

Mess, Camie

From: Mess, Camie
Sent: Friday, March 22, 2019 4:18 PM
To: quiggandhelleberg@gmail.com
Cc: Werner, Jeffrey B
Subject: February BAR Actions - 721 Park Street

March 22, 2019

Certificate of Appropriateness Application

BAR 19-02-01
721 Park Street
Tax Parcel 520054000
Mark Quigg and Lotta Helleberg, Owner/ Mark Quigg, Applicant
Demolish Current Garage/Construct New Garage

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 13, 2019. The following action was taken:

Motion: Gastinger moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed garage demolition and new garage satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the following condition that measured drawings including the materials discussed during the March 13, 2019 be submitted to staff for the final archived application. Lahendro seconded. Approved (6-0.)

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1352

This certificate of appropriateness shall expire in 18 months (September 13, 2020), unless within that time period you have either been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 20, 2019 snowed out; makeup date March 13, 2019**



Certificate of Appropriateness Application

BAR 19-02-01

721 Park Street

Tax Parcel 520054000

Mark Quigg and Lotta Helleberg, Owner/ Mark Quigg, Applicant

Demolish Current Garage/Construct New Garage



Background

Constructed in 1935, this Colonial Revival, three bay, two-story brick structure, is a contributing property in the North Downtown ADC District. The house was designed for sisters Emily, Martha, and Elizabeth Duke by the local architecture firm Stainback and Scribner and constructed by the Charlottesville Lumber Company.

Application

Application submitted:

- Mark Quigg submittal dated 1/24/2019: summary of submitted material, photos of the garage elevations (page 2-3), photos of the surrounding parcels, renderings of proposed garage, site diagram, and the east elevation rendering in situ.

Request to demolish existing 12 ft x 20 ft single story, clapboard garage, replacing it with a new, two-story structure of approximately 16 ft x 42 ft. The new building will maintain the architectural style and colors of the original, differing only as follows:

- Footprint shifted slightly west to address drainage and avoid the root system of a large oak tree
- Height increase to two-stories
- Hipped roof with shed roof dormers (similar to the house)
- Increase square footage
- Existing gravel driveway to be enlarged
- Existing fence to be extended

Materials

- Siding: Hardiplank, painted
- Roof: Timbertex three-tabbed asphalt shingles. Color: Slate
- Doors and windows: TBD
- Garage Doors: TBD

- Paint Colors: TBD
- Light Fixtures: TBD

Discussion and Recommendations

The existing garage is not a contributing structure in the ADC district. Staff commends the applicant for shifting the new structure west in order to protect existing tree. Given the current information, the design of the new outbuilding is compatible with the ADC guidelines; however, staff has requested measured drawings, window, door, and lighting fixture cut sheets, material specific and colors for the new garage, and design/materials for the new gate.

Suggested Motion

Approval:

Having considered the standards set forth within the City Code, including the ADC Guidelines for Rehabilitations, I move to find that the proposed garage demolition and new garage satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for Rehabilitations, I move to find that the proposed garage demolition and new garage does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the North Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application, the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Designs and Elements

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design clues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structure should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.

- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

G. GARGES, SHEDS, AND OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.

- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter VII C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.
- 8) The design and location of any new site features should relate to the existing character of the property.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Mark Quigg and Lotta Helleberg Applicant Name Mark Quigg
Project Name/Description Demolish existing garage, construct new Parcel Number 520054000
Project Property Address 721 Park Street

Applicant Information

Address: 721 Park Street
Email: quiggandhelleberg@gmail.com
Phone: (W) 434.465.0198 (C) 434.882.1569

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] _____ Date _____
MARK QUIGG 1/23/19
Print Name _____ Date _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): 1) Demolish existing garage (11ft x 20ft) at south edge of parcel. 2) Replace with new outbuilding per attached drawings.

