

ADDRESS OF PROJECT: 821 S. ROYAL ST.TAX MAP AND PARCEL: 080.04-04-25 ZONING: RMAPPLICATION 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: KAREN S. CAMPBELLAddress: 15301 MASONWOOD DR.City: DARNESTOWN State: MD Zip: 20878-3611Phone: 301/208-1568 E-mail: KSCAMPBE@AOL.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: MARK R. SULLENBERGERPhone: 703/749-9040E-mail: MARK@CDCARCH.COM

## Legal Property Owner:

Name: FRANK B. OR KAREN S. CAMPBELLAddress: 821 S. ROYAL ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 301/208-1568 E-mail: KSCAMPBE@AOL.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*

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

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

SEE FOLLOWING PAGE

**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.

Electronic copies of submission materials should be submitted whenever possible.

**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.*

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

DESCRIPTION OF PROPOSED WORK  
821 S. ROYAL STREET  
ALEXANDRIA VIRGINIA

EXTERIOR FRONT: We are proposing to replace the windows with new traditional double hung windows. (See attached) New windows sizes will match existing sizes. A covered front porch will be added over the stoop, and the stoop will be rebuilt and covered with paving brick to match existing. Traditional louvered shutters will be added to the windows on the front. As a part of replacing the existing slate roof with a new slate roof copper snow guards will be added per the recommendations of the roofing contractor. The wood lattice in the existing brick openings on the front elevation below the eaves will be replaced with decorative metal coverings.

EXTERIOR REAR: An addition consisting of new living space is proposed at the main level in the rear. (See architectural drawings for details) Traditional louvered shutters will also be added to the rear elevation, and the windows will be replaced with like sizes. We propose to raise the rear eaves 2'-7" and re-build the rear roof prior to re-roofing with natural slate material. The ridge of the roof is not being raised. Two traditional dormers are being added to the rear attic. The area between the raised eaves and the existing brick will be detailed with traditional painted panels.

Both facades will be repainted to match the existing paint.

SITE IMPROVEMENTS:

The front entry court will be re-worked with new brick cheek walls and iron railings. See details. A small potting shed and pergola will be added adjacent to the rear property line.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ <sup>N/A</sup> 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.

- ☐ ☒ <sup>N/A</sup> 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.

- ☐ ☒ <sup>N/A</sup> 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.)
- ☒ 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 3 sets of revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: MARK R. SULLENBERGER

Date: 8.19.15

**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 ten 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. FRANK B. CAMPBELL	15301 MASONWOOD DR. DARNESTOWN MD 20878	50%
2. KAREN S. CAMPBELL	15301 MASONWOOD DR DARNESTOWN MD 20878	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 821 S. ROYAL ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. FRANK B. CAMPBELL	15301 MASONWOOD DR DARNESTOWN MD 20878	50%
2. KAREN S. CAMPBELL	15301 MASONWOOD DR DARNESTOWN MD 20878	50%
3.		

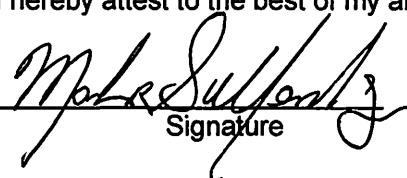
**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. FRANK B. CAMPBELL	NONE	NONE
2. KAREN S. CAMPBELL	NONE	NONE
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.

8.19.15 MARK R. SULLENBERGER  
Date Printed Name

  
Signature



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 821 S. ROYAL ST Zone RM  
 A2. 2,176 S.F. x 1.5 = 3,264  
           Total Lot Area                      Floor Area Ratio Allowed by Zone                      Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	411	Basement**	411
First Floor	411	Stairways**	36
Second Floor	411	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	447
Total Gross *	1,233		

B1. Existing Gross Floor Area \*  
1,233 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
447 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
786 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	314	Basement**	314
First Floor	308	Stairways**	
Second Floor		Mechanical**	
Third Floor/ATTIC	411	Other**	
Porches/ Other <sup>5</sup> / <sub>10</sub>	80.5	Total Exclusions	314
Total Gross *	1,113.5		

C1. Proposed Gross Floor Area \*  
1,113.5 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
314 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
799.5 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,585.5 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3,264 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	1,765
Required Open Space	762
Proposed Open Space	1,370.5

