



# Agenda Item #1

## Application 2024-67-CA

### DETAILS

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**Location:**

112 Bush Avenue

**Summary of Request:**

Construct new single-family dwelling

**Applicant (as applicable):**

Philip Cianciola

**Property Owner:**

Alex Cocchiola

**Historic District:**

Old Dauphin Way

**Classification:**

Vacant lot

**Summary of Analysis:**

- The proposed structure complies with the Guidelines’ standards for placement and size. The massing and scale are not compatible with the surrounding neighborhood.
- All submitted materials are approvable under the guidelines for new construction.
- The fenestration patterns, details and ornamentations are somewhat consistent with the traditional patterns of development seen in the district, with some deviations that require attention.

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## PROPERTY AND APPLICATION HISTORY

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Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20<sup>th</sup>-century apartments.”

According to Historic Development survey records, the single-story frame Victorian cottage at 112 Bush Avenue was constructed c. 1910. With an intersecting gable roof, the façade consists of a projecting pedimented gable bay to the south, and a full-width front porch supported by turned posts with matching balustrade. Sanborn Insurance maps illustrate that a porch was added to span the rear ell between 1925 and 1956. Aerial and site photography reveal that the rear porch was enclosed and subsequent rear additions were constructed, most likely beginning in the 1960s. The dwelling has been allowed to fall into disrepair over the last two decades and was further damaged by a fire in 2024. The property has been cited by the city’s Municipal Enforcement Department multiple times over the past year. It was declared a public nuisance by Mobile City Council in August 2024 and was slated for demolition.

According to the Historic Development property files, this property has appeared once before the Architectural Review Board (ARB). A COA approving the demolition of the historic structure on the site was issued in November 2024.

## SCOPE OF WORK

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1. Construct a one-story single-family dwelling.
  - a. The new structure would be oriented to the west with a 25’-0” setback. Side yard setbacks on the north and south would measure 14-10” and 5’-6” respectively.
  - b. The proposed one-story house would measure 35’-8” wide by 64’-11” deep. An attached garage on the east end would measure 21’-0” wide by 22’-3” deep (along the north elevation).
  - c. The structure would feature a full-width front porch set under a front gable roof. A cross-gable roof would rise behind the porch roof, covering the main block of the house. The measurement to the top of the cross-gable roof would be 22’-9” high. The roof structures would be clad in shingles.
  - d. The house would sit on a 2’-4” high raised foundation clad in brick veneer, topped by a rowlock course. Foundation vents would be regularly spaced along the elevations.
  - e. Fenestration would be comprised of two-over-two vinyl clad windows of varying sizes. A paneled door with upper lights is proposed for the front entry and rear door. One panel door would be located on the east end of the south elevation of the garage. A 16’-0” paneled garage door is proposed for the rear garage. The proposed door materials were not provided.
  - f. Plate height from the finished floor would measure 10’-1” high.
  - g. As represented on the plans, the house would be clad in either Hardie fiber cement or wood board-and-batten siding, with either wood or Hardie fiber cement trim.
  - h. The front porch would span the west façade. It would measure 35’-8” wide by 7’-7” deep and be supported by four (4) tapered columns resting on brick plinths.
  - i. Fenestration would appear as follows:
    - West façade (from north to south)  
One (1) 3’-0” W x 6’-0” H two-over-two window; pane-and-panel door flanked by multi-light sidelights and transom above; one (1) 3’-0” W x 6’-0” two-over-two window
    - North elevation (from east to west)  
Paneled garage door; one (1) 2’-0” W x 3’-0” H two-over-two window, three (3) 3’-0” W by 6’-0” H two-over-two windows regularly spaced along the center third of the elevation; one (1) 4’-0” W x 1’-0” H two-light fixed window
    - South elevation (from west to east)