List All Attachments (see reverse side for submittal requirements):

Exhibits 4.1, 4.2, 4.3, 4.4: Photographs of current outbuilding, neighbors. Exhibits 5.1, 5.2: Plot schematic and 3D renderings, Photograph of property with rendered new outbuilding

For Office Use Only

Received by: [Signature]
Fee paid: 12500 Cash/Ck. # 1069
Date Received: 1/24/19

Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Quigg and Helleberg, 721 Park St

1) *Description of external changes:* The original is an ~12ft x 20ft garage built of white clapboard with a dark green garage door facing the driveway with a steeply pitched grey asphalt shingle roof. The proposed outbuilding will maintain the architectural style and colors of the original outbuilding. External changes are 1) moving the foundation further west to avoid drainage problems and to avoid the root system of a large white oak tree; 2) increase of height to two stories, the top floor largely under a dormered Cape Cod roof as present in the main house; 3) increase in square footage to approx. 16ft x 42ft. The driveway will be regraded, regravled, enlarged to accommodate new approach. The current structure, as well as the proposal, is only partially visible from the street.

2) *Photographs of the subject property and contiguous properties:* Please see attached.

2.1: Current garage east elevation

2.2: Current garage, east elevation from street, with house 721 Park St

2.3: Current garage north elevation

2.4: 717 Part St, neighbor south of proposal, east elevation from Park St.

2.5: 735 Park St, First Baptist Church, neighbor north of proposal, east elevation

2.6: 712 Park St, across street from property

3) *One set of samples:*

-Hardy plank siding (to be white as in original)

-architectural asphalt shingles (dark grey to match house)

4) *History:* 721 Park St has had 3 owners since its creation in 1936. The original owner, Dr. Hedges, built this house from a corner of his original property at 735 Park St (currently First Baptist Church). His three nieces, the Duke Sisters, lived here until the early 1980s, when it became a rental property owned by relatives until the current owner, Mark Quigg, purchased the house in 1998 and undertook several major renovations. The last external renovation, approved by the BAR in 2006, consisted of demolition of a north-side screened-in porch and its replacement with a windowed family room with additional second-story bedrooms, baths, and laundry room. The current proposal is a demolition of a single car garage in the south west corner of the property. Being too small for modern vehicles, it serves as a workshop. It has had two renovations, but fundamental drainage problems, insect damage, insufficient size, and proximity to the root line of a heritage white oak tree render the current building unsuitable for renovation.

5) *3D Rendering:* Please see following exhibits.

5.1: 3D Models and Site Diagram

5.2: Photograph of 721 Park St east elevation with rendered project as viewable from street

