
9. Remove portion of exterior wall at the north side of the carriage house 1975 addition, refer to Carriage House Removal Plan, key note 1. (70.3 square feet.)

Certificate of Appropriateness

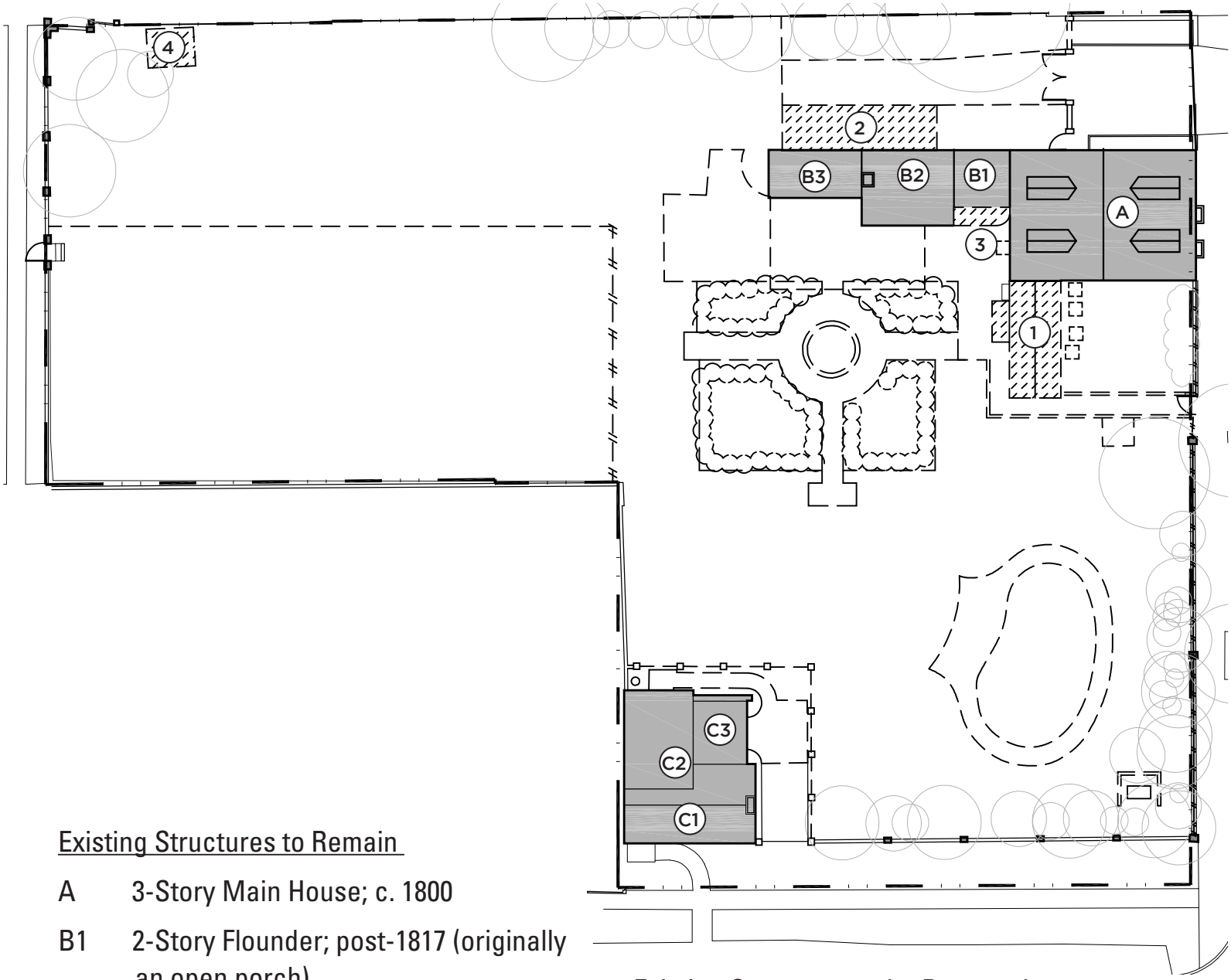
1. Proposed 2-story brick addition at the west end of the 1-story flounder, refer to attached Building Elements - Additions diagram, area 1.
2. Proposed 2-story brick addition with 1-story stucco hyphen connection to the south side of the main dwelling and 1-story stucco addition to the south with second floor clerestory windows at stair, refer to attached Building Elements - Additions diagram, areas 2 and 3.
3. Proposed 1-story brick addition connected to 2-story south addition by painted wood trellis, refer to attached Building Elements - Additions diagram, areas 4 and 5.
4. Proposed (2) wood garden structures at the west end of the site, refer to attached Building Elements - Additions diagram, area 6.
5. Proposed wood windows and doors at the south, east, and north elevations of the carriage house, refer to Proposed Carriage House Elevations.
6. Proposed new paving at existing parking pad at north of main dwelling, refer to Proposed Landscape Elements.
7. Proposed brick piers and wall with wood gate at west end of existing parking at north of main house, refer to Proposed Landscape Elements
8. Proposed wood gates in existing openings in walls at S. Lee and Franklin Streets, refer to Proposed Landscape Elements.

Repairs *(included for informational purposes, refer to repairs notes on plans and elevations)*

1. Restore historic windows, key note 1R.
2. Replace non-historic windows and doors in existing masonry openings, key note 2R.
3. Replace painted metal roof & gutters at 2-story flounder to match existing, key note 3R.
4. Remove existing chimney at the 2-story flounder to roofline and rebuild using original bricks, key note 4R.
5. New copper gutters and downspouts at 1-story flounder, key note 5R.
6. Remove existing paint and parging at the 2-story flounder on the south and west sides, point brick as required and apply painted finish to match existing, key note 6R.
7. Repoint brick as required to match existing at 1-story and 2-story flounders, key note 7R
8. Infill masonry opening at basement with brick set back 1" from face of building, key note 8R.
9. Replace wood shingle roof at carriage house with vented wood shingles to match existing and new copper gutters, downspouts and copper coping at brick wall, key note 9R.

BUILDING ELEMENTS - REMOVALS

619 S LEE STREET | ALEXANDRIA, VA



Existing Structures to Remain

A 3-Story Main House; c. 1800

B1 2-Story Flounder; post-1817 (originally an open porch)

B2 2-Story Flounder; c. 1800 (originally a dependent kichen)

B3 1-Story Flounder; c. 1800 (originally a dependent smokehouse)

C1 2-Story Carriage House; c. 1800-1817

C2 2-Story Lean-To; c. 1850

C3 1.5 Story Addition; c. 1976

Existing Structures to be Removed

1 1-Story Kitchen Addition; c. 1970

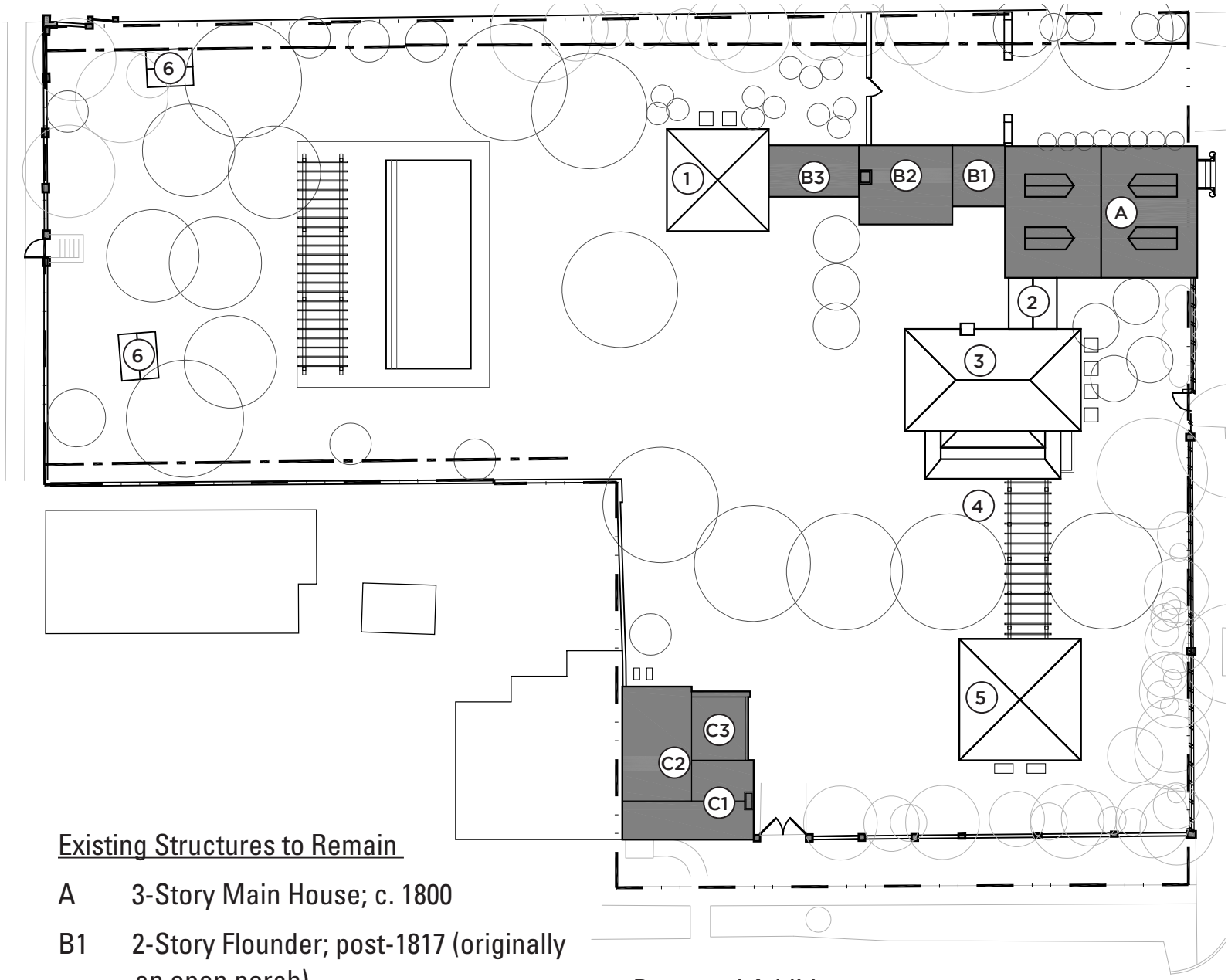
2 1-Story Flounder; c. 2000

3 2-Story Curved Infill

4 1-Story Garden Shed

BUILDING ELEMENTS - ADDITIONS

619 S LEE STREET | ALEXANDRIA, VA



Existing Structures to Remain

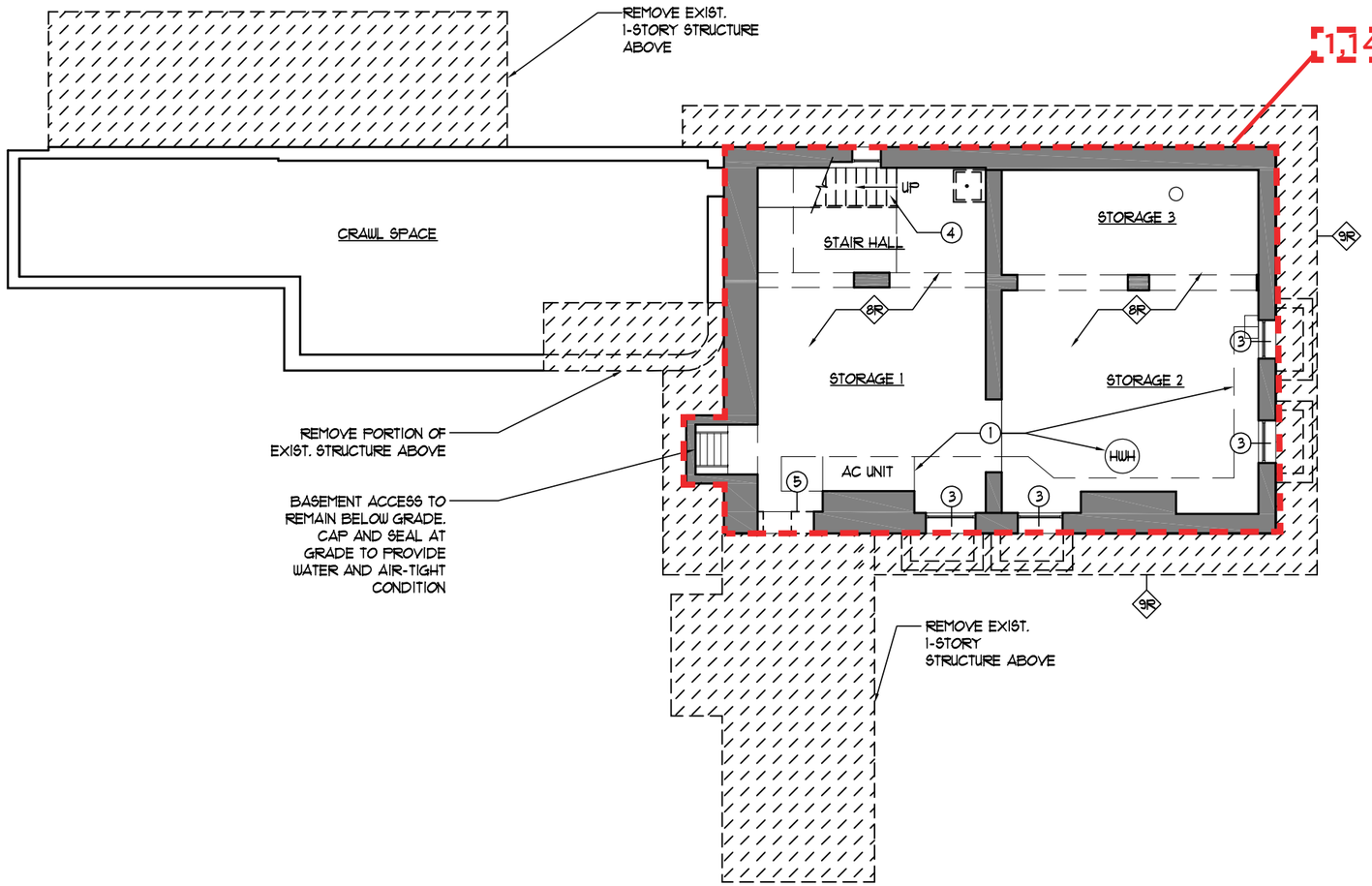
A	3-Story Main House; c. 1800
B1	2-Story Flounder; post-1817 (originally an open porch)
B2	2-Story Flounder; c. 1800 (originally a dependent kichen)
B3	1-Story Flounder; c. 1800 (originally a dependent smokehouse)
C1	2-Story Carriage House; c. 1800-1817
C2	2-Story Lean-To; c. 1850
C3	1.5 Story Addition; c. 1976

Proposed Additions

1	2-Story Studio Addition
2	1-Story Hyphen
3	2-Story Kitchen Addition
4	Wood Pergola
5	1-Story Workshop / Bike Garage
6	Garden Storage Sheds (included in FAR)

BASEMENT REMOVALS PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



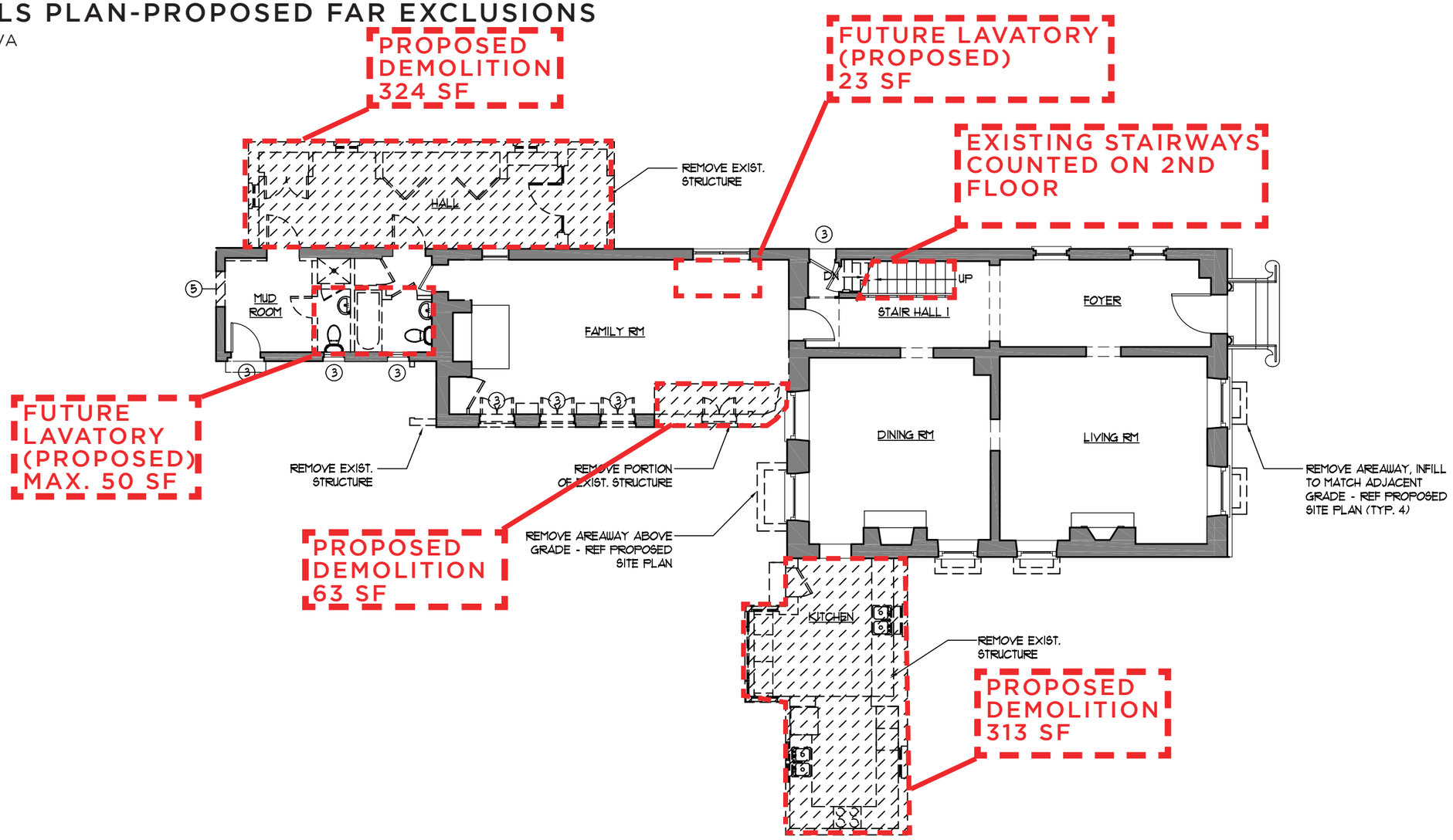
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN
REMOVALS PLANS

1 BASEMENT REMOVAL PLAN
SCALE: 3/32" = 1'-0"

FIRST FLOOR REMOVALS PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



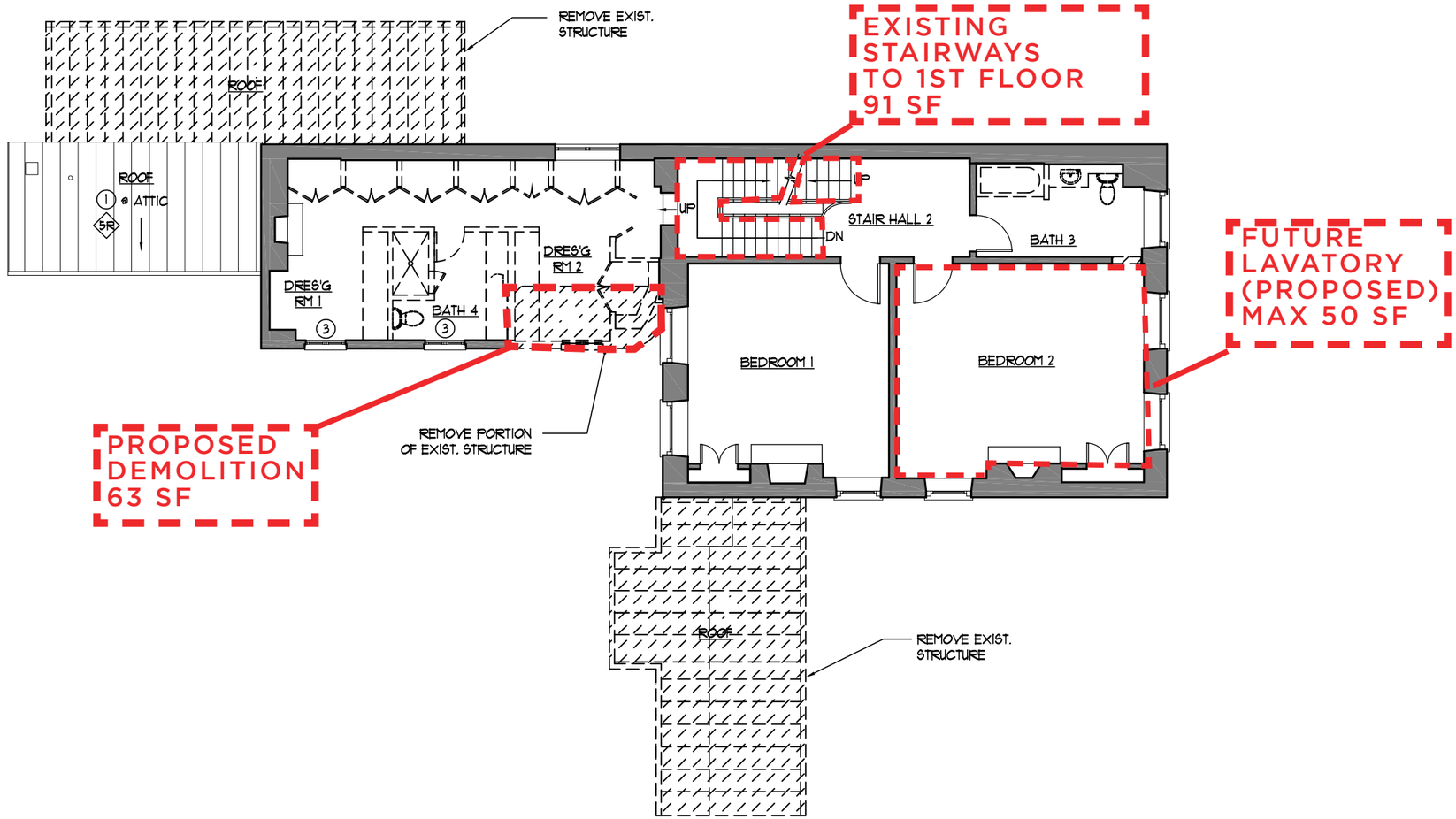
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 FIRST FLOOR REMOVALS PLAN
SCALE: 3/32" = 1'-0"

SECOND FLOOR REMOVALS PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



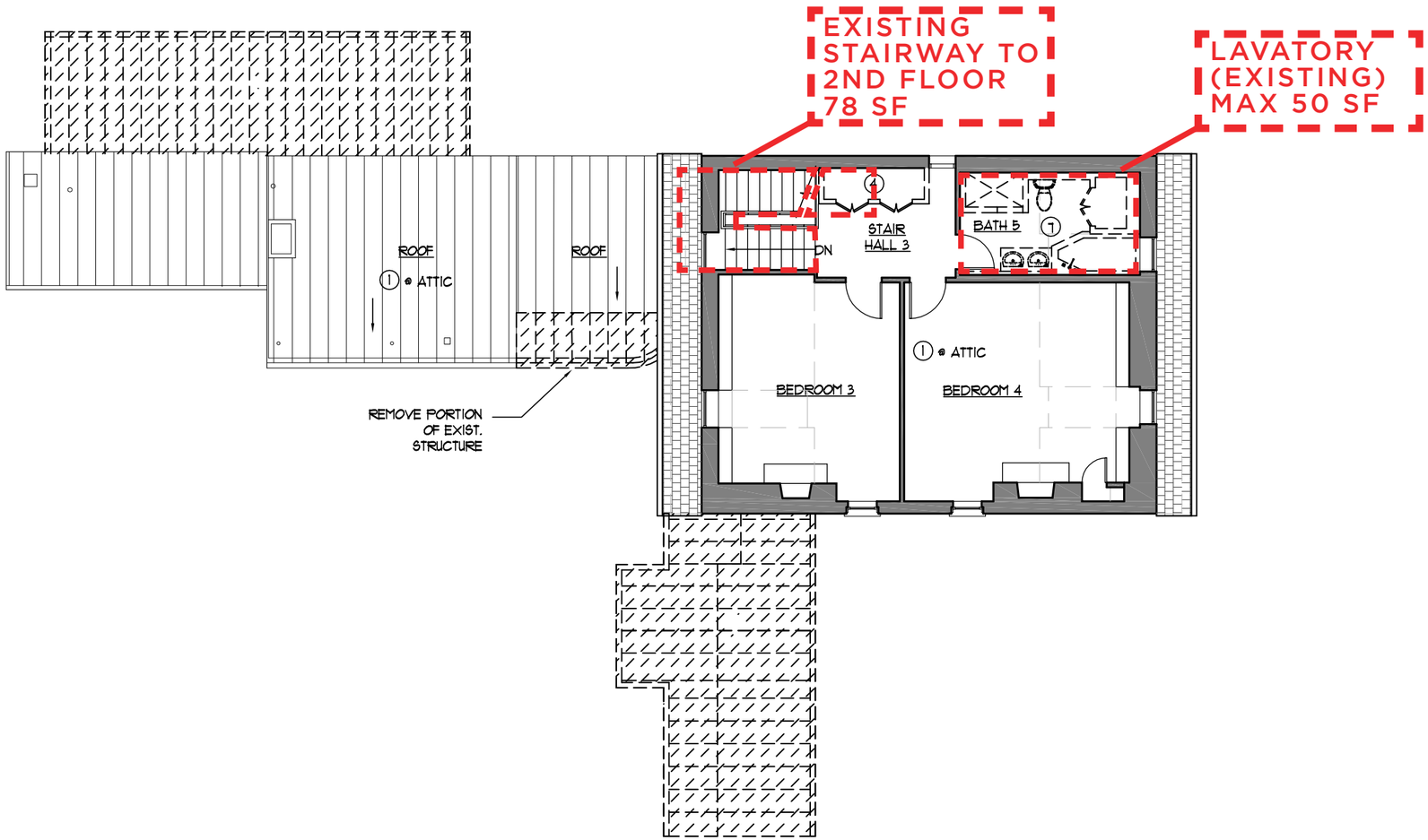
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 SECOND FLOOR REMOVAL PLAN
SCALE: 3/32" = 1'-0"

THIRD FLOOR REMOVALS PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



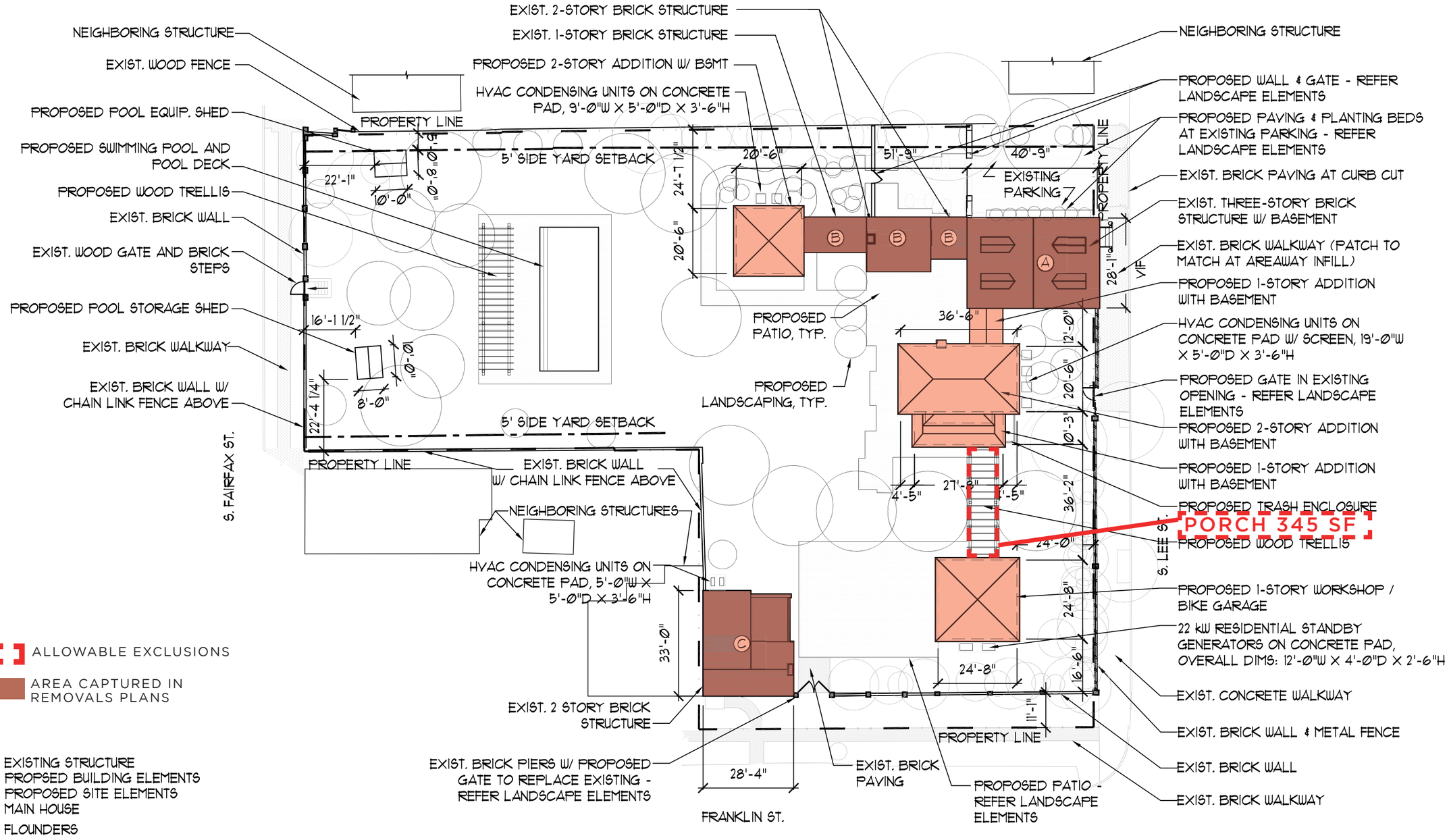
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 THIRD FLOOR REMOVAL PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SITE PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

KEY

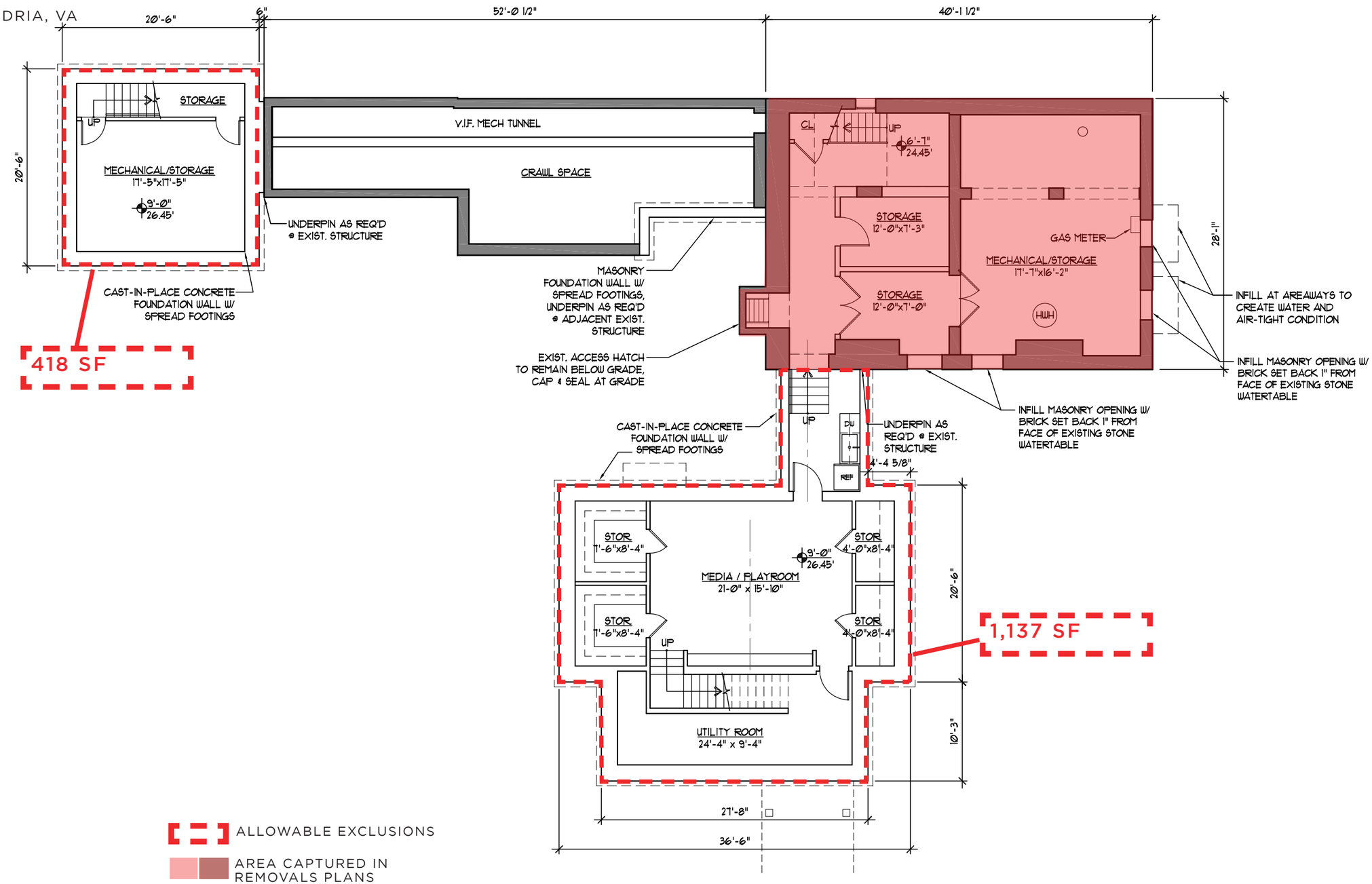
- EXISTING STRUCTURE
- PROPSED BUILDING ELEMENTS
- PROPOSED SITE ELEMENTS
- (A) MAIN HOUSE
- (B) FLOUNDERS
- (C) CARRIAGE HOUSE

1 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

PROPOSED FAR EXCLUSIONS

PROPOSED BASEMENT PLAN

619 S LEE STREET | ALEXANDRIA, VA



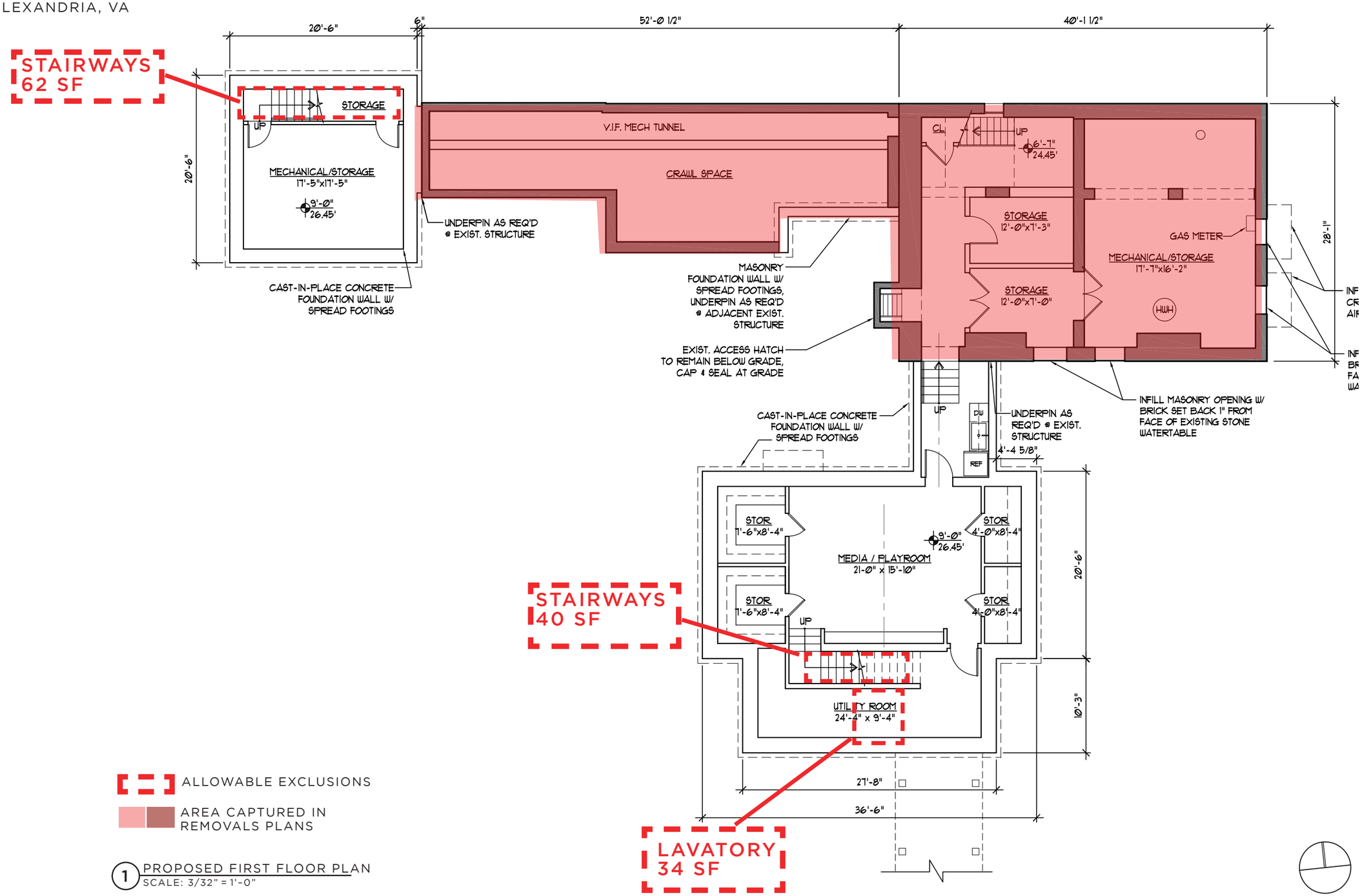
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0"

PROPOSED FIRST FLOOR PLAN

619 S LEE STREET | ALEXANDRIA, VA



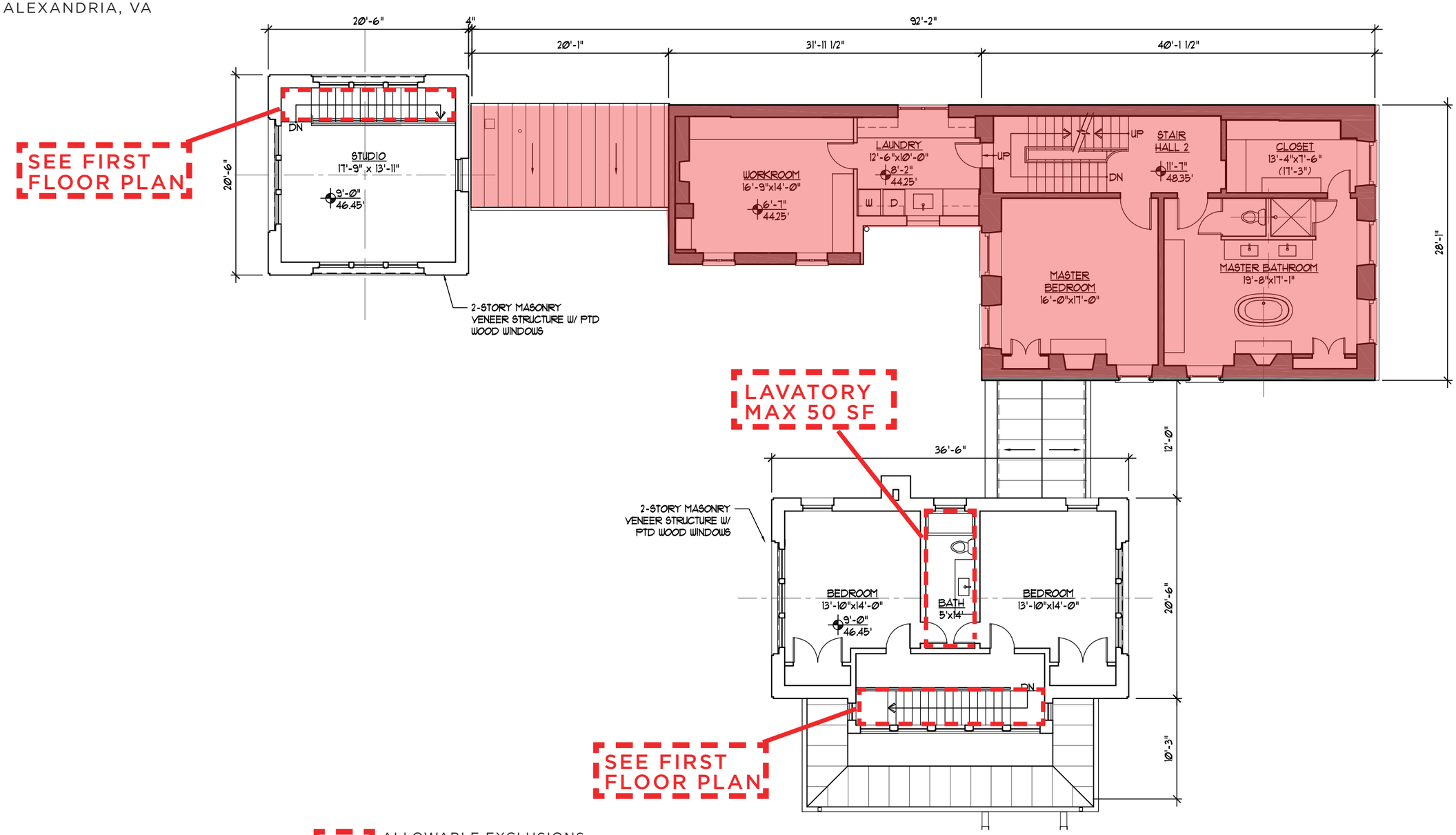
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SECOND FLOOR PLAN

