

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

APPLICANT: Stephen & Chantelle DiLorenzo

LOCATION: Old and Historic Alexandria District
628 South Pitt Street

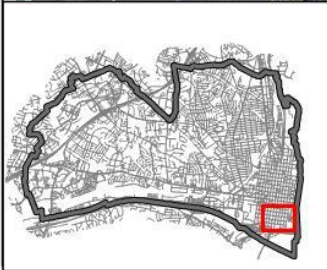
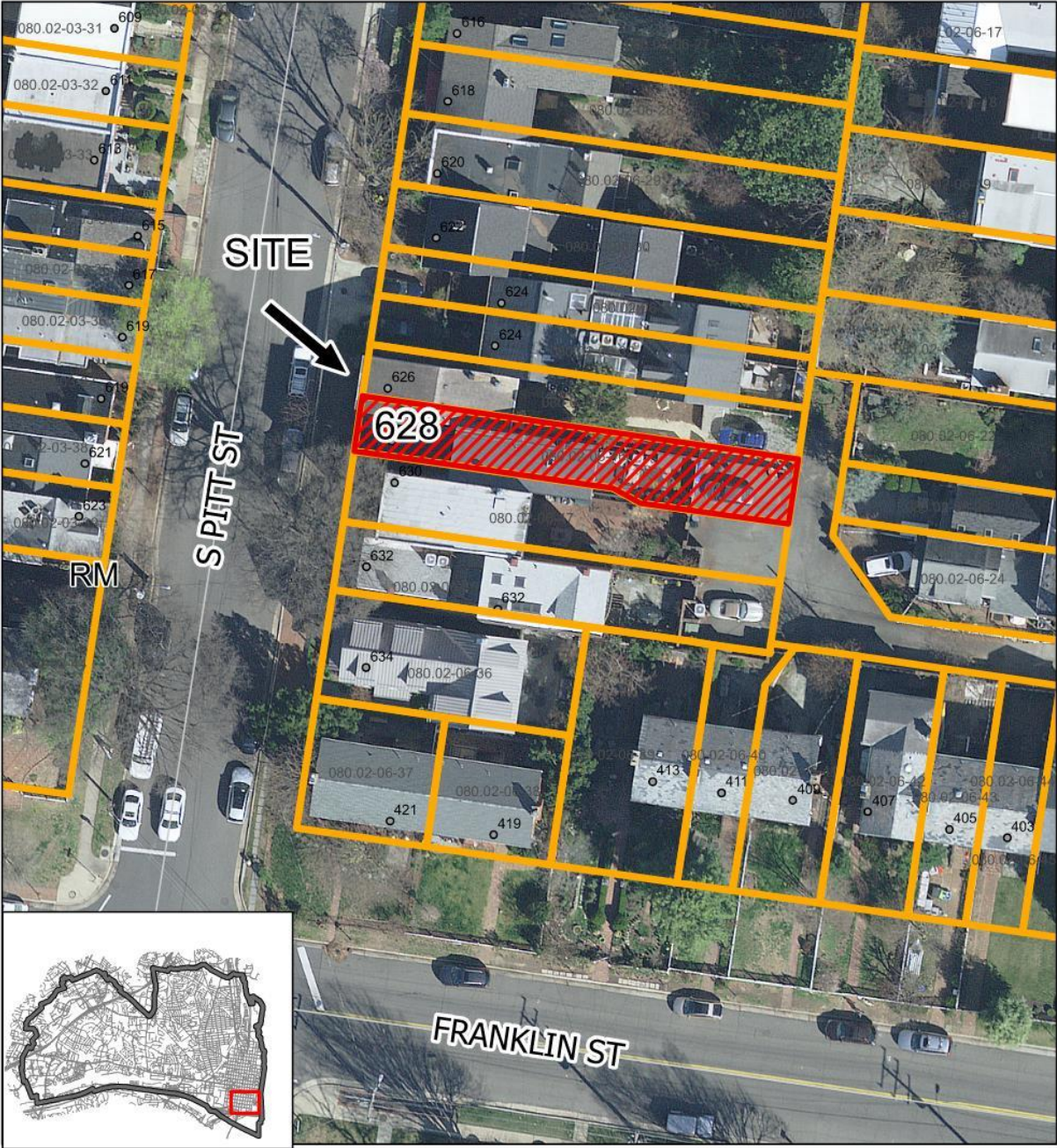
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

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

GENERAL NOTES TO THE APPLICANT

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



BAR #2022-00144 and BAR #2022-00147
628 South Pitt Street



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00144) and Certificate of Appropriateness (BAR #2022-00147) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to increase the height of the building to create a full third story, as well as adding a balcony to the rear/east elevation, at 628 South Pitt Street.

Permit to Demolish/Capsulate (see Figure 1)

- Remove the existing roof of the two-story rear/east section of the house plus approximately 5 square feet of masonry from both the west and east elevations
- Remove approximately 45 square feet of masonry from the rear/east elevation to create a balcony opening
- Move/reuse an existing window on the west/primary elevation
- Remove an existing window on the rear/east elevation and infill with brick
- Remove an existing window on the south elevation and infill with brick



Figure 1: Red line is proposed roofline on both images. Pink triangle at top represents the approximately 5 square feet per elevation of brick that will be removed. Left: proposed demo for west/front elevation. Pink window to be moved to location of purple window. Right: proposed demo for east/rear elevation. Pink area is proposed new balcony; purple is window to be removed. Window on south elevation to be removed not included in this figure.

Certificate of Appropriateness

Addition

The applicant will raise the roof, as seen in Figure 1, to provide additional space for the upper floor. The addition will therefore be in height only and will not expand the footprint of the house.

Alterations

The applicant will add a third-floor balcony to the rear/east elevation, relocate a window on the front/west elevation as shown in Figure 1, and remove a window from the south elevation.

Site context

The alley to the east, behind the subject property, is public. The proposed changes will be visible from both the alley and South Pitt Street.

II. HISTORY

628 South Pitt Street, a side shed roof Flounder Revival form rowhouse, was constructed in **1980**. The 2010 staff report for the neighboring house at 632 South Pitt Street (BAR2010-0102, 0103) indicates that the Board of Architectural Review approved the design of three rowhouses here on June 20, 1979. Building permits indicate that on October 26, 1979, Jerald Tobin of Woodlawn Custom Builders received building permit #10572 to construct the townhouses now at 628, 630, and 632 South Pitt Street. He had unsuccessfully requested that the Board of Zoning Appeals waive parking restrictions in place for these vacant lots at their October 11, 1979 hearing via case #1880.

Previous BAR Approvals

BAR2017-00197	Administrative approval for front door and all window replacement
BAR2019-00451	Administrative approval to replace 3 sets of French doors

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 relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. While this late-20th century townhouse is a successful background building and compatible with nearby historic structures, the portions proposed for demolition/encapsulation are without individual historical interest or uncommon architectural merit and none of the criteria for demolition and encapsulation are met. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

The three townhouses at 628, 630 and 632 South Pitt were all constructed in 1980 as part of a unified composition. Since that time, the BAR has approved various changes to each house.

The *Design Guidelines* encourage “respectful additions” which “make use of the design vocabulary of the existing...structure” and supports additions that “reflect the building massing along the blockface.” It is also recommended that the form of the additions “express the prevailing shape of the residential building.” By converting the rear/east roof of this 1980 Later building to a full gable, the proposed change fully complies with these guidelines and complements the vocabulary of the existing building. It fits seamlessly into the overall composition of this house and its neighbors. The roof to be raised sits approximately 25’ back from the front/west property line. Figure 2 depicts the existing west/primary elevation and Figure 3 depicts the proposed. The proposed project will match existing gutters, brick, mortar, shingles, lintel masonry, and exterior lighting, all of which secured BAR approval in the past. As seen in Figure 4, the new balcony will correspond to the one at 632 South Pitt, which the BAR approved on March 2, 2005 (BAR2005-0016/17). The doors for the proposed balcony will match those on the first level, approved via

BAR2019-00451. Figures 5 and 6 depict the existing and proposed rear/east elevation. The addition and alterations to this building will fit into the streetscape and the unified composition of the three contemporaneous townhomes.



Figure 2: West elevation existing

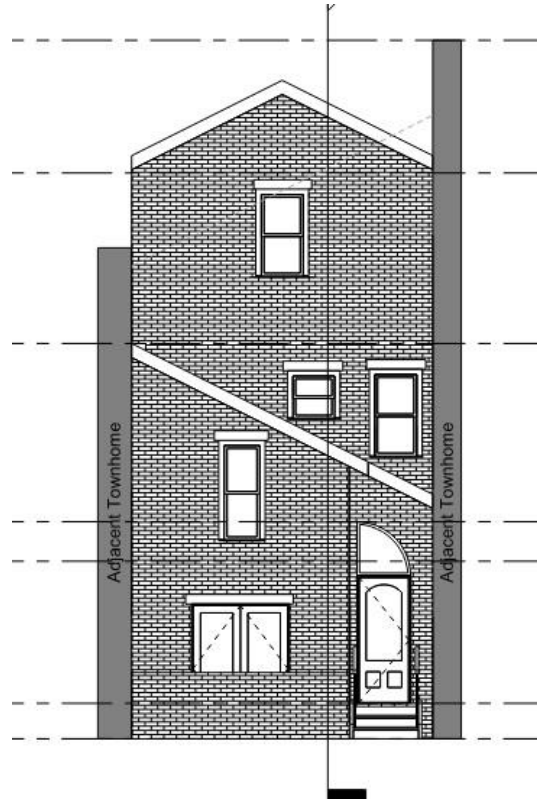


Figure 3: West elevation proposed



Figure 4: Rear/east elevation, left to right 632, 630, 628 S. Pitt



Figure 5: Rear/east elevation existing



Figure 6: Rear/east elevation proposed

Staff therefore recommends approval as submitted.

STAFF

Susan Helman, Historic Preservation Planner, Planning & Zoning

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

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Proposed alterations to increase the height of the roof and change the roofline comply with zoning as they meet the floor area and height regulations.

Code Administration

C-1 Neighbor's notification letter is required.

C-1 Building permit is required.

R-1 Water should not drain to neighbors' roofs.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for

- demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeology oversight necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 628 S Pitt St, Alexandria VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 080.02-06-46 ZONING: RM
SD369300

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: Moore Construction GroupAddress: 913 Duke StreetCity: Alexandria State: VA Zip: 22314Phone: 703-960-0253 E-mail: info@moorecg.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ DesignerName: Rebekah VinalPhone: 703-960-0253E-mail: rebekah@moorecg.com

Legal Property Owner:

Name: Stephen Paul & Chantelle Nicole DiLorenzoAddress: 628 South Pitt StreetCity: Alexandria State: VA Zip: 22314Phone: 516-850-2698 E-mail: stephen.paul.dilorenzo@gmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ 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.

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

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

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

Owner would like to gain back lost square footage lost due to slope of existing roof. Proposed work would extend walls upward to make full 3rd floor as usable square footage. New roof and reconfigured floorplans per proposed plans.

SUBMITTAL REQUIREMENTS:

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.



DC Home Improvement
Contractor Lic #420215000094

MHIC
License #132356

VA Home Improvement
Contractor Lic #2705132717

MD Master Plumber
Lic #83998

VA Master Plumber
Lic #2705132717

MD Master Electrician
Lic #4606

VA Master Electrician
Lic #2705132717

Reason For Demolition

Address: 628 S Pitt Street, Alexandria, VA 22314
Project: 3rd Story Renovation/Addition

Client seeks to regain square footage lost due to low attic space caused by the slope of the existing roof at the 3rd story. Demolition of the existing roof and interior walls of 3rd floor are required in order to raise the height of the 3rd floor throughout and construct a new roof.

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 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.) *on Apex*
- ☒ 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: *Rebekah Vinal*Printed Name: Rebekah VinalDate: 3/24/22

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. Moore Construction Group	913 Duke St, Alexandria VA 22314	0%
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 _____ (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. Stephen Paul DiLorenzo	628 S. Pitt St, Alexandria VA 22314	100%
2. Chantelle Nicole DiLorenzo	628 S. Pitt St, Alexandria VA 22314	100%
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.		
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.

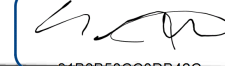
3/17/2022

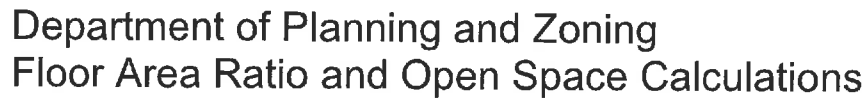
Stephen DiLorenzo

Date

Printed Name

DocuSigned by:


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Signature



15

PROPERTY ADDRESS: 628 S. PITT STREET

ALEXANDRIA, VIRGINIA 22314

SURVEY NUMBER: 2109.0615

FIELD WORK DATE: 9/22/2021

REVISION HISTORY: (REV.1 9/23/2021)

1.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.



