

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

APPLICANT: Alabama Ave LC

LOCATION: Old and Historic Alexandria District
112 Princess Street

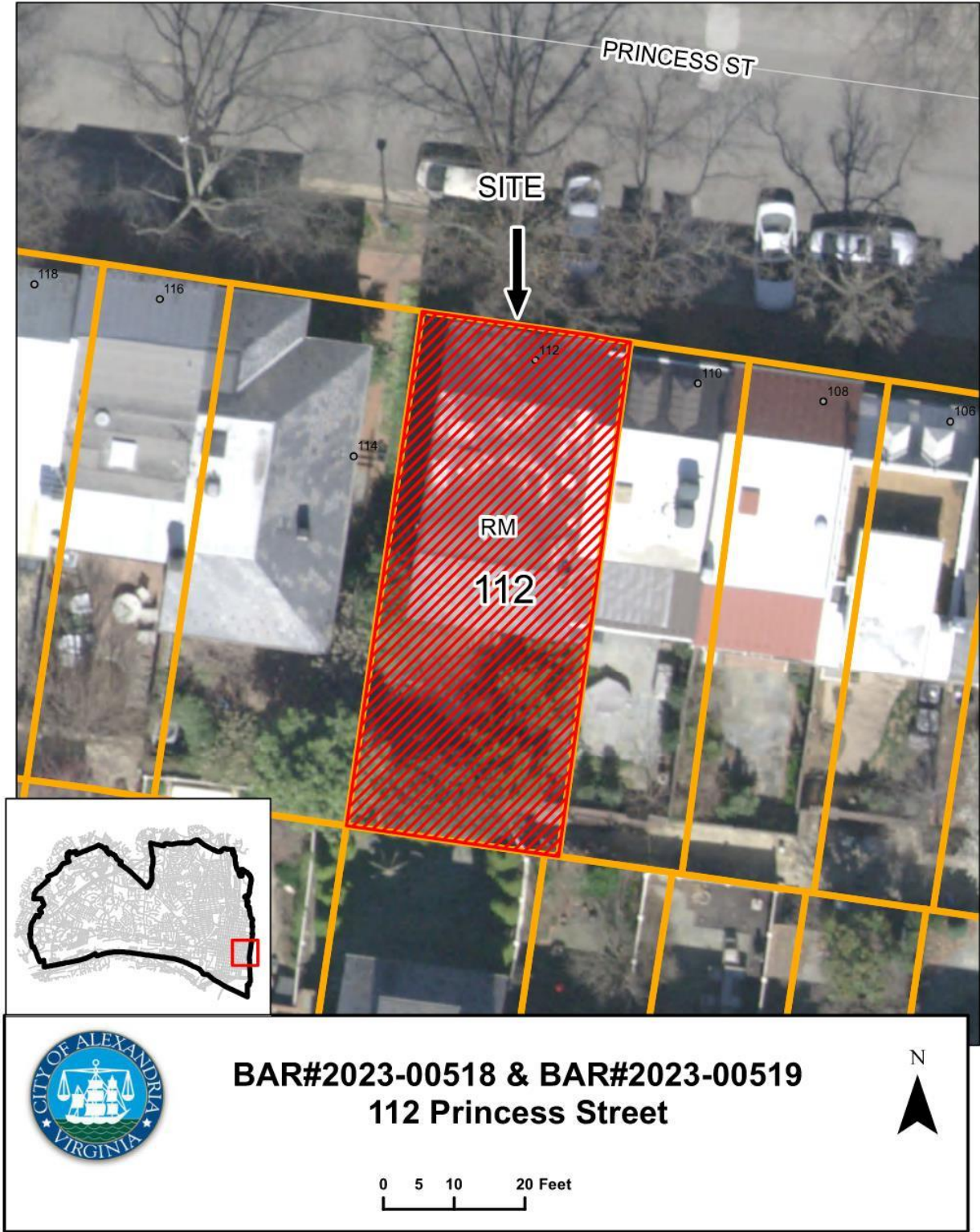
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

GENERAL NOTES TO THE APPLICANT

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



Note: Staff coupled the applications for a Permit to Demolish (BAR #2021-00518) and Certificate of Appropriateness (BAR #2021-00519) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to renovate and update a 1971 townhouse, at 112 Princess Street.

Permit to Demolish/Capsulate

- Remove portions of the exterior walls on the north/primary elevation to accommodate a bay window and patio door;
- Remove portions of the exterior walls on the west elevation to accommodate new windows;
- Remove a portion of the south/rear roof to accommodate a balcony.
- Remove a small portion of the roof for a new roof deck and hatch.

Certificate of Appropriateness

- On the north elevation, add a bay window and patio door and replace the garage door and entry;
- On the west elevation, add new windows and replace existing windows;
- On the south elevation, replace doors and windows and add a small balcony;
- Add a roof deck.

II. HISTORY

The vernacular three-story, three-bay, brick townhouse at 119 Princess Street is one of a group of 86 brick townhouses bounded by North Union, North Lee, Queen, and Oronoco streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. This area was not included in the Old and Historic Alexandria District until June of 1984. The Board has reviewed and approved well over one hundred additions and/or alterations to houses in this development since its inclusion in the historic district. Many of those alterations modernized the style of the houses, such as the alterations to 100, 101, 106 Quay, and 107 Princess.

Previous BAR Approvals

Staff found no prior BAR approvals.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas which will be demolished are not historic and the materials to be demolished are not of unusual or uncommon design and could be reproduced easily. The building was constructed in the early 1970s and has not achieved historic significance in its own right through time or as the work of a nationally recognized architect. The townhouse is typical of the types of garage townhouses constructed in Alexandria in the mid-to-late 20th century. Staff therefore supports the application for a Permit to Demolish/Capsulate.

Certificate of Appropriateness

The BAR’s adopted *Design Guidelines* note that the “guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach.” Additionally, the *Guidelines* state that “new and untried approaches to common design problems should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.” This townhouse is part of a larger development of non-historic townhouses where the BAR has approved substantial alterations and redesigns since this development was included in the historic district in 1984. These townhouses lack historic significance or architectural distinction – they have a vaguely Colonial Revival character with the street level devoted to multiple curb cuts and large garage doors – and in the

opinion of staff, a comprehensive redesign of the building’s architectural style and character is both acceptable and appropriate. See Figures 1 and 2 for the current and proposed primary elevation and Figures 3 and 4 for other BAR-approved modern townhouses in the community.



Figure 1: 112 Princess now



Figure 2: 112 Princess proposed



Figure 3: 101 Quay



Figure 4: 107 Princess

In staff's opinion, the proposed modern windows and doors, which comply with the *BAR Policies for Administrative Approval*, are both acceptable and appropriate; wholesale façade alteration in a more modern style has been supported by the BAR with many examples on the subject block and on other blocks in this development, two of which are shown in Figures 3 and 4 above. The new lighting sconce, house numbers, and mailbox all go well with the proposed design. Fiber cement siding for the rear dormer is appropriate for this Late building, as is the stainless-steel railing for the roof deck. The aluminum garage door with frosted acrylic glass panels also complies with the *BAR Policies for Administrative Approval*, which state that "Garages constructed after 1931 may have overhead sectional doors and may use a pressed steel or composite material..." and "Glazing on garage doors must be stylistically appropriate."

Staff recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 This property is governed by BZA#1084 in terms of setbacks, FAR and other zoning regulations.

C-1 Proposed exterior improvements will comply with zoning.

C-2 Proposed roof deck will comply with zoning.

C-3 Proposed railings allowed up to 3' in height as it is considered not an increase in height of the structure.

Code Administration

C-1 Building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

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

Alexandria Archaeology

- F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

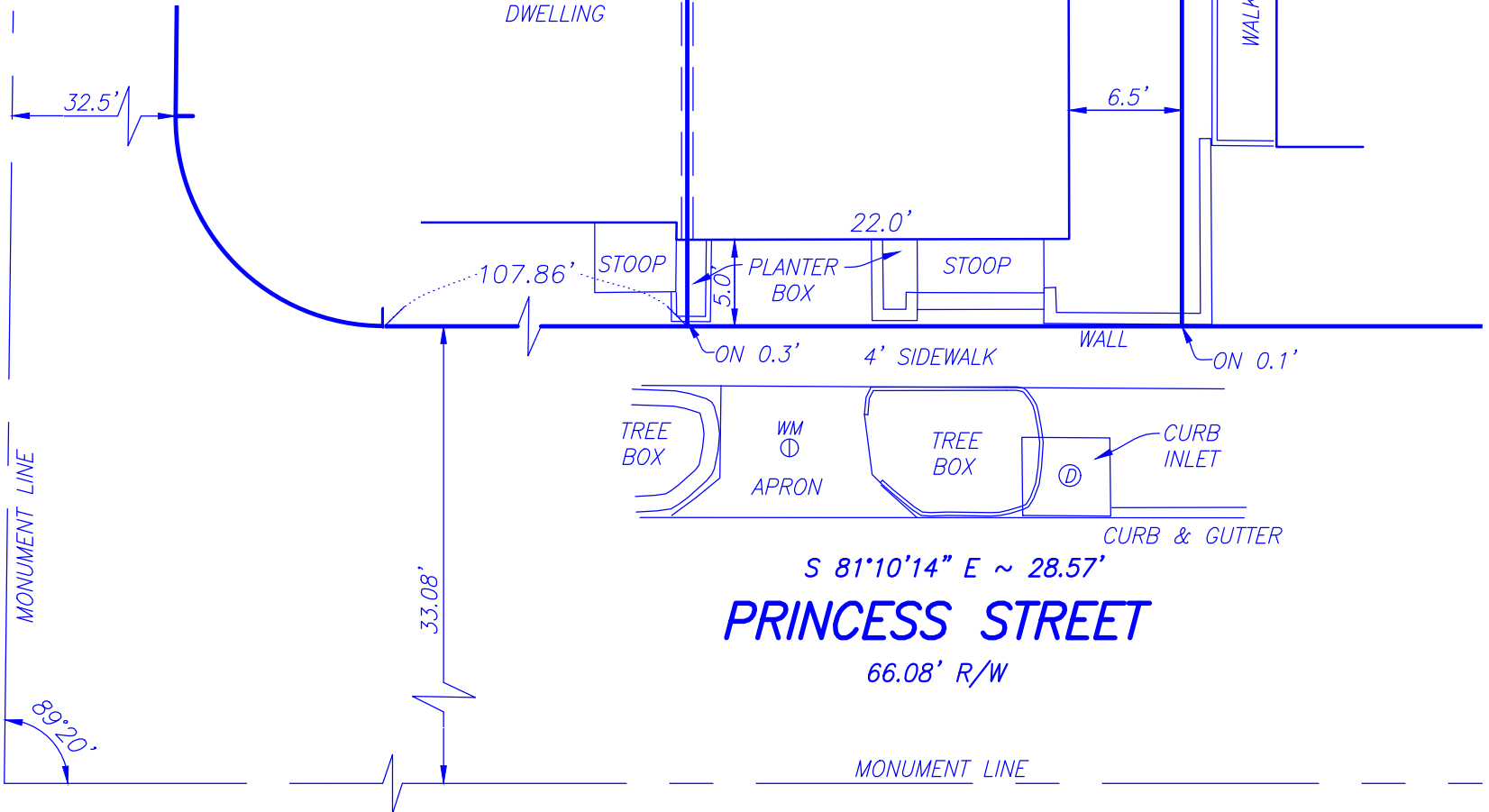
NOTE: TAX ASSESSMENT MAP NUMBER: 065.03-05-08;

RCF
RECORD NORTH
(DB 726, PG 115)

UNION STREET

57.5' R/W

MONUMENT LINE



PRINCESS STREET

66.08' R/W

MONUMENT LINE

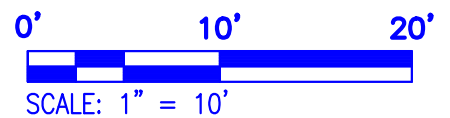
PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 714, SECTION FOUR

OLD TOWNE

DEED BOOK 726, PAGE 115

CITY OF ALEXANDRIA, VIRGINIA



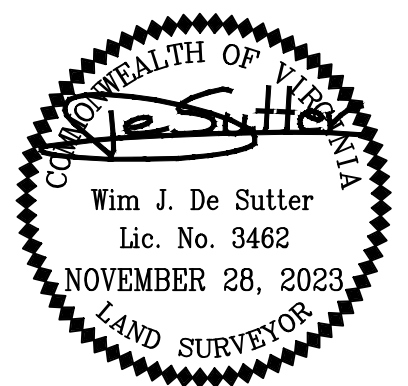
SCALE: 1" = 10'
DATE: NOVEMBER 28, 2023

NOTES:
INSTR #200000538
PLAT SUBJECT TO RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

OWNER: KAREN DIDION LAMBERT, TR
CLIENT: SCOTT MITCHELL

RCFIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422



ADDRESS OF PROJECT: 112 Princess Street

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

TAX MAP AND PARCEL: 065.03-05-08 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: The Federal City Group

Address: 618 S Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: 703-765-5544 E-mail: kim@federalcitygroup.com

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

Name: Stephen Kulinski AIA

Phone: 703-836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Alabama Ave LC

Address: 618 S Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: 703-765-5544 E-mail: kim@federalcitygroup.com

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).*

Renovation of existing 1971 house. Replace exterior doors and windows, add new bay window above front entry door. Change window locations on the side of the house to accommodate new interior stair and elevator layout. Add new roof deck inset at the rear of the house / existing attic. Add railings above flat portion of existing roof to accommodate new roof deck access.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Stephen Kulinski

Printed Name: Stephen Kulinski

Date: 12/19/23

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. Scott Mitchell	618 S Alfred Street	50
2. Larry Hirsch	618 S Alfred Street	50
3.		

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Scott Mitchell	none	none
2. Scott Mitchell		
3. Scott Mitchell		

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.

