



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, July 20, 2023 at 5:00 P.M.
 Second Floor Conference Room, Lexington City Hall
 300 E. Washington Street, Lexington, VA

AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. July 6, 2023 Minutes*
4. NEW BUSINESS:
 - A. COA 2023-21: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 N. Jefferson Street, Tax Map # 16-4-9A, owned by 2022Plus3, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. COA 2023-22: an application by Tim Hickman for a Certificate of Appropriateness for the construction of a new detached garage at 313 S. Jefferson Street, Tax Map #23-1-23, owned by Tori and Joey Bates.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
6. ADJOURN

*indicates attachment

Lexington Architectural Review Board
Thursday, July 6, 2023 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: C. Alexander
A. Bartenstein
J. Goyette
I. Small

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: J. Taylor, Alternate A
B. Crawford, Alternate B

CALL TO ORDER:

C. Alexander called the meeting to order at 5:01 p.m.

AGENDA:

A. Bartenstein suggested amending the agenda to place the election of officers at the end of the New Business. The agenda was unanimously approved with that amendment. (A. Bartenstein / I. Small)

MINUTES:

The minutes from the June 1, 2023 were unanimously approved as presented. (J. Goyette / I. Small)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:**A. COA 2023-19: an application by Malvud Tashtan for a Certificate of Appropriateness for new signage at 106 E. Washington Street, Tax Map #24-1-7, owned by Century Link.**

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness to replace the four existing Century Link signs at 106 E. Washington Street with four new Brightspeed branded signs featuring the Brightspeed logo and white text on a black background. A. Glaeser directed the Board's attention to pages E01 and E02 of the Design Package submitted by the applicant, which provided sign details and depictions of how the proposed signs would appear on the building once installed.
- 2) Applicant Statement – None
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)**

B. COA 2023-20: an application by Laura Mulitalo for a Certificate of Appropriateness for exterior improvements and new signage at 20 W. Washington Street, Tax Map #23-1-66, owned by Jody Mask.

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness for exterior improvements and new signage for the Cupcake Heaven business at 20 W. Washington Street. Staff provided multiple photos showing existing conditions from multiple perspectives and material samples of everything but the awning material were available for inspection.

On the front of the building, the applicant proposed replacing the two existing double hung windows and center post with a single 63.5” x 77” 400 series Andersen picture window and replacing the trim, if necessary, with trim made from treated wood. The window and door trim would be painted Whitewater Bay (OC-69) and the entry door would be painted Springtime Bloom (2079-40). The applicant also proposed installing an awning (42” tall x 90” wide x 32” deep) over the window. The proposed awning is from the Miami Corp in the Boras pattern. New signage would include a new projecting sign, window sign and door sign. The projecting sign would measure 39” x 32.5” x 19mm and be made of double-sided, expanded PVC with digitally printed and laminated decals and painted pink edges. The business logo features pink (PMS 2385) and brown (PMS 497) text and graphics on a white background. The projecting sign would be hung from the existing sign bracket and would not be illuminated. The door sign would consist of the business logo and hours of operation in white vinyl text/graphics applied to the entrance door glass. It would measure 13” x 18”. The applicant proposes applying a 63.5” x 32” frosted vinyl film to the lower portion of the storefront window and removing a logo image from the frosted film to create a 22” x 21.25” window sign. The awning valance would feature CUPCAKES • COFFEE & MORE! in pink vinyl to match the logo. The letters would measure 5.25” tall and be applied to the bottom of the window awning.

On the rear of the building, the applicant proposed replacing the existing door with a TruPro Construction series steel, half-light door and replacing the existing, rotten door trim with new, wooden trim. The door would be painted Springtime Bloom (2079-40) and the door trim would be painted Whitewater Bay (OC-69). The applicant also proposed replacing the existing metal awning with an awning (32” x 52” x 40”) to match the awning proposed for the front of the building. New signage on the rear of the building would include a 39” x 32.5” x 4mm single-sided wall sign mounted above the window to the right of the rear door, and a 13” x 18” vinyl door sign applied to the door glass. The wall sign would be made of composite board with a digitally printed and laminated logo detail matching the projecting sign on the front of the building and the rear door sign would match the sign on the front entrance.

- 2) Applicant Statement – Property owner, Jody Mask, applicant, Laura Mulitalo, and sign designer, Donnelle De Witt were present to answer questions from the Board.
- 3) Public Comment – None
- 4) Board Discussion & Decision – C. Alexander suggested the Board divide the proposal up and discuss/decide the elements separately. **A. Bartenstein moved to approve the projecting sign as presented. C. Alexander seconded and the motion passed unanimously. (4-0)**

C. Alexander asked why the choice was made to frost the lower portion of the front picture window. Mr. Mask responded the intent was to hide the view of equipment that would be located on a counter on the interior side of the window. Ms. Mulitalo added that she preferred the aesthetics of the frosting to curtains. A. Glaeser confirmed that only the portion of the frosted area bearing

the commercial message would count toward signage dimensions. Noting the door signs would feature white lettering on clear glass, J. Goyette suggested the Board address approval of the door and window signs. There was discussion about the integral blinds in the proposed rear door replacement and Ms. Mulitalo stated the blinds would be open during business hours. A. Bartenstein commented the pink color proposed for the door was rather racy for Lexington, but he thought it would be fine in the front of the building given that the door is inset. Following additional discussion about the color proposed for the doors, **J. Goyette moved to approve the signage for the front window and both doors as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)**

A. Bartenstein moved to approve the awnings as presented. J. Goyette seconded and the motion passed unanimously. (4-0)

J. Goyette moved to approve the fixed wall sign on the rear of the building as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)

A. Bartenstein and I. Small voiced concern that the Springtime Bloom paint color was too loud for the door on the rear of the building. A. Bartenstein said he worried it would call attention to a generally unattractive area of the parking lot and suggested the rear door be painted a lighter shade of pink. J. Goyette disagreed saying she thought the applicant's chosen color was preferable to a more pastel color and that, for the sake of continuity, both doors should match in color. C. Alexander agreed and reiterated that the color was a branding element. She also noted there had been proposals for improvements to the backsides of other buildings facing the parking lot and the area may be in transition. There was discussion about the paint color proposed for the trim, which led to discussion about the existing trim color on the front of the building and the request to replace the existing street-facing windows with a picture window. **C. Alexander moved to approve the window replacement on the front of the building as presented, as well as the repair to the window trim and casing, if necessary, and painting it to match the color of the existing trim elements on the front of the building. A. Bartenstein seconded and the motion passed unanimously. (4-0) C. Alexander moved to approve the pink doors as proposed and J. Goyette provided the second. I. Small restated his reservation about such a bright color on the rear of the building, given its visibility from the street. J. Goyette said she thought the awning would help with the door color. A. Bartenstein agreed the color was loud but said he was willing to give it a chance. The motion carried. (3-1)**

J. Goyette moved to approve replacing the rear door as proposed. A. Bartenstein seconded and the motion passed unanimously. (4-0) A. Bartenstein moved to approve painting all trim elements on the lower level of the back of the building with the Whitewater Bay (OC-69) color. I. Small seconded and the motion passed unanimously. (4-0)

C. COA 2023-21: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 N. Jefferson Street, Tax Map #16-4-9A, owned by 2022Plus3, LLC.

- 1) Staff Report – This was an application for approval of a Certificate of Appropriateness for exterior improvements at 7 N. Jefferson Street. The request had two parts. The first was in response to the Notice of Violation issued for the failure to comply with the plans approved by the Board for the

construction of the block column and wall on the southwest end of the building. The Board had given the owners the option of either fixing the work to comply with the approved plan or seeking approval of the work as it was built. The applicant was requesting approval of the work as it was completed. The second request was for approval for a 6” concrete curb along the northeast wall of the building to control water flowing down the alley.

- 2) Applicant Statement – The applicant, Pat Hennis, was present to answer questions from the Board.
- 3) Public Comment – None
- 4) Board Discussion & Decision – Responding to a request for clarification about the requested curb, Mr. Hennis said it would be three feet away from the alley side of the building. He stated there were two doors on that side of the building, a single door that is an entrance to the restaurant space and double doors that serve as an entrance to a basement, with a step down at each door with the curb conforming to the steps. There was significant discussion about the proposed curb, which included the dimensions of the steps in relation to the doors and the curb, whether the intervening 3 feet would be continuous concrete or infilled, how the steps and curb would meet, and how it would connect with the sidewalk and curb along Jefferson Street. The Board had difficulty determining what the proposed curb would look like when completed and requested a more detailed, isometric drawing to assist with the decision. **C. Alexander moved to defer a decision about the proposed curb and request a more detailed drawing and information about infill material. J. Goyette seconded and the motion passed unanimously. (4-0)** The applicant was also made aware that mailboxes and addressing signage would need the Board’s approval.