619 S LEE STREET | ALEXANDRIA, VA



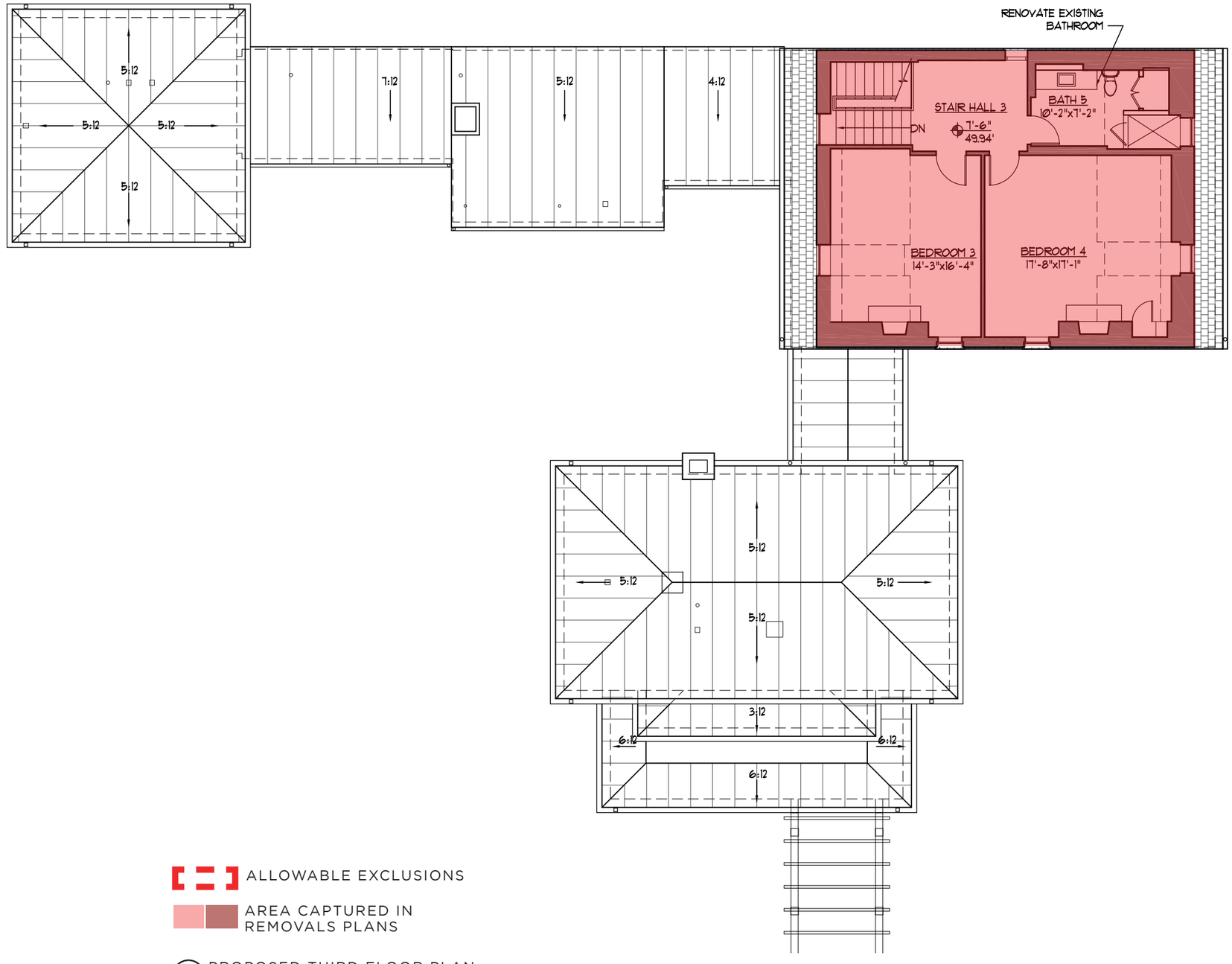
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED THIRD FLOOR PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



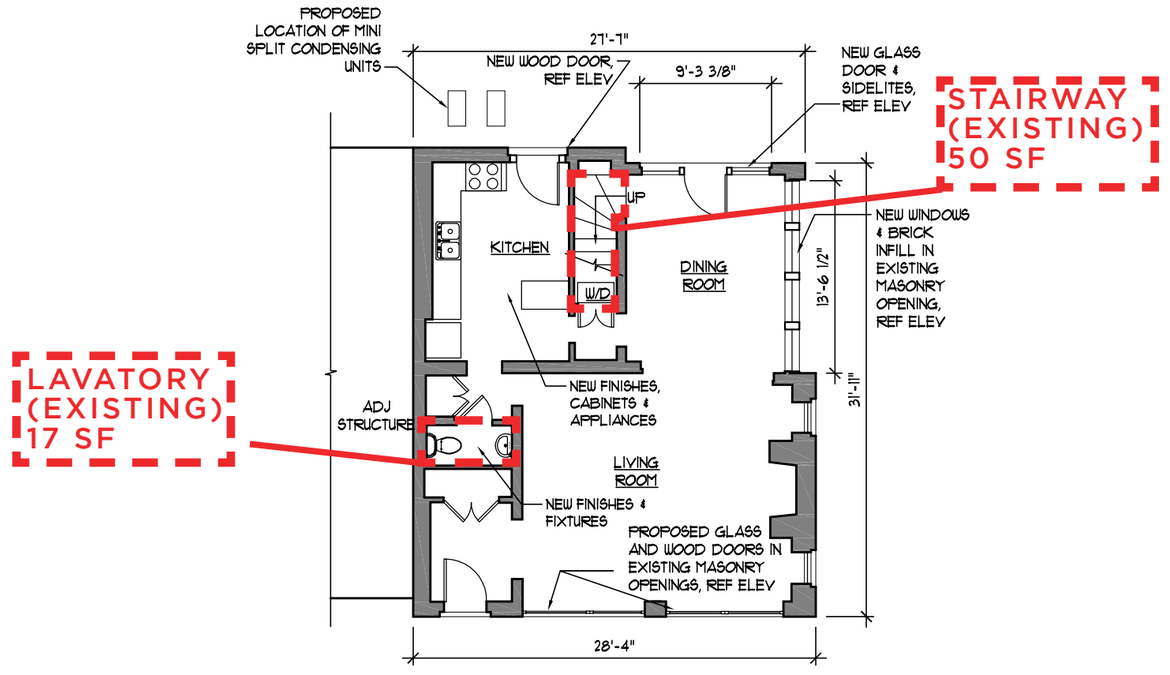
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED CARRIAGE HOUSE FIRST FLOOR PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



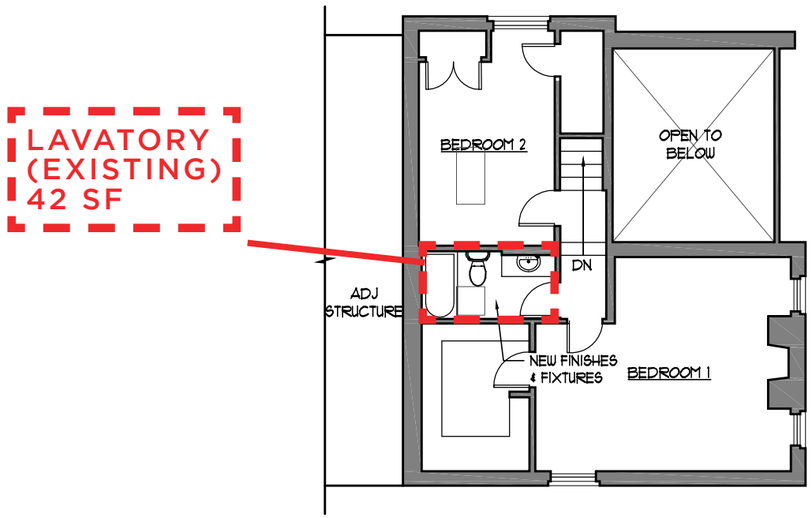
ALLOWABLE EXCLUSIONS

AREA CAPTURED IN REMOVALS PLANS

1 PROPOSED CARRIAGE HOUSE FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED CARRIAGE HOUSE SECOND FLOOR PLAN-PROPOSED FAR EXCLUSIONS

619 S LEE STREET | ALEXANDRIA, VA



ALLOWABLE EXCLUSIONS

AREA CAPTURED IN
REMOVALS PLANS

1 PROPOSED CARRIAGE HOUSE SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

BUILDING HISTORY REPORT

BOARD OF ARCHITECTURAL REVIEW

OLD AND HISTORIC ALEXANDRIA DISTRICT

APPLICATION FOR RESTORATION AND ADDITIONS

FOR THE VOWELL-SNOWDEN-BLACK HOUSE

SEPTEMBER 21, 2018: FINAL
NOVEMBER 19, 2018; REVISED

619 S. LEE ST.

ALEXANDRIA, VA

HISTORIC BUILDINGS

619 S LEE STREET | ALEXANDRIA, VA

The Vowell-Snowden-Black House is an exceptional example of a Federal 'Row' style house and was constructed between 1798 and 1800 by property owner Thomas Vowell, Jr. (Baily & Lee, 1975) Located at 619 South Lee Street, the property also featured a large kitchen, a smoke house, a brick stable and a carriage house. The property originally delivered a sweeping view of the Potomac.

The structure is built of brick with various Aquia Creek sandstone decorative elements, including an Aquia Stone stoop and front steps. (Baily & Lee, 1975)"This quaint doorway of excellent proportions presents very original details with it wide projecting, yet thin cornice, the deep frieze, and stunted architrave. The arrangement and shape of the panels on the door are both unique and pleasing." (Rogers and Manson Co, 1916)

Main House From S Lee Street

(Photo: Vowell Snowden Black House, Alexandria Library Special Collections)

Main Entry From S Lee Street
(Photo: Vowell Snowden Black House, HABS Report VA #709)

HISTORIC BUILDINGS

619 S LEE STREET | ALEXANDRIA, VA

The house is a 2 1/2 story structure plus a cellar. The cellar was modernized but is accessed in the same interior location as the original access, below the main entry hall staircase. There were two exterior hatches to access the cellar, the hatch at the front sidewalk was removed after 1936. There are two chimneys located at the south end of the house that are original to the 1798 - 1800 main house. The roof of the main house is a gable with front and rear dormers. There is an arched and coved cornice with dental molding at the front of the house.

The rear (west) side of the main house features three ells (flounder structures), two of which were likely constructed at the time of the main house, and altered at numerous times subsequently. Based on an 1817 advertisement listing the house for sale, the larger 2-story and 1-story ells seem to have been built as dependant structures separated from the main house by a porch which was filled in at a later date. This advertisement also mentions a carriage house, likely the structure on Franklin Street which is assumed to have been built between 1800 and 1817.

Based on available data, the south kitchen addition to the main house appears to be circa 1970. A fourth ell, added to the north of the two older flounders, is circa 2000.

West Elevation showing Ell/Flounder Structures

(Photo: Vowell Snowden Black House, HABS Report VA #709)

PROPERTY

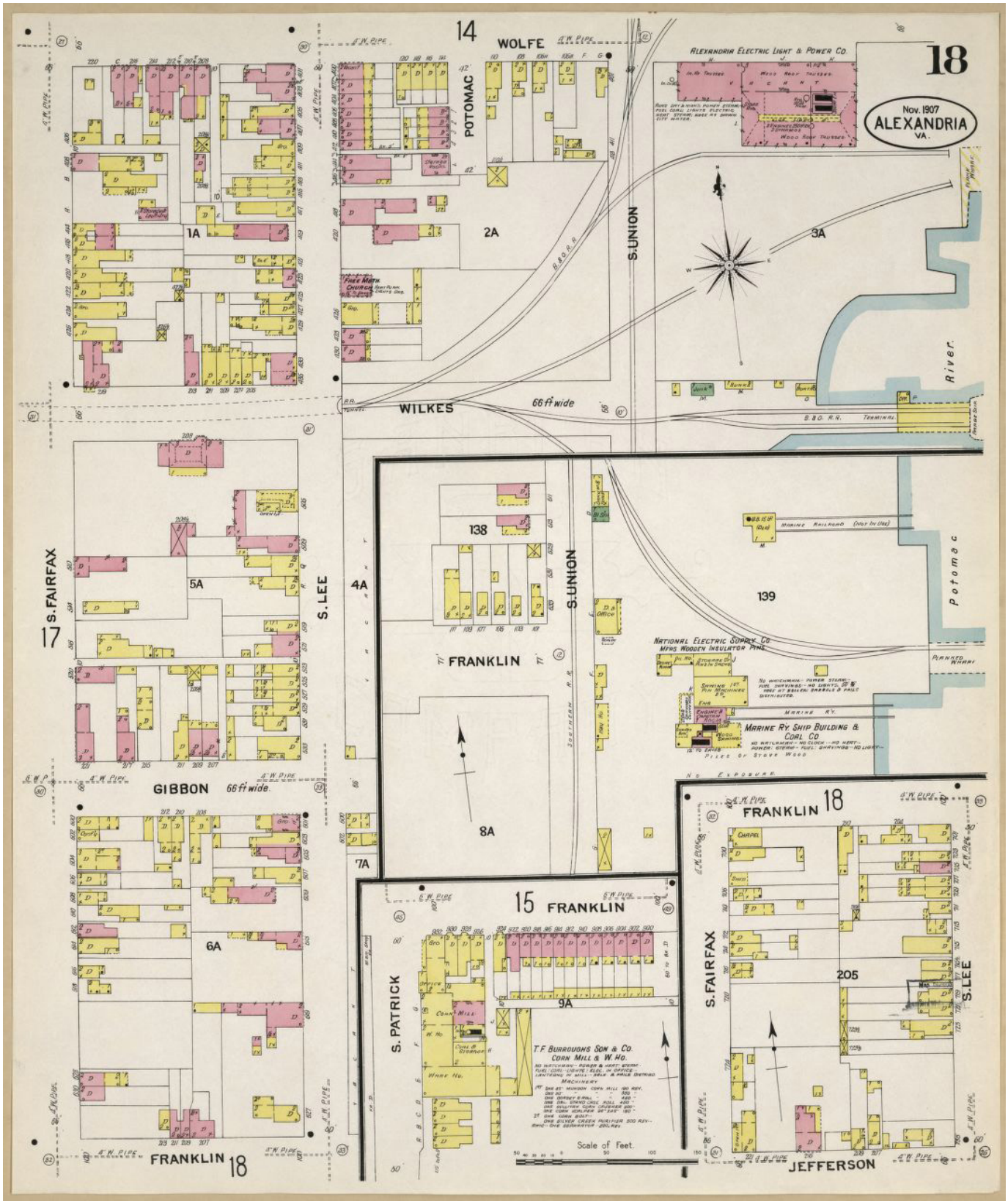
619 S LEE STREET | ALEXANDRIA, VA

Along with the three story Georgian home which faces eastward on South Lee Street, the half-acre grounds feature a pool, a tennis court, a small pond, and a flagstone terrace.

"A feature of this town estate is an open enclosure along Lee Street consisting of brick piers filled between with low brick and wrought iron panels. A high brick wall along Franklin Street affords absolute privacy." (Baily & Lee, 1975)

PROPERTY

619 S LEE STREET | ALEXANDRIA, VA



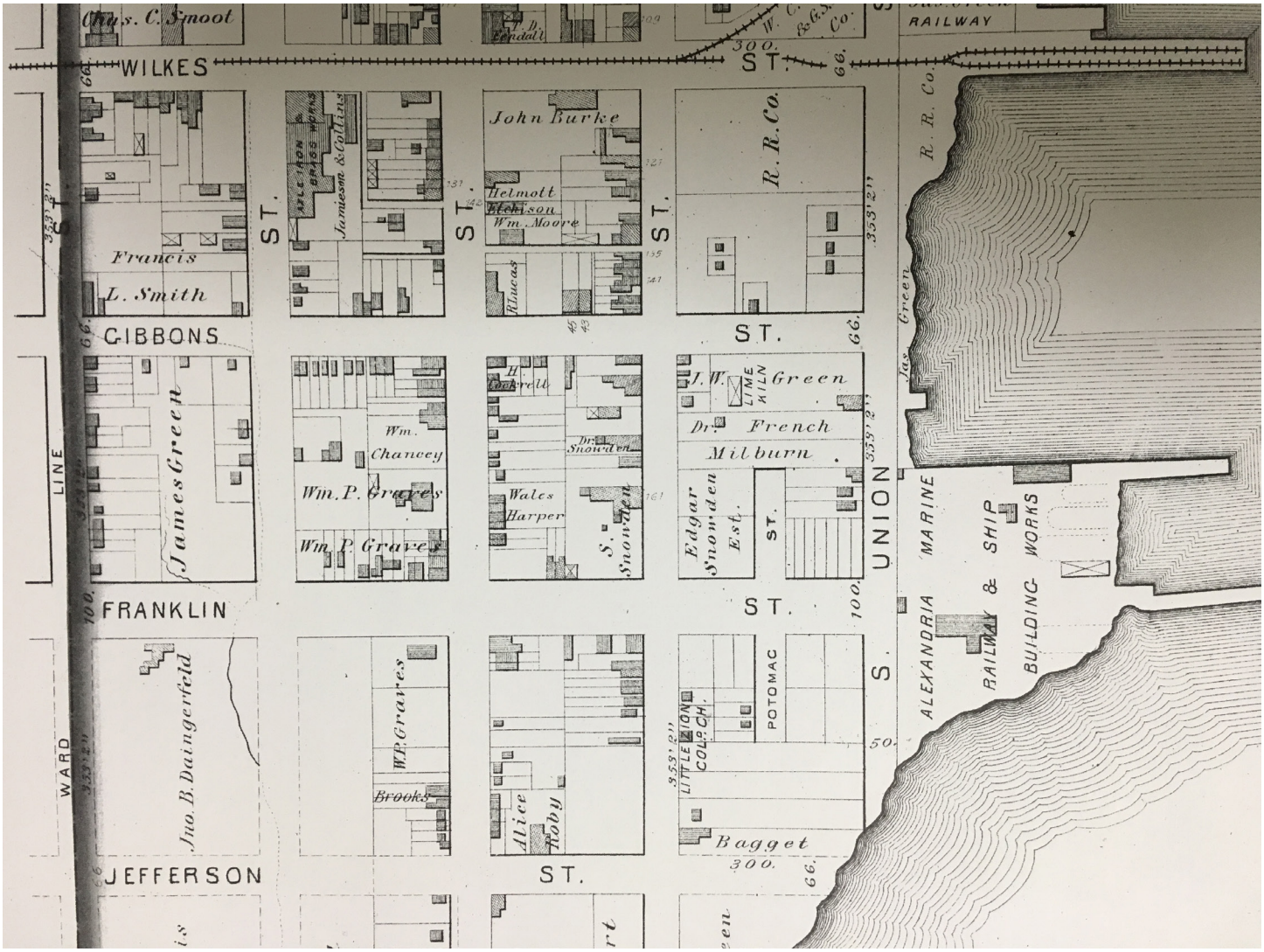
1907 Sanborn Map

HISTORIC OWNERSHIP

619 S LEE STREET | ALEXANDRIA, VA

The home at 619 South Lee Street has been well-maintained, perhaps due to the fact that it has had relatively few owners over the past 2 centuries.

Thomas Vowell Jr. acquired the property from William Thornton Alexander and his wife Lucy in 1798. (Baily & Lee, 1975) Construction appears to have commenced on the home around that time and was completed in early 1800. Vowell operated a merchant trade venture with his brother John. Together, they owned a large wharf on Union Street between King and Prince Streets which accommodated ships that traveled the world over. Thomas Vowell, Jr eventually had to sell his business and his home to make up for losses he incurred. (BAR Case 2008-0215, 2008).



(Map: Alexandria Library Special Collections)

HISTORIC OWNERSHIP

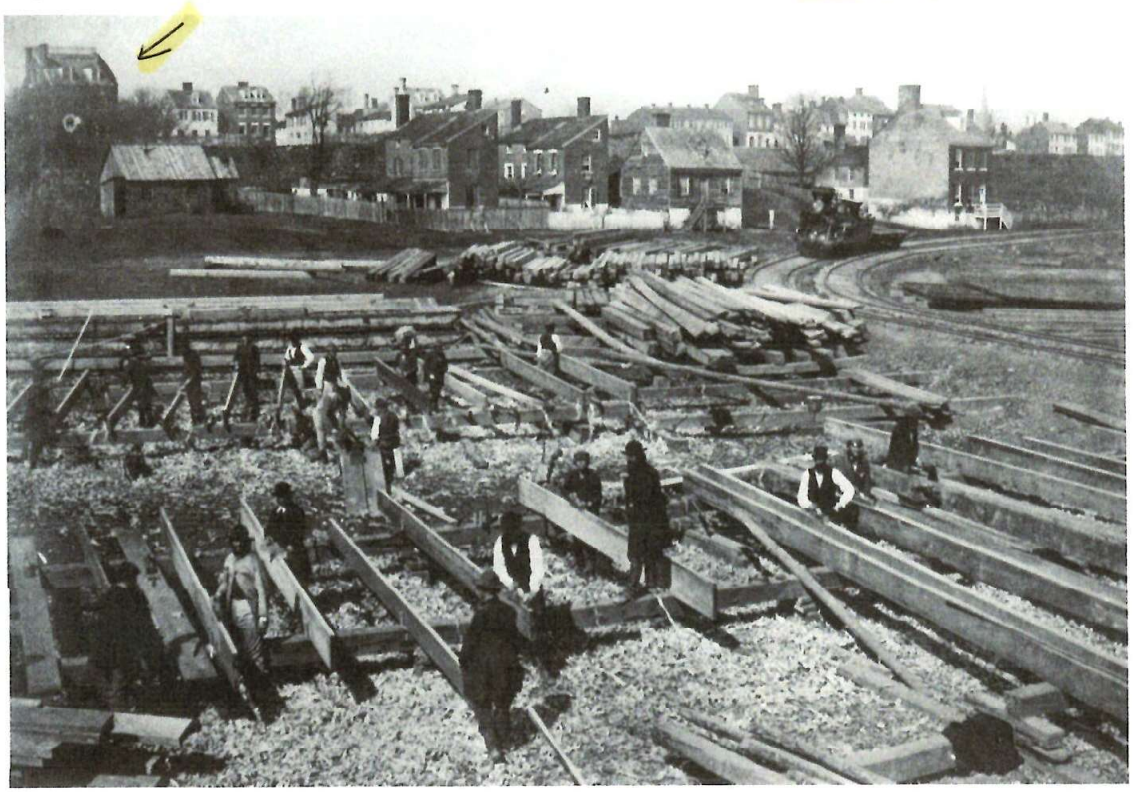
619 S LEE STREET | ALEXANDRIA, VA

Edgar Snowden, Sr. and Lawrence B. Taylor acquired the property from Vowell in 1842 and it remained in the Snowden family until 1912. (Baily & Lee, 1975) The Snowdens were a prominent family in Northern Virginia throughout the 19th century. Edgar's father, Samuel Snowden, became owner and editor of the Alexandria Gazette (formerly the Virginia Journal) in 1800 before Edgar succeeded him in those roles.

According to various articles from the Alexandria Gazette, 619 South Lee Street also served as a hotel for a period of time. (Alexandria Gazette, 1920) One could rent rooms "overlooking the Potomac, comfortably furnished or unfurnished."

In 1939, the property was purchased by Justice Hugo Black. Black served as a US Senator from Alabama and was appointed Justice of the Supreme Court by President Franklin Delano Roosevelt in 1937. The home stored his nearly 600 green-covered loose-leaf binders that contained years' worth of bench-notes he took while serving on the Supreme Court. (Schweid, 1971) Justice Black lived in the house until his death in 1971.

Much of this history was noted from the Historical American Buildings Survey and Historic Alexandria Foundation Study of 1966 as well as from the Alexandria Gazette.



Vowell Snowden House is visible in the top left corner (Photo: Construction Corps of the US Military Railroad, National Archives)

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619 S LEE STREET | ALEXANDRIA, VA

2001-0013, S. (2004). Consideration of a Request to Subdivide One Lot into Two Lots- 619 South Lee St. Alexandria, VA.

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Baily, W., & Lee, A. J. (1975). Vowell-Snowden-Black House - Historic American Buildings Survey No. VA-709. Alexandria, VA: Historic Alexandria Foundation.

Classified Advertisements. (1920, May 14). Alexandria Gazette, p. 7.

Photo: Construction Corps of the US Military Railroad . National Archives , Alexandria, VA.

Photo: Vowell Snowden Black House . Alexandria Library Special Collections , Alexandria, VA.

Photo: Vowell Snowden Black House . HAB Report VA #709. Alexandria, VA.

Rogers and Manson Co. (1916). Measured Drawings of Early American Architectural Details. The Brickbuilder Collection of Early American Architectural Details, p. 68.

Schweid, B. (1971, December 1). Justice Black Home for Sale. Associated Press.

BOARD OF ARCHITECTURAL REVIEW

OLD AND HISTORIC ALEXANDRIA DISTRICT

APPLICATION FOR RESTORATION AND ADDITIONS
FOR THE VOWELL-SNOWDEN-BLACK HOUSE
SEPTEMBER 4, 2018: INITIAL COMPLETENESS
SEPTEMBER 21, 2018: FINAL
NOVEMBER 19, 2018: REVISIONS

619 S. LEE ST.
ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

PROJECT DESCRIPTION + CONTENTS

619 S LEE STREET | ALEXANDRIA, VA

PROJECT BACKGROUND

The Vowell-Snowden-Black House (Virginia Department of Historic Resources Easement File No. 100-0111) is located at 619 South Lee Street in Alexandria, Virginia. Constructed circa 1798-1800, the three-story Federal style dwelling retains much of its historic plan, features, and finishes. The property contains a number of historic and modern additions, as shown on the Site Plan included in this package; these include a historic flounder addition and carriage house, and two modern one-story brick additions. All resources on the L-shaped property are enclosed within a fence, wall and heavy vegetation, obscuring much of the site from public view.

PROJECT PROGRAM

Since 2014, the current owners have been planning a major rehabilitation of the primary residence; the renovation design seeks to preserve the historic structure and allow the owners to live in the original house. In order to accommodate modern needs, the applicant is proposing to construct several additions that will be secondary to the primary dwelling. The proposed restoration scope and design of the additions are detailed in this submission to the Alexandria Board of Architectural Review (BAR).

DEMOLITION / ENCAPSULATION

This application proposes the demolition of several limited portions of the existing buildings. The one-story brick addition, circa 2000, at the north side of the site is proposed to be removed. As discussed with BAR staff, this will be a preservation gain, allowing the restoration of the original north elevation of the historic flounders. In order to accommodate the proposed addtion at the southeast end of the site, the existing one-story brick and frame structures, circa 1970, are proposed to be removed. A portion of the two-story brick flounder at the inside northwest corner where the historic main house and flounder connect is proposed to be removed. This curved brick wall does not appear in the historic photos included in the HABS report on the property. The Virginia Department of Historic Resources (VDHR), which holds the historic easement for this property, has approved removal of this element which will rectify the current condition which inhibits air flow, thus allowing moisture damage and limits maintenance access to the portion of masonry wall and the 2 adjacent windows.

Three new openings in exterior walls are proposed as part of the proposed addtions and renovations: an opening at the end of the one story flounder at the west of the site to connect the proposed west additon; enlarging the opening in the basement of the main house to connect the proposed basement at the south addition; and a new opening at the non-historic addition of the carriage house on the north elevation to provide access to the garden.

CONTENTS

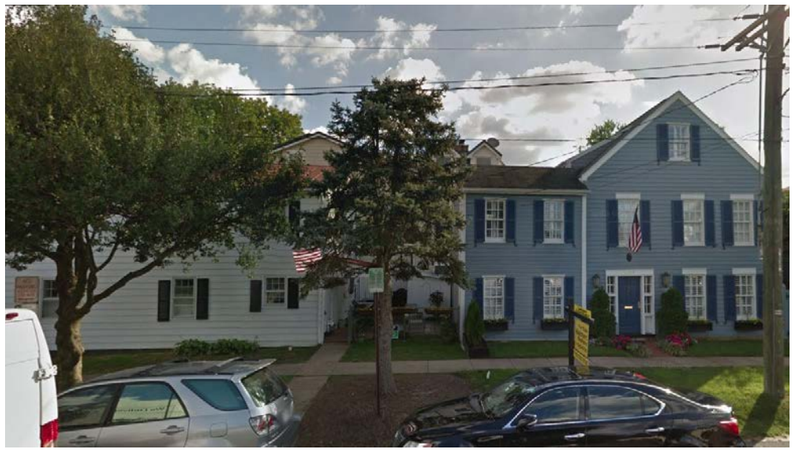
PHOTORAPHS - SURROUNDING PROPERTIES

619 S LEE STREET | ALEXANDRIA, VA

A 615 S. LEE STREET

B 618 TO 622 S. LEE STREET

KEY PLAN



C 701 S. LEE STREET TO 204 FRANKLIN STREET

D 209 TO 211 FRANKLIN STREET

E 630 S. FAIRFAX ST.

F 616 S. FAIRFAX ST.

PHOTORAPHS - SITE

619 S LEE STREET | ALEXANDRIA, VA

A NORTH ELEVATION & DRIVEWAY FROM S. LEE STREET

B EAST ELEVATION FROM S. LEE STREET

C SOUTHEAST CORNER AT FRANKLIN AND S. LEE STREETS

KEY PLAN

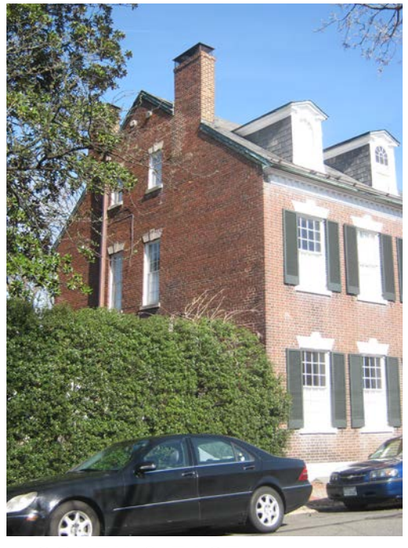
D SOUTH ELEVATION OF PROPERTY FROM FRANKLIN STREET AT THE CORNER OF S. LEE STREET

E SOUTH ELEVATION OF GATE & LANDSCAPING FROM FRANKLIN STREET

F WEST ELEVATION OF PROPERTY AT S. FAIRFAX STREET

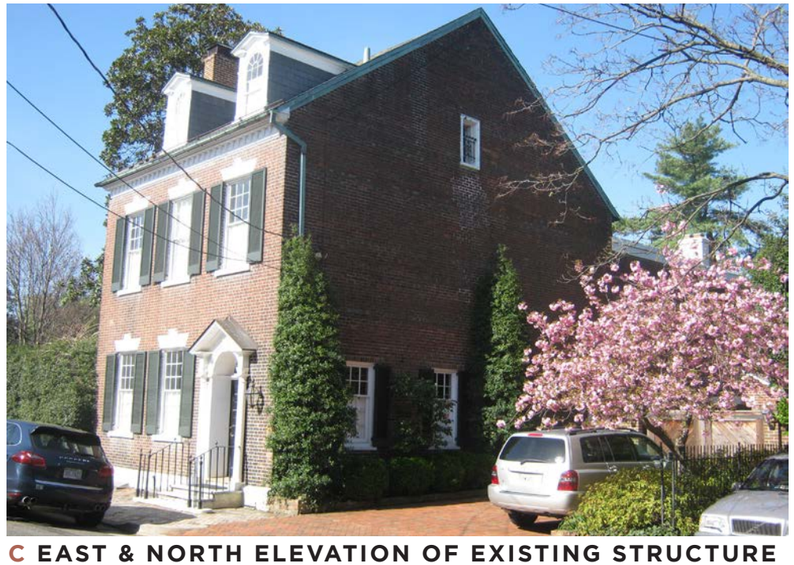
PHOTORAPHS - EXISTING STRUCTURES

619 S LEE STREET | ALEXANDRIA, VA



A SOUTH & EAST ELEVATIONS OF EXISTING STRUCTURE

B EAST ELEVATION OF EXISTING STRUCTURE



C EAST & NORTH ELEVATION OF EXISTING STRUCTURE

KEY PLAN

D WEST ELEVATION OF EXISTING STRUCTURE

E SOUTHWEST ELEVATION OF EXISTING STRUCTURE

F PARTIAL SOUTH ELEVATION OF EXISTING STRUCTURE

PHOTORAPHS - EXISTING STRUCTURES, CARRIAGE HOUSE

619 S LEE STREET | ALEXANDRIA, VA

A SOUTH ELEVATION OF CARRIAGE HOUSE

B EAST ELEVATION OF CARRIAGE HOUSE

KEY PLAN

C EAST ELEVATION OF CARRIAGE HOUSE

D EAST ELEVATION OF CARRIAGE HOUSE

E PARTIAL EAST ELEVATION OF CARRIAGE HOUSE

F PARTIAL EAST ELEVATION OF CARRIAGE HOUSE

G NORTH ELEVATION OF CARRIAGE HOUSE

PHOTORAPHS - STRUCTURES TO BE REMOVED

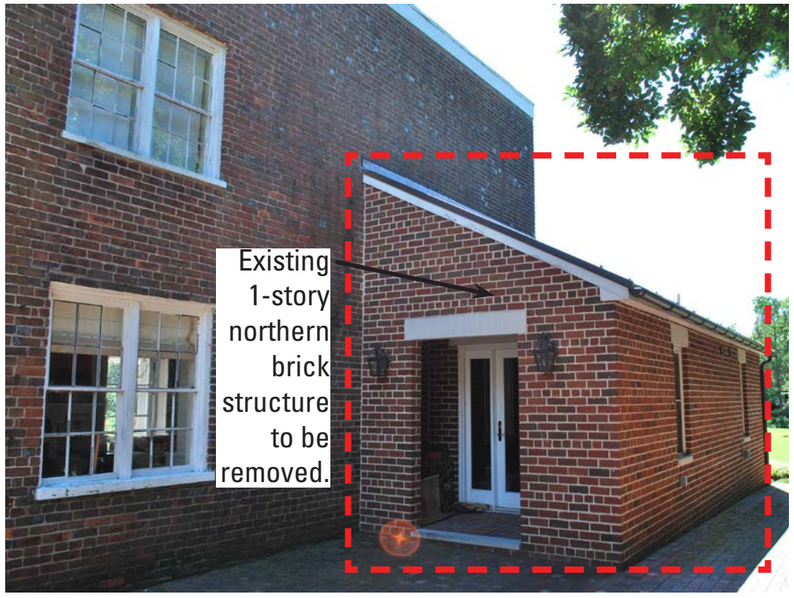
619 S LEE STREET | ALEXANDRIA, VA

A EAST ELEVATION OF EXISTING SOUTHERN 1-STORY WOOD SIDING STRUCTURE

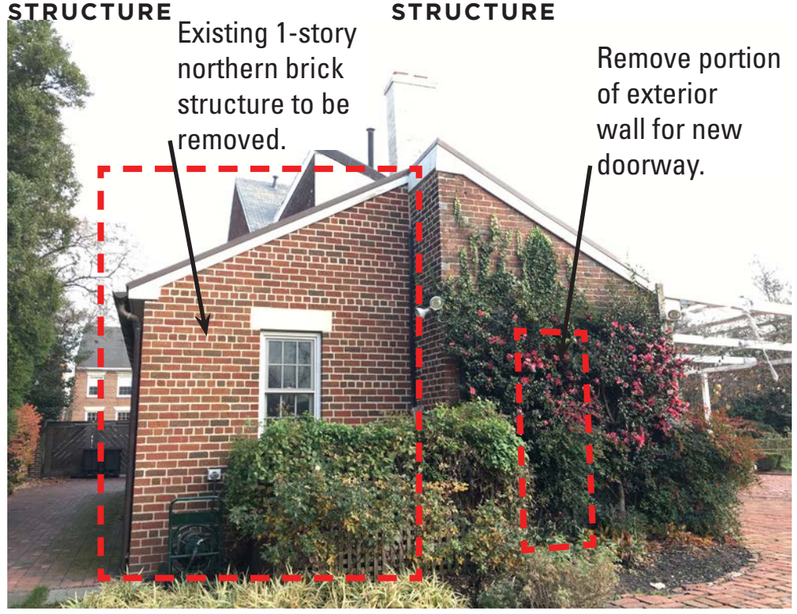
B SOUTH ELEVATION OF EXISTING SOUTHERN 1-STORY WOOD SIDING STRUCTURE

C WEST ELEVATION OF EXISTING SOUTHERN 1-STORY WOOD SIDING STRUCTURE

KEY PLAN



D NORTH & EAST ELEVATION OF EXISTING NORTHERN BRICK STRUCTURE @ MAIN HOUSE



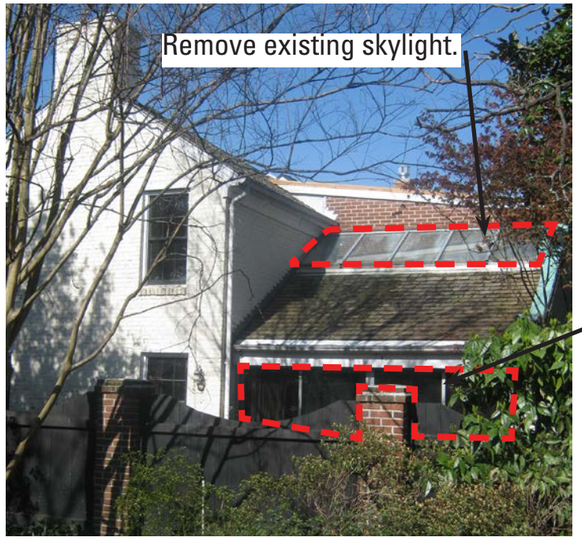
E WEST ELEVATION OF EXISTING NORTHERN BRICK STRUCTURE @ MAIN HOUSE

F SOUTH ELEVATION OF EXISTING NORTHERN BRICK STRUCTURE @ MAIN HOUSE

PHOTOS OF EXISTING CARRIAGE HOUSE PORTIONS TO BE REMOVED

619 S LEE STREET | ALEXANDRIA, VA

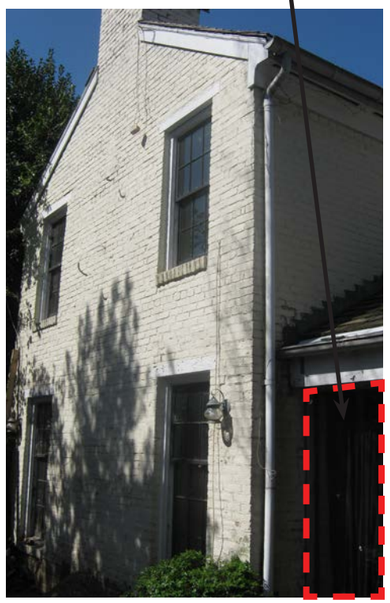
A SOUTH ELEVATION OF CARRIAGE HOUSE



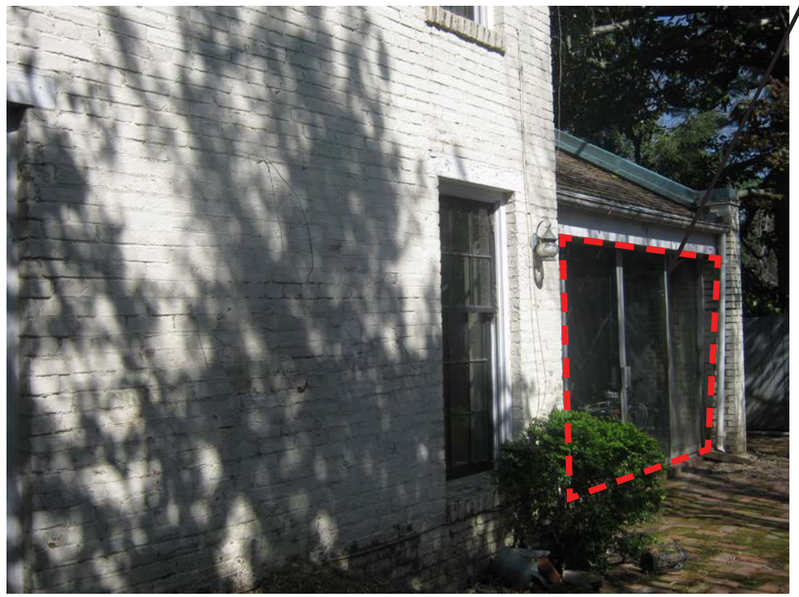
B SOUTH ELEVATION OF CARRIAGE HOUSE

KEY PLAN

C EAST ELEVATION OF CARRIAGE HOUSE

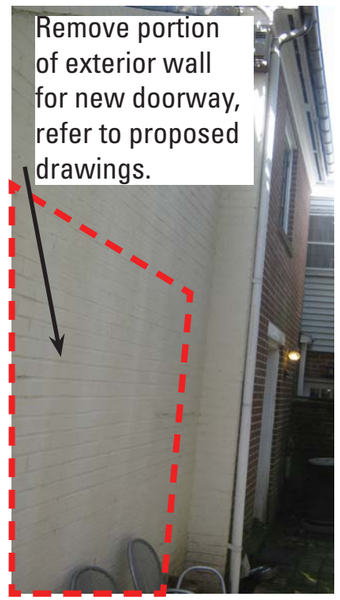


D EAST ELEVATION OF CARRIAGE HOUSE



E PARTIAL EAST ELEVATION OF CARRIAGE HOUSE

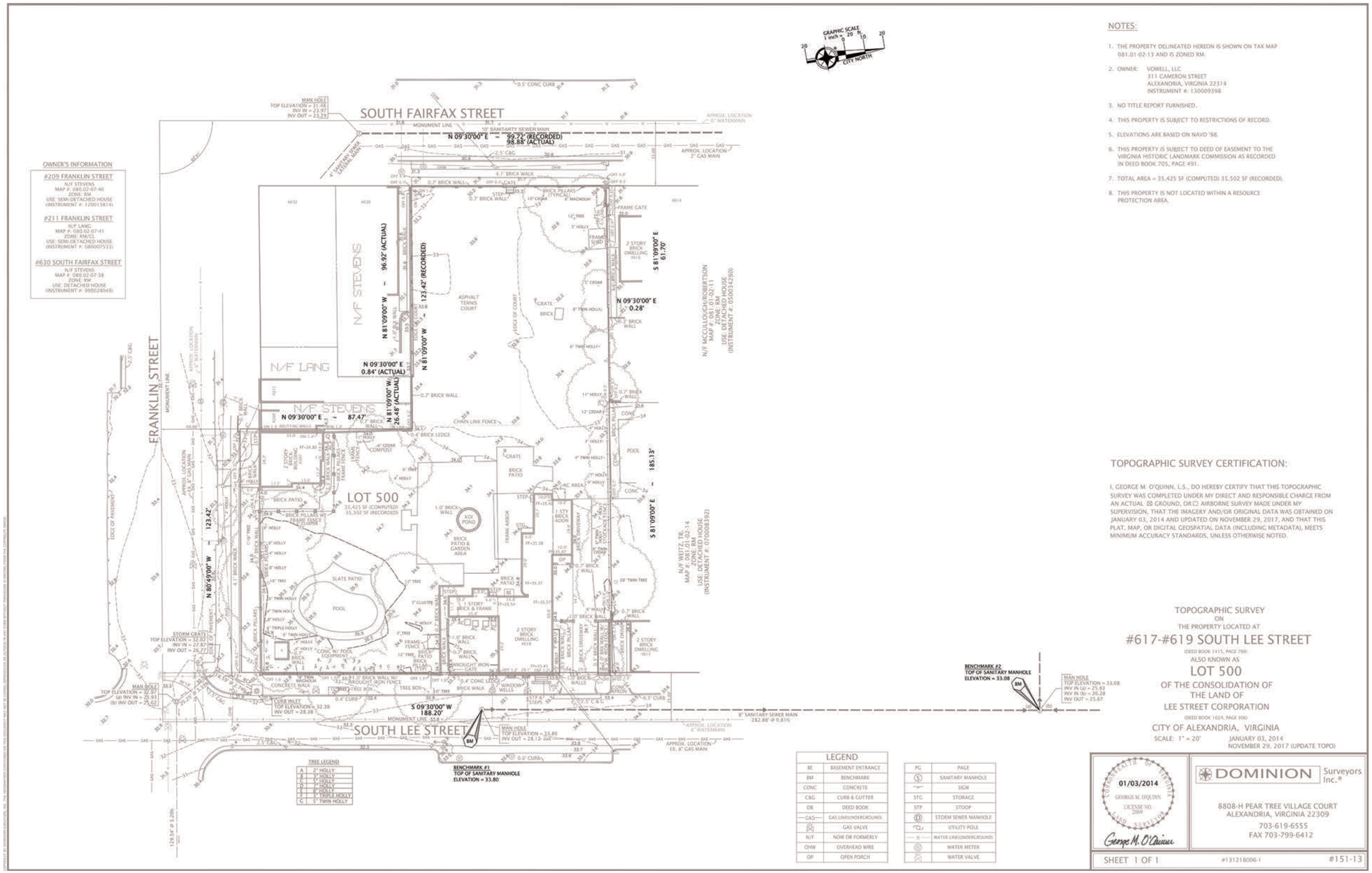
F PARTIAL EAST ELEVATION OF CARRIAGE HOUSE