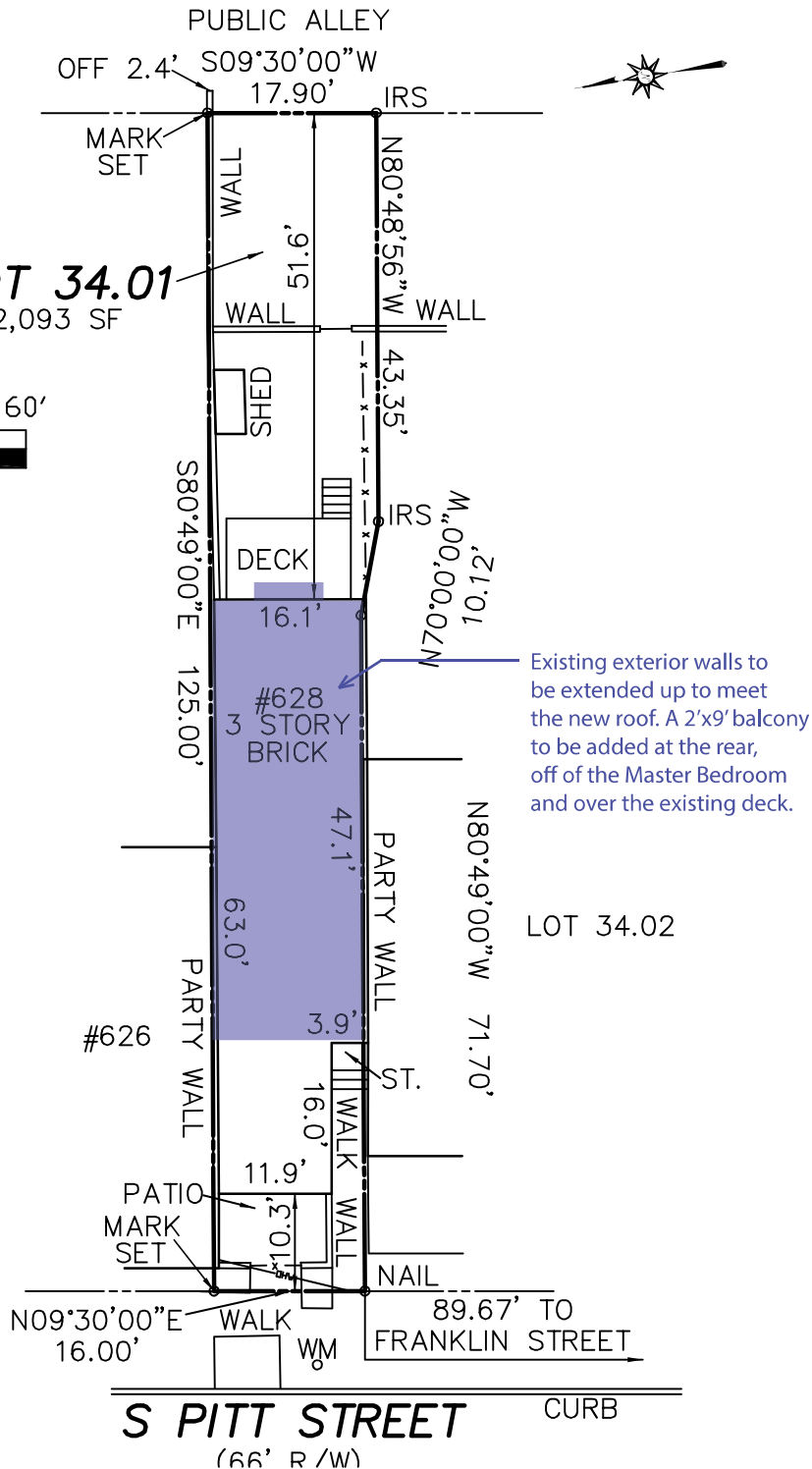
**LOCATION SURVEY
WITH BOUNDARY CORNERS SET**

LOT 34.01
#SOUTH PITT STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' DATE 09-21-21



MERESTONE LAND SURVEYING PLLC

LAND SURVEYING & G.P.S. SERVICES
MERESTONE LAND SURVEYING PLLC
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
(540)752-9197 FAX (540)752-9198



**POINTS OF INTEREST:
NONE VISIBLE**

POWERED BY:



www.surveystars.com

CLIENT NUMBER:

DATE: 09/23/21

BUYER: STEPHEN AND CHANTELL DILORENZO

SELLER: STEPHEN AND CHANTELL DILORENZO

PREPARED BY:

PROPERTY ADDRESS: 628 S. PITT STREET

ALEXANDRIA, VIRGINIA 22314

SURVEY NUMBER: 2109.0615

FIELD WORK DATE: 9/22/2021

REVISION HISTORY: (REV.1 9/23/2021)

1.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.



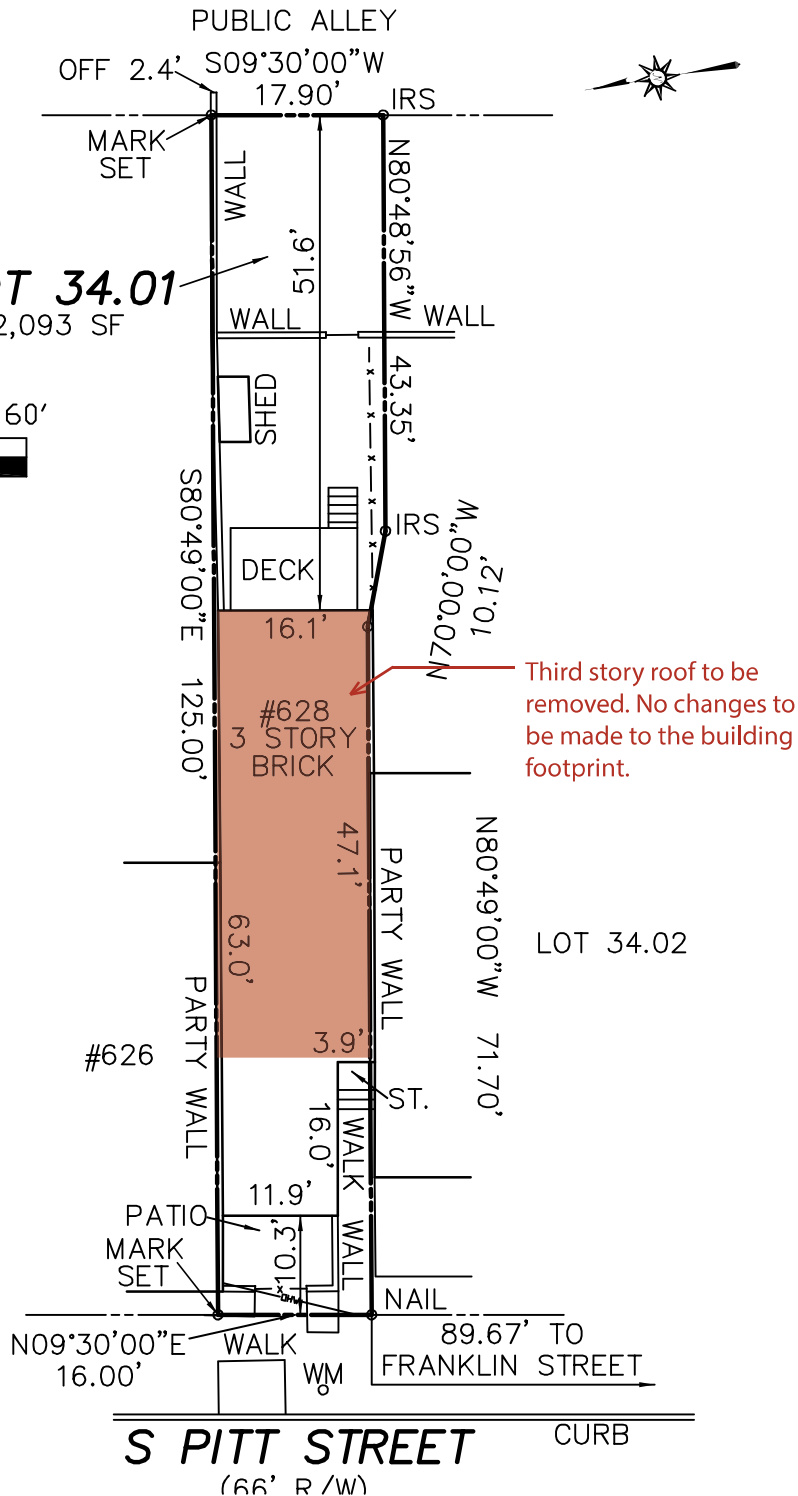
**LOCATION SURVEY
WITH BOUNDARY CORNERS SET**

LOT 34.01
#SOUTH PITT STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' DATE 09-21-21



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**POINTS OF INTEREST:
NONE VISIBLE**

POWERED BY:



www.surveystars.com

CLIENT NUMBER:

DATE: 09/23/21

BUYER: STEPHEN AND CHANTELL DILORENZO

SELLER: STEPHEN AND CHANTELL DILORENZO

PREPARED BY:

628 South Pitt Street

Surrounding Context

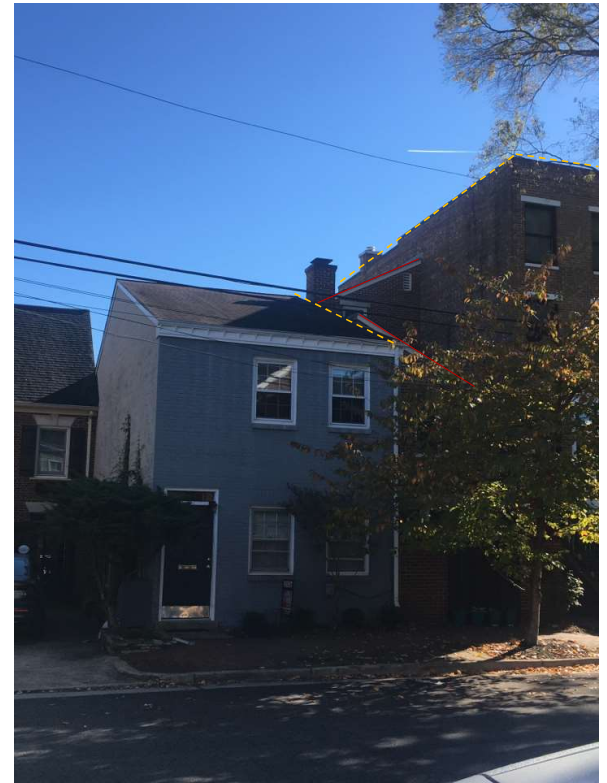


Project | 628 South Pitt Street



Front Elevation

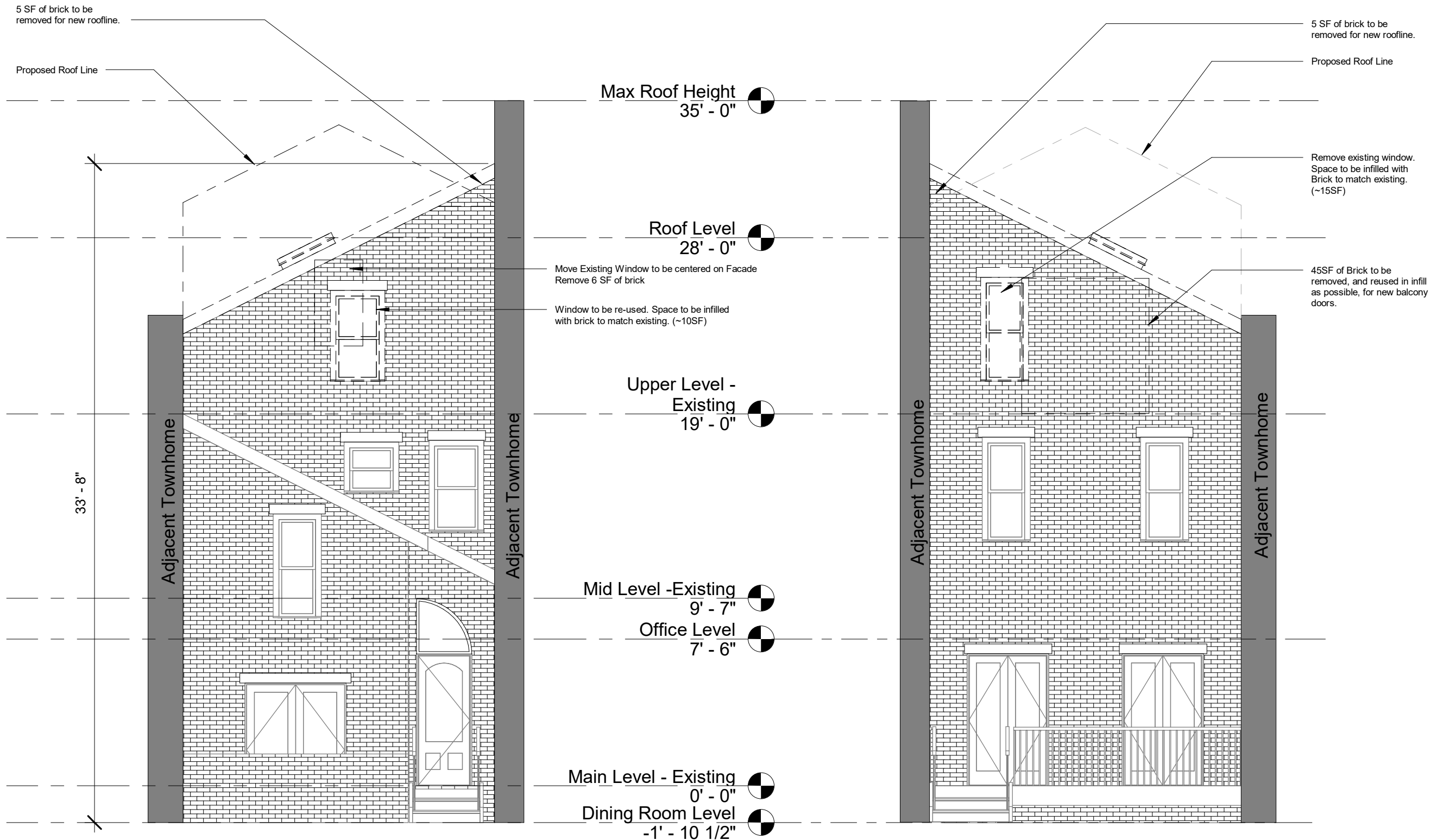




Adjacent Rooflines



Rear Context and Elevation



① Front Elevation- Existing
3/16" = 1'-0"



② Rear Elevation- Existing
3/16" = 1'-0"

628 S Pitt St.
Alexandria, VA 22314

Existing Elevations A102

Scale 3/16" = 1'-0"

Date 3/22/22
Drawn by Rebekah Vinal

OWNER:

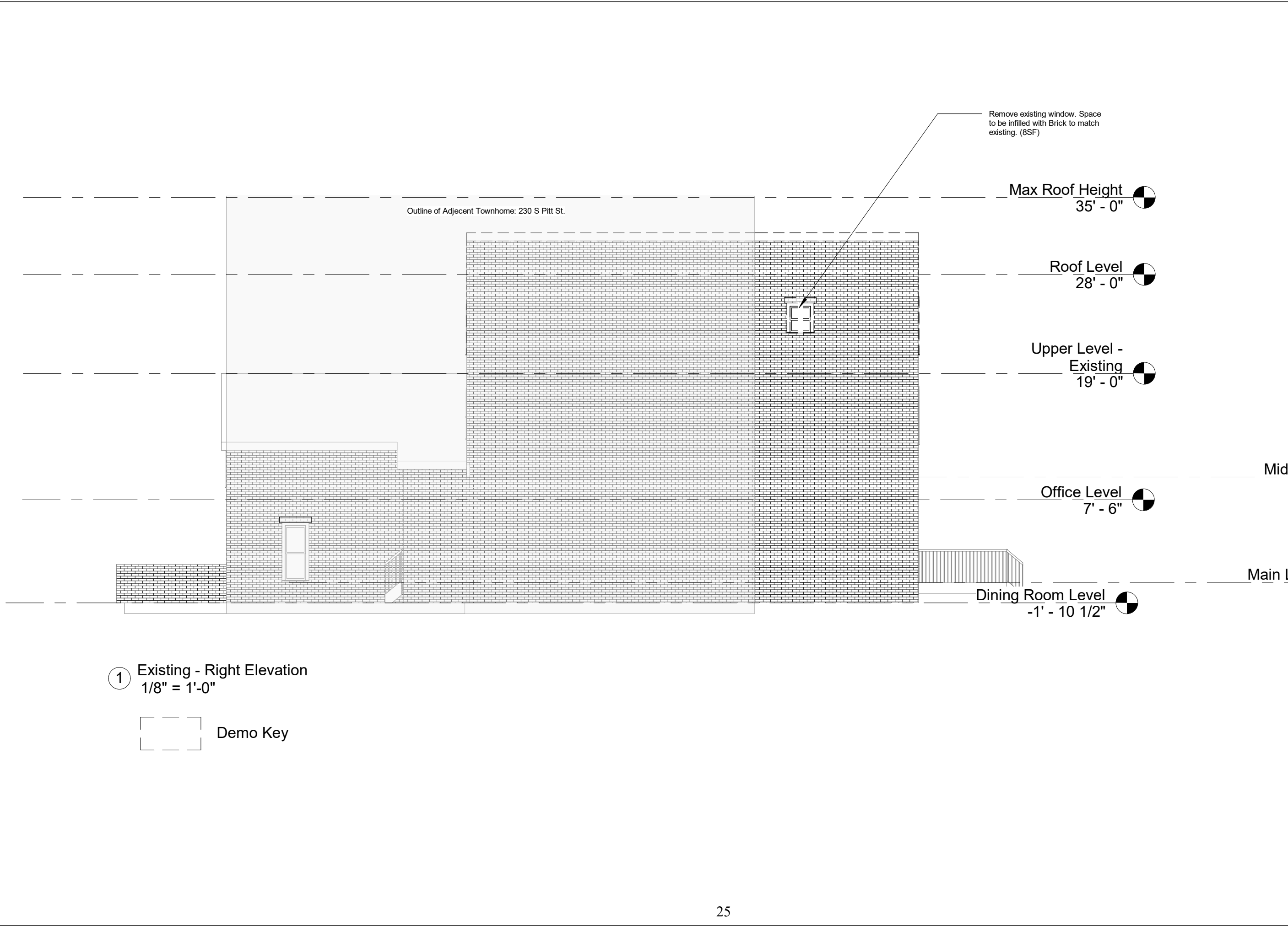
Stephen DiLorenzo
628 S Pitt St.
Alexandria, VA 22314

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR Review



628 S Pitt St.
Alexandria, VA 22314

Existing Elevation
A103

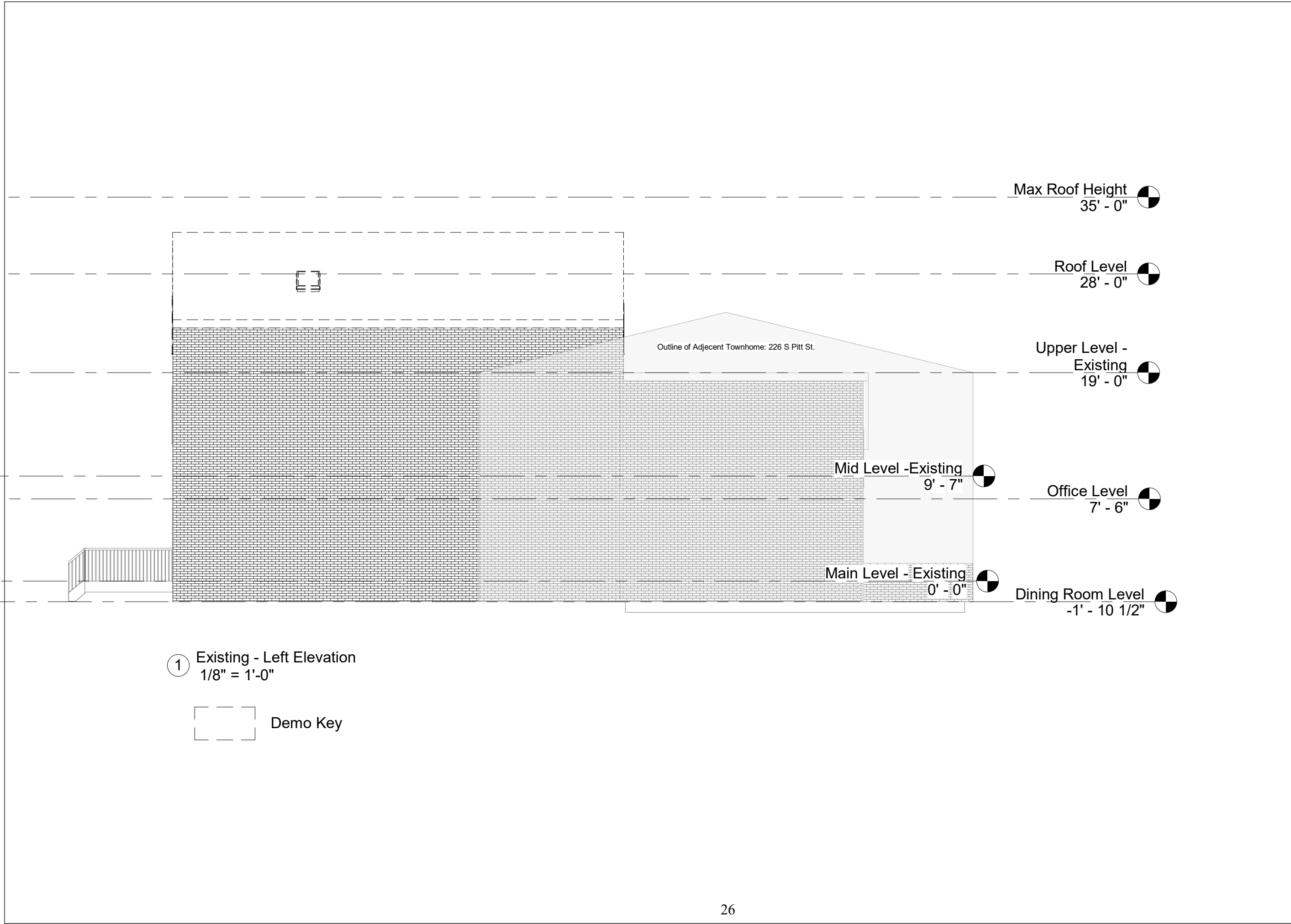
Scale 1/8" = 1'-0"	
Date	3/22/22
Drawn by	Rebekah Vinal

OWNER:
Stephen DiLorenzo
628 S Pitt St.
Alexandria, VA 22314

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR Review



628 S Pitt St.
Alexandria, VA 22314

Existing Elevation

A104

Date	3/22/22	Scale 1/8" = 1'-0"
Drawn by	Rebekah Vinal	

OWNER:

Stephen DiLorenzo
628 S Pitt St.
Alexandria, VA 22314

CONTRACTOR:

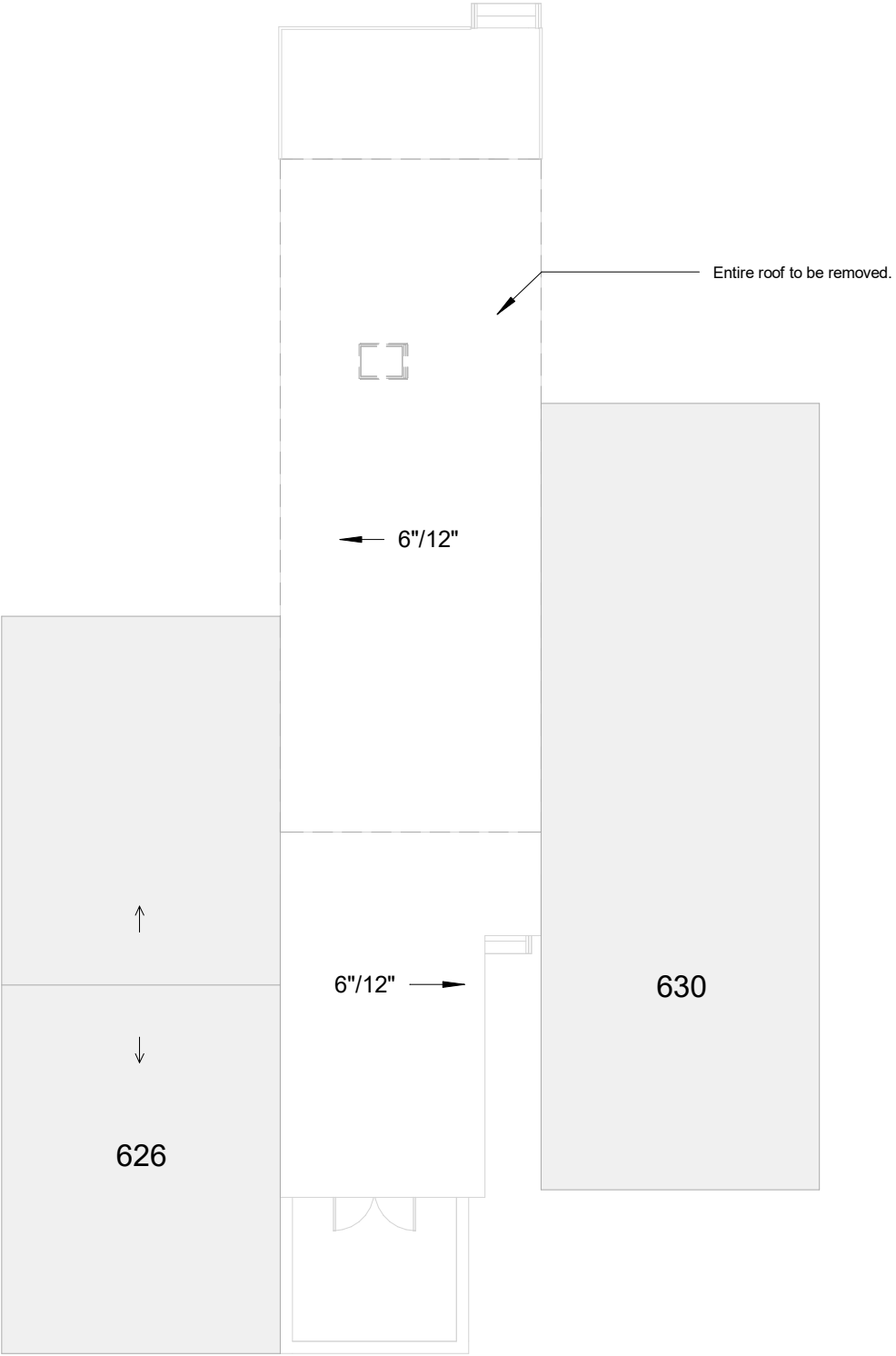
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR Review

① Roof Level- Existing
3/32" = 1'-0"

 Demo Key



Existing Roof Plan A105

Date	3/22/22	Scale 3/32" = 1'-0"
Drawn by	Rebekah Vinal	

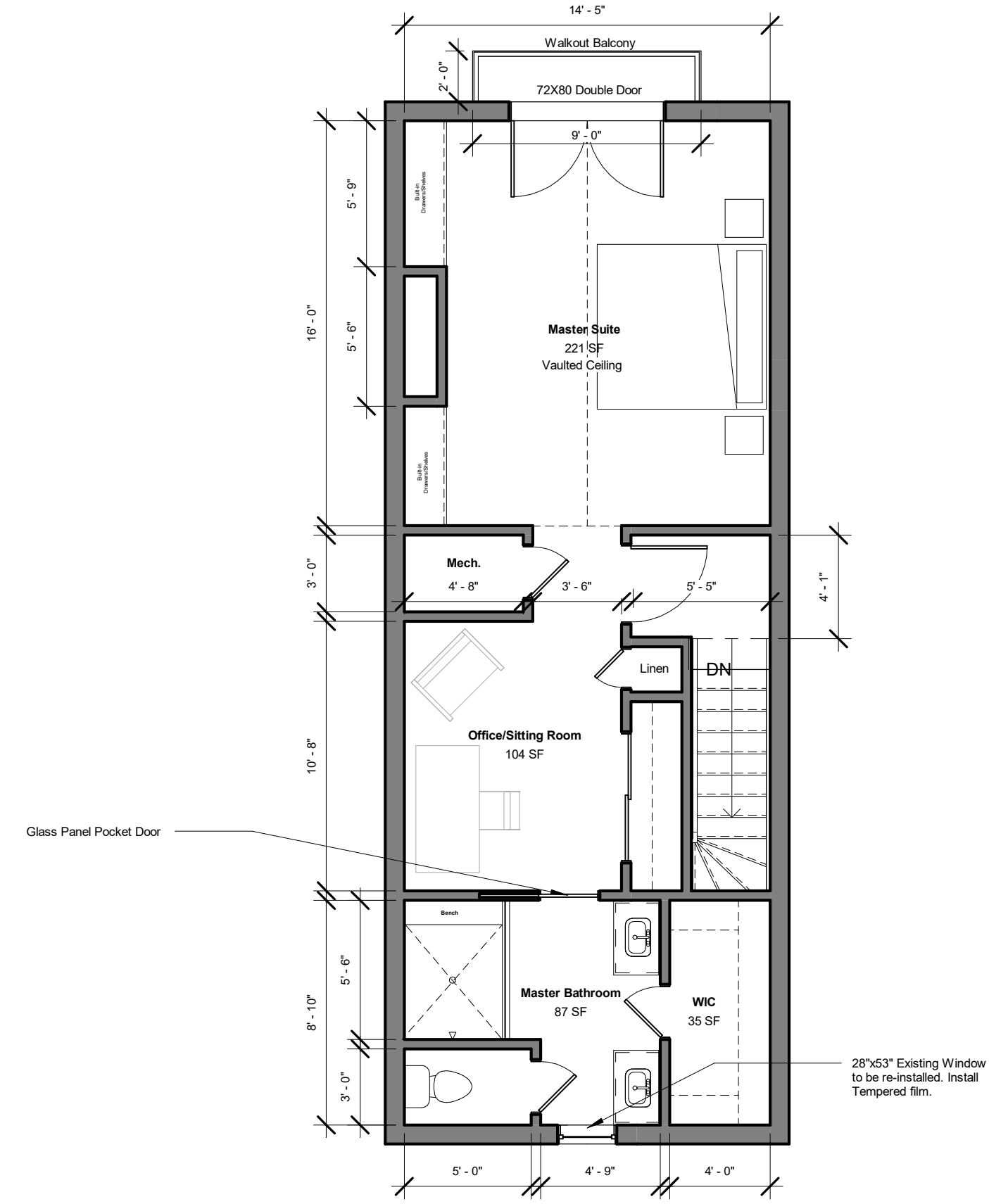
OWNER:
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628 S Pitt St.
Alexandria, VA 22314

CONTRACTOR:
Moore Construction Group
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Alexandria VA, 22314

DRAWING STATUS:

BAR Review

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Alexandria, VA 22314



① Upper Level- Renovataion
3/16" = 1'-0"

Renovation Plans		A201
Date	3/22/22	Scale 3/16" = 1'-0"
Drawn by	Rebekah Vinal	

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① Front Elevation- Renovation
3/16" = 1'-0"

