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

for alterations

APPLICANT: Brandon and Jennifer Tseng

LOCATION: Old and Historic Alexandria District

24 Wolfe Street

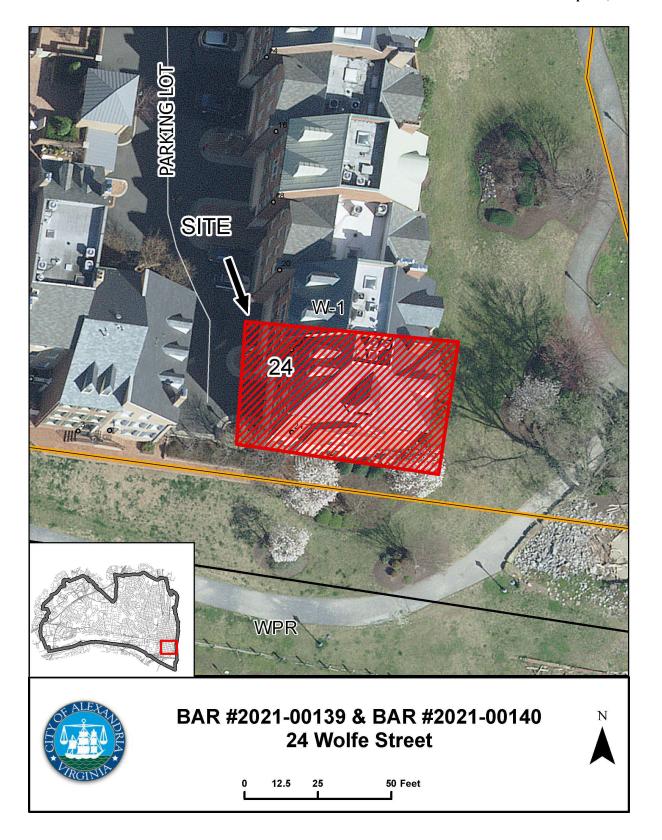
ZONE: W-1/Waterfront mixed use zone.

STAFF RECOMMENDATION

Staff recommends approval, 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 (<u>including signs</u>). 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 <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



<u>Note</u>: Staff coupled the applications for a Permit to Demolish (BAR2021-00139) and Certificate of Appropriateness (BAR2021-00140) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. <u>APPLICANT'S PROPOSAL</u>

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to create two new window openings on the south elevation and to replace French doors on the south and east elevations, as well as alterations, at 24 Wolfe Street. Additionally, the 3rd and 4th story window and shutters on inlet (south elevation) will be replaced with a double hung windows and sidelights.

Site context

The south and east elevations of the subject property are bordered by Shipyard Park. The alterations will be visible from the park.

II. <u>HISTORY</u>

The three-bay, five-story colonial revival brick townhouse is located in the Harborside townhouse development. The development was approved by the Board in **1990** (BAR Case #89-83).

Previous BAR Approvals
No prior 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

The analysis of the standards indicated above relates only to the proposed partial demolition/capsulation of portions of south exterior wall.

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 proposed amount of demolition is limited to 57 square feet of south exterior wall. The property is a later building and the brick wall is not of unusual or uncommon design.

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* states that "exterior doors are prominent visual details of the main façade of a building. Doors and their surrounds are as much a character defining feature of architectural styles as are windows." The applicant proposes to replace the French doors on the east and south elevations. The arches, surrounds and sills will be unchanged. The multi-light composition of the replacement doors on the 1st, 2nd and 4th-stories, as well as the 2nd-story transom will be slight modified to incorporation of wider glass panes. The proposed aluminum clad replacement doors are architecturally appropriate and comply with the Board's policies and guidelines.

The *Design Guidelines* states that "windows are a principal character defining feature of a building and serve both functional and aesthetic purposes." The applicant proposes to construct two new nine-over-nine windows with lintel and stone sill on the 2nd-story of the south elevation. The windows will match the proposed windows on the west elevation. Additionally, on the south elevation inlet, 2nd and 3rd-story windows will be replaced with a new double-hung windows, fanlight, and sidelights. The existing brick mould, stone lintel and sill will remain unchanged. The proposed multi-light window design is architecturally appropriate, and the use of aluminum clad as a replacement material complies with the Alexandria New and Replacement Window Policy.

Staff recommends approval of the application as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. <u>CITY DEPARTMENT COMMENTS</u>

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

Zoning

F-1 Proposed replacement doors, new windows, new openings, and replacement shutters comply with zoning.

Code Administration

A building permit and plan review are required prior to the start of construction.

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

Docket #11 & 12 BAR #2021-00139 & 2021-00140 Old and Historic Alexandria District April 6, 2022

(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

No archaeology oversight necessary for this undertaking.