Two (2) 3'-0" W x 5'-0" H two-over-two windows, regularly spaced on the western third of the elevation; one (1) pair of 6'-0" W x 5'-0" H doubled two-over-two windows, roughly centered on the elevation; one 3'-0" W x 3'-0" H two-over-two window ; one (1) door located on the south elevation of the garage

East elevation (from north to south)

One (1) 3'-0" W x 6'-0" H paneled door, roughly centered on the elevation

## **APPLICABLE STANDARDS** (*Design Review Guidelines for Mobile's Historic Districts*)

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1. **6.34** Maintain the visual line created by the fronts of buildings along a street.
  - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
  - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
2. **6.35** Maintain the side yard spacing pattern on the block.
  - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
  - Provide sufficient side setbacks for property maintenance.
  - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
3. **6.36** Design the massing of new construction to appear similar to that of historic buildings in the district.
  - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
  - Match the proportions of the front elevations of a new structure with those in the surrounding district.
4. **6.37** Design the scale of new construction to appear similar to that of historic buildings in the district.
  - Use a building height in front that is compatible with adjacent contributing properties.
  - Size foundation and floor heights to appear similar to those of nearby historic buildings
  - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings.
5. **6.38** Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
  - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
  - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
  - Use steps and balustrades in a similar fashion as nearby historic structures.
  - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers
6. **6.39** Use exterior materials and finishes that complement the character of the surrounding district.
  - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
  - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
  - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

### ACCEPTABLE MATERIALS

Materials that are compatible in character, scale, and finish to those used on nearby historic buildings are acceptable. These often include:

- Stucco
- Brick
- Stone

- Wood (lap siding, shingles, board and batten)
- Concrete siding
- Cement fiber board siding
- Skim stucco coat

#### UNACCEPTABLE MATERIALS

Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:

- Metal siding
  - Vinyl siding
  - Unfinished concrete block
  - Plywood
  - Masonite
  - Vinyl coatings
  - Ceramic coatings
  - Exterior insulation and finishing system (EIFS) wall systems
7. **6.40** Design a roof on new construction to be compatible with those on adjacent historic buildings.
- Design the roof shape, height, pitch, and overall complexity to be similar to those on nearby historic buildings.
  - Use materials that appear similar in character, scale, texture, and color range to those on nearby historic buildings.
  - New materials that have proven durability may be used.

#### ACCEPTABLE ROOF MATERIALS

Materials that are similar in character, scale, texture, and color range to those used on nearby historic buildings are acceptable. These often include:

- Asphalt dimensional or multi-tab shingles
  - Wood shake or shingle
  - Standing seam metal
  - Metal shingles
  - 5-V crimp metal
  - Clay tile
  - Imitation clay tile or slate
8. **6.41** Design a new door and doorway on new construction to be compatible with the historic district.
- Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.
  - Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
  - Incorporate a door casement and trim similar to those seen on nearby historic buildings.
  - Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
  - Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.
9. **6.42** Design a porch to be compatible with the neighborhood.
- Include a front porch as part of new construction if it is contextual and feasible.
  - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  - Design the elements of a porch to be at a scale proportional to the main building.
  - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.

- Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
10. **6.43** Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
- Use raised, pier foundations.
  - If raised foundations are not feasible, use a simulated raised foundation.
  - Do not use slab-on-grade construction. This is not appropriate for Mobile’s historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  - Do not use raw concrete block or exposed slabs.
  - If foundation infill must be used, ensure that it is compatible with the neighborhood.
  - If solid infill is used, recess it and screen it with landscaping.
  - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  - Do not secure lattice to the face of the building or foundation.
  - Do not use landscaping to disguise inappropriate foundation design.

