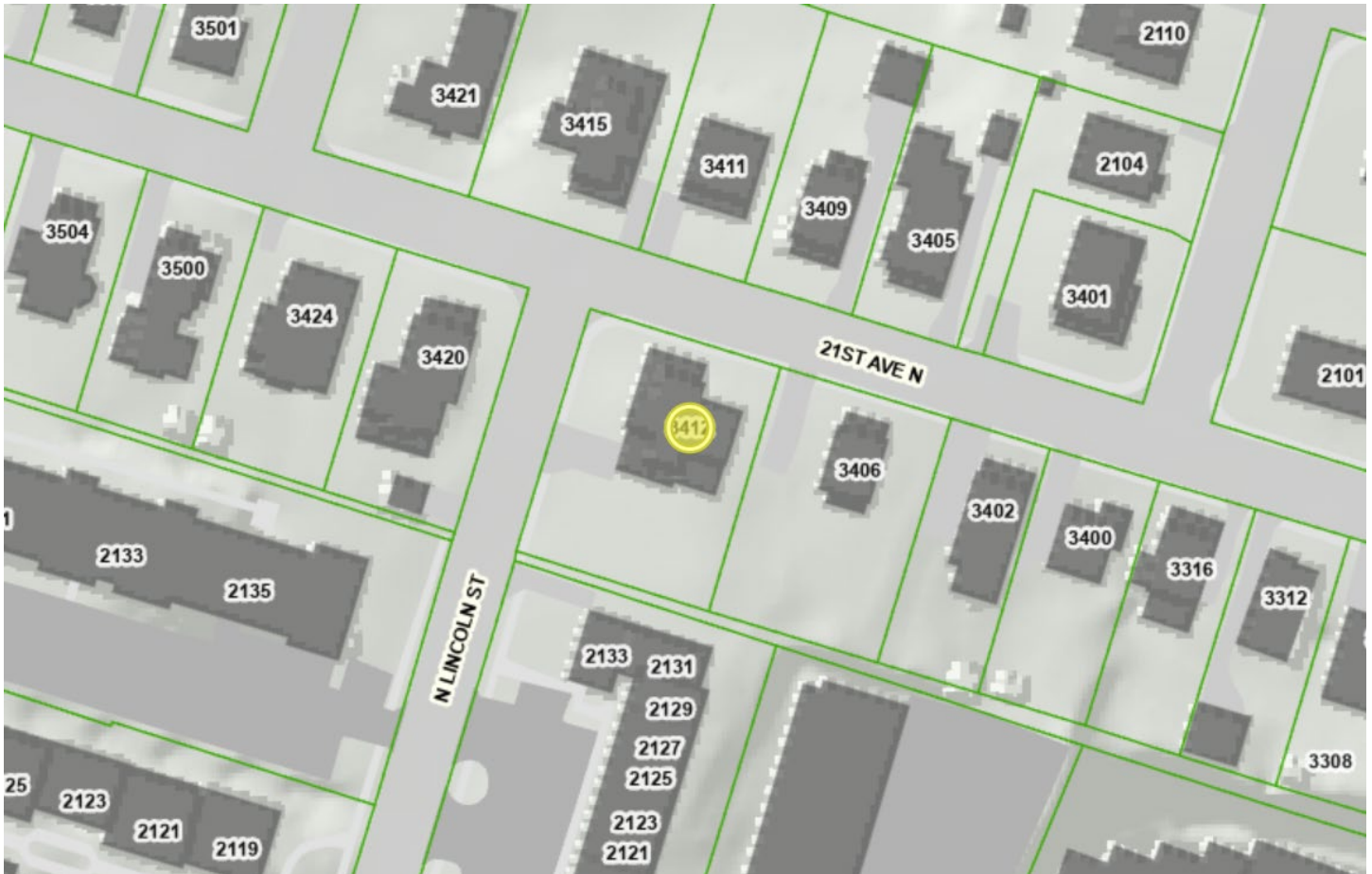


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting June 20, 2024, CoA 24-16

3412 21st Ave N.: Request to construct an accessory building with a set-back modification.

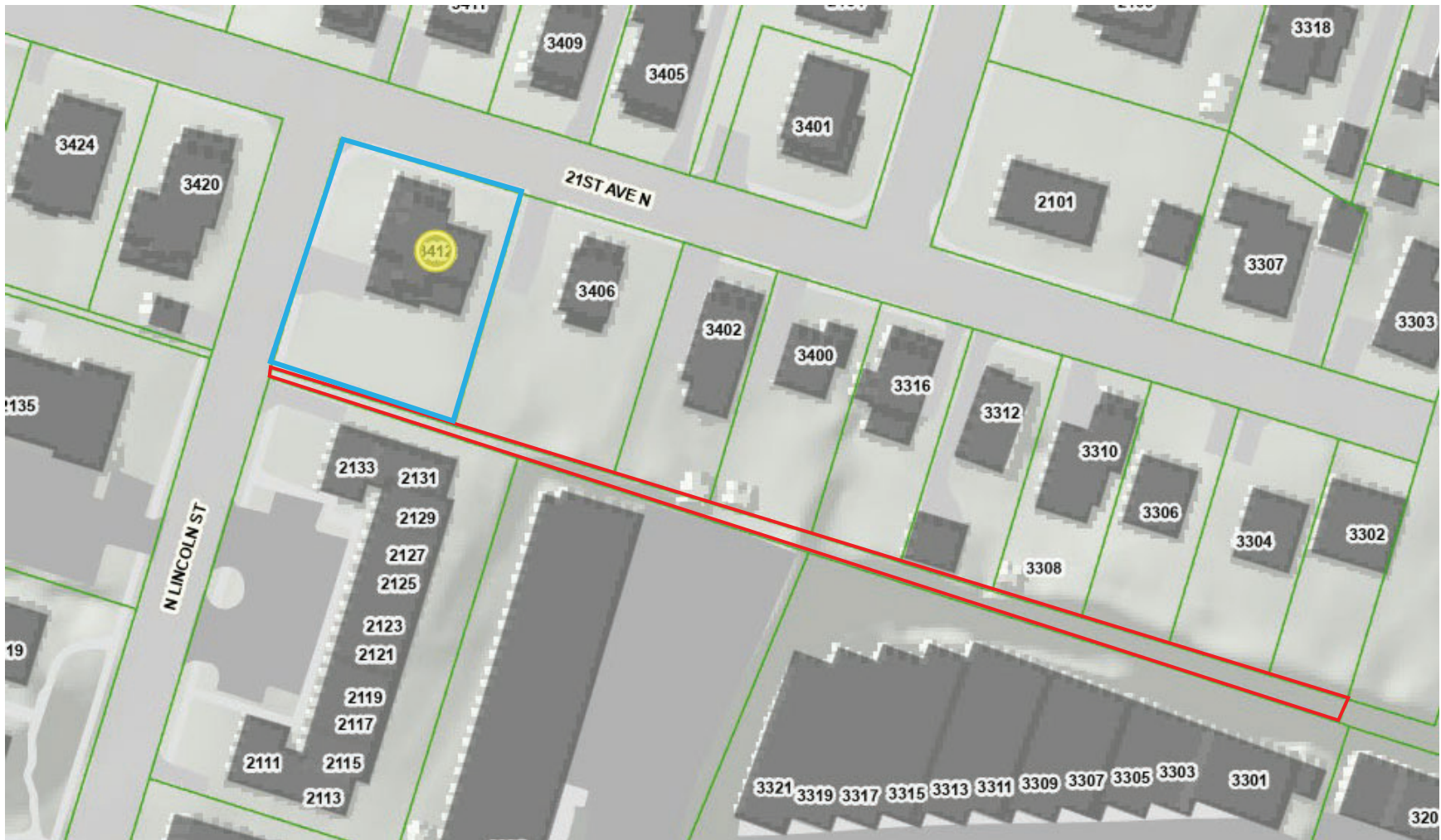


3412

MAIL

VERMONT
SECURITY

NY-1309



Aerial map showing the property lines at 3412 21st Ave. N. (blue) and the un-developable property owned by a neighbor on 21st Ave. N. (red).