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_

Date: 8/19/2015



821 S. ROYAL STREET  
ALEXANDRIA VIRGINIA  
REAR ELEVATION



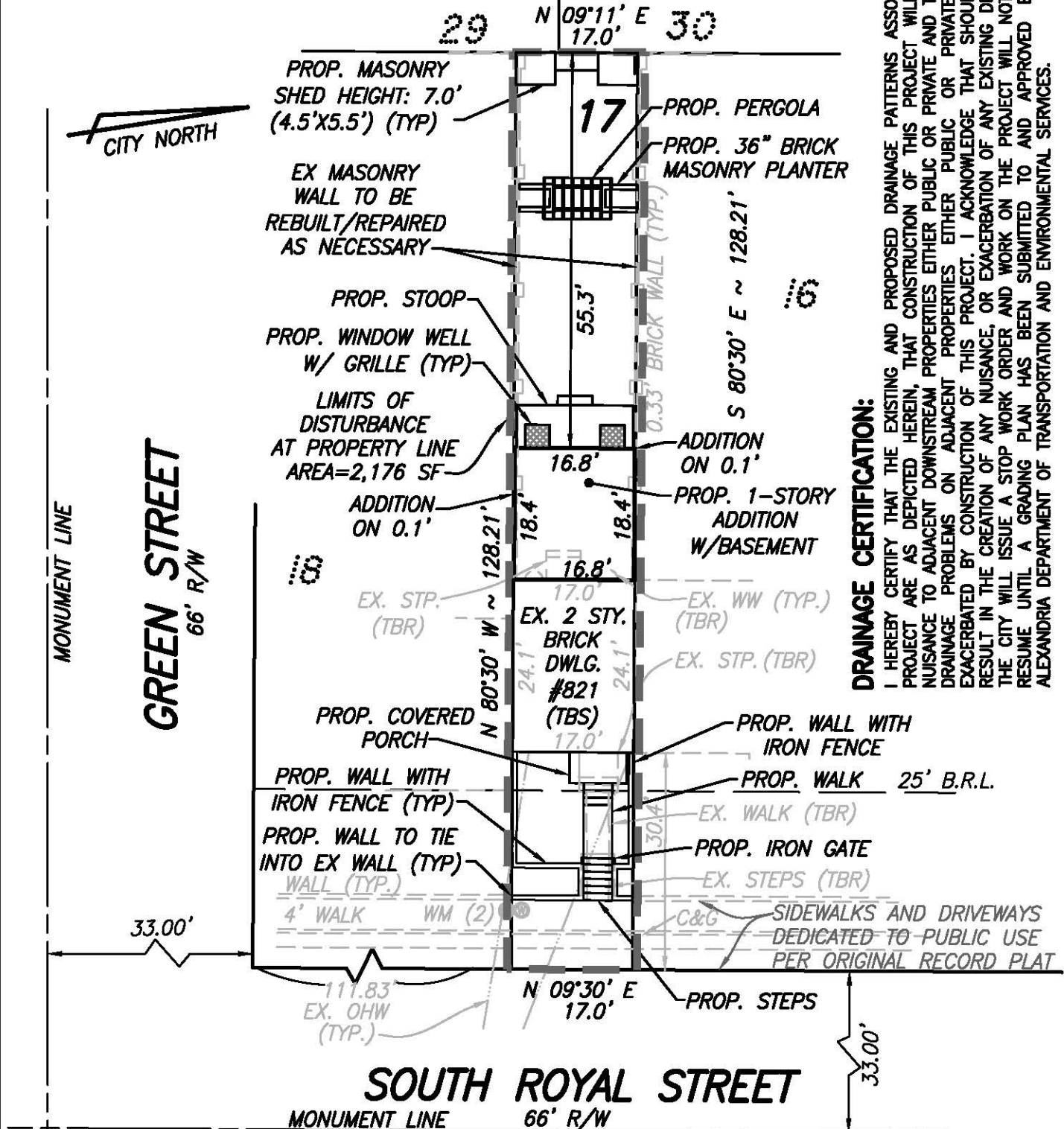
**DISTURBED AREA CERTIFICATION:**

I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

(COMP.)

**DRAINAGE CERTIFICATION:**

I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.



**PLAT**  
SHOWING PHYSICAL IMPROVEMENT SURVEY  
LOT 17, BLOCK 2, SECTION 1  
**YATES GARDENS**  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: AUGUST 20, 2015

DEED BOOK REF.: 1418/653  
PLAT SUBJECT TO  
RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED,  
THUS ALL EASEMENTS MAY NOT  
BE SHOWN.

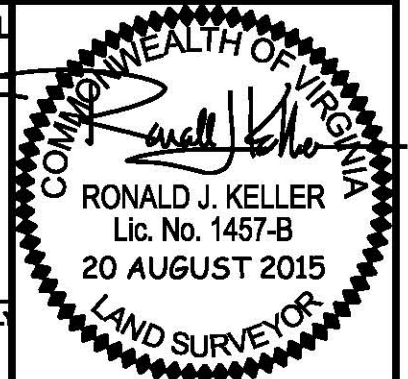
CASE NAME: FRANK B. OR KAREN S. CAMPBELL