G NORTH ELEVATION OF CARRIAGE HOUSE

EXISTING SURVEY

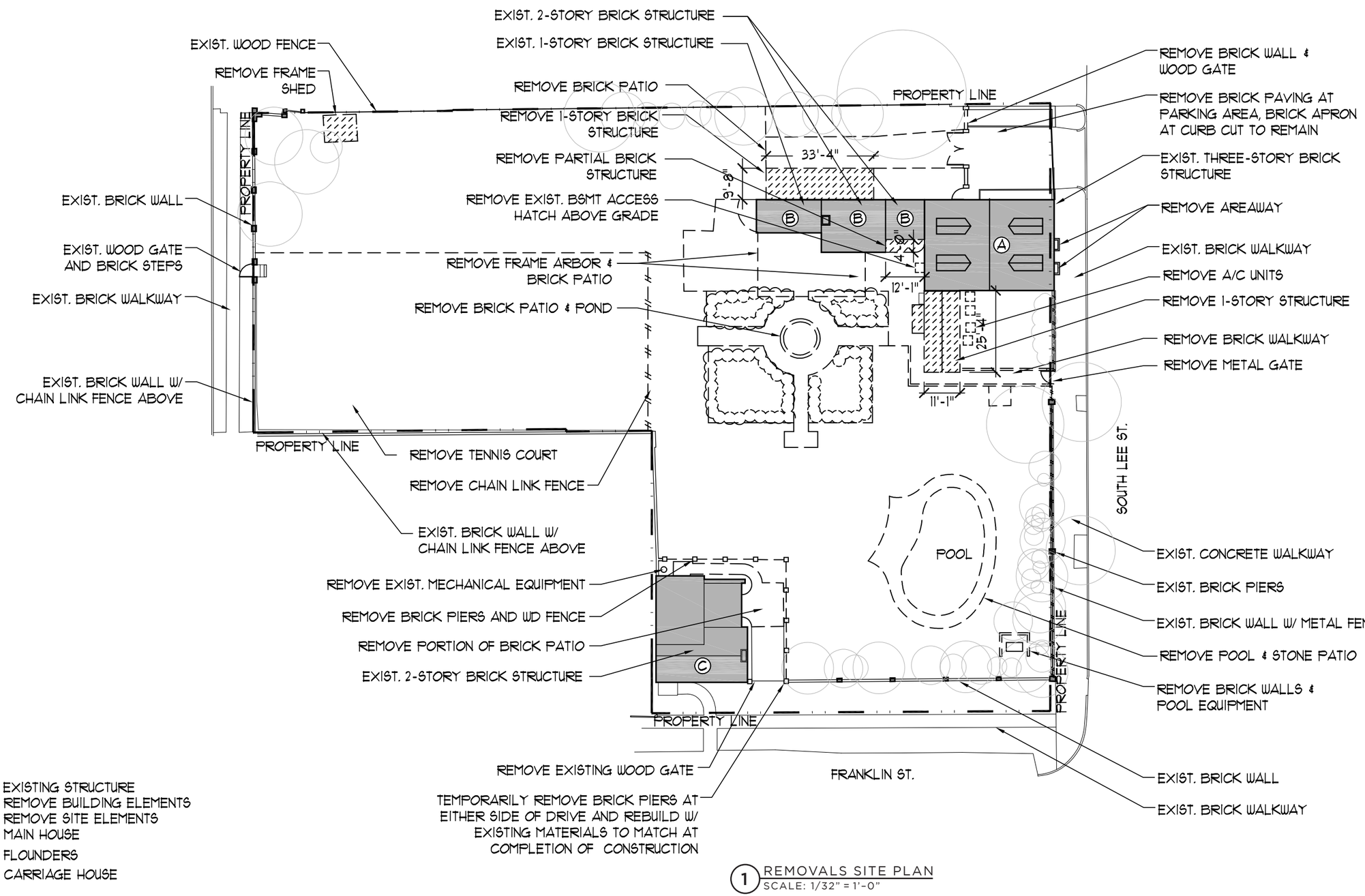
619 S LEE STREET | ALEXANDRIA, VA



1 CIVIL SURVEY
SCALE: NOT TO SCALE

SITE REMOVALS PLAN

619 S LEE STREET | ALEXANDRIA, VA



KEY

- EXISTING STRUCTURE
- REMOVE BUILDING ELEMENTS
- REMOVE SITE ELEMENTS
- (A) MAIN HOUSE
- (B) FLOUNDERS
- (C) CARRIAGE HOUSE

1 REMOVALS SITE PLAN
SCALE: 1/32" = 1'-0"

BASEMENT REMOVALS PLAN

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

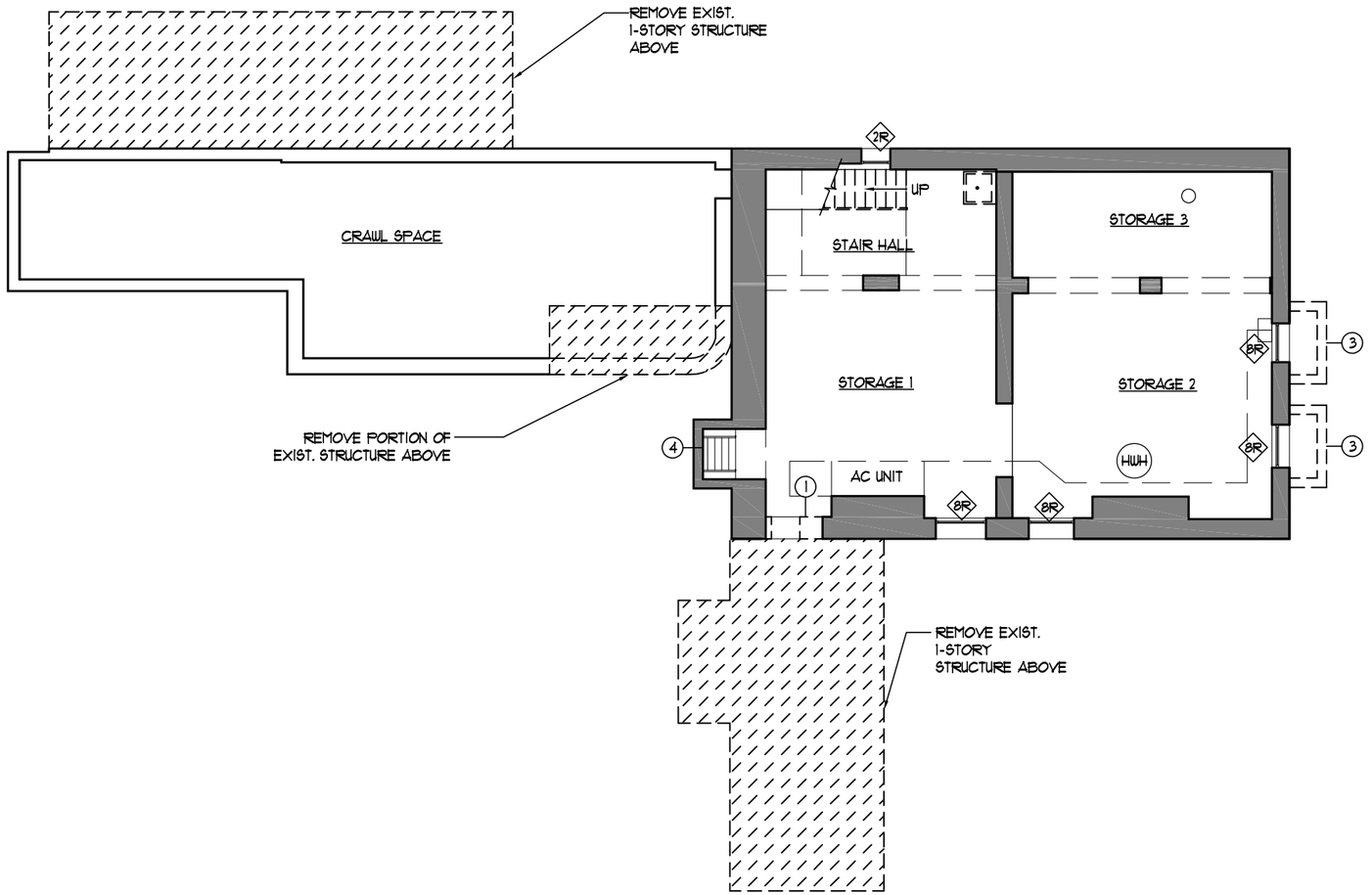
1. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED DWGS.
2. REMOVE SKYLIGHT (CARRIAGE HOUSE)
3. REMOVE CONCRETE AREAWAY AT BASEMENT WINDOWS
4. REMOVE CURB AT BASEMENT ACCESS HATCH

DRAWING KEY

- EXIST, WALLS TO REMAIN
- REMOVE

REPAIRS WORK:

- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
- 2R NON-HISTORIC WINDOW / DOORS TO BE REPLACED IN EXISTING MASONRY OPENINGS
- 3R REMOVE PTD METAL ROOF & GUTTERS. REPLACE WITH NEW PTD STANDING SEAM METAL ROOF TO MATCH HISTORIC ROOF IN SIZE & SCALE WITH NEW COPPER GUTTERS & D.S.
- 4R REMOVE EXIST. CHIMNEY TO TOP OF ROOF & REBUILD CHIMNEY W/ ORIGINAL BRICKS, PTD. TO MATCH EXIST.
- 5R NEW COPPER GUTTERS & D.S.
- 6R REMOVE PAINT & PARGING AS REQ'D FOR MASONRY REPAIRS. POINT BRICK WALL AS REQ'D & APPLY PTD FINISH TO MATCH EXIST.
- 7R POINT BRICK AS REQ'D.
- 8R INFILL MASONRY OPENING WITH BRICK SET BACK 1" FROM FACE OF BUILDING
- 9R REMOVE WOOD SHINGLE ROOF, REPLACE WITH VENTED WOOD SHINGLES TO MATCH EXIST. W. NEW COPPER GUTTERS, DOWNSPOUTS AND COPPER COPING AT BRICK WALL (CARRIAGE HOUSE)



1 BASEMENT REMOVAL PLAN
SCALE: 3/32" = 1'-0"

FIRST FLOOR REMOVALS PLAN

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

1. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED DWGS.
2. REMOVE SKYLIGHT (CARRIAGE HOUSE)
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DRAWING KEY

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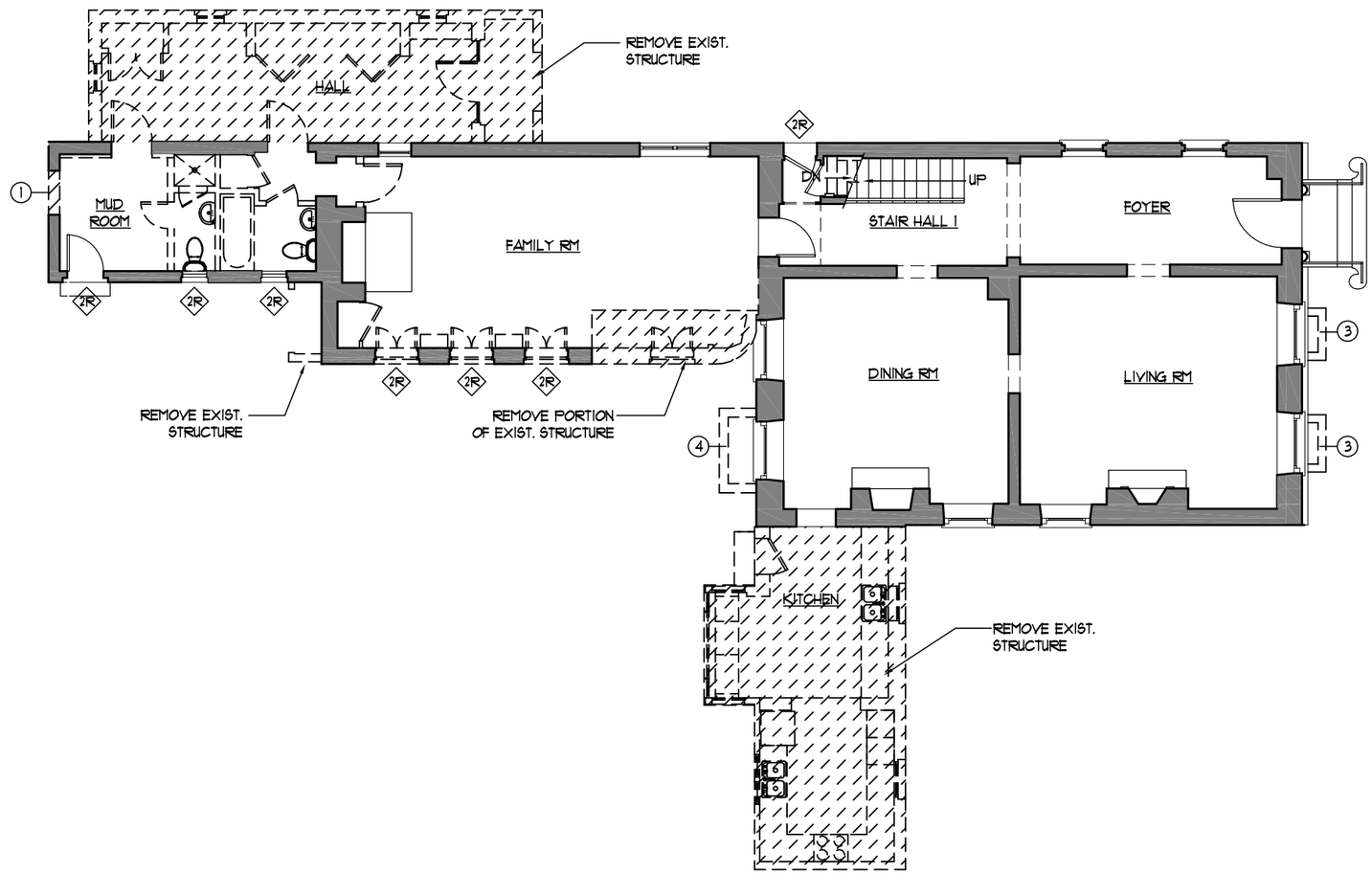

1 FIRST FLOOR REMOVALS PLAN
SCALE: 3/32" = 1'-0"

SECOND FLOOR REMOVALS PLAN

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

1. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED DWGS.
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3. REMOVE CONCRETE AREAWAY AT BASEMENT WINDOWS
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DRAWING KEY

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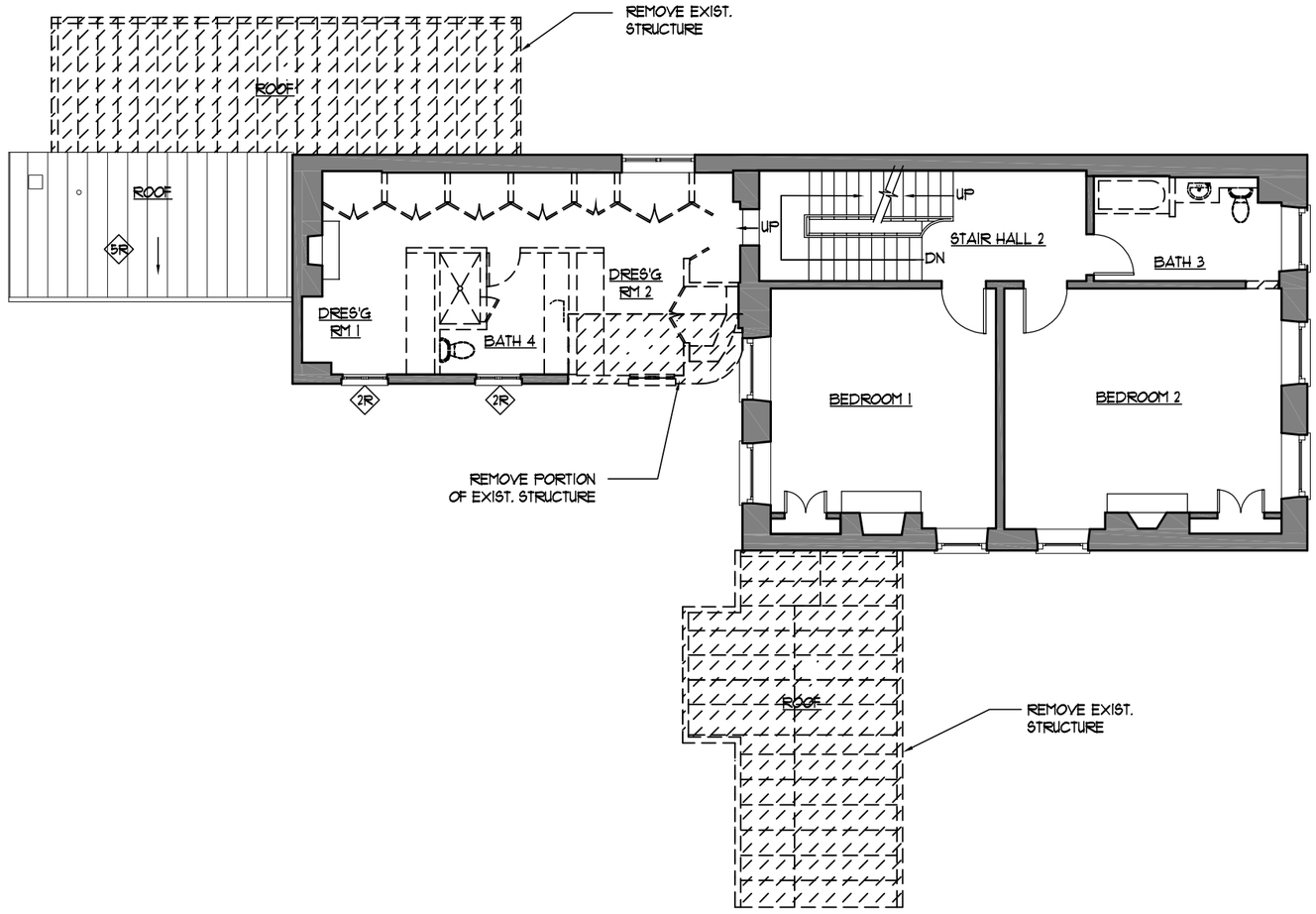
- 8R INFILL MASONRY OPENING WITH BRICK SET BACK 1" FROM FACE OF BUILDING
- 9R REMOVE WOOD SHINGLE ROOF, REPLACE WITH VENTED WOOD SHINGLES TO MATCH EXIST. W. NEW COPPER GUTTERS, DOWNSPOUTS AND COPPER COPING AT BRICK WALL (CARRIAGE HOUSE)



1 SECOND FLOOR REMOVAL PLAN
SCALE: 3/32" = 1'-0"

ROOF REMOVALS PLAN

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

1. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED DWGS.
2. REMOVE SKYLIGHT (CARRIAGE HOUSE)
3. REMOVE CONCRETE AREAWAY AT BASEMENT WINDOWS
4. REMOVE CURB AT BASEMENT ACCESS HATCH

DRAWING KEY

- EXIST, WALLS TO REMAIN
- REMOVE

REPAIRS WORK:

- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
- 2R NON-HISTORIC WINDOW / DOORS TO BE REPLACED IN EXISTING MASONRY OPENINGS
- 3R REMOVE PTD METAL ROOF & GUTTERS. REPLACE WITH NEW PTD STANDING SEAM METAL ROOF TO MATCH HISTORIC ROOF IN SIZE & SCALE WITH NEW COPPER GUTTERS & D.S.
- 4R REMOVE EXIST. CHIMNEY TO TOP OF ROOF & REBUILD CHIMNEY W/ ORIGINAL BRICKS, PTD. TO MATCH EXIST.
- 5R NEW COPPER GUTTERS & D.S.
- 6R REMOVE PAINT & PARGING AS REQ'D FOR MASONRY REPAIRS. POINT BRICK WALL AS REQ'D & APPLY PTD FINISH TO MATCH EXIST.
- 7R POINT BRICK AS REQ'D.
- 8R INFILL MASONRY OPENING WITH BRICK SET BACK 1" FROM FACE OF BUILDING
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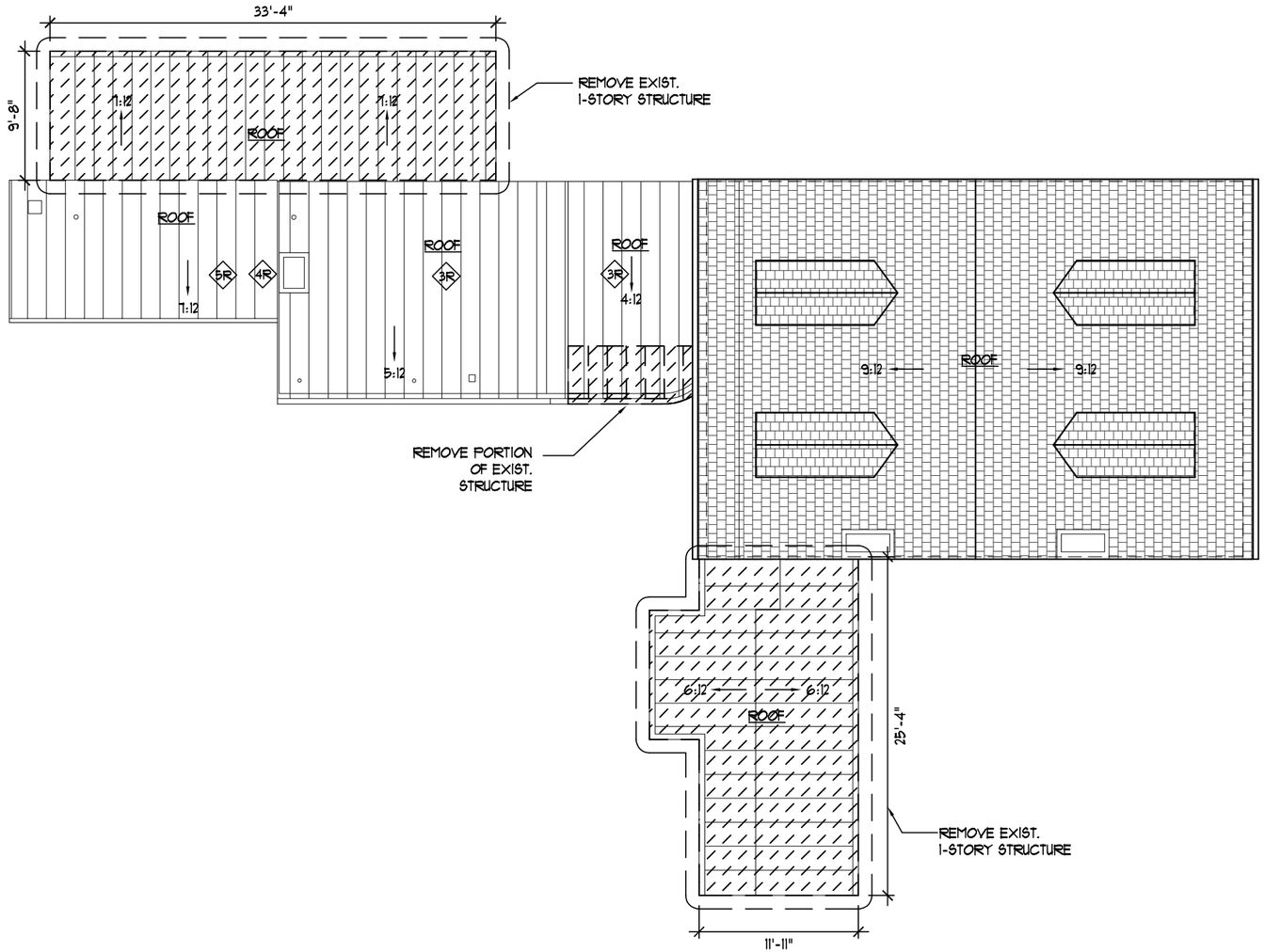

1 ROOF REMOVAL PLAN
SCALE: 3/32" = 1'-0"

EAST ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

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2. REMOVE SKYLIGHT (CARRIAGE HOUSE)
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4. REMOVE CURB AT BASEMENT ACCESS HATCH

DRAWING KEY

- EXIST, WALLS TO REMAIN
- REMOVE

REPAIRS WORK:

- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
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KEY PLAN

1 EAST ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

SOUTH ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

1. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED DWGS.
2. REMOVE SKYLIGHT (CARRIAGE HOUSE)
3. REMOVE CONCRETE AREAWAY AT BASEMENT WINDOWS
4. REMOVE CURB AT BASEMENT ACCESS HATCH

DRAWING KEY

- EXIST, WALLS TO REMAIN
- REMOVE

REPAIRS WORK:

- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
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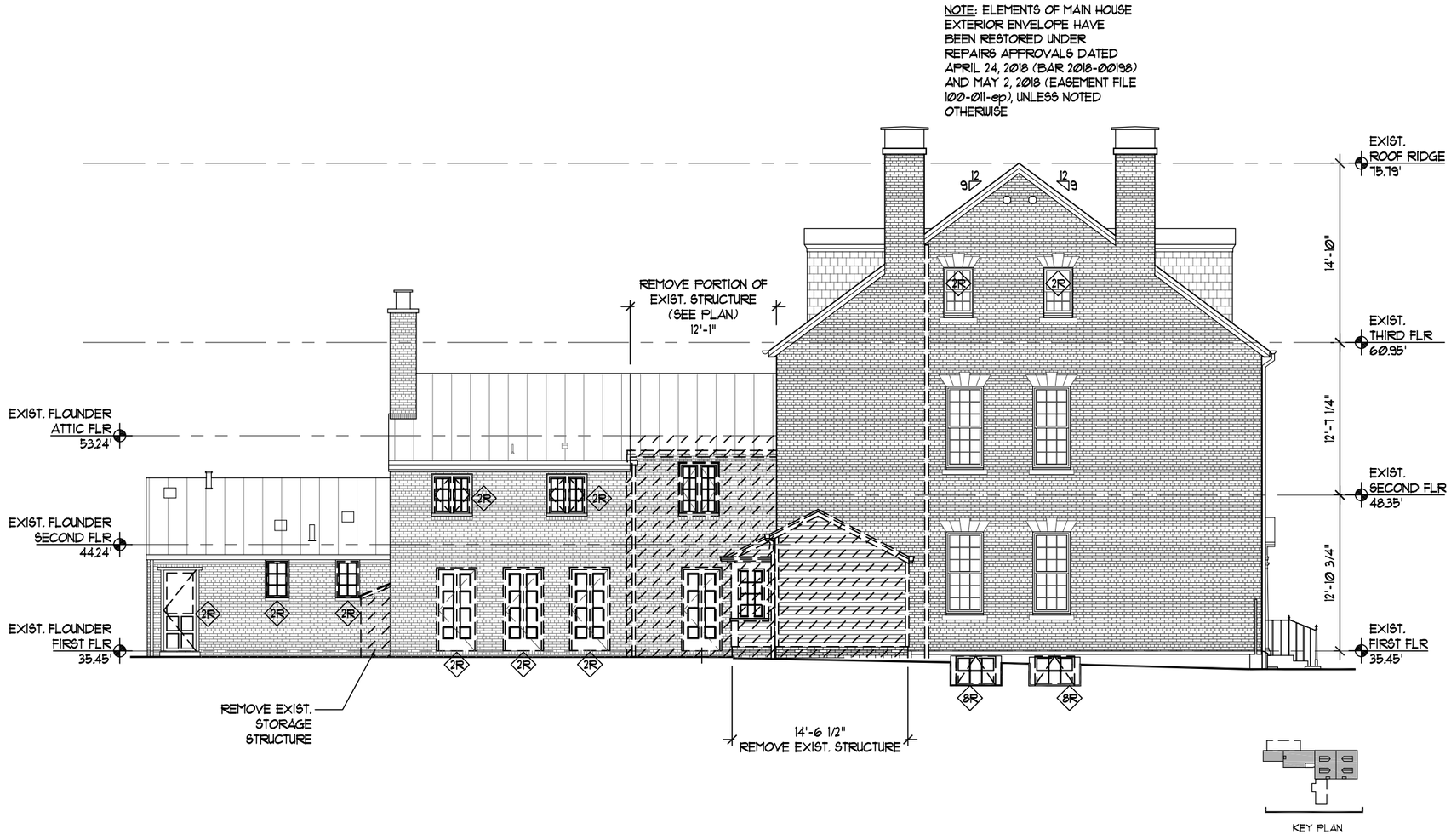

1 SOUTH ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

WEST ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

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2. REMOVE SKYLIGHT (CARRIAGE HOUSE)
3. REMOVE CONCRETE AREAWAY AT BASEMENT WINDOWS
4. REMOVE CURB AT BASEMENT ACCESS HATCH

DRAWING KEY

- EXIST. WALLS TO REMAIN
- REMOVE

REPAIRS WORK:

- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
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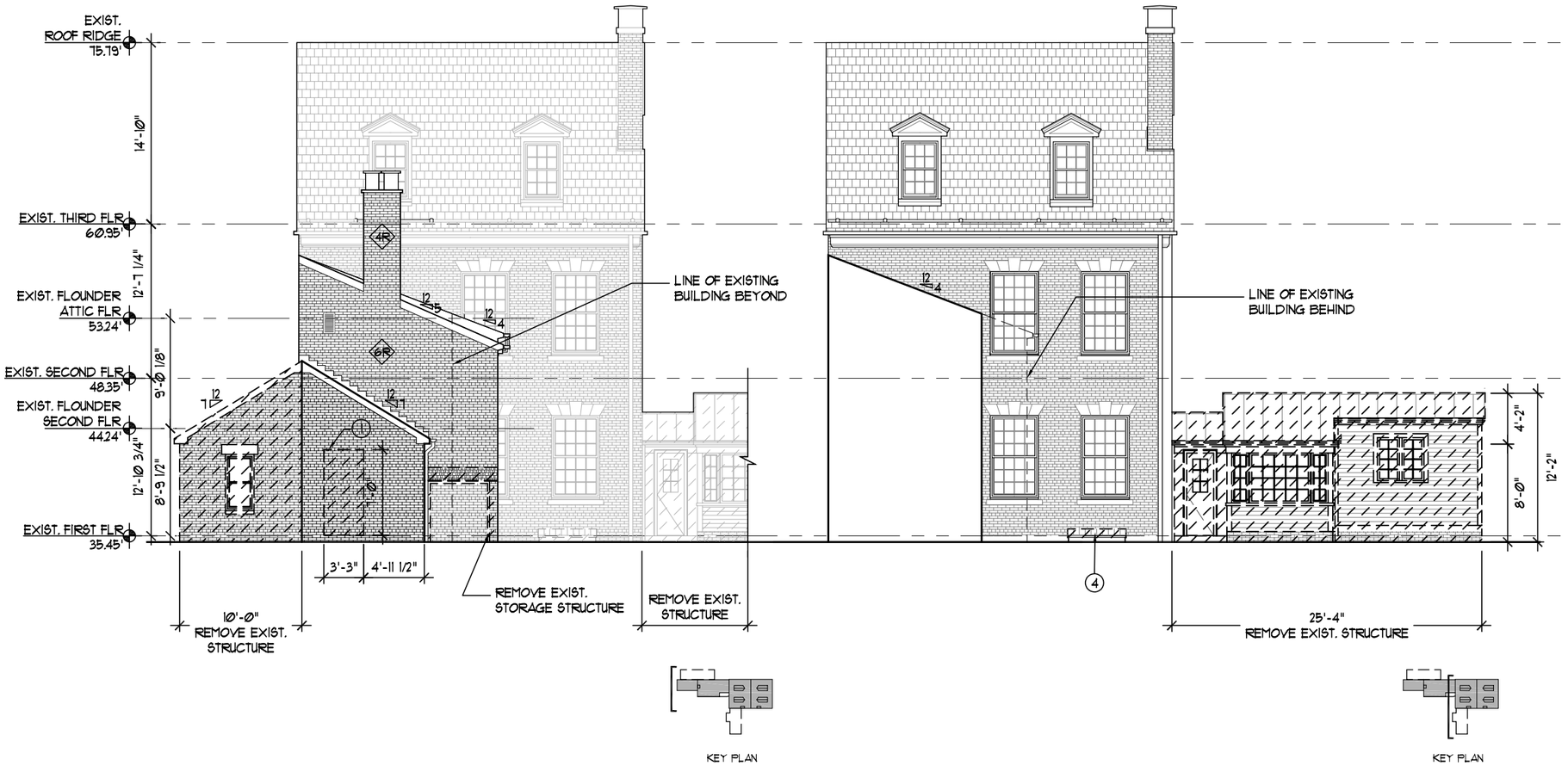

1 WEST ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

2 WEST PARTIAL ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

NORTH ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

1. REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED DWGS.
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DRAWING KEY

- EXIST, WALLS TO REMAIN
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REPAIRS WORK:

- 1R: HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
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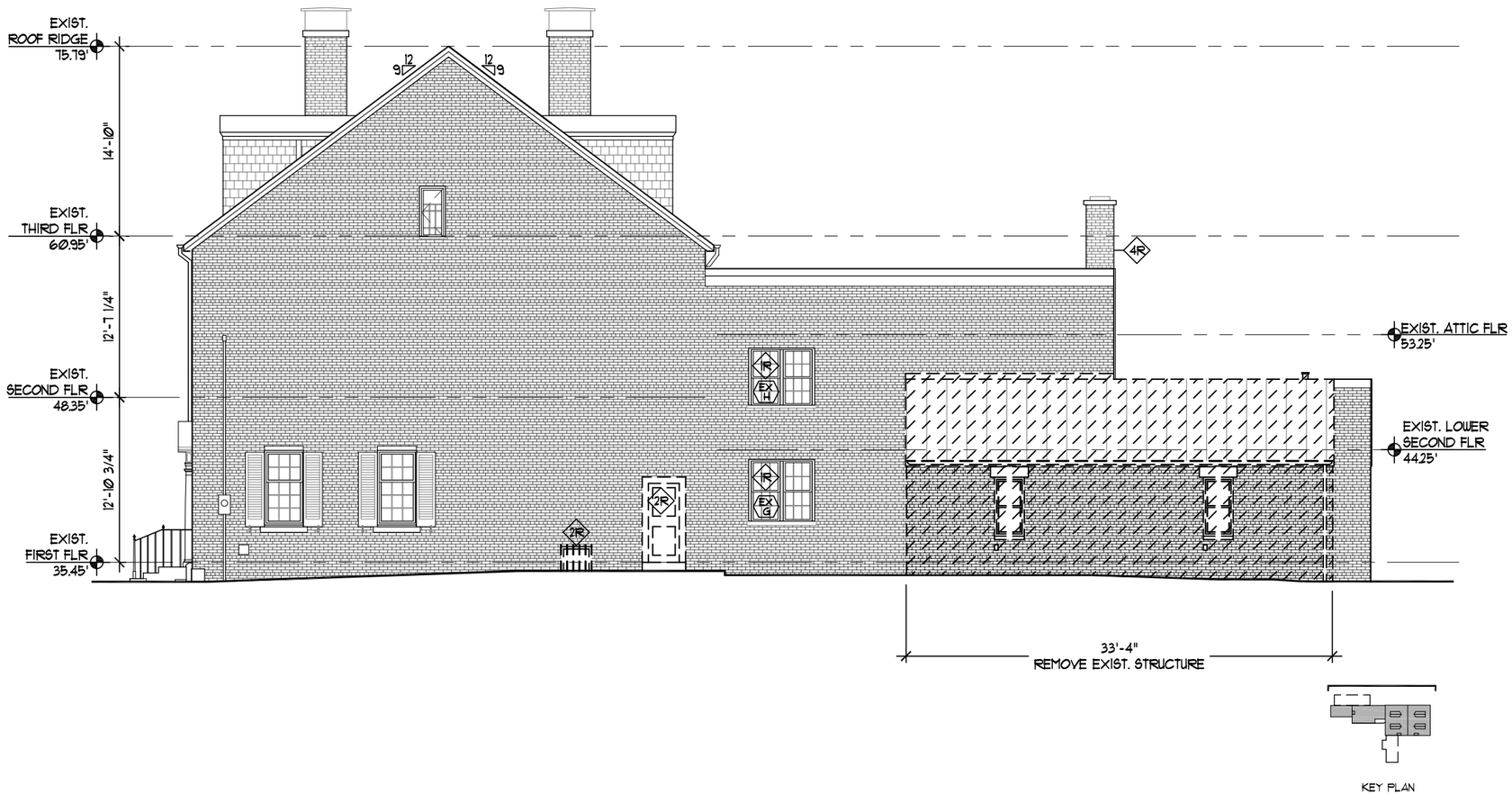