12/19/23
Date

Stephen Kulinski
Printed Name

Stephen Kulinski
Signature



112 PRINCESS STREET
(SUBJECT PROPERTY)

1 EXISTING STREETScape
A1 SCALE: N/A

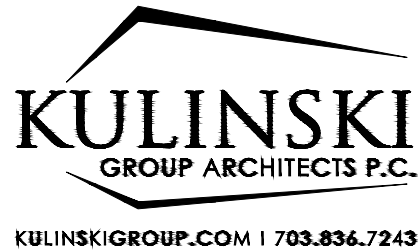


2 EXIST. NORTH ELEVATION (PRINCESS ST)
A1 SCALE: N/A



3 EXIST. SOUTH ELEVATION
A1 SCALE: N/A

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112 PRINCESS STREET

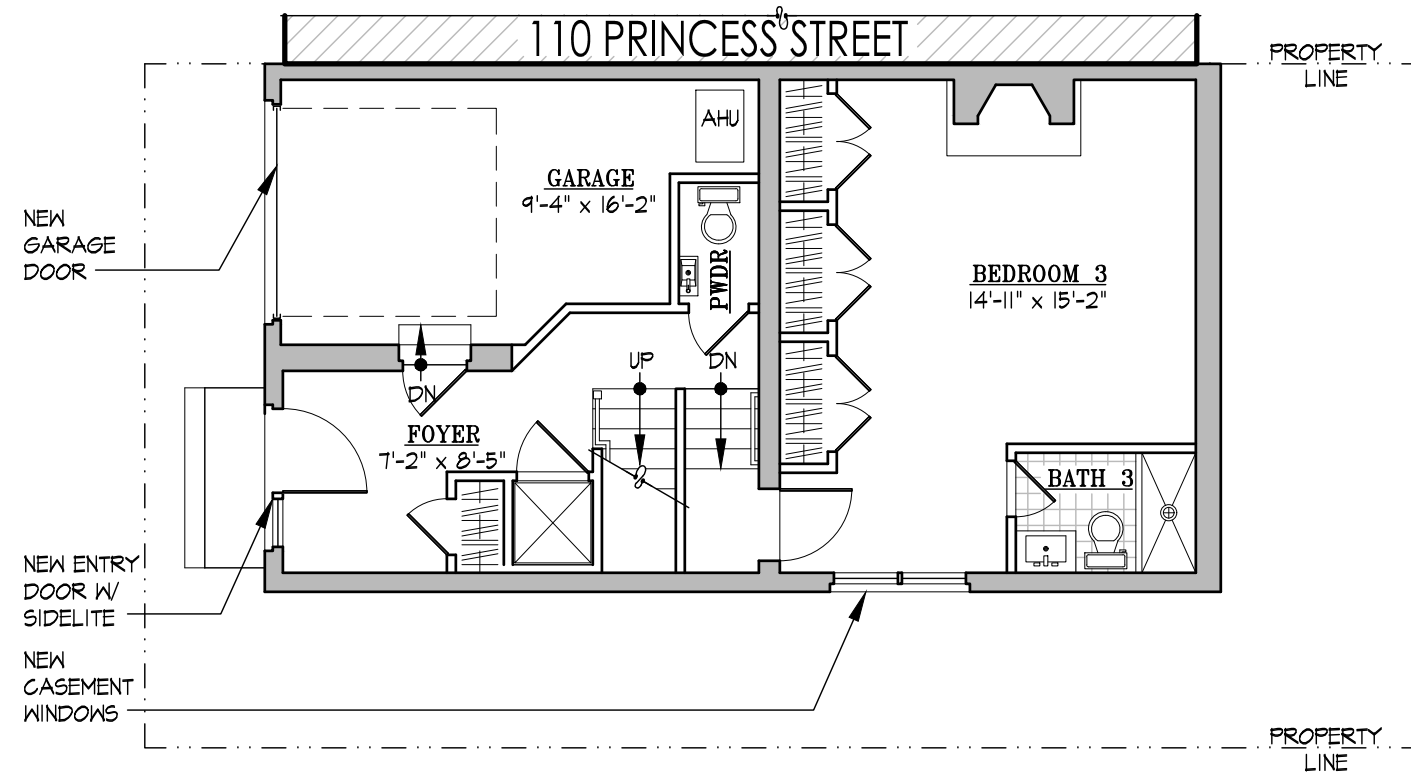
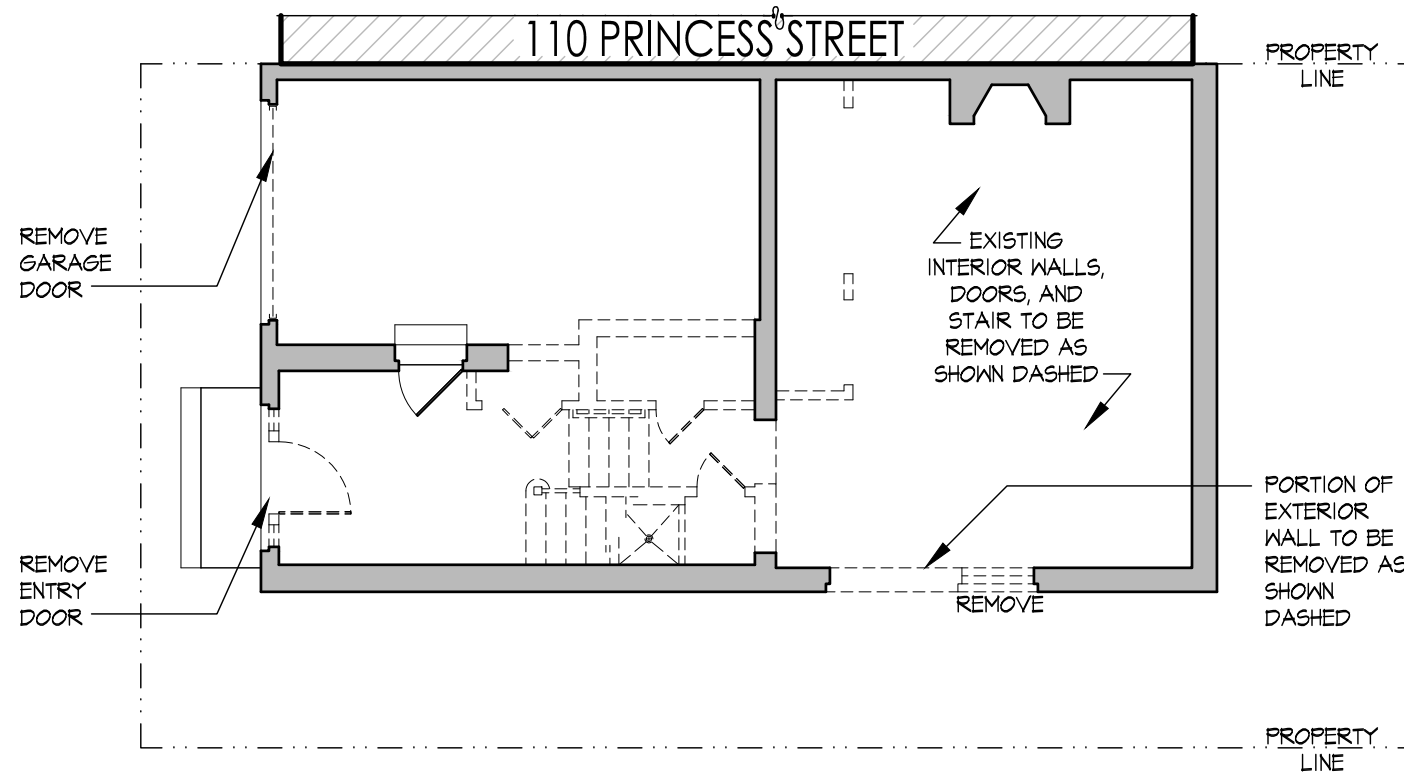
112 PRINCESS STREET ALEXANDRIA, VA 22314

EXISTING IMAGES

A1

12/18/2023

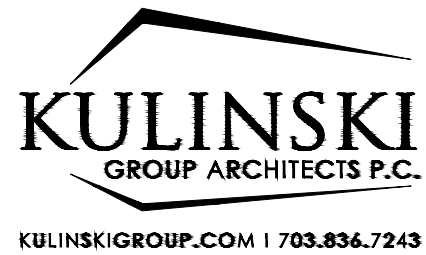
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1 GROUND FLOOR PLAN (DEMO)
A2 SCALE: 1/8" = 1'-0"

2 GROUND FLOOR PLAN (NEW WORK)
A2 SCALE: 1/8" = 1'-0"

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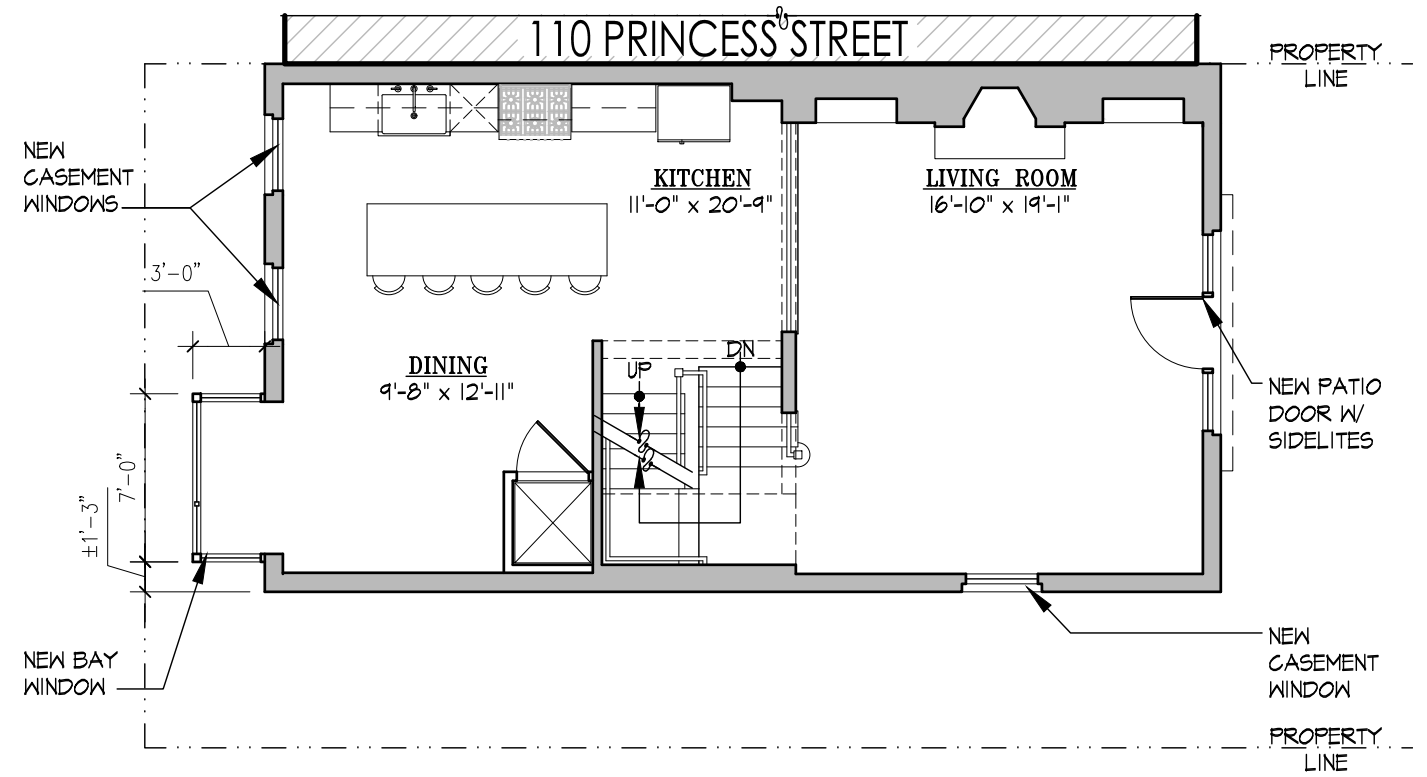
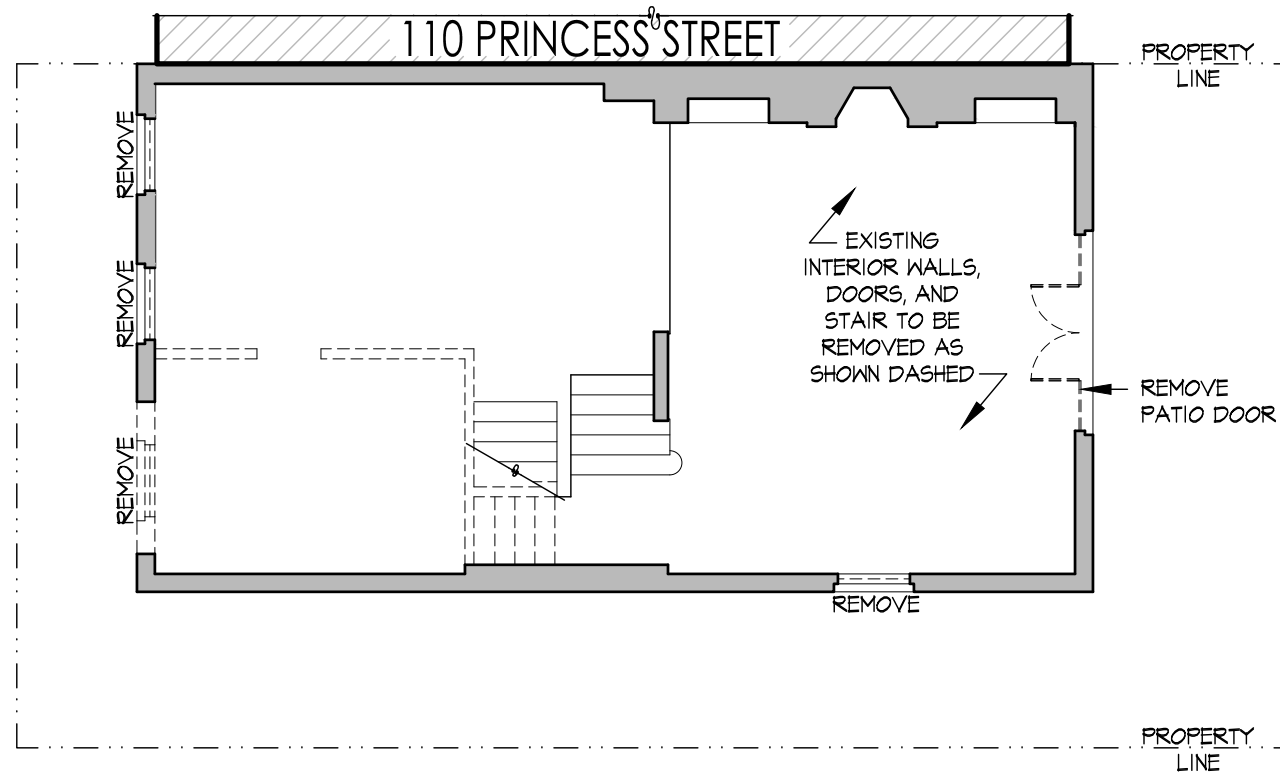


112 PRINCESS STREET
112 PRINCESS STREET ALEXANDRIA, VA 22314
GROUND FLOOR PLANS

12/18/2023

A2

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED
—————	EXISTING FULL HEIGHT WALL TO REMAIN



1 FIRST FLOOR PLAN (DEMO)
A3 SCALE: 1/8" = 1'-0"

2 FIRST FLOOR PLAN (NEW WORK)
A3 SCALE: 1/8" = 1'-0"

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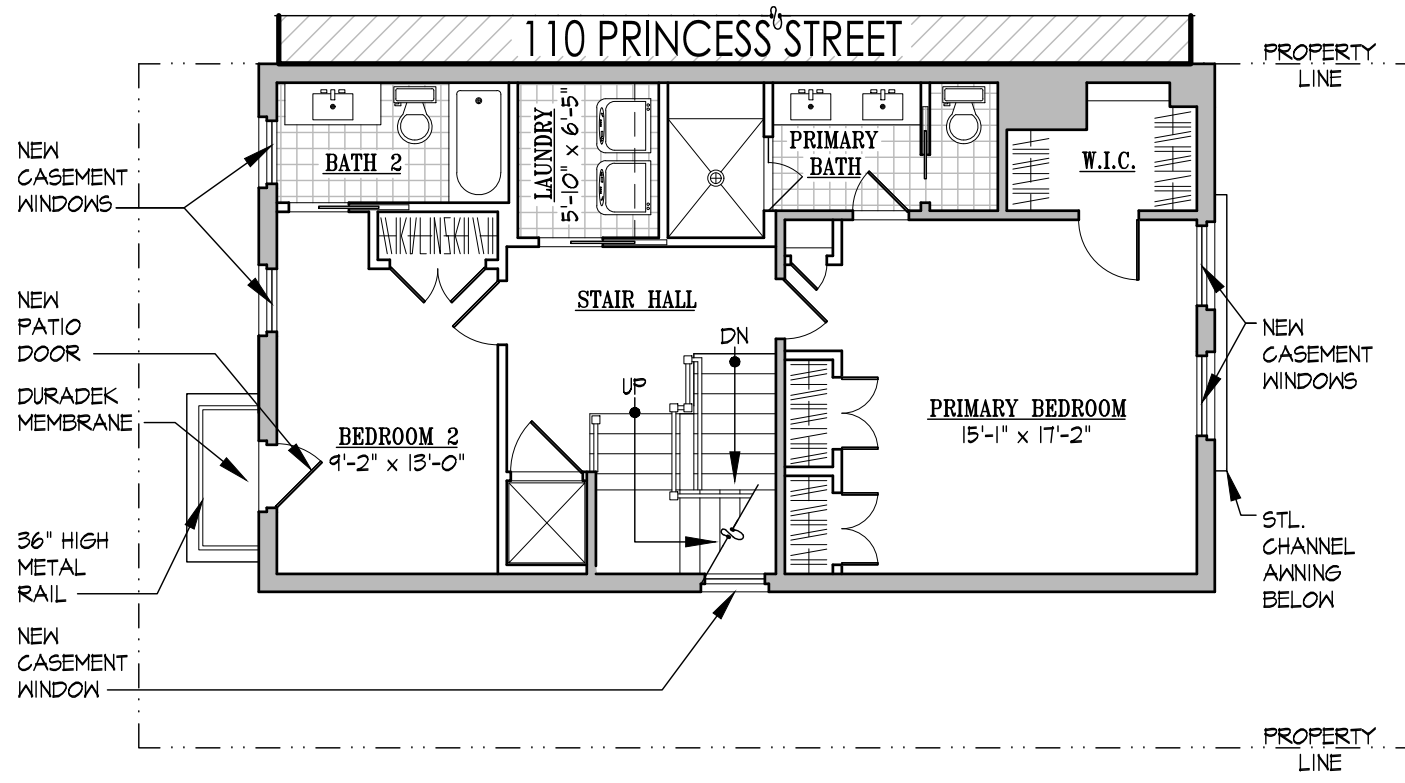
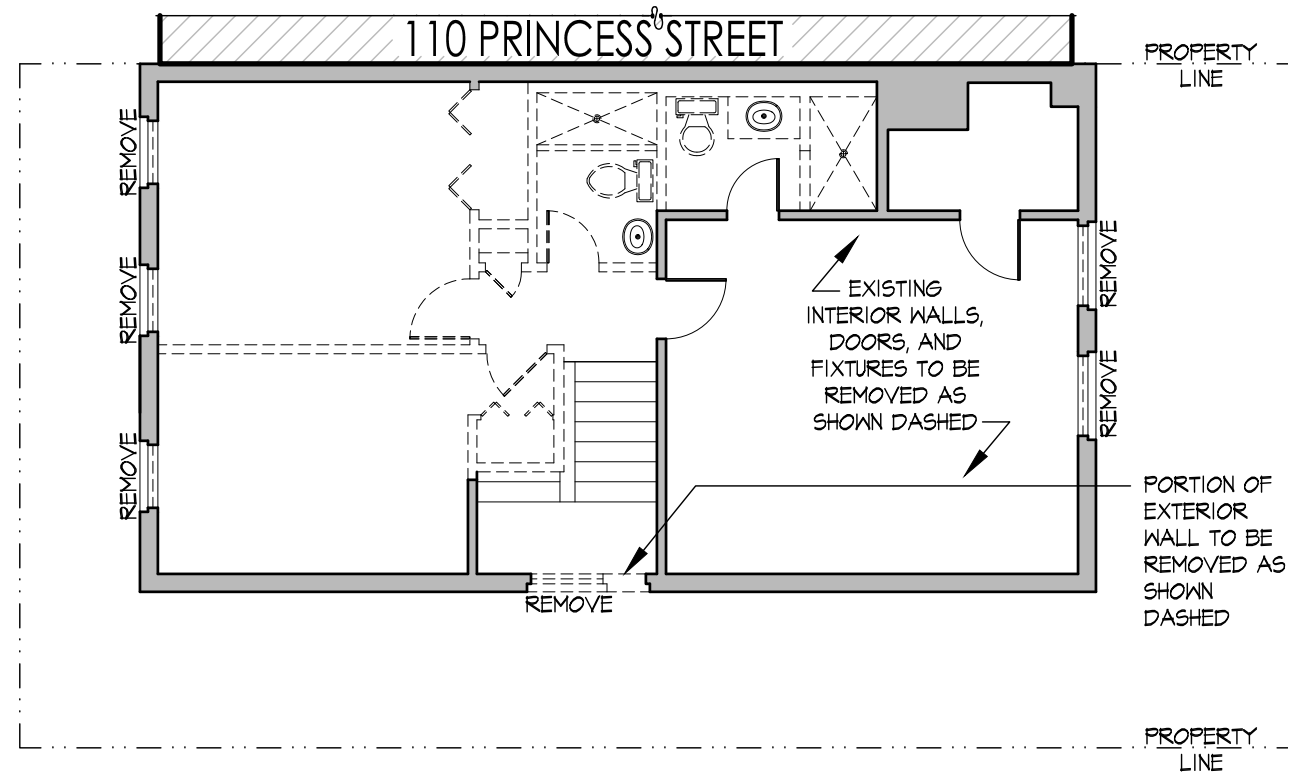