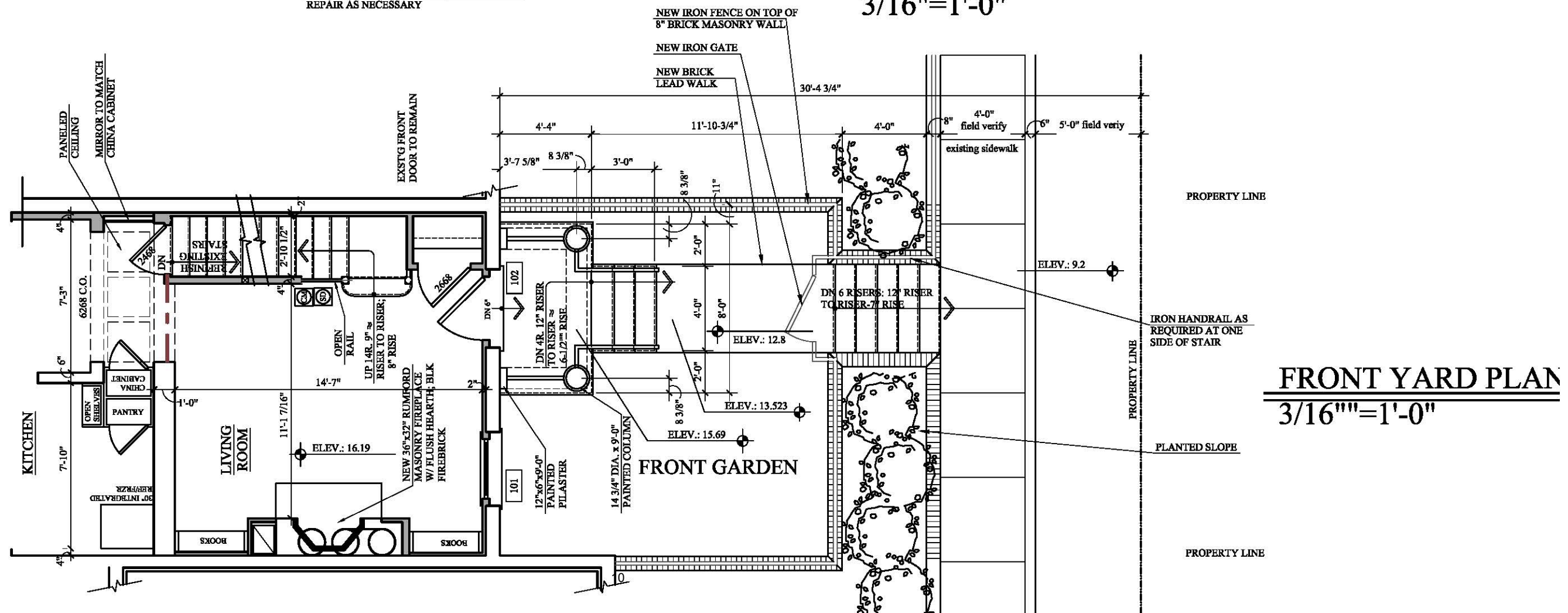
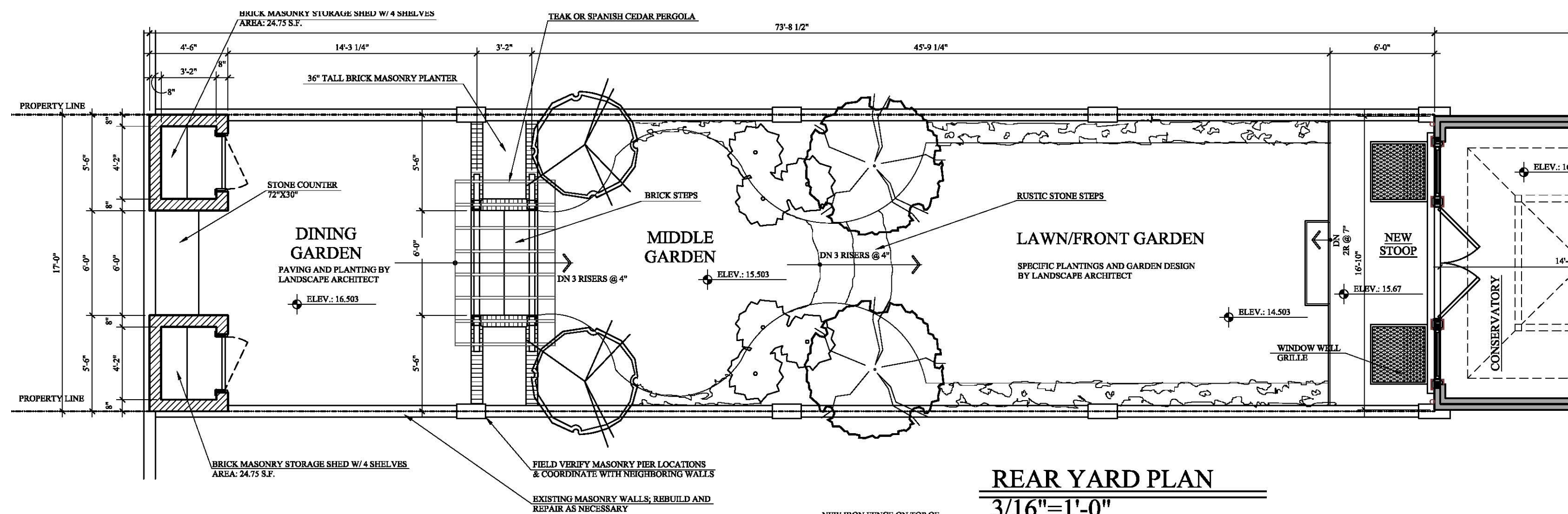
**RCF** **IELDS**  
& ASSOCIATES, INC.

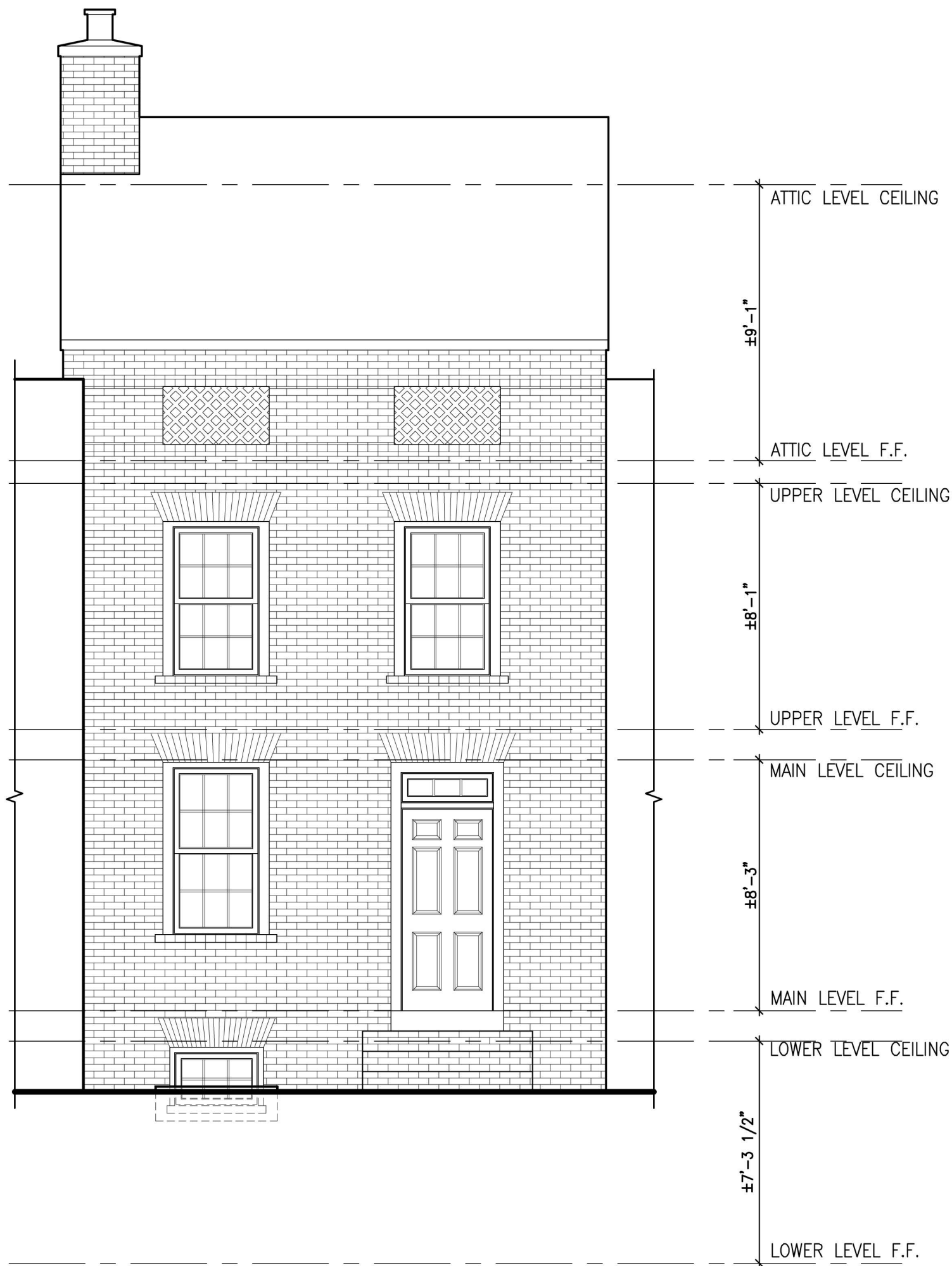
ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street www.rcfassoc.com  
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.