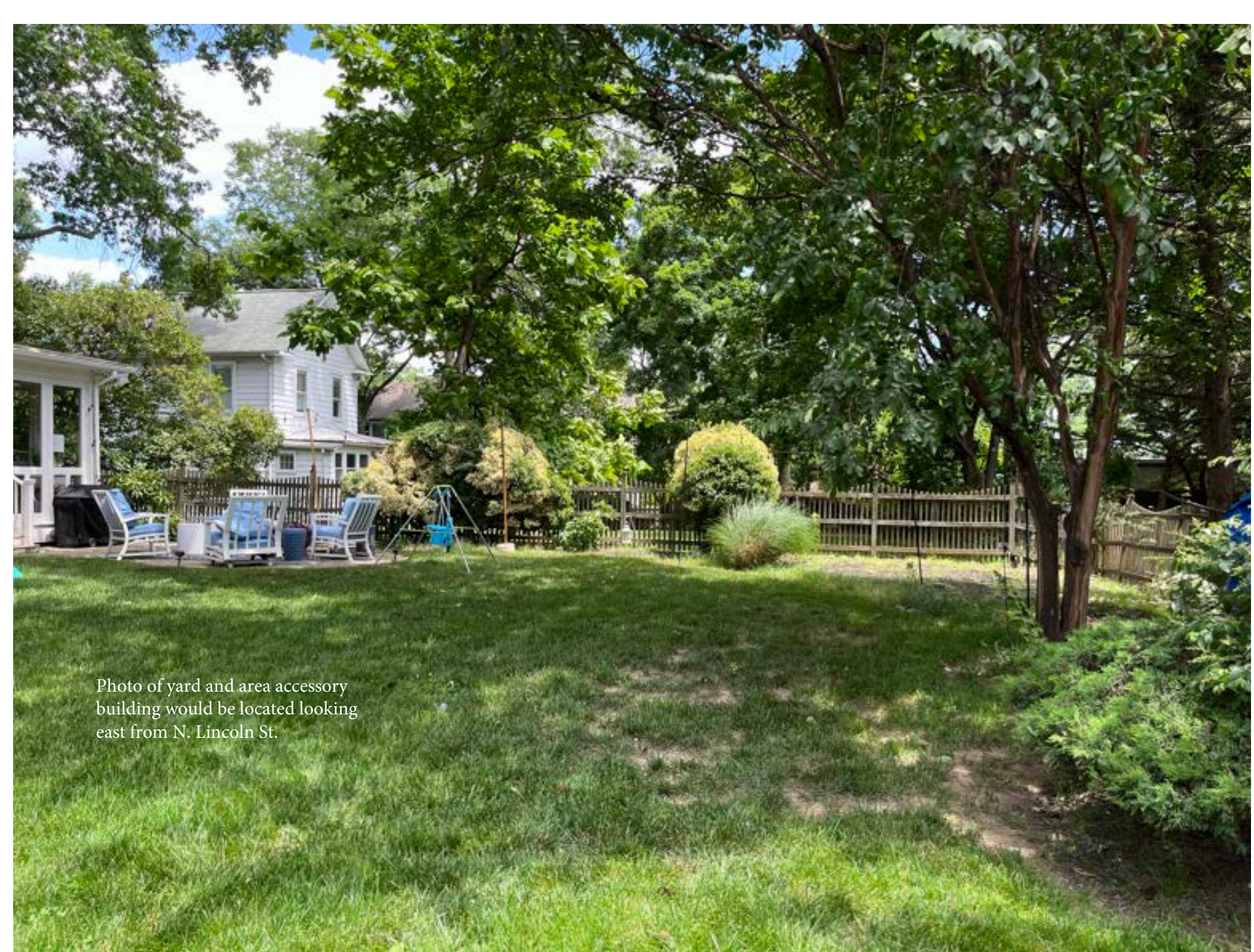


Photo of yard and area accessory building would be located looking east from N. Lincoln St.



Yard looking east from N. Lincoln St.



Photo of space between yard of 3412 21st Ave. N. and the building located to the south.



Photo of yard and area accessory building would be located looking east from N. Lincoln St.

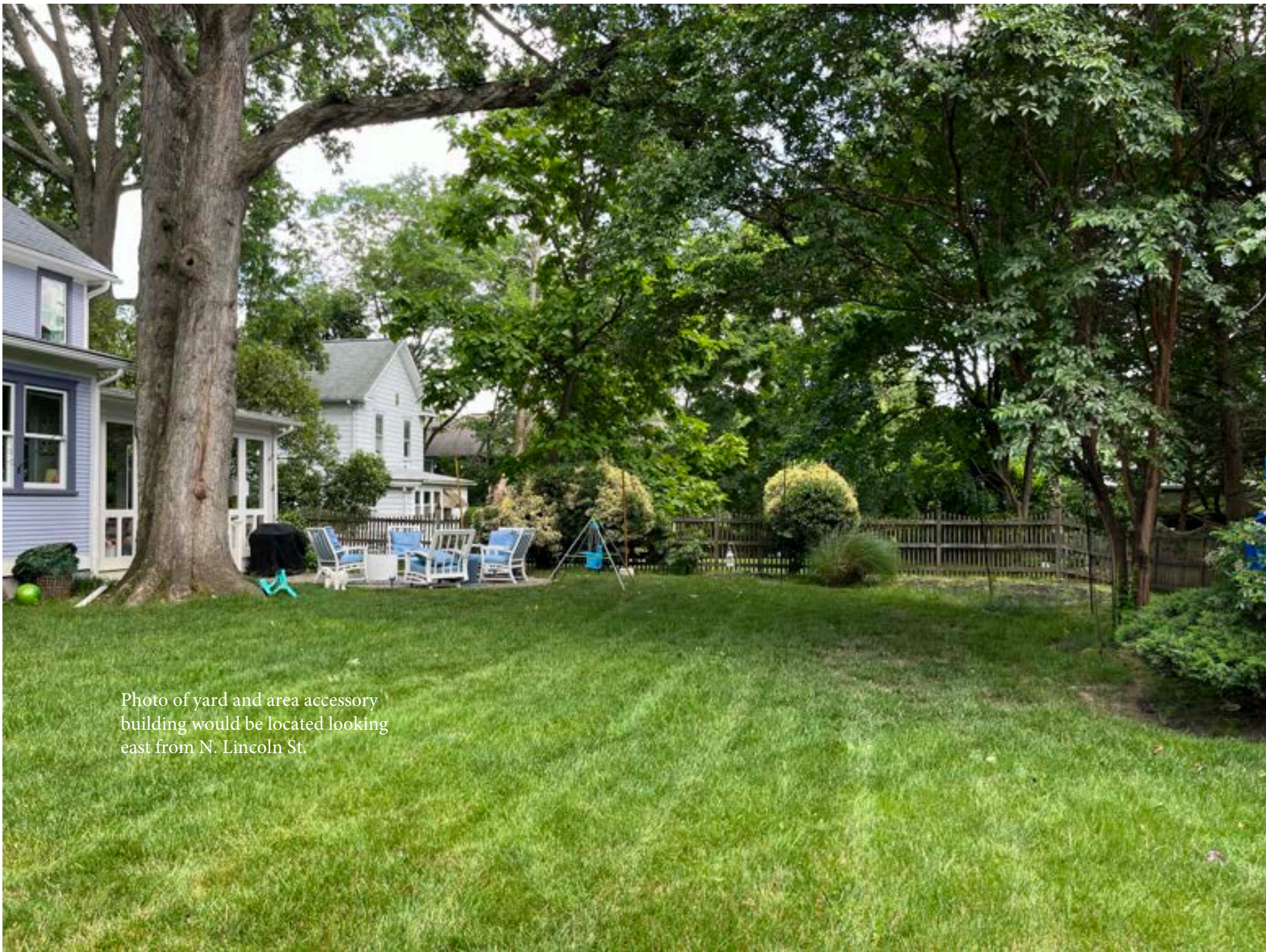


Photo of yard and area accessory building would be located looking east from N. Lincoln St.