112 PRINCESS STREET
112 PRINCESS STREET ALEXANDRIA, VA 22314

FIRST FLOOR PLANS
12/18/2023

A3

SYMBOLS LIST	
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—————	EXISTING FULL HEIGHT WALL TO REMAIN



1 SECOND FLOOR PLAN (DEMO)
A4 SCALE: 1/8" = 1'-0"

2 SECOND FLOOR PLAN (NEW WORK)
A4 SCALE: 1/8" = 1'-0"

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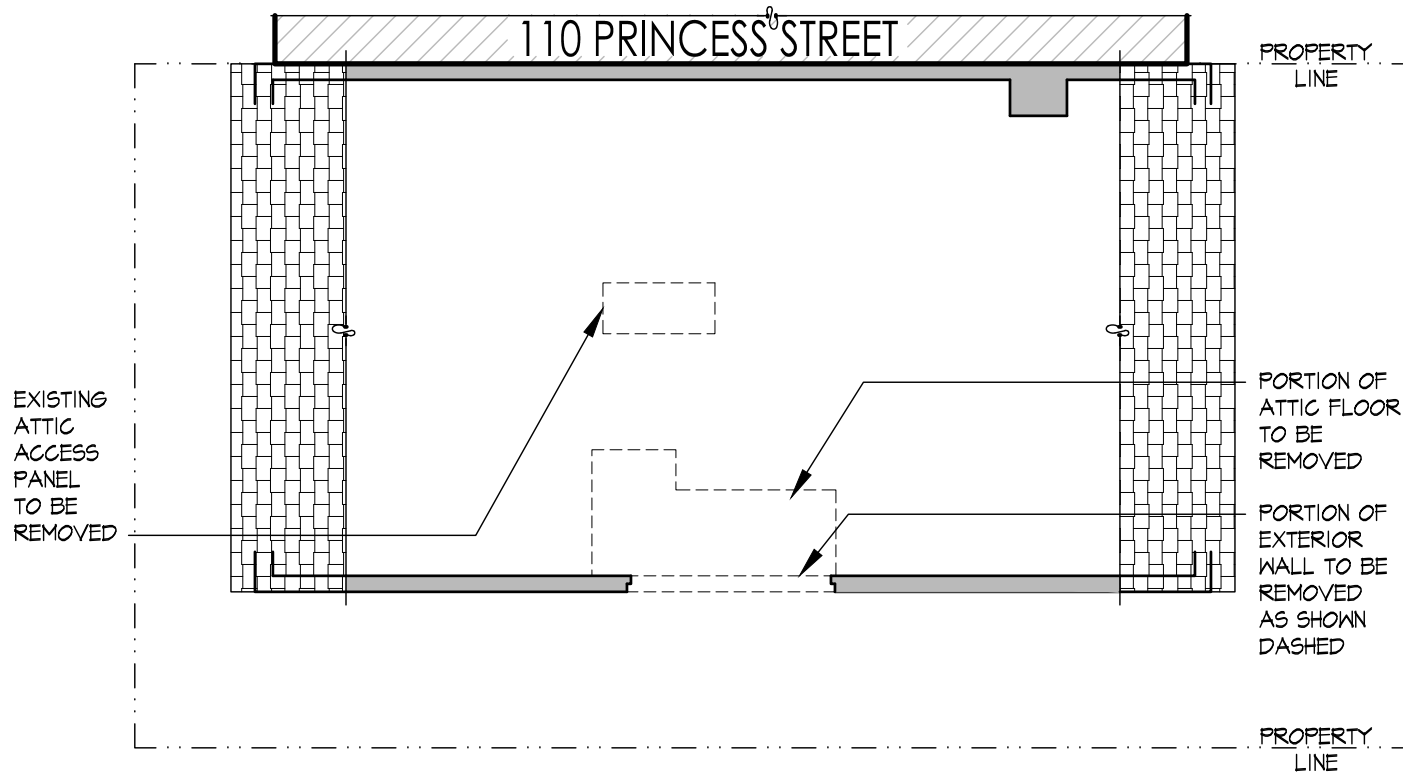


112 PRINCESS STREET
112 PRINCESS STREET ALEXANDRIA, VA 22314
SECOND FLOOR PLANS

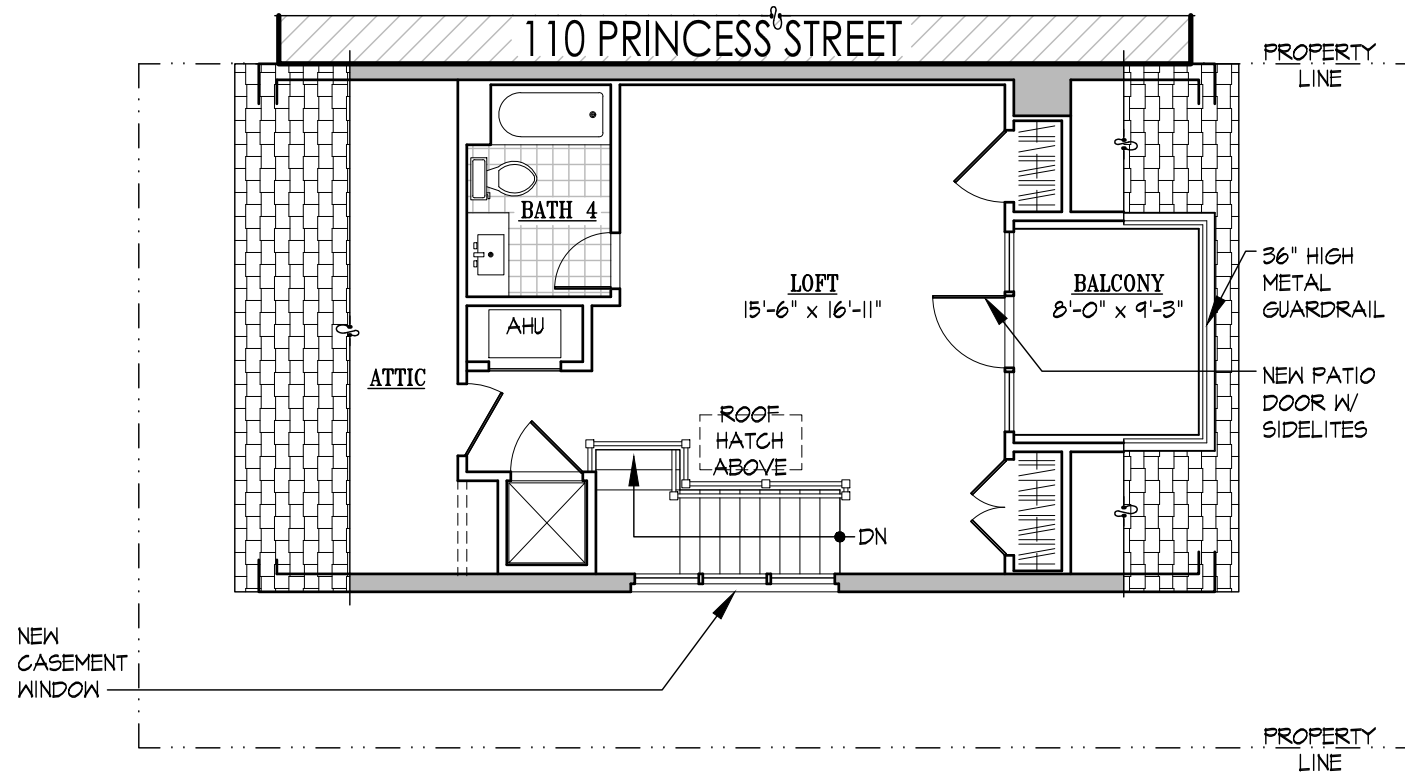
12/18/2023

A4

SYMBOLS LIST	
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-----	EXISTING FULL HEIGHT WALL TO REMAIN



1 ATTIC PLAN (DEMO)
A5 SCALE: 1/8" = 1'-0"



2 ATTIC PLAN (NEW WORK)
A5 SCALE: 1/8" = 1'-0"

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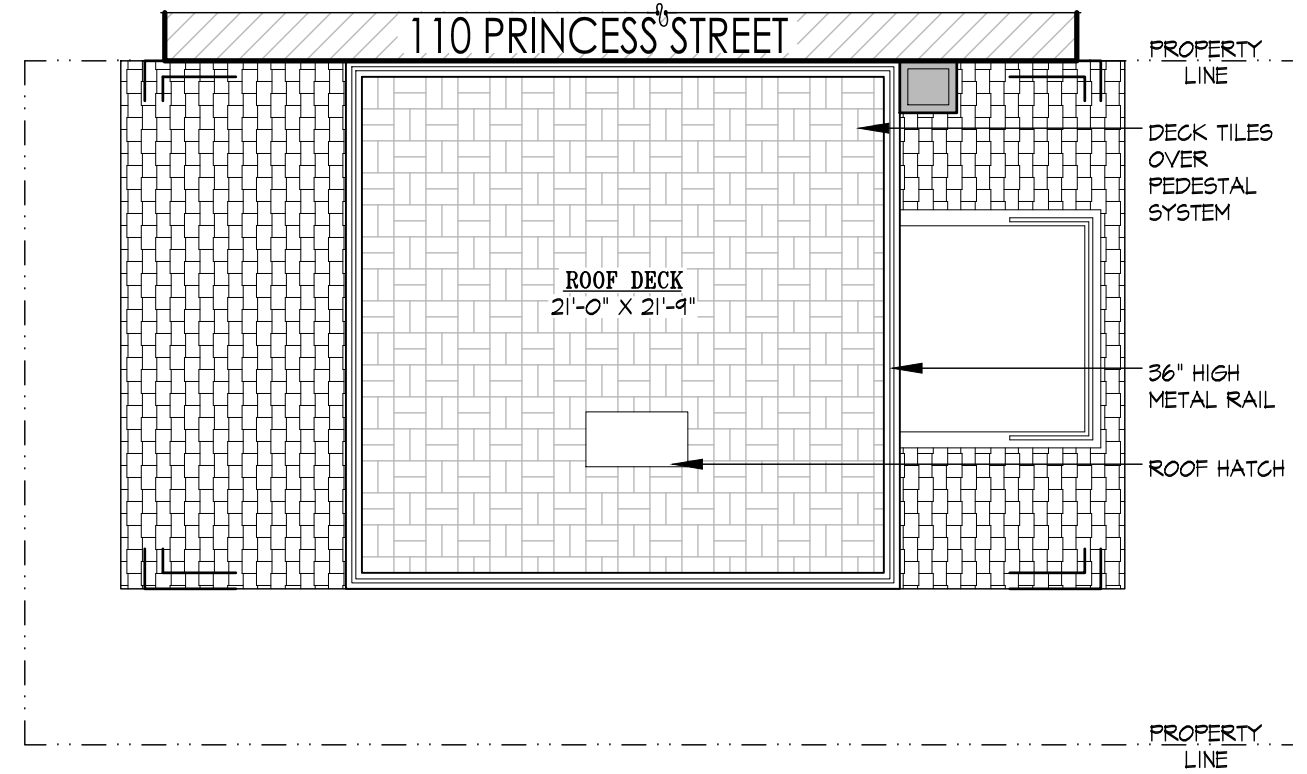
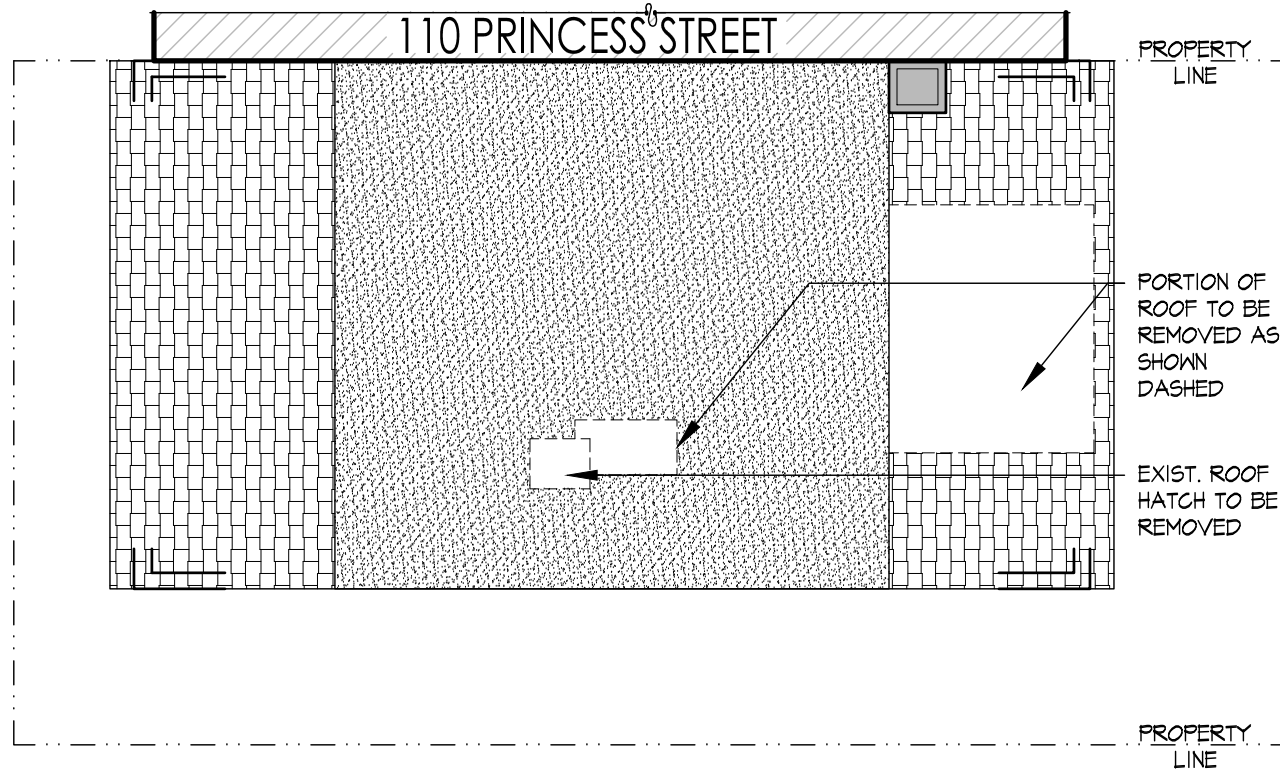
112 PRINCESS STREET
112 PRINCESS STREET ALEXANDRIA, VA 22314