V. <u>ATTACHMENTS</u>

- I-Application Materials
- 2 Supplemental Materials

BAR Case #
ADDRESS OF PROJECT: 24 WOLFE STREET, UNIT 58 PHIZ HARROESIN
DISTRICT: ☑ Øld & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building
TAX MAP AND PARCEL: \$675, \$63-0A-58 ZONING: W-1
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: BRANDON & JENNIPER TSENG-
Address: 24 WOLFE STREET
City: ALEXANDIZIA State: VA Zip: 22314
Phone: 407.415.3713 E-mail: brandon.tsengeshield.ai
Authorized Agent (if applicable): Attorney Architect Contractor
Name: METANIE MORACES & GILDAY RENOV. Phone: 301.565.4600 X17
E-mail: melaniemoralesegilday.com
Legal Property Owner:
Name: BRANDON & JENNIFER TSENG
Address: 24 WOLFE STREET
City: ALEXANDRIA State: VA Zip: 22314
Phone: 407.415.3713 E-mail: brandon.tsengeshield.ai
Yes No Is there an historic preservation easement on this property? Yes No If yes, has the easement holder agreed to the proposed alterations? No Is there a homeowner's association for this property? No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project

		BAR Case # _	
NATURE OF PROPO	SED WORK: Please check all t	that apply	
NEW CONSTRUE EXTERIOR ALT awning doors lighting other ADDITION DEMOLITION/ENG SIGNAGE	ERATION: Please check all tha fence, gate or garden with the pergola/trellis pergola/trellis		☐ shutters ☐ shed
be attached).		e describe the proposed work in det	
TO MATCH E - REPLACE E	DOPENINGS FOR I	ON IST, ZNO, BED 45 INSTALLATION OF NE ALIGNMENT ON ZNO WINDOWS WINDOWS OS ON ZNO 4 BED	FLOOR ONLY,
SUBMITTAL REQU	IREMENTS:		
request additional info	nprise the minimum support rmation during application rev further information on approp	ting materials for BAR applicati view. Please refer to the relevan riate treatments.	ions. Staff may t section of the
material that are neces docketing of the applic	ssary to thoroughly describe to cation for review. Pre-applicati	he application is complete. Include he project. Incomplete application meetings are required for all or to submission of a completed a	ons will delay the proposed additions.
Demolition/Encaps must complete this section	iulation : All applicants reques on. Check N/A if an item in this se	iting 25 square feet or more of demo ection does not apply to your project	olition/encapsulation t.
Existing eleva Clear and labe to be demolish Description of	tion drawings clearly showing eled photographs of all elevati ned. the reason for demolition/enc the alternatives to demolition/	sed demolition/encapsulation. all elements proposed for demolens of the building if the entire stapsulation. /encapsulation and why such alternations	tructure is proposed

BAR Case #	

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.

	NUA			
		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.		
П		Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows,		
П		 doors, lighting, fencing, HVAC equipment and walls. For development site plan projects, a model showing mass relationships to adjacent properties and structures. 		
illun	ninat	& Awnings: One sign per building under one square foot does not require BAR approval unless ed. All other signs including window signs require BAR approval. Check N/A if an item in this section does y to your project.		
		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.		
Alt	erat	ions: Check N/A if an item in this section does not apply to your project.		
		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 everall dimensions. Drawings must be to scale. An official survey plat showing the proposed locations of HVAC units, fences, and sheds. Historic elevations or photographs should accompany any request to return a structure to an		
-	-	earlier appearance.		

BAR Case #	
DAIL Case #	

ALL	APPLICATIONS: Please read and check that you have read and understand the following items:
	I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
	I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
W/	I, the applicant, or an authorized representative will be present at the public hearing.
d	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: 10M Gil U

Printed Name: THOMAS A. GLUDAY

Date: 2/23/22

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. Brandon and Jennifer Tseng	24 Wolfe St, Alexandria, VA 22314	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 24 Wolfe 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.	Brandon and Jennifer Tseng	24 Wolfe St, Alexandria, VA 22314	100%
2.			
3.			

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. No Disclosures	No Disclosures	No Disclosures
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.	

12/20/21	Brandon and Jennifer Tseng	STO Jennifer Tseng
Date	Printed Name	Signature



ARCHITECTURAL CHANGE APPROVAL NOTIFICATION

February 23, 2022

Brandon & Jennifer Tseng 24 Wolfe Street Alexandria, VA 22314

Ref: Harborside Condominium Architectural Modification Application

24 Wolfe Street

Dear Owner(s),

Thank you for adhering to the Harborside Condominium architectural guidelines by submitting an application for improvement (ARC request). The following requested improvement has been **approved as submitted**:

Exterior Modification - Window Additions & Door Replacements

Any changes to the plan that alter the design, material, location, size, etc. of the indicated improvements must be approved by the Architectural Review Board and/or Board of Directors prior to installation/construction. Additionally, it is requested that all improvements are completed within three months of date of approval and you are reminded to ensure compliance with the Association's guidelines regarding construction (approved work hours, conditions for equipment/materials storage, etc.), if any.