628 S Pitt St.
Alexandria, VA 22314

Renovation Elevation A202

Scale 3/16" = 1'-0"

Date 3/22/22

Drawn by Rebekah Vinal

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① Rear Elevation- Renovation
3/16" = 1'-0"

Renovation Elevation	A203	
	Date	3/22/22
	Drawn by	Rebekah Vinal

Scale 3/16" = 1'-0"

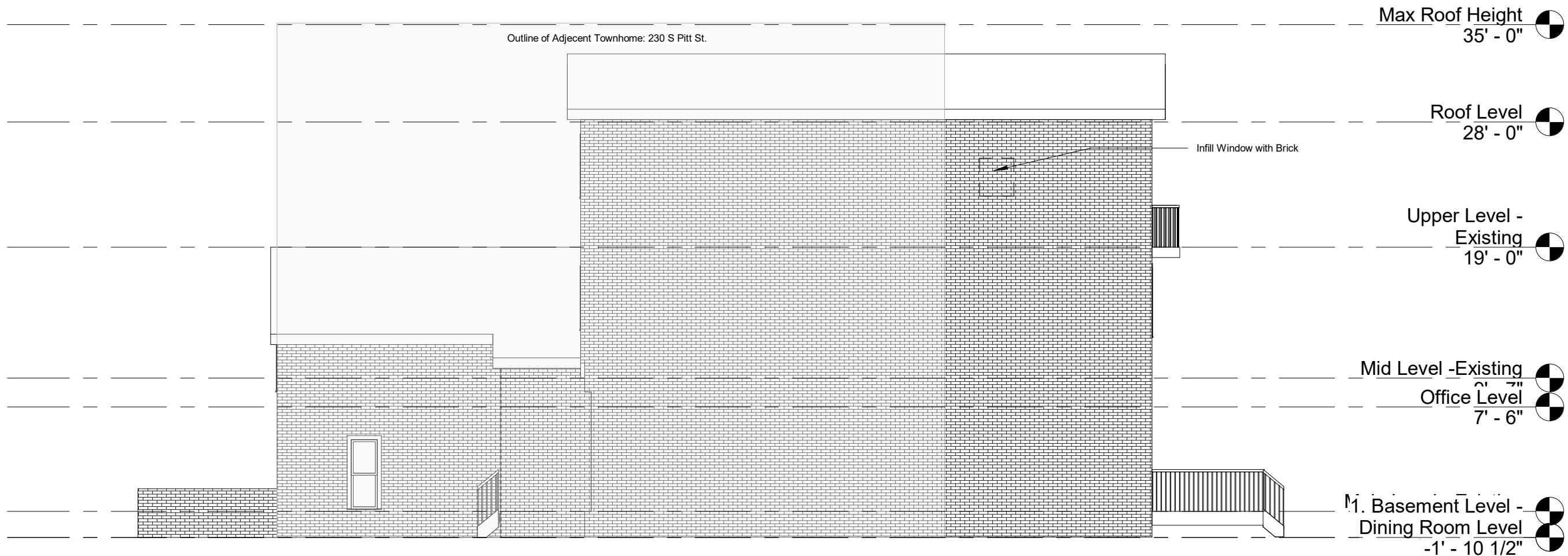
OWNER:
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CONTRACTOR:
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DRAWING STATUS:

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① Right Elevation- Renovation
1/8" = 1'-0"

628 S Pitt St.
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Renovation Elevation	A204	
	Date	3/22/22
	Drawn by	Rebekah Vinal

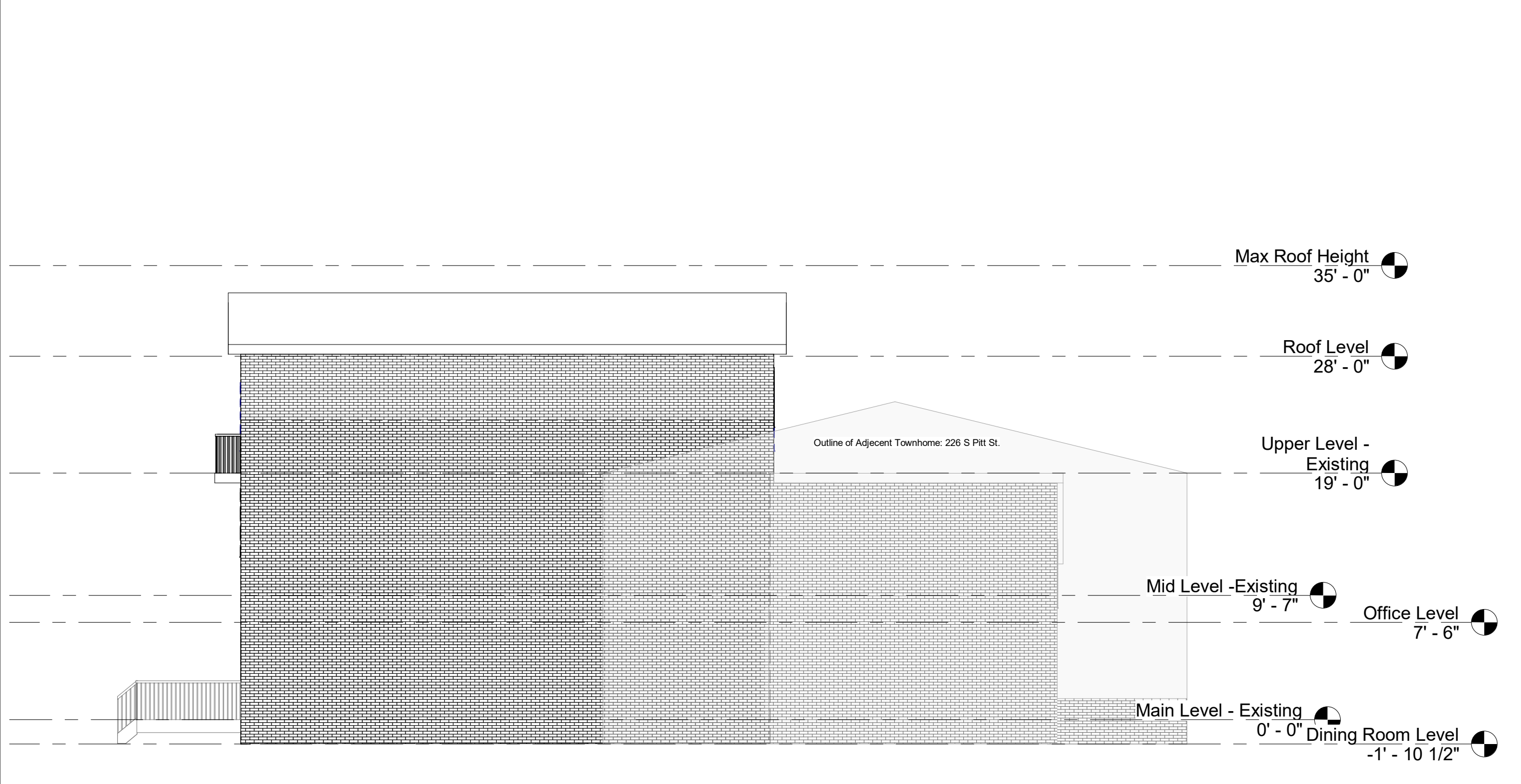
Scale 1/8" = 1'-0"

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CONTRACTOR:
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① Left Elevation- Renovation
1/8" = 1'-0"

Renovation Elevation	A205		Scale 1/8" = 1'-0"	
	Date	3/22/22		
	Drawn by	Rebekah Vinal		

628 S Pitt St.
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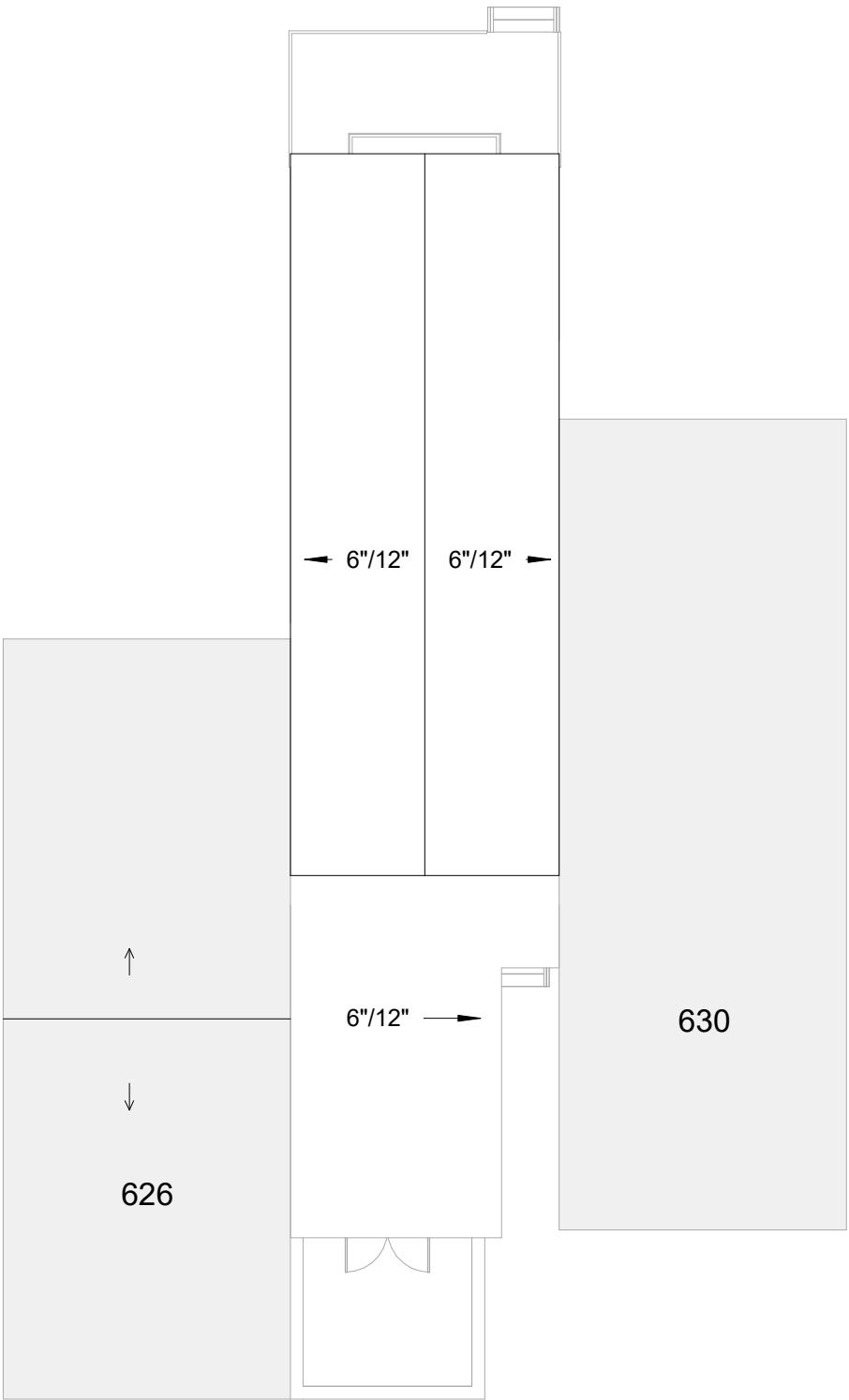
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CONTRACTOR:
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DRAWING STATUS:

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① Roof Level- Renovation
3/32" = 1'-0"



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Renovation Roof Plan A206

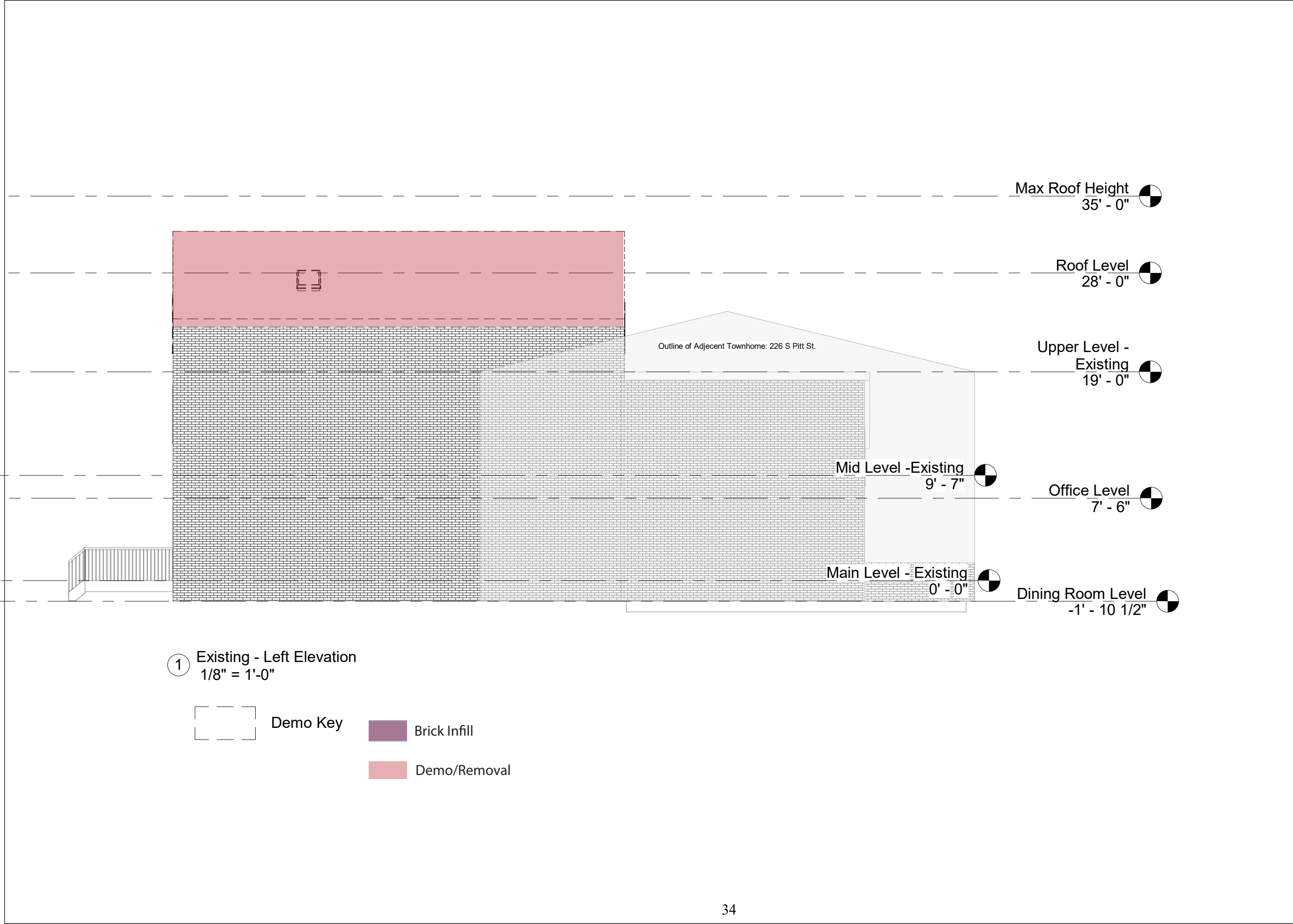
Date	3/22/22	Scale 3/32" = 1'-0"
Drawn by	Rebekah Vinal	