Noting the letter from the architect addressing the change in the construction of the block column, C. Alexander asked if the change was made to accommodate drainage. Mr. Hennis explained the space between the buildings was uncomfortable and was made worse by the fact that water would run through the area and under the foundation. I. Small said he thought a 6” gap would have been more awkward than having the buildings touching. A. Bartenstein conceded it was a quirky, little corner with a number of odd features but added he did not think it was overly noticeable. J. Goyette agreed with A. Bartenstein’s assessment and said she understood the justification for the change to the plan but voiced disappointment that the change had not been submitted to the Board for approval, a sentiment that was shared by C. Alexander. **J. Goyette moved to approve the block column as constructed. A. Bartenstein seconded and the motion passed unanimously. (4-0)**

D. Elect Chairperson

- 1) Nominations – C. Alexander was nominated to serve as Chair.
- 2) Motion & Vote – **J. Goyette moved to elect C. Alexander as Chair. I. Small seconded and the motion passed unanimously. (4-0)**

E. Elect Vice-Chairperson

- 1) Nominations – A. Bartenstein was nominated to serve as Vice-Chair.
- 2) Motion & Vote – **J. Goyette moved to elect A. Bartenstein as Vice-Chair. I. Small seconded and the motion passed unanimously. (4-0)**

OTHER BUSINESS:

None

ADJOURN:

The meeting adjourned at 6:57 p.m. (J. Goyette / C. Alexander)

C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-21 7 North Jefferson Street Additional Exterior Improvements**

Project Name	Exterior Improvements at 7 North Jefferson Street
Property Location	7 N. Jefferson Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Thomas Langston/Patrick Hennis

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for additional exterior improvements at 7 North Jefferson Street. The applicant is seeking approval for a 6” concrete curb along the northeast wall of the building to control water flowing down the alley.

The Architectural Review Board reviewed this proposal on July 6, 2023 and requested additional information, which the applicant has since supplied.

7 North Jefferson Street existing conditions



**Lexington, VA Historic Downtown Preservation District COA
COA 2023-21 7 North Jefferson Street Additional Exterior Improvements**

ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of Appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

(Applicable sections of the Lexington Design Guidelines are:
Section IV. Guidelines for Site Design on page IV-1.)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹
 Name: PAT HEWIS Phone: 540 464 1133
 Company: PHOENIX CONSTRUCTION LLC Fax: PHEWIS@AOL.COM
 Address: 328 WEST MIDWAY TR LEX Email: _____
 Applicant's Signature: [Signature] Date: 6/24/23

Property Owner
 Name: THOMAS LANGSTON Phone: 412 996 9414
 Address: 7 NORTH DEXFORD ST Email: _____
 Owner's Signature: _____ Date: 6/21/23

Architect/Designer
 Name: BOB STABLE Phone: 804 344 0066
 Company: BOB ARCHITECTURE Fax: _____
 Address: 108 N. KATE ST, Email: _____

Administration Richmond
23219
 Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.
 This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



www.lexingtonva.gov

Planning & Development Department
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 7 NORTH JEFFERSON ST

Tax Map: _____ Deed Book and Page #: _____

Acreage: _____ Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: _____

Historical Name of Building: _____

Approximate Age of Building: 68 Applicant seeking Federal Tax Credit: Yes No

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

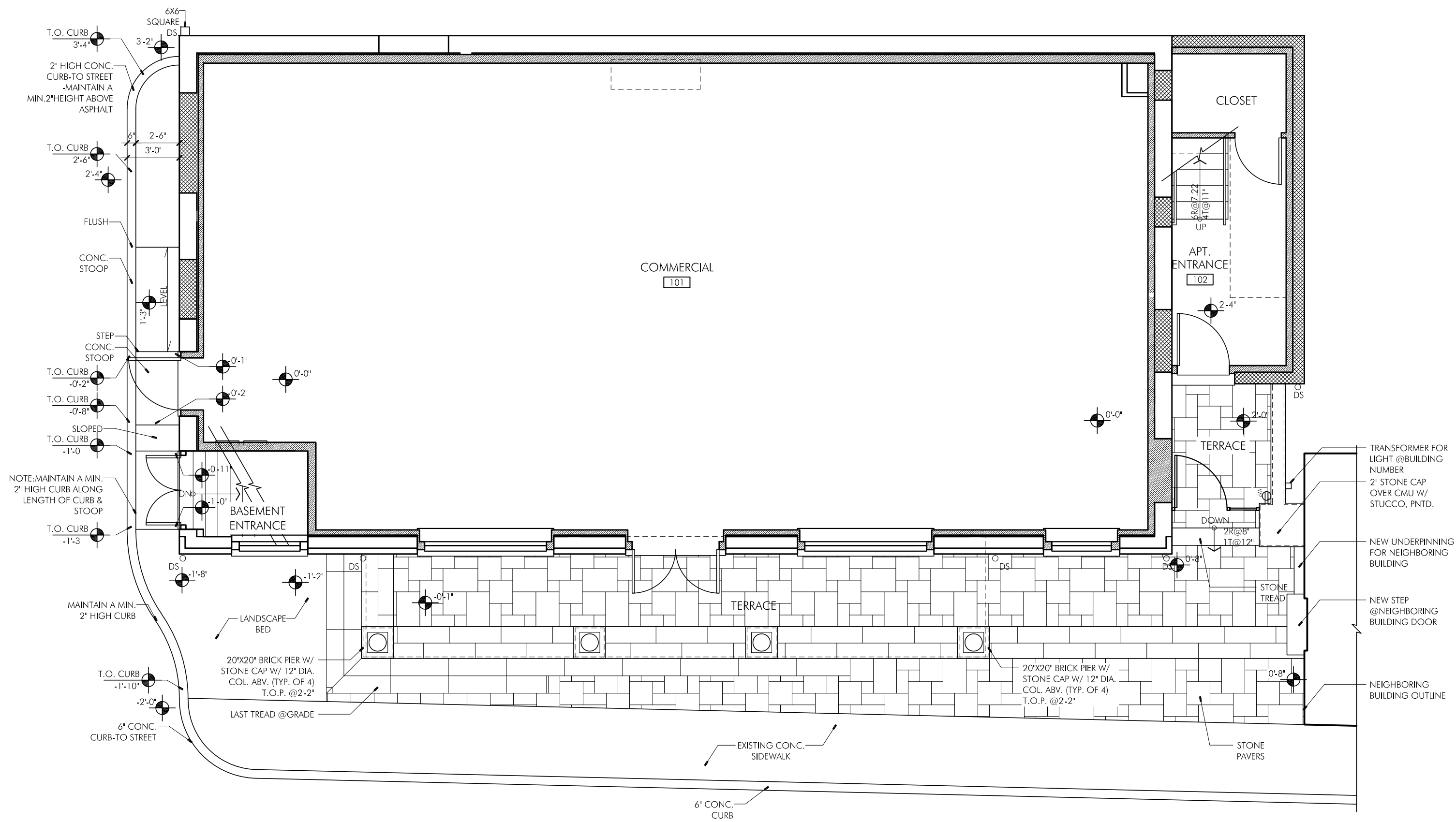
- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, alternation, repair, or construction of amenities such as fences or walls
- Demolition of part or all of an existing building
- Moving a building (complete Part III)
- Construction of a new building (complete Part III)
- Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- Scale drawings of the improvements
- Detailed drawings of significant decorative or architectural elements
- Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- Samples of exterior materials and paint colors to be used