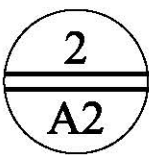
1  
AB-3.000

# AS-BUILT FRONT ELEVATION

SCALE: 1/4" = 1'-0"



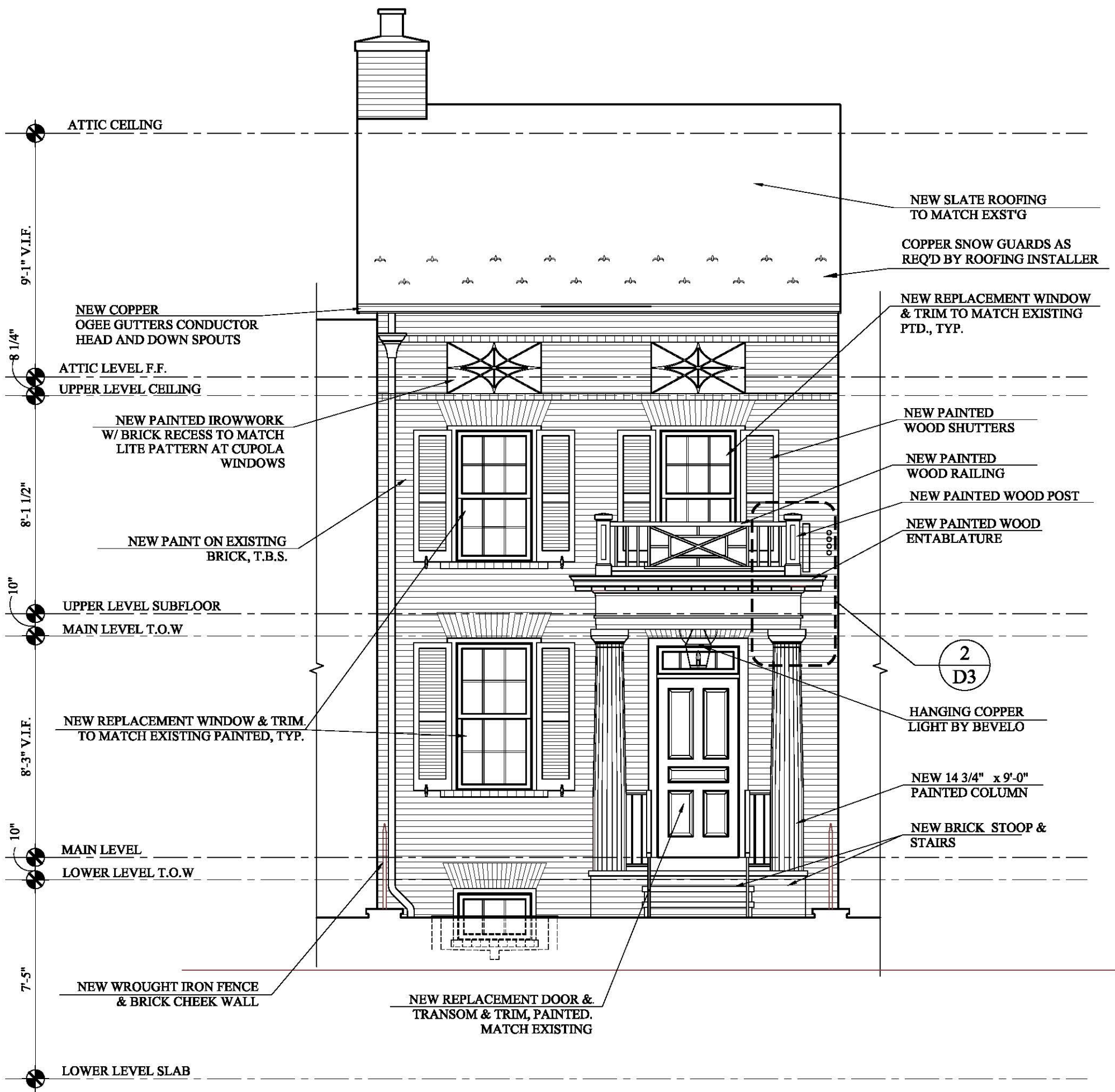




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$1/4'' = 1'-0''$