Please note, this approval from Harborside Condominium does not replace the need for permits or approvals that may be required by your local municipality or governmental jurisdiction. It is the owner's responsibility to obtain all necessary permits and approvals and comply with such guidelines.

Please keep a copy of this approval letter for your records. This letter is proof that you have sought and received the necessary approvals for improvements to your home and may be required documentation if you chose to sell your home.

Thank you for your patience during the review process. If you have any questions or concerns, please feel free to contact NRP via your owner portal, https://portal.nrpartnersllc.com.

Sincerely,

National Realty Partners, LLC Managing Agent for Harborside Condominium

Existing Condition Pictures

EXISTING VIEWS FROM ADJACENT PUBLIC PARK



View of East Elevation from Riverfront



View of South (Front) Elevation from Inlet



View of South & East Elevations - corner of River and Inlet



View of South & West Elevations from Inlet

Existing Condition Pictures

EXISTING EXTERIOR ELEVATIONS



East Elevation (Riverfront)



Front Elevation (Inlet)



West Elevation (Street Side)

Existing Condition Pictures

EXISTING SOUTH ELEVATION DETAIL PHOTOS



New window opening location (2nd Flr)



Replace shutters flanking windows w/ new windows (2nd & 3rd Flrs)



New window opening location (2nd Flr)

Existing Condition Pictures

EXISTING WINDOW DETAILS







Window Detail

Cast Stone Lintel & Brick Mould Detail

Cast Stone Sill & Brick Mould Detail

TSENG RESIDENCE

WINDOW ADDITIONS & DOOR REPLACEMENTS 24 MOLFE STREET ALEXANDRIA, VIRGINIA 22314

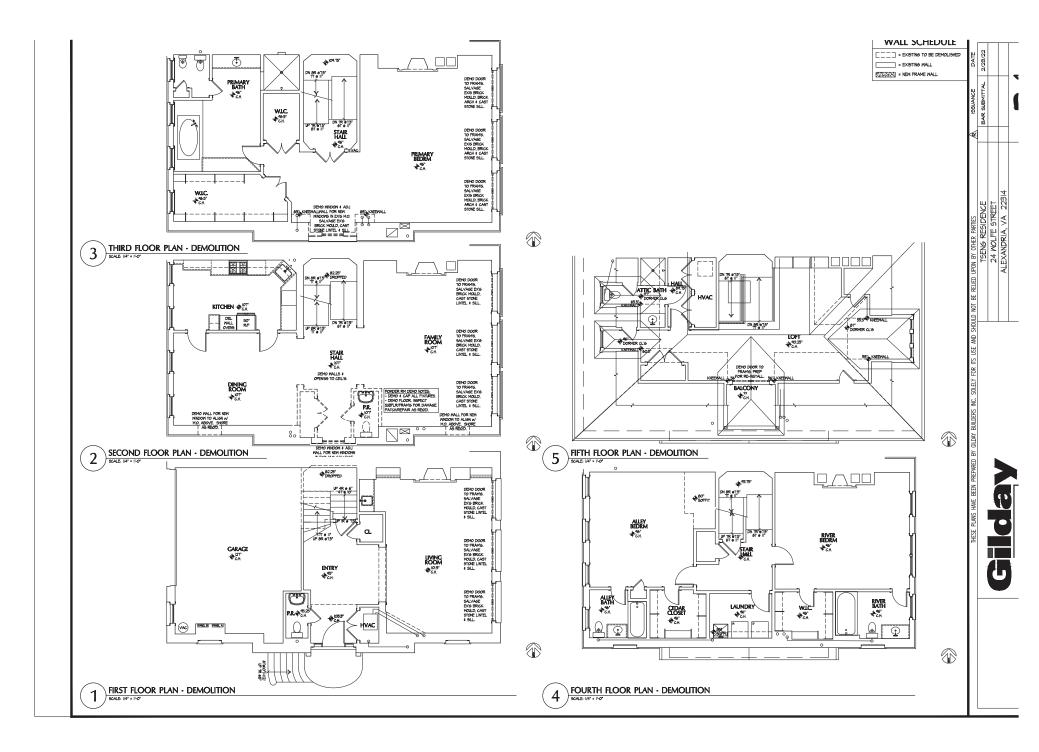
PROJECT DESCRIPTION:

- MAJOR WORK INCLIDES REPLACEMENT OF ALL FRENCH DOORS ON 164, 2nd, 3nd, AND 3nd FLES, CREATION OF NEW MASONRY OTENNES FOR INSTALLATION OF NEW MINDOWS HAVE MATCH EXISTING MINDOW ALLISHWATOR ON 2nd FLOOR ON INSTALLATION OF NEW MINDOWS IN PLACE OF EXISTING SHITTERS AND MINDOWS IN EXISTING MASONRY OFFENINGS ON 2nd AND 2nd FLOORS.