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628 S Pitt St.
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Existing Elevation

A104

Date

3/22/22

Drawn by

Rebekah Vinal

Scale 1/8" = 1'-0"

OWNER:

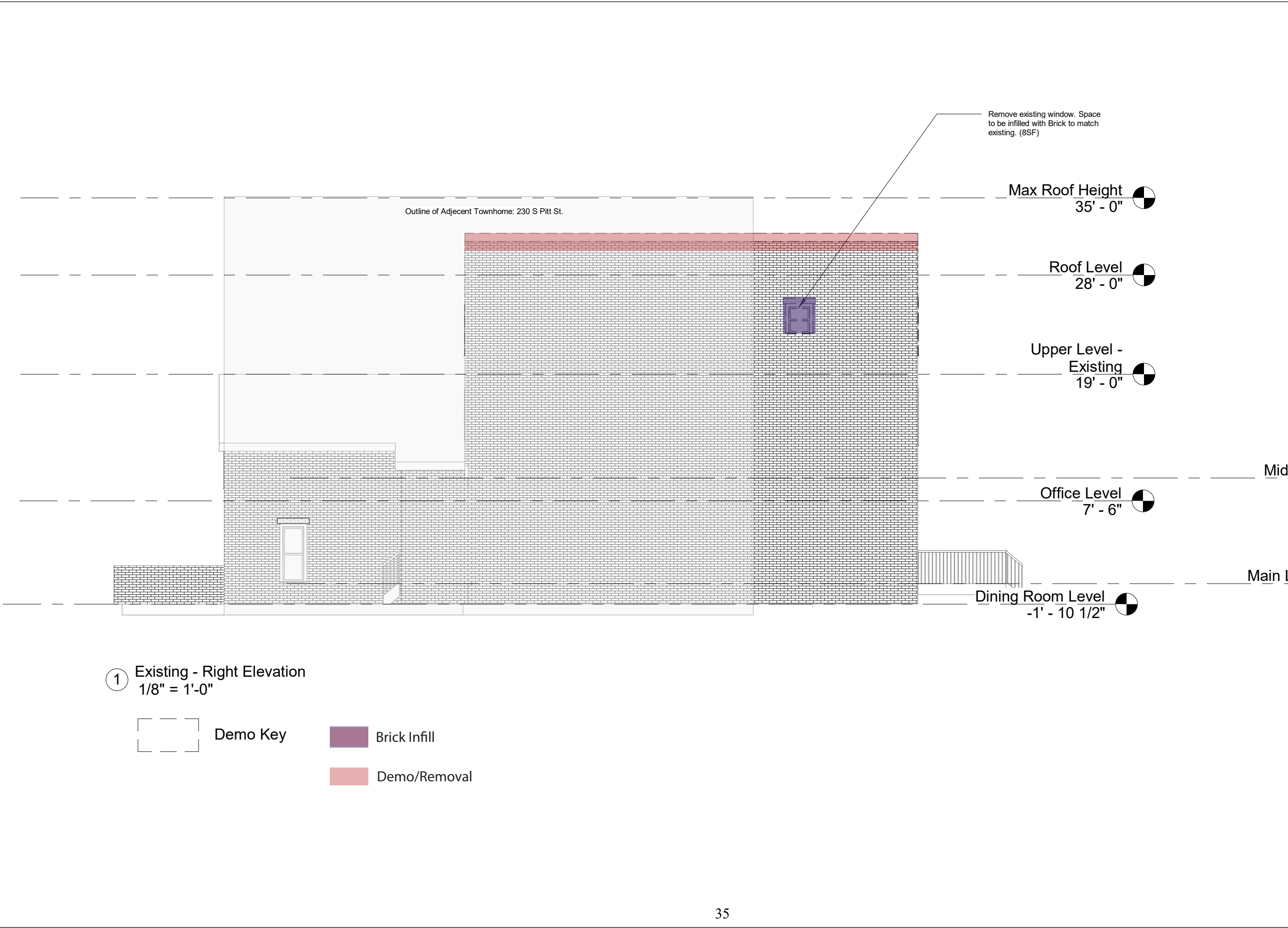
Stephen DiLorenzo
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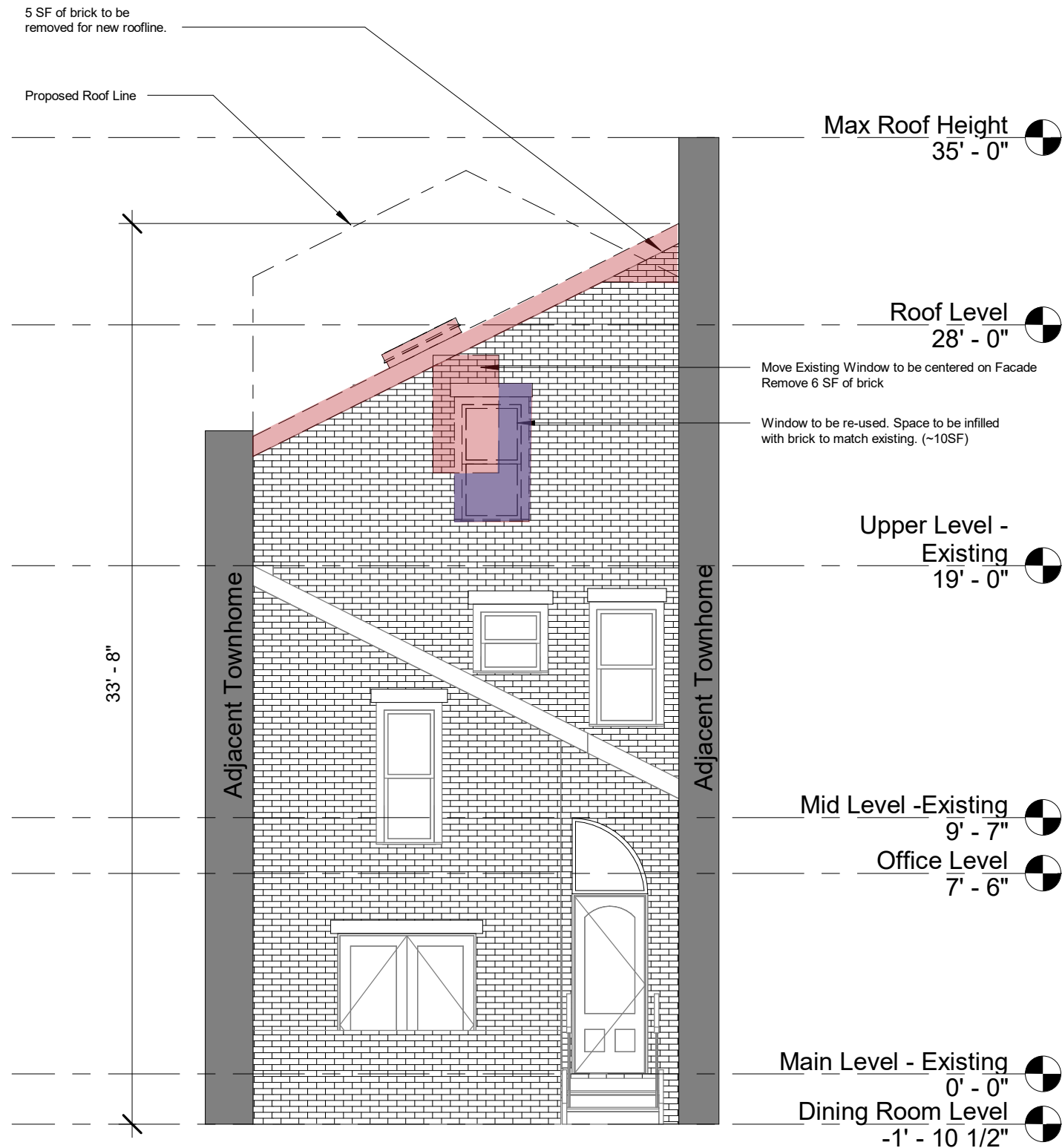
Existing Elevation		A103		Scale 1/8" = 1'-0"
Date	3/22/22	Rebekah Vinal		Drawn by

OWNER:
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① Front Elevation- Existing
3/16" = 1'-0"



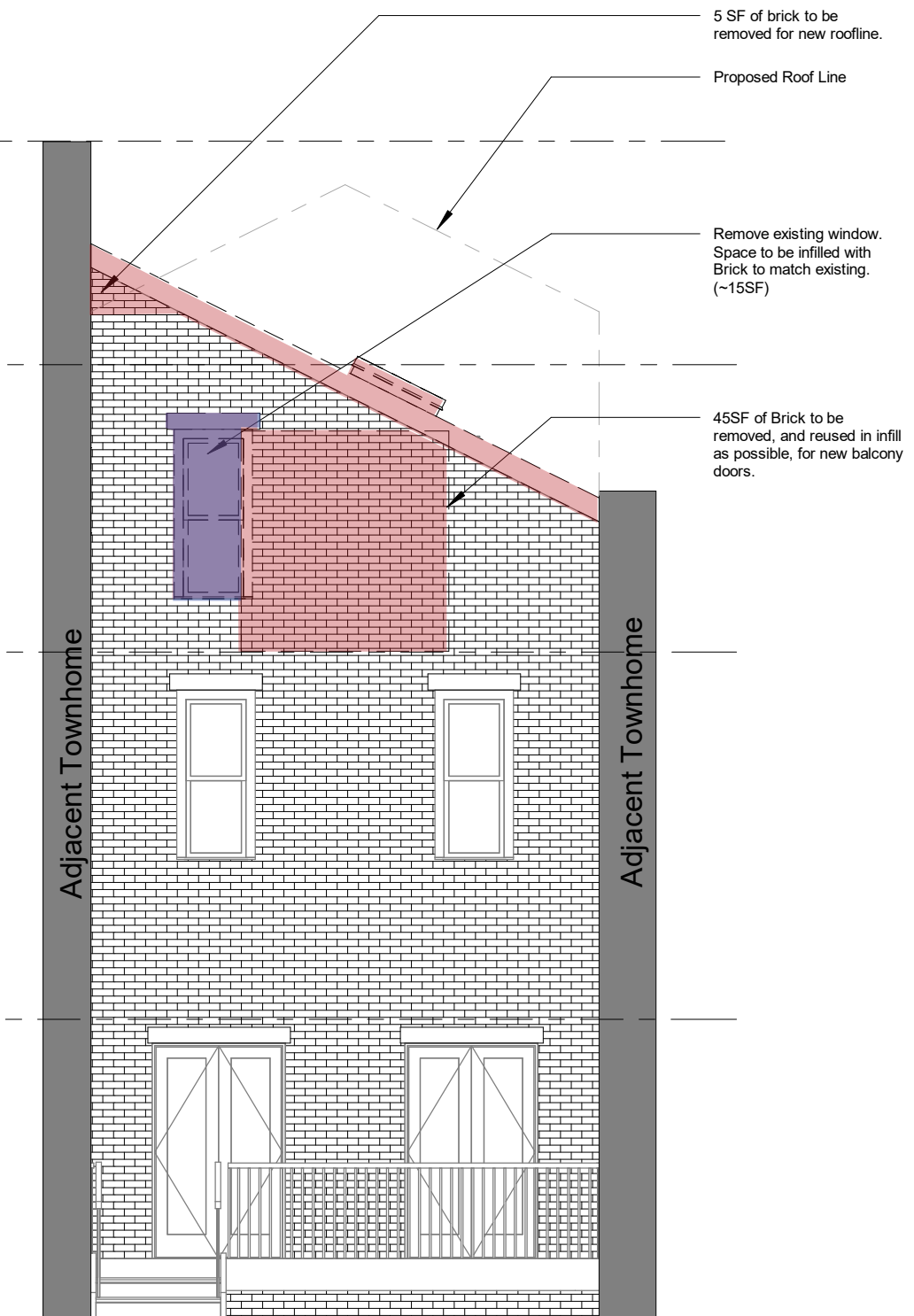
Demo Key



Brick Infill



Demo/Removal



② Rear Elevation- Existing
3/16" = 1'-0"

Existing Elevations A102

Scale 3/16" = 1'-0"

Date 3/22/22

Drawn by Rebekah Vinal

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CONTRACTOR:

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DRAWING STATUS:

BAR Review

628 S Pitt St.

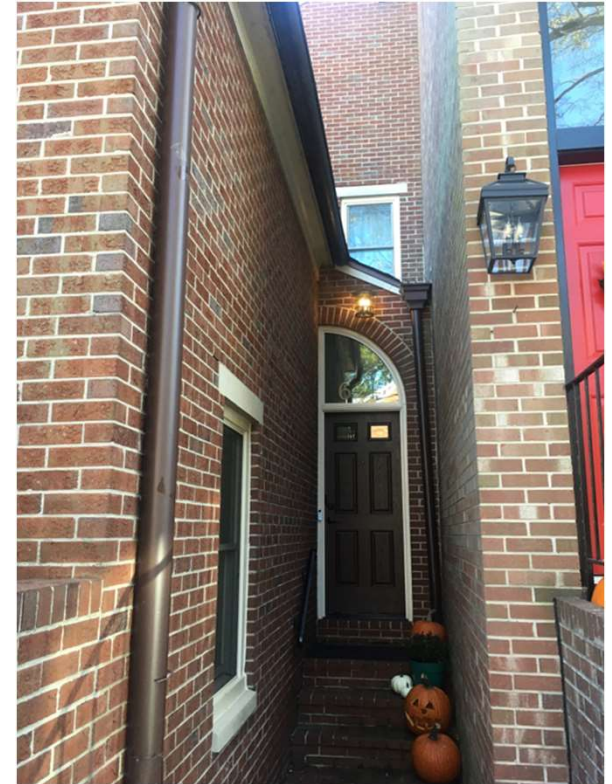
Alexandria, VA 22314

628 South Pitt Street

Exterior Materials



Front Elevation





Rear Context and Elevation



Exterior Brick- To match existing brick within industry standard for color and size



Lintel Masonry- Match existing masonry for new door and window openings.



Roof Shingles- To match existing dark gray shingles within industry standard for color and size

Gutters- To match existing gutters within industry standard for color, material, shape and sizing.



Doors and Windows: The current owner had the windows and doors replaced with Pella Lifestyle Series about 5 years. Project will reuse one of these windows for the front of the house and will be ordering new doors to match for the back balcony.