ATTIC PLANS

12/18/2023

A5

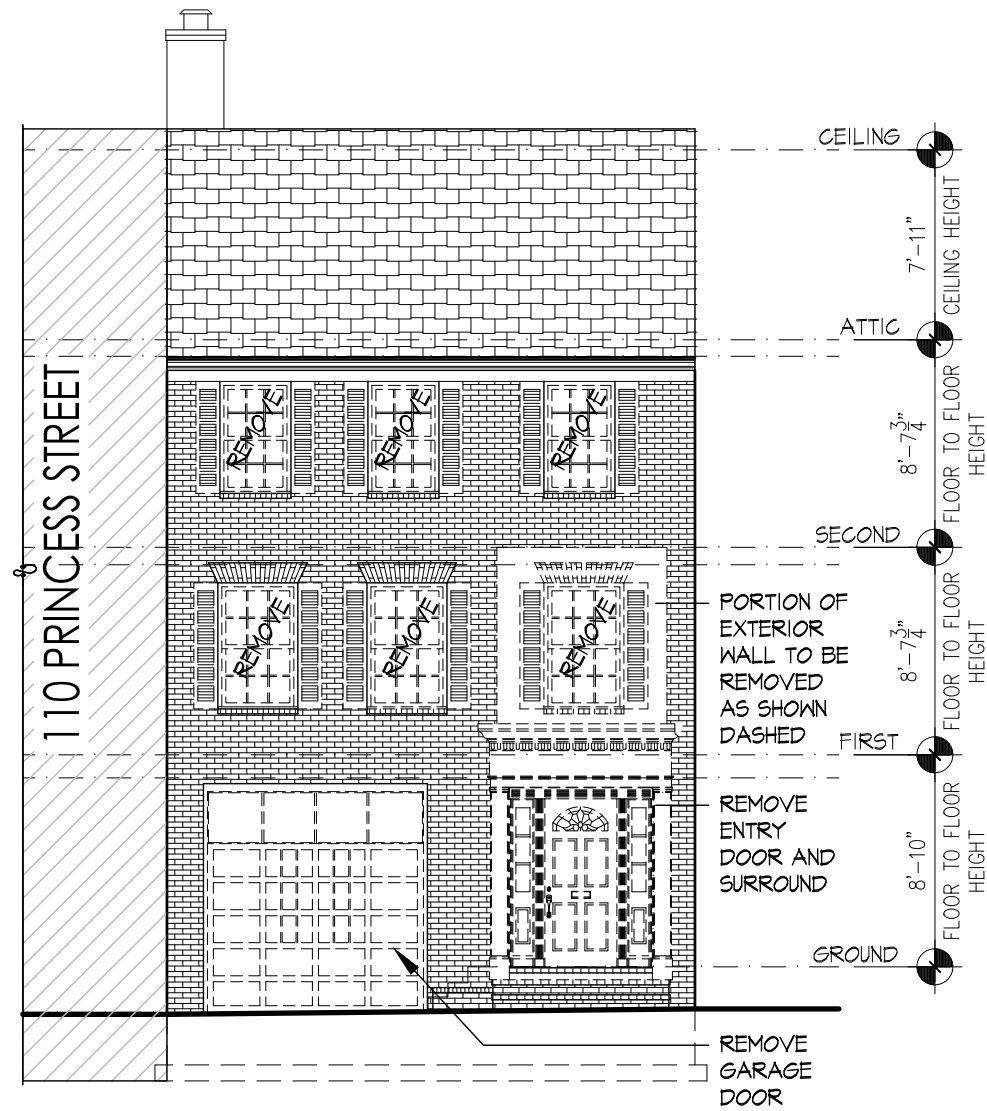
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1 ROOF PLAN (DEMO)
A6 SCALE: 1/8" = 1'-0"

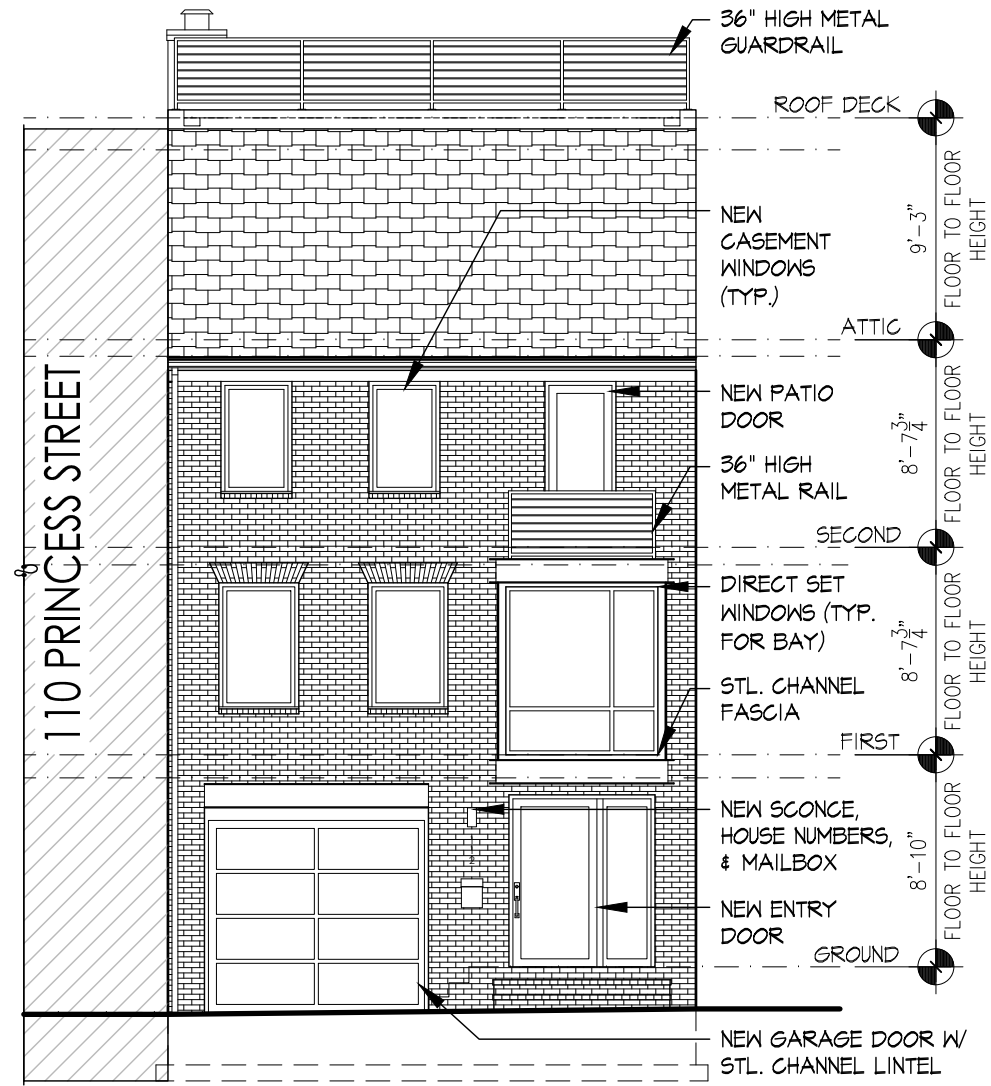
2 ROOF PLAN (NEW WORK)
A6 SCALE: 1/8" = 1'-0"

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1 NORTH ELEVATION (DEMO)

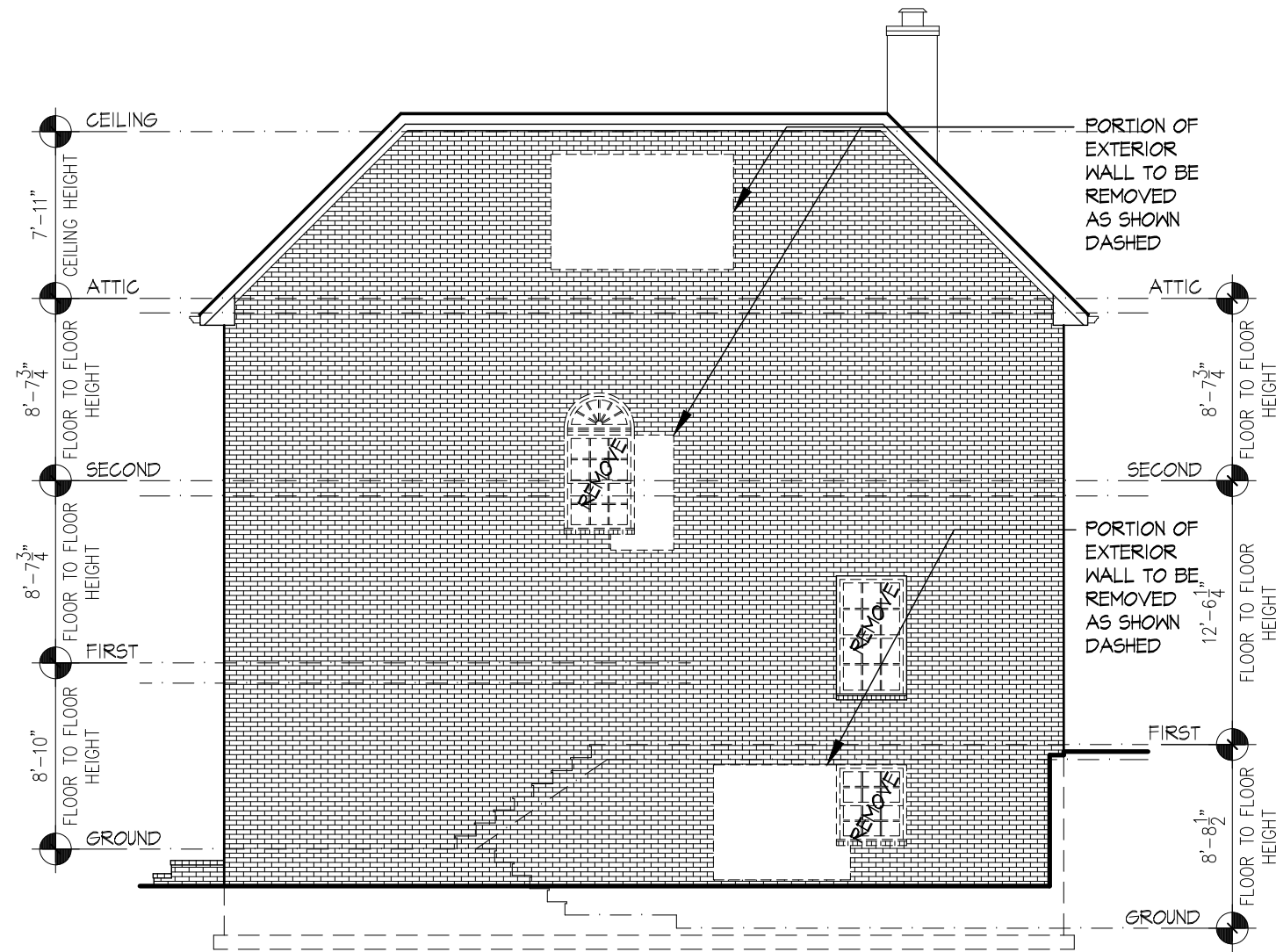
A7 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (NEW WORK)

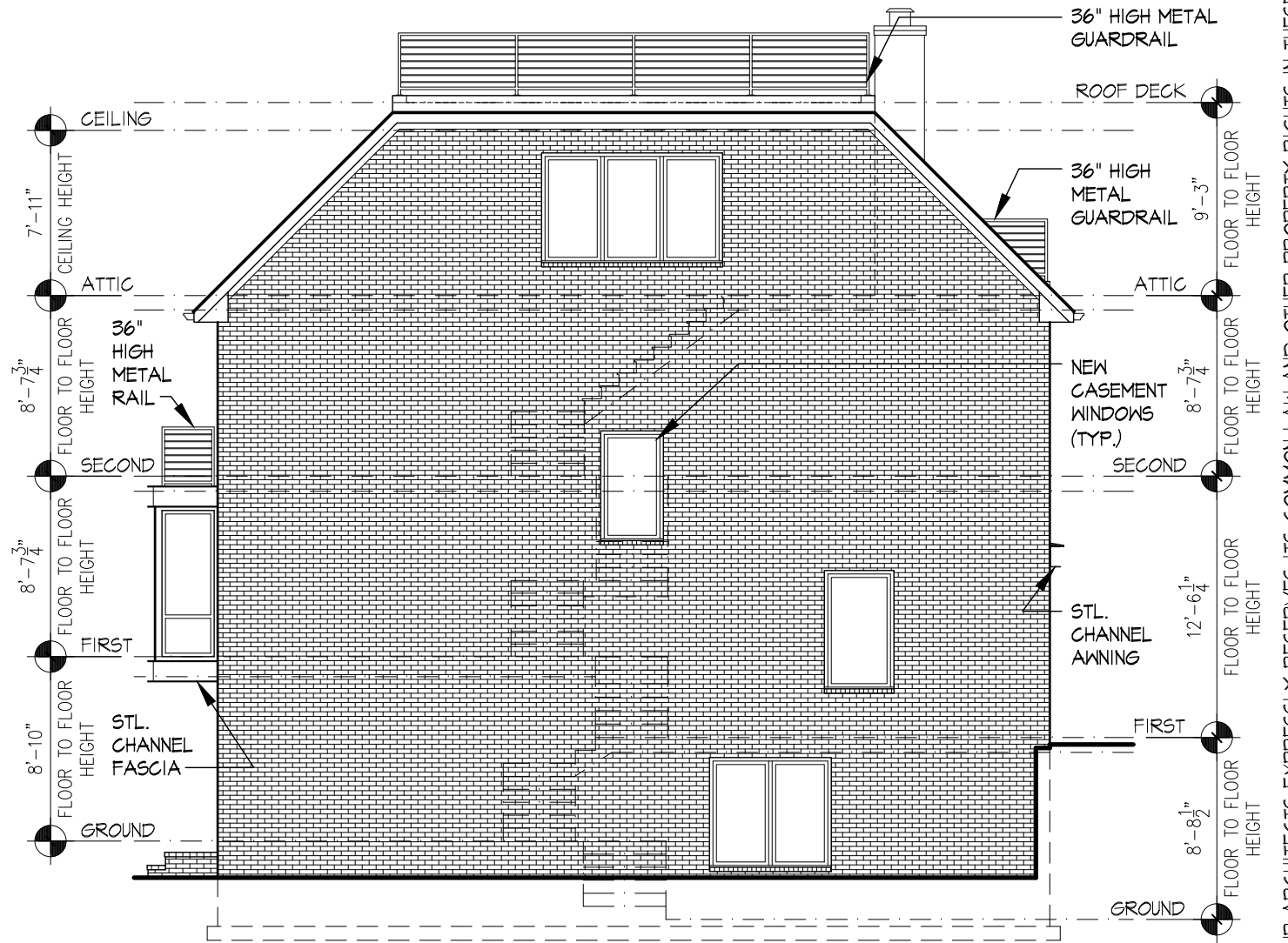
A7 SCALE: 1/8" = 1'-0"

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1 WEST ELEVATION (DEMO)

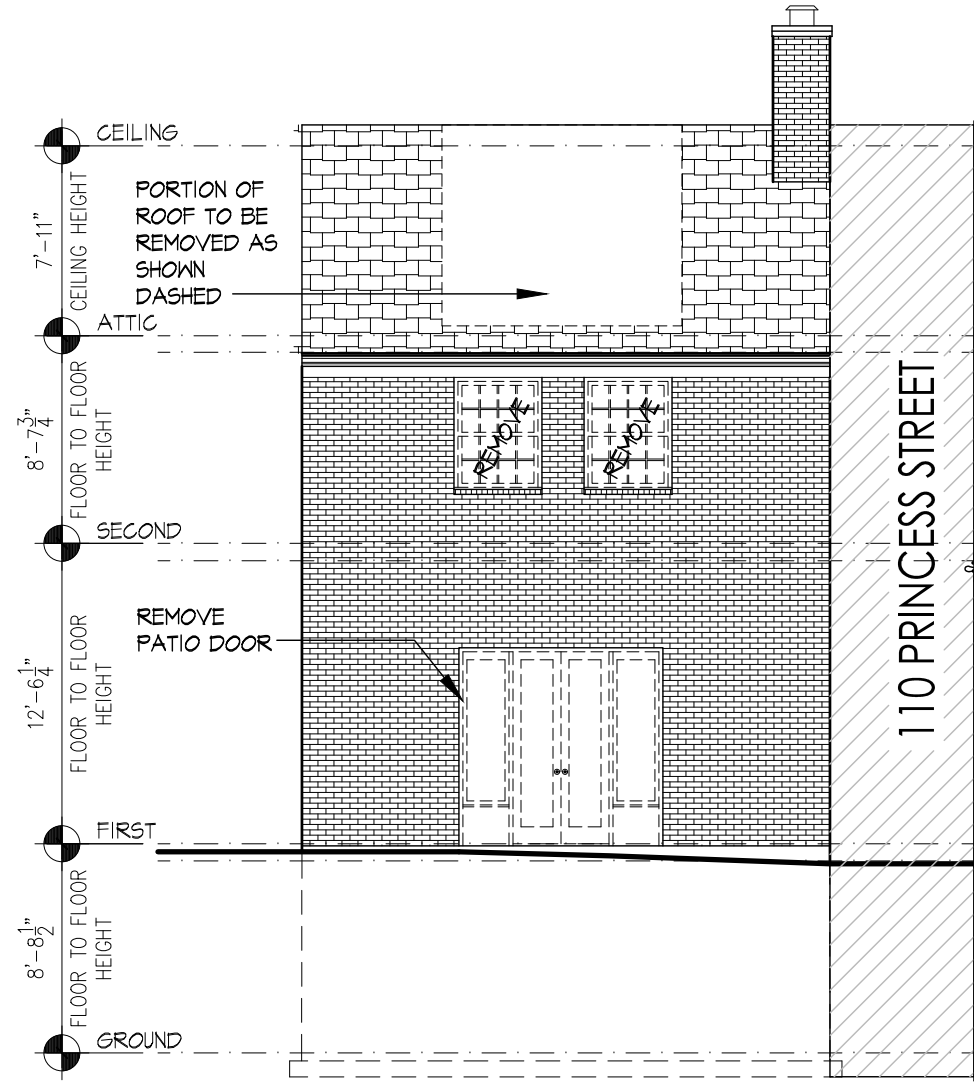
A8 SCALE: 1/8" = 1'-0"