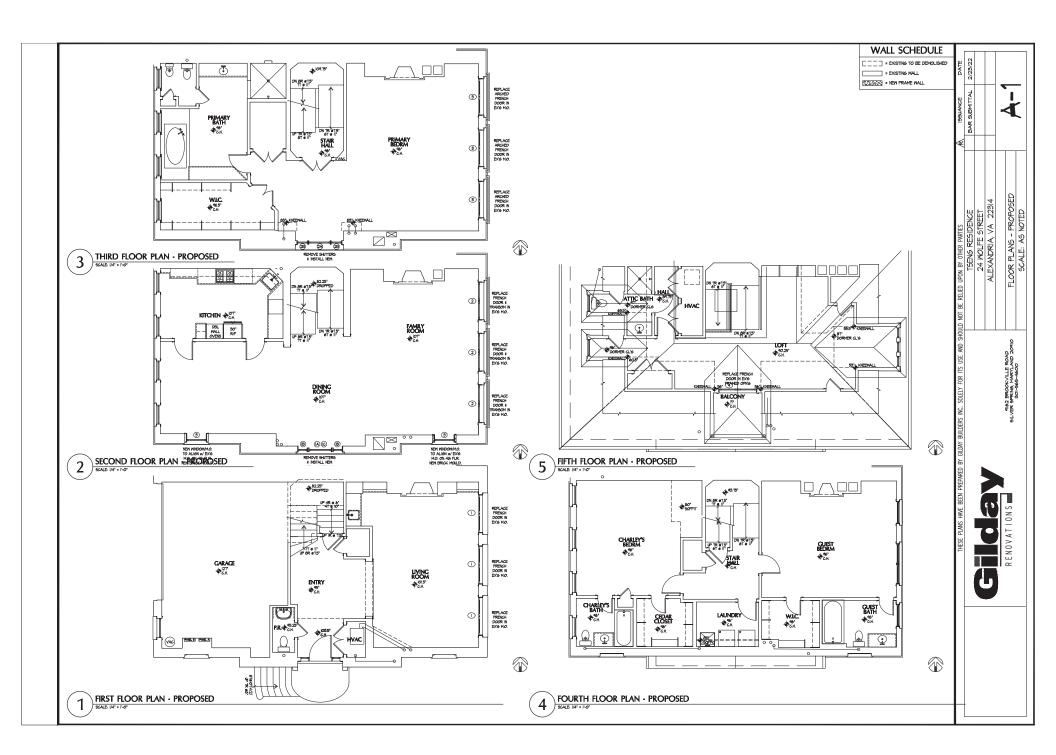
- THERE IS NO CHANGE IN USE

- THEKE IS NO CHANGE IN USE:
 THERE IS NO CHANGE IN SIZE
 THERE IS NO ELECTRICAL CHANGE
 THERE IS NO PECHANICAL CHANGE
 THERE IS NO PUMBINS CHANGE
 THERE IS NO PUMBINS CHANGE
 THERE IS NO LIME SAFETY/SPRINKLER CHANGE

PROJECT TEAM		TENTS OF DRAWINGS	ZONING ANALYSIS			
EPIERAL CONTRACTOR: TOM GILDAY OF GILDAY RENOVATIONS OFFICE: 301-365-4600 xi2 PRATISPERSON MEANE MORALES, RA DESIGNER: TIMA KEPPLER OFFICE: 301-365-4600 xi7 OFFICE: 301-365-4600 xi8	C5 D-I D-2 A-I A-2	TITLE/CONTENTS FLOOR PLANS - DEMOLITION EXTERIOR ELEVATIONS - DEMOLITION FLOOR PLANS - PROPOSED EXTERIOR ELEVATIONS - PROPOSED	PROPERTY IDENTIFICATION: LEGAL DESCRIPTION: ZONING DISTRICT: STREET/FRONT SETBACK: SIDE YARD SETBACK: REAR SETBACK:		5-03-0A-58 PH 12 HARBON	RSIDE
			CODE ANALYSIS ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRIGH WHORM STATEPING BUILDING CODE (VISBC), 2012 EDITION, ZON ORDINANCES, ALEXANDRIA CODES, AND NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION			
			VUSBC-2012 NFPA-2012 & NEC 2011	EXC. BLDG.	EKG. SPACE	PROPOS SPACE AL
VICINITY MAP COURTESY OF GOOGLE MAPS NOT TO SCALE			VUSBC-2012 BLDG, USE GROUP CLASSIFICATIONS NEPA 101-2012 OCCUP. CLASSIFICATIONS	R-2 RESIDENTIAL	R-2 RESIDENTIAL	R-2 RESIDENT
O DESCRIPTION OF THE PROPERTY			SEPARATED MIXED USE PER VUSBC/NFPA	NO	NO	NO.
I I I I I I I I I I I I I I I I I I I			CONSTRUCTION TYPE PER VISBC-2012	ШΑ	ΠA	ШΑ
Surfectly Wang Wangs Wan	INFORMATION SHOWN ON THIS DOCUMENT INCORPORATES PROPRIETARY RIGHTS AND IS NOT TO BE DUPLICATED, HHOLLY OR IN PART, WITHOUT THE EXPRESS FERMISSION OF THE GILDAY COMPANY, INC. ALL CONDITIONS AND DIMENSIONS CONTAINED BERRIN ARE APPROXIMATE. ALL TRADESPESSION INCLIVED WITH THE MORE MIST FIELD VERIFY ALL FRETINEN INFORMATION, CONDITIONS AND DIMENSIONS. SEVERE DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.		NUMBER OF STORIES ABOVE GRADE	5 FLOORS	5 FLOORS	5 FLOORS
Shares Calley			HIGH RISE	NO NO	NO NO	NO NO
The state of the s			FIRE ALARM SYSTEM FULLY SPRINKLED AND MONITORED	NO YES	NO YES	NO YES
Monther Sudo	DO NOT SCALE DRAWINGS.		TOTAL BUILDING AREA (SF)	???	4,121 SF	74 SF









