

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Richard Hakala

LOCATION: Parker-Gray District
313 North Fayette Street

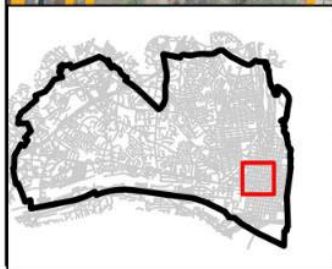
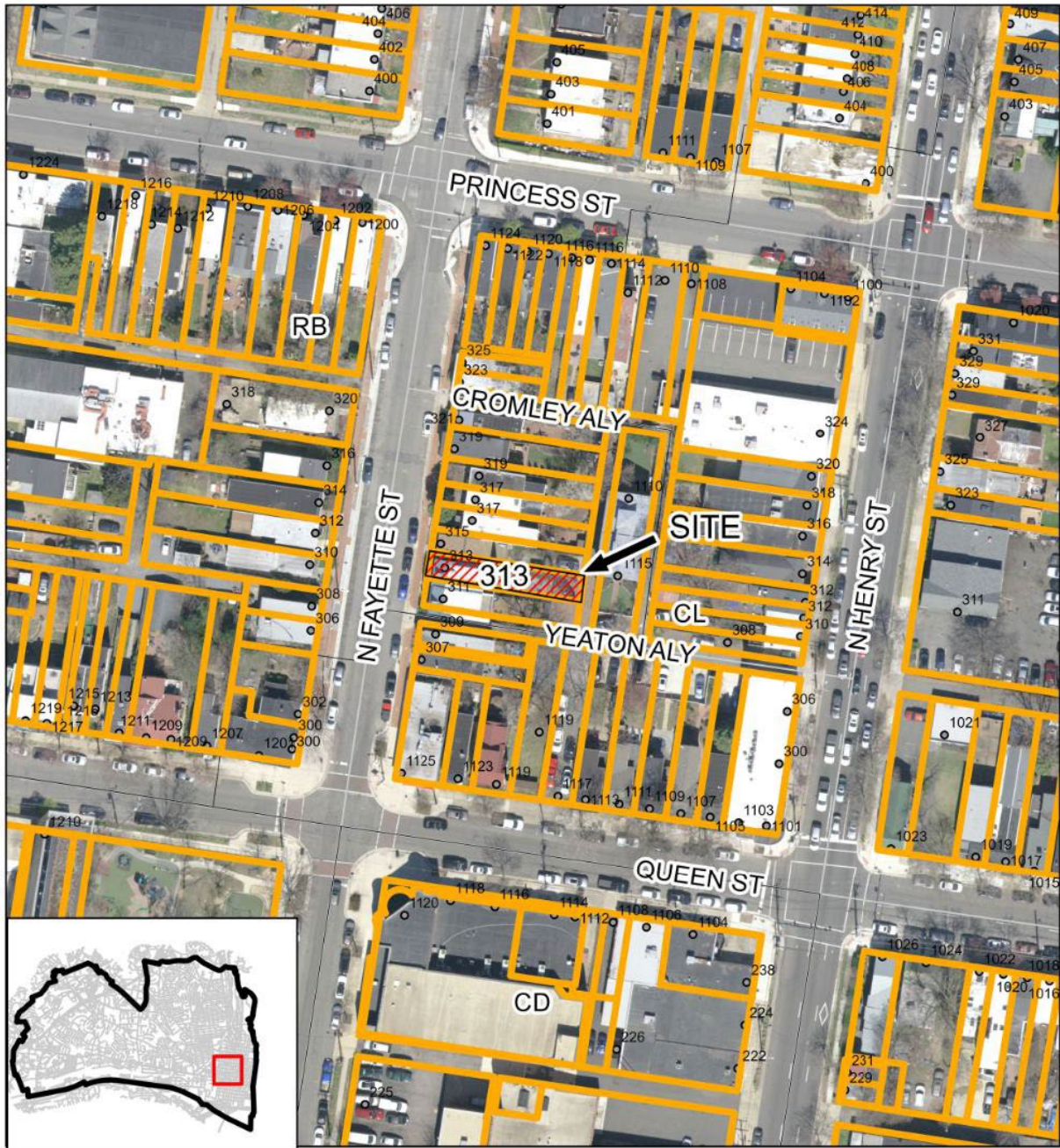
ZONE: RB/Residential Townhouse Zone

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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.