2.1. East elevation



2.2. East elevation from street, garage and house



2.3. North elevation



2.4. Neighbor to south 717 Park St



2.5. Neighbor to south, 735 Park St, First Baptist Church

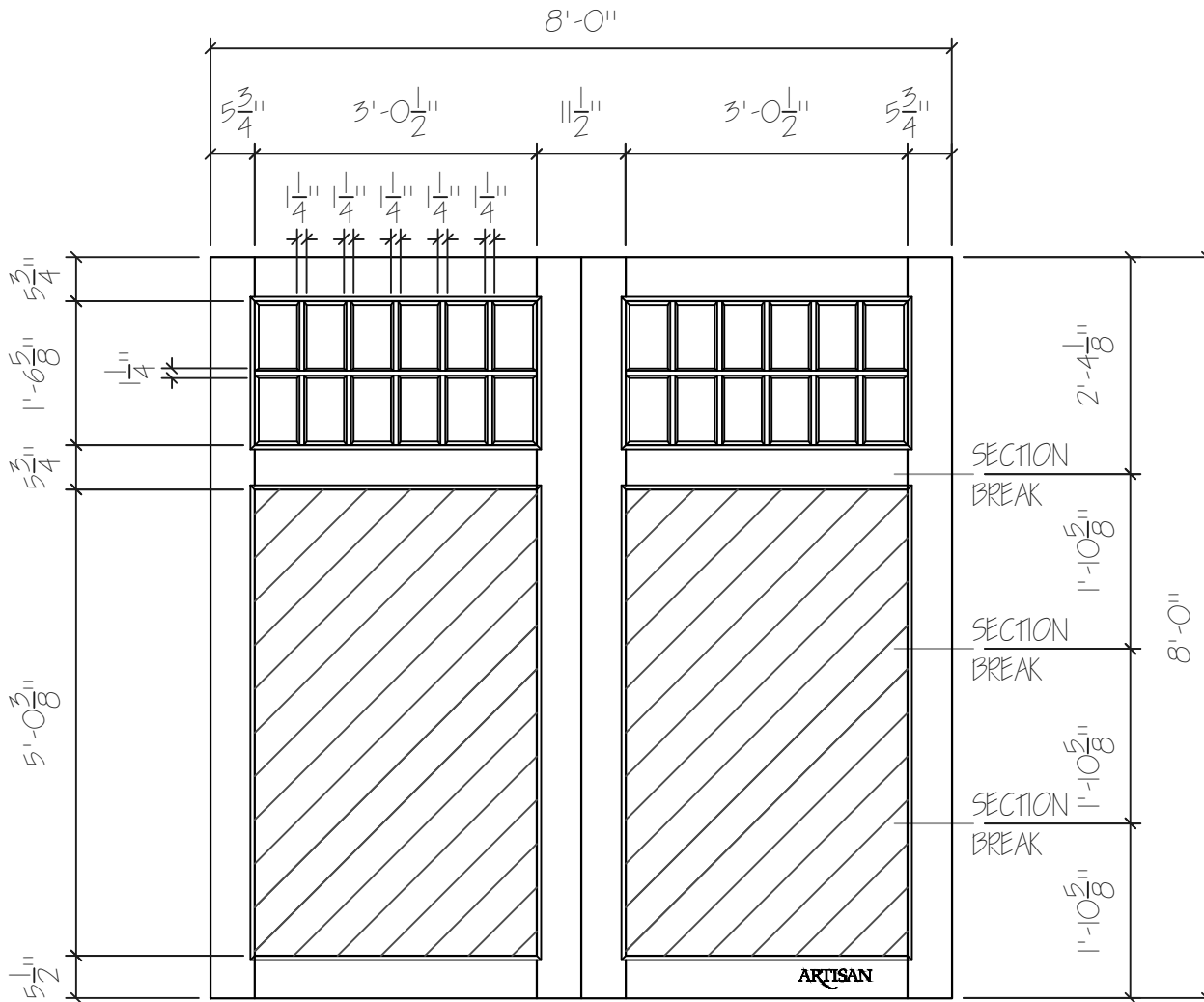


2.6. Neighbor across the street, 710 Park St



5.2. Rendered east elevation





BE-SW-8x8-24L-2VP-HB CU
 ELEVATION, BENCHMARK
 SCALE: 1/2" = 1'-0"

Approved for Production by: _____

Date: _____

975 Hemlock Road, Morgantown, PA 19543
 T: 610.913.6090 F: 610.913.6036

WWW.ARTISANDOORWORKS.COM

Revised 10/2014

ARTISAN
 CUSTOM DOORWORKS

01



1 Light Outdoor Wall Lantern - Black

9650BK (Black (Painted))

Product Description:

With its timeless colonial profile, the Madison is the perfect line of outdoor fixtures for those looking to embellish classic sophistication. Because it is made from cast aluminum and comes in an extensive amount of different finishes, this Madison 1-light wall lantern can go with any home décor while being able to withstand the elements. It features a Black finish with clear beveled glass panels. The Madison wall lantern uses a 100-watt (max.) bulb, measures 8" wide by 13" high, and is U.L. listed for wet location.