Pella® Fixed Frame Direct Set - Interior Glazed

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard
 formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an
 additional ingredient adds protection against termite damage.
- · Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].
- · Exterior surfaces are clad with extruded aluminum.
- · Components are assembled with screws, staples, and concealed corner locks.
- · Curved glass stops are segmented.
- · Curved head assembly shall be mitered at end where joined to non-curved frame members, screwed and sealed.
- Curved head assembly consists of solid wood core blocks bonded to stabilized wood fiber with water-resistant glue. Two sheets are laminated with veneers at interior.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm),
- Optional factory-applied jamb extensions available.
- · Optional factory-applied EnduraClad® exterior trim.

Glazing System

- Quality float glass complying with ASTM C 1036.
- · Custom and high altitude glazing available.
- Urethane-glazed [13/16"] [11/1 dual-seal insulating glass [[annealed] [tempered]] [[clear] [Advanced Low-E] [SunDefense™ Low-E]
 [AdvancedComfort Low-E] [NaturalSun Low-E] with argon]. [[bronze] [gray] [green] [obscure] Advanced Low-E with argon].

Urethane-glazed [1-1/8"] [1-1/4"] [1-3/8"] triple-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [Advanced Low-E] [SunDefense™ Low-E] [SunDefense™ Low-E] [NaturalSun Low-E [NaturalSun Low-E with [argon] [krypton]].

· Impact-Resistant

Urethane-glazed 1" dual-seal impact-resistant insulating_glass 1 [1" [SGP] [PVB]] [1-1/4" SGP]. [[tempered] [annealed]] Laminated exterior light is [[Advanced Low-E with argon] [SunDefense Low-E] [clear] [bronze] [gray] [green]]. Clear tempered interior light.

- or -

Exterior

• Extruded aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.

· Color is [standard] [custom] 2. BM MONTGONEDY WHITE

- or -

- Extruded aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - . Color is [standard] [custom]2.

Interior

• [Unfinished, ready for site firrishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain] 2].

Optional Products

Grilless

- Integral Light Technology® grilles Traditional Style Collection
 - Interior grilles are [7/8"] [1-1/4"] [2" (traditional pattern only)] ogee profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint₂] [stain₂] to match interior finish]. Curved grilles may have visible finger joints.
 - Exterior grilles are [7/8" [egec] [putty] profile] [1-1/4" [egec] [putty] profile] [2" [egec] [putty] profile (traditional pattern only)] that are extruded aluminum, color matched to exterior cladding.
 - . Insulating glass contains non-glare spacer between the panes of glass.
 - · Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
 - · Grille pattern is [Traditional] [Prairie] [Top Row] [Cross] [Sunburst] [Starburst]:

- or -

- Integral Light Technology® grilles Contemporary Style Collection (rectangular and angled shapes only)
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] square profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] 2 to match interior finish].
 - Exterior grilles are [5/8"] [7/8"] [1-1/4"] [2"] square profile that are extraded aluminum, color matched to exterior cladding.
 - · Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
 - · Grille pattern is [Traditional] [Prairie] [Top Row] [Cross].

- or -

- · Simulated-Divided-Light grilles [with optional spacer]
 - Interior grilles are 7/8" regular profile that are solid pine. Curved grilles may have visible finger joints. Interior surfaces are [unfinished, ready for site finishing] [factory prefinished [paint₂] [stain₂] to match interior finish].
 - Exterior grilles are 7/8" regular profile extruded aluminum, color matched to exterior dadding.