NOTES:

1. **Owner:**
 Jamie R. Jackson & Michael M. Clarke
 3412 21st Avenue North
 Arlington, Virginia 22207
 Instrument #20210100026666
2. RPC #: 05-057-032.
3. Zone: R-6.
4. No title report furnished.
5. All fences are picket unless noted.
6. The improvements shown hereon are existing unless noted as proposed.

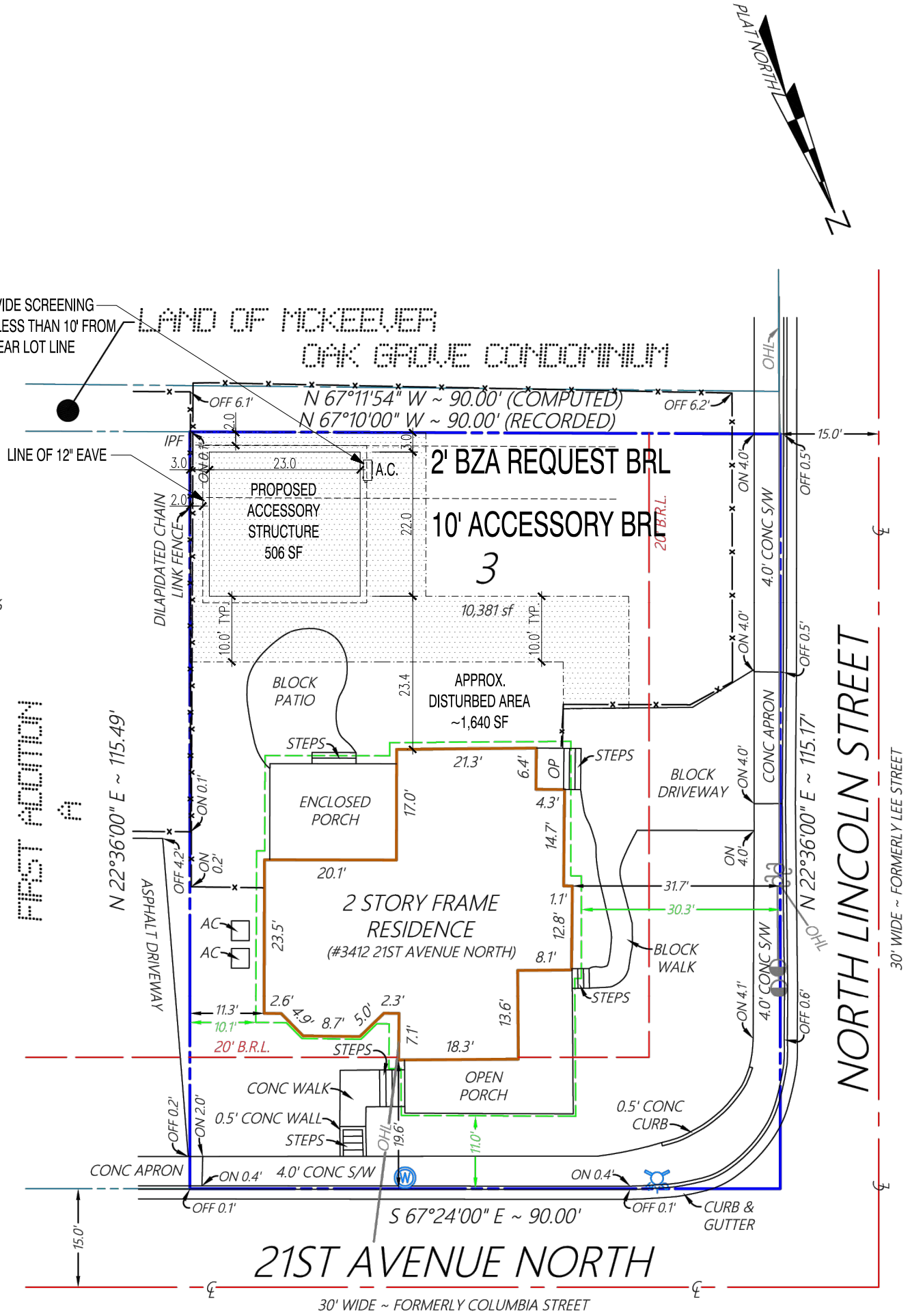
LOT COVERAGE:
 TOTAL LOT AREA = 10,381 sf

EXISTING:

MAIN BUILDING FOOTPRINT

MAIN DWELLING	= 1,619	sf
DETACHED GARAGES	= 0	sf
OVERHANG	= 0	sf
CHIMNEYS	= 0	sf
FRONT PORCH	= 324	sf
REAR PORCH	= 283	sf
RIGHT PORCH	= 26	sf
DECK (>4' ABOVE GRADE)	= 0	sf
BALCONIES	= 0	sf
COV. BREEZEWAYS	= 0	sf
MAIN BUILDING FOOTPRINT	= 2,252	sf
MAIN BUILDING FOOTPRINT COVERAGE	= 21.7	%
TOTAL FOOTPRINT AREA	= 2,252	sf
DRIVEWAYS + PARKING PADS	= 534	sf
PATIO (>8" ABOVE GRADE)	= 0	sf
PERGOLA	= 0	sf
STOOPS & LANDINGS	= 0	sf
TOTAL LOT COVERAGE	= 2,786	sf
LOT COVERAGE PERCENTAGE	= 26.8	%

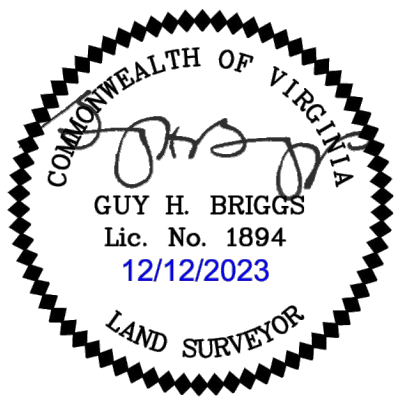
FRONT PORCH FOOTPRINT = 324 sf (> 60 sf)
 DETACHED GARAGE = 0 sf
 MAX MAIN BUILDING LOT COVERAGE ALLOWED = 33 %
 TOTAL LOT COVERAGE ALLOWED = 43 %



KEY

AC	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE
☉	CENTERLINE
CONC	CONCRETE
⚡	FIRE HYDRANT
—○—	GUY WIRE
IPF	IRON PIPE FOUND
OHL	OVERHEAD LINE
OP	OPEN PORCH
sf	SQUARE FEET
S/W	SIDEWALK
⚡	UTILITY POLE
Ⓜ	WATER METER

This plat is subject to restrictions and easements of record. The locations of all the existing improvements have been established by a transit and tape or EDM survey and unless otherwise noted there are no encroachments. This plat does not purport to show underground utilities.