Available Finishes

Black (Painted)
Tannery Bronze
White

Technical Information

Lamp Included:	Not Included
Weight:	4LBS
Glass Description:	CLEAR BEVELED GLASS
Extension:	8.5
Safety Rated:	Wet
HCWO:	4.75
Base Backplate:	4. 1/2 X 5 7/8
CFL Bulb Type:	HYBRID (23-30W)
Dual Mount:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	100W
Width:	8"
Height:	14.75"
Finish:	Black (Painted)

Project

Type

Ordering #

Comments



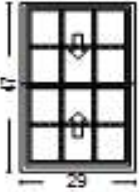
Proposal - Detailed

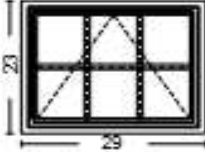
Pella Window and Door Showroom of Charlottesville
 2001 Commonwealth Drive
 Charlottesville, VA 22901
Phone: (434) 979-3315 **Fax:** (434) 979-2884

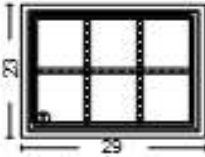
Sales Rep Name: Robinson, Kevin
Sales Rep Phone: 804-938-4844
Sales Rep E-Mail: krobinson@pella386.com
Sales Rep Fax: 434-979-2884

Customer Information	Project/Delivery Address	Order Information
Brooks Construction Inc. 4 Link Evans Ln EARLYSVILLE, VA 22936-2026 Primary Phone: (434) 974-6696 Mobile Phone: (434) 953-5507 Fax Number: E-Mail: tyler@brooksconstructionva.com Contact Name: Great Plains #: 1001267382 Customer Number: 1003631646 Customer Account: 1001267382	Mark and Lotta House Lot # , County: Owner Name: Owner Phone:	Quote Name: Mark and Lotta House Order Number: 386 Quote Number: 10726343 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: VACVLE Cust Delivery Date: None Quoted Date: 10/18/2018 Contracted Date: Booked Date: Customer PO #:

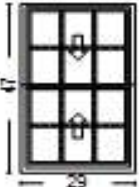
Customer Notes: Proline 450 Series
 Exterior: White***please confirm***
 Interior: Primed
 Grilles: SDL with Spacer
 Hardware: White
 Jamb extension: 6-9/16"
 Attachment: Foldout Fins

Line #	Location:	Attributes			
10	Workshop Front	<p>ProLine, Double Hung, 29 X 47, White</p> <p>1: 2947 Double Hung, Equal Frame Size: 29 X 47 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".</p>	<p>Item Price</p> <p>\$651.28</p>	<p>Qty</p> <p>3</p>	<p>Ext'd Price</p> <p>\$1,953.84</p>
	 <p>Viewed From Exterior Rough Opening: 29 - 3/4" X 47 - 3/4"</p> <p>PK # 2019</p>				

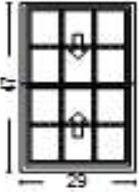
Line #	Location:	Attributes			
15	Workshop/Tools Rear	<p>ProLine, Awning Vent, 29 X 23, White</p> <p>1: 2923 Vent Awning Frame Size: 29 X 23 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, Right Jamb Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-37-00518-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08, Egress Not Applicable Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 104".</p>	<p>Item Price</p> <p>\$451.78</p>	<p>Qty</p> <p>3</p>	<p>Ext'd Price</p> <p>\$1,355.34</p>
	 <p>Viewed From Exterior Rough Opening: 29 - 3/4" X 23 - 3/4"</p> <p>PK # 2019</p>				

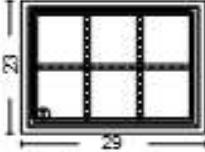
Line #	Location:	Attributes			
20	Stairs	ProLine, Sash Set Fixed, 29 X 23, White	Item Price	Qty	Ext'd Price
			\$445.01	1	\$445.01
	 <p>Viewed From Exterior Rough Opening: 29 - 3/4" X 23 - 3/4"</p>	<p>PK # 2019</p> <p>1: 2923 Fixed Sash Set Frame Size: 29 X 23 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-22-00580-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 104".</p>			