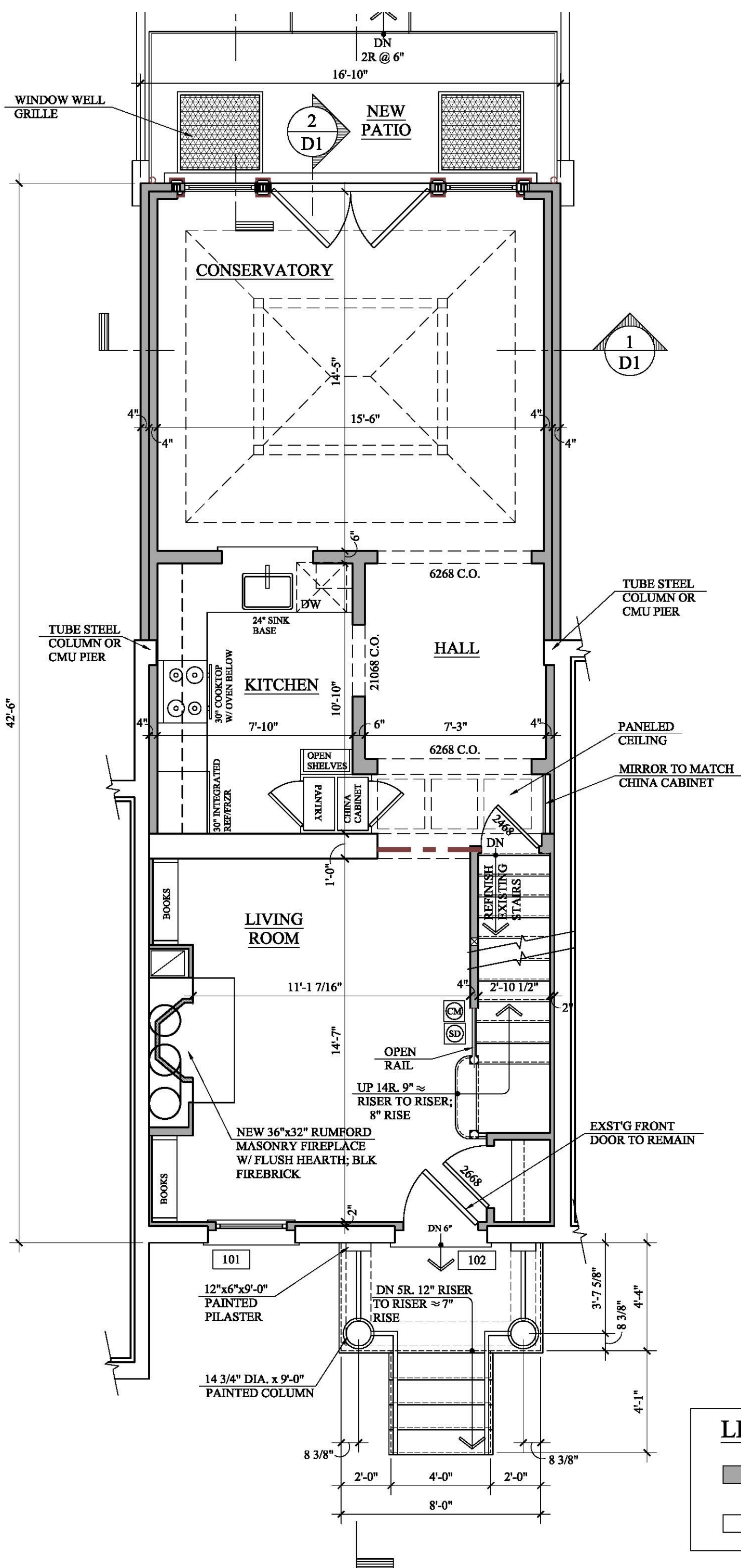


1  
A3

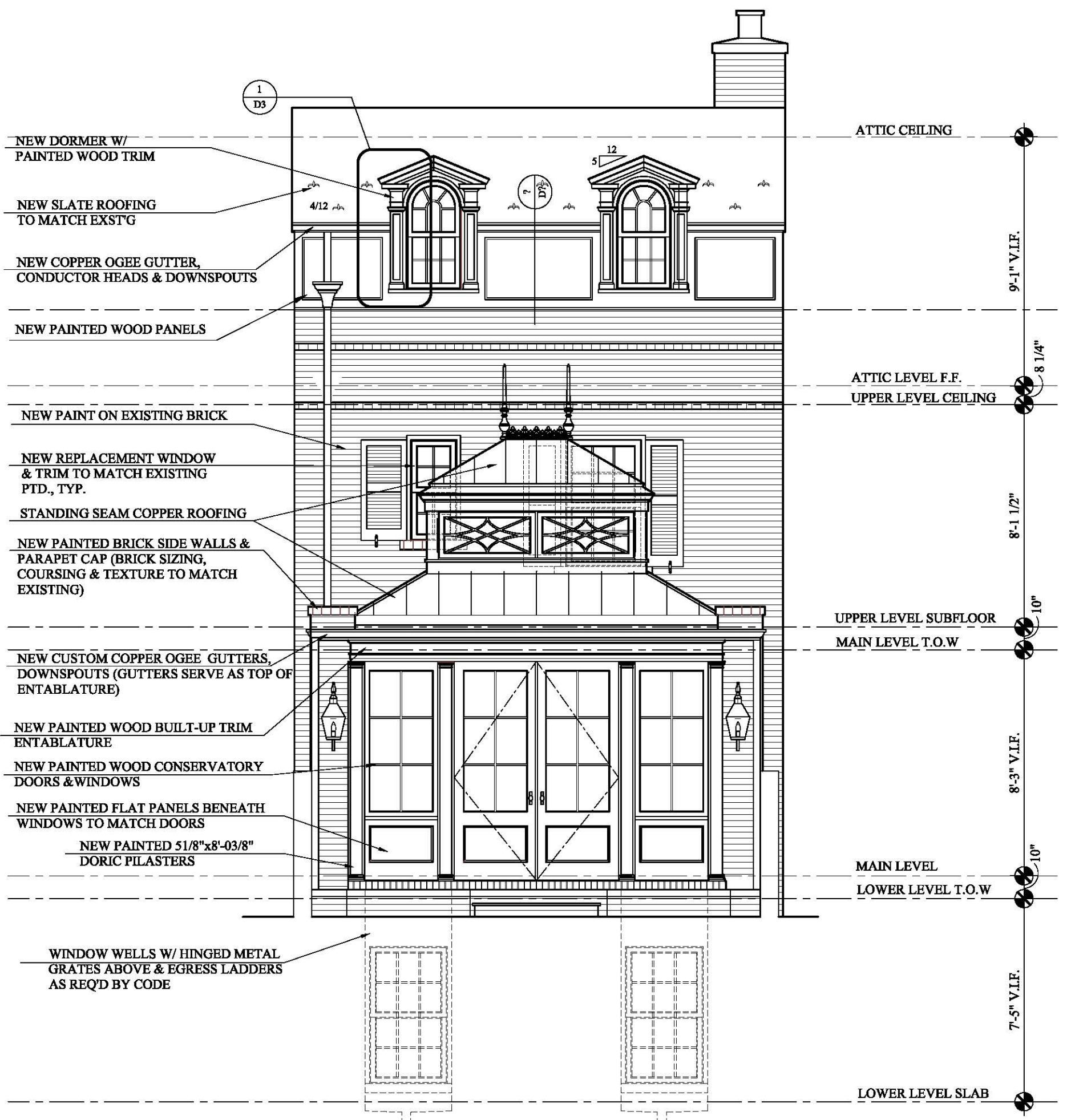
# FRONT ELEVATION

1/4" = 1'-0"





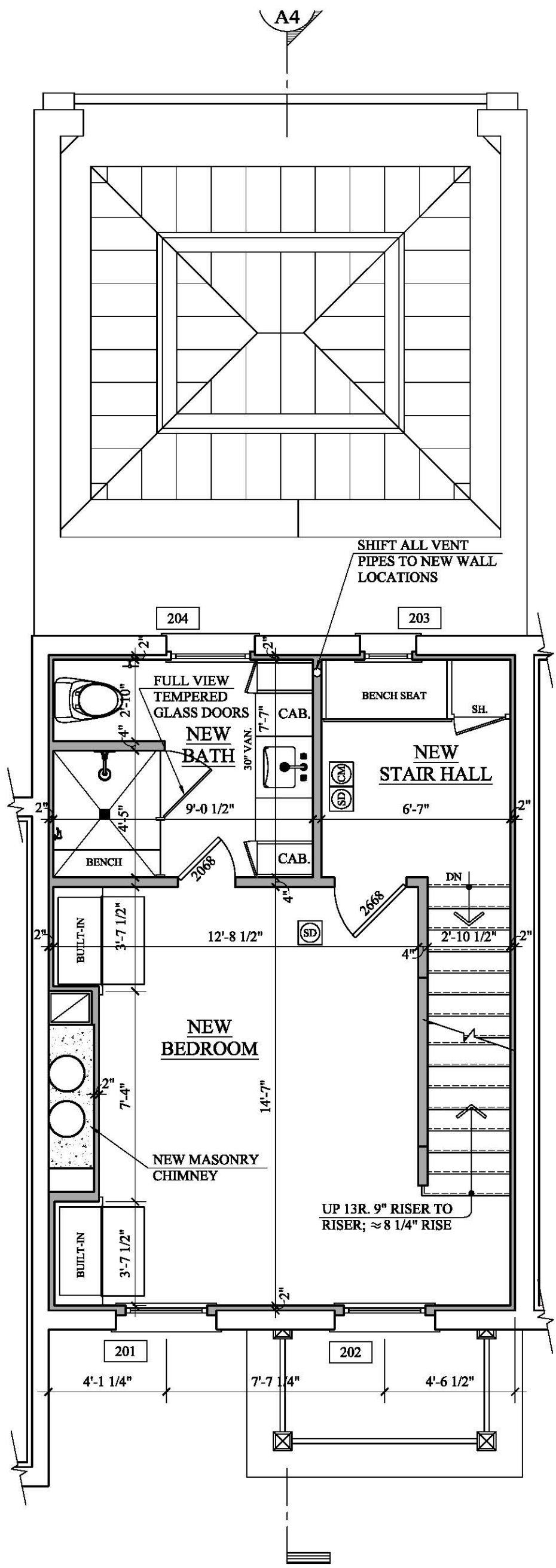
# MAIN LEVEL FLOOR PLAN



2  
A3

## REAR ELEVATION

1/4" = 1'-0"