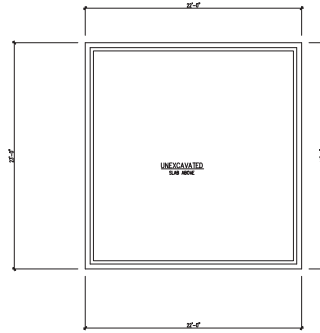
HOUSE LOCATION SURVEY
 ON
 LOT 3
MAYWOOD
 (DEED BOOK 120, PAGE 548)
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=20'
 JOB #: 23-0622

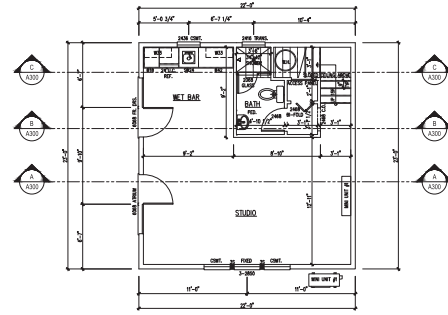
APEX SURVEYS, LLP

5240 Port Royal Road Suite 213 Springfield, Virginia 22151 703-866-1236

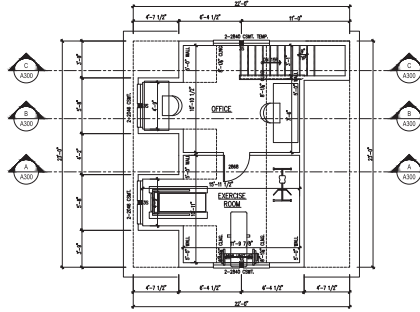
DECEMBER 12, 2023



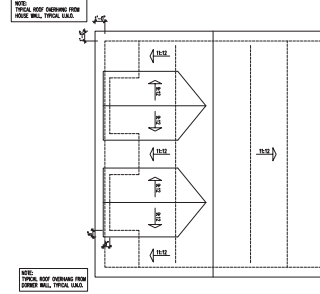
1 FOUNDATION PLAN
1/4" = 1'-0"



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



3 LOFT FLOOR PLAN
1/4" = 1'-0"



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

Client Use

Design Engineer
 DELANEY DESIGN SERVICES LLC.
 17 AUBURN CT, UNIT D
 ALEXANDRIA, VA 22305
 DELANEYDESIGNSERVICES@GMAIL.COM
 DELANEYDESIGNSERVICES.COM
 PHONE: 703.544.0382

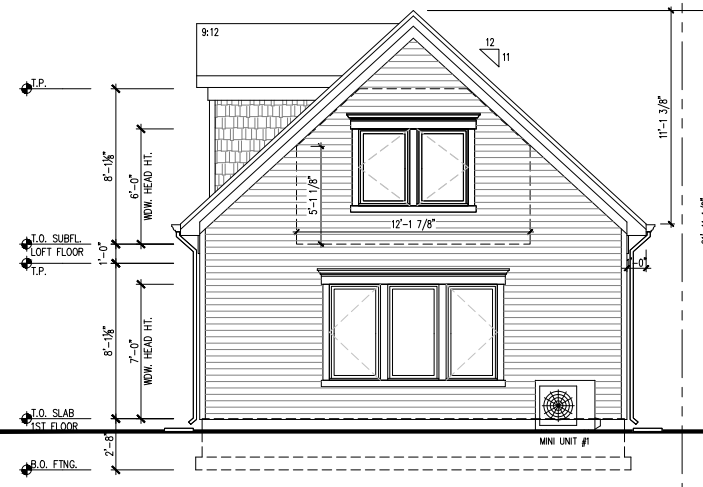
Professional Engineer
 Name

ALAIR HOMES-3412 21ST AVE N
FLOOR PLANS

Sheet Number	A101
Scale	AS SHOWN
Date	01-12-23
Drawn By	KXX
Checked By	XX-XX-XX

THIS DOCUMENT IS THE PROPERTY OF DELANEY DESIGN SERVICES LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF DELANEY DESIGN SERVICES LLC. DELANEY DESIGN SERVICES LLC IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE USE OF THIS DOCUMENT.

21ST AVEN



LOT LINE

EXST. FENCE

23.4' 22.0' 3.0' 6.2'

PROPOSED RIGHT SIDE ELEVATION N LINCOLN ST

1"=10'



Timberline HDZ[®]

High Definition[®] Lifetime[†] Shingles



As featured on *This Old House*, the Timberline HDZ[®] Shingles installed here are Oyster Gray.

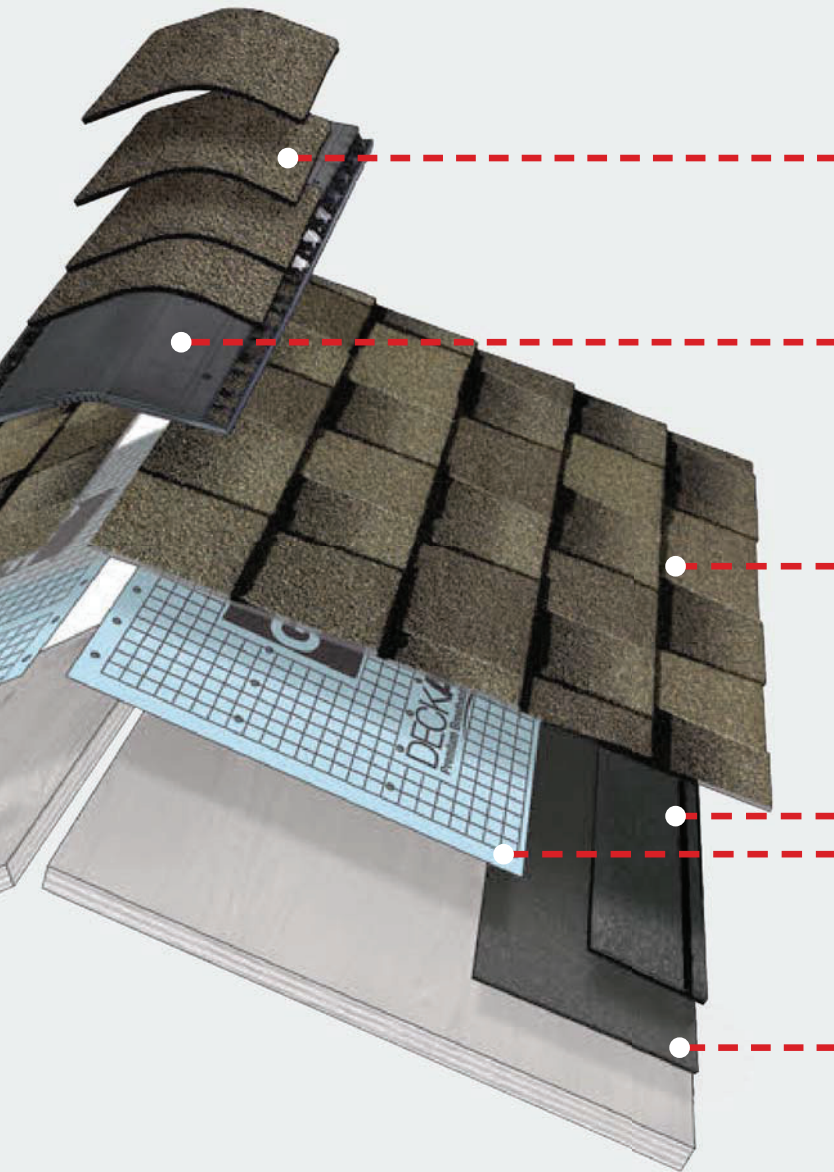
Millions of families have found shelter and peace of mind under a Timberline[®] roof.

