

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Christine Pryately

LOCATION: Old and Historic Alexandria District
330 North Columbus Street

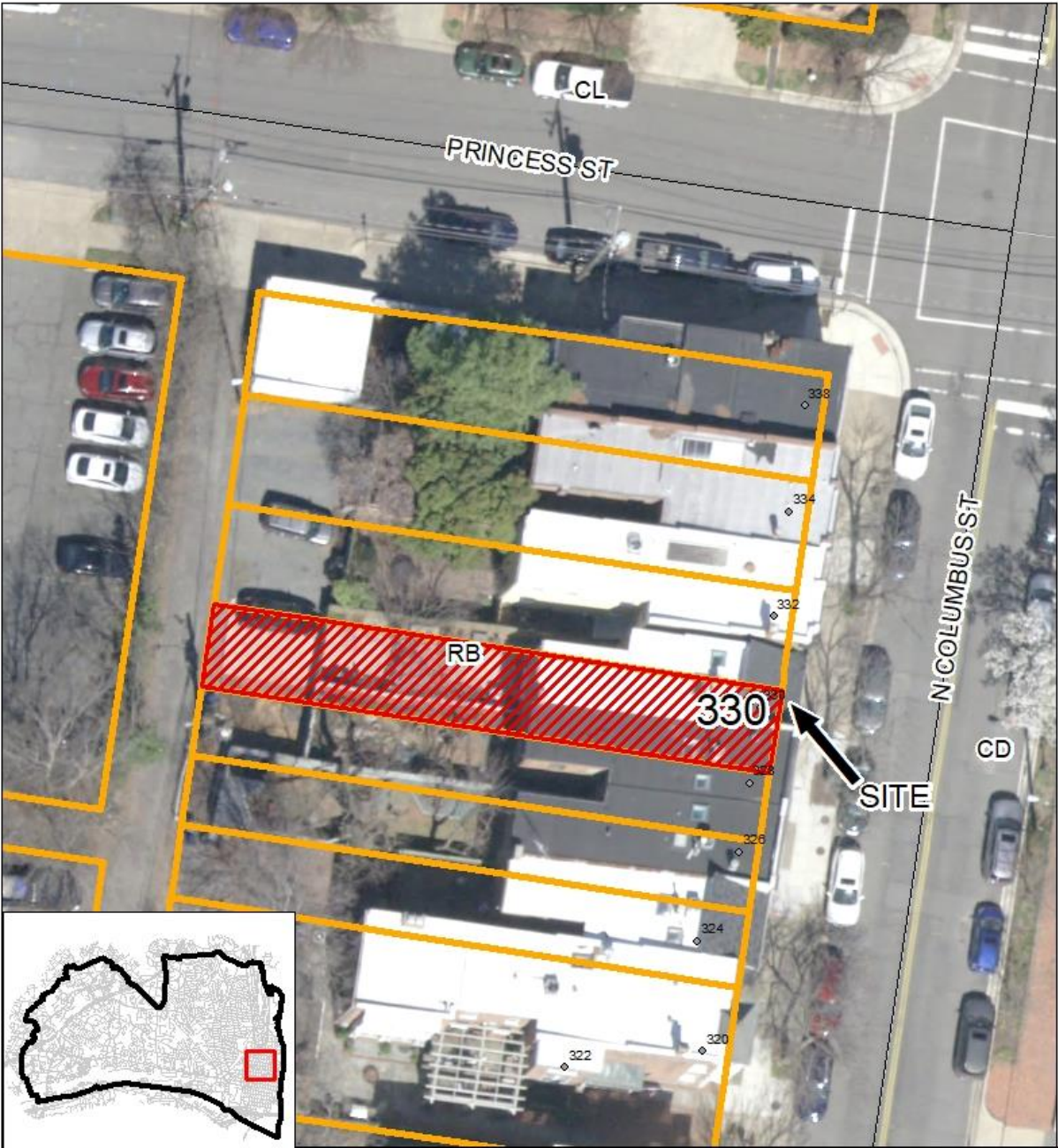
ZONE: RB


STAFF RECOMMENDATION

Staff recommends approval of the 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, 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.



 **BAR#2024-00293**
330 N Columbus Street

0 12.5 25 50 Feet

N

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace five front (east) facing windows with new insulated (double paned) wood windows.

Site context

The subject property is located on the west side of the 300 block of North Columbus Street. The proposed windows will be visible from North Columbus Street.