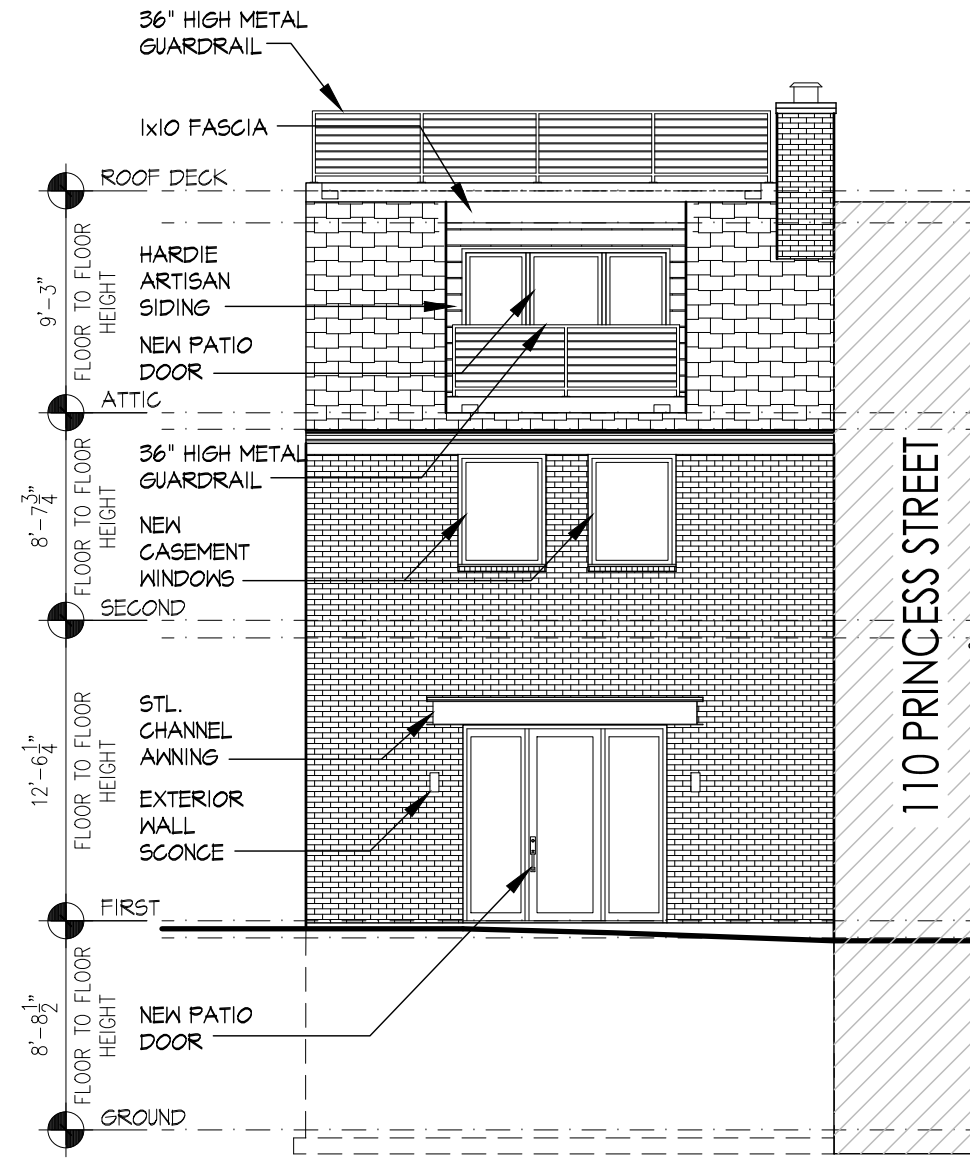
2 WEST ELEVATION (NEW WORK)

A8 SCALE: 1/8" = 1'-0"

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1 SOUTH ELEVATION (DEMO)
A9 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (NEW WORK)
A9 SCALE: 1/8" = 1'-0"

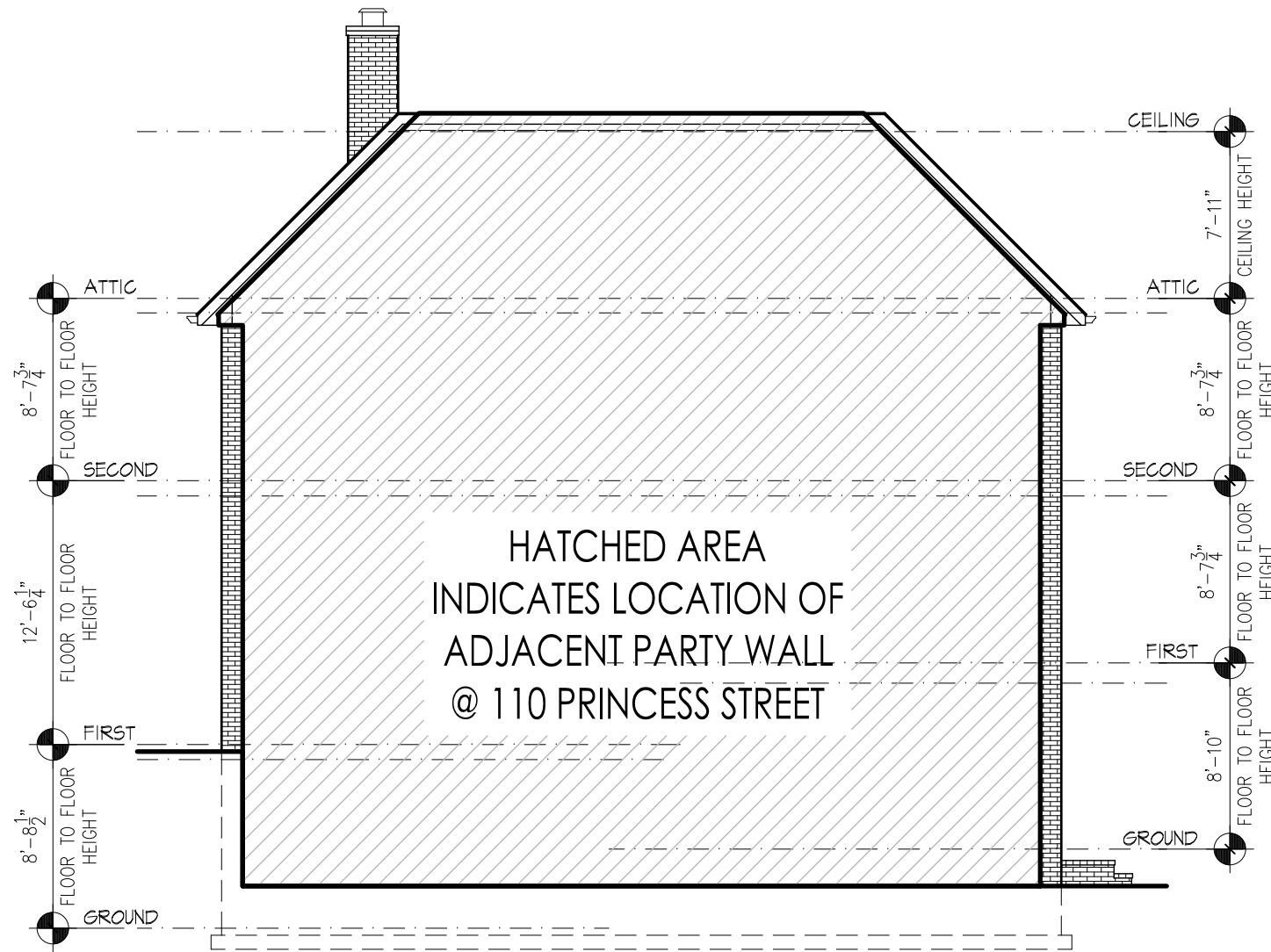
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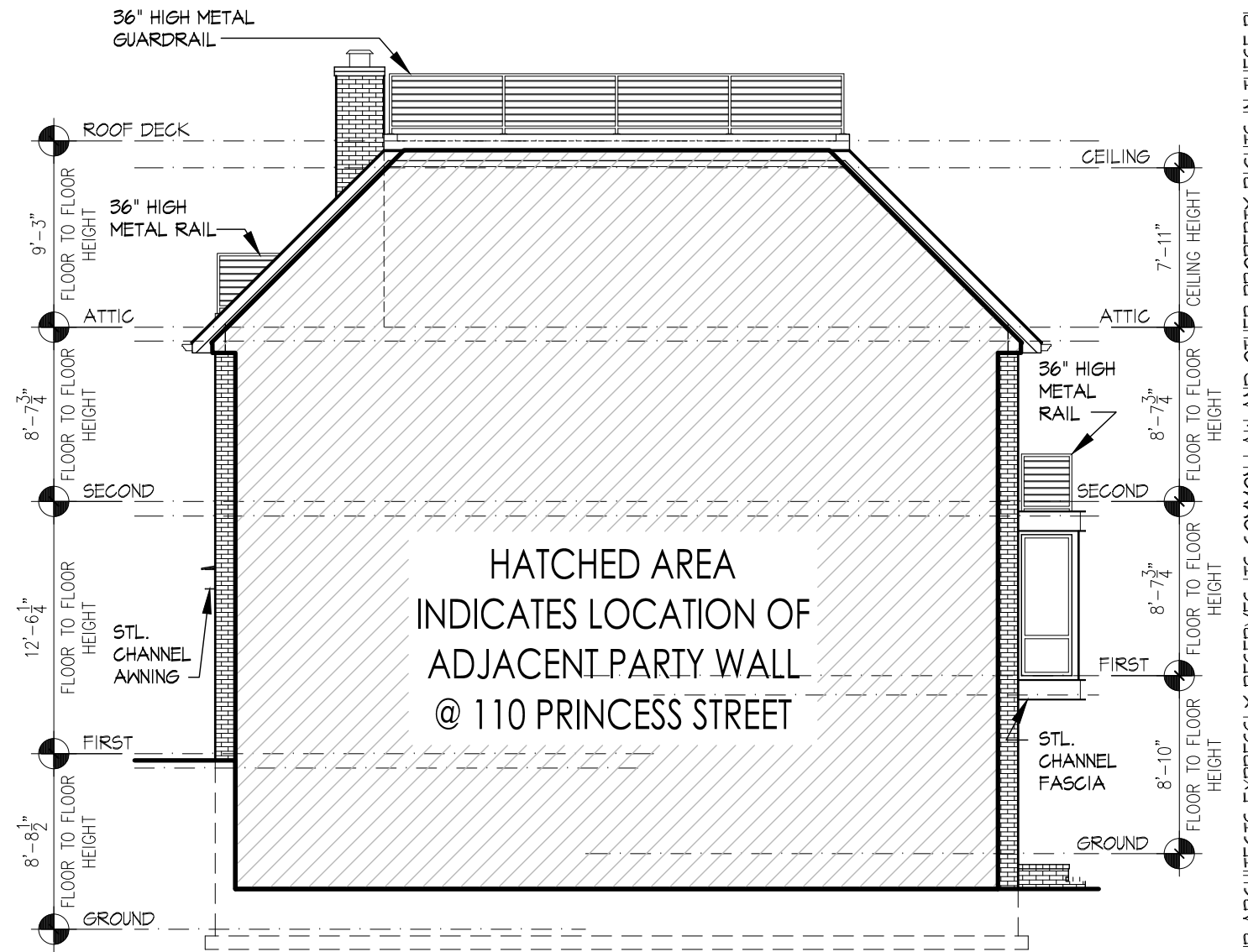
112 PRINCESS STREET
112 PRINCESS STREET ALEXANDRIA, VA 22314
SOUTH ELEVATIONS

12/18/2023

A9



1 EAST ELEVATION (DEMO)
A10 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (NEW WORK)
A10 SCALE: 1/8" = 1'-0"

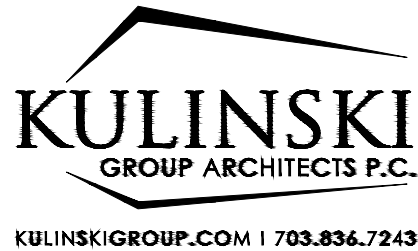
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1 MODEL IMAGE FACING NORTH (PRINCESS ST)
A11 SCALE: N/A

2 MODEL IMAGE FACING SOUTH
A11 SCALE: N/A

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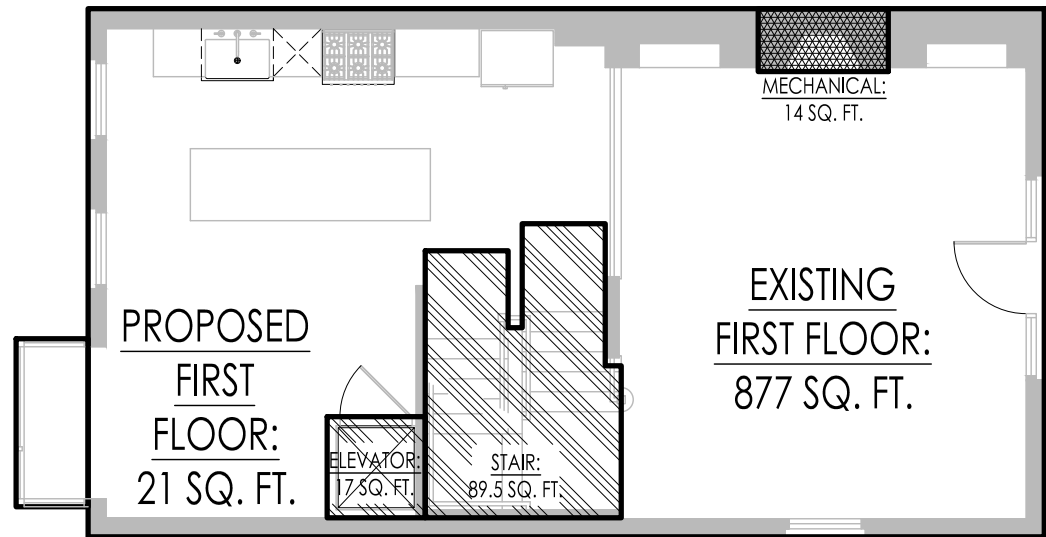
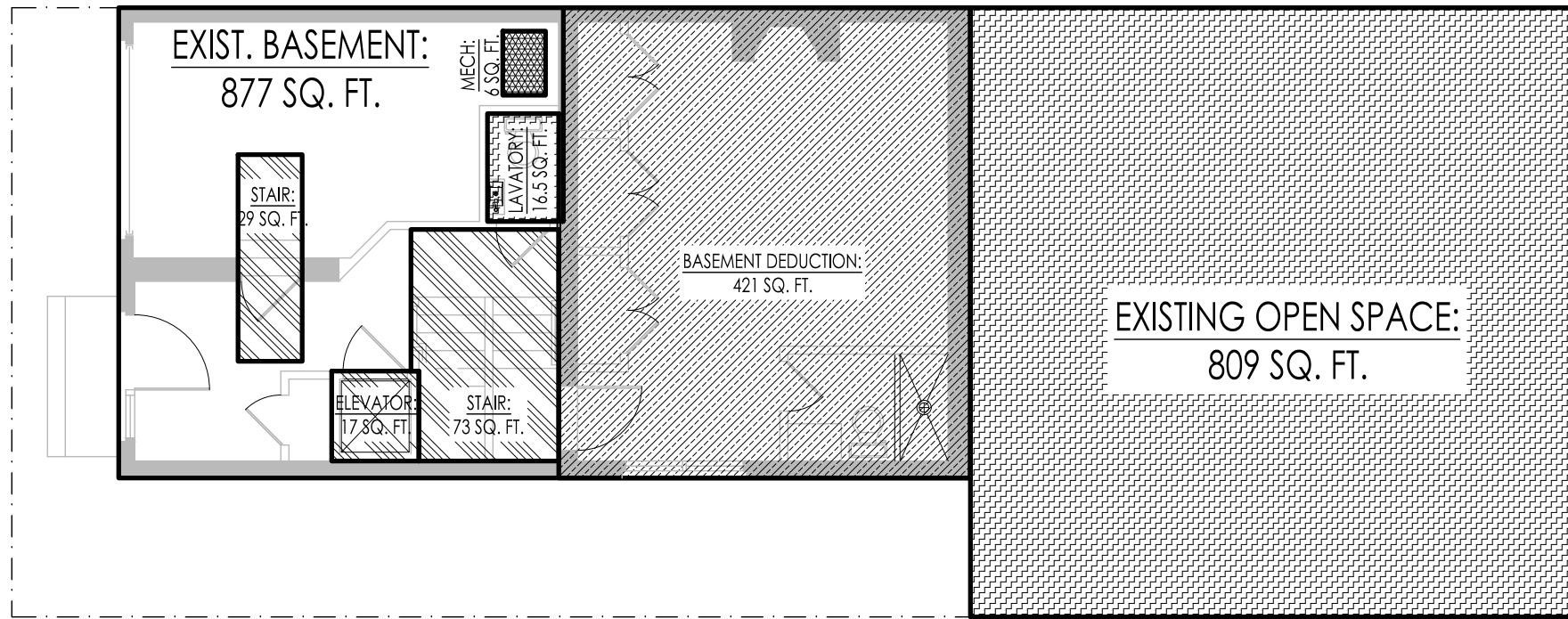
112 PRINCESS STREET