And now, a good thing just got even better again.



We protect what matters most[™]

The GAF Lifetime[†] Roofing System



Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



Cobra[®] Attic Ventilation

Helps reduce attic moisture and heat



Lifetime[†] Shingles

Beautify and protect for years to come



Starter Strip Shingles

Helps guard against shingle blow-offs



Roof Deck Protection

Helps shield the roof deck from moisture infiltration



Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime[†] Shingle and at least 3 qualifying GAF Accessories and get a Lifetime[†] limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor¹ about enhanced GAF warranties.



[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

¹ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

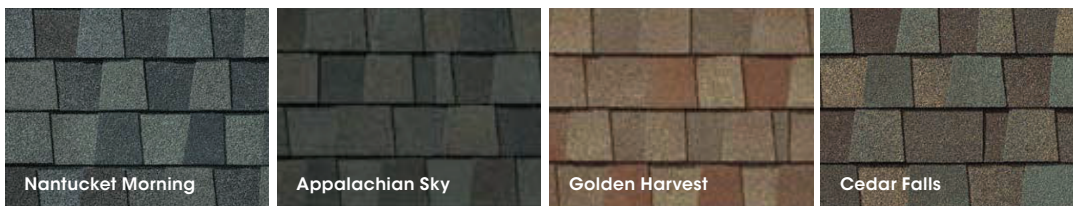
Color Availability



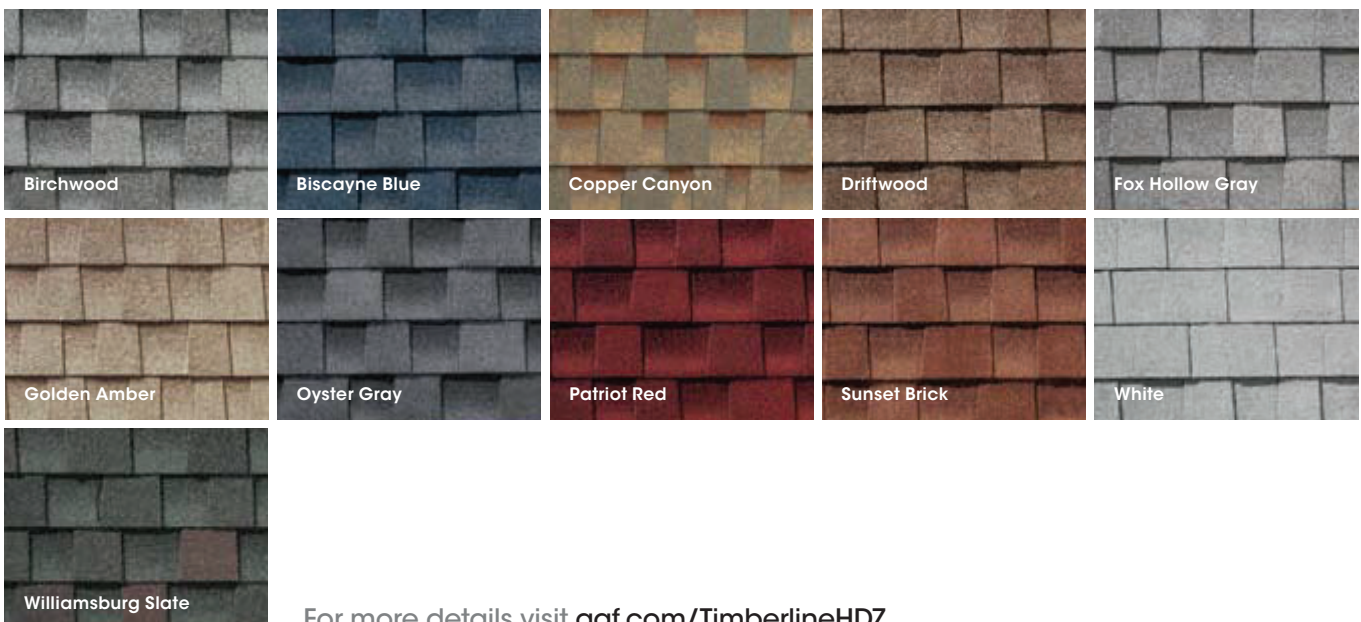
Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)

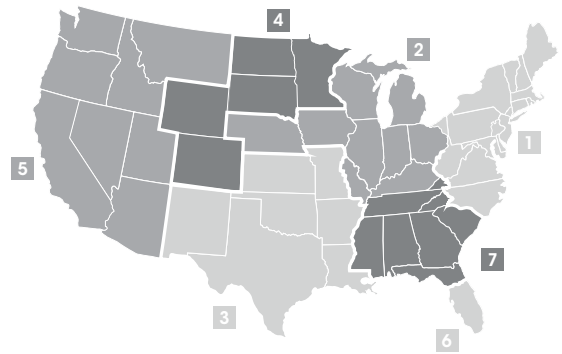


For more details visit gaf.com/TimberlineHDZ

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

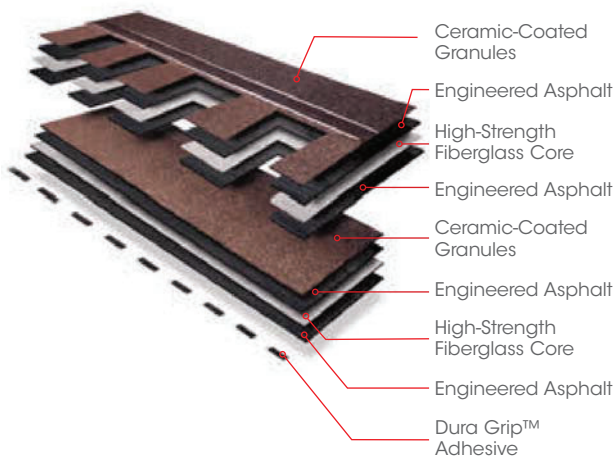
Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
Harvest Blend Colors:							
Nantucket Morning	•	•	•	•	•	•	•
Appalachian Sky	•	•	•	•	•	•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
Regional Colors:							
Birchwood	•	•	•	•	•	•	•
Biscayne Blue	•	•	•	•	•	•	•
Copper Canyon ¹	•	•	•	•	•	•	•
Driftwood	•	•	•	•	•	•	•
Fox Hollow Gray	•	•	•	•	•	•	•
Golden Amber ¹	•	•	•	•	•	•	•
Oyster Gray	•	•	•	•	•	•	•
Patriot Red	•	•	•	•	•	•	•
Sunset Brick	•	•	•	•	•	•	•
White ¹	•	•	•	•	•	•	•
Williamsburg Slate	•	•	•	•	•	•	•



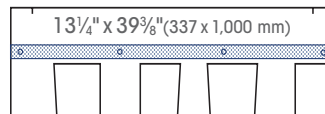
¹ Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty¹
- Hip/Ridge: TimberTex^{®3}; TimberCrest[®]; Seal-A-Ridge^{®3}; Z[®]Ridge; Ridglass[®]
- Starter: Pro-Start[®]; QuickStart[®]; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462²
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

¹ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Harvest Blend colors are only available on TimberTex[®] and Seal-A-Ridge[®].



AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal.