BAR2025-00382
313 North Fayette Street



0 40 80 160 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace twelve windows at 313 North Fayette Street.

Site context

The alley to the east, behind the subject property, is private. However, Yeaton Alley to the south, abutting the adjacent property at 311 North Fayette, is public. The windows on the rear/east elevation will therefore be minimally visible from the alley right-of-way. See Figure 3.

II. HISTORY

The semi-detached dwellings at 311 and 313 N Fayette were constructed in **1999** by William Cromley in a vernacular Italianate revival style, detailed with prominent bracketed cornices, a multi-light triangular dormer and a shared, four-bay, front porch. The main block is side gabled, with a perpendicular rear ell. The roofs are standing seam metal, the siding is German lap wood and the windows are two-over-two, wood, true divided-light, double-hung sash. The front doors are detailed with four-panel wood doors, surmounted by single-light transoms.

Previous BAR Approvals

BAR2011-00319 11/30/2011 Approval to construct a brick garden wall

III. ANALYSIS

Certificate of Appropriateness

The *Design Guidelines* state: "Replacement windows should fit the original window opening; full frame replacement or unframed sash replacement kits are acceptable. Insert windows are not appropriate." The BAR policy was recently revised to require that insert windows come to the Board for approval; previously, staff could administratively approve insert windows. Figure 1 demonstrates the difference between insert windows and full frame windows:



Figure 1: Insert vs. full frame window

Staff finds that although the *Design Guidelines* discourage the installation of insert windows, in cases such as this, these windows represent a minimal change to the building. This is a Late building and the proposed Marvin Infinity windows will not negatively affect its appearance, especially taking the large size of the windows into account. See Figure 2.



Figure 2: Primary/west elevation

The Marvin Infinity window is known for its sleek, narrow frame, making it an unobtrusive change to the current windows on this house. At the October 1, 2025 hearing, the Board approved the installation of Marvin Elevate insert windows on the rear elevation of the house at 706 Miller Lane, in OHAD, requiring full-frame windows for the primary elevation (BAR2025-00349). The utility road behind 706 Miller provides far more visibility to the rear elevation of the property than Yeaton Alley provides to 313 North Fayette so the Board should at least approve insert windows on the rear/east elevation of 313 North Fayette. See Figures 3 and 4. Staff finds that the large Marvin Infinity windows with narrow stiles and rails are appropriate for this Late building and will not excessively intrude into the window glazing. Staff therefore feels that the Board should approve these windows on all elevations, not just the rear.



Figure 3: 706 Miller rear from public row



Figure 4: 313 N. Fayette (right) rear from public row

Staff therefore 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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacements 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 adjacent to 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

- F-1 No Archaeology comments.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Photographs
- Public comment
- Any other supporting documentation

BAR CASE# **BAR2025-00382**

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 313 North Fayette Street

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

TAX MAP AND PARCEL: 064.01-13-24

ZONING: _____

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: Richard Hakala

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

E-mail: _____

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

Name: N/A

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Richard Hakala

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

E-mail: _____

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Remove original 12 windows and replace them with Infinity LOW E2 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: 

Printed Name: Richard Hakala

Date: 09/18/2025

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. Richard & Diana Hakala		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 313 N Fayette St, Alexandria VA 22314 (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. Richard & Diana Hakala		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. N/A		
2. N/A		
3. N/A		

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.

09/18/2025

Richard D. Hakala

Richard D. Hakala

Date

Printed Name

Signature

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: 5

TOTAL UNIT QTY: 12

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	living room front	Infinity	Insert Double Hung IO 32" X 73"	2
2	bdrms, front, rear, 2nd,3rd	Infinity	Insert Double Hung IO 32" X 62"	6
3	bedroom, 3rd flr, left	Infinity	Insert Double Hung IO 24" X 38"	2
4	bathroom, 3rd flr	Infinity	Insert Double Hung IO 24" X 38"	1
5	3rd floor front	Infinity	P3 Direct Glaze RO 54" X 39"	1

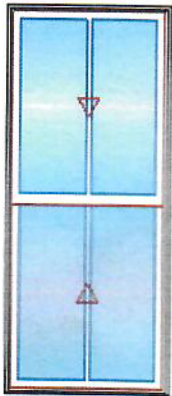
LINE ITEM QUOTES

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				

INFINITY

MARVIN
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 31 5/8" X 73"