112 PRINCESS STREET ALEXANDRIA, VA 22314

MODEL IMAGES

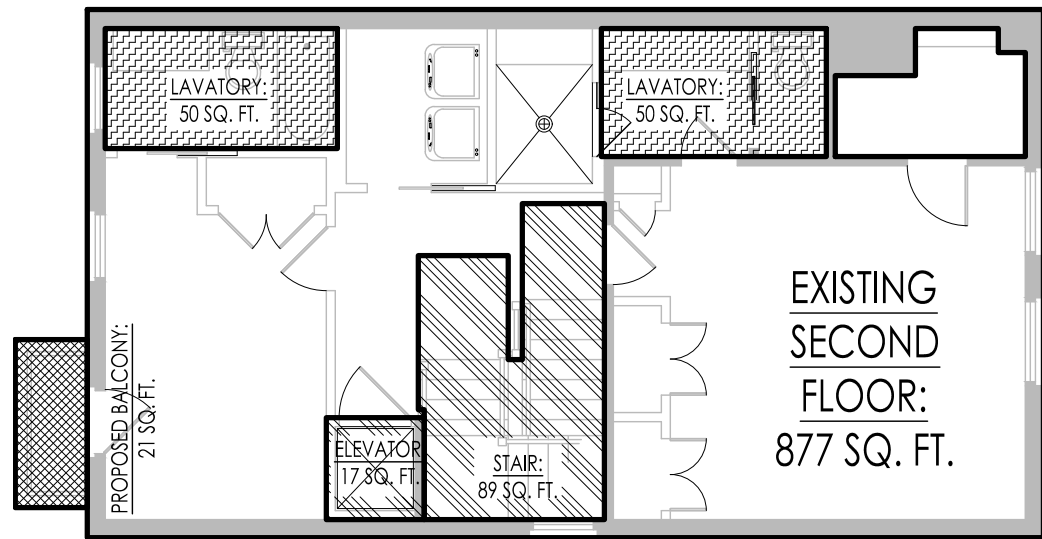
12/18/2023

A11



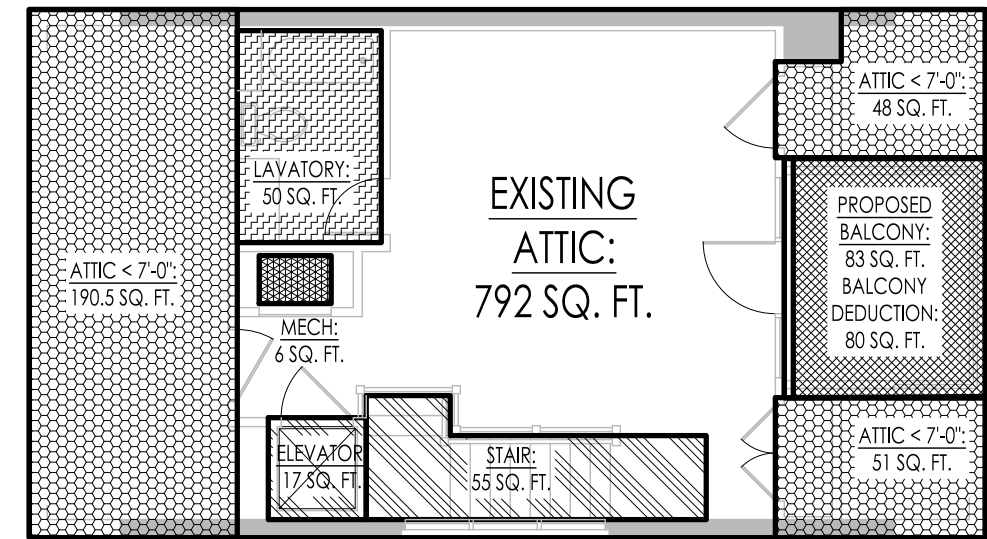
1 GROUND FLOOR F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"

2 FIRST FLOOR F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"



DRAWING KEY	
STAIRS/ELEVATOR	[Hatched pattern]
MECHANICAL	[Cross-hatched pattern]
BALCONY/DECK	[Horizontal line pattern]
BASEMENT	[Vertical line pattern]
LAVATORY	[Dotted pattern]
AREA UNDER 7'-0"	[Diagonal line pattern]
OPEN SPACE	[White/No pattern]

3 SECOND FLOOR F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"



4 ATTIC F.A.R. DIAGRAM
Z1 SCALE: 1/8" = 1'-0"

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112 PRINCESS STREET
112 PRINCESS STREET ALEXANDRIA, VA 22314
F.A.R. DIAGRAMS

Z1
12/18/2023



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

B

A. Property Information

A1. 112 Princess Street RM
Street Address Zone

A2. 2,094.00 x 1.04 = 2,177.76
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	877.00	Basement**	421.00	B1. 3,423.00 Sq. Ft. Existing Gross Floor Area*
First Floor	877.00	Stairways**	403.50	B2. 1,306.50 Sq. Ft. Allowable Floor Exclusions**
Second Floor	877.00	Mechanical**	26.00	B3. 2,116.50 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7**	289.50	Comments for Existing Gross Floor Area
Attic	792.00	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	166.50	
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	3,423.00	B2. Total Exclusions	1,306.50	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 125.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	21.00	Stairways**		C2. 101.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. 24.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7**		Notes
Attic		Porches**		
Porches		Balcony/Deck**	101.00	
Balcony/Deck	104.00	Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	125.00	C2. Total Exclusions	101.00	

D. Total Floor Area

D1. 2,140.50 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,177.76 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 809.00 Sq. Ft.
Existing Open Space

E2. 732.90 Sq. Ft.
Required Open Space

E3. 0.00 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: [Signature] Date: 12/18/2023

1 F.A.R. CALCULATIONS
Z2 SCALE: N/A

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112 PRINCESS STREET

112 PRINCESS STREET ALEXANDRIA, VA 22314

F.A.R. CALCULATIONS

12/18/2023

Z2

112 Princess Street - Old and Historic District

Front/Rear Porch Light:

Supplier: WAC Lighting Cubix Up/Down LED Outdoor Wall Sconce

Finish: Black



Address Numbers: Rejuvenation 4" Rock Creek Modern House Numbers

Color: Flat Black



Mailbox:

Supplier: Rejuvenation Adkinson Wall Mounted Mailbox

Color: Bronze



Garage Door:

Supplier: Clopay Avente

Color: Black Anodized w/ Frosted Acrylic Panels

1 GarageDoor
Edit Remove

Share this

Avante®

Size:
9'0" X 8'0"

Style:
Frosted Acrylic

Construction:
1/8" Non-Insulated

Base Color:
Black (Anodized)

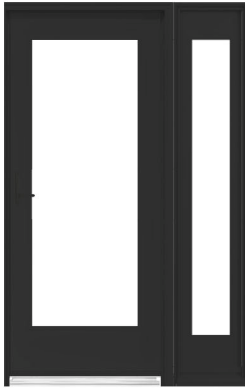
Handle:
Color Match Handle X 1

Step Plate:
Color Match Step Plate X 1

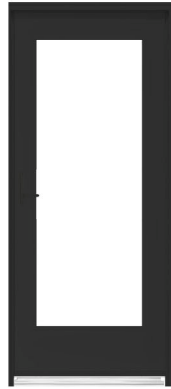
Exterior Doors:

Supplier: Andersen Straight Line Glass Panel Door

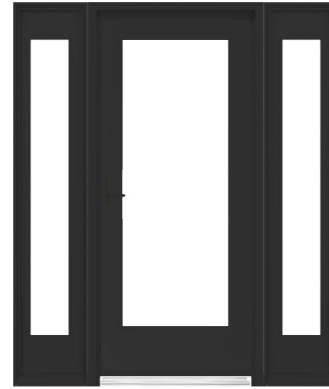
Color: Black



FRONT ENTRY DOOR



BALCONY PATIO DOOR



REAR PATIO DOOR

Windows:

Supplier: Andersen E-Series Casement w/ 2" Brick Mould

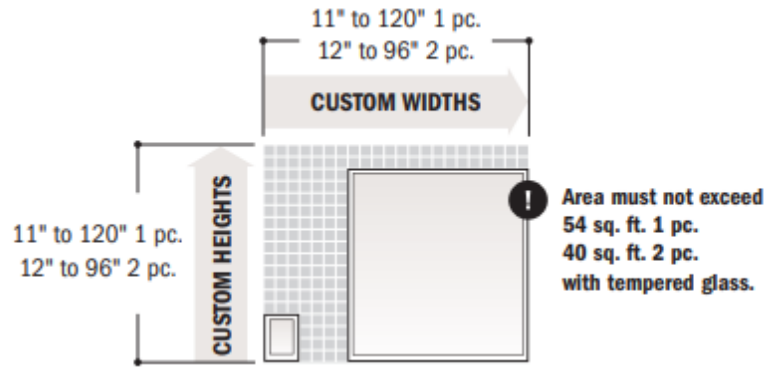
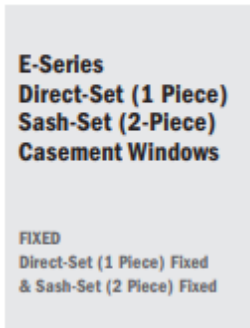
Color: Black



Front Bay Window:

Supplier: Andersen E-Series Direct-Set Casement Window Fixed

Color: Black



Roof Hatch:

Supplier: Fakro Flat Roof Hatch DRL



Roofop Tile Decking:

Supplier: Archatrak
Type / Material: Deck Tile / Ipe
Width: 24" x 24"



Roofing Material:

Supplier: Firestone
Type: Fullforce EPDM SA
Color: Black
Thickness: 60 mil



Firestone Fullforce EPDM SA Installation Photos

Roof Terrace Railing:

Supplier:	View Rail
Type:	Signature Rod Railing System
Material:	Stainless Steel (Horizontal Railing)
Thickness:	0.25"



Balcony Roof Material:

Supplier:	Duradeck Vinyl Decking
-----------	------------------------



Rear Rake Wall Siding:

Supplier: James Hardie Artisan V Groove

Color: Sherwin-Williams Iron Ore



HARDIE® ARTISAN SIDING

ARTISAN V GROOVE

Artisan V-Groove siding delivers everything you love about wood v-groove siding, with the uncompromising performance you've come to expect from James Hardie fiber cement products.



PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.




AVAILABLE SIZES

THICKNESS:	0.625"
LENGTH:	144" boards
WIDTHS:	8.25"
EXPOSURES:	7"

[Request a Sample](#) >

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7



251 Iron Ore



UNMATCHED FREEDOM

Whether you're looking for traditional styling or a more contemporary look – if it's possible, it's possible with E-Series windows and patio doors. With custom colors, unlimited interior options and dynamic sizes and shapes, every E-Series product is made to your exact specifications. Giving you unmatched flexibility and design freedom.



- Virtually maintenance-free exteriors never need painting and won't peel, blister or flake*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum
- Weather-resistant construction for greater comfort and energy efficiency
- Many E-Series windows and patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch® Protection for coastal areas



PRODUCT TYPES

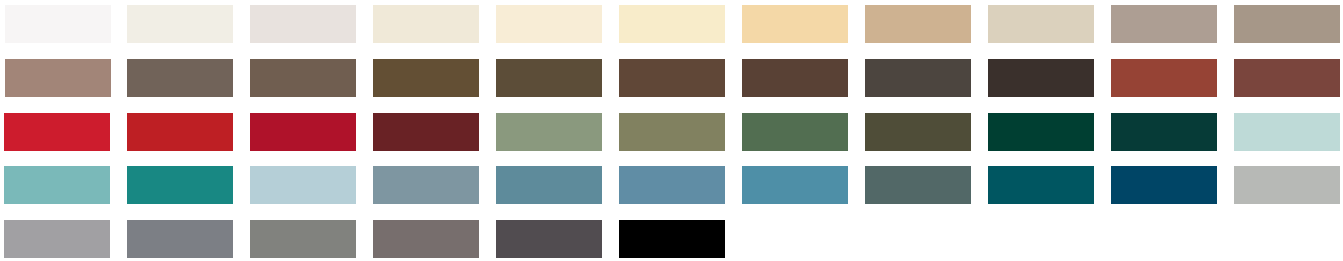
- Casement windows
- French casement windows
- Push out casement windows
- Awning windows
- Push out awning windows
- Double-hung windows
- Double-hung insert windows
- Double-hung sash replacement kits
- Bay and Bow windows
- Gliding windows



E-SERIES Windows

PRODUCT OPTIONS

EXTERIOR COLORS



Anodized Finishes



INTERIOR OPTIONS

Wood Species All interior finish options are shown on pine.



Factory-Finished Interiors



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



HARDWARE OPTIONS†

CASEMENT & AWNING††

Casement



Antique Brass | Polished Brass | Black
Bronze | **Oil Rubbed Bronze**‡
Bright Chrome | Satin Chrome | Gold‡
Pewter‡ | White

‡Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

Awning



Antique Brass
Polished Brass | Black
Oil Rubbed Bronze
Satin Chrome | White

DOUBLE-HUNG & GLIDING††

Standard Sash Locks



Antique Brass | Polished Brass | Black | Bronze
Oil Rubbed Bronze | **Bright Chrome** | Satin Chrome
Gold | Pewter | White

Optional Sash Lifts



Bold name denotes finish shown.



For more information, visit andersenwindows.com/e-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Dark Bronze and black are also available on maple. †Anodized silver available on maple only. ††Hardware is sold separately, except standard hardware.

Oil rubbed bronze is a "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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Cardinal Glass LoE²-272 Glass Performance Specifications

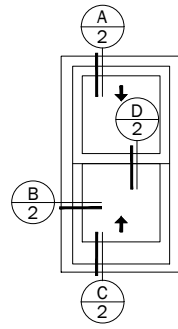
registered as Low-E4[®] for Andersen Windows, Inc.

CARDINAL Glass Industries

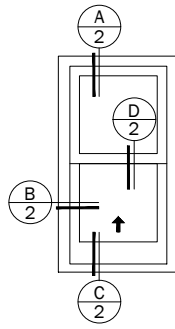
PRODUCTS TECHNOLOGY COMPANY CAREERS

Glass Performance

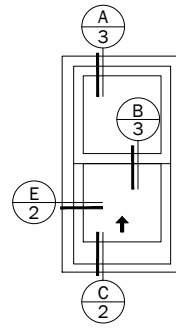
IG TYPE AND COATING	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR: <u>IP</u> <u>SI</u>	
	TRANSMITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL	ARGON FILL
Single-pane, Clear	90%	8%	8%	0.71	0.84	0.86	1.04	--
Double-pane, Clear	82%	15%	15%	0.58	0.75	0.78	0.48	--
Ordinary low-e	76%	17%	17%	0.50	0.68	0.72	0.34	0.30
LoE²-272	72%	11%	12%	0.16	0.55	0.41	0.30	0.25
LoE ² -270	70%	12%	13%	0.14	0.53	0.37	0.30	0.25