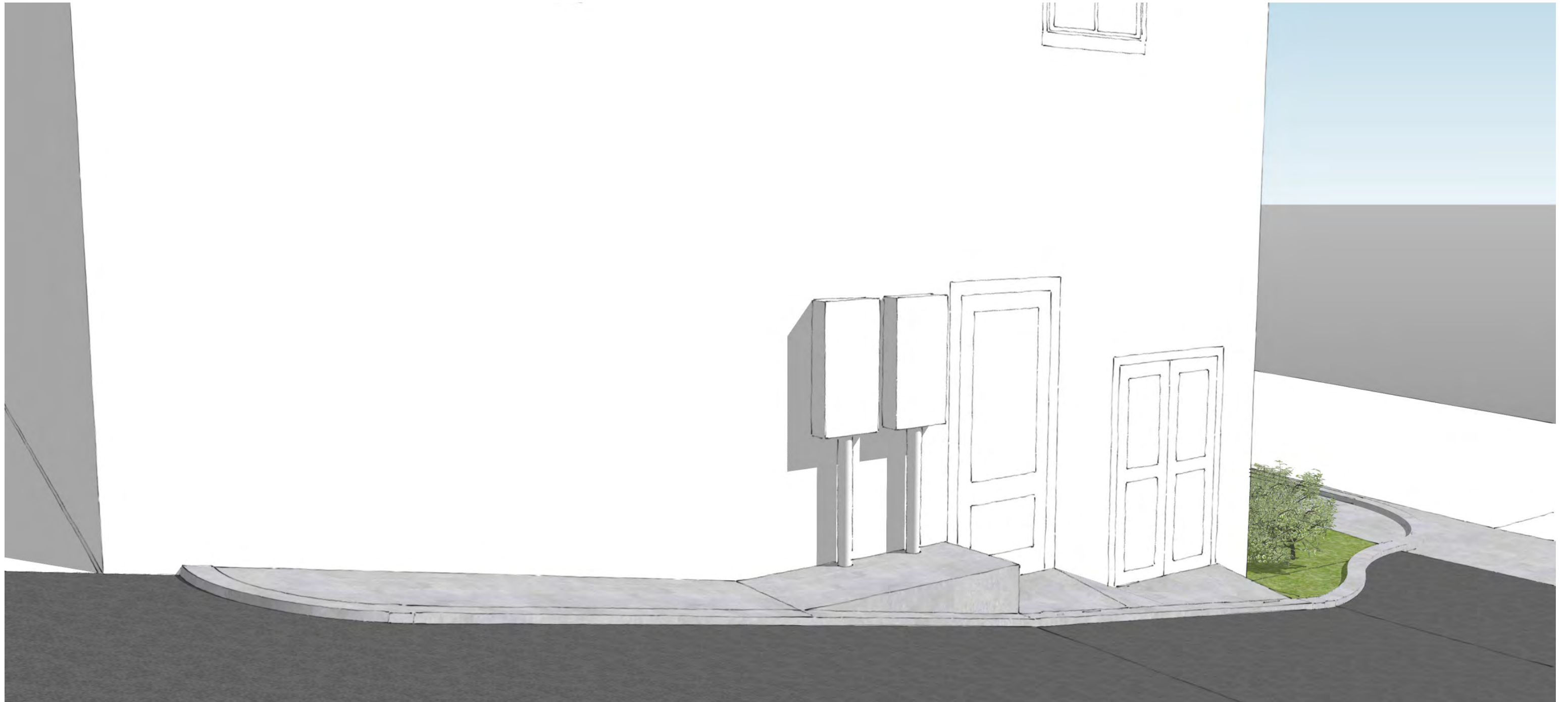
III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of existing and proposed construction on the parcel
- Location of walls, fences, and railings, and the indication of their height and the materials of their construction









**Lexington, VA Historic Downtown Preservation District COA
COA 2023-23 New Garage at 313 S. Jefferson Street**

Project Name	New accessory building at 313 S. Jefferson Street
Property Location	313 S. Jefferson Street
Zoning	R-1 (General Residential) & Residential Historic District
Owner/Applicant	Tori and Joey Bates/Tim Hickman

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for the construction of a new detached garage at 313 S. Jefferson Street.

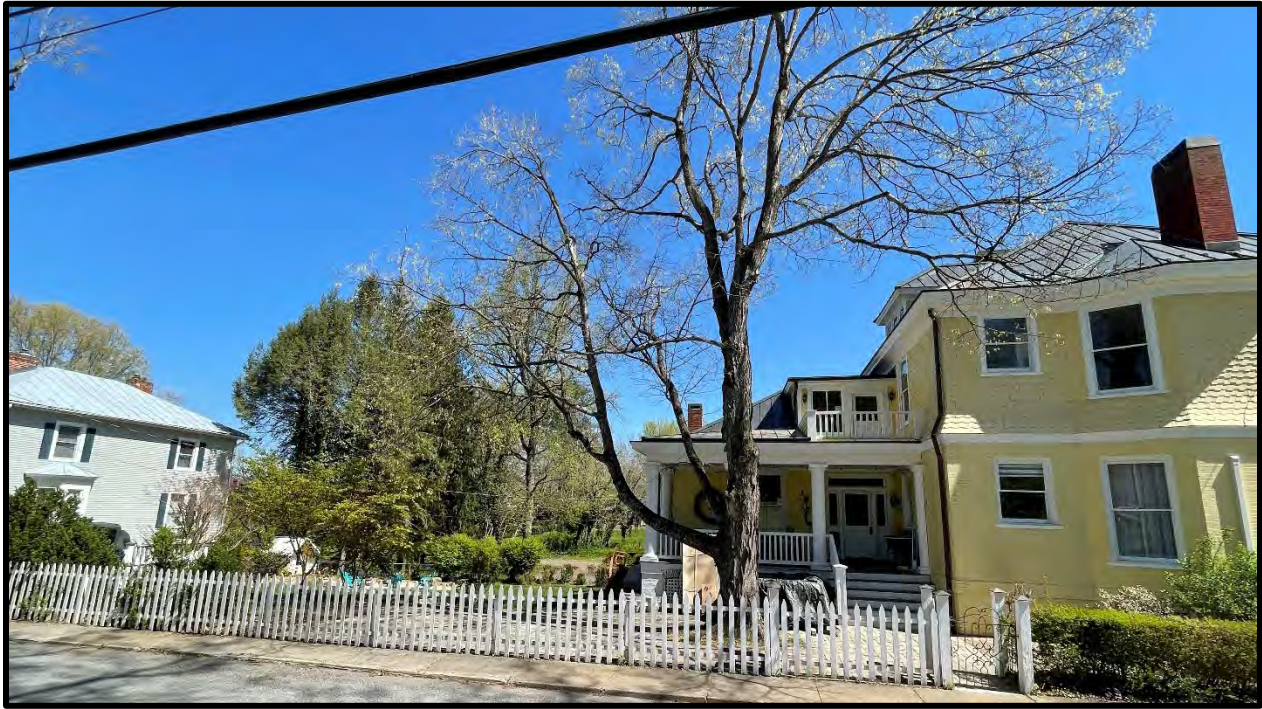
Location map



The garage will be approximately 27 feet wide by 39 feet deep with an LP SmartSide cedar texture shake and Koni brick veneer exterior. The shake and veneer will be Benjamin Moore Butter (BM 2023-60) and the trim details will be painted Benjamin Moore Simply White (BM 2143-70) to match the house. The metal pan roofing material will match the color and pan width of the weathered copper roof of the main house..

The applicant provided a site plan, elevated drawings and several detail sheets specifying/describing the proposed windows, doors and exterior light fixtures which are included in the attached application.

313 South Jefferson Street existing conditions



ARB Considerations

Section 420-9.5 (Residential Historic Neighborhood) requires a Certificate of Appropriateness for any improvement requiring approval by the Architectural Board in Section 420-9.4. The items listed in Section 420-9.4 requiring a public meeting and review by the Architectural Board are:

- A. Demolishing or moving of a main or accessory building, or
- B. Construction of a new main building or a new accessory building.

Section 420-9.8. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as

lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

C. Any applicable provisions of the city’s design guidelines.

(Applicable sections of the Lexington Design Guidelines are: Section IV.E. Site Design. Guidelines for Outbuildings, Garages, & Other Site Features on page IV-7, and Section VII. Guidelines for New Construction & Additions on page VII-1.)
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not consider the interior arrangement of a building or features of a building which are not subject to public view from the contiguous public street or streets. The Board shall not impose any requirements except for the purpose of preventing developments incongruous with the historic and architectural aspects of the building and its surroundings or the character of the Residential Historic Neighborhood Conservation District.

Staff Recommendation

Staff finds the proposed project meets the zoning criteria.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Tim Hickman Phone: 540-460-8031
 Company: Rockbridge Homes & Barns Fax: _____
 Address: 70 Old BV Rd Lex Email: tim@rockbridgehb.com
 Applicant's Signature: [Signature] Date: 7-11-23

Property Owner

Name: Tori and Joey Bates Phone: 704-634-1601
 Address: 313 S. Jefferson St Email: umc@the@do1.com
 Owner's Signature: [Signature] Date: 7-11-23

Architect/Designer

Name: AURORA McCLAIN Phone: 512-705-2262
 Company: FormWright Design LLC Fax: _____
 Address: 442 Lime Kiln Rd, Lexington Email: aurora@formwrightdesign.com

Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 313 S. Jefferson St
 Tax Map: 23-1-23 Deed Book and Page #: _____
 Acreage: .31 Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Single family residence
 Historical Name of Building: The William T. Shields House
 Approximate Age of Building: 113 Applicant seeking Federal Tax Credit: Yes No

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, alternation, repair, or construction of amenities such as fences or walls
- Demolition of part or all of an existing building
- Moving a building (complete Part III)
- Construction of a new building (complete Part III)
- Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- Scale drawings of the improvements
- Detailed drawings of significant decorative or architectural elements
- Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of existing and proposed construction on the parcel
- Location of walls, fences, and railings, and the indication of their height and the materials of their construction



1 Existing House Front
A001 SCALE: 1:2.17



2 Existing House Side
A001 SCALE: 1:3.45

Existing Conditions

This property sits at the corner of Jefferson and White in the center of the residential historic district in Lexington, VA. The existing house is a beautiful example of American Foursquare design constructed in 1910. A first story of painted brick transitions to a shingled second story and a standing-seam hipped roof caps it off. Dormers, bay windows, and porches add articulation to what is otherwise a very simple and symmetrical exterior. Large double hung windows, Doric columns, a defined but simple cornice, and horizontal bands of brick or wood molding separating the stories are all defining characteristics of the structure.