23

- Grifles permanently bonded to the interior and exterior of glass with VHB acrylic adhesive tape and are aligned with the optional spacer between the panes of insulating glass.
- · Grille Pattern is [Traditional] [Prairie] [Top Row] [Cross] [Sunburst] [Starburst]
- · Available only on units glazed with Low-E insulated glass with argon.

- or

- Grilles-Between-the-Glassa
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Interior color is [Black] [White] [Brown | [Fossil] [Harvest] [Cordovan] [Ivory] [Tan] [Brickstone] [Putty]
 - Exterior color₆ is [Standard₂].
 - · Grille pattern is [Traditional] [Prairie] [Cross] [Top Row] [Sunburst].
- (1) Insulating glass with argon is Low-E coated (except high altitude), All other insulating glass (including high altitude Low-E) is air-filled.
- (2) Contact your local Pella sales representative for current color options.
- (3) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.
- (4) Tan, Brown and Putty GBG colors are available in single-tone only (Brown/Brown, Tan/Tan or Putty/Putty), other interior/exterior color restrictions may apply.
- (5) Certain grille types and patterns may have restrictions depending on unit size and shape, contact your local Pella sales representative for details.
- (6) Appearance of exterior grille color will vary depending on Low-E coating on glass.



Pella® Reserve™ Traditional Hung Window

Detailed Product Description - Aluminum-Clad Exterior

Frame

· Select softwood, immersion treated with Pella's EnduraGuard* wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.

Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].

Exterior surfaces are clad with aluminum.

Components are assembled with screws, staples and concealed corner locks.

Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).

Optional factory applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).

Vinyl jamb liner with wood / clad inserts.

Optional factory installed fold-out installation fins with flexible fin corners.
 Optional factory-applied EnduraClad® exterior trim.

Sash

 Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA 1.5,-4. The Endura Guard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.

Interior exposed surfaces are [clear pine] [...

member may have visible finger-jointed surfaces.

Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.

Corners mortised and tenoned, glued and secured with metal fasteners.

Sash thickness is 1-7/8" (47mm).

Double-Hung: Upper sash has surface-mounted wash locks for easy tilt-in cleaning) (Single Hung: Fixed upper Head units have no wash locks).

Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.

- Simulated-Hung units have non-operable upper and lower sashes.
- Sash exterior profile is [agec+[putty glaze], interior profile is agec.

Weatherstripping

Water-stop santoprene-wrapped foam at head and sill.

- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

Quality float glass complying with ASTM C 1036.

- Custom and high altitude glazing available. Silicone-glazed dual-pane 13/16" dual-seal insulating glass [[## [tempered]], [[clear] [[Advanced Low E] [SunDefense Advanced Low-E [with Argan]] [obscure] [Reflective Bronze]. - OF
- Silicone-glazed dual-pane 13/16" dual-seal [[annealed]-{tempered]] non-impact laminated glass [[clear] [[Advanced Low E] [StinDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

Aluminum-clad exteriors shall be finished with EnduraClad* protective finish, in a multi-step, baked-on finish. · Color is [standard] [custom] 1. BM MONTGOHERY WHITE

 Aluminum dad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, haked-on finish. Color is [standard] [custom] i.

Interior

 [Unfinished, ready for site finishing] [fa [pine: factory prefinished [paint] [stein].

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass only.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Full screens are available on units ≤ 96" height.

(6) Integrated Rolscreen only available on sizes ≥ 34° tall and 21" wide, and ≤ 84" tall and 48"

(7) Vivid View screen is not available when frame height is > 84° or when both frame width and frame height are > 48"

Hardware

 Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.

Sash lock is Istandard (con m) [historic spoon-style] [air-c ruble)]. Two sash locks on units with frame width 37" and greater.

Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.

Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Sati

Optional Products

Sash

Exterior sash lugs

 Optional factory applied accessory. Exterior finish is [Standard-] [Custom I]. Grilles

Integral Light Technology® grilles

 Interior grilles are (6/0*) [7/8"] [1-1/4"] (2") ogee profile that are solid (pine) [mahogany] (douglas fir), Interior surfaces are [unfinish finishing] [factory primed] [pine: factory prefinished [paint] [stain] 1].

Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] legged profile [1-1/4" [putty glaze] [ogeo] profile] [2" ogeo profile] that are extruded aluminum.

Patterns are [Traditional] [Prairie] [Top-Row] [New England] [Victorian].

Insulating glass contains non-glare spacer between the panes of glass. Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

Grilles Between-the-Glass 2

 Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
Patterns are [Traditional] [9 Lite Prairie] [Cross] [Top Row]

Interior color is [White] [Tan 3] [Brown 3] [Putty 3] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone]. Exterior color (is [standard]).

Roomside Removable grilles

• [[3/4"][1-1/4"][2"] traditional] [[1-1/4"][2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.