AZEK Trim products are available in many dimensions and sizes, most in both Traditional (smooth) and Frontier (rustic texture). With a building code listing (ESR-1074), AZEK Trim products can be worked similar to wood - even mitered, routed and turned on a lathe. For custom applications, AZEK Trim products can be laminated and heat formed to create curves. AZEK To Mill offers a true 1 1/4" profile that is perfect for fabrication and OEMs.

AZEK TRIM PRODUCTS

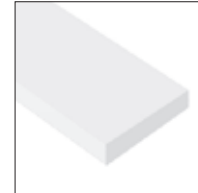
By thickness, width, and length

5/8 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
ACTUAL DIMENSIONS	5/8 x 3 1/2"	•	•
	5/8 x 5 1/2"	•	•
	5/8 x 7 1/4"	•	•
	5/8 x 9 1/4"	•	•
	5/8 x 11 1/4"	•	•
	5/8 x 15 1/4"	•	•

4/4 TRIM Traditional & Frontier		LENGTHS	
		12'	18'
NOMINAL DIMENSIONS	1 x 2		•
	1 x 4	•	•
	1 x 5	•	•
	1 x 6	•	•
	1 x 8	•	•
	1 x 10	•	•
	1 x 12	•	•
	1 x 16	•	•

READY RAKE®	LENGTH
1 x 3 on 1 x 8	18'

QUICK CORNER®	LENGTH
6 x 6 corner with 13/16 J-Channel	20'



Trim - Traditional



Trim - Frontier



Finish Grade Trim



Universal Skirt Board



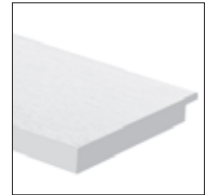
5/8" Beadboard



1/2" Beadboard



Integrated Drip Edge



Rabbeted Trim



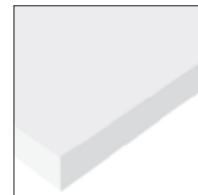
Cornerboards



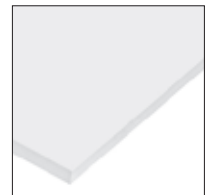
Rabbeted Cornerboards



Column Wrap



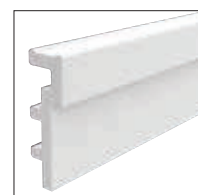
AZEK To Mill (ATM)



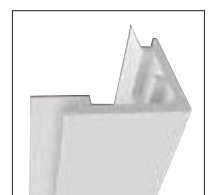
AZEK Sheets



AZEK Adhesive



ReadyRake®



QuickCorner®



AZEK TRIM | #1 BRAND OF TRIM

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal. Using traditional tools and fasteners,

5/4 TRIM Traditional & Frontier		LENGTHS		
		12'	18'	20'
NOMINAL DIMENSIONS	5/4 x 4	•	•	•
	5/4 x 5	•	•	•
	5/4 x 6	•	•	•
	5/4 x 8	•	•	•
	5/4 x 10	•	•	•
	5/4 x 12	•	•	•
	5/4 x 16	•	•	•

SHEET Traditional Only		LENGTHS				
		8'	10'	12'	18'	20'
ACTUAL DIMENSIONS	3/8" x 4'	•	•			
	1/2" x 4'	•	•			
	5/8" x 4'	•	•		•	
	3/4" x 4'	•	•	•	•	
	1" x 4'	•	•	•		•

6/4 TRIM Frontier Only		LENGTH
		20'
NOMINAL DIMENSIONS	6/4 x 4	•
	6/4 x 6	•
	6/4 x 8	•
	6/4 x 10	•
	6/4 x 12	•

CORNERBOARD Traditional & Frontier		LENGTHS	
		10'	20'
NOMINAL DIMENSIONS	5/4 x 4 x 4	•	•
	5/4 x 6 x 6	•	•
	6/4 x 4 x 4	•	
	6/4 x 6 x 6	•	

UNIVERSAL SKIRT BOARD Traditional & Frontier		LENGTH
		18'
NOMINAL DIMENSIONS	5/4 x 6	•
	5/4 x 8	•
	5/4 x 10	•

5/4 RABBETED TRIM Traditional & Frontier		LENGTH
		18'
NOMINAL DIMENSIONS	5/4 x 4	•
	5/4 x 6	•
	5/4 x 8	•

RABBETED CORNERBOARD Traditional & Frontier		LENGTHS	
		10'	20'
NOMINAL DIMENSIONS	5/4 x 4 x 4	•	•
	5/4 x 6 x 6	•	•
	5/4 x 8 x 8 (Trad only)	•	•

BEADBOARD		LENGTH
		18'
NOMINAL DIMENSIONS	5/8" x 3 1/2"	•
	1/2" x 5 1/2"	•

AZEK TO MILL (ATM)		LENGTHS	
		8'	18'
NOMINAL DIMENSIONS	11/4" x 9 1/4"		•
	11/4" x 48"	•	

FINISH GRADE TRIM Traditional		LENGTH
		18'
NOMINAL DIMENSIONS	6/4 x 4	•
	6/4 x 6	•
	3" x 3" Mitre Key Corner Reinforcement	

INTEGRATED DRIP EDGE Traditional & Frontier		LENGTH
		18'
NOMINAL DIMENSIONS	5/4 x 4	•
	5/4 x 6	•

COLUMN WRAP Traditional		LENGTH
		10'
NOMINAL DIMENSIONS	4 x 4	•
	6 x 6	•
	8 x 8	•

AZEK ADHESIVE	
BOTTLE SIZE	4 oz.
	8 oz.
	16 oz.
	32 oz.
	128 oz.
	5 gal.



Door Configuration

Double Door

[See Similar Items](#)

Door Type

French Patio Door

[See Similar Items](#)

Material

Fiberglass

[See Similar Items](#)

Features

Argon Filled Glass

Insulated

Lockset Bore (Double Bore)

[Show More](#) ▾

Door Handing

Left Hand/Outswing

[See Similar Items](#)

Finish Type

Finished

[See Similar Items](#)

Dimensions

Actual Door Height (in.)	79.25 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	70.75 in
Door Height (in.)	80 in
Door Thickness (in.)	1.75 in
Door Width (in.)	72 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (in.)	79.75 in



Rough Opening Width (in.)

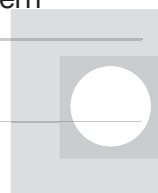
71.5 in

Details

Bore Type	Double Bore
Color Family	White
Color/Finish	Smooth White Exterior and Interior
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Double-Glazed, Flush Glazed, Low-E, Tempered
Door Handing	Left Hand/Outswing
Door Type	French Patio Door
Features	Argon Filled Glass, Insulated, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Finished
Frame Material	Composite
Hinge Type	Standard
Included	Instructions
Material	Fiberglass
Number of Lites	1 Lite
Product Weight (lb.)	240 lb
Returnable	90-Day

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	Limited Lifetime



Fiberglass french doors, double pane glass, no lites to match existing doors on main house





HardiePlank® Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

HZ5® Product Zone HZ10® Product Zone

Product Width: 5-1/4in 6-1/4in 7-1/4in 8in 8-1/4in 9-1/4in 12in

Product Finish: Primed ColorPlus® Technology

Product Texture: Smooth Select Cedarmill® Colonial Roughsawn®
 Colonial Smooth® Rustic Cedar

HardiePlank® Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPLANK® LAP SIDING

Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft ³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr-ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
	International Building Code® class		A		
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051



Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Hardie Plank cement siding wshown with 4" reveal. Would match reveal to main house





Mitsubishi Single Zone 12,000 BTU Wall Mounted 23.1 SEER MiniSplit

(7)

With Heater · Heat Pump · Energy Star

Mitsubishi is a leading brand in mini split technology, and the MSZ-GL12NA / MUZ-GL12NA single-zone mini split is no exception. It offers superior comfort and high efficiency, making it a top choice for heating and cooling small rooms.