IO 32" X 73"

Egress Information

Width: 28 15/16" Height: 30 25/32"

Net Clear Opening: 6.18 SqFt

Pebble Gray Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 32" X 73"
Top Sash
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Sash Lift
Extruded Full Screen
Pebble Gray Surround
Charcoal Hi-Transparency Fbrgl's Mesh

Existing Sill Angle 4

3 1/4" Jambs

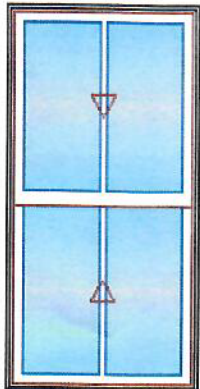
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

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

Line #2	Mark Unit: bdrms, front, rear, 2nd,3rd			
Qty: 6				

INFINITY

MARVIN
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 31 5/8" X 62"

IO 32" X 62"

Egress Information

Pebble Gray Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 32" X 62"
Top Sash
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Sash Lift
Extruded Full Screen
Pebble Gray Surround
Charcoal Hi-Transparency Fbrgl's Mesh
Existing Sill Angle 4

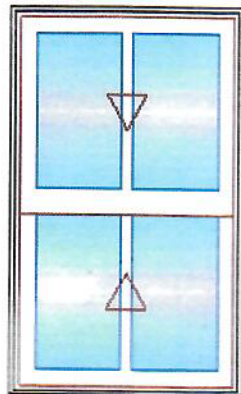
Width: 28 15/16" Height: 25 9/32"
Net Clear Opening: 5.08 SqFt

3 1/4" Jambos
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: bedroom, 3rd flr, left			
Qty: 2				

INFINITY

MARVIN
REPLACEMENT WINDOWS



As Viewed From The Exterior

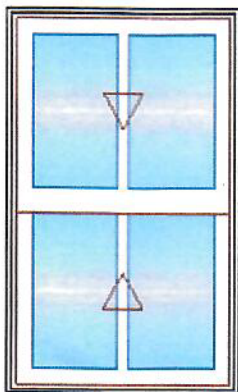
FS 23 5/8" X 38"
IO 24" X 38"
Egress Information
Width: 20 15/16" Height: 13 9/32"
Net Clear Opening: 1.93 SqFt

Pebble Gray Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 24" X 38"
Top Sash
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Sash Lift
Extruded Full Screen
Pebble Gray Surround
Charcoal HI-Transparency Fbrglis Mesh
Existing Sill Angle 4
3 1/4" Jambos
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: bathroom, 3rd flr			
Qty: 1				

INFINITY

MARVIN
REPLACEMENT WINDOWS



As Viewed From The Exterior

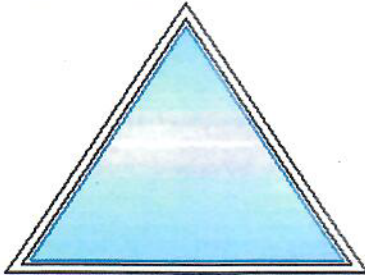
FS 23 5/8" X 38"
IO 24" X 38"
Egress Information
Width: 20 15/16" Height: 13 9/32"
Net Clear Opening: 1.93 SqFt

Pebble Gray Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 24" X 38"
Top Sash
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
Bottom Sash
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar
Rectangular 2W1H
Pebble Gray Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Sash Lift
Extruded Full Screen
Pebble Gray Surround
Charcoal HI-Transparency Fbrglis Mesh
Existing Sill Angle 4
3 1/4" Jambos

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: 3rd floor front			
Qty: 1				

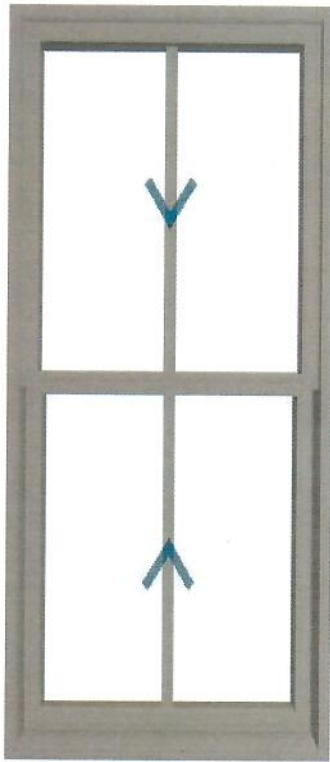
INFINITY
MARVIN
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 52 25/32" X 38 1/8"
RO 54" X 39"
Egress Information
No Egress Information available.