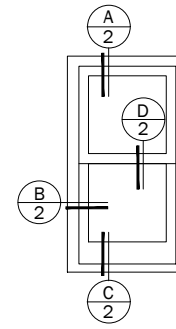
Double-Hung



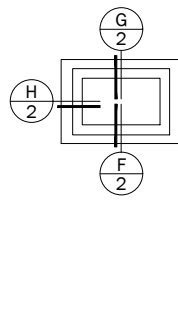
Single-Hung



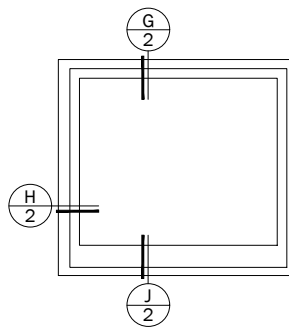
Monumental
Single-Hung



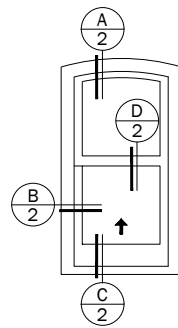
Fixed / Fixed
Double-Hung



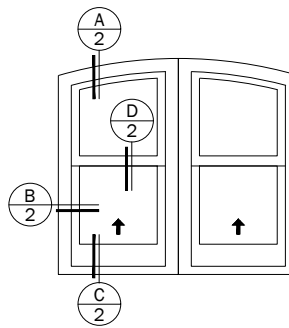
Double-Hung
Transom



Double-Hung
Picture



Radius Single-Hung



Twin Radius Single-Hung

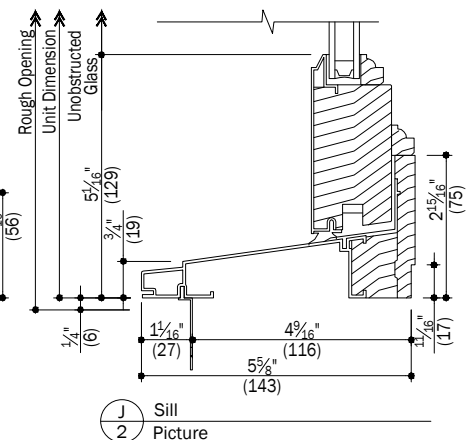
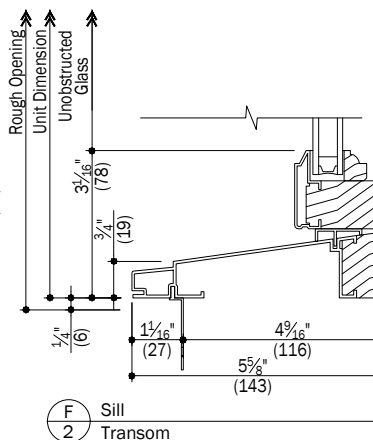
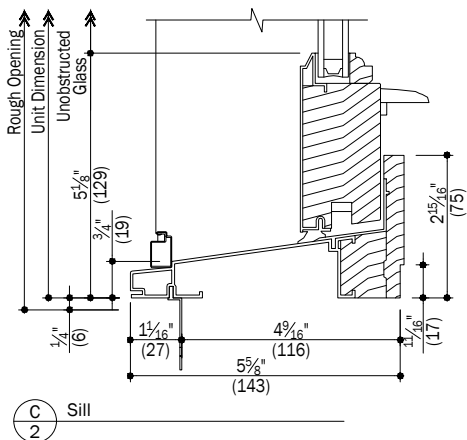
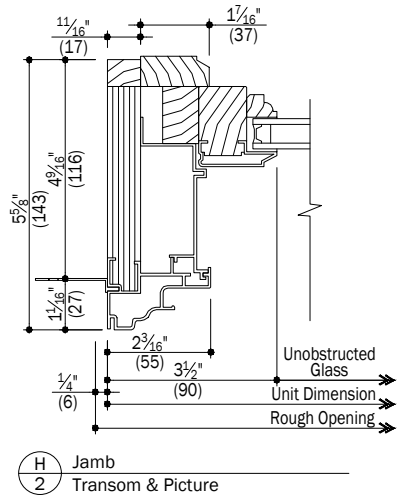
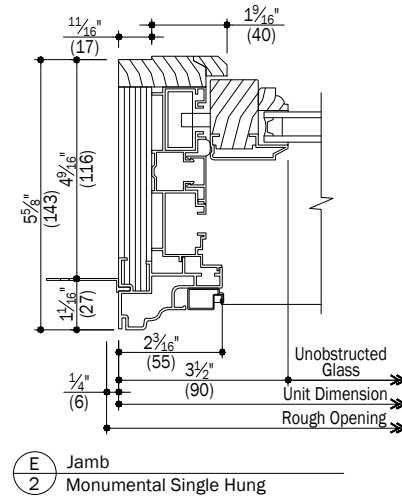
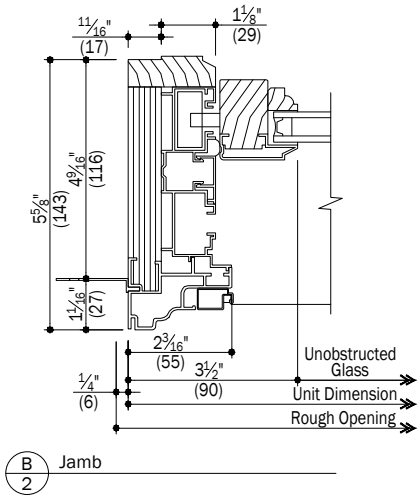
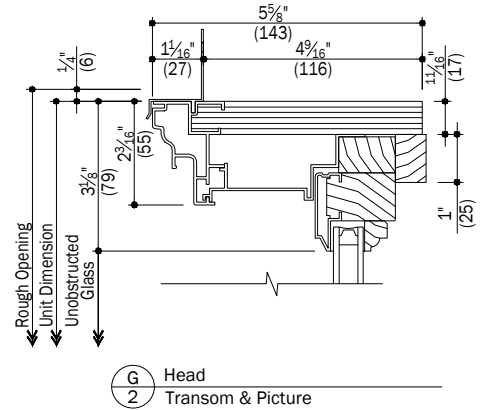
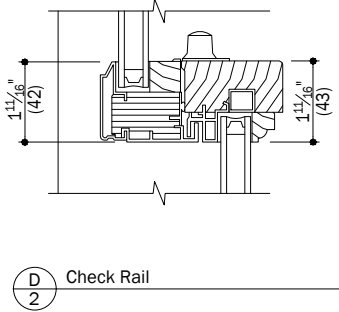
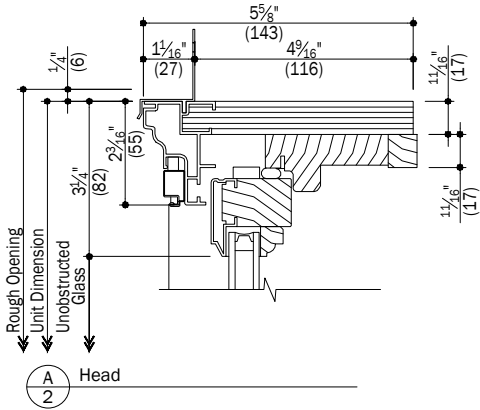
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 4 Thru 11 for Options and Accessories

E-Series

Double Hung & Single Hung Windows



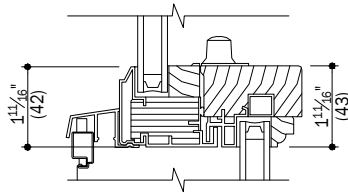
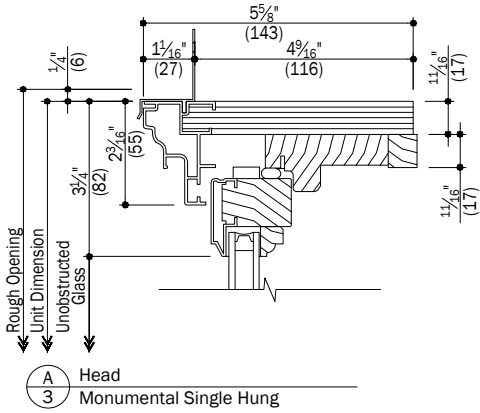
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 4 Thru 11 for Options and Accessories

E-Series

Double Hung & Single Hung Windows



B Check Rail
 3 Monumental Single Hung

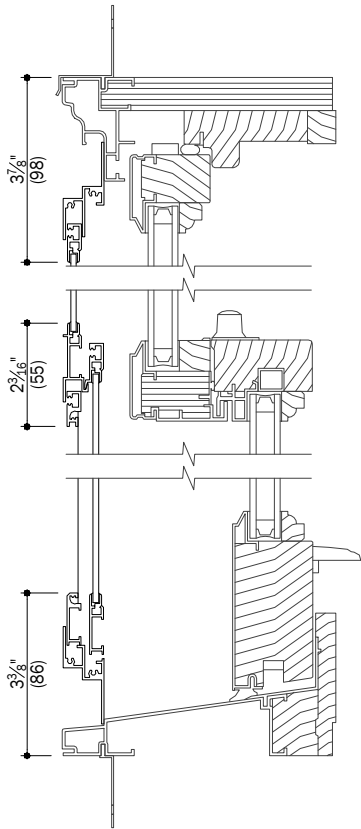
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

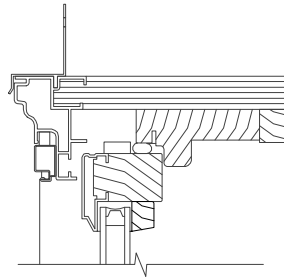
See Pages 4 Thru 11 for Options and Accessories

E-Series

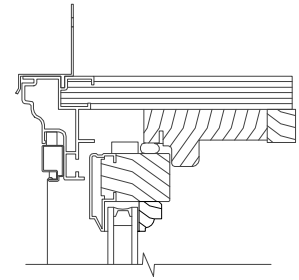
Double Hung & Single Hung Windows



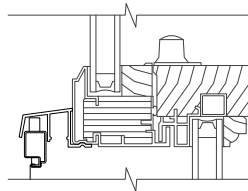
A
4 Storm/Insect Screen Combination Unit



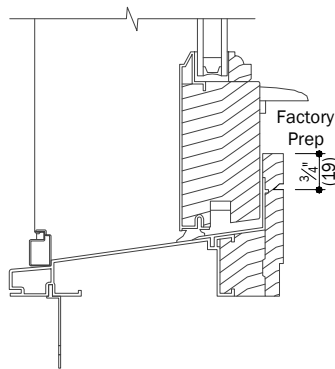
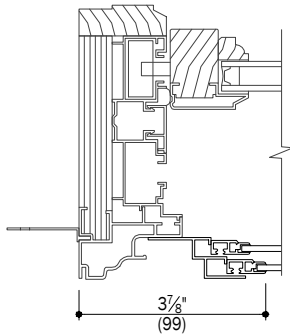
B
4 Contemporary Glazing Stop



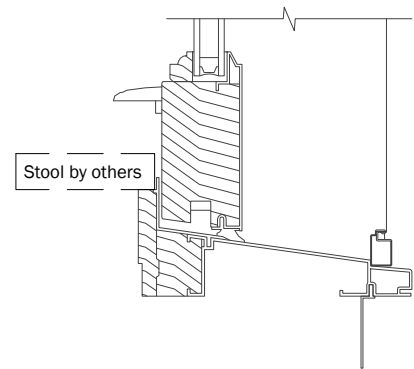
E
4 Colonial Glazing Stop



C
4 Half Screen Retainer



D
4 Factory Prep For Stool

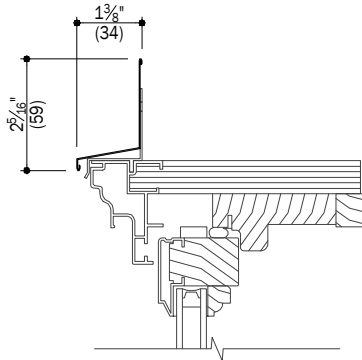


Notes:

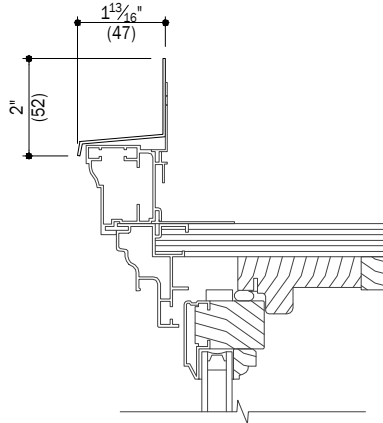
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

E-Series

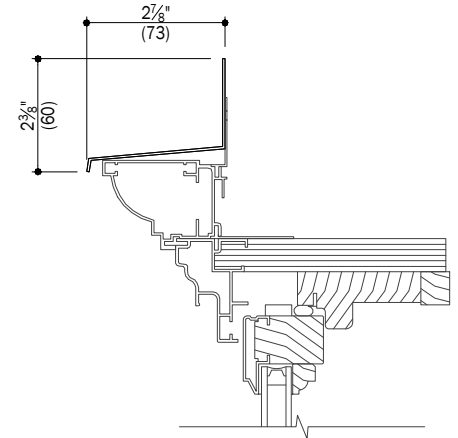
Double Hung & Single Hung Windows



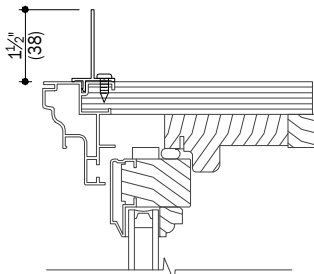
A
5 Roll Form Drip Cap



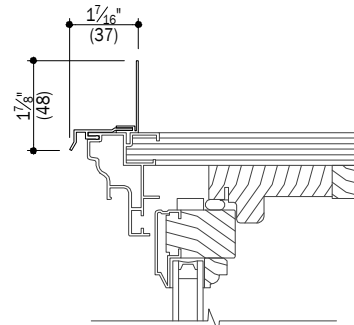
D
5 Brick Mould Drip Cap



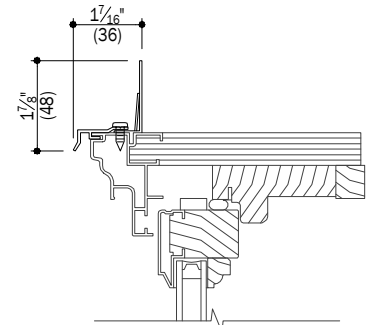
G
5 Casing Drip Cap



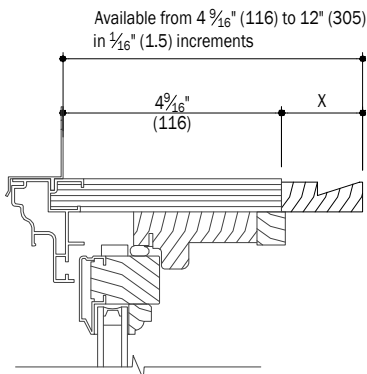
B
5 Aluminum Installation Flange



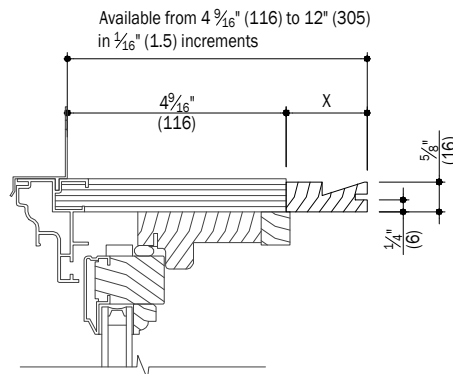
E
5 Extended Drip Cap



H
5 Radius Nail Fin & Drip Cap



C
5 Extension Jamb



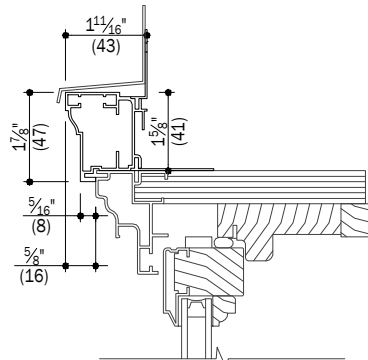
F
5 Extension Jamb with Kerf

Notes:

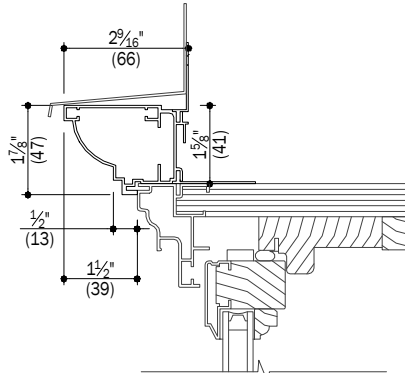
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

E-Series

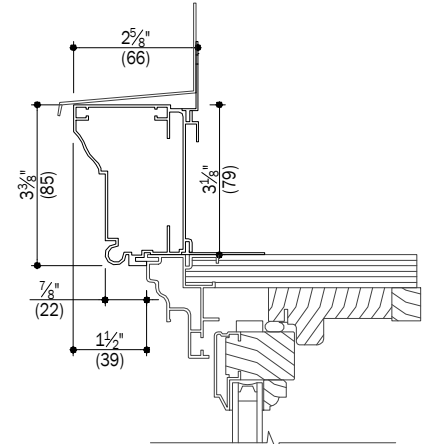
Double Hung & Single Hung Windows



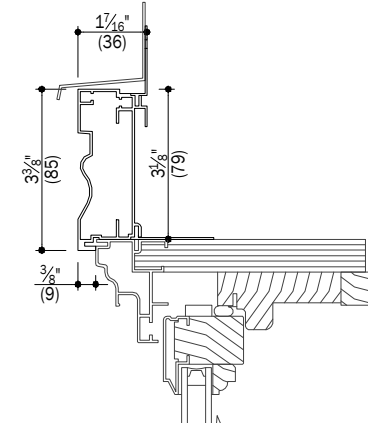
A
6 2" Brick Mould (A753)



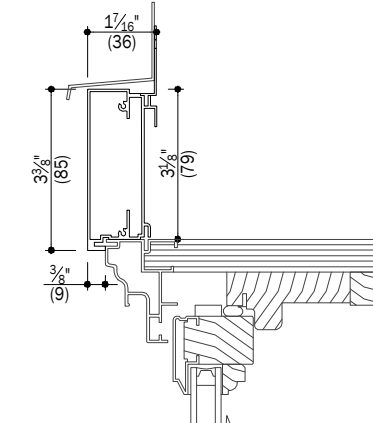
D
6 2" Ovolo Brick Mould (A754)



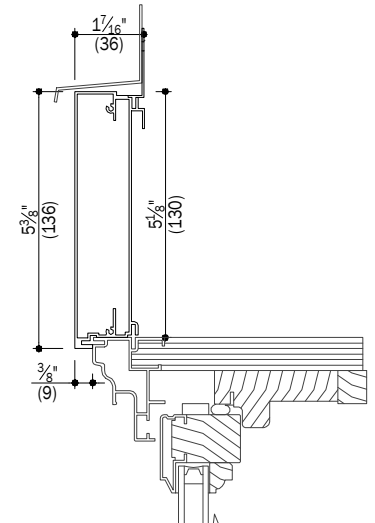
G
6 3 1/2" Brick Mould (A755)



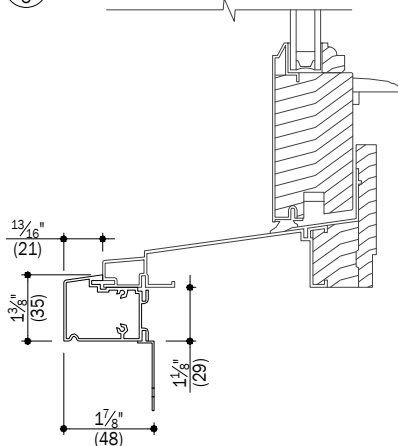
B
6 3 1/2" Backband & Bead Casing (A756)



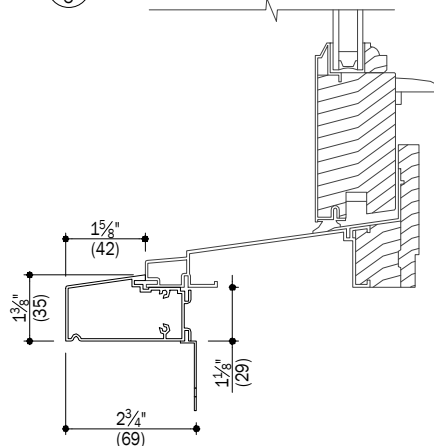
E
6 3 1/2" Flat Casing (A75B)