Details

Refrigerant Charge	Pre-Charged for: 25'
Controller	Wireless Included
Maximum Line Set Length	65'
HSPF	13.2
HSPF2	10.7
Cooling BTU	12,000 BTU
Heating BTU	14,400 BTU
Maximum CFM	109-399 CFM
Decibel Level (dBA)	Indoor Unit: 19-45 Outdoor Unit: 49
Energy Star	Yes
Refrigerant	R410A
Capacity	Dehumidification Rate: 0.38 gal/hr
Dehumidification Rate	0.38 gal/hr
SEER	23-24
SEER2	25.5
EER	13.05
Liquid Line	1/4"



Phase Single Phase

Max Breaker Size 15

Min. Breaker Size 9

Amperage Requirement 15

BTU/Tonnage 12,000 BTU/1 Ton

Mini-Split Type Wall Mounted

Min/Max Outdoor Temp for Heating -4°-75°

Min/Max Outdoor Temp for Cooling 14°-115°

Zone Compatibility Single Zone

Operating Mode Cooling, Heating

Warranty 10 Years with Online Registration

Falls Church, VA · [Learn more](#)



Screening added to cover HVAC unit on exterior. Pressure treated wood or lattice



PREMIUM SERIES ALL WOOD CASEMENT

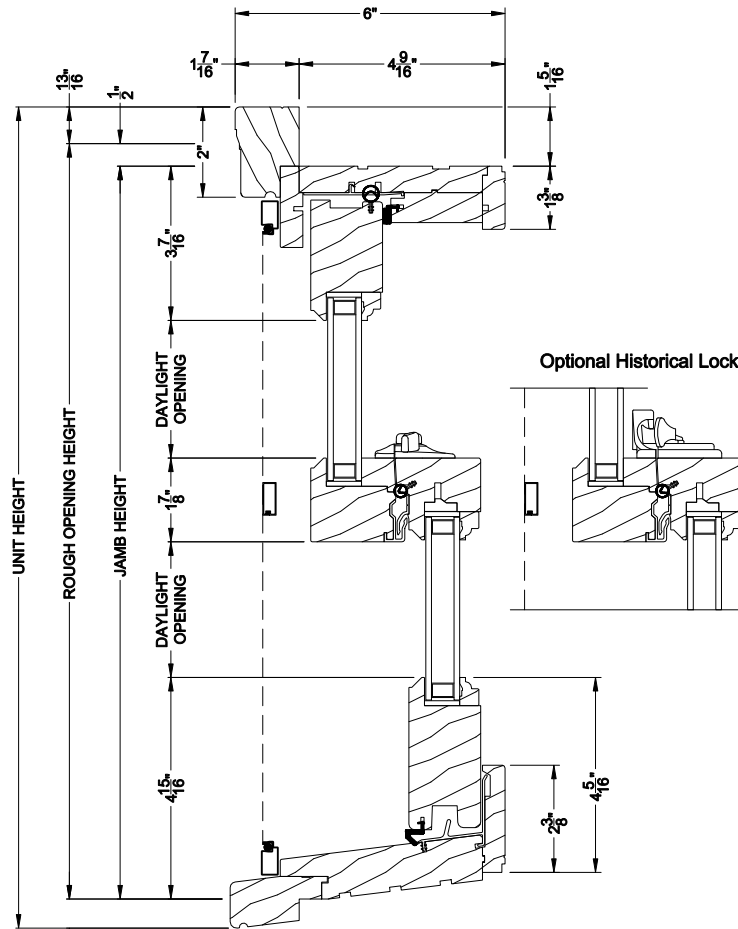
From craftsman to contemporary architecture, Weather Shield all wood casement windows are versatile and easily complement a variety of designs. Available in a variety of styles including French, eyebrow, bows, bays, picture combination windows and more.

Weather Shield®

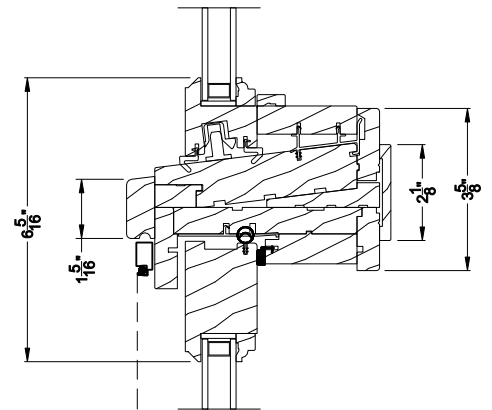
Premium Wood Series™

Double Hung Windows

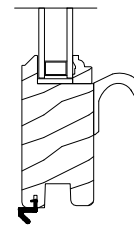
CROSS SECTION DETAILS



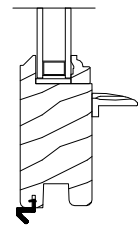
PREMIUM WOOD DOUBLE HUNG WINDOW (6120)
Vertical Section



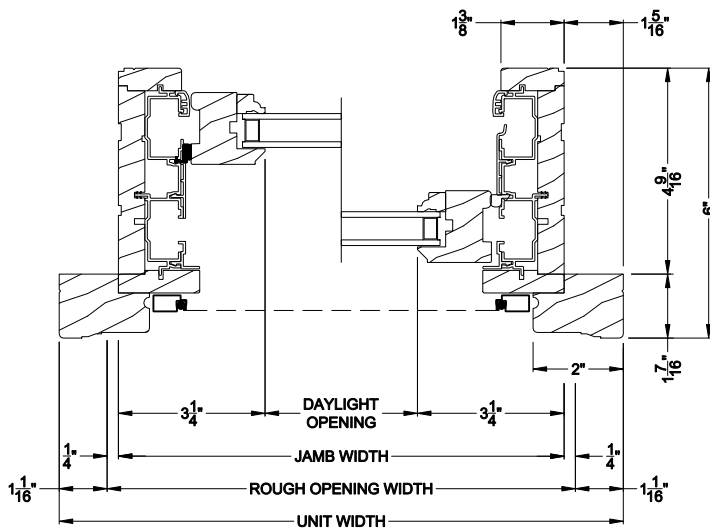
PREMIUM WOOD DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