Pebble Gray Exterior
Stone White Interior
Infinity P3 Direct Glaze
P3-5
Rough Opening 54" X 39"
IG - 1 in - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
2 1/4" Jambs
Loose Structural Brackets
***Note: Unit Availability and Price is Subject to Change



Exterior Visualization
Drawing



Interior Visualization
Drawing

living room front

2 x \$3,939.48

Options

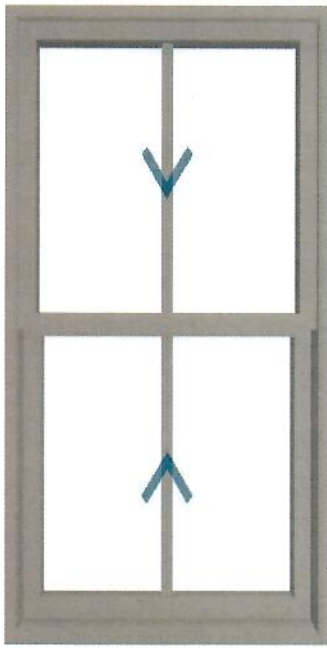
Description:	<i>Infinity Insert Double Hung</i>
Number Wide:	<i>1</i>
Configuration / Venting:	<i>Double Hung</i>
Exterior Color:	<i>Pebble Gray</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Glass Surface:	<i>Low E2</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>1 1/8" SDL</i>
Simulated Rail:	<i>No</i>
Grille Pattern:	<i>Rectangular</i>
A1 Top Sash Grille Division Type:	<i>Custom</i>
A1 Bottom Sash Grille Division Type:	<i>Custom</i>
A1 Top Sash Number Wide:	<i>2</i>
A1 Top Sash Number High:	<i>1</i>
A1 Bottom Sash Number Wide:	<i>2</i>
A1 Bottom Sash Number High:	<i>1</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Glazing Type:	<i>IG</i>
Spacer Bar:	<i>Yes</i>
Net Clear Opening Square Ft:	<i>6.183599</i>
DLO Width:	<i>26.4269981</i>
DLO Height:	<i>32.6915054</i>
Wood Pocket:	

master bedroom front 2nd flr

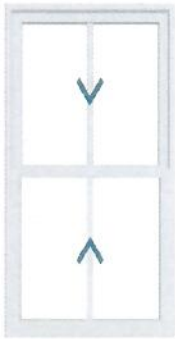
3 x \$3,738.48

Options

Description:	<i>Infinity Insert Double Hung</i>
Number Wide:	<i>1</i>
Configuration / Venting:	<i>Double Hung</i>
Exterior Color:	<i>Pebble Gray</i>



Exterior Visualization
Drawing



Interior Visualization
Drawing

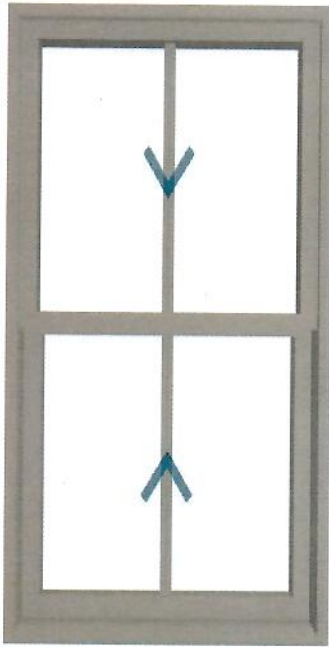
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Perimeter Bar Color:	Stainless
Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
A1 Top Sash Grille Division Type:	Custom
A1 Bottom Sash Grille Division Type:	Custom
A1 Top Sash Number Wide:	2
A1 Top Sash Number High:	1
A1 Bottom Sash Number Wide:	2
A1 Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	5.078596
DLO Width:	26.4269981
DLO Height:	27.1915016
Wood Pocket:	

bedrooms rear, 2nd, 3rd flrs

3 x \$3,738.48

Options

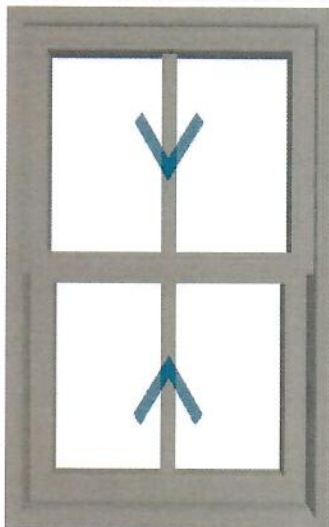
Description:	Infinity Insert Double Hung
Number Wide:	1
Configuration / Venting:	Double Hung
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Perimeter Bar Color:	Stainless