**ACCEPTABLE FOUNDATION MATERIALS**

Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:

- Brick piers
- Brick infill
- Wood (vertical pickets)
- Framed lattice infill

**UNACCEPTABLE FOUNDATION MATERIALS**

Materials that are not similar in character, texture, and durability to those used on nearby historic buildings are unacceptable. These often include:

Mineral board panels

Concrete block infill

- Metal infill
- Plywood panel infill
- Plastic sheeting infill
- Vinyl sheeting infill

11. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
- Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
  - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
12. **6.45** Locate and design windows to be compatible with those in the district.
- Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
  - Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
  - Use a traditional window casement and trim similar to those seen in nearby historic buildings.
  - Place a window to match the height of the front doorway.
  - Place a window so that there is proportionate space between the window and the floor level.
  - Do not place a window to directly abut the fascia of a building.
  - Use a window material that is compatible with other building materials.
  - Do not use a reflective or tinted glass window.
  - Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
  - Do not use false, interior muntins except as stated above.
  - Recess window openings on masonry buildings.

- Use a window opening with a raised surround on a wood frame building.

#### ACCEPTABLE WINDOW MATERIALS

Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:

- Wood
- Vinyl-clad wood
- Aluminum-clad customized wood
- Extruded Aluminum

#### UNACCEPTABLE WINDOW MATERIALS

Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:

- Mill finish metal windows
- Snap-in or artificial muntins
- Vinyl

13. **10.5** Visually connect the street and building.

- Maintain or install a walkway leading directly from the sidewalk to the main building entry.

14. **10.6** Install a new sidewalk to be compatible with historic ones in the area.

- Maintain the existing width of neighboring sidewalks.
- Use a traditional sidewalk material as seen in the district if permitted by the City Code. Consult Staff if necessary.

15. **10.7** Minimize the visual impact of parking.

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen a parking area.
- Minimize the widths of a paved area or a curb cut.
- If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
- Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances. Do not create a new driveway or garage that opens onto a primary street.
- Do not create a new driveway or garage that opens onto a primary street.

## STAFF ANALYSIS

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The property under review is a contributing structure in the Old Dauphin Way Historic District. The application proposes the construction of a one-story single-family residence on the lot at 112 Bush Avenue.

The submitted plans demonstrate that the proposed structure adheres to the *Guidelines'* directive in regard to placement. The front and side yard setbacks fall within the range and pattern that has been established on the block. (6.34, 6.35)

The *Guidelines* state that massing should be designed to appear similar to that of historic buildings in the district, and that the proportions of the front elevations of a new structure should match those of surrounding buildings. The plans convey an attempt to achieve this objective but fall short, mainly due to the choice in roof design. The scale of the roof creates an appearance of excessive and disproportionate massing. The massive cross-gable in particular is out of step with surrounding dwellings. There are two main roof configurations on the street. The earlier Victorian-era cottages tend to have more complex roof structures with a mixture of hip and gable components that allow for a lower overall roof ridge height. The Craftsman-style dwellings on the street almost exclusively feature simple front-gable roofs with or without more diminutive gabled porches. There are examples of nearby houses with gable fronts that span the width of the façade, like the design under review. Both 124 and 119 Bush Avenue are such examples. When comparing the proportions of these existing structures with the submitted plans, differences in proportions become apparent. For example, 124 Bush Avenue has a similar front width as the proposed house. However, the gable roofline extends the length (or depth) of the entire house, with no taller cross gable rising above it, when looking at the façade.

The scale of the proposed new dwelling better adheres to the *Guidelines*, with some departures. The designs comply with the *Guidelines'* directive to use building, floor, and foundation heights that are compatible with nearby properties. The 2'-4" raised foundation is consistent with adjacent properties and is appropriately distinguished by brick cladding topped by a rowlock course. The proposed ceiling height is also standard for the surrounding area. However, the scale of the roof in proportion to the ceiling heights is out of sync with that of neighboring dwellings. (6.37, 6.43)