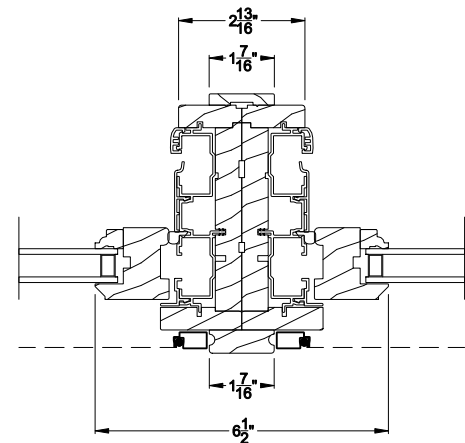
Optional Historical Sash Lift



Optional Contemporary Sash Lift



PREMIUM WOOD DOUBLE HUNG WINDOW (6120)
Horizontal Section



PREMIUM WOOD DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

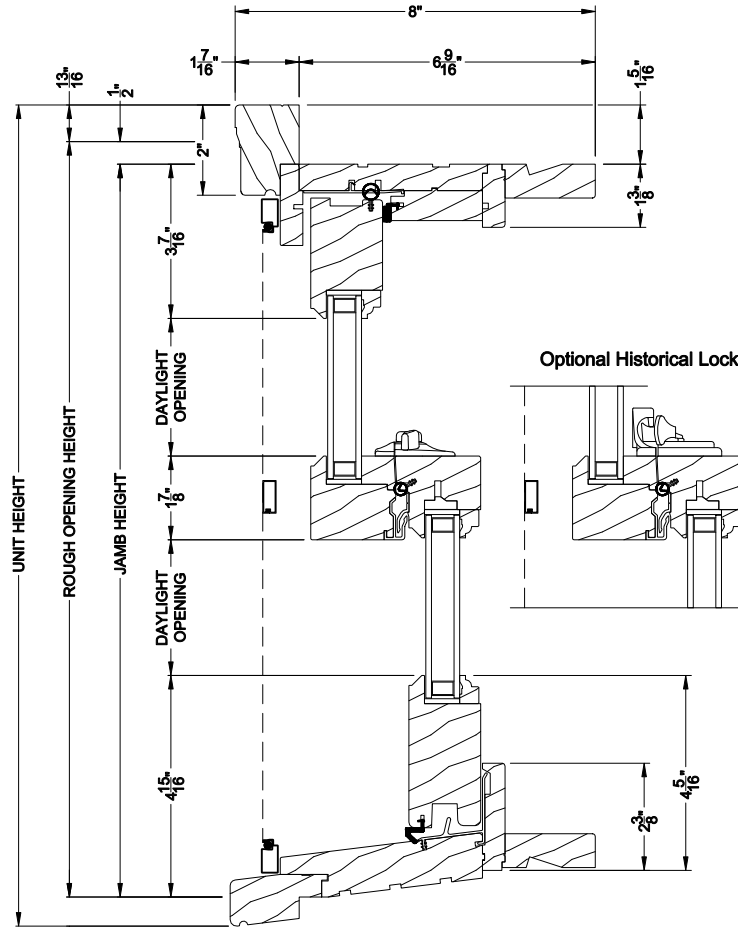
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

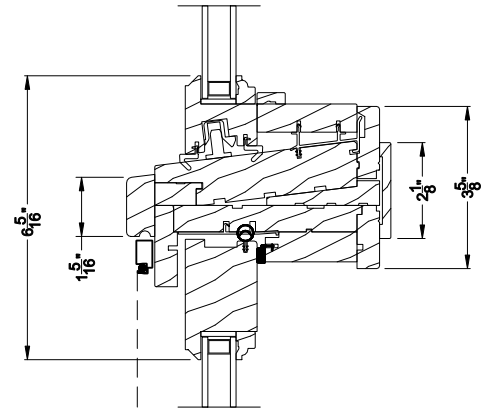
Premium Wood Series™

Double Hung Windows

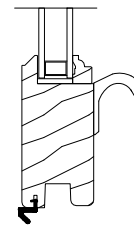
CROSS SECTION DETAILS



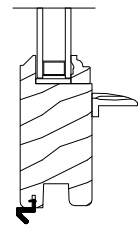
PREMIUM WOOD DOUBLE HUNG WINDOW (6120)
Vertical Section - 6 9/16" Jamb



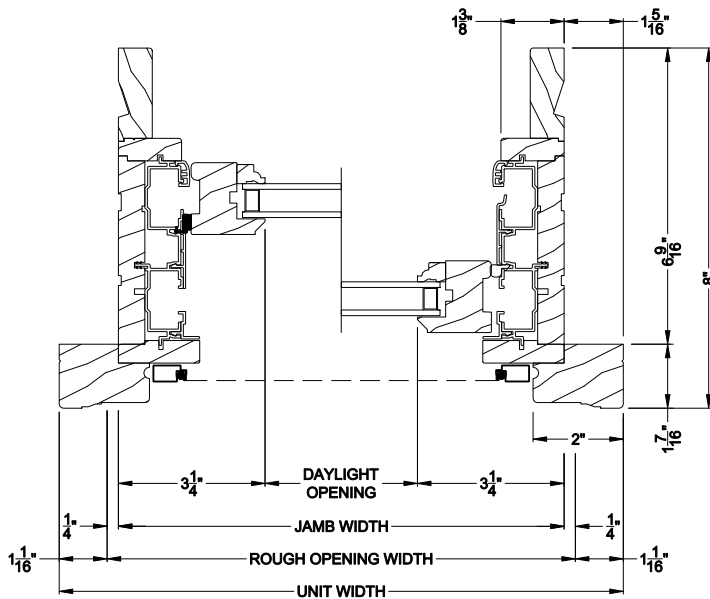
PREMIUM WOOD DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



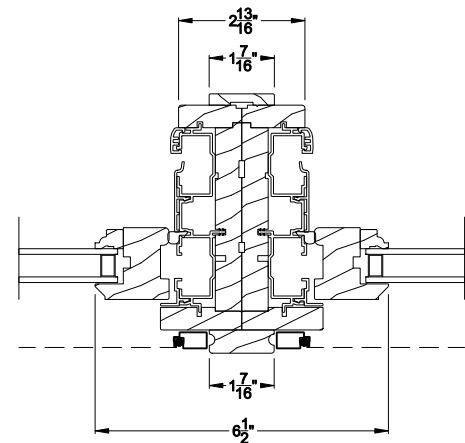
Optional Historical Sash Lift



Optional Contemporary Sash Lift



PREMIUM WOOD DOUBLE HUNG WINDOW (6120)
Horizontal Section - 6 9/16" Jamb



PREMIUM WOOD DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Jamie Jackson & Michael Clarke
3412 21st Ave N Arlington VA 22207
561-445-2824
jamiejackson84@gmail.com

3/28/24

Dear Neighbor:

We are requesting your support for a proposed studio on our property located at 3412 21st Ave N Arlington VA 22207. The addition requires approval from the HALRB due to being located with the Maywood Historic district being built within the side setback and adding a new structure to the property. As you can see from the attached sketches the accessory unit will be built to reflect the feel of the historic home.

I have attached a simple statement that you can sign and send back to show your support. If you have any questions please feel free to call or email us.

Thank you!

Jamie, Mike, and Nacho

Date: March 29, 2023

Address: 3312 21st Avenue N., Arlington, VA 22207

I, Traci McKeever, would like to offer my support for the proposed improvements & setbacks for the property located at 3412 21st Avenue.

Signature

s/ Traci McKeever
Traci McKeever

Date 4/29/2024

Address 3415 21st Avenue North

We ~~X~~ Brad Reese and Mary Beth Tighe would like to offer my support
for the proposed improvements & setbacks for the property located at
3412 21st Avenue North

Signature

Mary Beth Tighe
Brad Reese

Date April 2, 2024

Address 2109 N Monroe St B Arlington VA 22207

I, **Erin Mendenhall**, would like to offer my support for the proposed improvements & setbacks for the property located at 3412 21st Ave, N Arlington VA 22207.

Signature

Erin Mendenhall

04/02/2024

Date 4/3/2024

Address: 3411 21st Ave N, Arlington VA 22207

I, Bill and Soquel Harding, would like to offer my support for the proposed improvements & setbacks for the property located at 3412 21st Ave N Arlington VA 22207.

Signature

Bill Harding and Soquel Harding

Date 4/3/2024

Address: **3402 21st Ave N, Arlington VA 22207**

I, Linda Anne Staheli & David Abramowitz,
would like to offer my support for the proposed improvements & setbacks for the
property located at 3412 21st Ave N Arlington VA 22207.

Signature

Linda Anne Staheli & David Abramowitz