Exterior Visualization Drawing



Interior Visualization Drawing



Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
AI Top Sash Grille Division Type:	Custom
AI Bottom Sash Grille Division Type:	Custom
AI Top Sash Number Wide:	2
AI Top Sash Number High:	1
AI Bottom Sash Number Wide:	2
AI Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	5.078596
DLO Width:	26.4269981
DLO Height:	27.1915016
Wood Pocket:	

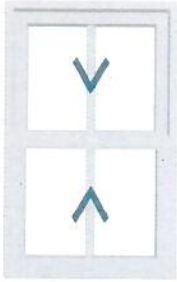
bedroom 3rd flr, left

2 x \$3,231.96

Options

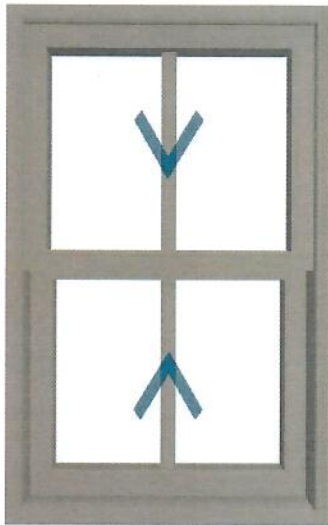
Description:	Infinity Insert Double Hung
Number Wide:	1
Configuration / Venting:	Double Hung
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Perimeter Bar Color:	Stainless

Exterior Visualization
Drawing



Interior Visualization
Drawing

Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
A1 Top Sash Grille Division Type:	Custom
A1 Bottom Sash Grille Division Type:	Custom
A1 Top Sash Number Wide:	2
A1 Top Sash Number High:	1
A1 Bottom Sash Number Wide:	2
A1 Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	1.930013
DLO Width:	18.4269981
DLO Height:	15.1915
Wood Pocket:	



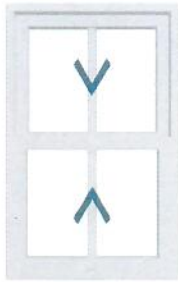
Exterior Visualization
Drawing

bathroom 3rd flr, left

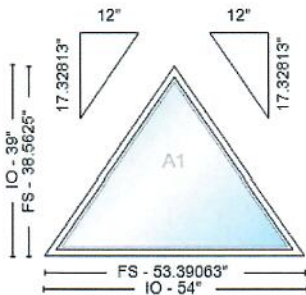
1 x \$3,743.84

Options

Description:	Infinity Insert Double Hung
Number Wide:	1
Configuration / Venting:	Double Hung
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Tempered:	Yes
Perimeter Bar Color:	Stainless
Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
A1 Top Sash Grille Division Type:	Custom
A1 Bottom Sash Grille Division Type:	Custom



Interior Visualization
Drawing



As Viewed From
The Exterior

Elevation



Product

A1 Top Sash Number Wide:	2
A1 Top Sash Number High:	1
A1 Bottom Sash Number Wide:	2
A1 Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	1.930013
DLO Width:	18.4269981
DLO Height:	15.1915
Wood Pocket:	

office, storage, 3rd flr front

1 x \$4,195.34

Options

Description:	Infinity Insert Isosceles Triangle
Additional Mull Info:	Stand Alone
Configuration / Venting:	Fixed
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Glass Surface:	Low E3
Perimeter Bar Color:	Stainless
Glazing Type:	IG - 1"
DLO Width:	46.1497955
DLO Height:	33.33266
Drywall/Wood Return 121-139 UI:	

313 North Fayette Street



Current front external view facing West



Current 1st floor external view facing West



Current 2nd and 3rd floor view facing West



Current 2nd floor rear external view facing East



Current 3rd floor external view facing East



Current 3rd floor internal view facing North



Current 3rd floor bathroom internal view facing North