H
6 5 1/2" Flat Casing (A758)



C
6 1 1/2" Sill Nosing (A751)



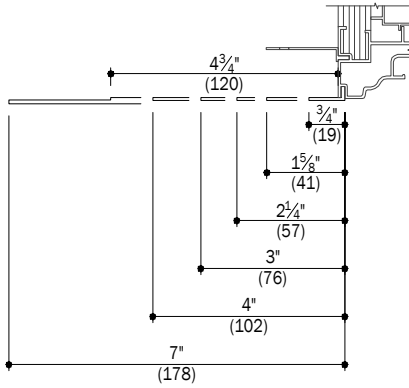
F
6 1 1/2" Deep Sill Nosing (A752)

Notes:

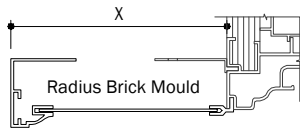
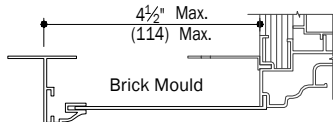
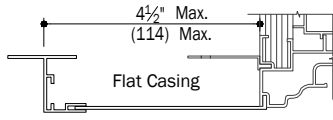
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

E-Series

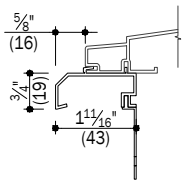
Double Hung & Single Hung Windows



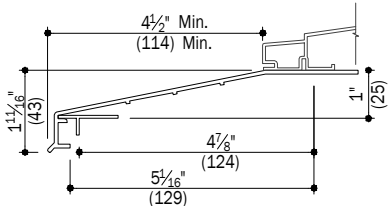
A
7 **Frame Expanders**
Sizes: 3/4", 1 5/8", 2 1/4", 3", 4", 7"



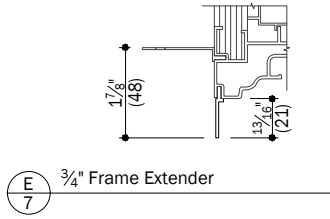
B
7 **Expandable Exterior Casings**



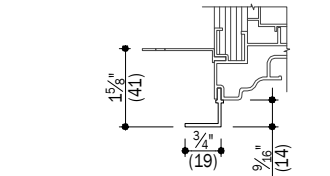
C
7 **Expandable Exterior Casing Sill Nosing**



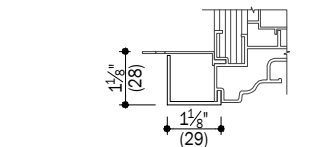
D
7 **Extruded Sub-Sill**



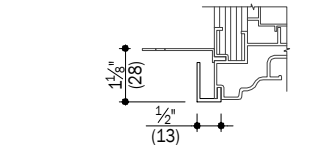
E
7 **3/4" Frame Extender**



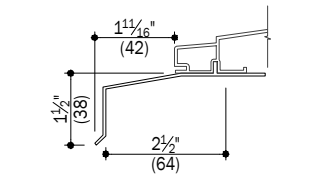
F
7 **3/4" Frame Enclosure**



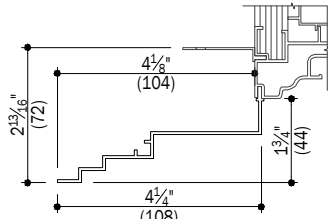
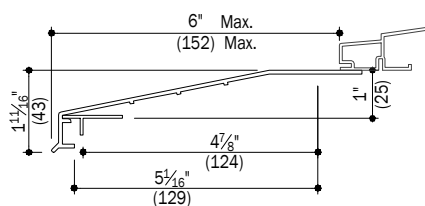
G
7 **90 degree Angle Closure**



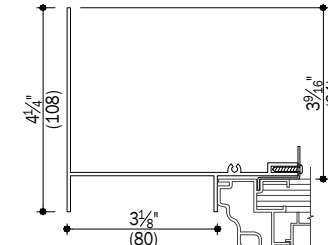
H
7 **Expander Return**



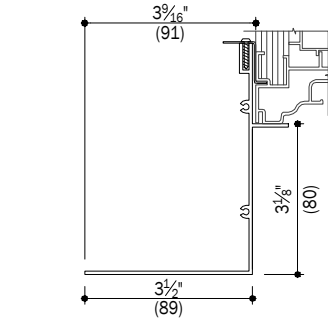
J
7 **Alternate Sub-Sill**



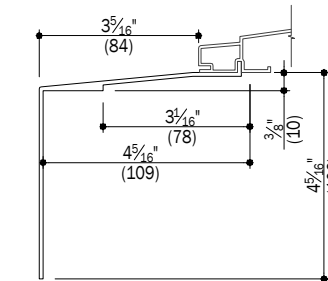
K
7 **Historical Panning**



L
7 **Sub-Frame Shell Head**



M
7 **Sub-Frame Shell Jamb**



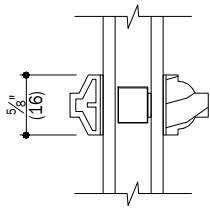
N
7 **Sub-Frame Shell Sill**

Notes:

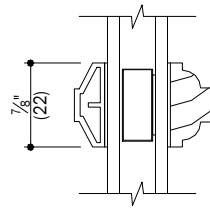
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

E-Series

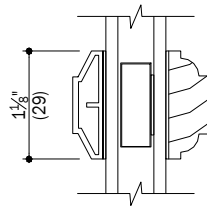
Double Hung & Single Hung Windows



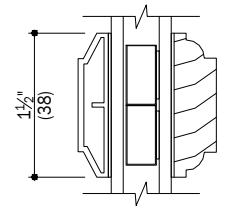
A
8 5/8" Int. Colonial, Ext. Chamfer
Full Divided Light



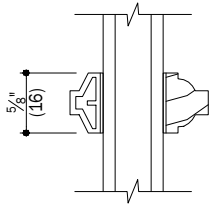
E
8 7/8" Int. Colonial, Ext. Chamfer
Full Divided Light



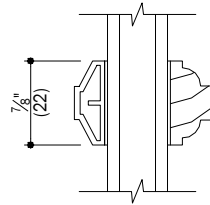
J
8 1 1/8" Int. Colonial, Ext. Chamfer
Full Divided Light



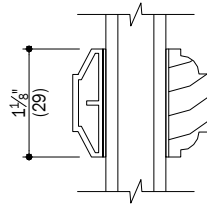
M
8 1 1/2" Int. Colonial, Ext. Chamfer
Full Divided Light



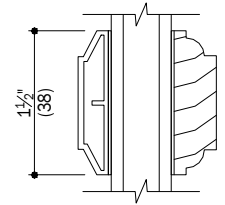
B
8 5/8" Int. Colonial, Ext. Chamfer
Simulated Divided Light
Available as exterior grille bar Only



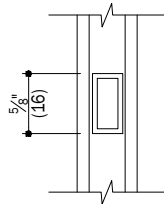
F
8 7/8" Int. Colonial, Ext. Chamfer
Simulated Divided Light
Available as exterior grille bar Only
Also available with removable interior



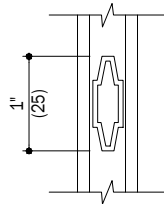
K
8 1 1/8" Int. Colonial, Ext. Chamfer
Simulated Divided Light
Available as exterior grille bar Only



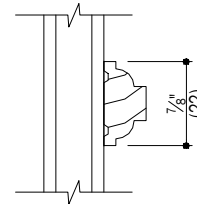
N
8 1 1/2" Int. Colonial, Ext. Chamfer
Simulated Divided Light
Available as exterior grille bar Only



C
8 5/8" Finelight (Flat)



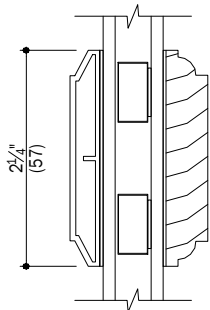
G
8 1" Finelight (Contoured)



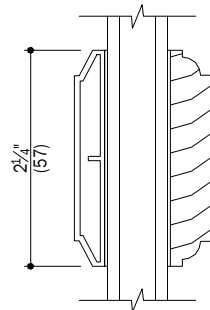
L
8 7/8" Colonial
Removable Interior Grille
For Both KD & Full Surround Grilles



P
8 Surround for Full Surround Grilles



D
8 2 1/4" Int. Colonial, Ext. Chamfer
Full Divided Light
Simulated check rail



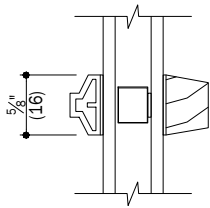
H
8 2 1/4" Int. Colonial, Ext. Chamfer
Simulated Divided Light
Simulated check rail

Notes:

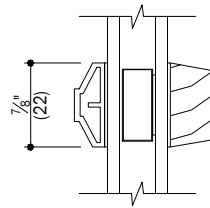
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

E-Series

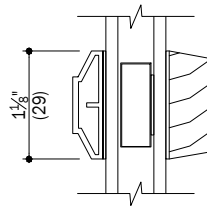
Double Hung & Single Hung Windows



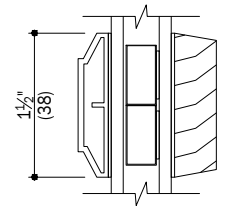
A
9 5/8" Int. Contemporary, Ext. Chamfer Full Divided Light



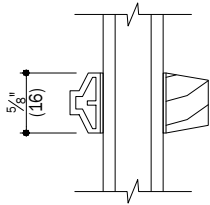
D
9 7/8" Int. Contemporary, Ext. Chamfer Full Divided Light



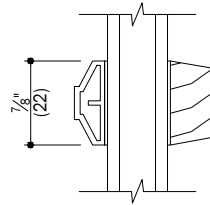
G
9 1 1/8" Int. Contemporary, Ext. Chamfer Full Divided Light



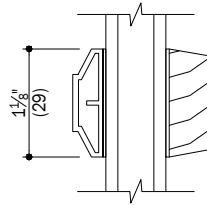
J
9 1 1/2" Int. Contemporary, Ext. Chamfer Full Divided Light



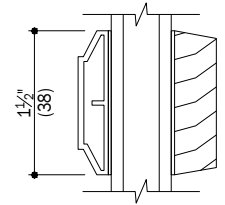
B
9 5/8" Int. Contemporary, Ext. Chamfer Simulated Divided Light Available as exterior grille bar Only



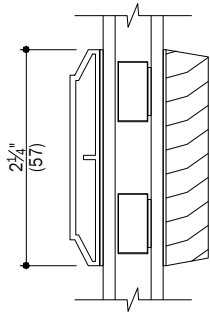
E
9 7/8" Int. Contemporary, Ext. Chamfer Simulated Divided Light Available as exterior grille bar Only



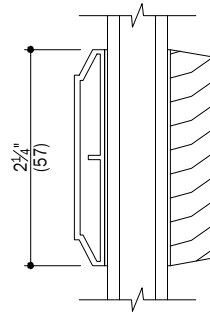
H
9 1 1/8" Int. Contemporary, Ext. Chamfer Simulated Divided Light Available as exterior grille bar Only



K
9 1 1/2" Int. Contemporary, Ext. Chamfer Simulated Divided Light Available as exterior grille bar Only



C
9 2 1/4" Int. Contemporary, Ext. Chamfer Full Divided Light Simulated check rail



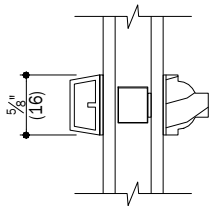
F
9 2 1/4" Int. Contemporary, Ext. Chamfer Simulated Divided Light Simulated check rail

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

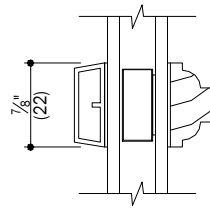
E-Series

Double Hung & Single Hung Windows



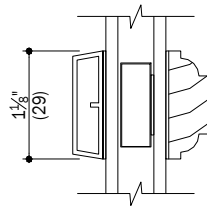
5/8" Int. Colonial, Ext. Contemporary
Full Divided Light

A
10



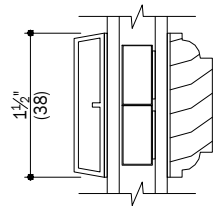
7/8" Int. Colonial, Ext. Contemporary
Full Divided Light

D
10



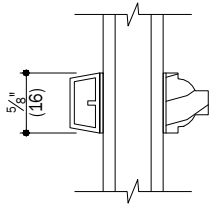
1 1/8" Int. Colonial, Ext. Contemporary
Full Divided Light

G
10



1 1/2" Int. Colonial, Ext. Contemporary
Full Divided Light

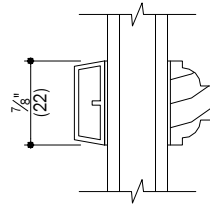
J
10



5/8" Int. Colonial, Ext. Contemporary
Simulated Divided Light

B
10

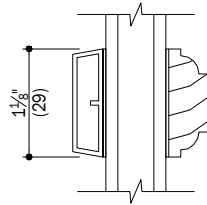
Available as exterior grille bar Only



7/8" Int. Colonial, Ext. Contemporary
Simulated Divided Light

E
10

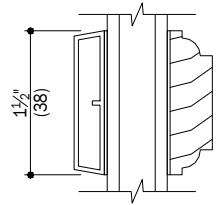
Available as exterior grille bar Only
Also available with removable interior



1 1/8" Int. Colonial, Ext. Contemporary
Simulated Divided Light

H
10

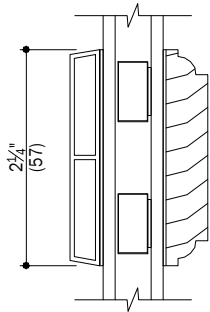
Available as exterior grille bar Only



1 1/2" Int. Colonial, Ext. Contemporary
Simulated Divided Light

K
10

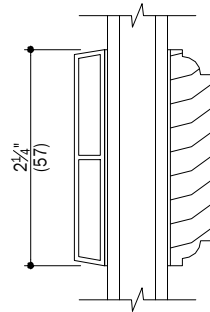
Available as exterior grille bar Only



2 1/4" Int. Colonial, Ext. Contemporary
Full Divided Light

C
10

Simulated check rail



2 1/4" Int. Colonial, Ext. Contemporary
Simulated Divided Light

F
10

Simulated check rail

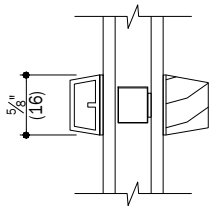
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

Date: 02/06/18
Scale: 6" (152) = 1' (305)

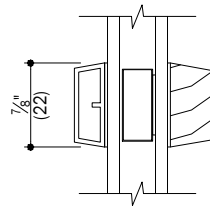
E-Series

Double Hung & Single Hung Windows



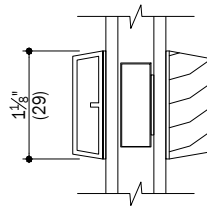
5/8" Int. & Ext. Contemporary
Full Divided Light

A
11



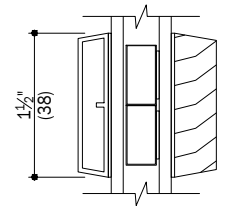
7/8" Int. & Ext. Contemporary
Full Divided Light

D
11



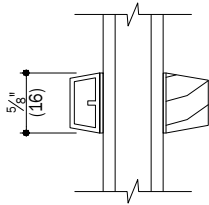
1 1/8" Int. & Ext. Contemporary
Full Divided Light

G
11



1 1/2" Int. & Ext. Contemporary
Full Divided Light

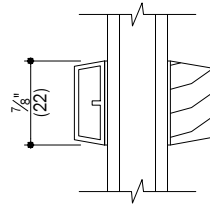
J
11



5/8" Int. & Ext. Contemporary
Simulated Divided Light

B
11

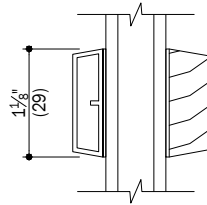
Available as exterior grille bar Only



7/8" Int. & Ext. Contemporary
Simulated Divided Light

E
11

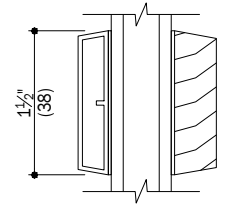
Available as exterior grille bar Only



1 1/8" Int. & Ext. Contemporary
Simulated Divided Light

H
11

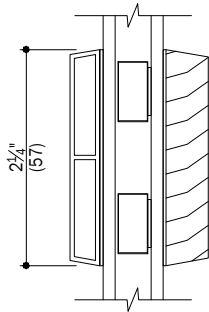
Available as exterior grille bar Only



1 1/2" Int. & Ext. Contemporary
Simulated Divided Light

K
11

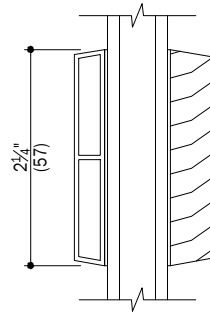
Available as exterior grille bar Only



2 1/4" Int. & Ext. Contemporary
Full Divided Light

C
11

Simulated check rail



2 1/4" Int. & Ext. Contemporary
Simulated Divided Light

F
11

Simulated check rail

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

Date: 02/06/18
Scale: 6" (152) = 1' (305)