Back Balcony: Railing to be a black metal rail.
Balcony decking to be composite decking to match existing deck below.
Exterior lighting to be same fixtures installed at front door and at back deck.

QUOIZEL

6 Corporate Parkway
Goose Creek
SC 29445

Customer Service

Toll Free Phone:

1-844-564-3055

E-mail:

cs@quoizel.com

For the quickest
response, please visit
Quoizel.com and
click on **Contact Us**.

Model#
LWS3200C

Item# 0759427

Français p. 5

Español p. 9

Tools Required: Flathead screwdriver, Phillips screwdriver, silicon sealant, wire strippers, electrical tape, safety glasses.

Bulb Recommended: (3) Candelabra Base 60W Maximum, Alternate (3) LED bulb.

Estimated Assembly Time: 20 - 30 minutes

Preparation:

- Identify and inspect all parts before beginning installation
- Check package contents list and diagrams below to be sure all parts are included.
- If any parts are missing or damaged, do not attempt to assemble, install or operate the fixture.
- Contact **Quoizel Customer Service** for replacement parts.



Warnings And Cautions

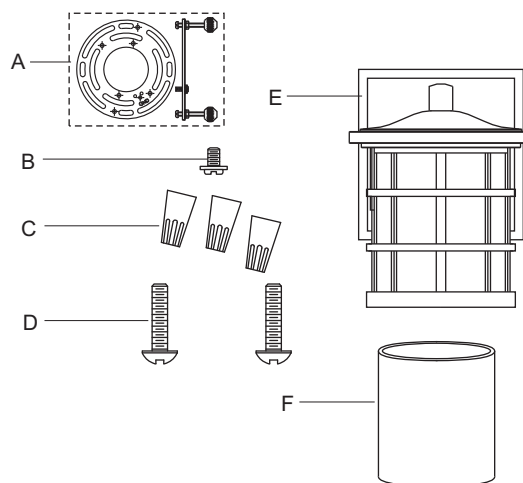
Turn off electricity at circuit breaker or main fuse box before installation. Consult a licensed electrician if in doubt.

These instructions are provided for your safety. It is very important you read them completely before installing the fixture. We strongly recommend that a licensed, professional electrician perform the installation.

Disconnect fixture from power source before replacing bulbs. Make sure bulbs are given sufficient time to cool before removal. Do not subject glass parts to any shock while in operation or shattering may result.

Package Contents

PART	DESCRIPTION	QUANTITY	Stock Part#
A	Crossbar Assembly (Pre-assembled to fixture body)	1 pc	912575KIT
B	Green Ground Screw (Pre-assembled to Crossbar)	1 pc	
C	Wire Connector	3 pcs	
D	Outlet Box Screw	2 pcs	
E	Fixture Body	1 pc	N/A
F	Glass (Pre-assembled to fixture body)	1 pc	G12577SH

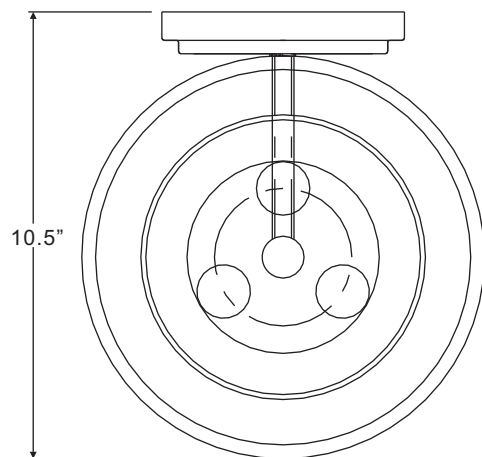
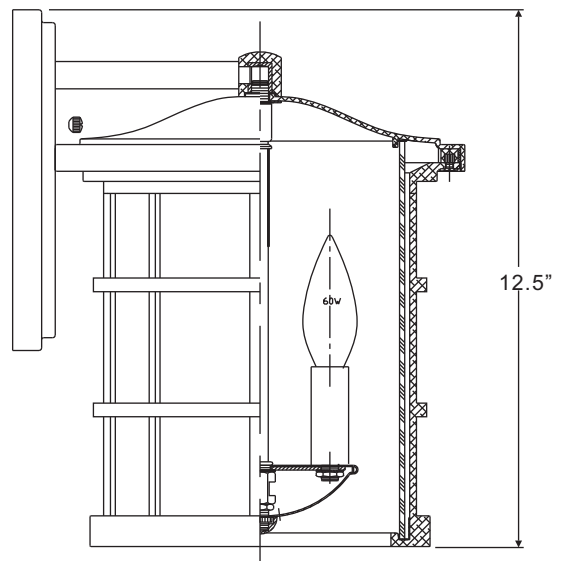
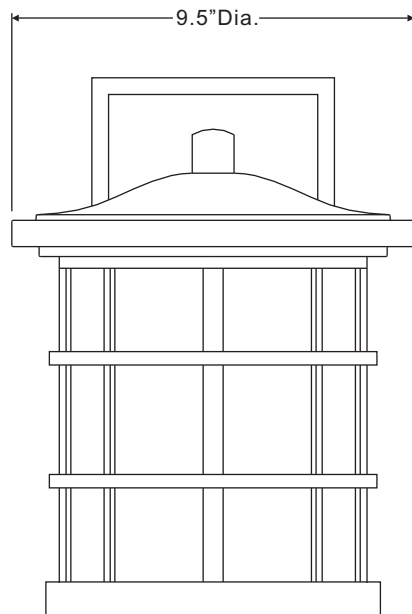


Thank you for purchasing a Quoizel product.

Need assistance with parts or assembly?

Call Quoizel Customer Service toll free at 1-844-564-3055;

send us an email at cs@quoizel.com or visit us online at www.quoizel.com



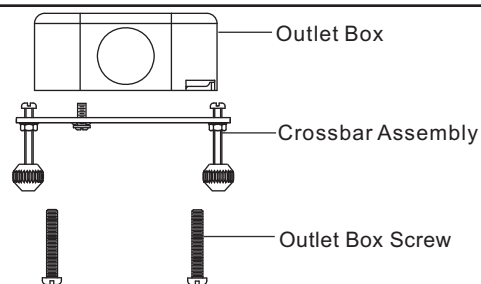
NOTE: ALL DIMENSIONS ARE ROUNDED UP TO THE NEAREST 1/2"

STEP 1:

- Secure the crossbar to the outlet box (not included) with outlet box screws.
- Tighten until snug.

Note: Place a cloth or towel on the ground under the work area to prevent loss of mounting hardware if dropped.

Note: The preassembled mounting screws on the crossbar should protrude outward.

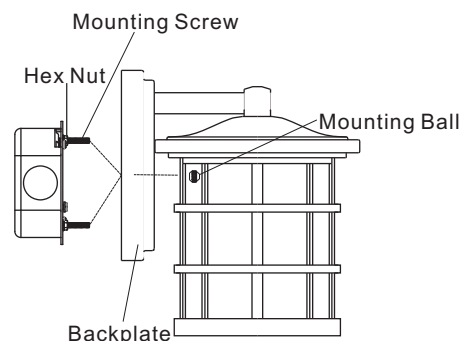


STEP 2:

- Remove mounting balls from the crossbar assembly.
- Fit the backplate to the crossbar assembly and secure with mounting balls.

Note: The backplate should be snug against the wall and the mounting balls.

- If not, adjust the length of the mounting screw on the crossbar assembly by unscrewing the preassembled hex nut.
- Then screw the mounting screws in or out of the crossbar until the correct length is achieved.
- Once the backplate is secure, remove the mounting balls and backplate and proceed to step 3.



STEP 3:

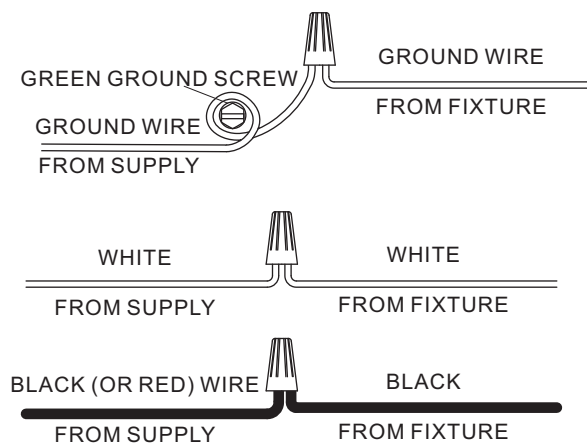
*** Use Wire Connectors (supplied) to connect the wires.**

a) Ground Wire:

- Wrap supply **ground wire** around **green ground screw** on mounting bracket, no less than 2 in. from the end of the wire. Tighten **ground screw**.
- Connect fixture **ground wire** to **supply ground wire** with wire connector.

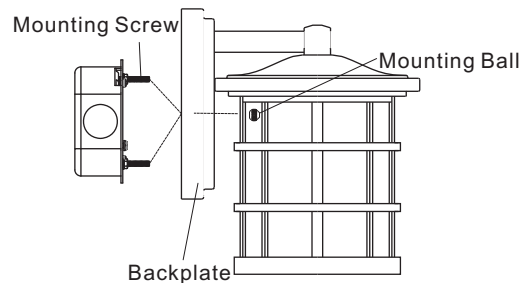
b) Supply Wire:

- Connect the **supply white wire** to the **white fixture supply wire** with wire connector.
- Connect the **supply black (or red) wire** to the **black fixture supply wire** with wire connector.
- Wrap each connection with approved electrical tape and carefully stuff all of the connected wires into the outlet box.



STEP 4:

- Re-attach the backplate of the fixture body to the crossbar assembly.
- Secure with the previously removed mounting balls.



STEP 5:

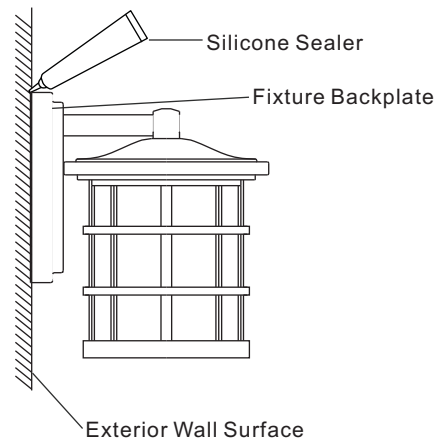
- a. Install correct bulbs referring to fixture markings and/or labels for maximum wattage.

STEP 6:

- a. Make sure the surface of the exterior wall and fixture backplate are free of dirt.
- b. Using silicone sealer (not included) start on one side of fixture backplate and follow contour where the fixture backplate meets the exterior wall surface.
- c. Proceed to seal around backplate.

NOTE: To ensure proper moisture drainage, do not seal bottom of fixture backplate.

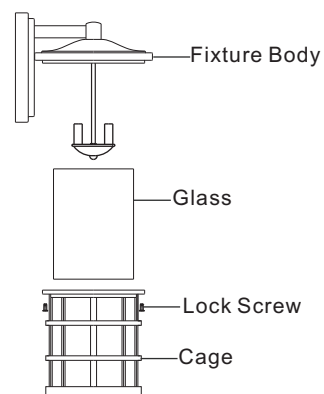
Your installation is now complete! Restore electricity and save this sheet for future reference.



Glass replacement:

Note: Place a cloth or towel on the ground under the work area to prevent loss of mounting hardware if dropped.

- a. Remove lock screw, cage, glass from the fixture body.
- b. Remove the glass and add the replacement into the same position.
- c. Attach the cage with the glass back onto the fixture body and secure with lock screws.



CARE AND MAINTENANCE

Wipe clean using soft, dry cloth or static duster. Always avoid using harsh chemicals and abrasives to clean fixture as they may damage the finish.

TROUBLESHOOTING

PROBLEM	POSSIBLE CAUSE	CORRECTIVE ACTION
Bulbs will not light.	1. Bulb is burned out. 2. Power is off. 3. Faulty wire connection. 4. Faulty switch.	1. Replace light bulb. 2. Make sure power supply is on. 3. Check wiring. 4. Test or replace the switch.
Fuse blows or the circuit breaker trips when light is turned on.	Crossed wires or power wire is grounding out.	Check wire connection.

QUOIZEL

6 Corporate Parkway
Goose Creek
SC 29445

Service à la clientèle

**Numéro de
téléphone sans
frais:**

1 844 564-3055

Courriel :

cs@quoizel.com

Pour obtenir
rapidement une
réponse, rendez-vous
sur le site

Quoizel.com et
cliquez sur « Contact
us » (« Communiquez
avec nous »).

Modèle # LWS3200C

Article # 0759427

Outils nécessaires (non inclus) : tournevis à tête plate, tournevis cruciforme, ruban isolant, lunettes de sécurité et échelle, base de silicone.

Ampoules recommandées : (3) ampoules à petit culot d'un maximum de 60 W, 3 ampoules LED de rechange.

Temps d'assemblage approximatif : de 20 à 30 minutes.

Préparation :

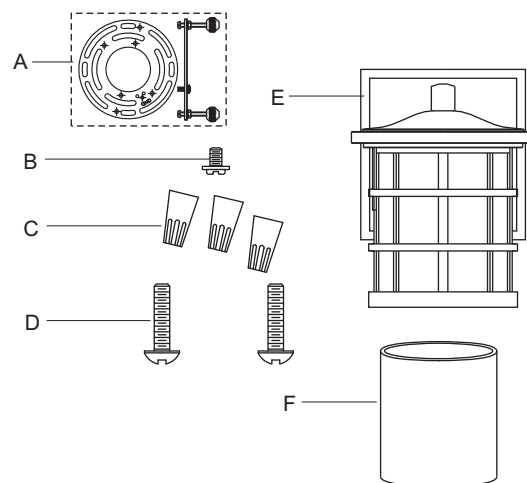
- Repérez et inspectez toutes les pièces avant de commencer l'installation.
- Vérifiez la liste du contenu de l'emballage et les illustrations ci-dessous afin de vous assurer d'avoir toutes les pièces.
- S'il y a des pièces manquantes ou endommagées, ne tentez pas d'assembler, d'installer ni d'utiliser le luminaire.
- Communiquez avec le service à la clientèle de Quoizel pour obtenir des pièces de rechange.

Avertissements et mises en garde

- Coupez l'alimentation à partir du panneau de disjoncteurs ou de fusibles principal avant de commencer l'installation. En cas de doute, consultez un électricien qualifié.
- Ces instructions servent à vous protéger. Il est très important que vous les lisiez entièrement avant de commencer l'installation du luminaire. Nous vous suggérons fortement de faire appel à un électricien professionnel qualifié pour l'installation.
- Avant de remplacer des ampoules, débranchez le luminaire de la source d'alimentation.
 - Attendez que les ampoules aient suffisamment refroidi.
 - Ne faites subir aucun choc aux pièces de verre lors de leur utilisation pour éviter qu'elles se brisent.