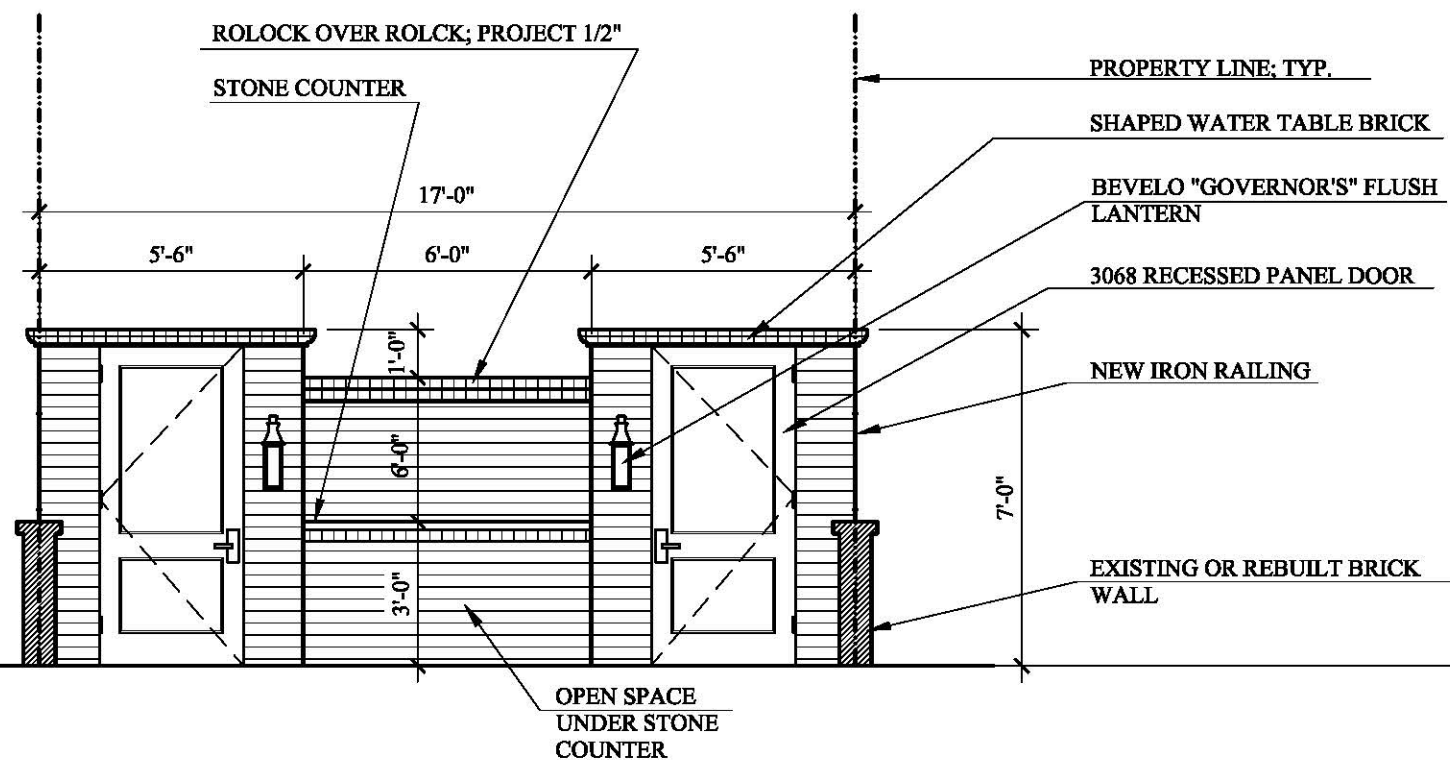


1

A2

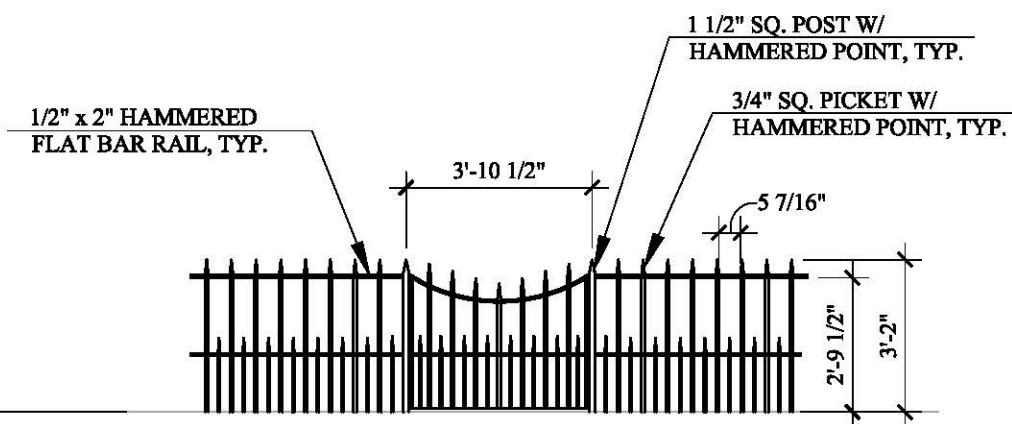
UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



## SHED ELEVATION

1/4"=1'-0"



## WROUGHT IRON GATE DETAIL

1/4" = 1'-0"

4  
A2a

Item : 0001

Qty : 3

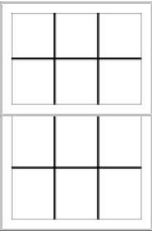
Location : W101,201,202: FRONT

Exterior View

Frame Size : 40" x 60"

Rough Opening : 40 3/4" x 61 13/32"

Outside Casing : 42 11/16" x 62 13/32"



Frame Size : 1016 X 1524  
\*\* NOTE: Frame Size height measurement does not include the 28mm (1 3/32") thickness of the Subsill. \*\*  
Wood Species: Douglas Fir  
Double Hung - Equal Split  
Exterior : Primed Wood  
Primed Interior Interior (Primed Interior)  
Jamb : 4 9/16" (116)  
Brick Mould : Standard 2" Brick Mould (WBM)  
Includes Tilting Sash  
Includes Standard Mount Brick Mould / Casing  
Heat-Smart D 272 (HP1)  
3.1 / 63-122 / 3.1  
272/CLR  
Stainless Steel Spacer (S63-122)  
Oil Rubbed Bronze Hardware (ORB)  
White Screen Frame (WHTM)  
No Drip Flashing Supplied (NONF)  
Standard Packaging 35 cubic ft. each  
(PRM HP1 (272/CLR) SDL)

**25DSH - custom 25DH 3426**  
25DSH - custom 25DH 3426 Heat-Smart D 272 (HP1)  
Add for Custom Size Cutting Charge  
Includes Wood Sill  
Primed Frame with Primed Exterior Sash  
Add for Primed Interior  
Add for Standard 2" Brick Mould c/w Standard Subsill  
Includes Jamb Jacks  
Includes Stainless Steel Spacer Bar (3.1 / 63-122 / 3.1)  
Add for Upper Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar  
Add for Lower Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar  
NOTE: Grille Alignment - Equal lite  
Add for Oil Rubbed Bronze Camlock (1 Per Unit)  
Includes Full Screen w White Frame and Black Fiberglass Cloth  
NFRC: U-factor: 0.29 CR: 56 SHGC: 0.26 VT: 0.44  
SUPPLY WITH 5/8" PUTTY SDL BARS