Property Information

Project Type: New Garage on historic property

Owners: Joseph and Victoria Bates

Site Address: 313 S. Jefferson St. Lexington VA 24450

Legal Description: WEST SIDE S JEFFERSON @ NORTH CORNER WHITE ST

Assessor Parcel Number: 200003601

Zoning: R1

Setbacks: Side 10'-0", Rear 5'-0", Front 15'-0"

Building Height: 35'-0"

Applicable Codes

- September 4, 2018 (2015 Edition) - Virginia Uniform Statewide Building Code (USBC)

- 2018 International Residential Code (IRC)

- 2018 International Building Code (IBC)

- 2018 International Plumbing Code (IPC)

- 2018 International Mechanical Code (IMC)

- 2017 National Electrical Code (NEC)

- 2018 International Energy Conservation Code

- 2018 International Fire Prevention Code

- 2018 International Existing Building Code

Project Team

FormWright Design, LLC
442 Lime Kiln Rd. Lexington VA 24450
Phone: 512.705.2262
E-mail: aurora@formwrightdesign.com
Contact: Aurora McClain

Rockbridge Homes and Barns
70 Old Buena Vista Road
Lexington, VA 24450
Phone: 540.460.8031
E-mail: tim@rockbridgehb.com
Contact: Tim Hickman

Energy

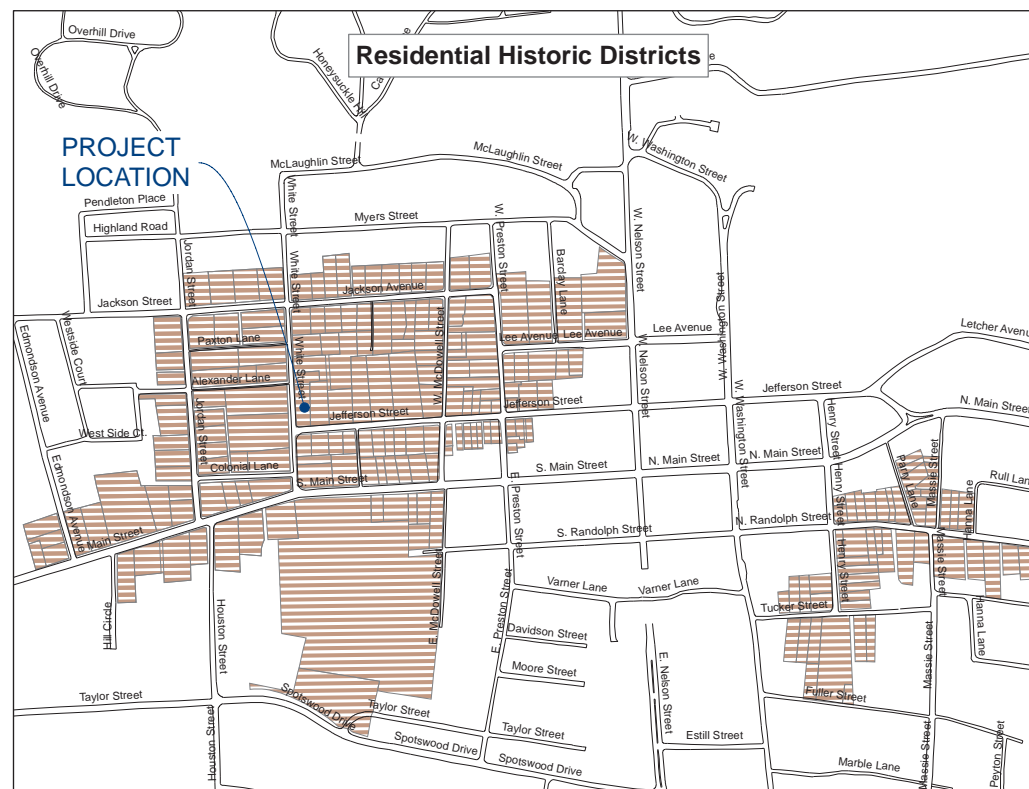
Compliance path: prescriptive, 2018 International Energy Conservation Code.

Requirements applicable to this project:

Vertical glazing: U .30 minimum
Exterior wall: R-21 minimum
Ceiling: R-49 minimum;
R-38 single rafter
Floors R-30 minimum

General Notes

- All work shall conform to all applicable codes and ordinances.
- Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
- Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- All wood in contact with concrete to be pressure treated.
- All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
- Contractor shall verify all existing conditions prior to initiating any portion of the work.
- Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- Stair and guardrail openings to be less than 4".
- Tight line all affected drainage to approved drainage system.
- All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
- All (new) smoke detectors to be hardwired to home's electrical system.
- If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.



3 Project Location
A001 SCALE: 1:0.95

Sheet Index

- General Information**
- A001 Cover Sheet and Existing Conditions
 - A002 Context and Precedent
 - A003 Site Plan and 3-D Views
- Elevations**
- A101 Elevations
 - A102 Materials and Specifications

Bates Garage

313 S. Jefferson St.
Lexington, VA 24450

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2023 - FormWright Design, LLC

**FOR ARCHITECTURAL
REVIEW BOARD
APPROVAL**

ISSUED:
06/23/2023 - SD v1
07/13/2023 - for ARB

Cover Sheet and Existing
Conditions

A001

Bates Garage

313 S. Jefferson St.
Lexington, VA 24450

Drawings and Specifications as Instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