1 NORTH ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

CARRIAGE HOUSE PLANS & ELEVATIONS REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

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DRAWING KEY

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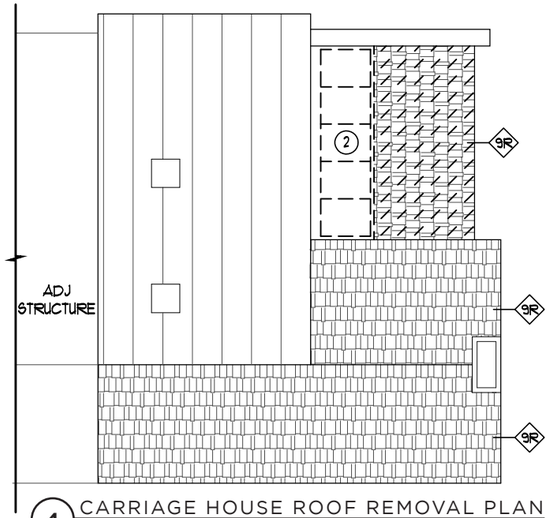
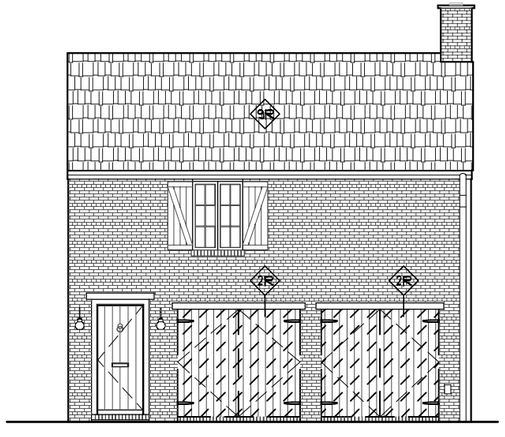
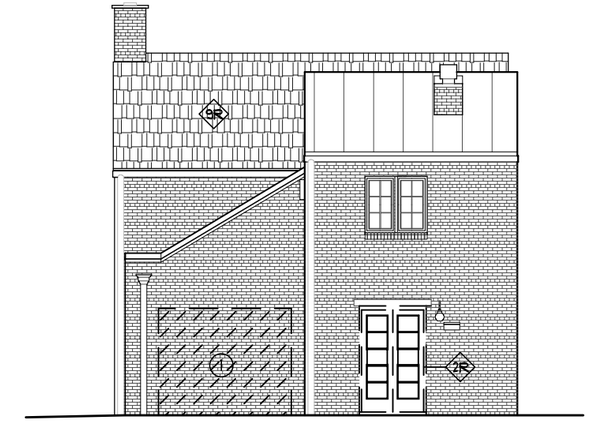


4 CARRIAGE HOUSE ROOF REMOVAL PLAN
SCALE: 3/32" = 1'-0"

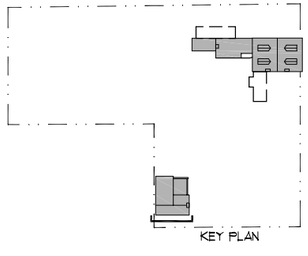


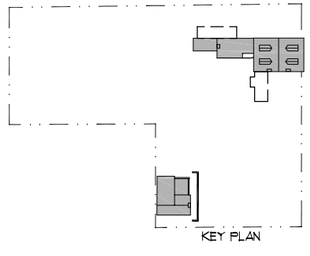
1 REMOVAL CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

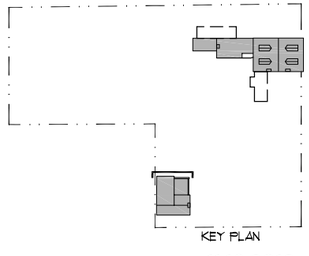
2 REMOVAL CARRIAGE HOUSE EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 REMOVAL CARRIAGE HOUSE NORTH ELEVATION
SCALE: 3/32" = 1'-0"

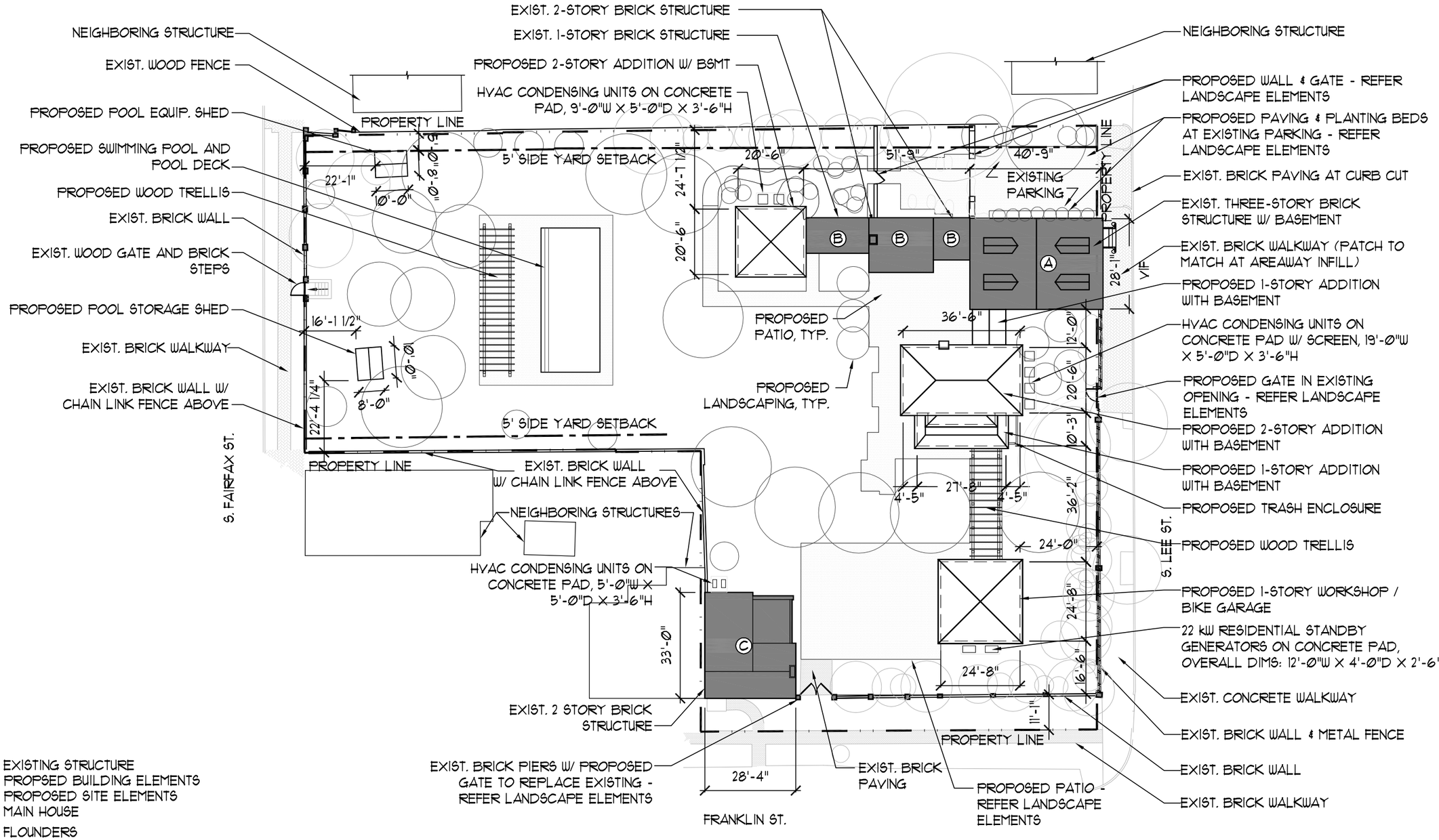






PROPOSED SITE PLAN

619 S LEE STREET | ALEXANDRIA, VA



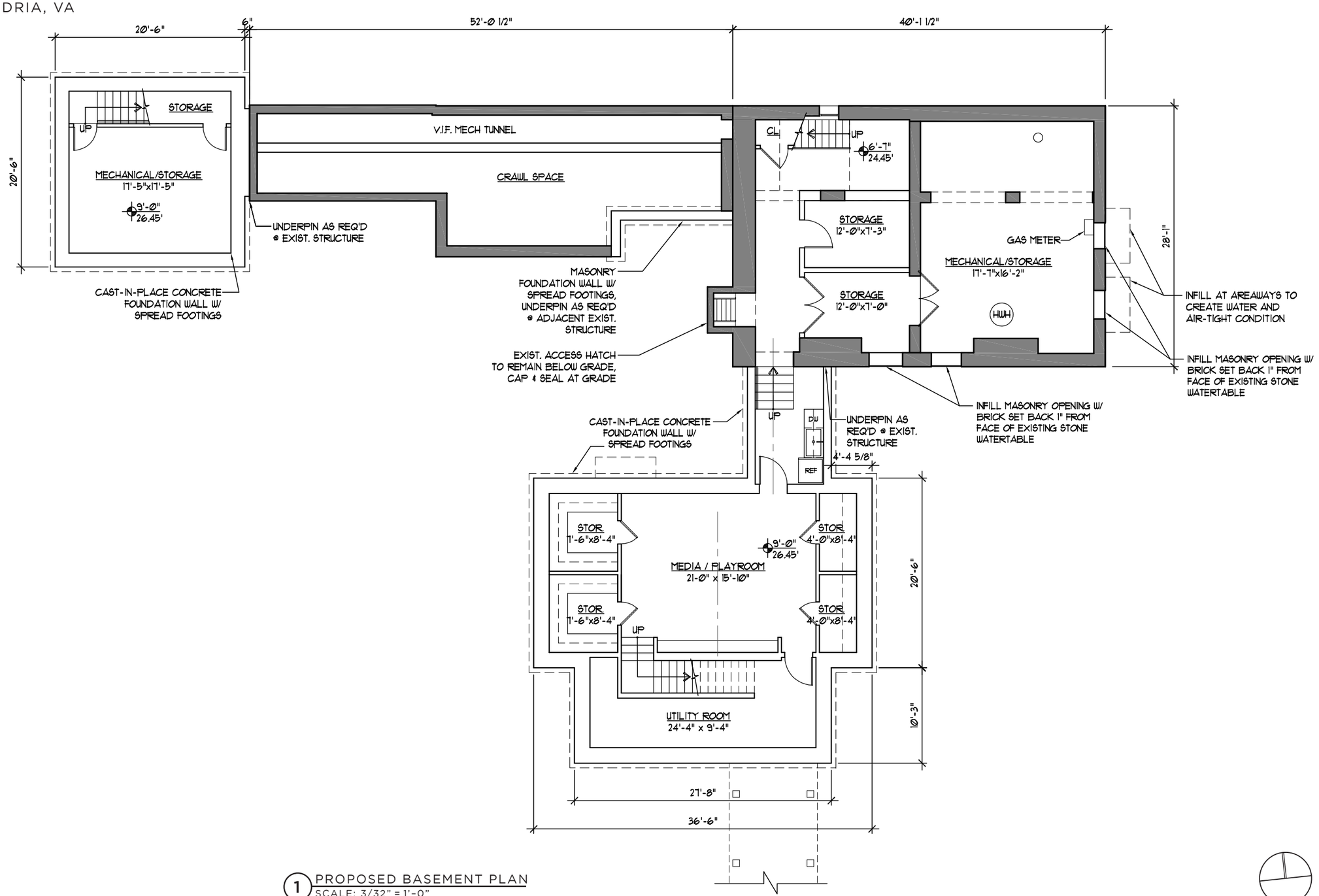
KEY

- EXISTING STRUCTURE
- PROPSED BUILDING ELEMENTS
- PROPOSED SITE ELEMENTS
- (A) MAIN HOUSE
- (B) FLOUNDERS
- (C) CARRIAGE HOUSE

1 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

PROPOSED BASEMENT PLAN

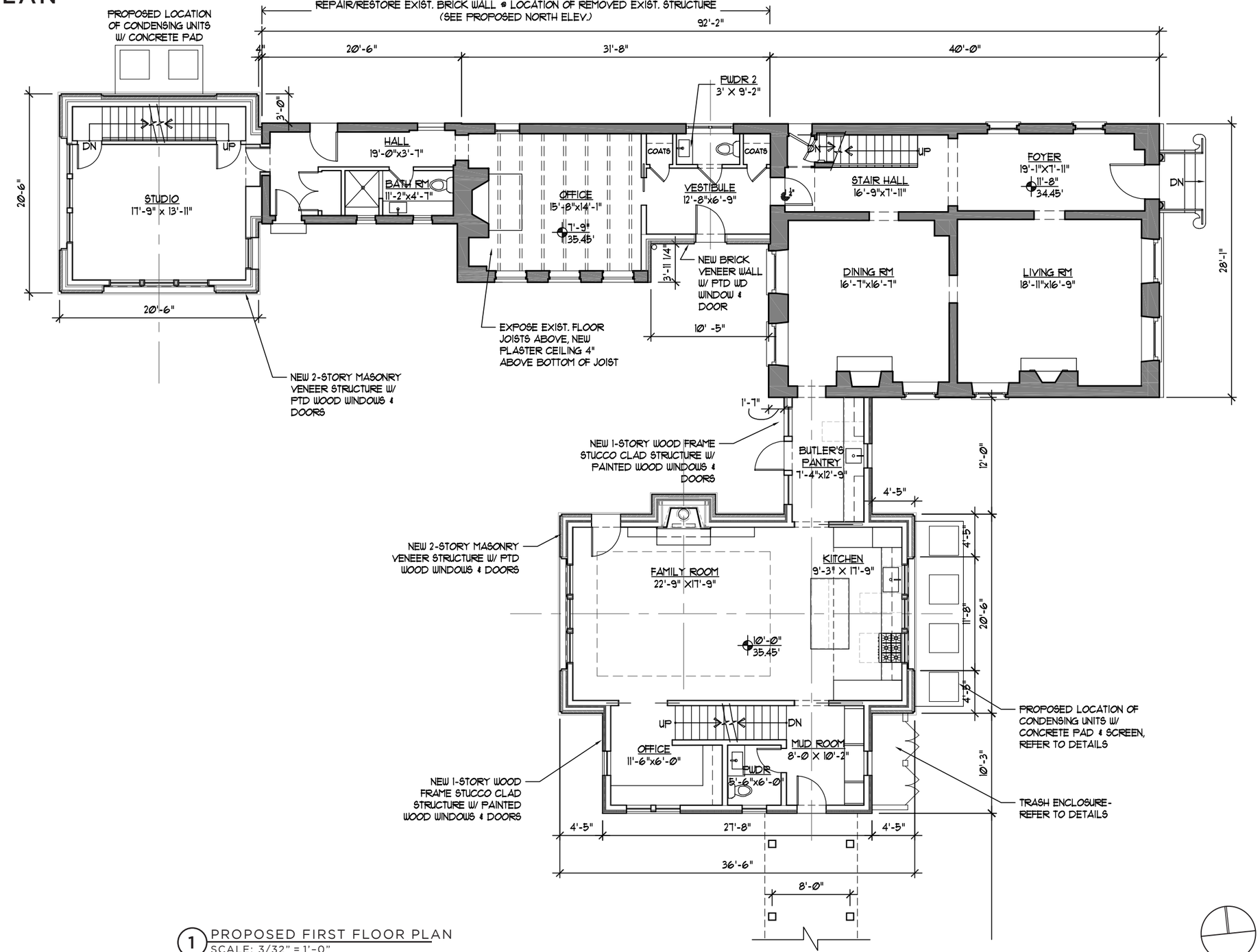
619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0"

PROPOSED FIRST FLOOR PLAN

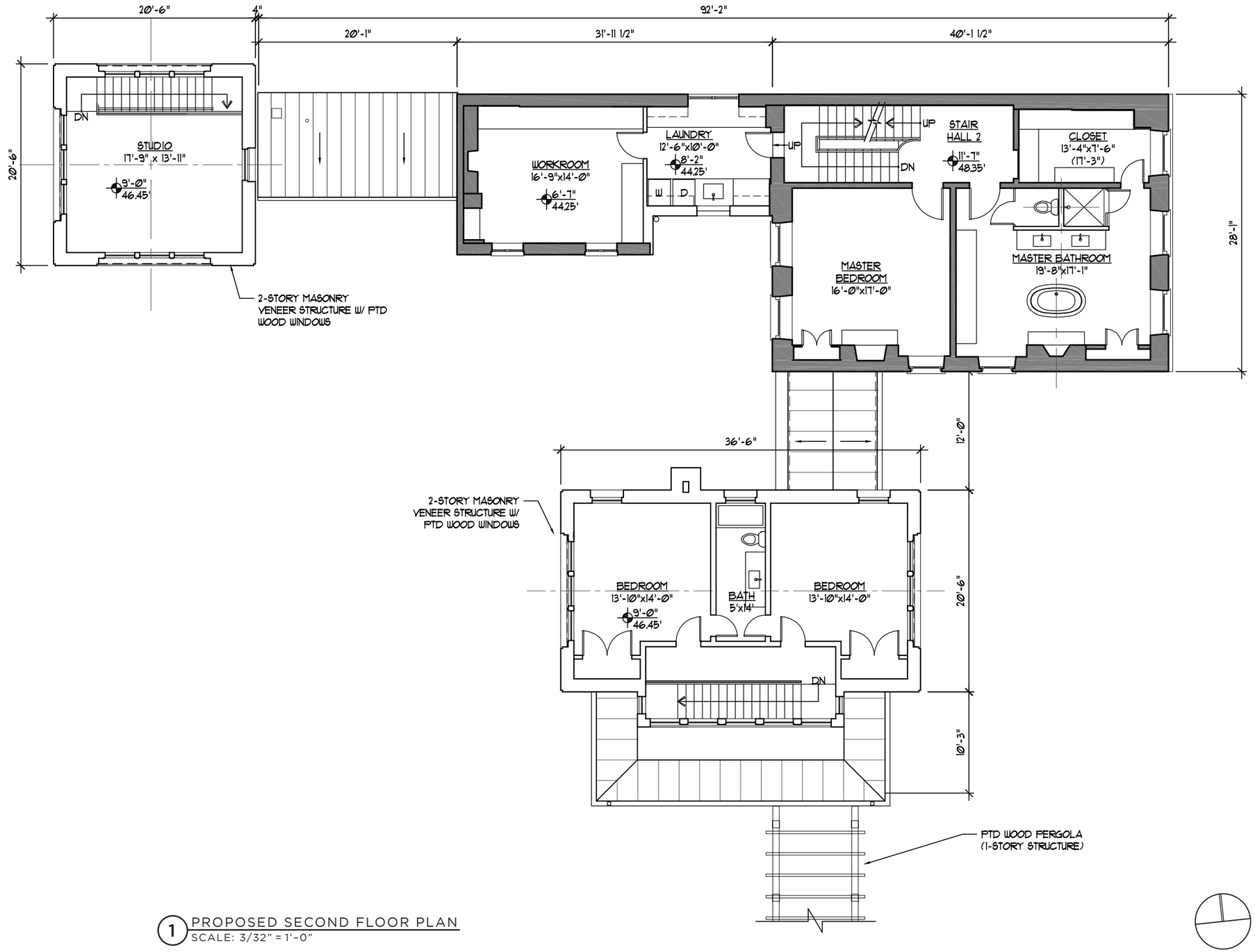
619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SECOND FLOOR PLAN

619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED ROOF PLAN

619 S LEE STREET | ALEXANDRIA, VA

REPAIRS WORK:

- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
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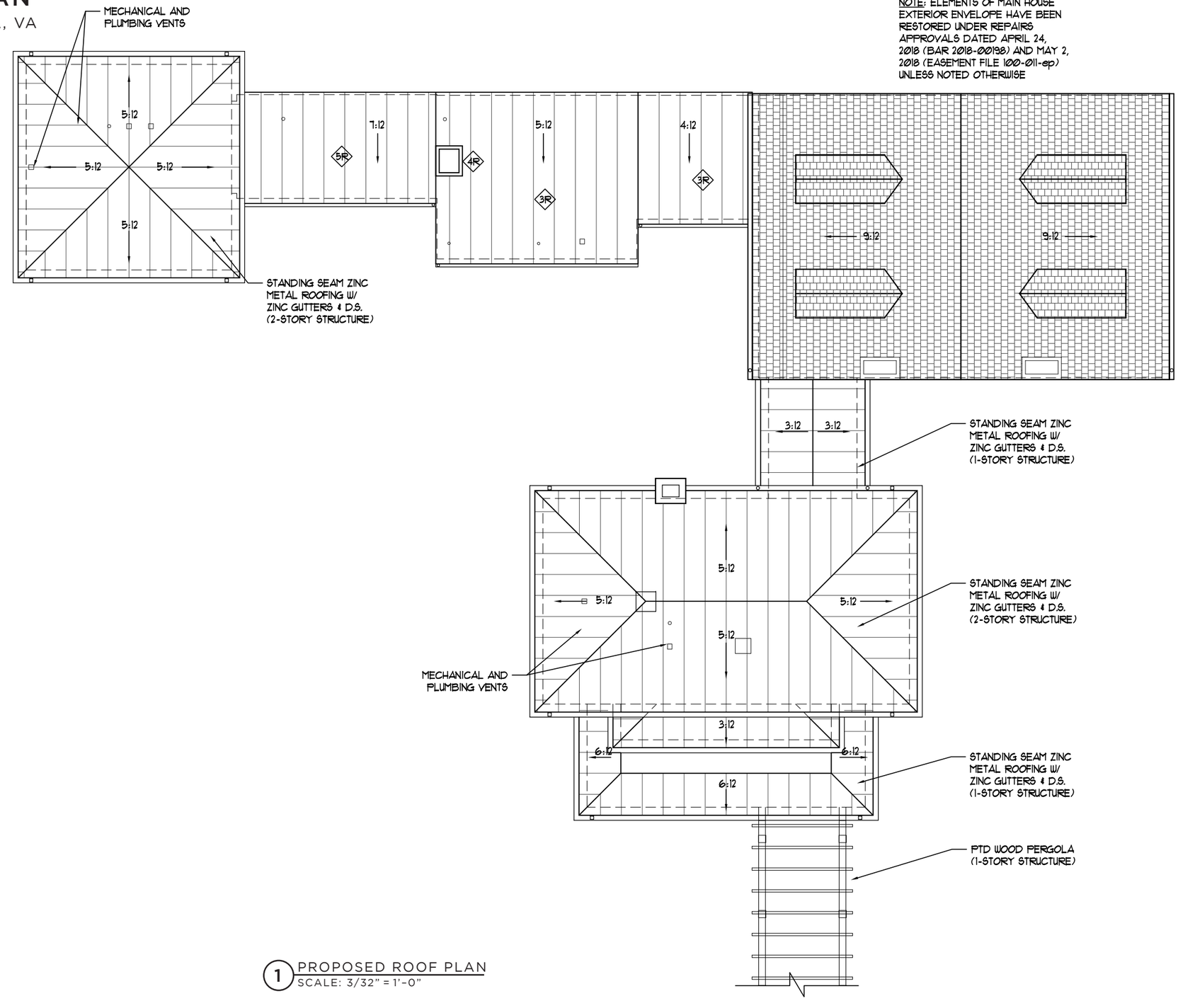

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1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

PROPOSED EAST ELEVATION

619 S LEE STREET | ALEXANDRIA, VA

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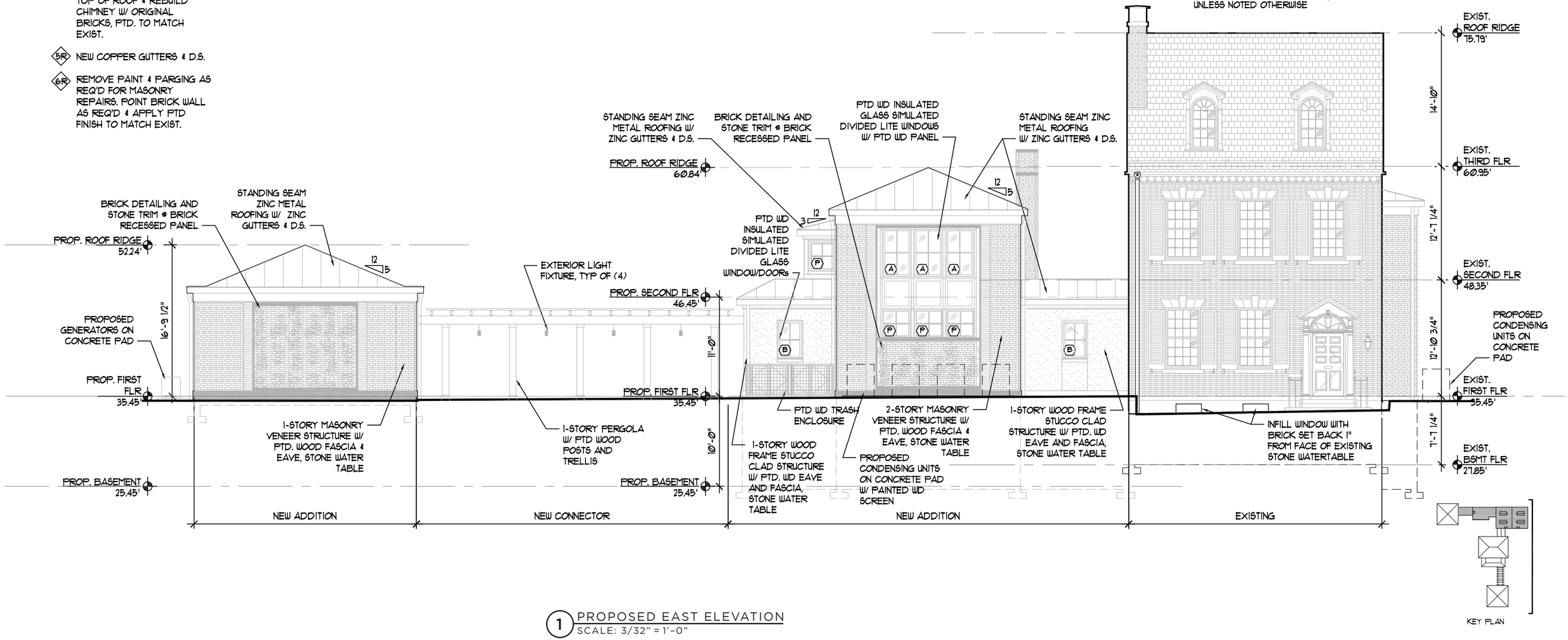
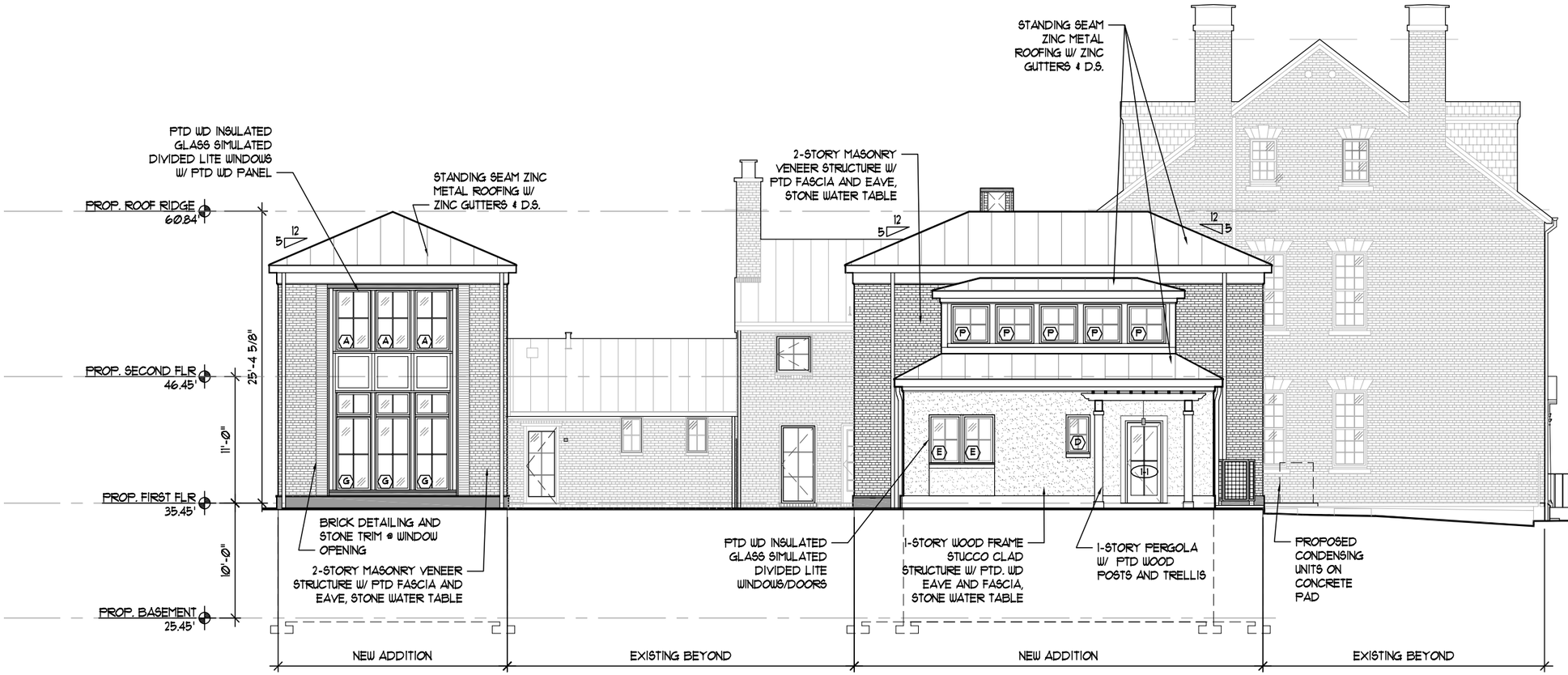


1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

PROPOSED SOUTH ELEVATION

619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED SOUTH ELEVATION
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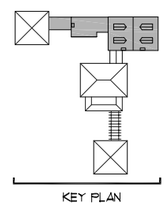

PROPOSED PARTIAL SOUTH ELEVATION

619 S LEE STREET | ALEXANDRIA, VA

REPAIRS WORK:

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3R REMOVE PTD METAL ROOF & GUTTERS. REPLACE WITH NEW PTD STANDING SEAM METAL ROOF TO MATCH HISTORIC ROOF IN SIZE & SCALE WITH NEW COPPER GUTTERS & D.S.

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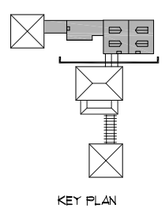
7R POINT BRICK AS REQ'D.

8R INFILL MASONRY OPENING WITH BRICK SET BACK 1" FROM FACE OF BUILDING

9R REMOVE WOOD SHINGLE ROOF, REPLACE WITH VENTED WOOD SHINGLES TO MATCH EXIST. W. NEW COPPER GUTTERS, DOWNSPOUTS AND COPPER COPING AT BRICK WALL (CARRIAGE HOUSE)

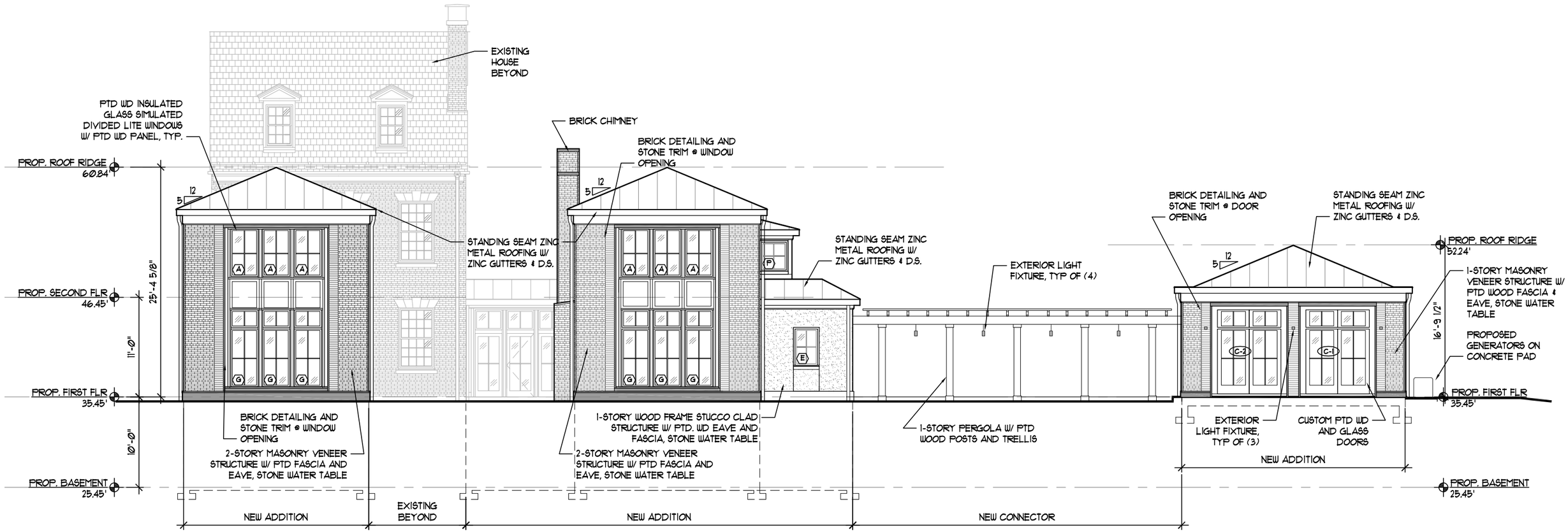
1 PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BOARD OF ARCHITECTURAL REVIEW SUBMISSION

PROPOSED WEST ELEVATION

619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED WEST ELEVATION
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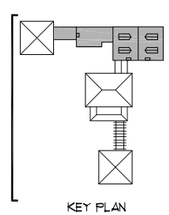
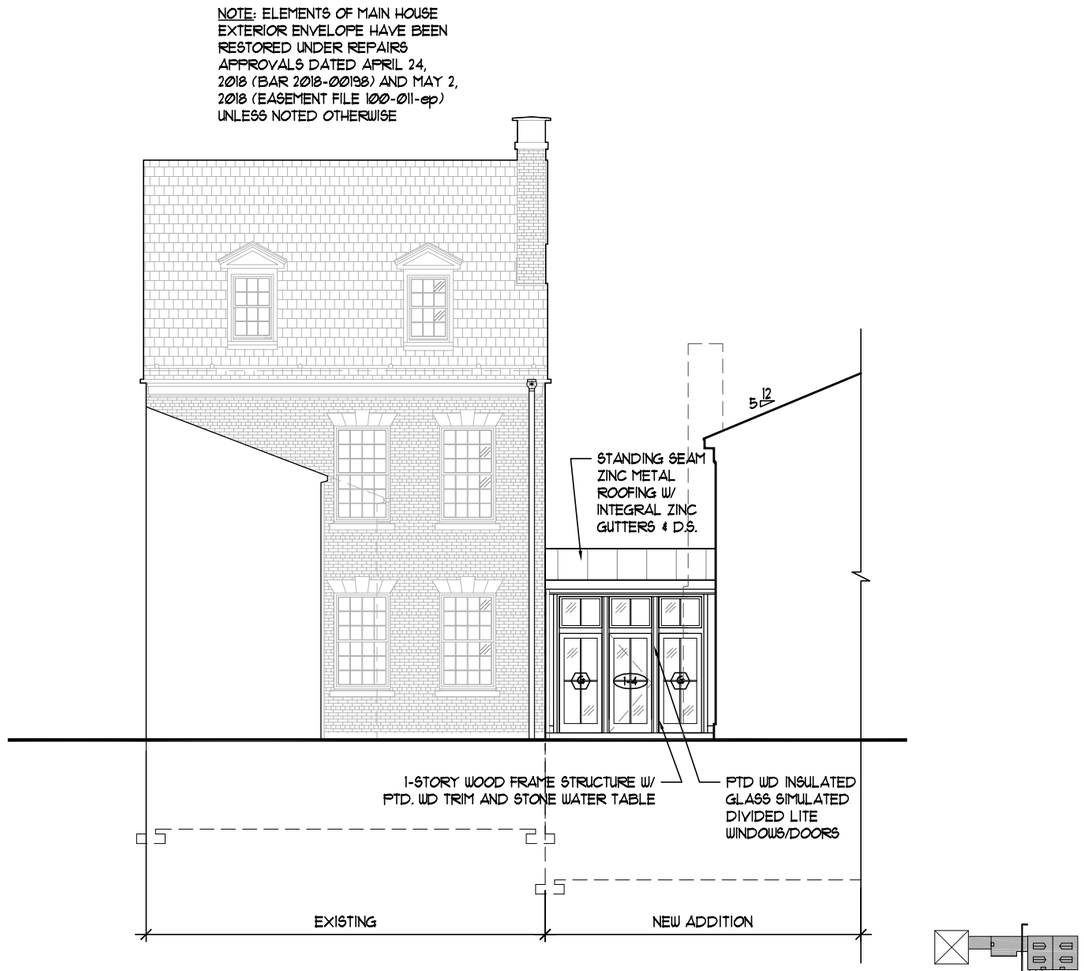
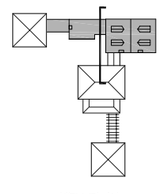


PROPOSED PARTIAL WEST ELEVATION

619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED PARTIAL WEST ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN

PROPOSED NORTH ELEVATION

619 S LEE STREET | ALEXANDRIA, VA

REPAIRS WORK:

1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.

2R NON-HISTORIC WINDOW / DOORS TO BE REPLACED IN EXISTING MASONRY OPENINGS

3R REMOVE PTD METAL ROOF & GUTTERS. REPLACE WITH NEW PTD STANDING SEAM METAL ROOF TO MATCH HISTORIC ROOF IN SIZE & SCALE WITH NEW COPPER GUTTERS & D.S.

4R REMOVE EXIST. CHIMNEY TO TOP OF ROOF & REBUILD CHIMNEY W/ ORIGINAL BRICKS, PTD. TO MATCH EXIST.

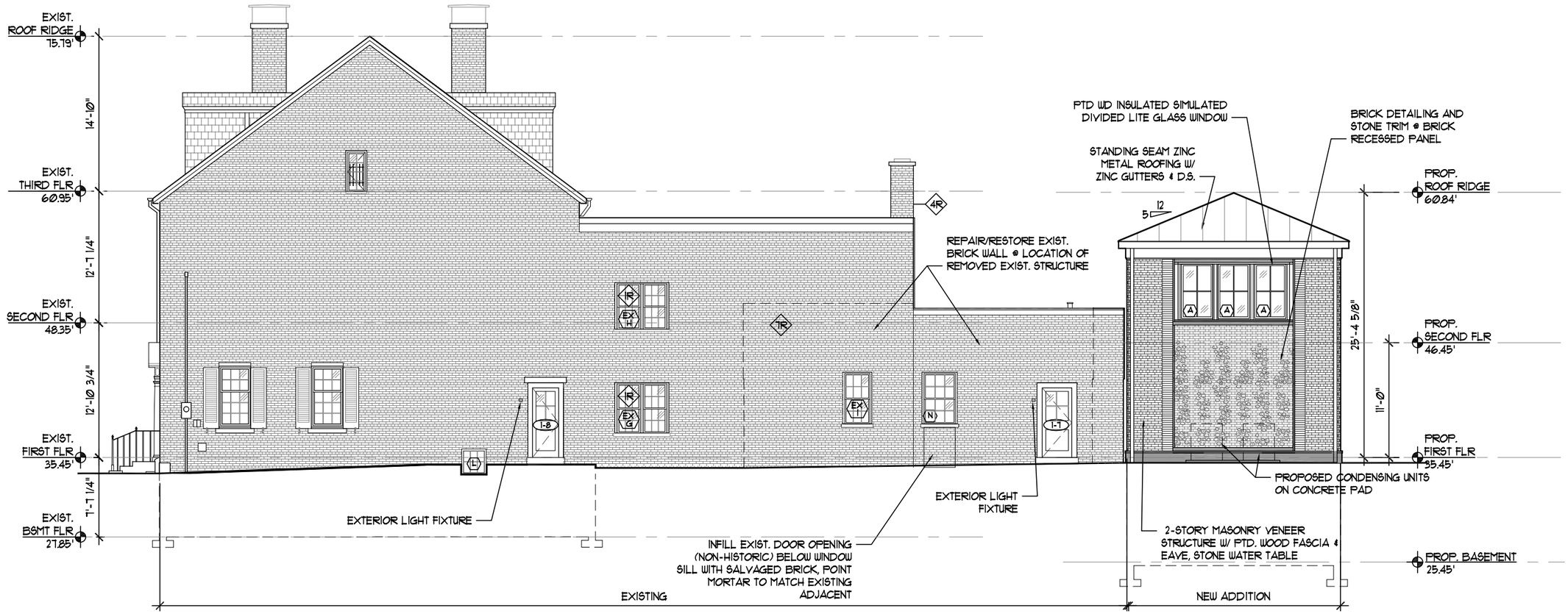
5R NEW COPPER GUTTERS & D.S.