Customer Notes: Proposed as fixed***Please confirm***

Line #	Location:	Attributes			
25	Studio Front	ProLine, Double Hung, 29 X 47, White	Item Price	Qty	Ext'd Price
			\$651.28	6	\$3,907.68
	 <p>Viewed From Exterior Rough Opening: 29 - 3/4" X 47 - 3/4"</p>	<p>PK # 2019</p> <p>1: 2947 Double Hung, Equal Frame Size: 29 X 47 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".</p>			

Customer Notes: Proposed as 6 separate openings.Can build as a 3 wide with a 4" spread between for \$550 more (total for both sets of 3).

Line #	Location:	Attributes			
30	Upstairs Left/Right	ProLine, Double Hung, 29 X 47, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$651.28	2	\$1,302.56
	 <p>PK # 2019</p> <p>Viewed From Exterior Rough Opening: 29 - 3/4" X 47 - 3/4"</p>	<p>1: 2947 Double Hung, Equal Frame Size: 29 X 47 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H / 3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".</p>			

Line #	Location:	Attributes			
35	Stairs/Studio	ProLine, Sash Set Fixed, 29 X 23, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$445.01	3	\$1,335.03
	 <p>PK # 2019</p> <p>Viewed From Exterior Rough Opening: 29 - 3/4" X 23 - 3/4"</p>	<p>1: 2923 Fixed Sash Set Frame Size: 29 X 23 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-22-00580-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 104".</p>			

Customer Notes: Proposed as fixed***Please confirm***

Thank You For Your Interest In Pella® Products

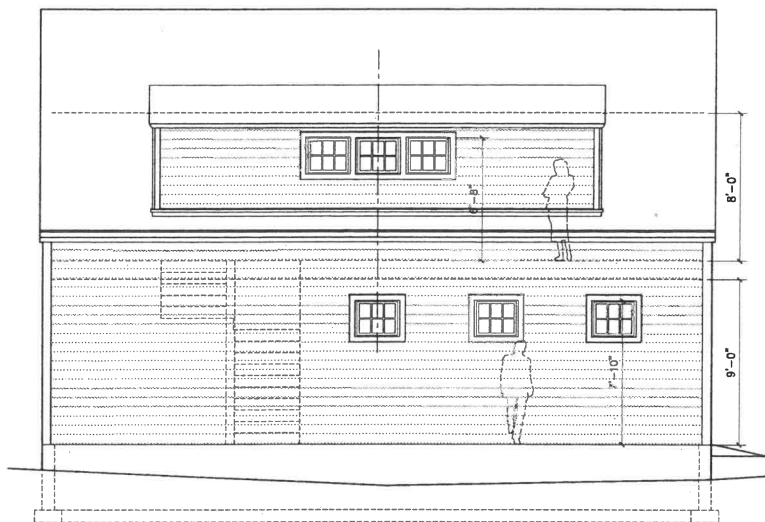
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NEIGHBORHOOD DEVELOPMENT SERVICES