Contenu de l'emballage

PIÈCE	DESCRIPTION	Quantité	Pièce #
A	Ensemble de traverse (préassemblée à corps du luminaire)	1	912575KIT
B	Vis de mise à la terre verte (préassemblée à la traverse)	1	
C	Capuchon de connexion	3	
D	Vis pour boîte de sortie	2	
E	Corps du luminaire	1	S.O.
F	Verre (Préassemblé au corps du luminaire)	1	G12577SH

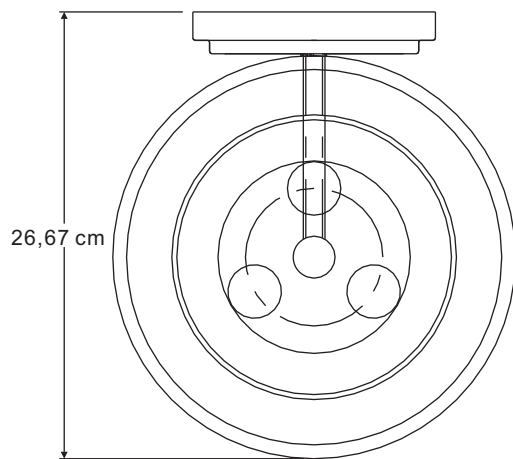
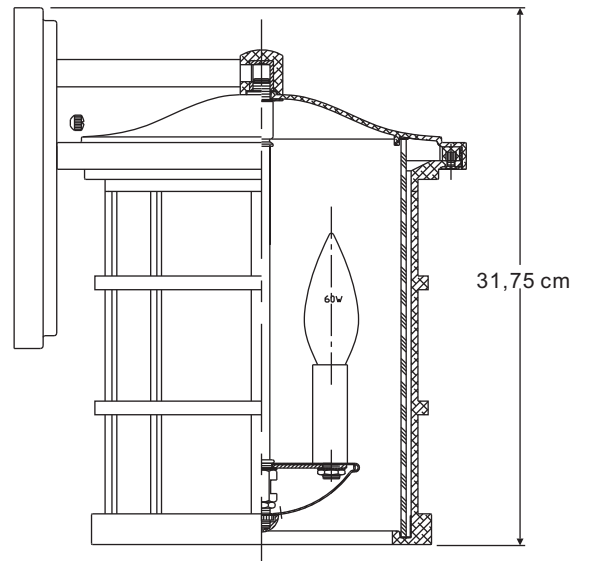
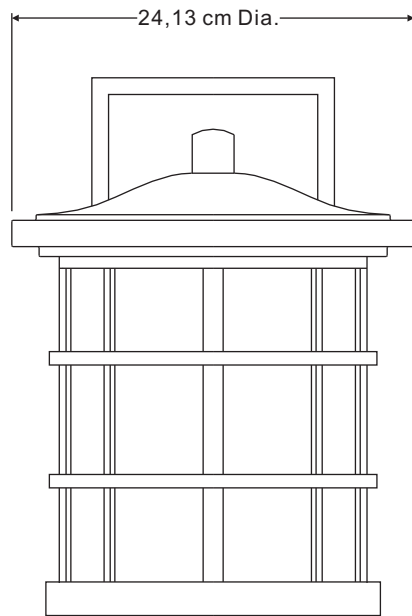


Nous vous remercions d'avoir acheté ce produit Quoizel.

Besoin de pièces ou de soutien pour l'assemblage?

Communiquez avec le service à la clientèle de Quoizel au 1 844 564-3055,

par courriel à l'adresse cs@quoizel.com ou visitez notre site Web à l'adresse www.quoizel.com



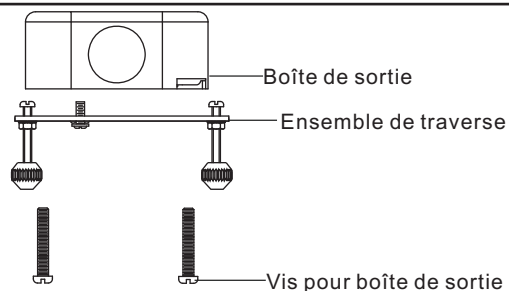
REMARQUE : TOUTES LES DIMENSIONS INDIQUÉES SONT ARRONDIES AU 1,27 CM PRÈS

ÉTAPE 1 :

- Fixez la traverse à la boîte de sortie (non incluse) à l'aide des vis pour boîte de sortie.
- Serrez fermement.

Remarque : Placez un linge ou une serviette sur le sol, sous la zone de travail, pour éviter de perdre la quincaillerie de fixation si vous l'échappez.

Remarque : Les vis de montage préassemblées à la traverse devraient dépasser de la boîte de sortie.

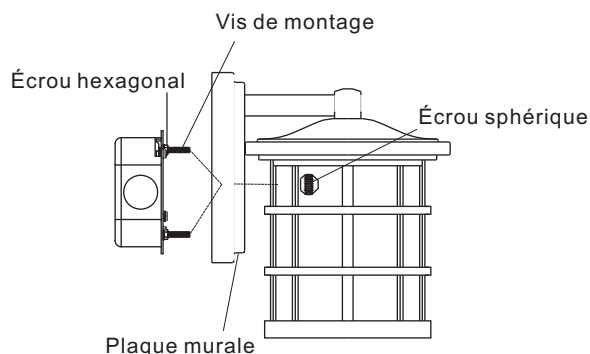


ÉTAPE 2 :

- Retirez les écrous sphériques de l'ensemble de traverse.
- Placez la plaque murale sur l'ensemble du support de fixation et fixez le tout à l'aide des écrous sphériques.

Remarque : La plaque murale devrait être collée contre le mur et les écrous sphériques.

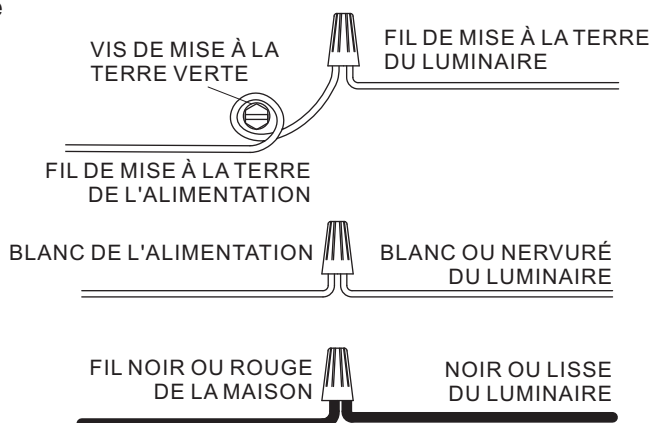
- Si ce n'est pas le cas, ajustez la longueur des vis de montage de l'ensemble du support de fixation en dévissant les écrous hexagonaux préassemblés.
- Puis, vissez ou dévissez les vis de montage du support de fixation jusqu'à la longueur désirée.
- Après avoir fixé la plaque murale, retirez les écrous sphériques et la plaque murale et passez à l'étape 3.



ÉTAPE 3 :

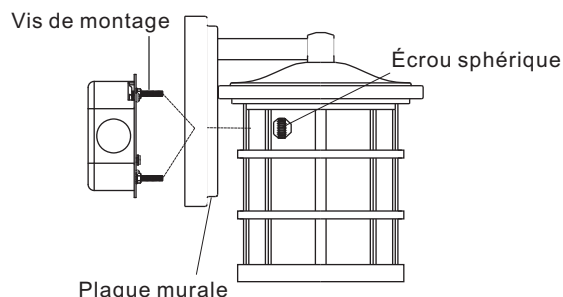
* Utilisez les capuchons de connexion (fournis) pour raccorder les fils.

- Fil de mise à la terre :
 - Enroulez au moins 5,08 cm de l'extrémité du **fil de mise à la terre** de l'alimentation autour de la **vis de mise à la terre verte** du support de fixation. Serrez la **vis de mise à la terre**.
 - Raccordez le **fil de mise à la terre vert** du luminaire au **fil de mise à la terre de l'alimentation** à l'aide du capuchon de connexion.
- Fil d'alimentation :
 - Raccordez le **fil d'alimentation blanc** au **fil d'alimentation blanc du luminaire** à l'aide du capuchon de connexion.
 - Raccordez le **fil d'alimentation noir (ou rouge)** au **fil d'alimentation noir du luminaire** à l'aide du capuchon de connexion.
 - Couvrez chaque connexion de ruban isolant approuvé et enfoncez délicatement tous les fils connectés dans la boîte de sortie.



ÉTAPE 4 :

- Fixez de nouveau la plaque murale du corps du luminaire à l'ensemble du support de fixation.
- Fixez le tout à l'aide des écrous sphériques retirés précédemment.



ÉTAPE 5 :

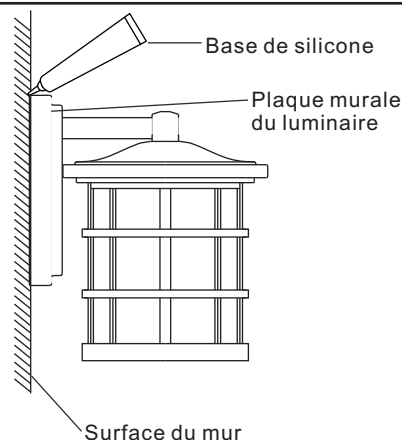
- Posez des ampoules dont la puissance est conforme aux indications ou aux étiquettes du luminaire.

ÉTAPE 6 :

- Assurez-vous que la surface du mur et que la plaque murale du luminaire sont exemptes de saletés.
- Appliquez un calfeutre à base de silicone (non inclus) sur un côté de la plaque murale du luminaire, à la jonction entre la plaque murale et le mur, et suivez le contour de la plaque.
- Appliquez le calfeutre sur le dessus de la plaque murale, puis sur l'autre côté.

REMARQUE : N'appliquez pas le calfeutre sous la plaque murale du luminaire afin de permettre une évacuation adéquate de l'humidité.

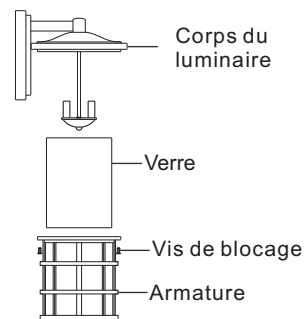
L'installation est maintenant terminée! Rétablissez le courant et conservez ces instructions pour utilisation ultérieure.



Remplacement du verre :

Remarque : Placez un linge ou une serviette sur le sol, sous la zone de travail, pour éviter de perdre la quincaillerie de fixation si vous la laissez échapper.

- Retirez la vis de blocage, l'armature et le verre du corps du luminaire.
- Retirez le verre et installez celui de rechange dans la même position.
- Remettez le verre dans l'armature, puis fixez le tout au corps du luminaire à l'aide des vis de blocage.



ENTRETIEN

Nettoyez l'article à l'aide d'un linge doux et sec ou d'un plumeau. Évitez les produits chimiques forts et les nettoyeurs abrasifs; ils pourraient endommager le fini.

DÉPANNAGE

PROBLÈME	CAUSE POSSIBLE	MESURE CORRECTIVE
L'ampoule ne s'allume pas.	1. L'ampoule est grillée. 2. L'alimentation est coupée. 3. Les fils électriques sont mal branchés. 4. L'interrupteur est défectueux.	1. Remplacez l'ampoule. 2. Vérifiez l'alimentation électrique. 3. Vérifiez le câblage. 4. Testez ou remplacez l'interrupteur.
Un fusible saute ou un disjoncteur se déclenche lorsque le luminaire est mis sous tension.	Des fils sont croisés ou le fil d'alimentation n'est pas mis à la terre.	Vérifiez les connexions.

QUOIZEL

6 Corporate Parkway
Goose Creek
SC 29445

Servicio al cliente

Número de teléfono gratuito:

1-844-564-3055

Correo electrónico:

cs@quoizel.com

Para una respuesta más rápida, visítenos en **Quoizel.com** y haga clic en **Contact Us**.

Modelo # LWS3200C

Artículo # 0759427

Herramientas necesarias (no se incluyen): Destornillador de cabeza plana, destornillador Phillips, pinzas cortacables, cinta aislante, gafas de seguridad y escalera, sellador de silicona.

Bombilla recomendada: 3 bombillas de base candelabro de 60 W como máximo, alternativamente, 3 bombillas LED.

Tiempo estimado de ensamblaje: 20 - 30 minutos

Preparación:

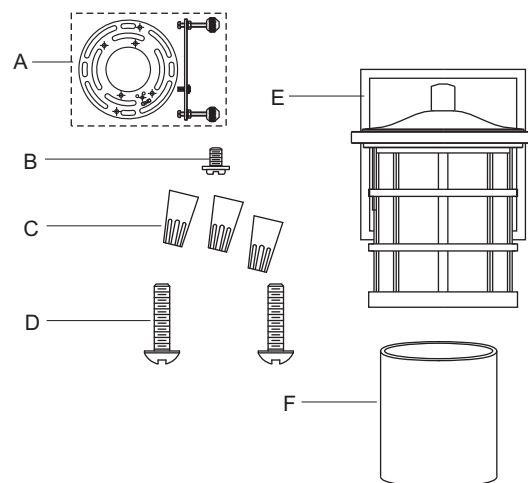
- Identifique e inspeccione todas las piezas antes de comenzar la instalación.
- Verifique la lista de contenidos del paquete y los diagramas que están debajo para asegurarse de que se incluyan todas las piezas.
- Si falta una pieza o alguna está dañada, no intente ensamblar, instalar ni utilizar el producto.
- Póngase en contacto con el **Servicio al cliente de Quoizel** para obtener piezas de repuesto.

⚠ Advertencias y precauciones

- Desconecte el suministro eléctrico en el interruptor de circuito o caja de fusibles principal antes de la instalación. Consulte a un electricista certificado si tiene dudas.
- Estas instrucciones se proporcionan por su seguridad. Es importante que las lea por completo antes de instalar el ensamble. Se recomienda encarecidamente que un electricista profesional autorizado realice la instalación.
- Desconecte el ensamble de la fuente de alimentación antes de reemplazar la bombilla.
 - Asegúrese de que las bombillas tengan suficiente tiempo para enfriarse antes de su extracción.
 - No someta las piezas de vidrio a ninguna descarga mientras esté funcionando la lámpara, ya que podrían romperse.