II. HISTORY

The 1885, 1891, 1896, and 1902 Sanborn maps show that the subject property was the site of the old Alexandria Courthouse, which was built in 1938 and demolished in 1906. The 1907 and 1912 Sanborn maps indicate that several new townhomes were constructed on the west side of the 300 block of North Columbus Street, but the subject property does not show up until the 1921 Sanborn map. Thus, the two-story, three-bay brick rowhouse at 330 North Columbus Street was originally constructed sometime between **1912 and 1921**. The subject property has an architectural "twin" constructed around the same time at 324 North Columbus Street.

In 1974, the four attached rowhouses at 324-330 North Columbus Street were substantially "Colonialized" by Thomas "John" Rust as part of the approaching Bicentennial celebration. These changes were approved by the Board in 1974 (Permit #31035 and #31145). At that time, several six-over-six wood windows were replaced with new six-over-six and six-over-nine windows, along with significant changes to the entry doors, transoms, and stoops. Additionally, the flat roof was changed to a gabled roof with black asphalt shingles (Figure 1).

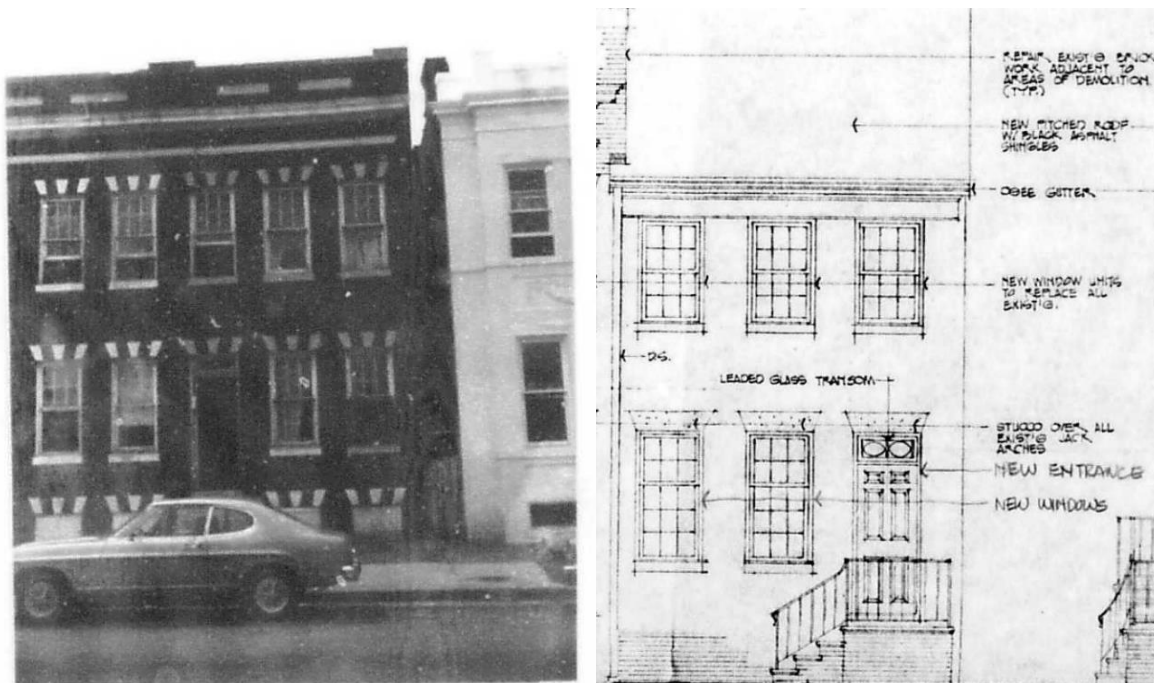


Figure 1. 330 North Columbus Street before (left) and after (right) the 1974 Colonialization (Permit #31145).



Figure 2. 330 North Columbus Street today.

Based on the available evidence, staff assumes that the current windows on the subject property date from 1974 and are not historic. The front (east) façade currently has six-over-six wood windows on the second floor and six-over-nine wood windows on the first floor, all with aluminum storm windows. In 1998, the Board denied a request to replace the wood windows with vinyl windows.

Previous BAR Approvals

8/21/74	Remodel townhomes
9/18/74	Alterations to previously approved remodel
BAR98-00032	Replace wood windows with vinyl windows (denied)
BAR2020-00183	Replace rear patio door

III. ANALYSIS

The applicant proposes to replace the five existing windows on the first and second floors of the front (east) façade with Marvin Ultimate wood windows. The proposed windows will have 5/8” wide SDL grids with an internal spacer bar, a putty glazed exterior profile, and Low-E2 insulated (double glazed) glass. The existing first floor windows are in a six-over-nine configuration and the second-floor windows are in a six-over-six configuration. The proposed windows are all six-over-six.