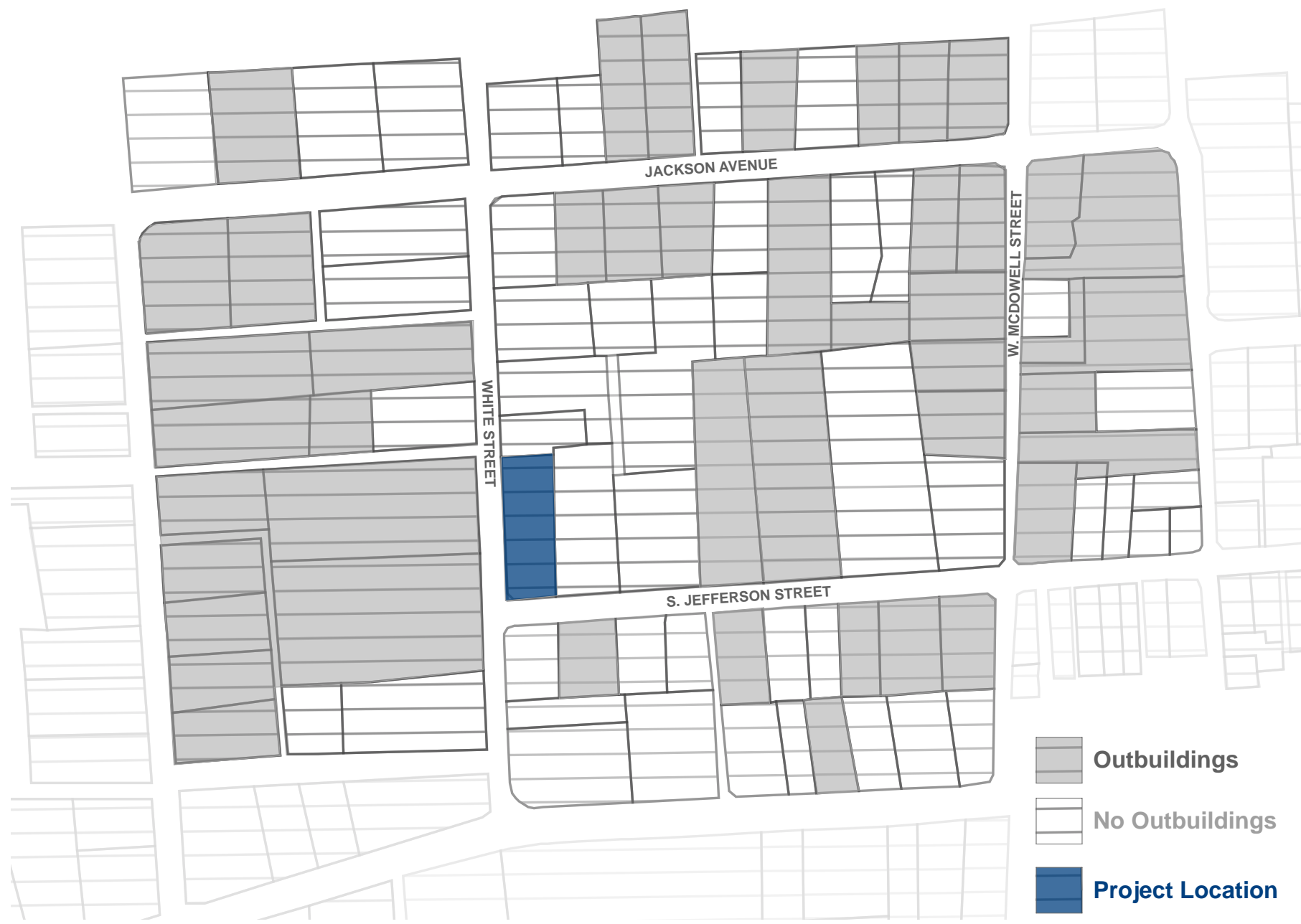
© 2023 - FormWright Design, LLC

**FOR ARCHITECTURAL
REVIEW BOARD
APPROVAL**

ISSUED:
06/23/2023 - SD v1
07/13/2023 - for ARB

Context and Precedent

A002



AREA SURVEYED

CONTEXT SURVEY:

- In order to determine what type of structure would be appropriate to the context, we surveyed the properties in the residential historic district that immediately surround the project location to see how many of them had secondary structures and observe the qualities of those structures.

OBSERVATIONS:

- More than half of the properties in the area have outbuildings. Many of those that do not are limited by lot size.

- Most of the outbuildings are simpler in style than the primary structure, but many take cues in material choices and form (i.e. roof type) from the primary structure.

- The majority of the outbuildings are one or two car garages, with a few non-garage structures (i.e. sheds or cottages) sprinkled among them.

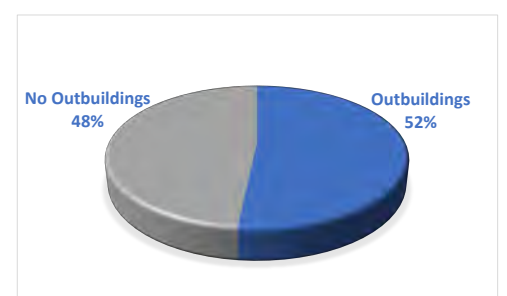
- The predominate materials are wood siding and metal roofs, with a few brick and shingle examples. Among the wood siding examples, clapboard is the predominant siding type.

CONCLUSIONS:

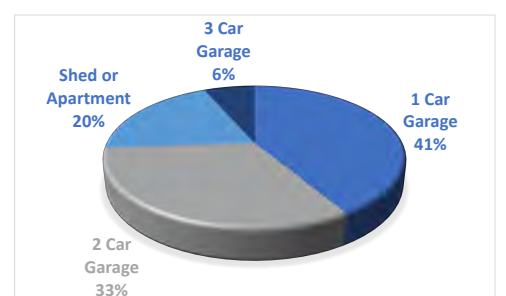
- It is historically appropriate to construct an outbuilding on this property.

- A one-story garage with wood siding and a metal roof would best match the context of the surrounding neighborhood.

- In order to be compatible with the historic house, the garage should:
 - be set back from the street
 - use symmetrical massing on the street-facing side
 - separate materials with bands of molding
 - utilize window and door types that were common among early 20th century styles (i.e. Craftsman, Italianate, or Colonial Revival)



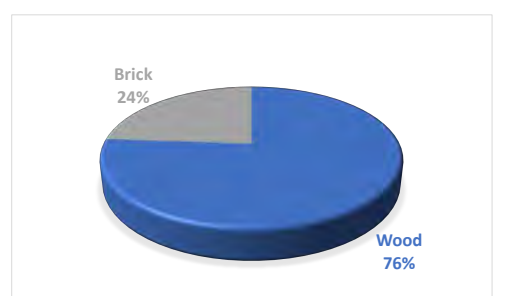
PROPERTIES WITH OUTBUILDINGS



BUILDING TYPE



BUILDING HEIGHT



SIDING MATERIALS

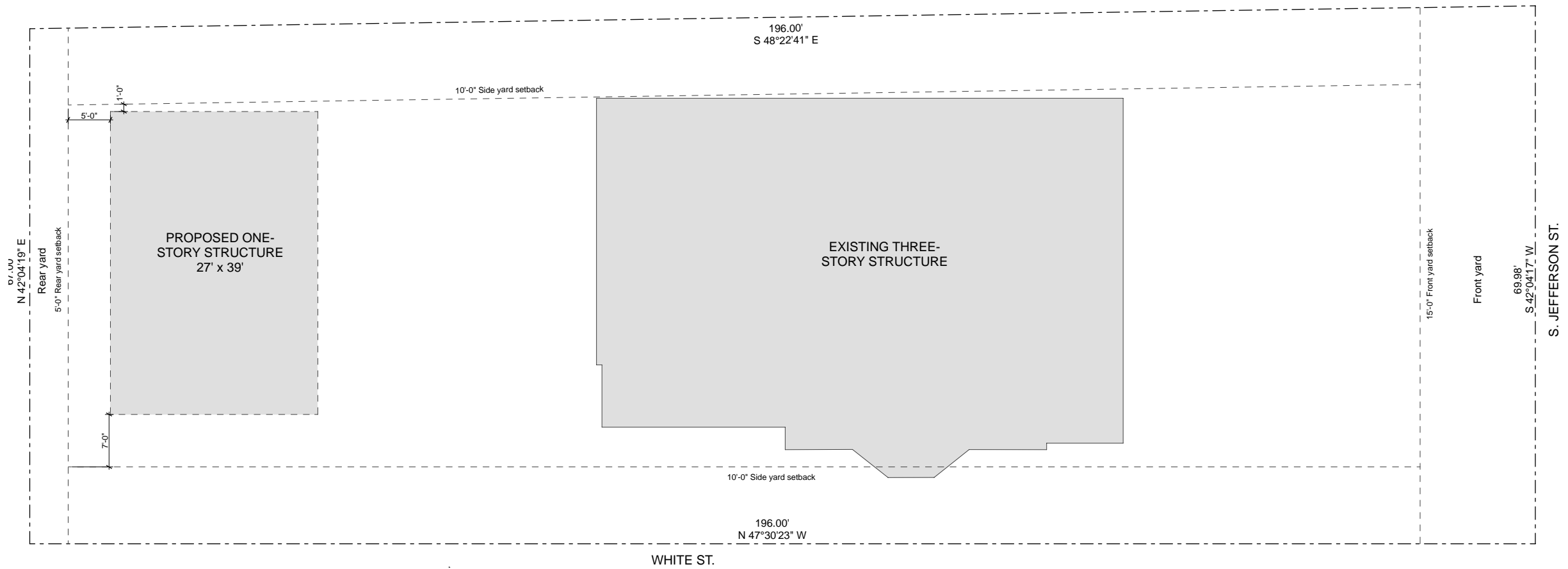
Bates Garage

313 S. Jefferson St.
Lexington, VA 24450

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2023 - FormWright Design, LLC