6R REMOVE PAINT & PARGING AS REQ'D FOR MASONRY REPAIRS. POINT BRICK WALL AS REQ'D & APPLY PTD FINISH TO MATCH EXIST.

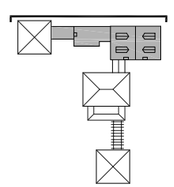
7R POINT BRICK AS REQ'D.

8R INFILL MASONRY OPENING WITH BRICK SET BACK 1" FROM FACE OF BUILDING

9R REMOVE WOOD SHINGLE ROOF, REPLACE WITH VENTED WOOD SHINGLES TO MATCH EXIST. W. NEW COPPER GUTTERS, DOWNSPOUTS AND COPPER COPING AT BRICK WALL (CARRIAGE HOUSE)



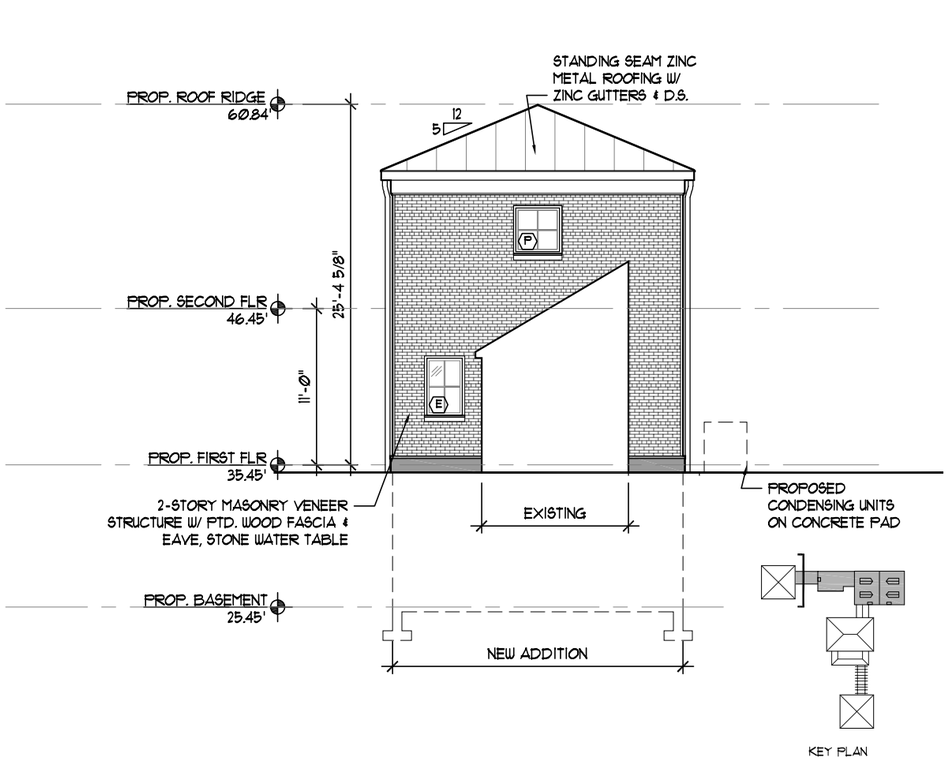
1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN

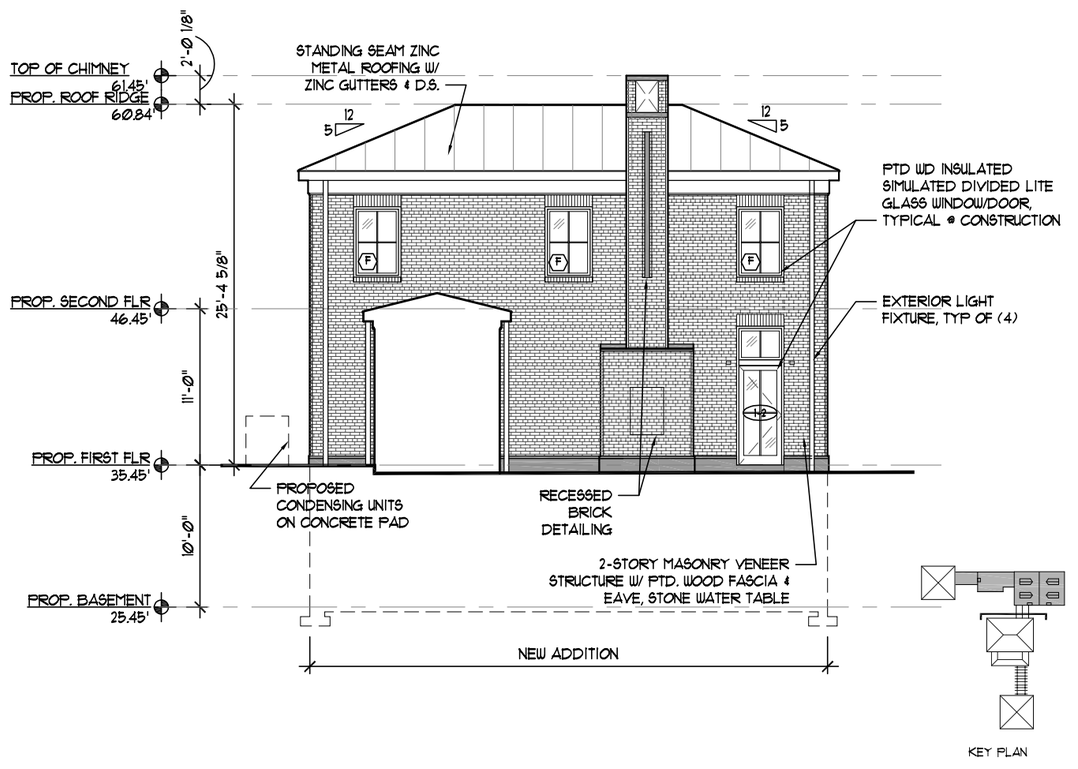
PROPOSED EAST ELEVATION (NORTH PAVILLION) & NORTH ELEVATION (SOUTH PAVILLION)

619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED EAST ELEVATION - NORTH PAVILLION

SCALE: 3/32" = 1'-0"

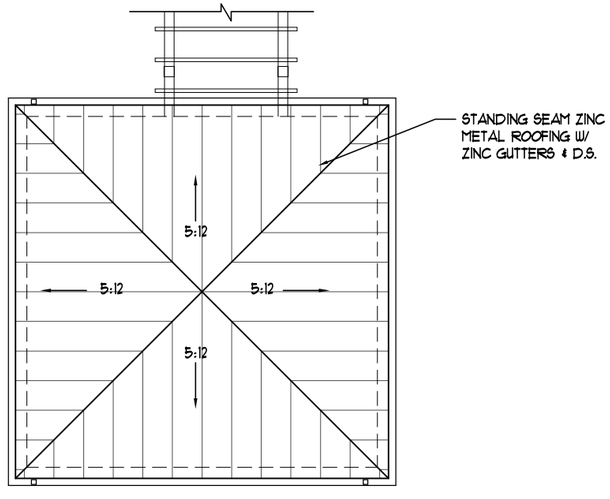


2 PROPOSED NORTH ELEVATION - SOUTH PAVILLION

SCALE: 3/32" = 1'-0"

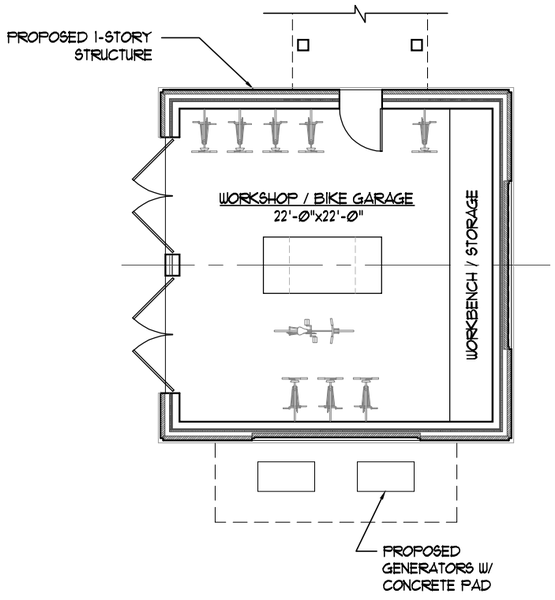
PROPOSED WORKSHOP / BIKE GARAGE ELEVATIONS & PLANS

619 S LEE STREET | ALEXANDRIA, VA



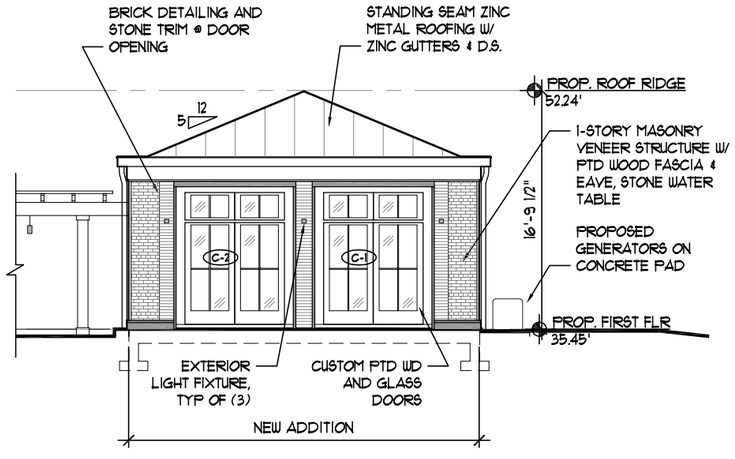
6 PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"



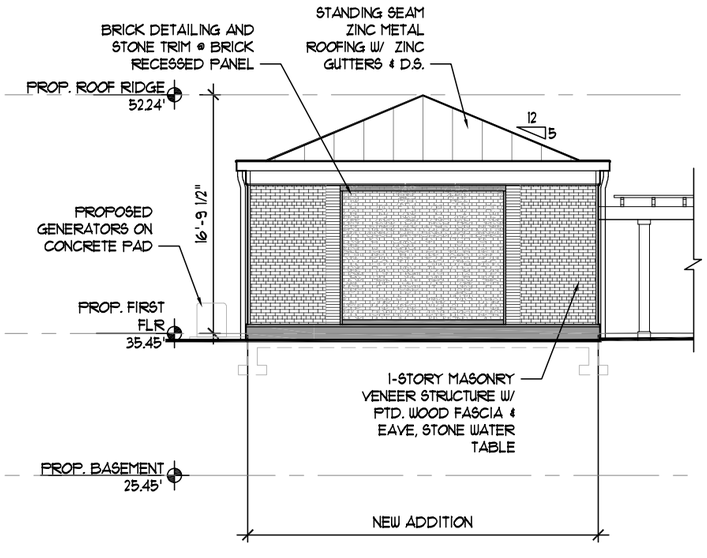
5 PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



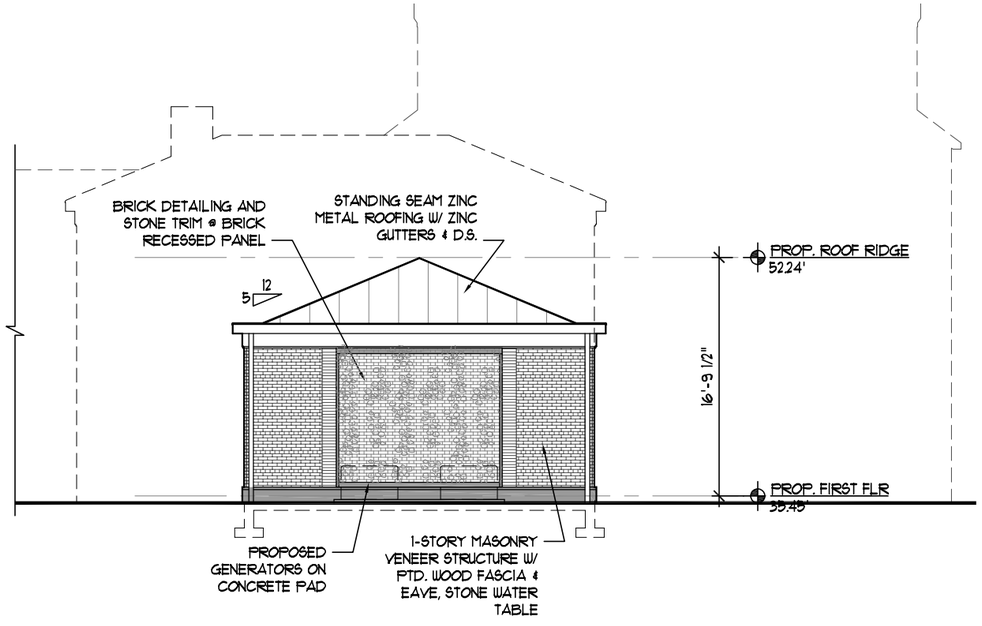
3 PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"



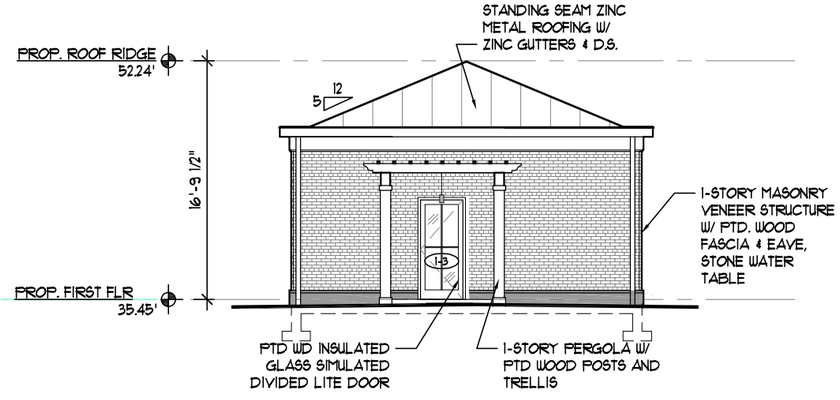
1 PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"



4 PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



2 PROPOSED NORTH ELEVATION

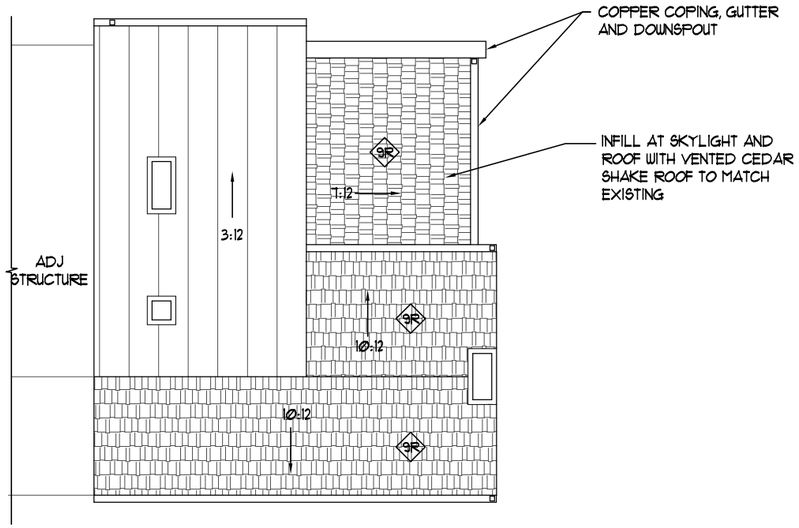
SCALE: 3/32" = 1'-0"

PROPOSED CARRIAGE HOUSE ELEVATIONS & ROOF PLAN

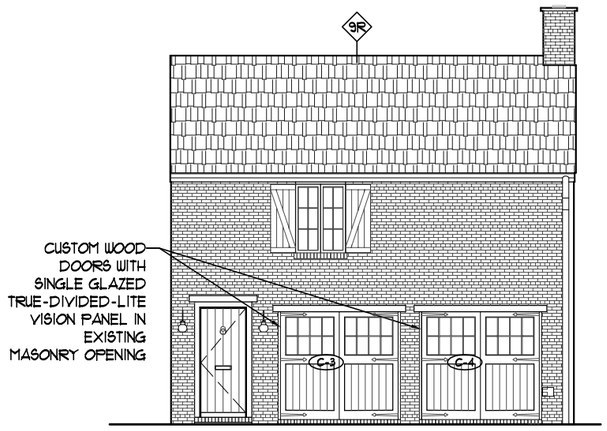
619 S LEE STREET | ALEXANDRIA, VA

REPAIRS WORK:

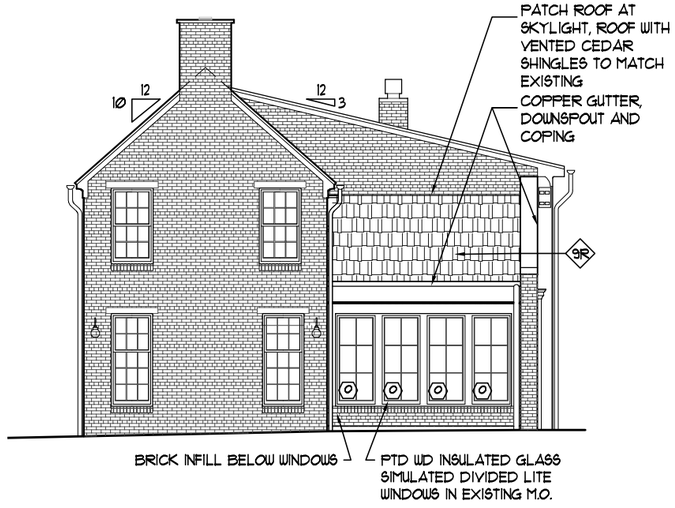
- 1R HISTORIC WINDOWS TO BE REMOVED & REPAIRED.
- 2R NON-HISTORIC WINDOW / DOORS TO BE REPLACED IN EXISTING MASONRY OPENINGS
- 3R REMOVE PTD METAL ROOF & GUTTERS. REPLACE WITH NEW PTD STANDING SEAM METAL ROOF TO MATCH HISTORIC ROOF IN SIZE & SCALE WITH NEW COPPER GUTTERS & D.S.
- 4R REMOVE EXIST. CHIMNEY TO TOP OF ROOF & REBUILD CHIMNEY W/ ORIGINAL BRICKS, PTD. TO MATCH EXIST.
- 5R NEW COPPER GUTTERS & D.S.
- 6R REMOVE PAINT & PARGING AS REQ'D FOR MASONRY REPAIRS. POINT BRICK WALL AS REQ'D & APPLY PTD FINISH TO MATCH EXIST.
- 7R POINT BRICK AS REQ'D.
- 8R INFILL MASONRY OPENING WITH BRICK SET BACK 1" FROM FACE OF BUILDING
- 9R REMOVE WOOD SHINGLE ROOF, REPLACE WITH VENTED WOOD SHINGLES TO MATCH EXIST. W. NEW COPPER GUTTERS, DOWNSPOUTS AND COPPER COPING AT BRICK WALL (CARRIAGE HOUSE)



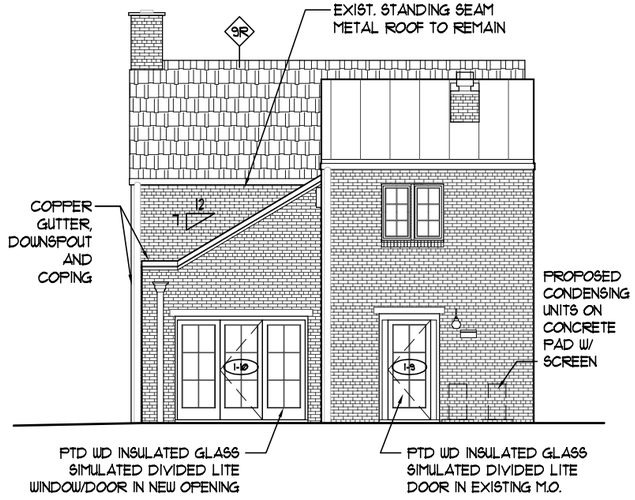
4 PROPOSED CARRIAGE HOUSE ROOF PLAN
SCALE: 3/32" = 1'-0"



1 PROPOSED CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



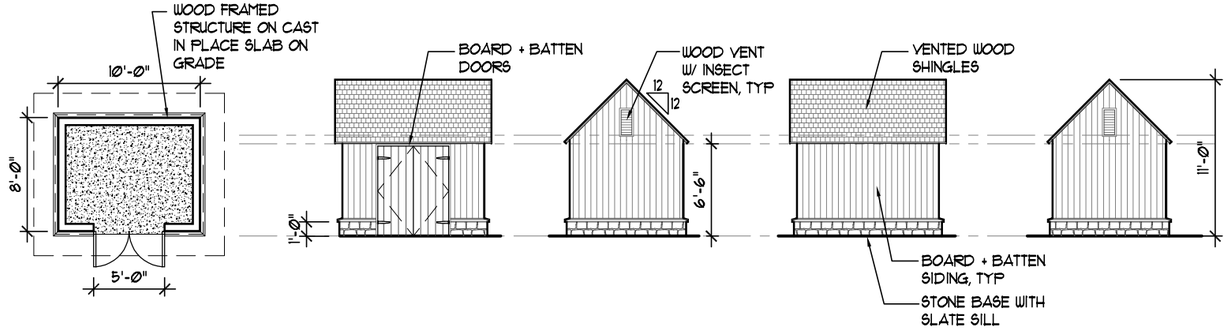
2 PROPOSED CARRIAGE HOUSE EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PROPOSED CARRIAGE HOUSE NORTH ELEVATION
SCALE: 3/32" = 1'-0"

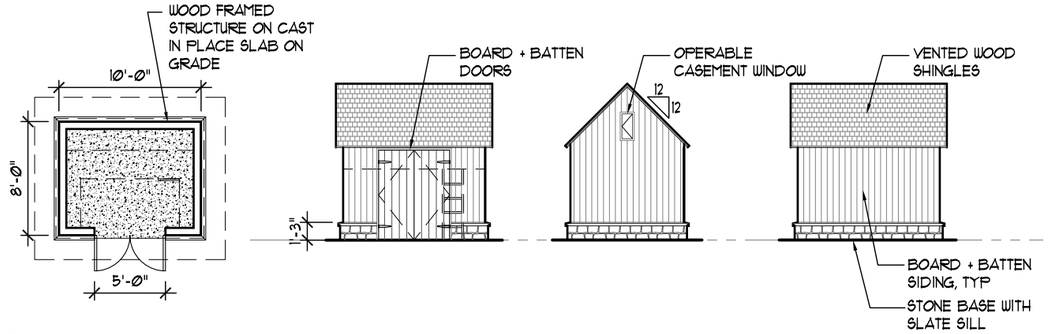
PROPOSED GARDEN SHEDS

619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED POOL EQUIPMENT SHED

SCALE: 3/32" = 1'-0"

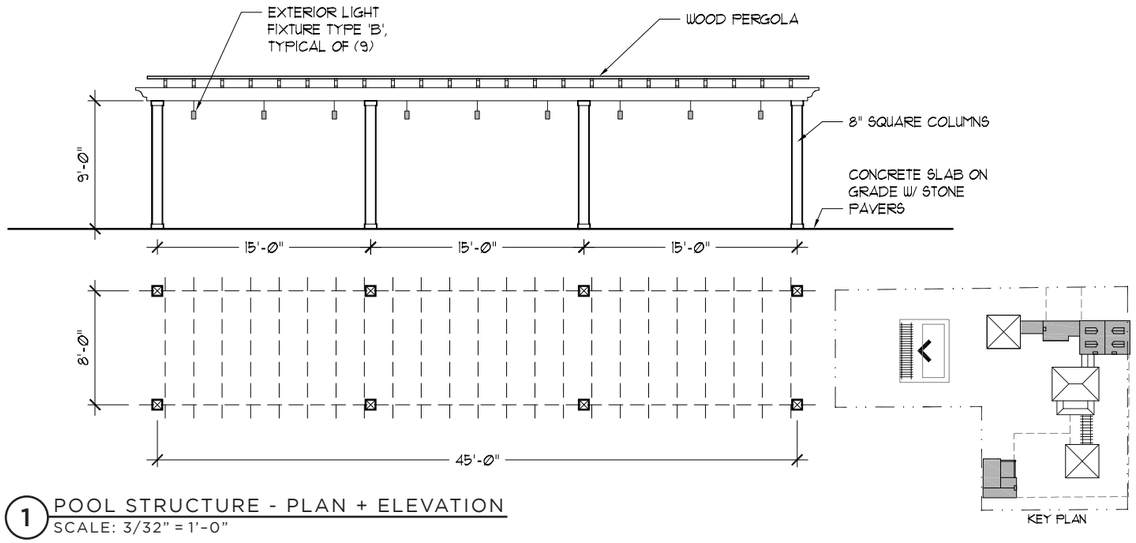


2 PROPOSED POOL STORAGE SHED

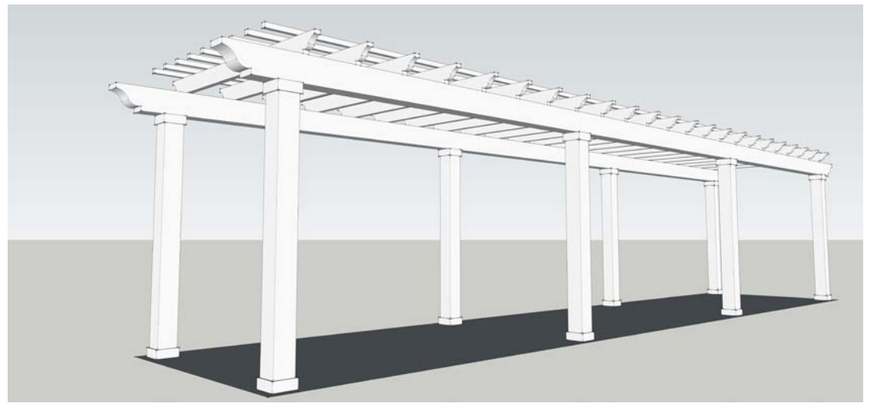
SCALE: 3/32" = 1'-0"

PROPOSED POOL STRUCTURE & TRASH ENCLOSURE

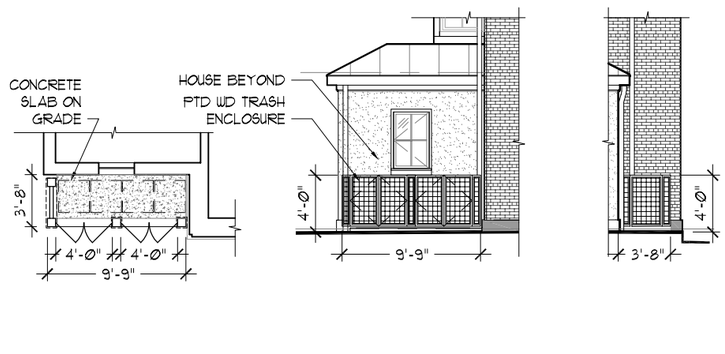
619 S LEE STREET | ALEXANDRIA, VA



1 POOL STRUCTURE - PLAN + ELEVATION
SCALE: 3/32" = 1'-0"

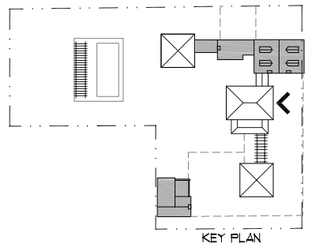


2 POOL STRUCTURE
NTS



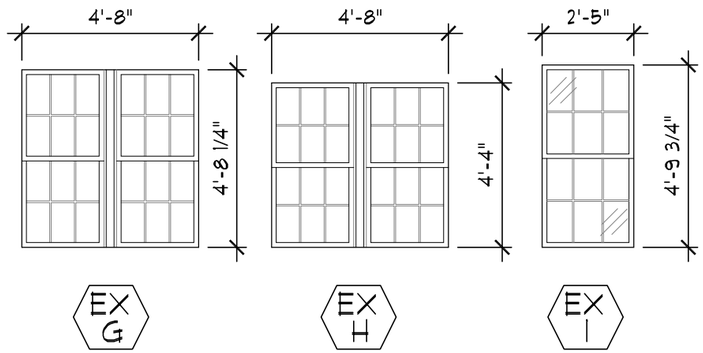
3 TRASH ENCLOSURE - PLAN + ELEVATION
SCALE: 3/32" = 1'-0"

4 CONDENSING UNIT SCREEN
SCALE: 3/32" = 1'-0"

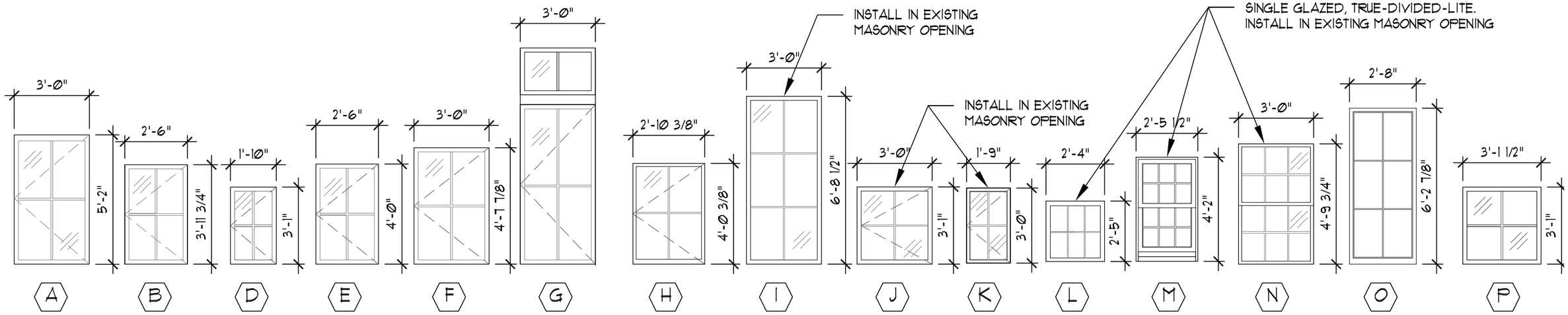


WINDOW TYPES

619 S LEE STREET | ALEXANDRIA, VA



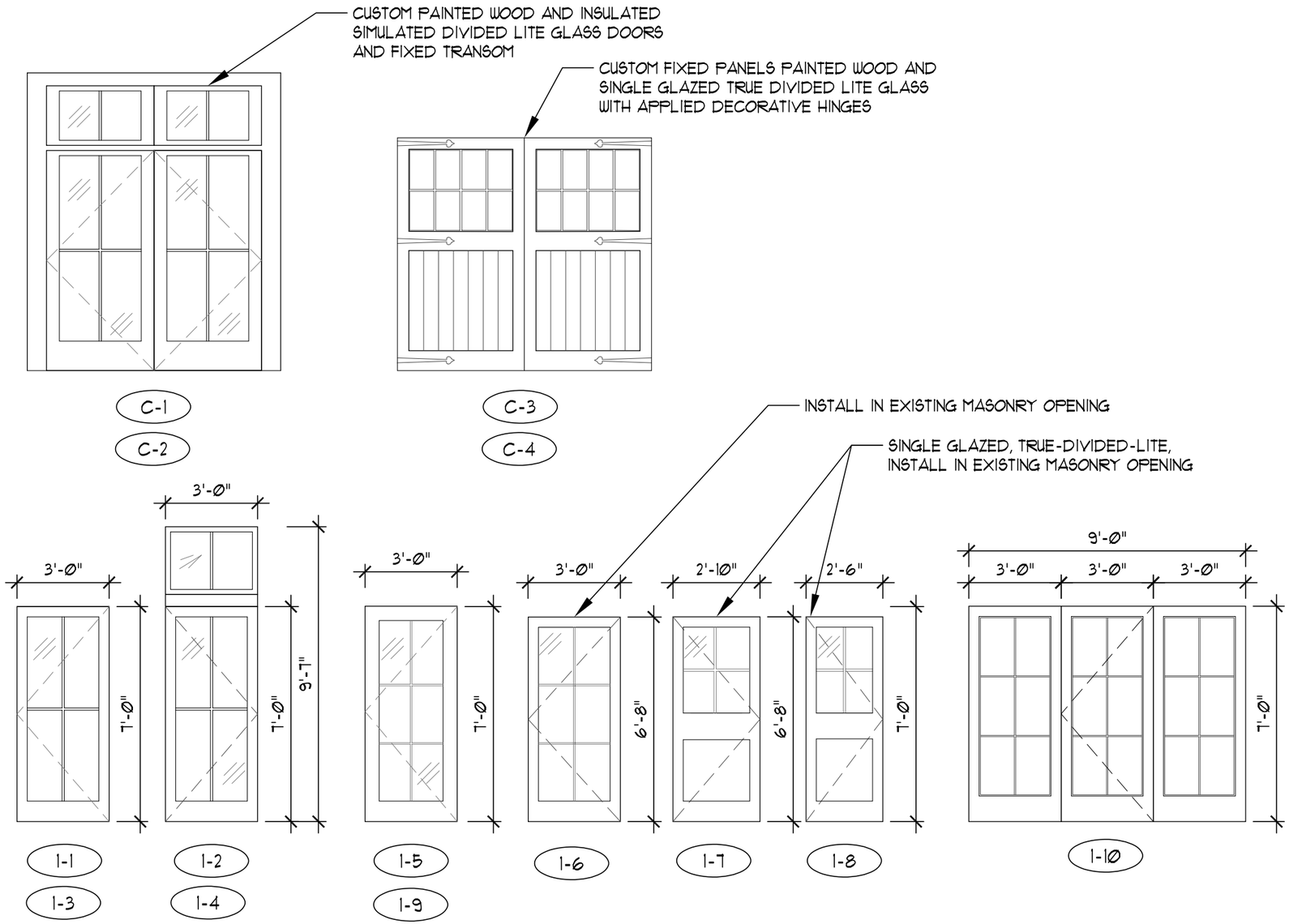
EXISTING WOOD WINDOWS, PAINTED (SINGLE-GLAZED, TRUE-DIVIDED-LITE) - RESTORE PER NOTES



PROPOSED WOOD WINDOWS, PAINTED (INSULATED GLASS, SIMULATED-DIVIDED-LITE, UNO)

EXTERIOR DOOR TYPES

619 S LEE STREET | ALEXANDRIA, VA

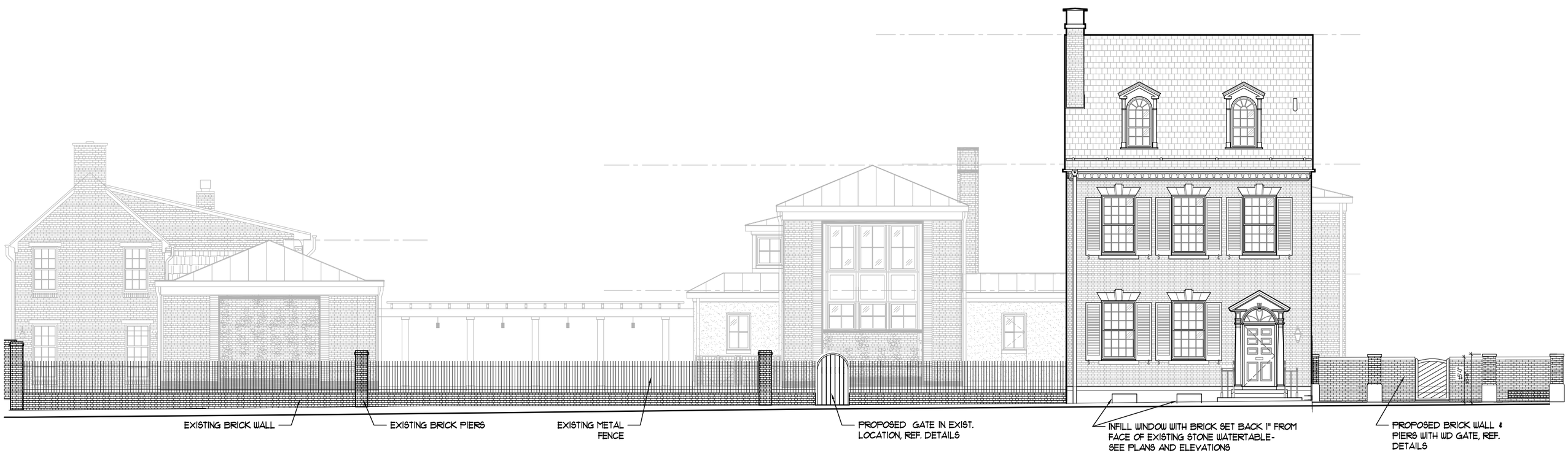


PROPOSED WOOD DOORS, PAINTED (INSULATED GLASS, SIMULATED-DIVIDED-LITE, UNO)

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

STREET ELEVATIONS

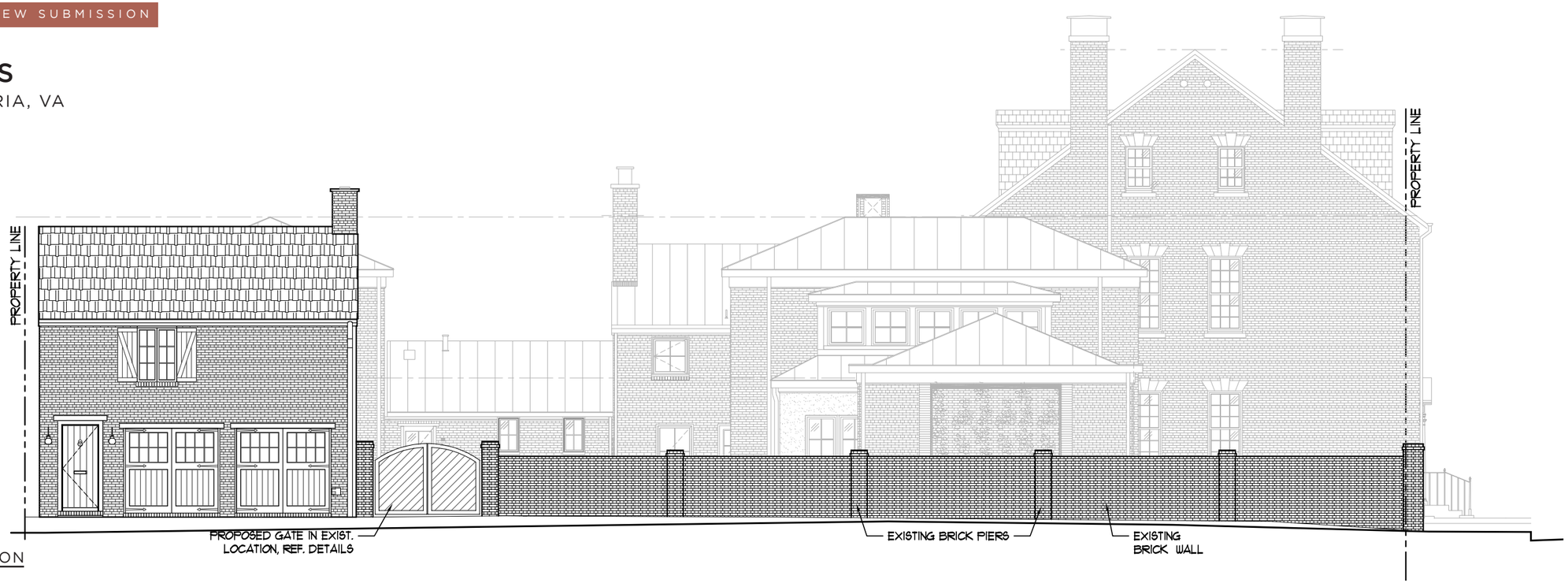
619 S LEE STREET | ALEXANDRIA, VA



1 S. LEE STREET ELEVATION
SCALE: 3/32" = 1'-0"

STREET ELEVATIONS

619 S LEE STREET | ALEXANDRIA, VA



1 FRANKLIN STREET ELEVATION
SCALE: 3/32" = 1'-0"

2 S. FAIRFAX STREET ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS (REFER ALSO MATERIALS SAMPLE BOARD)

619 S LEE STREET | ALEXANDRIA, VA

1 **ROOFING:** RHEINZINK-prePATINA: GRAPHITE-GREY

2 **STONE TRIM (AT BRICK):** DARK GREY STONE

3 **STUCCO:** STO FINE SAND FINISH STUCCO: OFF WHITE

4 **BRICK:** PVD-55686 REDLAND ROCKY RIDGE KING WILLIAM (410) RED BRICKS

5 **STONE SILL & WATERTABLE (AT BRICK):** DARK GREY STONE

6 **STONE TRIM (AT STUCCO):** WARM

7 **MORTAR:** OFF WHITE (MATCH STUCCO COLOR)