The fenestration rhythm on the west façade and north elevation appropriately echoes the development traditions along the street. The north elevation drawing presents an expanse of blank wall (except for a small single light window located near the top plate) on its west end, near the front of the structure. Traditionally, a side wall would consist of more regular openings across the elevation. Additionally, the blank wall is located toward the more visible front of the structure, which, according the *Guidelines*, increases the importance of adherence to conventional patterns. The floorplans show that the small window is intended for a bathroom, with the blank area planned for a front bedroom. To create a more appropriate fenestration rhythm, an additional window could be installed on the north wall of the bedroom. (6.38)

The wood/Hardie siding and shingles proposed for siding, trim, and roofing materials are compatible with those seen on the street and complement the character of the district. However, the vertical orientation of the siding is not consistent with cladding patterns in the immediate vicinity. Vinyl-clad wood is an approved material for new construction windows in the city's historic districts. Windows on the plan are represented as two-over-two, whereas the submitted manufacturer cut sheet shows a six-over-six configuration. (6.39) Although the entry door is compatible with those of nearby historic structures in regard to placement and size, the transom, sidelight, and door with upper lights configuration imparts an awkward expression on the façade. Likewise, the proposed windows in the front gable, the size of the decorative brackets, and other details may need minor adjustments to create a more elevated and cohesive design that better integrates the proposed new structure with the surrounding historic construction. (6.41, 6.44, 6.45)

The *Guidelines* direct that roofs on new construction are to be compatible with nearby buildings in terms of shape, height, pitch, and overall complexity. The proposed roof design, though compliant in material and somewhat in shape, deviates from this guideline as mentioned above. (6.40)

Given the historic context of the surrounding neighborhood, the proposed front porch is a suitable feature for the proposed new construction. The full width configuration, low sloped roof, and tapered supporting columns resting on brick plinths appropriately echoes the craftsman design seen along the street. (6.42)

The site considerations, consisting of a newly paved driveway and walkway would create an area that visually reduces the impact of parking, and would create a connection between the building and the street. (10.5-10.7)

# Site Location – 112 Bush Avenue

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>1</u> DATE <u>12/4/2024</u>	 NTS
APPLICANT <u>Philip Cianciola/SFN Holdings, LLC.</u>	
PROJECT <u>Construct new single-family dwelling</u>	



**Site Photos – 112 Bush Avenue (Existing house has been approved for demolition)**



**1. View property, looking NE**



**2. View of property, looking SW**



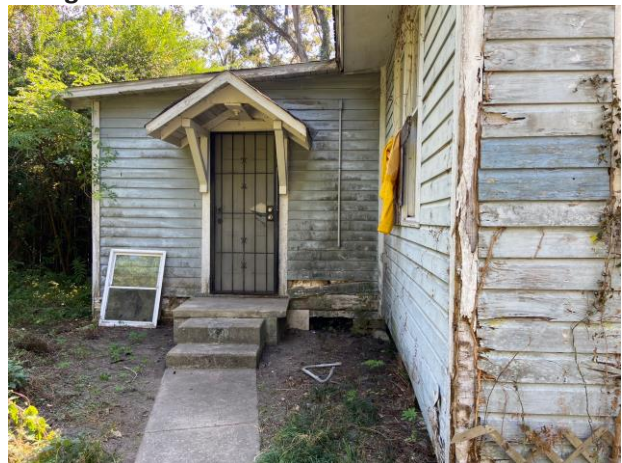
**3. View of rear elevation with additions, looking W.**



**4. View of addition on north end of rear elevation, looking W**



**5. Detail of window on north elevation**



**6. View of addition on south end of rear elevation, looking S**



## Site Photos – 112 Bush Avenue



7. View of neighboring contemporary structure at 114 Bush Avenue



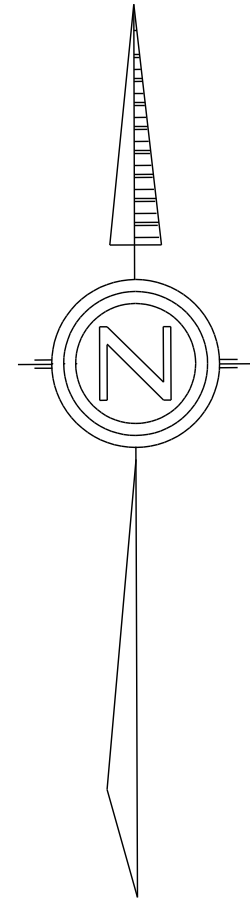
8. View across Bush Avenue from subject property, looking W