1 Proposed Site Plan
A003 SCALE: 1/8" = 1'-0"



2 View from Jefferson and White
A003 SCALE: 1:0.84



3 View from White Street
A003 SCALE: 1:0.84

**FOR ARCHITECTURAL
REVIEW BOARD
APPROVAL**

ISSUED:
06/23/2023 - SD v1
07/13/2023 - for ARB

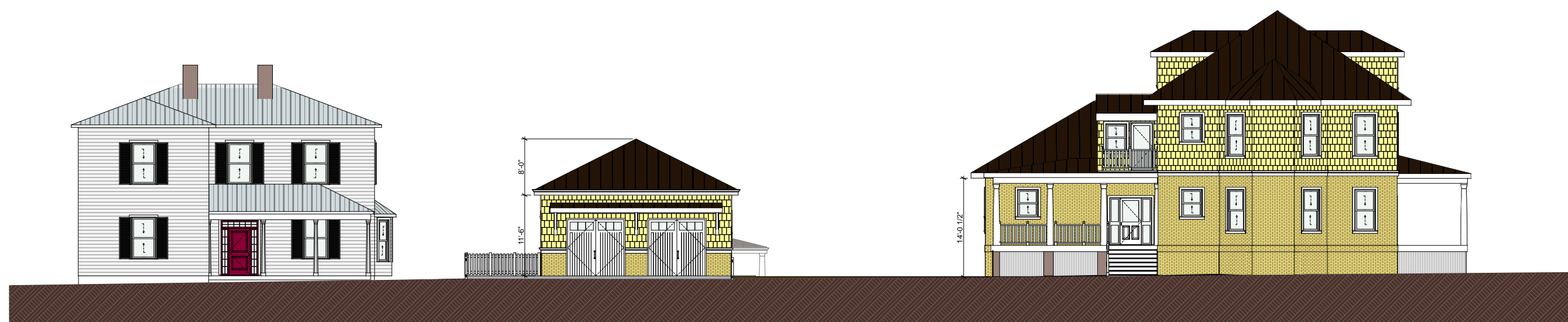
Site Plan and 3-D Views

A003

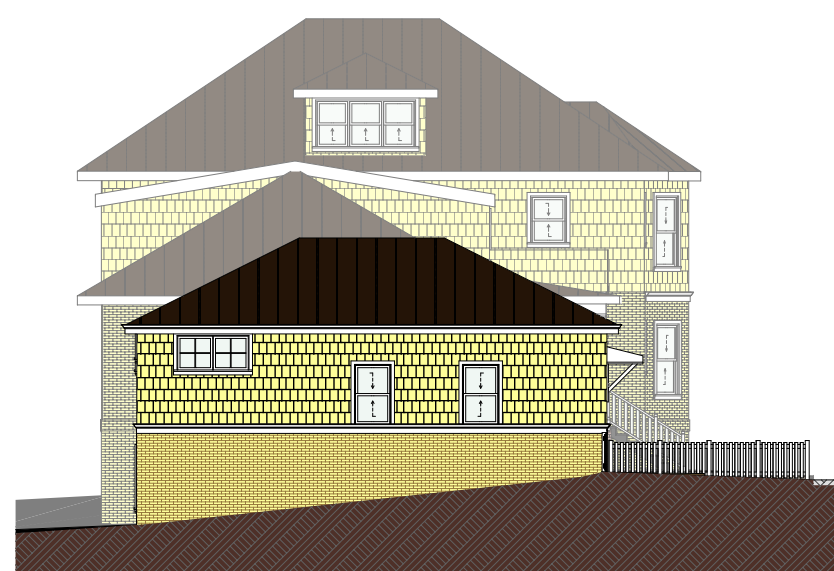
Bates Garage

313 S. Jefferson St.
 Lexington, VA 24450

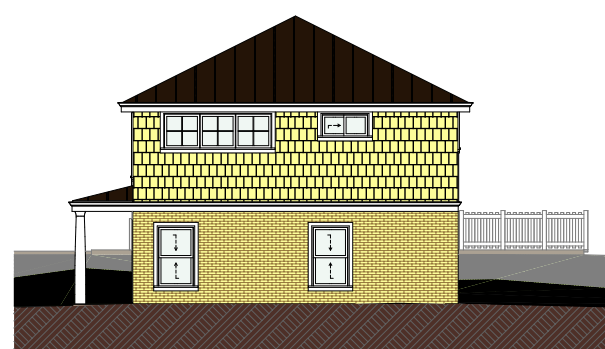
Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
 The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
 © 2023 - FormWright Design, LLC



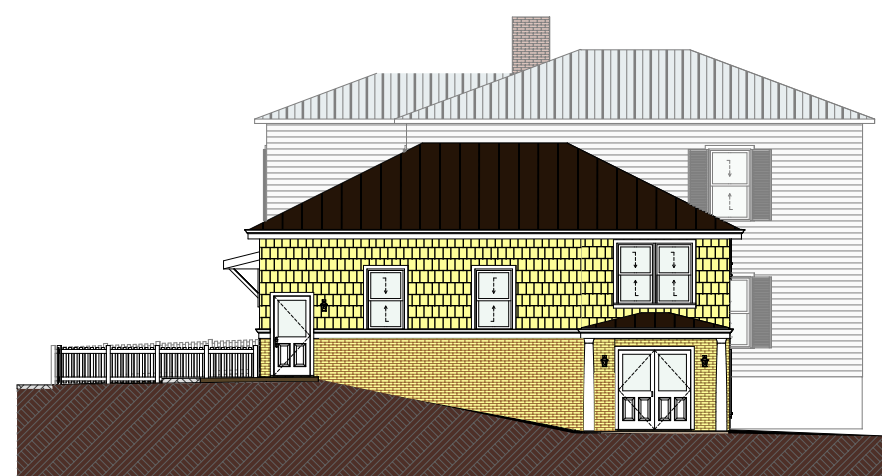
1 South Elevation
 A101 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



2 West Elevation
 A101 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3 North Elevation
 A101 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



4 East Elevation
 A101 SCALE: 1/8" = 1'-0" 0 4' 8' 16'

FOR ARCHITECTURAL
 REVIEW BOARD
 APPROVAL

ISSUED:
 06/23/2023 - SD v1
 07/13/2023 - for ARB

Elevations

A101



Lighting: Utilitech 4" dimmable LED Recessed can light under soffit



Trim @ Cornice: Miratek fascia board painted Benjamin Moore Simply White (BM 2143-70) with 5" White Aluminum K-style gutter



Windows: Pella 250 Series White Vinyl Double Hung, 36" x 62" R.O.



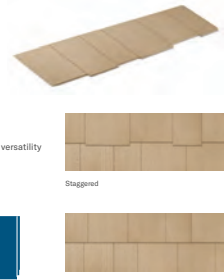
Roofing: Englert Standing Seam Metal Roofing in Permacolor 3500 Medium Bronze. Width of pans to match roof on existing house.

Specifications: LP® SmartSide® Shakes

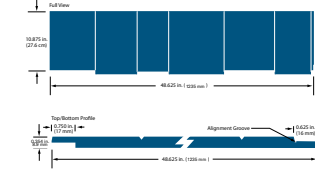
CEDAR TEXTURE SHAKES

THE LUXURIOUS APPEAL OF CEDAR

- The look of traditional cedar with easier maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used as a decorative accent or on the entire structure
- Shiplap ends for seamless appearance
- Reversible staggered or straight edge offers exceptional design versatility
- Treated engineered wood strand substrate



36 SERIES CEDAR TEXTURE SHAKES



Siding: LP SmartSide 38 Series Cedar Texture Shakes, primed and painted Benjamin Moore Butter (BM 2023-60)

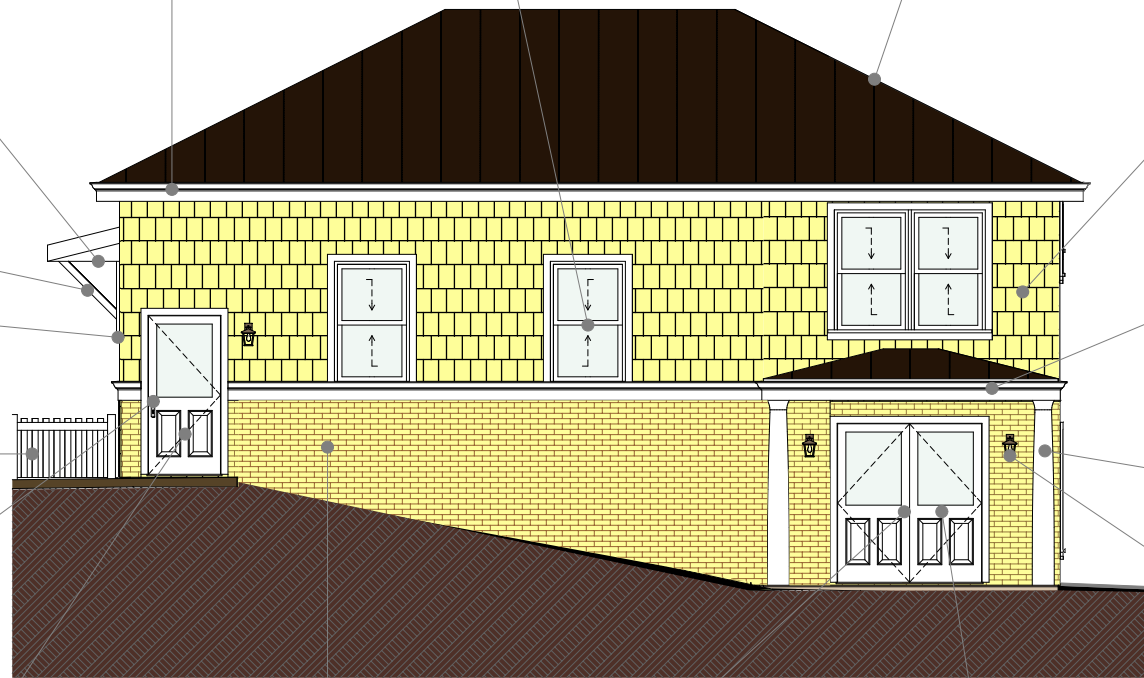


Bracket: Ekena Millwork Thornton Craftsman Rough Sawn Bracket (BKT04X36X36THR04RDF) painted Benjamin Moore Simply White (BM 2143-70)