According to the *Design Guidelines*, “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The size, location, type and trim of

windows are a defining element of historic architectural styles.” The Board’s window policy says that “Double glazed (insulated) and simulated divided light painted wood windows may be used throughout buildings or additions constructed after 1930, when Thermopane brand insulated glass windows were invented.”

Typically simulated divided light, double-glazed windows are not historically appropriate for Early buildings and staff would recommend using true divided light, single-glazed windows. However, in the opinion of staff, the subject property has lost most of its historic integrity due to the 1974 renovations that substantially altered many of the original architectural features. For example, the original roof has been replaced with a modern shingle roof, the original windows no longer exist, and the original decorative transoms have been lost. Thus, even though the building is technically considered “Early,” most of its architectural features would be classified as “Late.” Additionally, staff believes that changing the first-floor windows from a six-over-nine to six-over-six configuration is appropriate, as it would restore the original window configuration that the subject property had before the 1974 renovation.

Due to the significant modern alterations to the subject property, staff finds the proposed windows appropriate, noting that staff would typically recommend denial if these windows were proposed on an Early building that retains most of its historic integrity. Therefore, Staff recommends **approval** of the Certificate of Appropriateness for the proposed alterations, as submitted.

STAFF

Brendan Harris, 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

C-1 Proposed window and door replacement will comply with zoning.

Code Administration

C-1 A 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

C-1 No archaeology comments

V. ATTACHMENTS

1 – Application Materials

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

2 – Supplemental Materials

- *Public comment*
- *Any other supporting documentation*

ADDRESS OF PROJECT: 330 N. Columbus St

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

TAX MAP AND PARCEL: 64-02-07-24 ZONING: RB

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: Christine Pryately

Address: 330 N Columbus St

City: Alexandria State: va Zip: 22314

Phone: 7038615661 E-mail: doeghouse@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Christine Pryately

Address: 330 N Columbus

City: Alexandria State: VA Zip: 22314

Phone: 7038615661 E-mail: doeghouse@gmail.com

NATURE OF PROPOSED WORK: Please check all that apply

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

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

Replace 5 front windows that are leaking and rotting with Marvin Ultimate windows with the specifications from Hodges Windows Company. The noise and energy inefficiency are also factors in my seeking to replace these front windows.

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: Christine Pryately

Printed Name: Christine Pryately

Date: Aug 2, 2024

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. Christine Pryately	330 N. Columbus St	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 330 N. Columbus St _____ (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. Christine Pryately	330 N. Columbus St	100
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

Aug 2, 2024
Date

Christine Pryately
Printed Name

Christine Pryately
Signature



2024 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 135250-2024
Account Number: 135250
Tax Period: 2024
Business Name: THE HODGES COMPANY
Trade Name: THE HODGES COMPANY
Business Location: No City Address
FALLS CHURCH, VA 22064

THE HODGES COMPANY
44190 Waxpool Road, Suite 192
Ashburn, VA 20147

License Classification(s):

Reciprocity Contractor
1-111-111
Reciprocity Contractor

March 12, 2024

Dear Taxpayer:

This is your 2024 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 135250-2024
Account Number: 135250
Tax Period: 2024
Business Name: THE HODGES COMPANY
Trade Name: THE HODGES COMPANY
Business Location: No City Address
FALLS CHURCH, VA 22064

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

THE HODGES COMPANY
No City Address
FALLS CHURCH, VA 22064

License Classification(s): Reciprocity Contractor
1-111-111
Reciprocity Contractor

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

04-30-2025

NUMBER

2701013200

BOARD FOR CONTRACTORS

CLASS A CONTRACTOR

CLASSIFICATIONS CBC CIC HIC RBC



THE HODGES COMPANY

44190 WAXPOOL RD

SUITE 192

ASHBURN, VA 20147



Demetrios J. Mellis
Demetrios J. Mellis, Director

can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LI

 COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

CLASS A BOARD FOR CONTRACTORS
CLASS A CONTRACTOR

CLASSIFICATIONS CBC CIC HIC RBC
NUMBER: 2701013200 EXPIRES: 04-30-2025

THE HODGES COMPANY
44190 WAXPOOL RD
SUITE 192
ASHBURN, VA 20147



(FOLD)





Pryately North Columbus

Quote #: TSXCEE1

A Proposal for Window and Door Products prepared for:

Job Site:

22314

Shipping Address:

THE HODGES CO INC-CIR
44190 WAXPOOL RD STE 192
ASHBURN, VA 20147-5953

TOM LANGWORTHY
THE HODGES CO INC-CIR
120 W JEFFERSON ST
FALLS CHURCH, VA 22046-3417
Phone: (703) 532-0184
Fax: (703) 532-0666

Email:
tlangworthy@hodgescompany.com

This report was generated on 5/8/2024 11:37:41 AM using the Marvin Order Management System, version 0004.08.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



- *Quote Specifications- Factory painted white wood interior
- Factory primed exterior
- Low-E2 argon filled dual pane insulated glass
- 5/8" wide SDL grid with internal spacer bar
- Black color non-reflective spacer bar
- Putty glazing exterior
- Factory supplied special casing-7 brickmold and sill nosing exterior
- Exterior full screen with Bright-View fiberglass mesh

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3

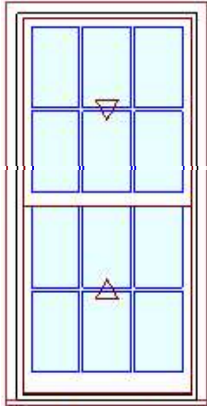
TOTAL UNIT QTY: 6

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	Living Room (front)	Ultimate Wood	Double Hung RO 34 3/8" X 69 1/2"	2
2	Bedroom (front)	Ultimate Wood	Double Hung RO 34 3/8" X 57 1/2"	3
3	Project Installation	Non-Marvin	Labor Installation will include a complete removal of the existing windows, installation of the new windows, insulate the perimeter of the new window frames, installation of new primed interior trim, and trim the exterior perimeter with a primed wood brickmold with sill nosing and seal weather-tight. Haul the old windows and job debris from site. *Note- the painting of the exterior portion of the primed window, new exterior primed window moldings, and new primed interior trim is not included in the installation.	1

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Living Room (front)			
Qty: 2				



As Viewed From The Exterior

FS 33 3/8" X 69"
RO 34 3/8" X 69 1/2"
Egress Information
 Width: 29 13/16" Height: 28 1/4"
 Net Clear Opening: 5.85 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.45
 Condensation Resistance: 56
 CPD Number: MAR-N-68-07486-00001
Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP +40/-40
 FL15162

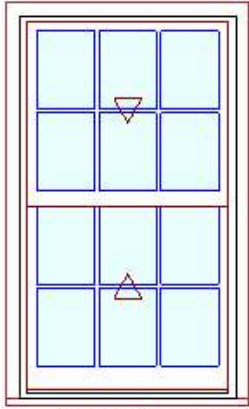
Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Wood Double Hung
 CN 2830
 Rough Opening w/ Subsill
 34 3/8" X 69 1/2"
 Top Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White - Pine Int
 Putty Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White - Pine Int
 Putty Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 White Sash Lock
 White Jamb Hardware
 Non Finger-Jointed Blindstop
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 4 9/16" Jambs
 Primed Pine Non Finger-Jointed Special Casing 7
 Primed Pine Standard Subsill
 Non Finger-Jointed Subsill
 Non Finger-Jointed Sill
 No Installation Method

*****Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: Bedroom (front)			
Qty: 3				



Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Wood Double Hung
 CN 2824
 Rough Opening w/ Subsill
 34 3/8" X 57 1/2"
 Top Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black



As Viewed From The Exterior

FS 33 3/8" X 57"
RO 34 3/8" X 57 1/2"
Egress Information
 Width: 29 13/16" Height: 22 1/4"
 Net Clear Opening: 4.61 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.45
 Condensation Resistance: 56
 CPD Number: MAR-N-68-07486-00001
Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP +40/-40
 FL15162

Rectangular - Standard Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White - Pine Int
 Putty Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White - Pine Int
 Putty Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 White Sash Lock
 White Jamb Hardware
 Non Finger-Jointed Blindstop
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 4 9/16" Jambs
 Primed Pine Non Finger-Jointed Special Casing 7
 Primed Pine Standard Subsill
 Non Finger-Jointed Subsill
 Non Finger-Jointed Sill
 No Installation Method
*****Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: Project Installation			
Qty: 1				

Labor Installation will include a complete removal of the existing windows, installation of the new windows, insulate the perimeter of the new window frames, installation of new primed interior trim, and trim the exterior perimeter with a primed wood brickmold with sill nosing and seal weather-tight. Haul the old windows and job debris from site. *Note- the painting of the exterior portion of the primed window, new exterior pimed window moldings, and new primed interior trim is not included in the installation.

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.