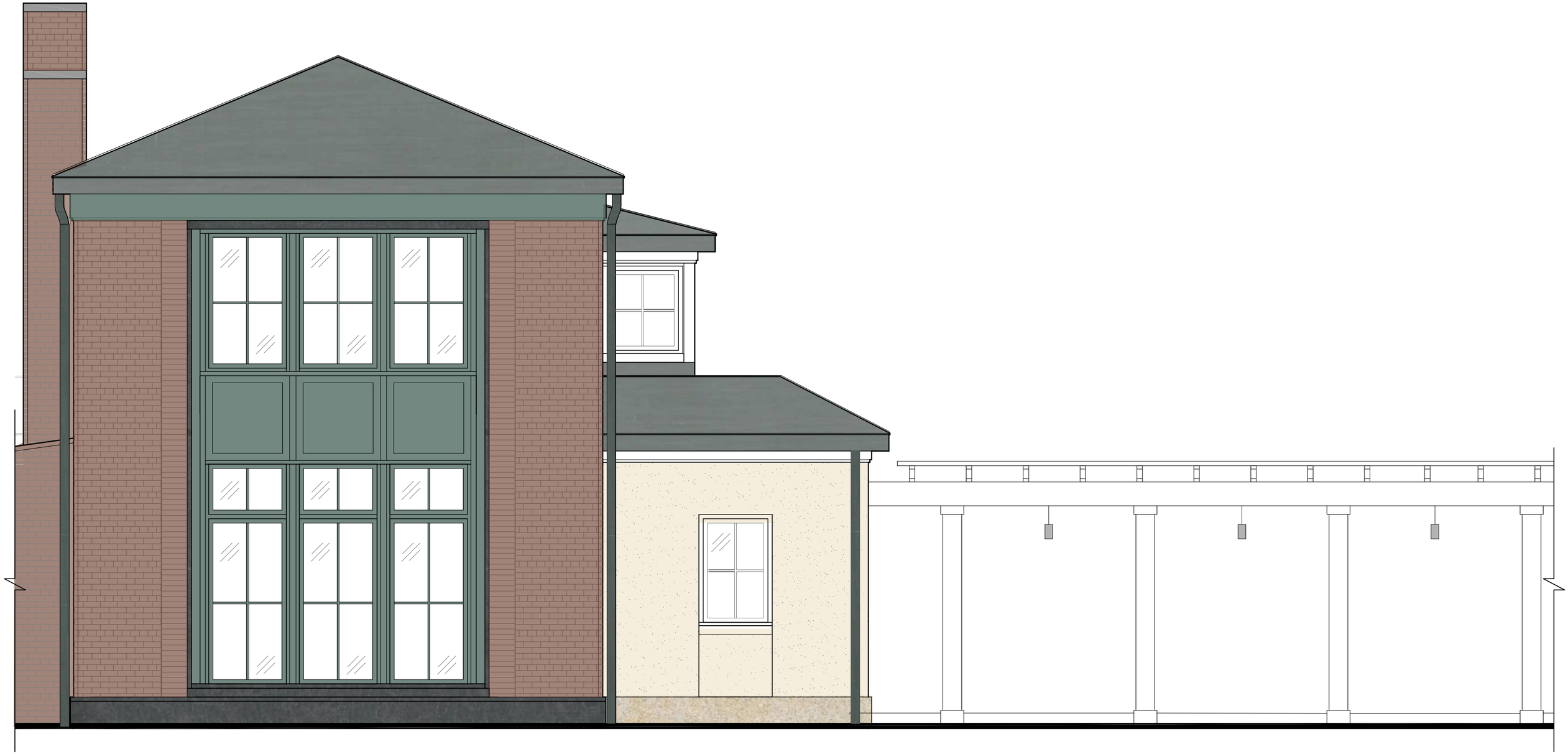
8 **WOOD WINDOW & TRIM PAINT (AT STUCCO STRUCTURE):** OFF WHITE BENJAMIN MOORE PAINT

9 **WOOD WINDOW & TRIM PAINT (AT BRICK STRUCTURE):** DARK GREEN BENJAMIN MOORE PAINT

BOARD OF ARCHITECTURAL REVIEW SUBMISSION

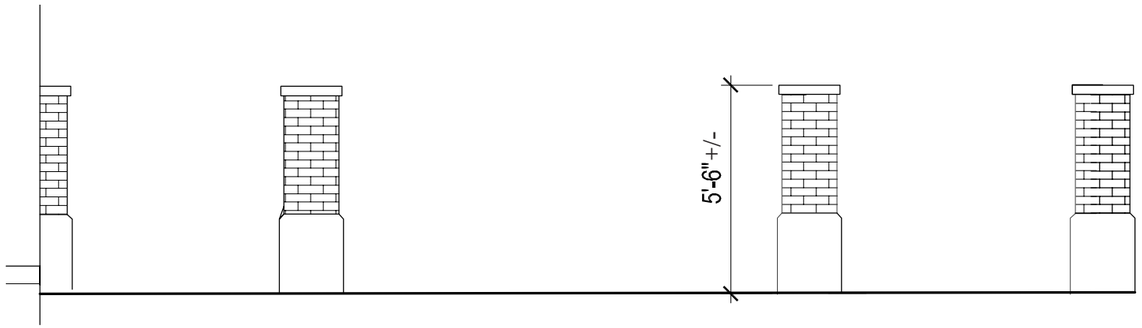
COLOR ELEVATION

619 S LEE STREET | ALEXANDRIA, VA



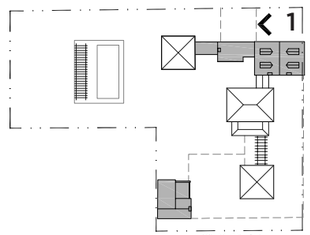
PROPOSED GATES, FENCE & WALLS

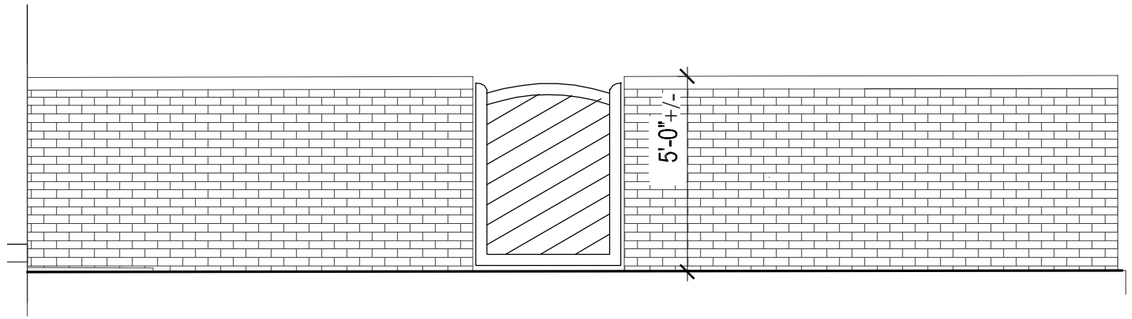
619 S LEE STREET | ALEXANDRIA, VA



1 BRICK PIERS W/ STONE BASE (S. LEE STREET)

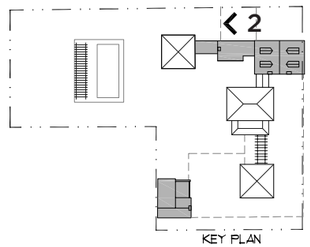
SCALE: 1/4" = 1'-0"

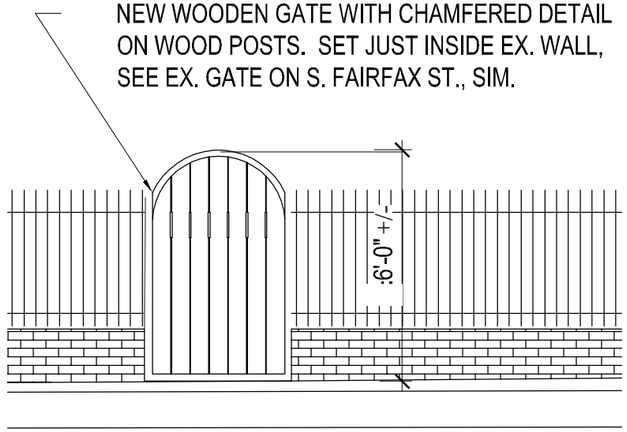




2 BRICK GARDEN WALL & WOODEN GATE (S. LEE STREET)

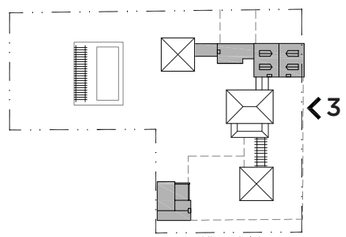
SCALE: 1/4" = 1'-0"

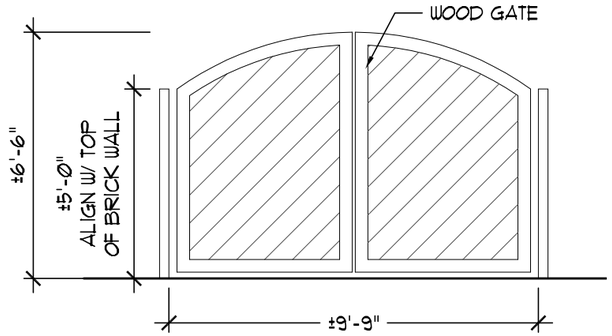




3 WOOD GATE (S. LEE STREET)

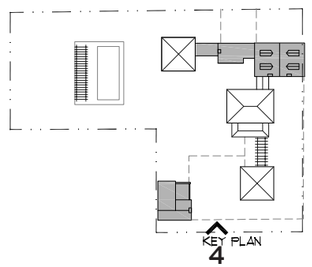
SCALE: 1/4" = 1'-0"





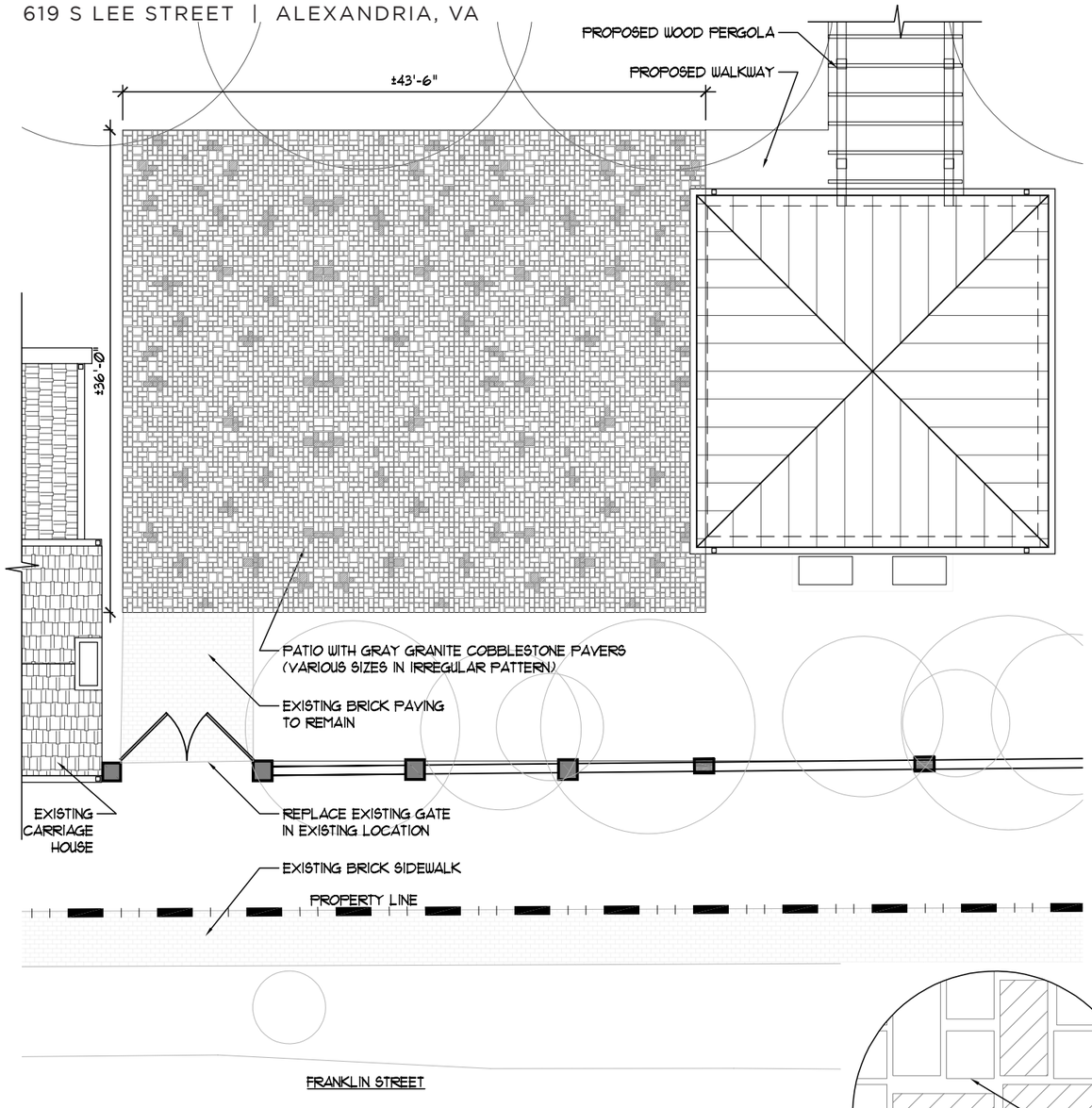
4 GATE (FRANKLIN STREET)

SCALE: 1/4" = 1'-0"

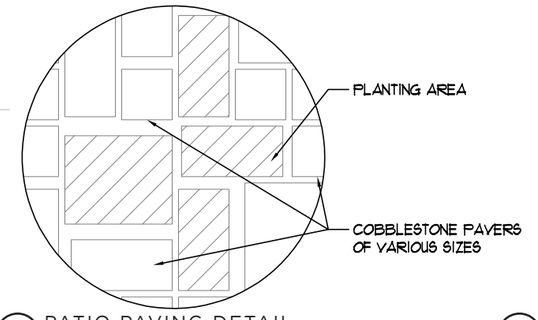


PROPOSED PAVING PLANS

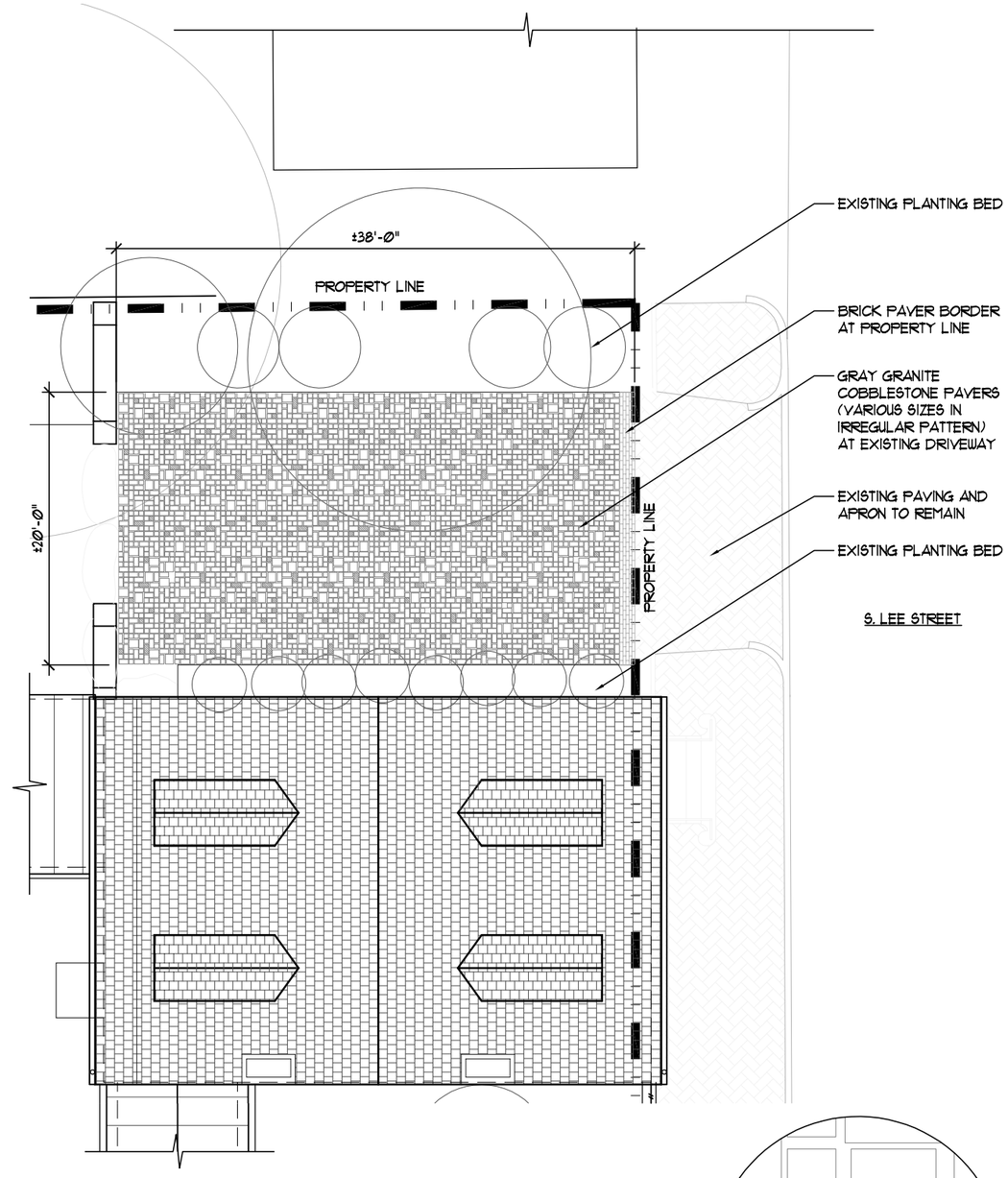
619 S LEE STREET | ALEXANDRIA, VA



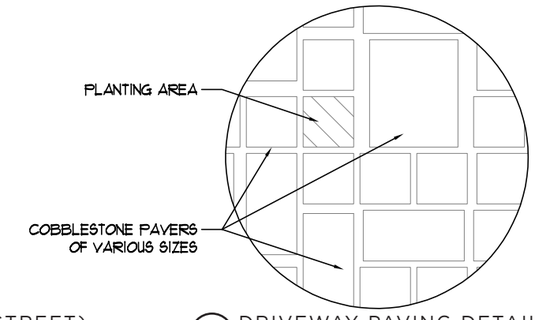
1 PATIO PAVING (FRANKLIN STREET)
SCALE: 3/32" = 1'-0"



2 PATIO PAVING DETAIL
SCALE: 1" = 1'-0"



3 EXISTING DRIVEWAY PAVING (S. LEE STREET)
SCALE: 3/32" = 1'-0"



4 DRIVEWAY PAVING DETAIL
SCALE: 1" = 1'-0"

RHEINZINK®

STANDING SEAM

System Technology for Roofing

DESIGN AND APPLICATION

Legacy ER, USA

Private Residence, USA

Private Residence, Denmark

Standing Seam Roof System

1. This system may be fabricated from the following PRODUCT LINES:.

2. Easy to fabricate and install.

3. Panel widths from 12″ to 24″.

4. For optimum flatness:
   - Use 0.8 mm thick RHEINZINK for panel widths 17″ to 24″.
   - Use 0.7 mm thick RHEINZINK for panel heights 12″ to 17″.
   - For panel widths above 18″ additional profiling is recommended.

5. For cost effectiveness, ease of fabrication and installation, limit panel lengths to 40′, although the maximum allowable length of 52′ is possible. Consult the RHEINZINK technical department for applications requiring longer lengths.

6. It is recommended to single lock the panels every 3′-4′ prior to seaming to assure proper seam closure.

7. Refer to the RHEINZINK baseline details for detail options for eaves, rakes, hips, ridges, valleys and penetrations. Consult the RHEINZINK technical department for customized applications.

8. Panels can be roll formed or fabrication fabricated using brake forming or folding machines.

9. To determine whether a ventilation mat and/or factory applied ProRoofing backside coating is required for RHEINZINK standing seam roofing panels, please refer to the RHEINZINK Steep Slope, Mid Slope and Low Slope Roofing recommendations.

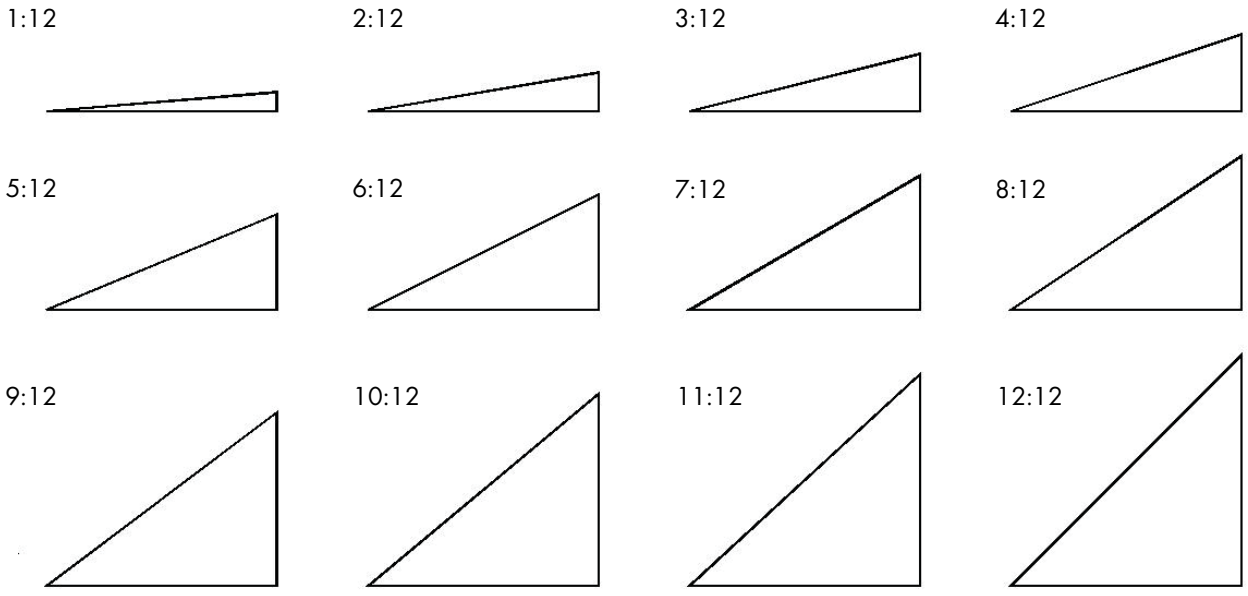
10. Roof penetrations such as skylights, chimneys or vents that interrupt the seams constitute the most vulnerable part of any standing seam roof. These areas must be carefully detailed fully with apron flashings with sufficient overlap lengths, capillary breaks, and waterchecks. Consult a RHEINZINK representative for advice on proper details for these conditions.

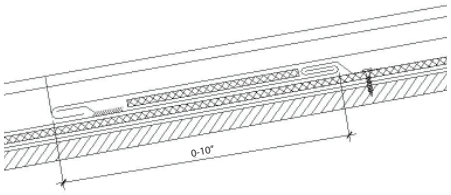
11. PROTECT: For aesthetic reasons, we recommend RHEINZINK PROTECT in tropical climate zones; in subtropical and temperate climate zones for coastal applications, and in all climate zones for soffits and splash zones. Consult a RHEINZINK representative for further information.

Photo on page prior: Puesta del Sol, USA

ROOF SLOPE CALCUILATIONS

Pitch	Angle	Roof Pitch in Percentage	Roof Pitch in Degrees
1 : 12	3.75°	8.33%	4.76°
2 : 12	7.50°	16.67%	9.46°
3 : 12	11.25°	25.00%	14.04°
4 : 12	15.00°	33.33%	18.43°
5 : 12	18.75°	41.67%	22.62°
6 : 12	22.50°	50.00%	26.57°
7 : 12	26.25°	58.33%	30.26°
8 : 12	30.00°	66.67%	33.69°
9 : 12	33.50°	75.00%	36.87°
10 : 12	37.50°	83.33%	39.81°
11 : 12	41.25°	91.67%	42.51°
12 : 12	45.00°	100.00%	45.00°





Roofing Application:	**Low Slope:** (<3 in 12)	
Double Lock Standing Seam:	Air-Z (or Enkamat 7008 or 7010) AND ProRoofing	 + 
Angle Lock Standing Seam:	This application is not recommended by RHEINZINK.	

1. A roof with a pitch of 3 in12 or less is a low slope roof. Barrel vaulted or curved roofs usually have low slope conditions on at least a portion of the roof.

2. Low slope roofs require a high temperature, peel and stick, self adhesive membrane as the underlayment. Breathable membranes are not appropriate underlayments for low slope standing seam roof conditions. In cold climates where roof assembly ventilation may be desirable, consideration should be given to the fact that a peel and stick membrane is a non breathable vapor barrier and therefore does not promote drying of condensation in the roof assembly through the roof surface itself.

3. Low slope standing seam roofs must have continuous positive drainage at a minimum pitch of 5/8" in 12. However, the steeper the pitch, the less chance of a leak especially in areas with extended snow cover. Also, valleys must have a minimum pitch of 5/8" in 12. Beware! The resulting valley pitch of two intersecting 5/8" in 12 pitched roofs that are oriented perpendicularly to each other is less than ½" in 12. Low slope roofs with long lengths should generally be pitched greater than 5/8" in 12 because over a larger roof plane there is a greater chance that the supporting substrate will have swales that create puddles.

4. Low slope standing seam roofs with slopes less than 3 in 12 should not have any cross seams. Panels must therefore run the full length of the roof plane or arc. Panels that are longer than 40' will most likely have to be roll formed at the site.

5. Low slope roofs require the added weather resistance of a double locked seam. Single lock seams are not appropriate for low slope roofs. Valleys should have a water check and an additional soldered cleat 10" from the water check for engagement of the roof panels or other lengths of valley.

6. In areas of high snow fall, the seam height should be 1-1/2" tall (instead of the standard 1") height for additional weather resistance.

7. The standing seams should be sealed continuously with either butyl sealant or closed cell urethane foam placed on the top of the male leg. The use of urethane foam requires an adjustment, prior to fabricating, to the female leg of the seam to compensate for the thickness of the foam.

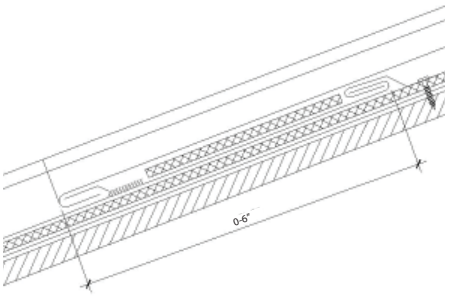
8. Low slope roofs with pitches of less than 3 in 12 require the added protection of both backside coating (ProRoofing) and a drainage mat - RHEINZINK Air-Z or Enkamat (7008 or 7010) by Colbond.

9. Attachment clips and their associated fasteners for low slope standing seam roofs should be made of stainless steel.

10. Roof penetrations such as skylights, chimneys, or vents that interrupt the seams constitute the most vulnerable part of any standing seam roof. These areas must be detailed carefully with apron flashings with sufficient overlap lengths, capillary breaks, and water checks. Consult your RHEINZINK representative for advice on proper details for these conditions.

11. Terminate eave ends of panels by leaving the underside of the eave hook horizontal to facilitate drainage of leakage or condensation.

12. PROTECT: For aesthetic reasons, we recommend RHEINZINK PROTECT in tropical climate zones; in subtropical and temperate climate zones for coastal applications, and in all climate zones for soffits and splash zones. Consult a RHEINZINK representative for further information.



Roofing Application:	**Mid Slope:** (3 in 12 to 6 in 12)	
Double Lock Standing Seam:	Air-Z (or Enkamat 7008 or 7010)	 or  See note 12, below
Angle Lock Standing Seam:	This application is not recommended by RHEINZINK.	

1. A roof with a pitch of 3 in 12 to 6 in 12 is a mid slope roof.

2. On a mid slope roofs, breathable membranes are appropriate. High temperature peel and stick self adhesive membranes are recommended as the underlayment at the eaves, rakes, hips, ridges, valleys and around penetrations such as chimneys, soil pipes, skylights, etc. to maintain water tightness.

3. Mid slope standing seam roofs should have cross seams consisting of a water check and an additional soldered cleat 6" from the water check for the engagement of the roof panels or other lengths of valley.

4. Mid slope roofs require the added weather resistance of a double locked seam. Single lock seams are not appropriate for mid slope roofs.

5. In areas of high snow fall, the seam height should be 1-1/2" tall (instead of the standard 1") height for additional weather resistance.

6. The standing seams can be sealed continuously with either butyl sealant or closed cell urethane foam placed on the top of the male leg. The use of urethane foam requires that the height of the male leg be shortened to create enough space for the foam.

7. Mid slope roofs with pitches of 3 in 12 to 6 in 12 require the added protection or drainage mat - RHEINZINK Air-Z or Enkamat (7008 or 7010) by Colbond.

8. Attachment clips and their associated fasteners for mid slope standing seam roofs should be made of stainless steel.

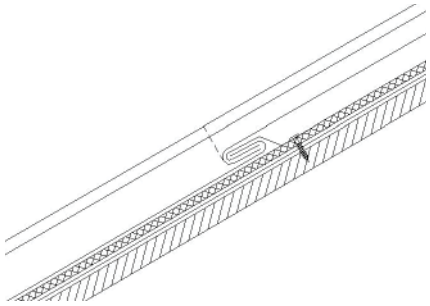
9. Roof penetrations such as skylights, chimneys, or vents that interrupt the seams constitute the most vulnerable part of any standing seam roof. These areas must be detailed carefully with apron flashings with sufficient overlap lengths, capillary breaks, and water checks. Consult your RHEINZINK representative for advice on proper details for these conditions.

10. Prevent water from getting under the metal by either bread panning the panel ends at ridges and roof / wall intersections or by some other means of a closure.

11. Terminate eave ends of panels by leaving the underside of the eave hook horizontal to facilitate drainage of leakage or condensation.

12. ProRoofing may be considered as an alternative to Air-Z or Enkamat (7008 or 7010). Consult a RHEINZINK representative.

13. PROTECT: For aesthetic reasons, we recommend RHEINZINK PROTECT in tropical climate zones; in subtropical and temperate climate zones for coastal applications, and in all climate zones for soffits and splash zones. Consult a RHEINZINK representative for further information.



Roofing Application:	**Steep Slope:** (> 6 in 12)
Double Lock Standing Seam:	Air-Z or Enkamat (7008 or 7010) OR ProRoofing  or 
Angle Lock Standing Seam:	

1. A roof with a pitch of 6 in 12 or greater is a steep slope roof.

2. On steep slope roofs, breathable membranes are appropriate. High temperature peel and stick self adhesive membranes are recommended as the underlayment at the eaves, rakes, hips, ridges, valleys and around penetrations such as chimneys, soil pipes, skylights, etc. to maintain water tightness.

3. Steep slope standing seam roofs can have cross seams consisting of single hook seam. This also applies to valleys.

4. Steep slope roofs can either be single locked or double locked.

5. In areas of high snow fall, the seam height should be 1-1/2" tall (instead of the standard 1") height for additional weather resistance.

6. The standing seams can be sealed continuously with either butyl sealant or closed cell urethane foam placed on the top of the male leg. The use of urethane foam requires that the height of the male leg be shortened to create enough space for the foam.

7. Steep slope roofs with pitches of 6 in 12 or greater require the added protection of either backside coating (ProRoofing) or a drainage mat - RHEINZINK Air-Z or Enkamat (7008 or 7010) by Colbond.

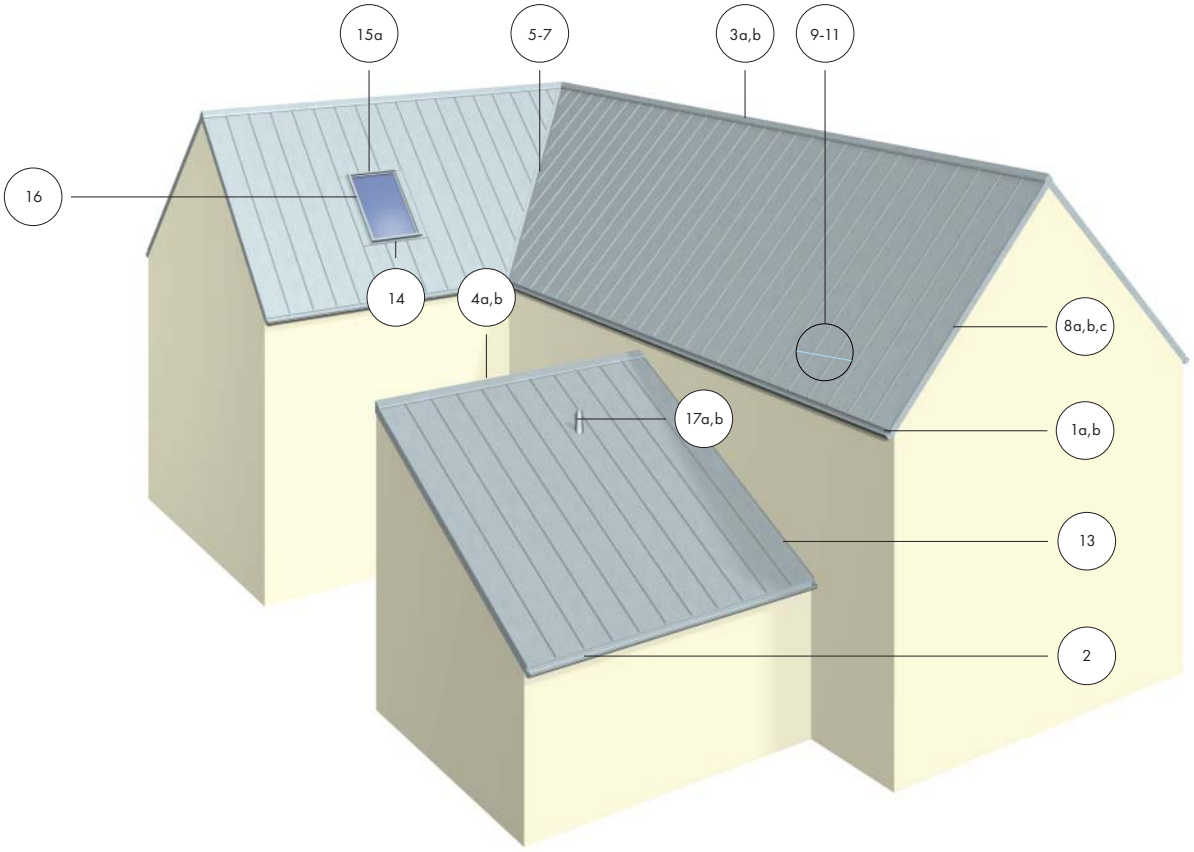
8. Attachment clips and their associated fasteners for steep slope standing seam roofs can be made of stainless steel.

9. Roof penetrations such as skylights, chimneys, or vents that interrupt the seams constitute the most vulnerable part of any standing seam roof. These areas must be detailed carefully with apron flashings with sufficient overlap lengths, capillary breaks, and water checks. Consult a RHEINZINK representative for advice on proper details for these conditions.

10. Prevent water from getting under the metal by either bread panning the panel ends at ridges and roof / wall intersections or by some other means of a closure.

11. Terminate eave ends of panels by leaving the underside of the eave hook horizontal to facilitate drainage of leakage or condensation.

12. PROTECT: For aesthetic reasons, we recommend RHEINZINK PROTECT in tropical climate zones; in subtropical and temperate climate zones for coastal applications, and in all climate zones for soffits and splash zones. Consult a RHEINZINK representative for further information.



Standing Seam Roof Details

Standard

SSR-1a - Eave Edge with Gutter
SSR-2 - Built-In Gutter Detail
SSR-3a - Ridge / Hip Detail - Option 1
SSR-3b - Ridge / Hip Detail - Option 2
SSR-4a - Mono Pitch Ridge Detail - Option 1
SSR-5 - Steep Slope Valley Detail
SSR-6 - Mid Slope Valley Detail
SSR-7 - Low Slope Valley Detail
SSR-8a - Rake Edge Detail - Option 1
SSR-8b - Rake Edge Detail - Option 2
SSR-8c - Rake Edge Detail - Option 3
SSR-9 - Steep Slope Cross Joint Detail
SSR-10 - Mid Slope Cross Joint Detail
SSR-11 - Low Slope Cross Joint Detail
SSR-12a - Roof to Wall Transition Detail - Option 1
SSR-13 - Sidewall Detail
SSR-14 - Skylight Sill Detail
SSR-15 - Skylight Head Detail
SSR-16 - Skylight Jamb Detail
SSR-17a - Vent Pipe Penetration Detail - Option 1
SSR-17b - Vent Pipe Penetration Detail - Option 2
SSR-18 - Panel Profile & Clip Detail

Custom Details

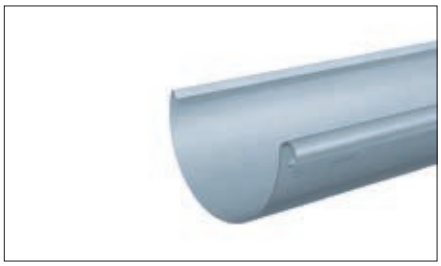
SSR-1b - Eave Edge with Without Gutter
SSR-4b - Mono Pitch Ridge Detail - Option 2
SSR-12b - Roof to Wall Transition Detail - Option 2

RHEINZINK®

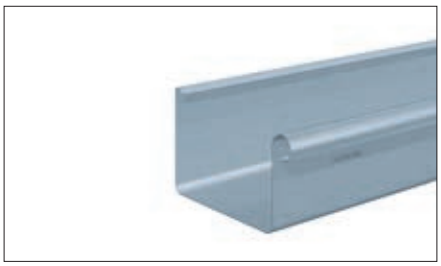
GUTTER SYSTEMS

Gutters, Downspouts and Accessories

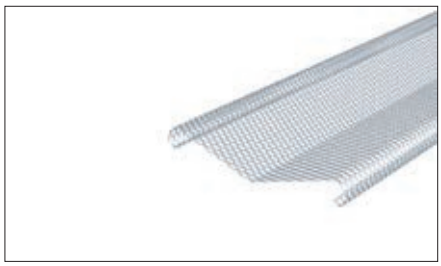
SYSTEM OVERVIEW



Half Round Gutter
5", 6" and 7-1/2" in 10' lengths
in prePATINA blue-grey and
6" in prePATINA graphite-grey *



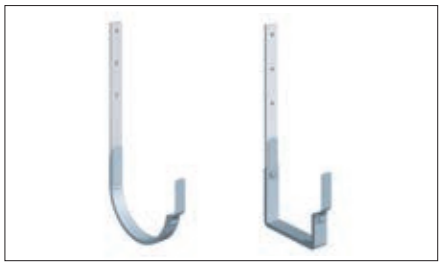
Box Gutter
6" in 10' lengths in prePATINA blue-grey



Leaf Guard
Bright rolled for half round gutters,
6.5' lengths

Snap-Lock Bracket System
Extruded aluminum mounting rail,
9'-10" lengths, powder coated alumi-
num bracket

Fascia Hanger
Galvanized steel



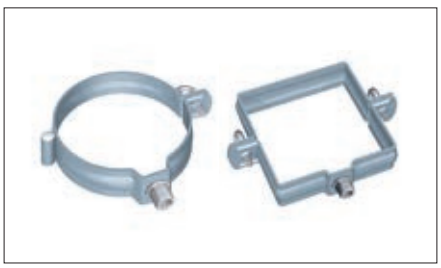
Gutter Bracket
Sheathed in the choices of prePATINA
blue-grey or prePATINA graphite-grey.
Also available as a fascia hanger.