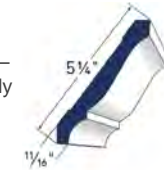


Garage Doors: 8'-0" x 8'-0" Wayne Dalton 9700 Series Carriage style garage door painted Benjamin Moore Simply White (BM 2143-70)

Fence: White-painted picket to match existing



Trim @ Band / Cornice: 1x8 Miratek with Azek 6" Crown AZM-45 painted Benjamin Moore Simply White (BM 2143-70)



Columns: Permacast Round column, 12" base 10" top with Round Tuscan base and cap set painted Benjamin Moore Simply White (BM 2143-70)



Door Hardware: Kwikset Belleview and Cove Venetian Bronze Entry Door Knob Handleset



Entry Door: ThermaTru Smooth Star Fiberglass door, 36" x 80" painted Benjamin Moore Simply White (BM 2143-70)



Foundation: Masonry block with Koni brick veneer painted Benjamin Moore Butter (BM 2023-60)



Door Hardware: Kwikset Belleview and Cove Venetian Bronze Entry Door Knob Handleset



French Doors: ThermaTru Smooth Star Fiberglass door, 72" x 80" painted Benjamin Moore Simply White (BM 2143-70)



Lighting: Millennium Lighting Bellmon 13" Tall Outdoor Wall Sconce Model:4711-PBZ. Dark Sky compliant, Oil-Rubbed Bronze finish

442 Lime Kiln Rd. Lexington VA 24450
512.705.2262
https://formwrightdesign.com

Bates Garage

313 S. Jefferson St.
Lexington, VA 24450

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2023 - FormWright Design, LLC

FOR ARCHITECTURAL REVIEW BOARD APPROVAL

ISSUED:

06/23/2023 - SD v1

07/13/2023 - for ARB

Materials and Specifications

A102

EXPLORE SIDING & TRIM

Shakes ▼

SHAKES

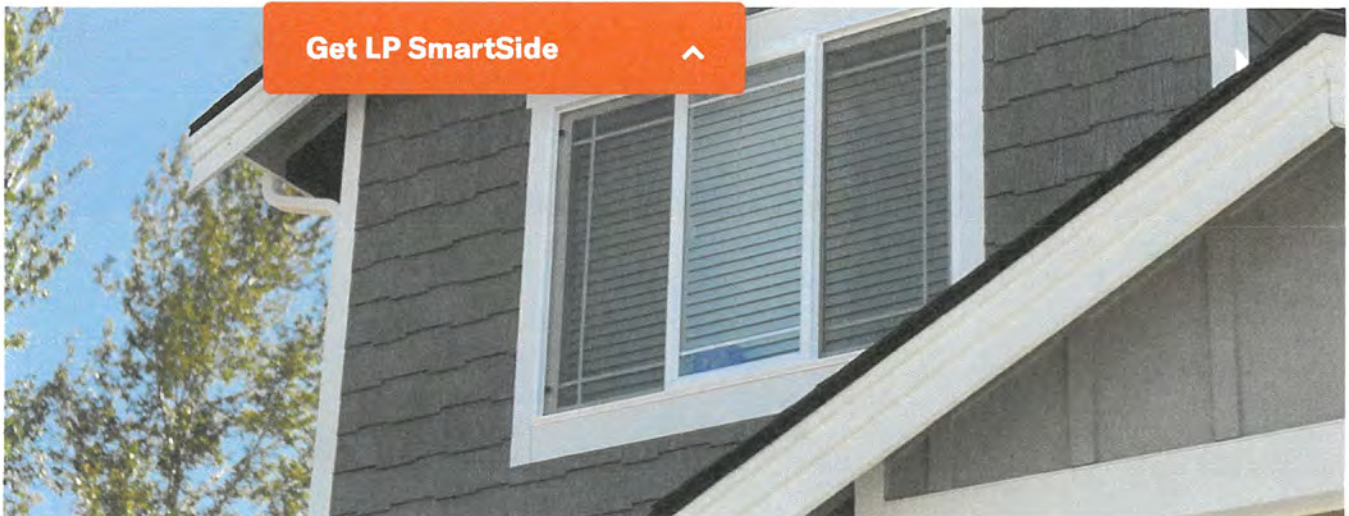
Delivers easier maintenance over time with staggered or straight edges for a lively, textured effect.

AVAILABLE PROFILES



[REQUEST A QUOTE >](#)

[EXPERTFINISH COLORS >](#)



[Get LP SmartSide ^](#)

Quote Form



BUILDERS FIRSTSOURCE-VERONA
51 LAUREL HILL ROAD
VERONA VA 24482
540-248-0301



Project Information (ID #7307621 Revision #11027167)

[Hide](#)

Project Name: RHB - Bates new garage	Quote Date: 7/13/2023
Customer:	Submitted Date:
Contact Name:	PO#:
Phone (Main):	
Phone (Cell):	Sales Rep Name: Larry Mayo
Customer Type:	Salesperson:
Terms:	


Delivery Information

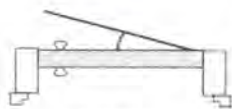
[Hide](#)

Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" RS608-FXG-FF RHI 6 9/16" Primed	Location:	Quantity: 1
 Smooth Star 36"x80" Single Door		961.86




EXTERIOR
Right-Hand Inswing

Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"

- **Slab Height:** 80"
- **Product Style:** Craftsman
- **Panel Type:** Raised Panel
- **Glass Type:** Clear
- **Glass Style:** Fixed Grille
- **Glazing Type:** Flat Frame Insert
- **Insulation:** Insulated Glass
- **Model:** RS608-FXG-FF
- **Frame Material:** Primed
- **Handing:** Right Hand Inswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** Primed
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Brushed Nickel
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Dentil Shelf:** None
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 40 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 961.86
Item Quantity Total: \$ 961.86


Item: 0003: Int Sgl RH 36" x 80" Rochele	Location:	Quantity: 1
	Smooth 36"x80" Single Door	179.21



Configuration Options [Hide](#)

- **Product Category:** Interior Doors
- **Manufacturer:** Reeb - Interior
- **Product Type:** Interior
- **Location:** Barclay
- **Interior Configuration:** Single Door
- **Product Material:** Molded
- **Material Type:** Smooth
- **Factory Finish Option:** No
- **Construction Type:** Hollow Core
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Panel Type:** Raised
- **Thickness:** 1 3/8"
- **Model:** Rochele
- **Sticking:** Cove & Bead
- **Interior Door Brand:** Steves
- **Casing Options:** Primed Wood Casing
- **Casing Pattern:** WM376 11/16 x 2 1/4
- **Casing Placement:** Two Sides
- **Hinge Type:** Radius x Radius
- **Hinge Brand:** Reeb
- **Hinge Finish:** Satin Nickel - US15
- **Hinge Size:** 3 1/2"
- **Jamb Type:** Split
- **Jamb Material:** Primed
- **Jamb Depth:** 4-3/8" to 5"
- **Bore:** Interior Single Lock Bore 2-3/8" Backset
- **Custom Height Option:** No
- **Swing:** Right Hand
- **Finish Door Exterior Color:** Unfinished
- **Finish Door Interior Color:** Unfinished
- **Finish Frame Exterior Color:** Unfinished
- **Rough Opening Width:** 38"
- **Rough Opening Height:** 82 1/2"

Item Total: \$ 179.21
Item Quantity Total: \$ 179.21


Item: 0004: Int Door Only 36" x 80" Hollow Core Rochele	Location:	Quantity: 1
	Smooth 36"x80" Door Only	108.99



Configuration Options [Hide](#)

- **Product Category:** Interior Doors
- **Manufacturer:** Reeb - Interior
- **Product Type:** Interior
- **Location:** Barclay
- **Interior Configuration:** Door Only
- **Machine Door Only:** No
- **Product Material:** Molded
- **Material Type:** Smooth
- **Factory Finish Option:** No
- **Construction Type:** Hollow Core
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Panel Type:** Raised
- **Thickness:** 1 3/8"
- **Model:** Rochele
- **Sticking:** Cove & Bead
- **Interior Door Brand:** Steves
- **Carton Wrap:** No