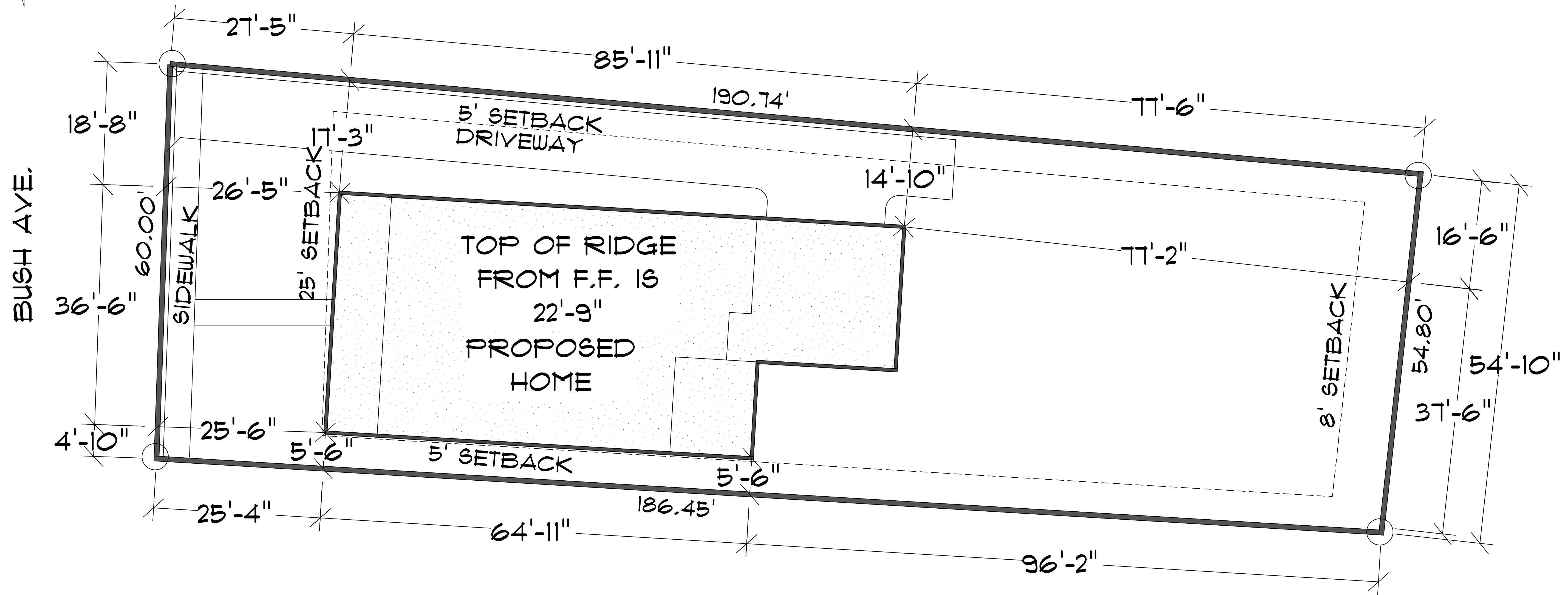
8. View of neighboring property to the north, 114 Bush Avenue



9. View of streetscape on west side of Bush Avenue



NOTES:  
1. FINISHED FLOOR ELEVATION TO BE AS REQUIRED PER LOCAL CODES.  
2. FINAL GRADING OF LOT SHALL ALLOW POSITIVE DRAINAGE AWAY FROM HOUSE.