Drop In Outlet, welded

Downspout Adapter, welded

Plug in Outlet, welded

Hidden Downspout Hanger
With concealed lightning rod clip



Downspout Bracket
Solid zinc

Elbows 60° and 72°
Patented high-frequency welded

Square Downspout
4" in 6-1/2' lengths

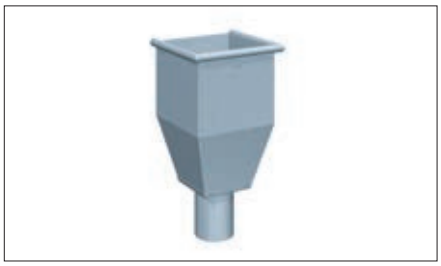
Downspout
Plain round, patented high-frequency
welded, 3-1/8", 4" and 5"*

Leaf Collector and Rainwater Diverter
With removable leaf screen

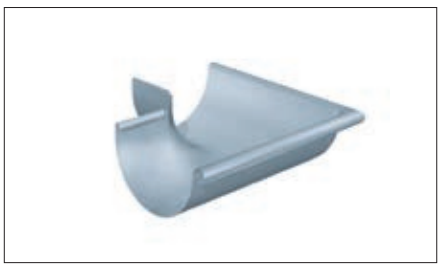
* Please note: Other sizes are available upon request

End Cap
Left and right

Spherical End Caps
Universal



Leader Head, square



Miter
Seamless, inside and outside

Draintile Extension
Sleeve with draintile flange cover

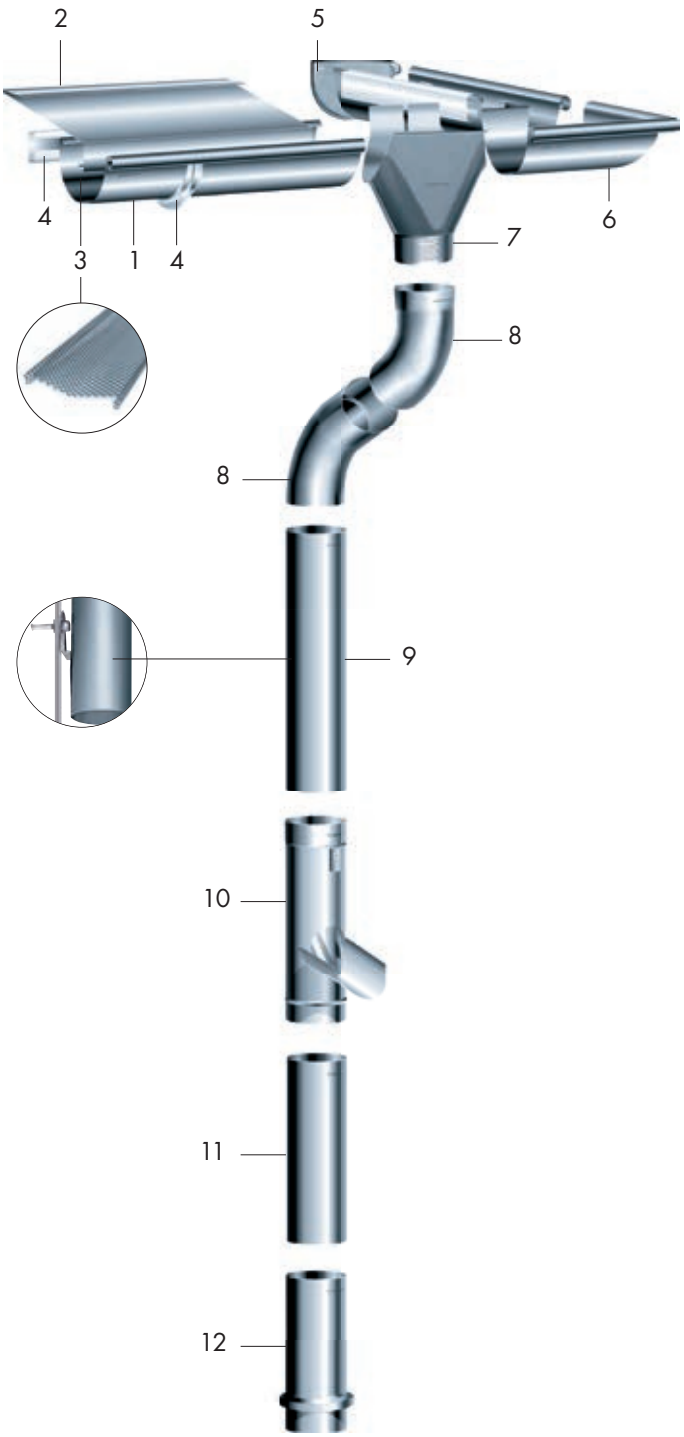
The Trademark for Quality in Roof Drainage

The design and extensive assortment of components and accessories make the RHEINZINK Gutter System adaptable to virtually any roof configuration.
Half Round or Box-shaped gutters, RHEINZINK manufactures over 300 parts and accessories. All gutter components are fabricated with high quality available in RHEINZINK-prePATINA blue-grey and prePATINA graphite-grey finishes.

RHEINZINK complies with the strictest environmental standards and is infinitely recyclable. The material RHEINZINK has been able to claim the title "sustainable", from production all the way to its permanent application, for over 40 years. In fact, RHEINZINK products provide an opportunity for LEED projects. Following comprehensive evaluation of its complete life cycle, it has been certified as an environmentally friendly building product by Cradle to Cradle and by ISO as a 14025, Type III product.
RHEINZINK meets ASTM B-69-11 Types 1 and 2 for Architectural Rolled Zinc. Type 1 is for blue-grey and Type 2 is for graphite grey zinc. Currently, RHEINZINK is the only manufacturer with a Type 2 designation.

Quality Characteristics

A decision to use RHEINZINK is a decision in favor of high-quality. As an unmistakable sign of its origin and authenticity, each RHEINZINK component is stamped with the company name. With this stamp is an endorsement of quality for years to come.
For detailed information regarding the possible LEED points that may be achieved when RHEINZINK is employed on a building, please check into the world of zinc at **www.rheinzink.us**



Example

1 Half Round Gutter *
2 Drip Edge
3 Leaf Guard
4 Snap-Lock Bracket System
5 End Cap
6 Miter
7 Plug in Outlet
8 Elbow
9 Hidden Downspout Hanger with concealed lightning rod clip
10 Leaf Collector and Rainwater Diverter with removeable leaf screen
11 Downspout
12 Draintile Extension

* Not all accessories are available in box gutters and square downspouts.

RHEINZINK America, Inc. · 96F Commerce Way · Woburn, MA 01801 · USA · Tel.: +1 781 729 0812 · Fax: +1 781 729 0813 · info@rheinzink.com
www.rheinzink.us

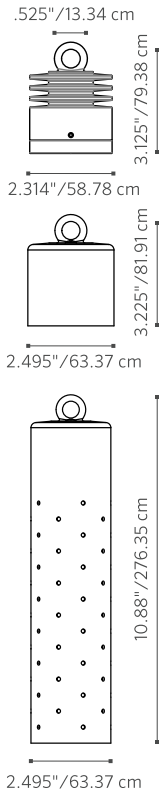
100217-RZ-USA-019-09-16

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED. An optional perforated sleeve can be used to create a special twilight ambiance.

VE: Down Light

NUMBER OF LEDS:	1	3	ZDC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	45	50	39
TOTAL LUMENS:	90	209	130
CRI (Ra):	73	82	82
CBCP (CENTER BEAM CANDLE POWER):	152	414	128
CCT:			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A

* (Use this number to size the transformer)



Wall luminaires with directed light in one direction

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear tempered glass diffuser. Provided reflector made of pure anodized aluminum. Housing is secured to the mounting plate with two (2) mechanically captive, stainless steel set screws.

Electrical: 6.5W LED luminaire, 8.6 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to orde

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 3.5 lbs.

Luminaire Lumens: 173
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

One-sided light distribution

	Lamp	A	B	C
33580	6.5W LED	4 3/8	7 1/2	5

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

VE: Down Light

< PERFORATED SLEEVE

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

Step	Description	Code
1	FIXTURE	VE
2	LUXOR OPTION	ZD, ZDC† (Color)
3	LAMP	1LED, 3LED, _____†
4	SLEEVE OPTION	PS (Perforated Sleeve)
5	FINISH	AB*, AT*, CU+, NP*, WG, FW, AL, BZ, DG, WI, SB, FB

EXAMPLE: VE-ZD-1LED-RD-BZ = JB - ZD Option - 1LED Board - Round Faceplate - Bronze Metallic Finish
† Fixtures specified with ZDC Technology™ are available only in one circuit board configuration.
Do not specify a number of LEDs when ordering

PHOTOMETRICS:

VE 1LED ILLUMINANCE AT A DISTANCE

	Center Beam FC	Beam Width
4.0 ft	9.51 fc	2.5 ft
8.0 ft	2.38 fc	4.9 ft
12.0 ft	1.06 fc	7.4 ft
16.0 ft	0.59 fc	9.9 ft
20.0 ft	0.38 fc	12.3 ft

Beam Spread: 34.3°

VE 3LED ILLUMINANCE AT A DISTANCE

	Center Beam FC	Beam Width
4.0 ft	25.9 fc	2.3 ft
8.0 ft	6.5 fc	4.5 ft
12.0 ft	2.9 fc	6.8 ft
16.0 ft	1.6 fc	9.1 ft
20.0 ft	1.0 fc	11.3 ft

Beam Spread: 31.6°

VE-ZDC ILLUMINANCE AT A DISTANCE

	Center Beam FC	Beam Width
3.3 ft	11.7 fc	3.4 ft
6.7 ft	2.85 fc	6.8 ft
10.0 ft	1.28 fc	10.2 ft
13.3 ft	0.72 fc	13.5 ft
16.7 ft	0.46 fc	17.0 ft
20.0 ft	0.32 fc	20.4 ft

Beam Spread: 54.0°

Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Copper)
- **AT** = Antique Tumbled* (On Copper)
- **CU** = Copper+
- **NP** = Nickel Plate*

POWDER COAT

- **SV** = Silver
- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **SB** = Sedona Brown
- **FB** = Flat Black

The VE includes an LED board, choice of finish, a stainless steel hanging cable and 23 ft. lead wire.

All VE down lights come standard with amber, green, blue and frosted filters

** May require longer lead time*

+ Fixture is covered by a copper sleeve

c UL us LISTED 3YJ8

Product Features

Styles
Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16” (116 mm) jamb construction
- LowE insulated glazing with 1/2” (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware
Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing
LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)
Ogee Profile — 3/4” (19 mm), 1 1/8” (30 mm), 2” (51 mm)

Putty Profile — 5/8” (16 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Square Profile (interior only) — 3/4” (19 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Casing
Wood: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 5 1/2” (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 2” clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum
All Palette colors, including anodized finishes. Available in Cyprium Collection.

Casement

Mission® Casement

Push Out Casement

LEGEND: ● Standard ○ Optional

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
HARDWARE STYLES				
Folding Crank Handle	●	●	●	
Push Out Handle				●
Multipoint Lock	●	●	●	○

FINISH OPTIONS: REFER TO SECTION A.

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
VARIABLES				
Function:				
Use for Egress	●	●	●	●
Available with Screen	●	●	●	●[1]
Concealed Hardware	●	●	●	
Durability:				
Low Maintenance Metal Clad Exterior	●	●	●	●
Clear Douglas Fir Exterior Finish	○	○	○	○
Clear Mahogany Exterior Finish	○	○	○	○
Primed Exterior Finish	○	○	○	○
Cyprium Collection	○			○
Performance:				
LowE Double	●	●	●	●
LowE Triple	○	○	○	○
StormForce™	○	○		
Appearance:				
SDL	○	○	○	○

Specifications

Standards
Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash
Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16” (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species
The entire Loewen product line is also available in optional Mahogany.

Preservative Treated
All wood parts are dipped in approved preservative.

Glazing
With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass
Double or triple glass configurations with 1/2” (13 mm) airspace.

LowE Systems
LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)
Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option
Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding
Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware
Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip
The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

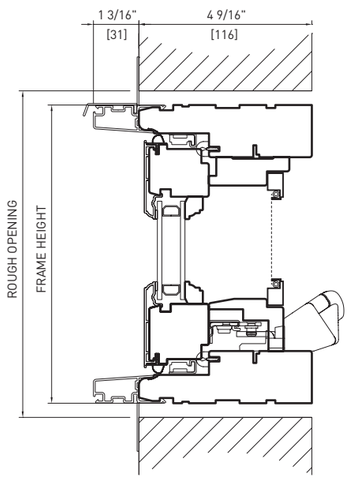
Screen
Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

Egress
Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

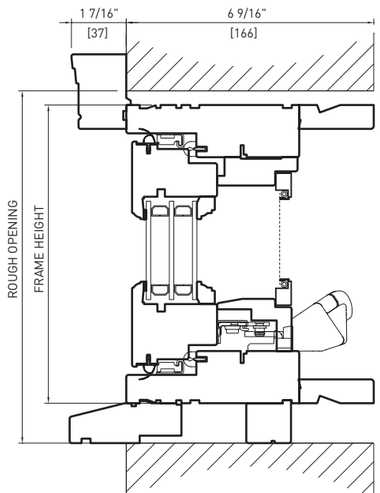
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Casement Window
Wall Connection Detail

Head & Sill Detail

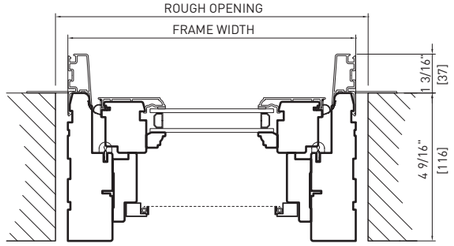


METAL CLAD DOUBLE
4 9/16" (116 mm)

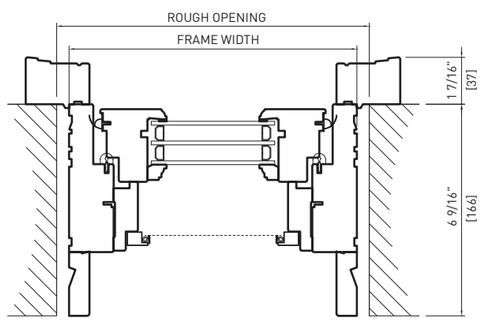


WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)

Plan View



METAL CLAD DOUBLE
4 9/16" (116 mm)

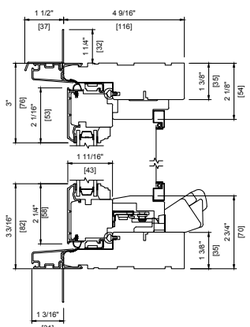


WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)

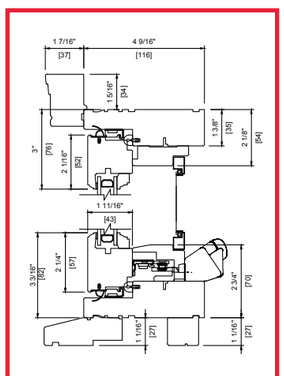
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Casement Window
Detail

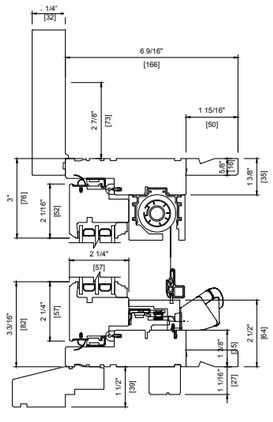
Head & Sill Detail



METAL CLAD DOUBLE
4 9/16" (116 mm)
STANDARD SCREEN

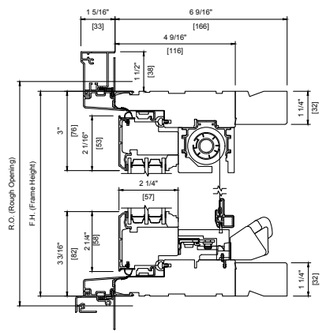


WOOD EXTERIOR DOUBLE
4 9/16" (116 mm)
2" BRICKMOULD WITH STANDARD SUBSILL
STANDARD SCREEN



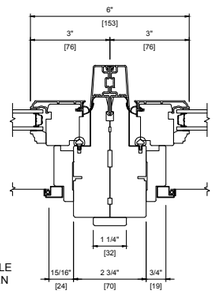
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
5 1/2" FLAT CASING WITH BC SUBSILL
RETRACTABLE SCREEN

Head & Sill Detail

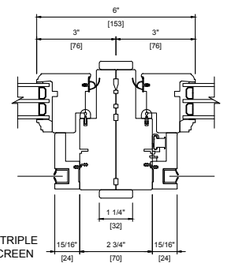


METAL CLAD DOUBLE
6 9/16" (166 mm)
2" BRICKMOULD WITH STANDARD SILL NOSE
RETRACTABLE SCREEN

Plan View



METAL CLAD DOUBLE
STANDARD SCREEN



WOOD EXTERIOR TRIPLE
RETRACTABLE SCREEN

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Product Features

Styles
Double Hung, Single Hung, Radius Top and Cottage options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16” (116 mm) jamb construction
- LowE insulated glazing with 1/2” (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware
Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing
LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)
Ogee Profile — 3/4” (19 mm), 1 1/8” (30 mm), 2” (51 mm)

Putty Profile — 5/8” (16 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Square Profile (interior only) — 3/4” (19 mm), 7/8” (22 mm), 1 1/8” (30 mm), 2” (51 mm)

Casing
Wood: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 5 1/2” (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2” (51 mm) Brickmould, 3 1/2” (89 mm) Flat, 2” clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum
All Palette colors, including anodized finishes.

Double/Single Hung

LEGEND: ● **Standard** ○ **Optional**

HARDWARE STYLES	Double/ Single Hung
Sash Lock	●
Sash/Lift	○

FINISH OPTIONS: REFER TO SECTION A.

VARIABLES	Double/ Single Hung
Function:	
Use for Egress	●
Available with Screen	●
Durability:	
Low Maintenance Metal Clad Exterior	●
Clear Douglas Fir Exterior Finish	○
Clear Mahogany Exterior Finish	○
Primed Exterior Finish	○
Performance:	
LowE Double	●
LowE Triple	○
StormForce™	○
Appearance:	
SDL	○

Specifications

Standards
Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash
Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16” (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species
The entire Loewen product line is also available in optional Mahogany.

Preservative Treated
All wood parts are dipped in approved preservative.

Glazing
With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass
Double or triple glass configurations with 1/2” (13 mm) airspace.

LowE Systems
LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)
Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option
Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding
Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware
Hardware is standard in bronze, linen, or black. Optional sash lifts are available at an additional charge. Operable sash with single-handle tilt latch enables inward tilting of sash for easy cleaning.

Weatherstrip
Flexible weatherstrip ensures a positive weather seal.

Screen
Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Egress
Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

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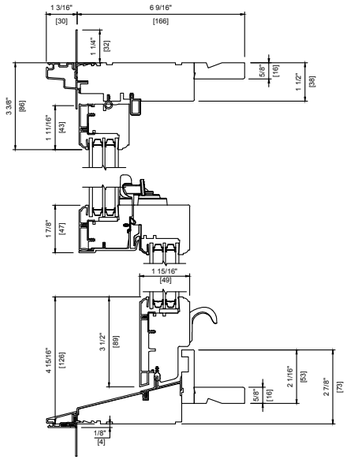
Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

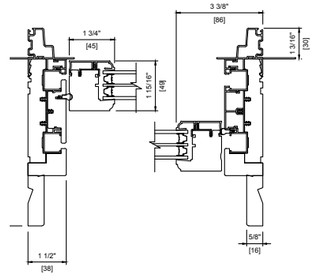
Double/Single Hung – Double Hung Tilting Window Detail

Head & Sill Detail



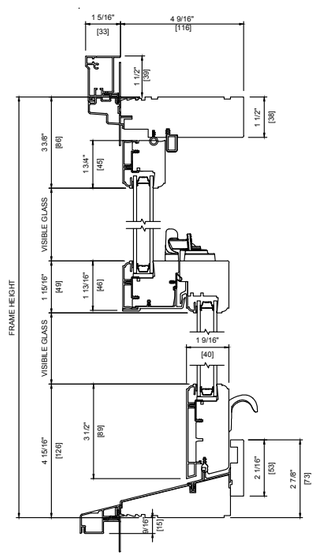
METAL CLAD TRIPLE
6 9/16" (166 mm)
MULTILITE SILL NOSE

Plan View



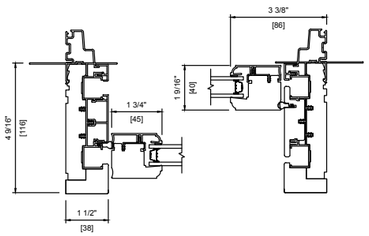
METAL CLAD TRIPLE
6 9/16" (166 mm)

Head & Sill Detail



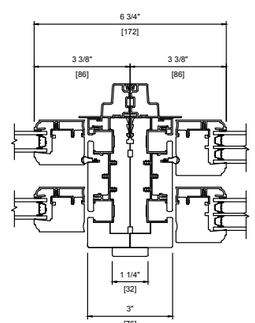
METAL CLAD DOUBLE
4 9/16" (116 mm)
2" BRICKMOULD
STANDARD SILL NOSE

Plan View



METAL CLAD DOUBLE
6 9/16" (166 mm)

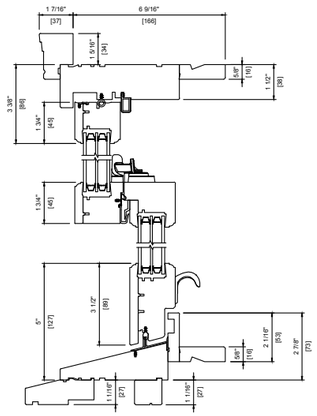
Mull Detail



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

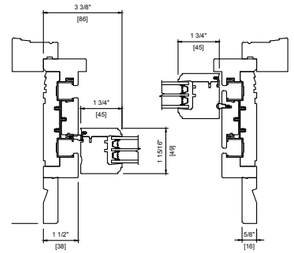
Double/Single Hung – Double Hung Tilting Window Detail

Head & Sill Detail



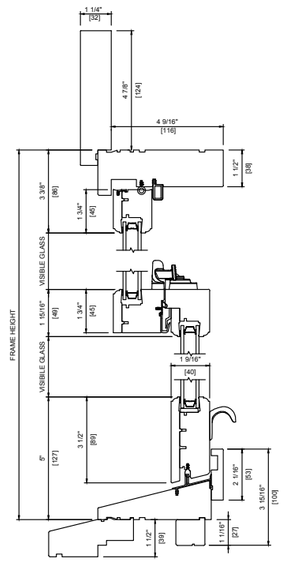
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
2" BRICKMOULD STANDARD SUBSILL

Plan View



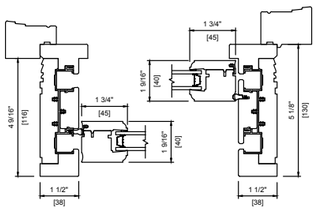
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
2" BRICKMOULD

Head & Sill Detail



WOOD EXTERIOR DOUBLE
4 9/16" (116 mm)
5 1/2" FLAT CASING BC SUBSILL

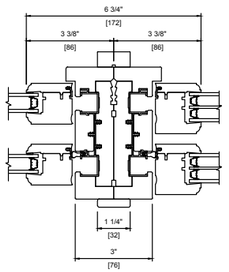
Plan View



FLUSH
MOUNT
CASING

WOOD EXTERIOR DOUBLE
4 9/16" (116 mm) + 5 1/8" (130 mm)
2" BRICKMOULD

Mull Detail



DOUBLE TRIPLE

WOOD EXTERIOR

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Product Features

Styles
Traditional, French, Cambertop, Quarter Round, Full Radius.

Standard Features

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

Hardware
Multiple hardware type and finish choices are available. See hardware finish options in section A for more information.

Glazing
LowE Double, LowE Triple and StormForce™. StormForce™ is not available on all products.

Simulated Divided Lites (SDL)
Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing
Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum
All Palette colors, including anodized finishes. Available in Cyprium Collection (see Section N).

Terrace

French Terrace

Half Round Terrace
Available in wood exterior only.

Half Round French Terrace

LEGEND: ● Standard ○ Optional

	Swinging Terrace	Swinging French Terrace
HARDWARE STYLES		
Multi-point Handle	●	●
Verona Handle	●	●
Meran Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athinia Handle	○	○
Rodos Operator	○	○

	Swinging Terrace	Swinging French Terrace
VARIABLES		
Function:		
Use for Egress	●	●
Multi-point Hardware	●	●
Durability:		
Low Maintenance Metal Clad Exterior[1]	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	○	○
Cyprium Collection	○	○
Performance:		
LowE Double	●	●
LowE Triple	○	○
StormForce™	○	○
Appearance:		
SDL	○	○
Vertical Grain Fir Panel	●	●

FINISH OPTIONS: REFER TO SECTION A.

Specifications

Standards
Most individual units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

Panel & Frame
Manufactured with Coastal Douglas Fir. Bronze anodized aluminum door sill with bronze vinyl extruded thermal break. All exterior wood components are factory primed unless specified as clear exterior. Minor scratches or abrasions are not considered defects.

Alternate Species
The entire Loewen product line is also available in optional Mahogany.

Preservative Treated
All wood parts are dipped in approved preservative.

Glazing
With countless glazing configurations and glazing coatings options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass
Double or triple insulating tempered glass configuration with 1/2" (13 mm) airspace.

LowE Systems
LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)
Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

Metal Cladding
Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Hardware
Multipoint locking hardware — complete with brass handle set and escutcheon — and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

Note: French doors with handle activated shoot bolts on inactive panel.

Weatherstripping
High grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrip are comprised of a bulb and fin dual seal design.

Door Swings
Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

French Terrace Doors: Hinged on the jambs to allow both doors to open/close from the middle.

Note: Outswinging versions of both door styles are available as options.

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Half Round Terrace Door
1 Wide Door Sizes (Non-Clad Only)

Width

Rough Opening Inswing with Jamb Extension[1]					31 7/8 [809]	35 1/82 [892]	37 3/4 [959]
	Rough Opening[2]				31 1/4 [793]	34 1/2 [876]	37 1/8 [943]
		Frame			30 1/2 [774]	33 3/4 [857]	36 3/8 [924]
			Panel		28 9/16 [726]	31 7/8 [809]	34 1/2 [876]
				Visible Glass	19 15/16 [506]	23 3/16 [589]	25 13/16 [656]
Height 80 3/8 [2042]	80 1/8 [2035]	79 1/2 [2020]	76 7/16 [1942]	63 15/16 [1624]	CTTD1 0720	CTTD1 0820	
82 3/16 [2087]	81 7/8 [2080]	81 5/16 [2065]	78 1/4 [1987]	65 11/16 [1668]	CTTD1 0721	CTTD1 0821	CTTD1 0921
86 7/8 [2206]	86 9/16 [2199]	86 [2184]	82 15/16 [2106]	70 3/8 [1787]	CTTD1 0770	CTTD1 0870	CTTD1 0970
95 3/8 [2422]	95 1/16 [2415]	94 1/2 [2400]	91 7/16 [2322]	78 7/8 [2003]	CTTD1 0724	CTTD1 0824	CTTD1 0924
98 1/4 [2496]	98 [2489]	97 3/8 [2474]	94 5/16 [2396]	81 3/4 [2077]	CTTD1 0780	CTTD1 0880	CTTD1 0980
99 15/16 [2538]	99 5/8 [2531]	99 1/16 [2516]	96 [2438]	83 7/16 [2119]	CTTD1 0725	CTTD1 0825	CTTD1 0925
107 3/16 [2722]	106 7/8 [2715]	106 5/16 [2700]	103 1/4 [2622]	90 11/16 [2303]	CTTD1 0727	CTTD1 0827	

Product Code

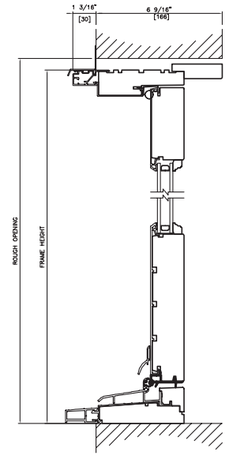
Glass Size = Visible Glass + 15/16" (24 mm)

Standard sizes Shown. Additional sizes may be available. Custom sizes can be ordered.

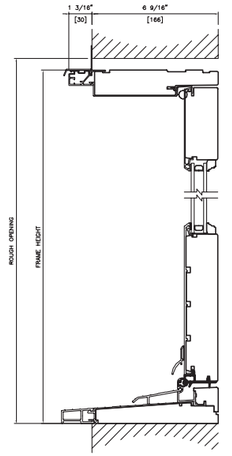
Note: • SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
1 Inswing doors with jamb extensions (other than 4 9/16" (116 mm) & 6 9/16" (166 mm) full jamb).
2 Outswing doors (all) and inswing doors without jamb extensions (4 9/16" (116 mm) & 6 9/16" (166 mm) full jamb).

Inswing Terrace Door Wall Connection Detail

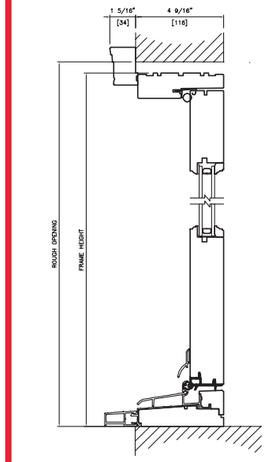
Head & Sill Detail



METAL CLAD
6 9/16" (166mm)

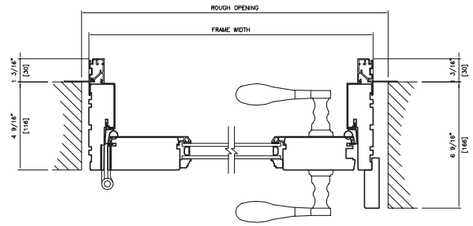


METAL CLAD
6 9/16" (166mm) FULL JAMB

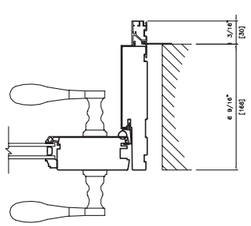


NON CLAD
4 9/16" (116mm) 2" BRICKMOULD

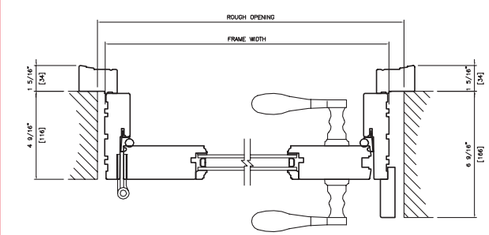
Plan View



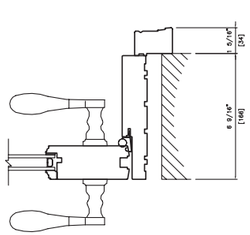
METAL CLAD
4 9/16" & 6 9/16" (116mm & 166mm)



METAL CLAD
6 9/16" (166mm) FULL JAMB



NON CLAD
4 9/16" & 6 9/16" (116mm & 166mm)
2" BRICKMOULD

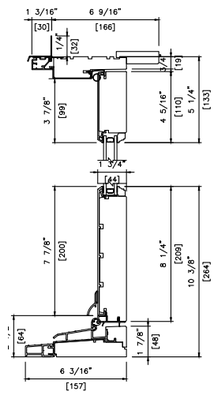


NON CLAD
6 9/16" (166mm) FULL JAMB
2" BRICKMOULD

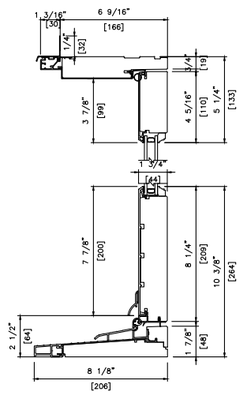
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Inswing Terrace Door Detail

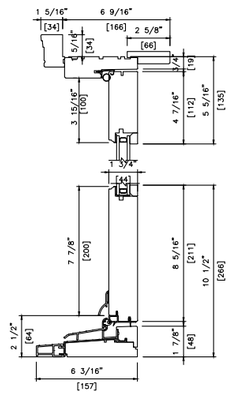
Head & Sill Detail



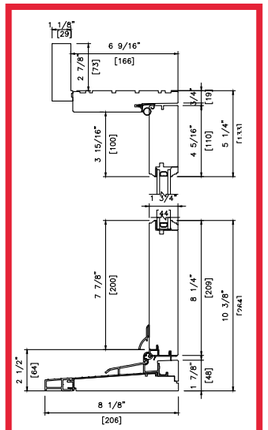
METAL CLAD DOUBLE
6 9/16" (166mm)



METAL CLAD DOUBLE
6 9/16" (166mm) FULL JAMB

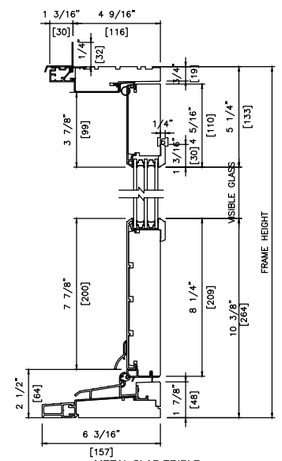


WOOD EXTERIOR DOUBLE
6 9/16" (166mm)
2" BRICKMOULD
SQUARE STOP

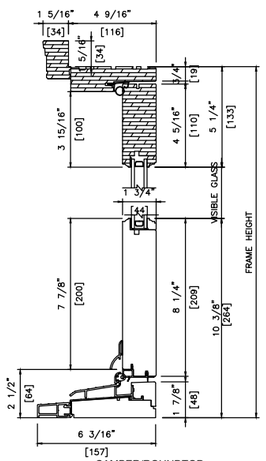


WOOD EXTERIOR DOUBLE
6 9/16" (166mm) FULL JAMB
3 1/2" FLAT CASING

Head & Sill Detail

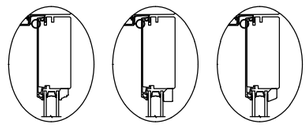


METAL CLAD TRIPLE
4 9/16" (116mm)
TRIPLE GLAZING STOP

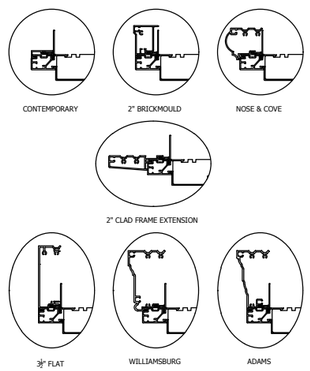


CAMBER/ROUNDTOP
WOOD EXTERIOR DOUBLE
4 9/16" (116mm)
2" BRICKMOULD

Glazing Stop Profiles



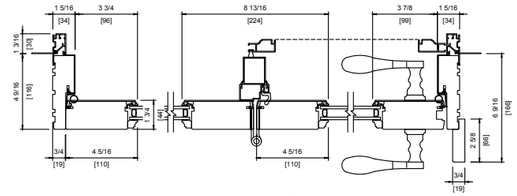
Casing



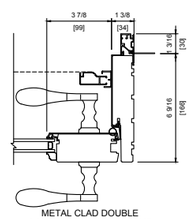
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Inswing Terrace Door Detail

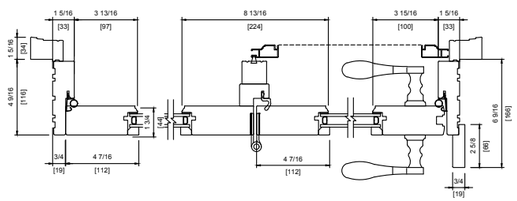
Head & Sill Detail



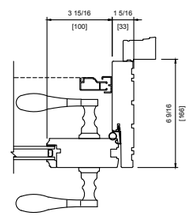
METAL CLAD DOUBLE
TWO PANEL



METAL CLAD DOUBLE
6 9/16" (166 mm) FULL JAMB

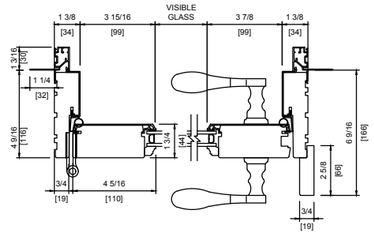


WOOD EXTERIOR DOUBLE
TWO PANEL 2" BRICKMOULD
SQUARE STOP

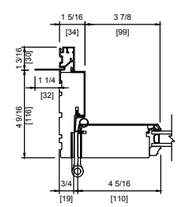


WOOD EXTERIOR DOUBLE
6 9/16" (166 mm) FULL JAMB
2" BRICKMOULD

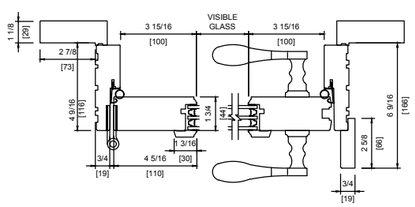
Head & Sill Detail



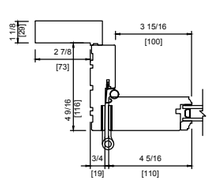
METAL CLAD DOUBLE
ONE PANEL



METAL CLAD DOUBLE
CAMBERTOP

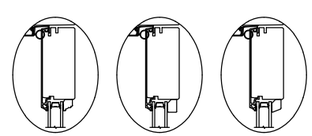


WOOD EXTERIOR TRIPLE
ONE PANEL
3 1/2" FLAT CASING
TRIPLE GLAZING STOP

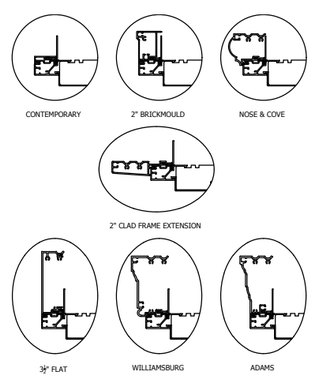


WOOD EXTERIOR DOUBLE
CAMBERTOP
3 1/2" FLAT CASING

Glazing Stop Profiles



Casing



SEE PAGE A22 FOR DIMENSIONS.

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Cambertop French Terrace Door
4 Wide Sizes

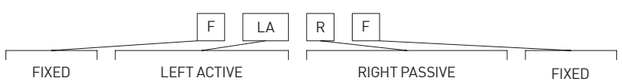
Width

Rough Opening Inswing with Jamb Extension[1]					91 5/16 [2320]	118 3/4 [3016]	131 13/16 [3348]	142 3/8 [3616]	158 1/8 [4016]	172 7/16 [4380]
	Rough Opening[2]				90 11/16 [2304]	118 1/8 [3000]	131 3/16 [3332]	141 3/4 [3600]	157 1/2 [4000]	171 13/16 [4364]
		Frame			89 15/16 [2285]	117 3/8 [2981]	130 7/16 [3313]	141 [3581]	156 3/4 [3981]	171 1/16 [4345]
			Panel		21 3/4 [552]	28 9/16 [726]	31 7/8 [809]	34 1/2 [876]	38 7/16 [976]	42 [1067]
				Visible Glass	13 1/16 [332]	19 15/16 [506]	23 3/16 [589]	25 13/16 [656]	29 3/4 [756]	33 3/8 [847]
80 3/8 [2042]	80 1/8 [2035]	79 1/2 [2020]	76 7/16 [1942]	63 7/8 [1623]	FD4 2320	FD4 3020	FD4 3320	FD4 3620	FD4 4020	FD4 4320
82 3/16 [2087]	81 7/8 [2080]	81 5/16 [2065]	78 1/4 [1987]	65 11/16 [1668]	FD4 2321	FD4 3021	FD4 3321	FD4 3621	FD4 4021	FD4 4321
86 7/8 [2206]	86 9/16 [2199]	86 [2184]	82 15/16 [2106]	70 3/8 [1787]	FD4 2370	FD4 3070	FD4 3370	FD4 3670	FD4 4070	FD4 4370
95 3/8 [2422]	95 1/16 [2415]	94 1/2 [2400]	91 7/16 [2322]	78 7/8 [2003]	FD4 2324	FD4 3024	FD4 3324	FD4 3624	FD4 4024	FD4 4324
98 1/4 [2496]	98 [2489]	97 3/8 [2474]	94 5/16 [2396]	81 3/4 [2077]	FD4 2380	FD4 3080	FD4 3380	FD4 3680	FD4 4080	FD4 4380
99 15/16 [2538]	99 5/8 [2531]	99 1/16 [2516]	96 [2438]	83 7/16 [2119]	FD4 2325	FD4 3025	FD4 3325	FD4 3625		
107 3/16 [2722]	106 7/8 [2715]	106 5/16 [2700]	103 1/4 [2622]	90 11/16 [2303]	FD4 2327	FD4 3027	FD4 3327	FD4 3627		

Height

Product Code

Glass Size = Visible Glass + 15/16" (24 mm)



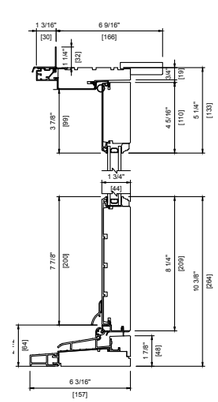
Standard sizes Shown. Additional sizes may be available. Custom sizes can be ordered.

Note:
- SDL/Grille patterns are dependent on SDL/Grille type and window size. Please verify SDL/Grille patterns before confirming your order.
- 200 13/16" (5100 mm) radius.

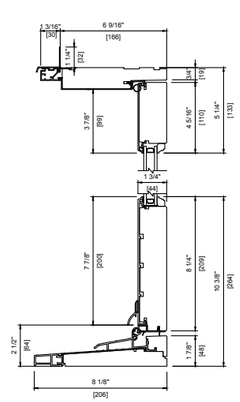
1 Inswing doors with jamb extensions (other than 4 9/16" (116 mm) & 6 9/16" (166 mm) full jamb).
2 Outswing doors (all) and inswing doors without jamb extensions (4 9/16" (116 mm) & 6 9/16" (166 mm) full jamb).