Interior [unfinished roady for site liaishing] [factory primed] [pine: factory prefinished (paint) [stain] 1].

Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior cladding 4].

Screens

Integrated Rolscreen* (for rectangular units only)

 Retractable screen integrated into [lower sash] [both upper and lower sash].
 Screen rollers are fixed and concealed within the frame, screen is held to the sash by magnets which release when the bottom sash is tilted for cleaning, and when the upper sash is opened past 18.

InView Screen cloth, black vinyl-coated 18/18 mesh liberglass screen cloth

complying with ASTM D 3656 and the performance requirements of SMA

InViewTM screens

[Half Size] [Full-Size 4] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form] [promium sutruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
Full screen spreader bar placed on units > 37" width or > 65" height.

Screen frame finish is [standard screen: baked enamel] [premi [baked enamel] [anodized]], color to match window cladding. - or -

Vivid View* screens
• [Half-Size] [Full-Size] PVDF 21 / 17 mesh, minimum 78 percent light transmissive sergen, set in a [standard roll-form] [organism extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.

Full screen spreader bar placed on units > 37 width or > 65" height.
Screen frame finish is [standard screen: baked ename] [premium extruded: [baked enamel] [anodized]], color to match window cladding

Hardware

Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view. Optional factory applied window opening control device. Device allows window

to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Optional factory installed integrated security sensors available in vent units.



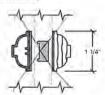
Grille Profiles

Integral Light Technology® Grilles

Ogee Grilles

Clad Exterior - Wood Interior



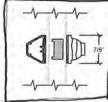


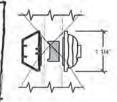


Putty Glaze and Ogee Grilles

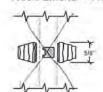
Clad Exterior - Wood Interior



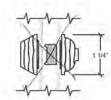




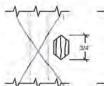
Putty Glaze and Ogee Grilles Wood Exterior - Wood Interior







Roomside Removable Grilles



3/4" Regular



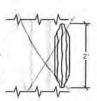
1 1/4" Regular



2" Regular

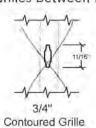


1 1/4" Colonial



2" Colonial

Grilles-Between-the-Glass





Pella® Reserve™ Traditional In-Swing Patio Door

Detailed Product Descriptions - Aluminum-Clad Exterior

Frame

 Select softwood, immersion treated with Pella's EnduraGuard* wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.

 Interior exposed surfaces are [clear pine] [mahegany] [douglas fir], edge-banded and veneered. Any curved member may have visible finger-jointed surfaces.

Exterior surfaces are clad with aluminum at the head and jambs.

 Exterior surraces are crad with aluminum at the nead and jambs.
 Components are assembled with screws, staples and concealed corner locks.
 Frame depth between 5-7/8" (149mm) to 8-5/8" (219mm), for wall depth between 4-9/16" (116mm) to 7-5/16" (186mm).
 Optional factory-applied EnduraClad' exterior trim.
 Solid extruded aluminum sill with [Mill [Nickel] [Promze] [Black] [anadized to match anadized cladding] finish. [Mahegany threshold for mahegany deer] [[orangesite black] threshold for [nick] [develoating and contents.] [composite black] threshold for [pine] [dougles fir] deer];

 Sill is 1/2" low profile. Material and finish are extruded aluminum with [mill] [Bronzel [anedized to match anodized cladding] finish.

Door panels

· Select softwood, immersion treated with Pella's EnduraGuard* wood protection formula in accordance with WDMA J.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.

Interior exposed surfaces are veneered with [clear pine] [makegany] [douglas fir]: Any curved member may have visible finger-jointed surfaces. Exterior surfaces are clad with extruded aluminum.

Panel hinge stiles and rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
 Panel lock stiles are constructed with LVL core with finger-jointed edge bands on

both sides and veneered on both faces.

Corners are urethane-silicone hybrid-sealed and secured with metal fasteners.

Panel thickness is 2-1/16" (52mm).

Panel exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

 Dual-durometer extruded polymer along perimeter of door frame. On bottom panels, dual-durometer extruded polymer interior air seal and rigid polymer exterior facing bristle-strip.

Glazing System

Quality fully-tempered float glass complying with ASTM C 1048.

Custom and high altitude glazing available.

Urethane-glazed 13/16" dual-seal insulating glass [electrics of the content of th argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

- or -Silicone-glazed 1" triple dual seal insulating glass (Advanced Low-E) [SunDefense M Low-E] [NaturalSun Low-E] with [argon] [krypten]]

act-Resistant

 Urethane-glazed 7/8" dual-spal impact-resistant insulating glass i PVB. Laminated clear exterior light. Tempered interior light is [Advanced Low-E] [clear] [bronze] [gray] [green].

· Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.

· Color is [Standard] [custom] 1. BM HONTGOMERY WHITE

· Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked on finish.