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

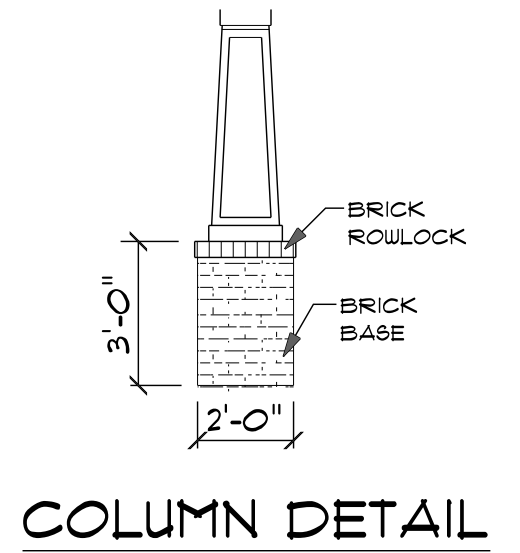
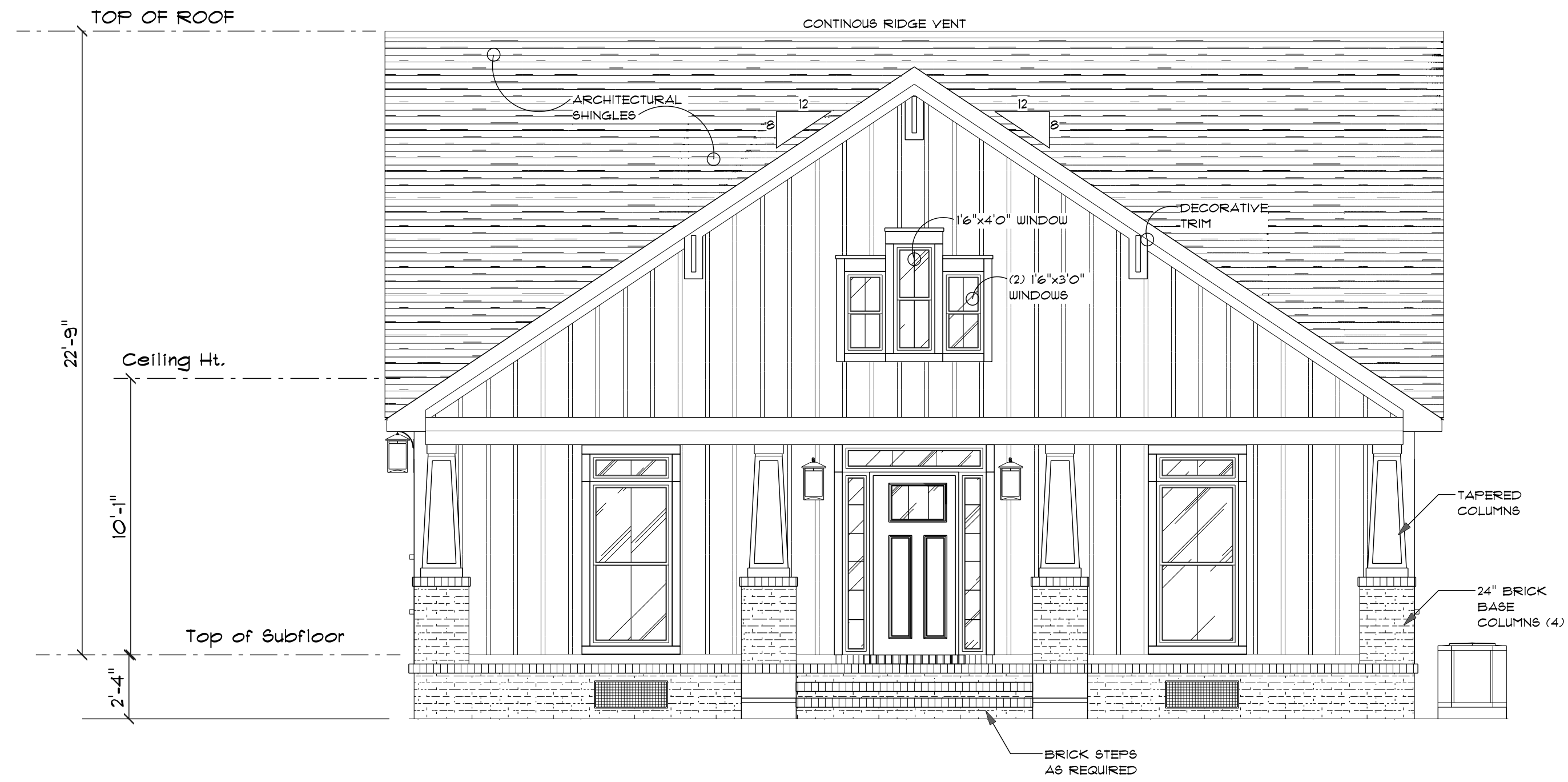
RESIDENCE FOR: SNF HOLDINGS, LLC  
LOCATION: 112 BUSH AVE.  
MOBILE, AL  
SHEET DESCRIPTION: PLOT PLAN