Inswing French Terrace Door
Detail

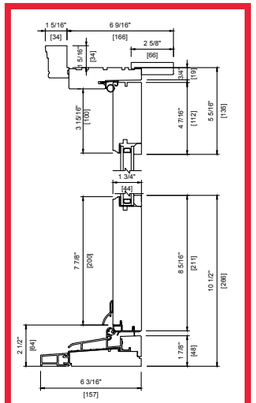
Head & Sill Detail



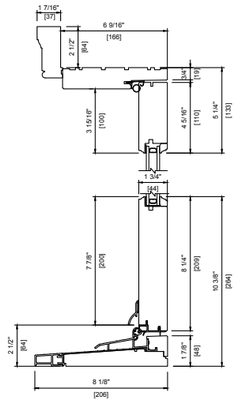
METAL CLAD DOUBLE
6 9/16" (166mm)



METAL CLAD DOUBLE
6 9/16" (166mm) FULL JAMB

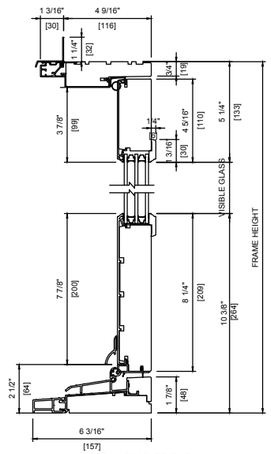


WOOD EXTERIOR DOUBLE
6 9/16" (166mm)
2" BRICKMOULD
SQUARE STOP

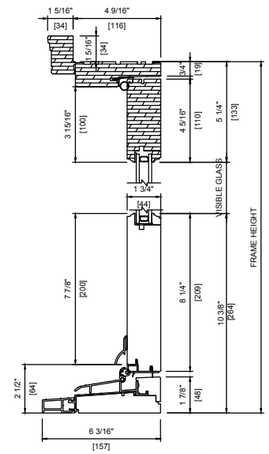


WOOD EXTERIOR DOUBLE
6 9/16" (166mm) FULL JAMB
WILLIAMBERG CASING

Head & Sill Detail

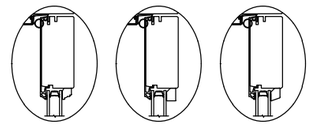


METAL CLAD TRIPLE
4 9/16" (116mm)
TRIPLE GLAZING STOP



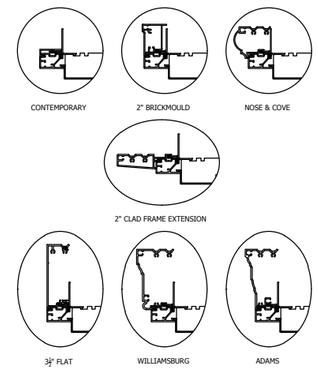
CAMBER/ROUNDTOP
WOOD EXTERIOR DOUBLE
4 9/16" (116mm)
2" BRICKMOULD

Glazing Stop Profiles



OGEE SQUARE PUTTY

Casing



CONTEMPORARY 2" BRICKMOULD NOSE & COVE

2" CLAD FRAME EXTENSION

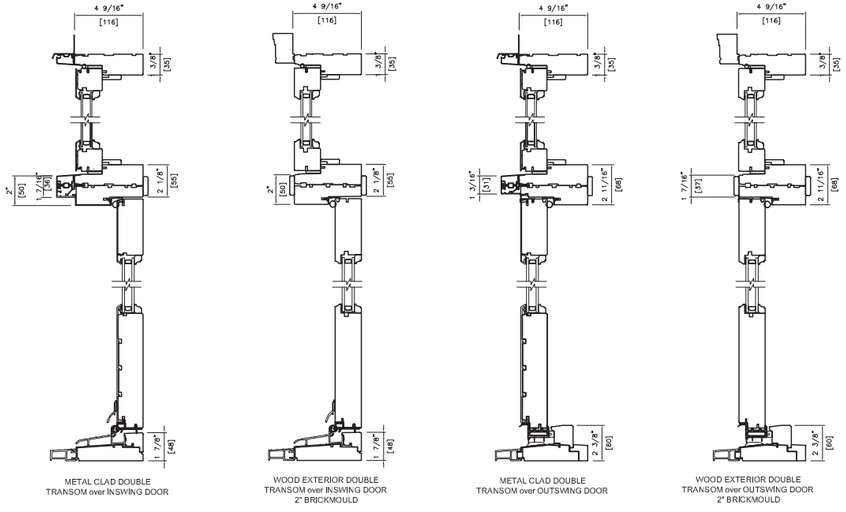
¾" FLAT WILLIAMSBURG ADAMS

SEE PAGE A22 FOR DIMENSIONS.

Note:
- Other jamb widths available.
- All dimensions to have +/- 1/16" (2mm) tolerance.

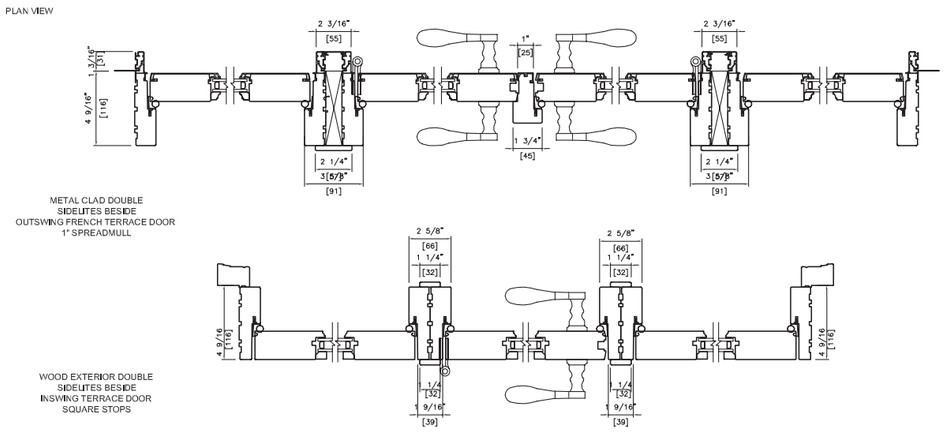
Terrace/French Terrace Door & Transom Mull Detail

Head & Sill Detail



Terrace/French Terrace Door & Sidelite Mull Detail

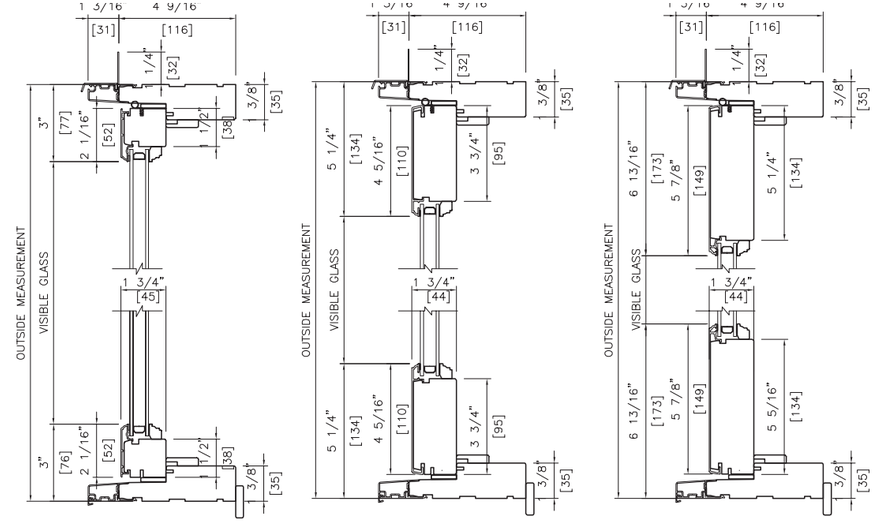
Plan View

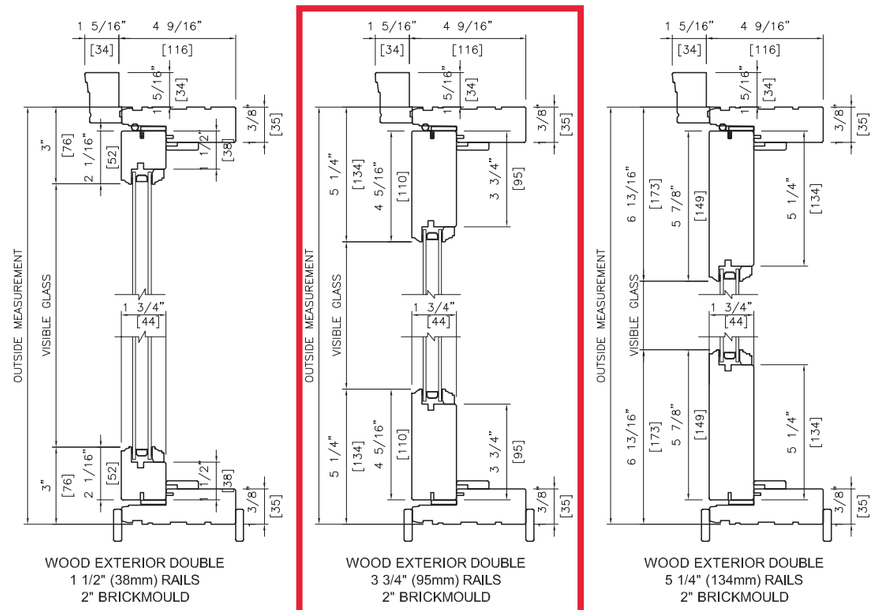


Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Terrace/French Terrace Door Transom Rail Detail

Head & Sill Detail

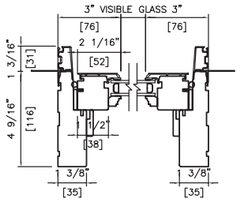




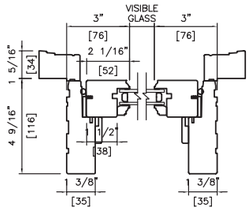
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Terrace/French Terrace Door & Transom Mull Detail

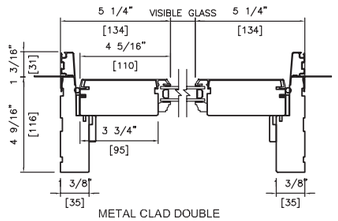
Plan View



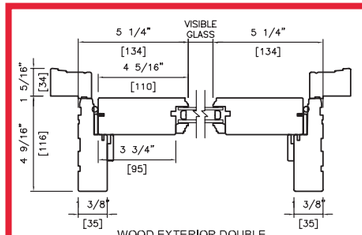
METAL CLAD DOUBLE
1 1/2" (38mm) STILES



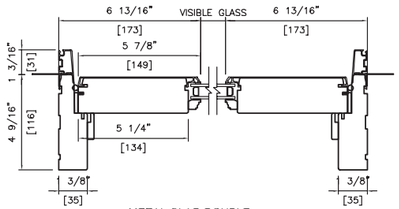
WOOD EXTERIOR DOUBLE
1 1/2" (38mm) STILES



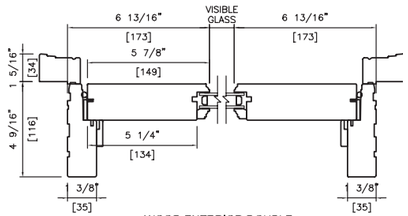
METAL CLAD DOUBLE
3 3/4" (95mm) STILES



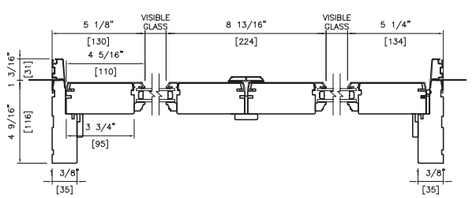
WOOD EXTERIOR DOUBLE
3 3/4" (95mm) STILES



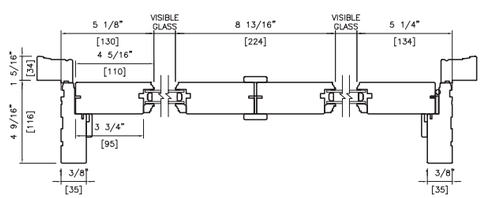
METAL CLAD DOUBLE
5 1/4" (134mm) STILES



WOOD EXTERIOR DOUBLE
5 1/4" (134mm) STILES



METAL CLAD DOUBLE
3 3/4" (95mm) STILES
2-PANEL

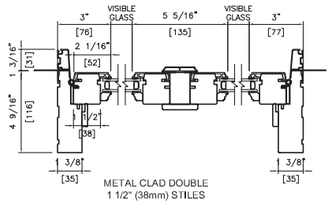


WOOD EXTERIOR DOUBLE
3 3/4" (95mm) STILES
2-PANEL

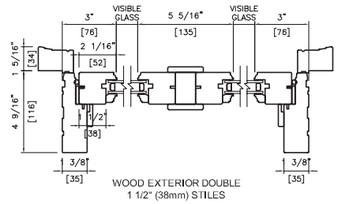
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Terrace/French Terrace Door Transom Rail Detail

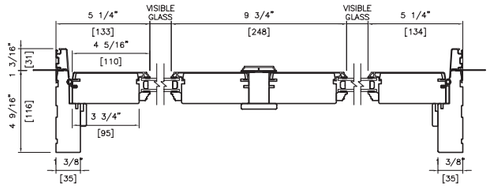
Plan View



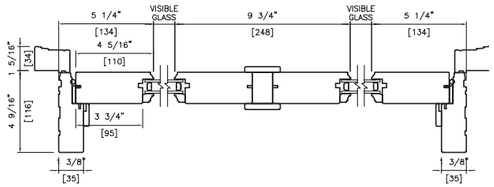
METAL CLAD DOUBLE
1 1/2" (38mm) STILES



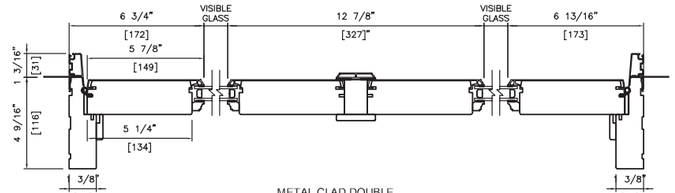
WOOD EXTERIOR DOUBLE
1 1/2" (38mm) STILES



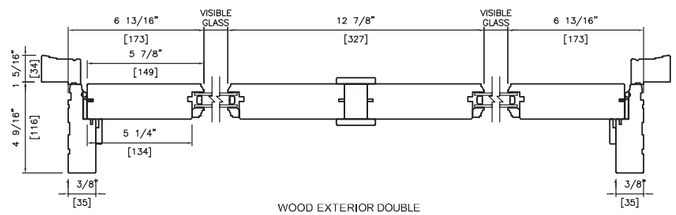
METAL CLAD DOUBLE
3 3/4" (95mm) STILES



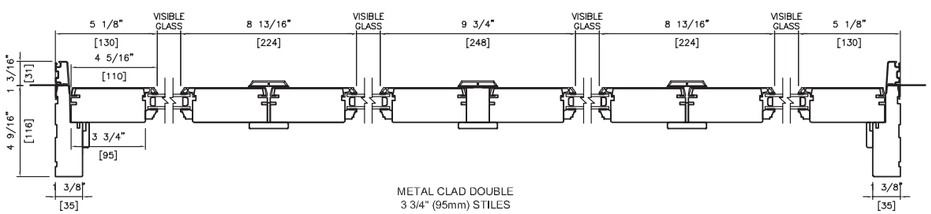
WOOD EXTERIOR DOUBLE
3 3/4" (95mm) STILES



METAL CLAD DOUBLE
5 1/4" (134mm) STILES



WOOD EXTERIOR DOUBLE
5 1/4" (134mm) STILES



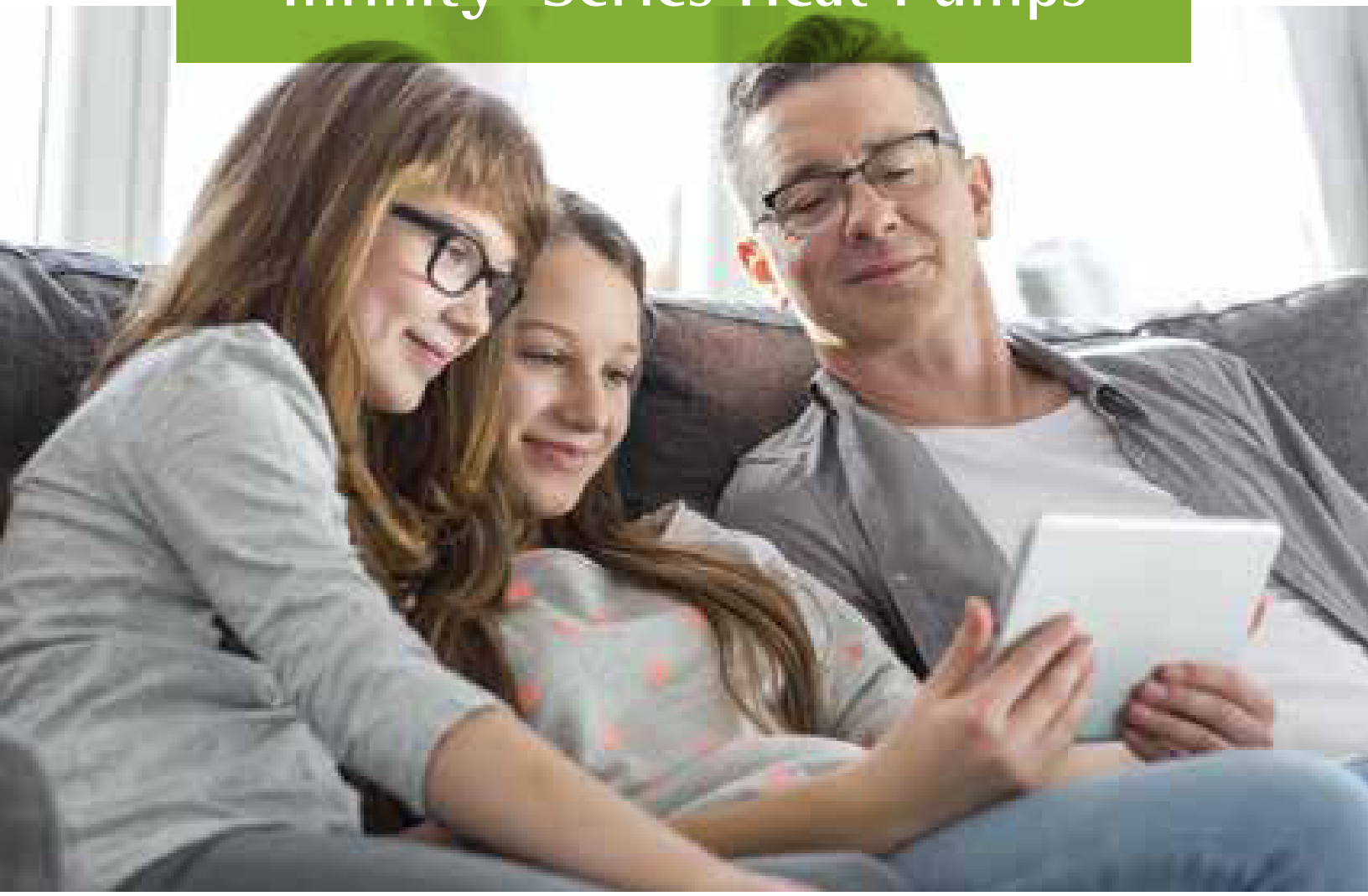
METAL CLAD DOUBLE
3 3/4" (95mm) STILES
4-PANEL

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Carrier®

turn to the experts℠

Infinity® Series Heat Pumps



Superior comfort, up to 20.5 SEER/up to 13.0 HSPF ratings

ENERGY STAR LEARN MORE AT energystar.gov Qualifying Models Only

25VNA0, 25VNA8, 25HNB9, 25HNB6, 25HNB6**C, 25HNB5, 25HNH5

Designed With Your Comfort in Mind

Carrier® Infinity® Series heat pumps represent years of design, development and testing with one goal in mind – maximizing your family's comfort. Along the way, we have taken the lead in creating new technologies that deliver the superior quality and energy efficiency you demand while staying ahead of industry trends and global initiatives.

Breakthroughs like Greenspeed® intelligence, multi-stage technology, superior humidity control, smaller cabinet sizes and units designed specifically for the rigors of coastal area installations, mean there's a model tailored to your needs. Whether you expect maximum energy savings, maximum comfort, minimal sound or all of the above, Carrier Infinity heat pumps have you covered.

What You Can Expect From Carrier

Innovation, efficiency, quality: Our Carrier® Infinity® Series heat pumps offer intelligent electronics and variable-speed capabilities that take indoor comfort and energy-saving performance to new levels. Throughout our Infinity line, we never lose sight of the Carrier quality, environmental stewardship and lasting durability that have endured for more than a century. And, to ensure maximum year-round efficiency with both gas and electric heating capabilities, your dealer can include a new Carrier gas furnace and Carrier Infinity Touch Control to create a HYBRID HEAT® dual fuel system.

Innovation

Inverter-driven, Infinity® Series heat pumps with Greenspeed® intelligence can make very subtle adjustments to adaptable-speed components as conditions change. The result is smooth, superior comfort, extra energy efficiency, and much greater heating capacity than typical heat pumps.

Efficiency

SEER (Seasonal Energy Efficiency Ratio) and HSPF (Heating Seasonal Performance Factor) ratings are like your car's MPG – the higher the number, the greater the potential for savings. Infinity® Series heat pumps offer a range of efficiencies that reach as high as 20.5 SEER and 13.0 HSPF.

Durability

A galvanized steel cabinet, louvered coil guard and baked-on powder paint provide superior protection against dings, dents and weather-based threats. For home comfort in a coastal environment, ask about Infinity® models with WeatherShield™ protection for extra-tough, longer lasting corrosion resistance to withstand the harsh sea coast air.

Humidity Management

Your Infinity® two-stage, multi-stage or variable-speed heat pump can be the key to enhanced comfort and efficiency through precision humidity management. Include an Infinity Touch Control, Carrier® humidifier and an Infinity multi-speed indoor unit and let Ideal Humidity System™ technology deliver ideal comfort, all year long.

Environment

Carrier was the first to offer systems with Puron® refrigerant, which does not contribute to ozone depletion. Our century-plus commitment to delivering energy-saving comfort continues with our insistence upon earning ENERGY STAR® designation on most of our Infinity® Series heat pumps.

Sound

Carrier® Infinity® heat pumps heat and cool your home quietly. All models include our Silencer System II™ components that reduce airflow and vibration to achieve sound levels as low as 56 dBA*.

*Model 25VNA8

Limited Warranty

To the original owner, Carrier® Infinity® Series heat pumps are covered by a 10-year parts limited warranty upon timely registration. The limited warranty period is five years if not registered within 90 days of installation. Jurisdictions where warranty benefits cannot be conditioned on registration will receive the registered limited warranty period. See warranty certificate at carrier.com for complete details and restrictions.

A Range of Comfort

Carrier delivers heat pump systems in a range of shapes and sizes. Check out this side-by-side comparison to see how our smart and efficient Infinity® Series heat pumps measure up against our Performance™ and Comfort™ models.

	Infinity® Series	Performance™ Series	Comfort™ Series
Performance	Variable-speed scroll and rotary, two-stage and single-stage scroll compressors available	Two-stage and single-stage scroll compressors available	Single-stage scroll compressor
Efficiency	Up to 20.5 SEER and 13.0 HSPF ratings	Up to 17.5 SEER and up to 9.5 HSPF ratings	Up to 16.0 SEER and up to 9.0 HSPF ratings
Durability	WeatherArmor™ Ultra cabinet protection	WeatherArmor™ Ultra cabinet protection	WeatherArmor™ cabinet protection
Controls	Infinity® Touch Control	Côr™ Wi-Fi® Thermostat	Carrier® Wi-Fi® Thermostat
Sound	Silencer System II™, dBA as low as 56	dBA as low as 68	dBA as low as 69
Limited Warranty	10-year parts*	10-year parts*	10-year parts*

* Upon timely registration. The warranty period is five years if not registered within 90 days of installation.
Wi-Fi® is a registered trademark of the Wi-Fi Alliance Corporation.

Infinity® 20 Heat Pump shown

The Carrier® Difference

If you could look under the hood of a Carrier Infinity® Series heat pump, you'd see what drives the performance: a serious commitment to quality. Our microtube coil technology saves space and provides lasting comfort with its corrosion-resistant construction. In addition, some models include innovative extras like Greenspeed® intelligence.

The inverter manages home comfort based on conditions such as indoor temperature, outdoor temperature, humidity levels, thermostat settings and more. Combined with a variable-speed compressor, the inverter tracks trends and makes intelligent speed and capacity adjustments based on past performance. As a result, this system can deliver the highest possible comfort at the lowest possible energy use.

Visit carrier.com for model comparisons and product specifications.
Explore the full line of Carrier® heat pumps and other system components to find the ideal fit for your home.

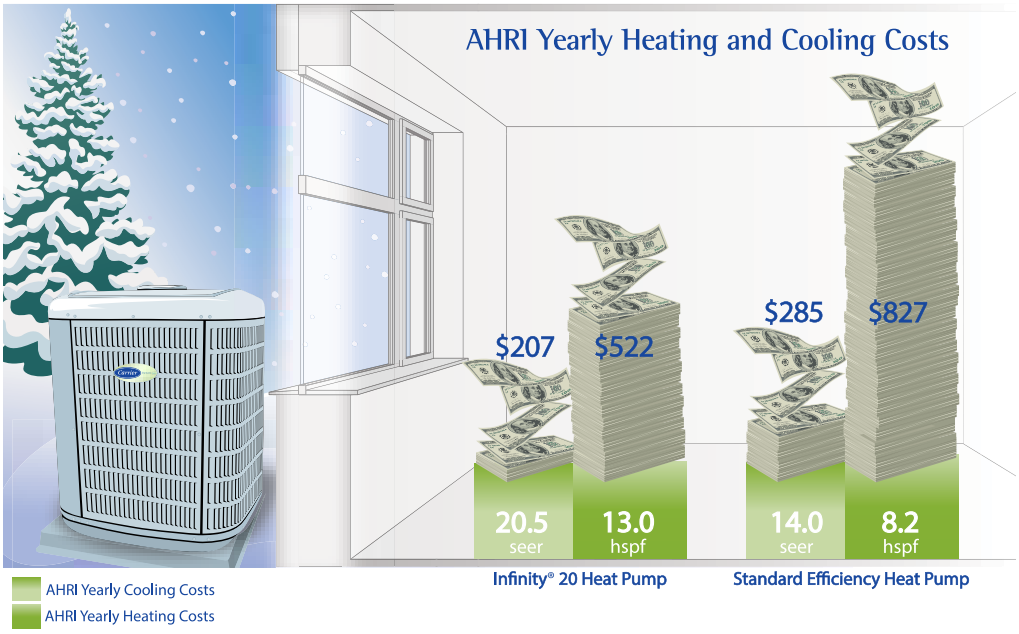
25VNA0, 25VNA8, 25HNB9, 25HNB6, 25HNB6**C, 25HNB5, 25HNH5

System Highlights

OUR MOST EFFICIENT

Infinity® Series heat pumps offer true potential for annual savings while providing extra-comfortable heating and cooling. When compared to a standard efficiency heat pump, the Infinity 20 can save up to $78 a year in cooling and up to $305 a year in heating.*

*Values based on the 3-ton unit tested combination using AHRI method using U.S. average cooling and heating hours in 2015.



OUR QUIETEST

All Infinity® Series heat pumps include our exclusive Silencer System II™ feature to quietly heat and cool your home. Our quietest model uses an inverter-controlled variable-speed compressor to fine-tune performance as conditions change, resulting in sound levels as low as 56 decibels**. That's quieter than a conversation.

** Per standard testing as described by ARI 270-95 in cooling mode, 3-ton unit. Other sound levels, mentioned for comparison, as published at http://www.noisyplanet.nidcd.nih.gov/SiteCollectionDocuments/Bookmark_2up.pdf.

OUR MAGIC TOUCH

The Infinity® Touch Control is the user-friendly key to unlocking your system's potential. As part of a complete Infinity system, this smart touchscreen ties it all together. With the Wi-Fi® option, you can easily manage temperatures, humidity, and ventilation in up to eight zones from nearly anywhere using an Internet-connected smartphone, tablet or computer – or let the Infinity Touch do it all for you by monitoring your preferences and the conditions outside.

The Total Indoor Comfort System

Your Carrier® dealer will recommend a system that is best suited to meet your home-comfort needs and local weather environment:

1. **Infinity® Heat Pump** provides reliable, high-efficiency heating and cooling for long-lasting comfort and energy savings.
2. **Infinity® Fan Coil** is the indoor section of your heat pump and should be properly matched to the outdoor unit for improved efficiency and long-term reliability.
3. **Infinity® Touch Control** allows precise temperature and humidity control along with programmable features to further customize your comfort.
4. **Zoning** sets different temperatures for up to eight different areas of your home for truly customized comfort and enhanced utility savings.
5. **Infinity® Air Purifier** improves air quality by capturing and killing airborne bacteria and viruses and other irritating airborne pollutants in your home.
6. **Humidifier** replenishes moisture to dry air.
7. **UV Lamp** inhibits the growth of contaminants on the evaporator coil, leaving your home with cleaner, fresher indoor air.
8. **Ventilator** combines fresh outdoor air with conditioned indoor air for improved air quality – great for today's tightly constructed home.

More Than a Century of Cool

In 1902, a determined engineer answered one of mankind's most nagging questions: How do we make hot, sticky, indoor air go away? In creating the world's first modern air conditioning system, Willis Carrier forever changed indoor life, and, more than a century later, the corporation that bears his name takes inspiration from his example.

Carrier continues to improve on our founder's breakthroughs, introducing new technologies that make life at home even cooler. Today, our nationwide network of experts continues to advance Willis Carrier's lifework. Your expert Carrier® dealer is equipped to evaluate your home and create a customized system designed around your lifestyle.

As an ENERGY STAR® partner, Carrier Corporation has determined that qualifying models meet ENERGY STAR guidelines for energy efficiency. Ask your dealer for details or visit www.energystar.gov.

Carrier® turn to the experts℠

INFINITY® SERIES

Always Ask For FACTORY AUTHORIZED PARTS

01-825-090-25

carrier.com 1-800-CARRIER

GENERAC®

16/20/22 kW

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese)
- Two Transfer Switch Options Available: 100 Amp, 16 Circuit Switch or 200 Amp Service Rated Smart Switch. See Page 5 for Details.
- Electronic Governor
- Standard Wi-Fi™ Remote Monitoring
- System Status & Maintenance Interval LED Indicators
- Sound Attenuated Enclosure
- Flexible Fuel Line Connector
- Direct-To-Dirt Composite Mounting Pad
- Natural Gas or LP Gas Operation
- 5 Year Limited Warranty
- Listed and Labeled by the Southwest Research Institute allowing installation as close as 18" (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*
  https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

Models G007036-1, G007037-1 (Aluminum - Bisque) - 16 kW 60 Hz
Model G007035-1 (Aluminum - Bisque) - 16 kW 60 Hz
Models G007039-1, G007038-1 (Aluminum - Bisque) - 20 kW 60 Hz
Models G007043-2, G007042-2 (Aluminum - Bisque) - 22 kW 60 Hz

c UL us LISTED QUIET TEST™ Mobile Link

Note: CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - √ **PROTOTYPE TESTED**
  - √ **SYSTEM TORSIONAL TESTED**
  - √ **NEMA MG1-22 EVALUATION**
  - √ **MOTOR STARTING ABILITY**
- **MOBILE LINK™ REMOTE MONITORING:** FREE with every Guardian Series Home standby generator. Allows you to monitor the status of your generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Connect your account to your authorized service dealer for fast, friendly and proactive service. With Mobile Link, you are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE

USA ENGINEERED & BUILT* · 24/7 • 365 CUSTOMER CARE · FIVE YEAR LIMITED 5 WARRANTY · Mobile Link · ISO 9001:2008

* Assembled in the USA using domestic and foreign parts.

GENERAC®

16/20/22 kW features and benefits

Engine

Generac G-Force design	Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings helps the engine run cooler, reducing oil consumption resulting in longer engine life.
"Spiny-lok" cast iron cylinder walls	Rigid construction and added durability provide long engine life.
Electronic ignition/spark advance	These features combine to assure smooth, quick starting every time.
Full pressure lubrication system	Pressurized lubrication to all vital bearings means better performance, less maintenance and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
Low oil pressure shutdown system	Shutdown protection prevents catastrophic engine damage due to low oil.
High temperature shutdown	Prevents damage due to overheating.

Generator

Revolving field	Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
Skewed stator	Produces a smooth output waveform for compatibility with electronic equipment.
Displaced phase excitation	Maximizes motor starting capability.
Automatic voltage regulation	Regulates the output voltage to ±1% prevents damaging voltage spikes.
UL 2200 listed	For your safety.

Transfer Switch (if applicable)

Fully automatic	Transfers your vital electrical loads to the energized source of power.
NEMA 3R	Can be installed inside or outside for maximum flexibility.
Remote mounting	Mounts near your existing distribution panel for simple, low-cost installation.

Evolution™ Controls

Auto/Manual/Off illuminated buttons	Selects the operating mode and provides easy, at-a-glance status indication in any condition.
Two-line LCD multilingual display	Provides homeowners easily visible logs of history, maintenance and events up to 50 occurrences.
Sealed, raised buttons	Smooth, weather-resistant user interface for programming and operations.
Utility voltage sensing	Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
Generator voltage sensing	Constantly monitors generator voltage to ensure the cleanest power delivered to the home.
Utility interrupt delay	Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of five (5) seconds by a qualified dealer.
Engine warm-up	Ensures engine is ready to assume the load, setpoint approximately 5 seconds.
Engine cool-down	Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
Programmable exercise	Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
Smart battery charger	Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
Main line circuit breaker	Protects generator from overload.
Electronic governor	Maintains constant 60 Hz frequency.

Unit

SAE weather protective enclosure	Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph. Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation, as close as 18" (457 mm) away from a building.

16/20/22 kW features and benefits

Installation System

● 1 ft (305 mm) flexible fuel line connector	Absorbs any generator vibration when connected to rigid pipe.
● Direct-to-dirt composite mounting pad	Complex lattice design prevents settling or sinking of the generator system.
● Integral sediment trap	Prevents particles and moisture from entering the fuel regulator and engine, prolonging engine life.

Remote Monitoring

● Ability to view generator status	Monitor your generator via your smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind
● Ability to view generator Exercise/Run and Total Hours	Review the generator's complete protection profile for exercise hours and total hours
● Ability to view generator maintenance information	Provides maintenance information for your specific model generator when scheduled maintenance is due
● Monthly report with previous month's activity.	Detailed monthly reports provide historical generator information
● Ability to view generator battery information	Built in battery diagnostics displaying current state of the battery
● Weather information	Provides detailed local ambient weather conditions for generator location

GENERAC®

16/20/22 kW specifications

Generator

Model	G007035-1, G007036-1, G007037-1 (16 kW)	G007038-1, G007039-1 (20 kW)	G007042-2, G007043-2 (22 kW)
Rated Maximum Continuous Power Capacity (LP)	16,000 Watts*	20,000 Watts*	22,000 Watts*
Rated Maximum Continuous Power Capacity (NG)	16,000 Watts*	18,000 Watts*	19,500 Watts *
Rated Voltage	240	240	240
Rated Maximum Continuous Load Current – 240 Volts (LP/NG)	66.7 / 66.7	83.3 / 75.0	91.7 / 81.3
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	70 Amp	90 Amp	100 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60 Hz	60 Hz	60Hz
Power Factor	1.0	1.0	1.0
Battery Requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit Weight (lb/kg)	409 / 186	448 / 203	466 / 211
Dimensions (L x W x H) in/mm	48 x 25 x 29 / 1 218 x 638 x 732		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	55	57
Exercise duration	5 min	5 min	5 min

Engine

Type of Engine		GENERAC G-Force 1000 Series		
Number of Cylinders		2	2	2
Displacement		999 cc	999 cc	999 cc
Cylinder Block		Aluminum w/ Cast Iron Sleeve		
Valve Arrangement		Overhead Valve	Overhead Valve	Overhead Valve
Ignition System		Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Governor System		Electronic	Electronic	Electronic
Compression Ratio		9.5:1	9.5:1	9.5:1
Starter		12 VDC	12 VDC	12 VDC
Oil Capacity Including Filter		Approx. 1.9 qt / 1.8 L	Approx. 1.9 qt / 1.8 L	Approx. 1.9 qt / 1.8 L
Operating rpm		3,600	3,600	3,600
Fuel Consumption				
Natural Gas	ft^3/hr (m^3/hr)			
	1/2 Load	218 (6.17)	204 (5.78)	228 (6.46)
	Full Load	309 (8.75)	301 (8.52)	327 (9.26)
Liquid Propane	ft^3/hr (gal/hr) [l/hr]			
	1/2 Load	74 (2.03) [7.70]	87 (2.37) [8.99]	92 (2.53) [9.57]
	Full Load	107 (2.94) [11.11]	130 (3.56) [13.48]	142 (3.90) [14.77]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7" water column (7-13 mm mercury) for natural gas, 10-12" water column (19-22 mm mercury) for LP gas. For BTU content, multiply ft^3/hr x 2500 (LP) or ft^3/hr x 1000 (NG). For Megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG)

Controls

Two-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation.
Mode Buttons:Auto	Automatic Start on Utility failure. 7 day exerciser.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Off	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable (Brownout Setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel Btu/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet (304.8 meters) above sea level; and also will decrease about 1 percent for each 6 °C (10 °F) above 16 °C (60 °F).

GENERAC®

16/20/22 kW switch options

Limited Circuits Switch Features

- 16 space, 24 circuit, breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1" standard, tandem, GFCI and AFCI breakers from Siemens, Murray, Eaton and Square D for the most flexible and cost effective install.

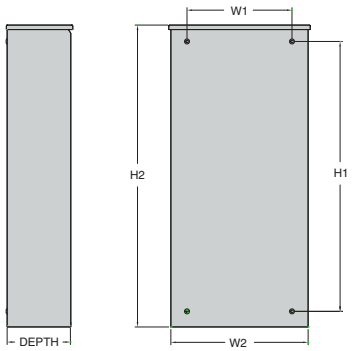
Dimensions

	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
mm	679.4	764.3	266.7	343.0	175.4

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
1/0 - #14	2/0 - #14	2/0 - #14

Model	G007036-1 (16kW)
No. of Poles	2
Current Rating (Amps)	100
Voltage Rating (VAC)	120 / 240, 1Ø
Utility Voltage Monitor (Fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	approx. 15 sec
Exercises bi-weekly for 5 minutes*	Standard
UL Listed	Standard
Total Circuits Available	24
Tandem Breaker Capabilities	8 tandems
Circuit Breaker Protected Available RMS Symmetrical Fault Current @ 250 Volts	10,000

*Function of Evolution Controller
Exercise can be set to weekly or monthly



Service Rated Smart Switch Features

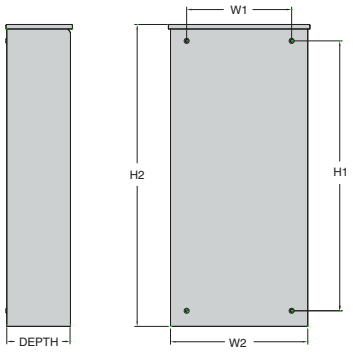
- Includes Digital Power Management Technology standard (DPM).
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to four more large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

	200 Amps 120/240, 1ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
mm	679.4	764.3	266.7	343.0	175.4

Model	G007037-1 (16 kW)/G007039-1 (20 kW)/ G007043-2 (22 kW)
No. of Poles	2
Current Rating (Amps)	200
Voltage Rating (VAC)	120/240, 1Ø
Utility Voltage Monitor (Fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
UL Listed	Standard
Enclosure Type	NEMA/UL 3R
Circuit Breaker Protected	22,000
Lug Range	250 MCM - #6

*Function of Evolution Controller
Exercise can be set to weekly or monthly



GENERAC

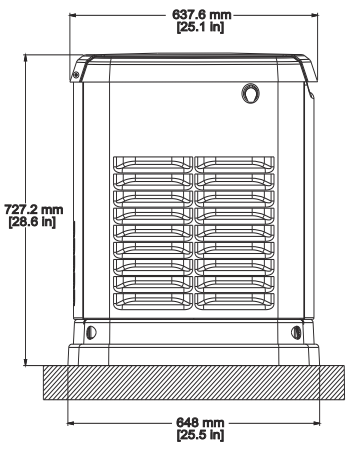
16/20/22 kW

available accessories

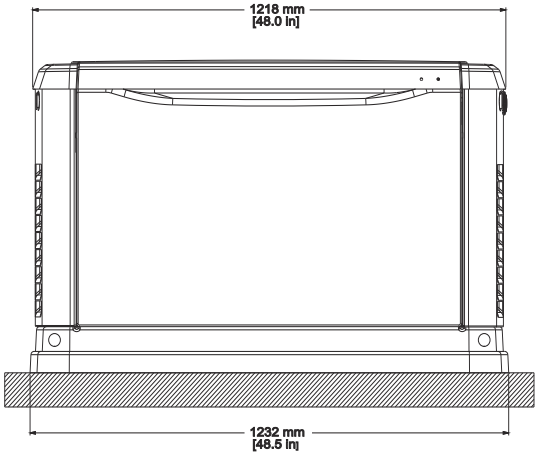
Model #	Product	Description
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit (Standard on 22 kW)	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the hardware necessary to perform complete routine maintenance on a Generac automatic standby generator.
G006873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.

dimensions & UPCs

Dimensions shown are approximate. Refer to installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



LEFT SIDE VIEW



FRONT VIEW

Model	UPC
G007035-1	696471074161
G007036-1	696471074154
G007037-1	696471074178
G007038-1	696471074185
G007039-1	696471074192
G007042-2	696471074208
G007043-2	696471074215