• Color is [Standard] [custom].

Interior

[factory prefinished [paint] (stain)].

Hardware

Hinges

Hinges are adjustable to help with installation.
Doors under 7' 0" frame height will have three (3) hinges per panel.
Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges per panel.

Doors over 8' 3" frame height up to and including 9' 0" frame height will have

five (5) hinges per panel.

• Doors over 9' 0" frame height will have six (6) hinges per panel.

Locks

· Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.

Doors 8' 0" frame height and below will have one (1) strike at the head, one (1)

strike at the sill and one (1) center deadbolt.

Doors over 8' 0" frame height up to and including 10' 0" frame height will have one (1) strike at the head, one (1) strike at the sill and three (3) locking points at the stile.

Solid brass handles and keylock with K-keyway cylinder.

Key cylinder finish is [Brass] [Stainler

Finish

 Hardware finish is (Handle, Hinges and Strike) [baked ename] [White] [Ghampagne] [Brown] [Matto Black] [PVD High Performance finish [Bright Brass] [Satin Nickel]] [Oil Rubbad Branze] [Antique Brass] [Distressed Bron [Distressed Nicket] [Oil Rubbed Stanze] [Artique Brass] [Distressed Bran

Optional Products

Grilles

 Integral Light Technology' grilles
 Interior grilles are [5/9"] [7/8"] [1-1/4"] ogee profile that are solid [Pine] [makegany] (douglas fir). Interior surfaces are [unfinished sctory primed) [pine: factory prefinished [paint] [stain]1].

ile [7/8" [putty glaze] [agoo] | ago profile] that are extruded Exterior grilles are [5/8] aluminum, finished to match door cladding.

Patterns are [Traditional] [Prairie] (Top Rew] (Greas) (New England) (Victor

Insulating glass contains non-glare spacer between the panes of glass. Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

Grillos Between-the-Glass 2
Insulating glass contains 3/4" contoured aluminum grilles permanently

The second sec installed between two panes of glass (exterior air space on triple-pane insulating glass).

Patterns are [Traditional] [Pairie] [Cross] [Top Row]
Interior color is [White] [Tana] [Browna] [Puttya] [Black [Morning Sky Gray]
[Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
Exterior color4 is [Standard] 1.

Screens No SCEENS Finish matches exterior clauding. Hinged losect Screens:

Compliance: ASTM D 3656 and SMA 1204.

Screen Cloth: InView Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201.

Extruded-aluminum frame, hinged to door frame.
 Complete with necessary hardware.
 Hardware Color: [White] [Tan] [Brown] [Matte Black].

Exterior Sliding Insect Screens:

terior stiding insect screens;

Compliance: ASTM D 3656 and SMA 1201.

Screen Cloth Inview™ Vinyl-coated fiberglass 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201

Extruded-aluminum frame, top hung on 2 adjustable nylon rollers.

Complete with necessary hardware.

Hardware Color: [White] [Tan] [Brown] [Matte Black].

Sensors

Optional factory installed integrated security sensors available in vent units.

⁽¹⁾ Contact your local Pella sales representative for current color options.

⁽²⁾ Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

⁽³⁾ Tan, Brown or Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

⁽⁴⁾ Appearance of exterior grille color will vary depending on Low-E coating on glass.

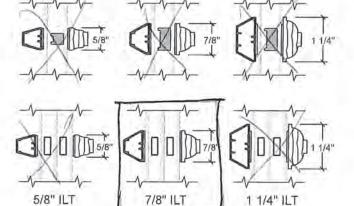


Grille Profiles

Integral Light Technology® Grilles

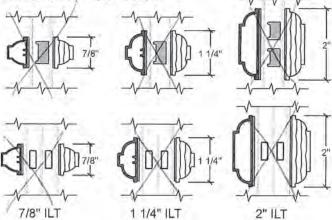
Integral Light Technology ®

Putty and Ogee Glaze Grilles Clad Exterior - Wood Interior

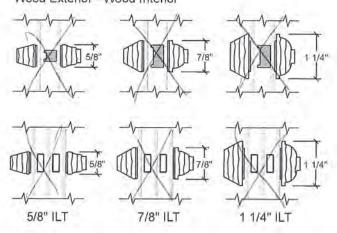


Ogee Glaze Grilles

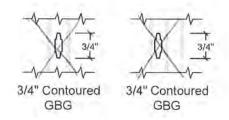
Clad Exterior - Wood Interior

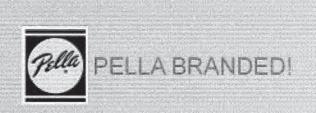


Putty and Ogee Glaze Grilles Wood Exterior - Wood Interior



Contoured Aluminum -Grilles-Between-the-Glass





HARDWARE COLLECTION ESSENT AL

"I want a universal style to add that finishing touch..."