Contenido del paquete

PIEZA	DESCRIPCIÓN	Cantidad	Pieza en existencia #
A	Ensamble de la barra transversal (Preensamblado en el cuerpo de la lámpara)	1 pc	912575KIT
B	Tornillo verde de puesta a tierra (Preensamblado en la barra transversal)	1 pc	
C	Conector de cables	3 pcs	
D	Tornillo para la caja de salida	2 pcs	
E	Cuerpo de la lámpara	1 pc	N/A
F	Vidrio (preensamblado en el cuerpo de la lámpara)	1 pc	G12577SH

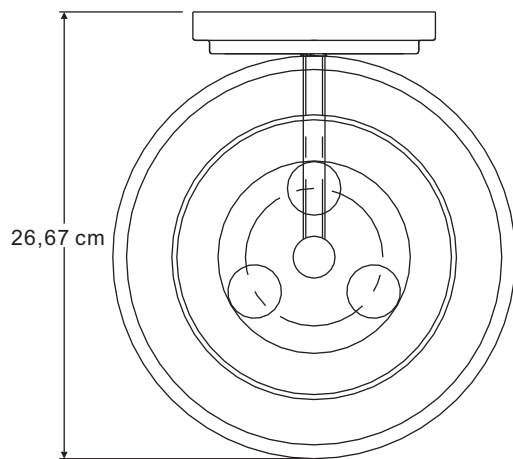
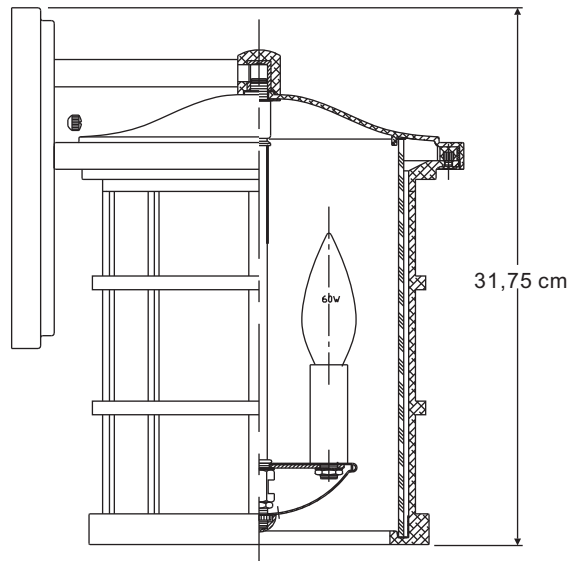
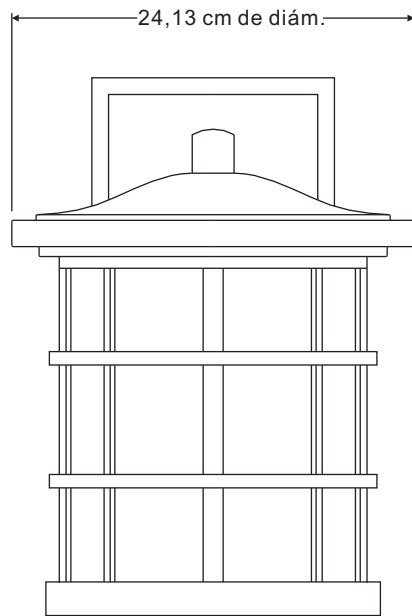


Gracias por haber comprado un producto Quoizel.

¿Necesita ayuda con las piezas o el ensamble?

Llame gratis al Servicio al cliente de Quoizel al 1-844-564-3055,

envíenos un correo electrónico a cs@quoizel.com o visítenos en línea en www.quoizel.com



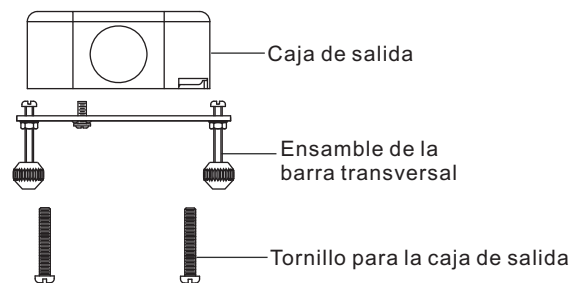
NOTA: TODAS LAS DIMENSIONES ESTÁN APROXIMADAS A LO MÁS CERCANO A 1,27 cm.

PASO 1:

- Fije la barra transversal a la caja de salida (no incluida) con los tornillos para la caja de salida.
- Apriete hasta que esté ajustado.

Nota: Coloque una tela o toalla en el piso, bajo el área de trabajo, para evitar la pérdida de aditamentos de montaje si se caen.

Nota: Los tornillos de montaje previamente ensamblados a la barra transversal deben sobresalir.

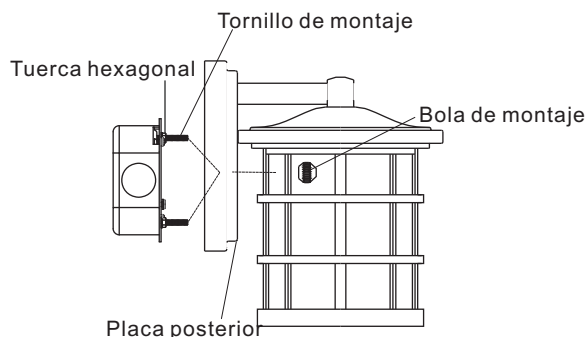


PASO 2:

- Retire las esferas de montaje del ensamble de la barra transversal.
- Encaje la placa posterior al ensamble de la barra transversal y asegure con las esferas de montaje.

Nota: La placa posterior debe estar ajustada a la pared y a las esferas de montaje.

- Si no, ajuste el largo del tornillo de montaje en el ensamble de la barra transversal desatornillando la tuerca hexagonal preensamblada.
- Luego atornille los tornillos de montaje hacia adentro o hacia afuera de la barra transversal hasta alcanzar el largo correcto.
- Una vez que la placa posterior esté asegurada, retire las esferas de montaje y la placa posterior y proceda al paso 3.



PASO 3:

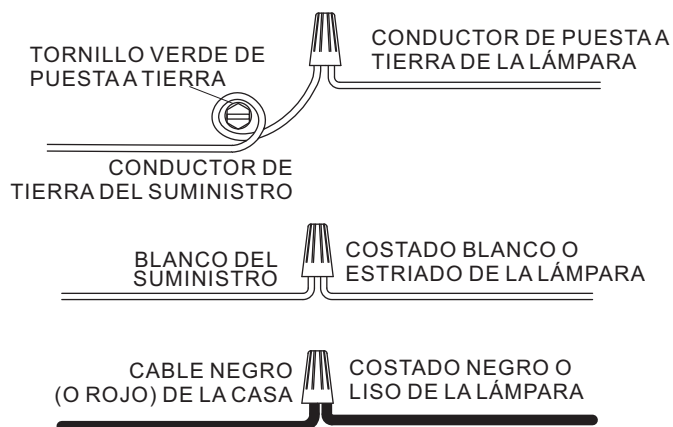
*** Use los conectores de cables (proporcionados) para conectar los cables.**

A) Conductor de tierra:

- Coloque el **conductor de tierra** alrededor del **tornillo de puesta a tierra verde** en el soporte de montaje, a no menos de 5,08 cm del extremo del conductor. Apriete el **tornillo de puesta a tierra**.
- Conecte el **conductor de tierra** de la lámpara al conductor de suministro usando el conector de cables.

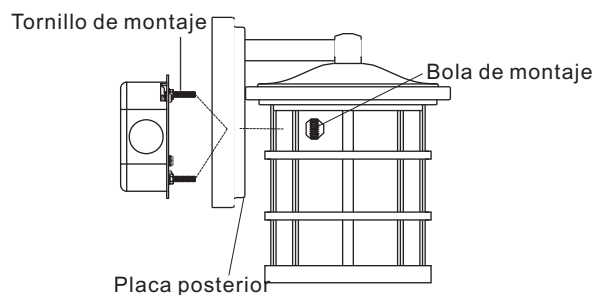
b) Conductor de suministro:

- Conecte el **conductor blanco del suministro** al **conductor del suministro blanco de la lámpara** con el conector de cables.
- Conecte el conductor **negro (o rojo) del suministro** al **conductor del suministro negro de la lámpara** con el conector de cables.
- Envuelva cada conexión con cinta aislante aprobada y coloque con cuidado todos los cables conectados dentro de la caja de salida.



PASO 4:

- Vuelva a fijar la placa posterior del cuerpo de la lámpara al ensamblaje de la barra transversal.
- Asegure con las esferas de montaje que retiró previamente.



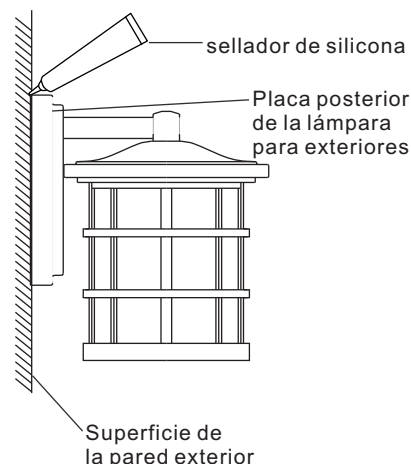
PASO 5:

- Instale las bombillas correctas consultando las marcas o las etiquetas en la lámpara para conocer el vataje máximo.

PASO 6:

- Asegúrese de que la superficie de la pared exterior y la placa posterior de la lámpara no tengan suciedad.
 - Comience aplicando sellador de silicona (no se incluye) en un lado de la placa posterior de la lámpara y siga el contorno en donde la placa posterior de la lámpara se encuentra con la pared exterior y hacia arriba.
 - Continúe sellando sobre la parte superior de la placa posterior y hacia abajo por el otro lado.
- NOTA:** No aplique la masilla de calafateo en la parte inferior de la placa posterior de la lámpara para asegurar el drenaje adecuado de la humedad.

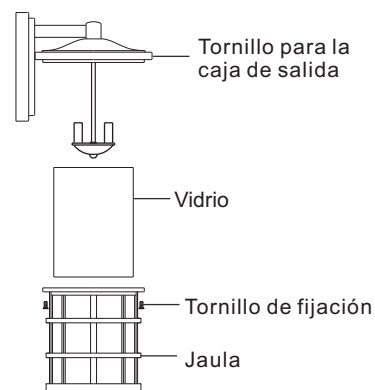
Su instalación está completa. Restaure la electricidad y guarde esta hoja de instrucciones para referencia futura.



Vidrio de repuesto:

Nota: Coloque una tela o toalla en el piso, bajo el área de trabajo, para evitar la pérdida de aditamentos de montaje si se caen.

- Retire el tornillo de fijación, la estructura y el vidrio del cuerpo de la lámpara.
- Retire el vidrio y añada el reemplazo en la misma posición.
- Fije la estructura con el vidrio nuevamente en el cuerpo de la lámpara y asegúrela con los tornillos de fijación.



CUIDADO Y MANTENIMIENTO

Limpie con un paño suave y seco o con un paño de limpieza estático. No utilice productos químicos y limpiadores abrasivos, ya que pueden dañar el acabado.

SOLUCIÓN DE PROBLEMAS

PROBLEMA	CAUSA POSIBLE	ACCIÓN CORRECTIVA
Las bombillas no se encienden.	1. La bombilla está quemada. 2. No hay alimentación eléctrica. 3. La conexión de los cables es incorrecta. 4. El interruptor está defectuoso.	1. Reemplace la bombilla. 2. Compruebe que haya suministro de electricidad. 3. Inspeccione el cableado. 4. Pruebe o reemplace el interruptor.
Cuando se enciende la luz, el fusible se quema o el interruptor de circuito se dispara.	Hay conductores cruzados o el conductor de fuerza no tiene puesta a tierra.	Revise las conexiones del cableado.

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane casement



- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹

- **ENERGY STAR® certified²**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2022.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.³

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joint**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

- **Best limited lifetime warranty⁴**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:⁵



Special shape windows also available.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values		
						U-Factor	SHGC	STC
Awning Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
Awning Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
Double-Hung Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

Window sizes available in 1/4" increments
Special sizes available in triple-pane patio doors. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [installpella.com](#).

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank

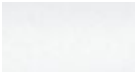


Cam-Action Lock

Finishes:



Champagne



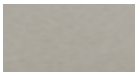
White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.

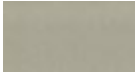


Hinged Patio Door Handle

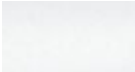


Sliding Patio Door Handle

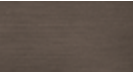
Finishes:



Champagne



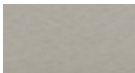
White



Brown



Matte Black



Satin Nickel

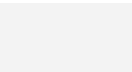


Satin Brass

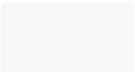
Colors

Prefinished Pine Interior Colors

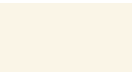
We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Golden Oak Stain



Early American Stain



Provincial Stain



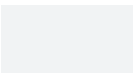
Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Black



White



Brown



Fossil



Iron Ore



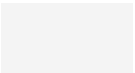
Portobello



Putty



Almond



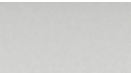
Classic White



Brick Red



Hartford Green



Wolf Gray

Integrated Blinds⁶

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



White



Poplar White



Bisque



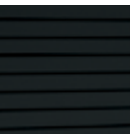
Storm



Golden



Mocha



Black

Integrated Shades⁶

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:



White



Silver



Maize

Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁷ For more information, go to [connectpella.com](#).

Performance Packages

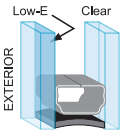
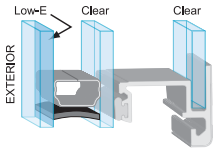
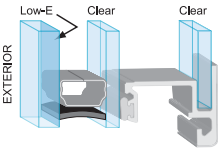
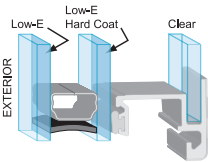
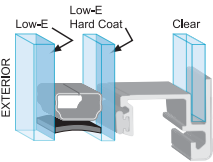
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



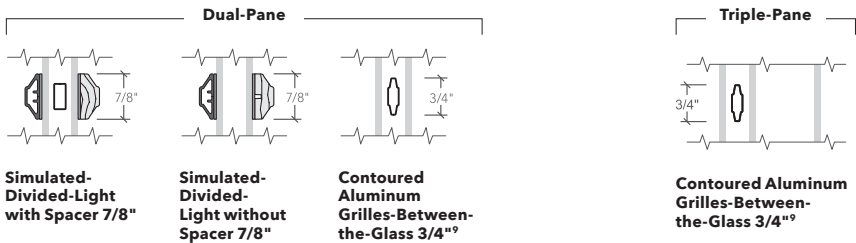
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2022.²

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient ⁸ + 34% Noise Reduction ³	52% Noise Reduction ³	83% More Energy Efficient ⁸	79% More Energy Efficient ⁸ + 52% Noise Reduction ³
				
Advanced Low-E	Advanced Low-E SunDefense Low-E or NaturalSun Low-E	Advanced Low-E Sound-reduction glazing	AdvancedComfort	AdvancedComfort Sound-reduction glazing
Two panes of insulating, energy-efficient glass and our most popular features and options.	A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁴ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁵ Double-hung windows available in dual-pane only.

⁶ Available with triple-pane products only.

⁷ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

⁸ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

⁹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.