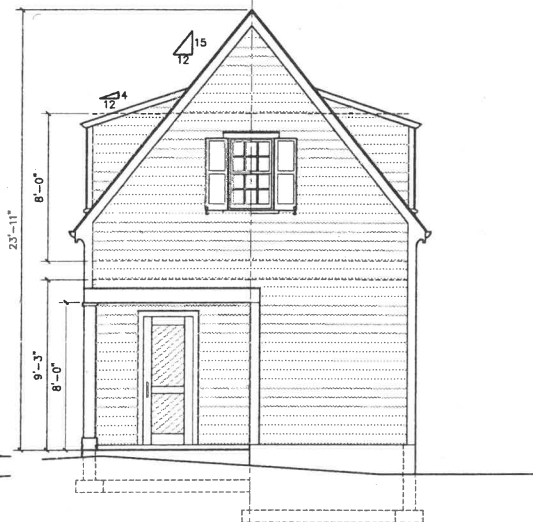
SAGE DESIGNS

3033 ALBERNERIE CHURCH LANE
ESSEX, VA. 22927
434-296-7381



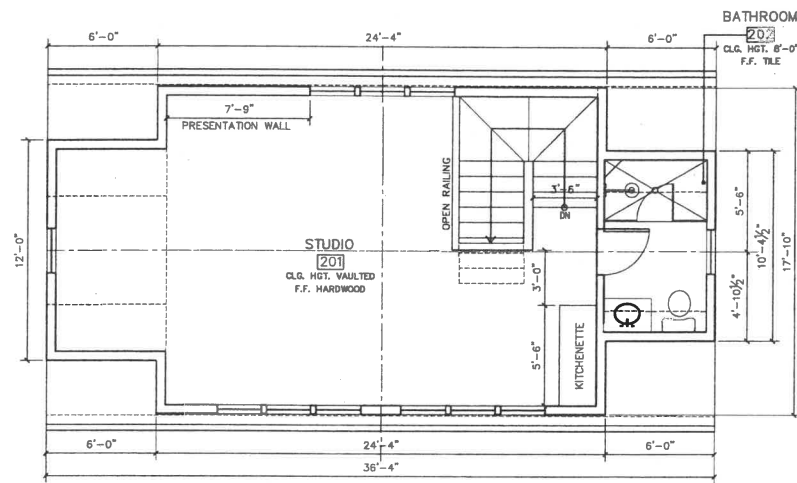
SOUTHWEST ELEVATION

SCALE 1/4" = 1'-0"



NORTHWEST ELEVATION

SCALE 1/4" = 1'-0"



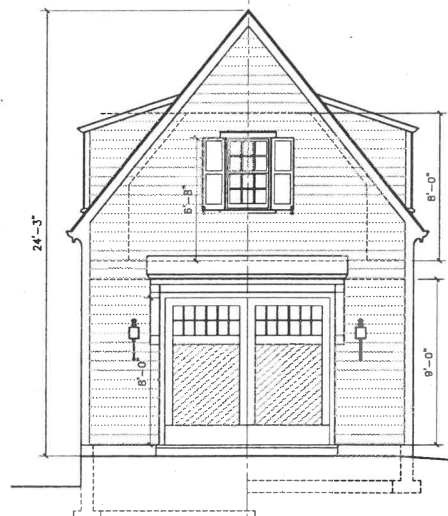
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



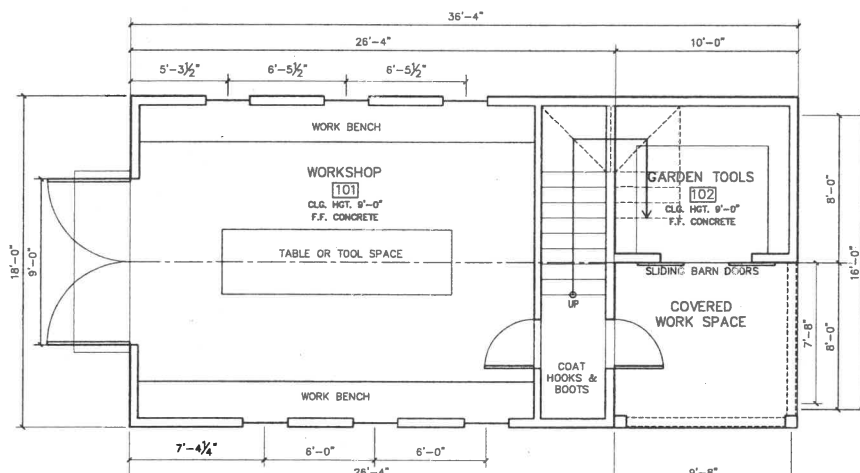
NORTHEAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



QUIGG - NEW GARAGE/WORKSHOP
721 PARK STREET, CHARLOTTESVILLE, VA. 22901

FLOOR PLANS & ELEVATIONS

A1.1
03/15/19