Total Price for Qty -3

\$

Item : 0002

Qty : 1

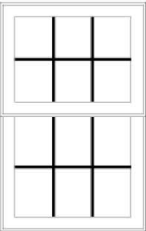
Location : W102: REAR

Exterior View

Frame Size : 30" x 47"

Rough Opening : 30 3/4" x 48 7/16"

Outside Casing : 32 11/16" x 49 13/32"



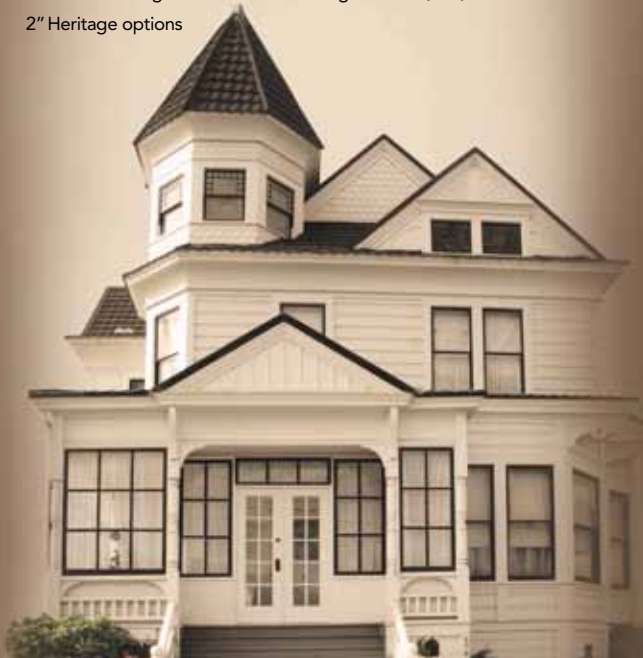
**25DSH - custom 25DH 2419**  
25DSH - custom 25DH 2419 Heat-Smart D 272 (HP1)  
Add for Custom Size Cutting Charge  
Includes Wood Sill  
Primed Frame with Primed Exterior Sash  
Add for Primed Interior  
Add for Standard 2" Brick Mould c/w Standard Subsill  
Includes Jamb Jacks  
Includes Stainless Steel Spacer Bar (3.1 / 63-122 / 3.1)  
Add for Upper Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar  
Add for Lower Sash - (3W2H) Colonial 5/8" (16 mm) SDL (Putty-Ogee) with Deep Shadow Bar  
NOTE: Grille Alignment - Equal lite  
Add for Oil Rubbed Bronze Camlock (1 Per Unit)  
Includes Full Screen w White Frame and Black Fiberglass Cloth



## Historic styling

From time-honored architectural details to authentic, luxury-grade hardware, the new Loewen Double Hung window has been designed to complement the depth and character of the traditional North American home.

- Hidden jamb liner with no exposed vinyl, tilt latches and sash stops
- Flush, narrow checkrail and square frame edges
- Authentic, luxury grade hardware in a variety of finishes
- Historic tall bottom rail (3 1/2") that replicates historical architecture
- Archetypal casing profiles including Adams, Williamsburg, Flat and Brickmould options
- Classic sill nosings and sub sills including Standard, BC, and 2" Heritage options



Hidden jamb liner with traditional flush checkrail and square frame edge



Traditional head with removable head parting stop



Historic tall bottom rail, 2" Brickmould and standard sill nosing



Williamsburg casing (Adams, Flat and Brickmould options available)

## PROGRESSIVE PERFORMANCE

We've combined superior strength and durability with leading manufacturing techniques and innovative efficiency options to deliver a window that not only matches the look of your residence, but also delivers the progressive performance it deserves.

- Innovative balance system allows windows to open and close smoothly
- Single-handed lock/tilt mechanism allows for inward tilting of the sash for easy cleaning
- Integrated structural sill block and metal nailing flange allows for enhanced moisture management and maximum protection against water infiltration
- Thermally broken aluminum sill for maximum energy efficiency

## SUPERIOR DESIGN

- Integrated glazing leg
- Extruded aluminum cladding
- Authentic stile and rail aesthetics
- Hidden corner and sill keys
- Full and half-screen options
- Jamb jacks for improved site installation
- Removable jamb covers for serviceability
- Unified jamb tracks
- Liberty (non-tilting) option available with removable stops
- Impact tested (Liberty option)



Luxury grade lock and keeper (shown in oil rubbed bronze)



Luxury grade, optional sash lifts (shown in oil rubbed bronze)

## WOOD SPECIES

Double Hung windows are available in standard Douglas Fir or optional Mahogany.

## METAL CLAD COLOR SPECTRUM

Choose from a variety of standard, architectural and custom colors.

## HARDWARE FINISHES

Double Hung locks, keepers, and sash lifts are available in linen, bronze, sandstone, black, bright brass, antique brass, brushed chrome, satin nickel and oil rubbed bronze.

## GLAZING

- Standard is Heat-Smart® (Low-E<sup>2</sup>) insulated glazing with 1/2" (12mm) air space; optional upgrades to Heat-Smart® X or Thermal Spacers
- Decorative glass and custom glazing options available
- Simulated Divided Lites (SDLs) available in 3/4", 1 1/8" and 2" widths
- Standard for SDLs to have internal spacers, where possible

For full details, contact your Authorized Loewen Dealer.



LIGHTING  
BY BEVELO



BASIC PORCH  
LANTERN



LADDER RACK AND HANGING  
LANTERN



SHED LANTERNS



GARDEN LANTERN



PORCH LANTERN  
IMAGE SHOWING  
INSTALLATION





REAR (WEST) ELEVATION & YARD





8 2 3



8 2 7

ROYAL ST. CONTEXT





8 1 7

8 1 9



ROYAL ST. CONTEXT





WEST (REAR YARD) CONTEXT





ROYAL ST (EAST) ELEVATIONS





EAST ELEVATION DETAIL