Item Total: \$ 108.99
Item Quantity Total: \$ 108.99

Item: 0007: HARDWARE SET MP BARN DR 1-3/8 BLACK	Location:	Quantity: 1
	HARDWARE SET MP BARN DR 1-3/8 BLACK	176.19



Configuration Options [Hide](#)

- **Product Category:** Residential Locks and Hardware
- **Manufacturer:** Goldberg Brothers
- **Product Type:** Interior
- **Region:** East
- **Brand:** Goldberg Brothers

- **Product Material:** Barn Door Hardware
- **Series:** Sliding Barn Door Hardware
- **Hardware Type:** MP Series Light Duty
- **Item:** Hardware Set
- **Size:** 1 3/8" Door Thickness
- **Finish:** Black

Item Total: \$ 176.19
 Item Quantity Total: \$ 176.19

Item: 0008: TRACK SLIDING MP BARN DOOR 6-0 BLACK	Location:	Quantity: 1
--	-----------	-------------



TRACK SLIDING MP BARN DOOR 6-0 BLACK 62.08



Configuration Options [Hide](#)

- **Product Category:** Residential Locks and Hardware
- **Manufacturer:** Goldberg Brothers
- **Product Type:** Interior
- **Region:** East
- **Brand:** Goldberg Brothers
- **Product Material:** Barn Door Hardware
- **Series:** Sliding Barn Door Hardware
- **Hardware Type:** MP Series Light Duty
- **Item:** Barn Door Track
- **Size:** 6' 0" Track (3' 0" Door Panel)
- **Finish:** Black

Item Total: \$ 62.08
 Item Quantity Total: \$ 62.08

Item: 0010: Ext 72" x 80" S2200-LE LHO 6 9/16" Primed	Location:	Quantity: 1
---	-----------	-------------



Smooth Star 72"x80" Double Door 2,614.60

Configuration Options [Hide](#)



- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Double Door
- **Reeb Finish:** No
- **Slab Width:** 72"
- **Slab Height:** 80"
- **Product Style:** 3/4 Lite
- **Glass Type:** Clear
- **Glass Style:** Clear
- **Glazing Type:** Flush Glazed
- **Insulation:** Low E
- **Grille Type:** None
- **Model:** S2200-LE
- **Frame Material:** Primed
- **Handing:** Left Hand Outswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** Primed
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** NRP
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Brushed Nickel
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Outswing
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Face Bore Only Inactive Door:** None
- **Strike Jamb Prep:** No
- **Astragal Material:** Therma-Tru White Aluminum
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Rough Opening Width:** 75 1/4"
- **Rough Opening Height:** 81 5/8"
- **Total Unit Width(Includes Exterior Casing):** 77 11/16"
- **Total Unit Height(Includes Exterior Casing):** 82 3/4"

Item Total: \$ 2,614.60



Proposal - Detailed

Builders FirstSource #1010
 51 Laurel Hill Road
 Verona, VA 24482
 Phone: (540) 248-0301 Fax: (540) 248-0418

Sales Rep Name: BFSVERON, A
 Sales Rep Phone: 540-248-0301
 Sales Rep E-Mail: larry.mayo@bldr.com
 Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
BUILDERS FIRST SOURCE - 01010 BUILDERS FIRST SOURCE 2001 Bryan Street DALLAS, TX 75201 Primary Phone: (540) 2480301 Mobile Phone: Fax Number: (540) 2480418 E-Mail: Contact Name: Great Plains #: 7401010 Customer Number: 1007545282 Customer Account: 7401010	Rockbridge Homes & Barns BUILDERS FIRST SOURCE - 01010 51 LAUREL HILL ROAD Lot # VERONA, VA 24482 County: AUGUSTA Owner Name: BUILDERS FIRST SOURCE - 01010 Owner Phone: (540) 2480301	Quote Name: Bates new garage vinyl Order Number: P74 Quote Number: 17041844 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 5.3% Cust Delivery Date: 7/28/2023 Quoted Date: 7/7/2023 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
--------	-----------	------------

10 A Units

Pella 250 Series, Single Hung, 37.5 X 61.5, White

Item Price	Qty	Ext'd Price
\$451.17	6	\$2,707.02



PK #
2139

1: 3862 Single Hung, Equal
Frame Size: 37 1/2 X 61 1/2
General Information: No Dry Wall Pass Through, Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-208-00234-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 33.25, Clear Opening Height 25.214, Clear Opening Area 5.821983, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: 6 9/16", Wood, Prime, Factory Applied, Pella Recommended Clearance, Perimeter Length = 198".

Viewed From Exterior
 Rough Opening: 38" X 62"

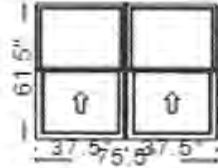
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes		
--------	-----------	------------	--	--

15 B Unit

Pella 250 Series, 2-Wide Single Hung, 75.5 X 61.5, White

Item Price	Qty	Ext'd Price
\$948.39	1	\$948.39

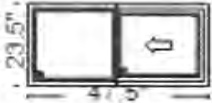


PK #
2138

Viewed From Exterior
Rough Opening: 76" X 62"

1: 3862 Single Hung, Equal
Frame Size: 37 1/2 X 61 1/2
General Information: No Dry Wall Pass Through, Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-208-00234-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 33.25, Clear Opening Height 25.214, Clear Opening Area 5.821983, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Vertical Mull 1: FactoryMull, 1/2" Integral Mullion

2: 3862 Single Hung, Equal
Frame Size: 37 1/2 X 61 1/2
General Information: No Dry Wall Pass Through, Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-208-00234-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 33.25, Clear Opening Height 25.214, Clear Opening Area 5.821983, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: 6 9/16", Wood, Prime, Factory Applied, Pella Recommended Clearance, Perimeter Length = 274"

Line #	Location:	Attributes			
20	C Unit	Pella 250 Series, Sliding Window, Fixed / Vent Left, 47.5 X 23.5, White	Item Price	Qty	Ext'd Price
			\$498.73	1	\$498.73
	 <p>PK # 2138</p> <p>Viewed From Exterior Rough Opening: 48" X 24"</p>	<p>1: 4824 Fixed / Vent Left Double Slider Frame Size: 47 1/2 X 23 1/2 General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware Screen: Half Screen, InView™ Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-210-00185-00006, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08 11, Clear Opening Width 18.792, Clear Opening Height 19.25, Clear Opening Area 2.512125, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: 6 9/16", Wood, Prime, Factory Applied, Pella Recommended Clearance, Perimeter Length = 142". Venting Width: Equal</p>			

Line #	Location:	Attributes			
25	D Unit	Pella 250 Series, Direct Set, Pella 250 Series, Direct Set, 71.5 X 35.5, White	Item Price	Qty	Ext'd Price
			\$824.50	1	\$824.50
	 <p>PK # 2139</p> <p>Viewed From Exterior Rough Opening: 72" X 36"</p>	<p>1: 3636 Fixed Frame Direct Set Frame Size: 35 1/2 X 35 1/2 General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.54, CPD PEL-N-209-00161-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White Vertical Mull 1: FactoryMull, 1/2" Joining Mullion 2: 3636 Fixed Frame Direct Set Frame Size: 35 1/2 X 35 1/2 General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.54, CPD PEL-N-209-00161-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White Wrapping Information: 6 9/16", Wood, Prime, Factory Applied, Pella Recommended Clearance, Perimeter Length = 214".</p>			

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
30	E Unit	Pella 250 Series, Direct Set, Pella 250 Series, Direct Set, Pella 250 Series, Direct Set, 107.5 X 35.5, White	\$1,293.33	1	\$1,293.33



PK #
2139

Viewed From Exterior
Rough Opening: 108" X 36"

1: 3636 Fixed Frame Direct Set
Frame Size: 35 1/2 X 35 1/2
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.54, CPD PEL-N-209-00161-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White
Vertical Mull 1: FactoryMull, 1/2" Joining Mullion

2: 3636 Fixed Frame Direct Set
Frame Size: 35 1/2 X 35 1/2
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.54, CPD PEL-N-209-00161-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White
Vertical Mull 2: FactoryMull, 1/2" Joining Mullion

3: 3636 Fixed Frame Direct Set
Frame Size: 35 1/2 X 35 1/2
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.54, CPD PEL-N-209-00161-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White
Wrapping Information: 6 9/16", Wood, Prime, Factory Applied, Pella Recommended Clearance, Perimeter Length = 286".

Thank You For Your Interest In Pella® Products