BARKER HOME DESIGN  
(251)455-6422  
barkerdana@bellsouth.net

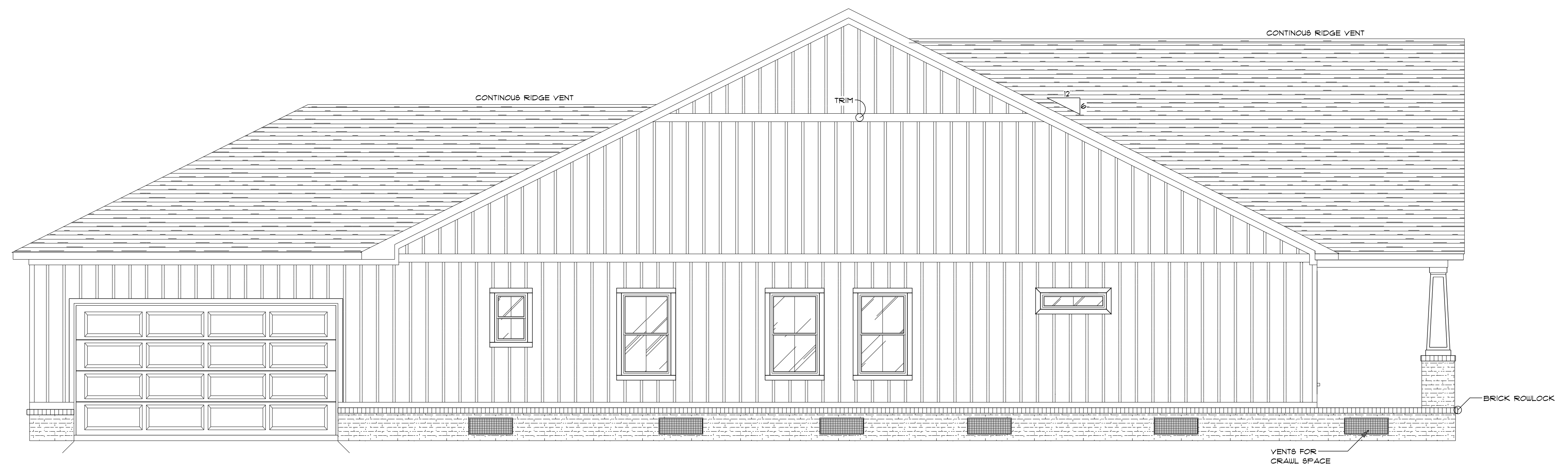
PLAN NAME:  
DRAWN BY: D. BARKER  
DATE PLOTTED: 11/17/24

SHEET No. 1

T2



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



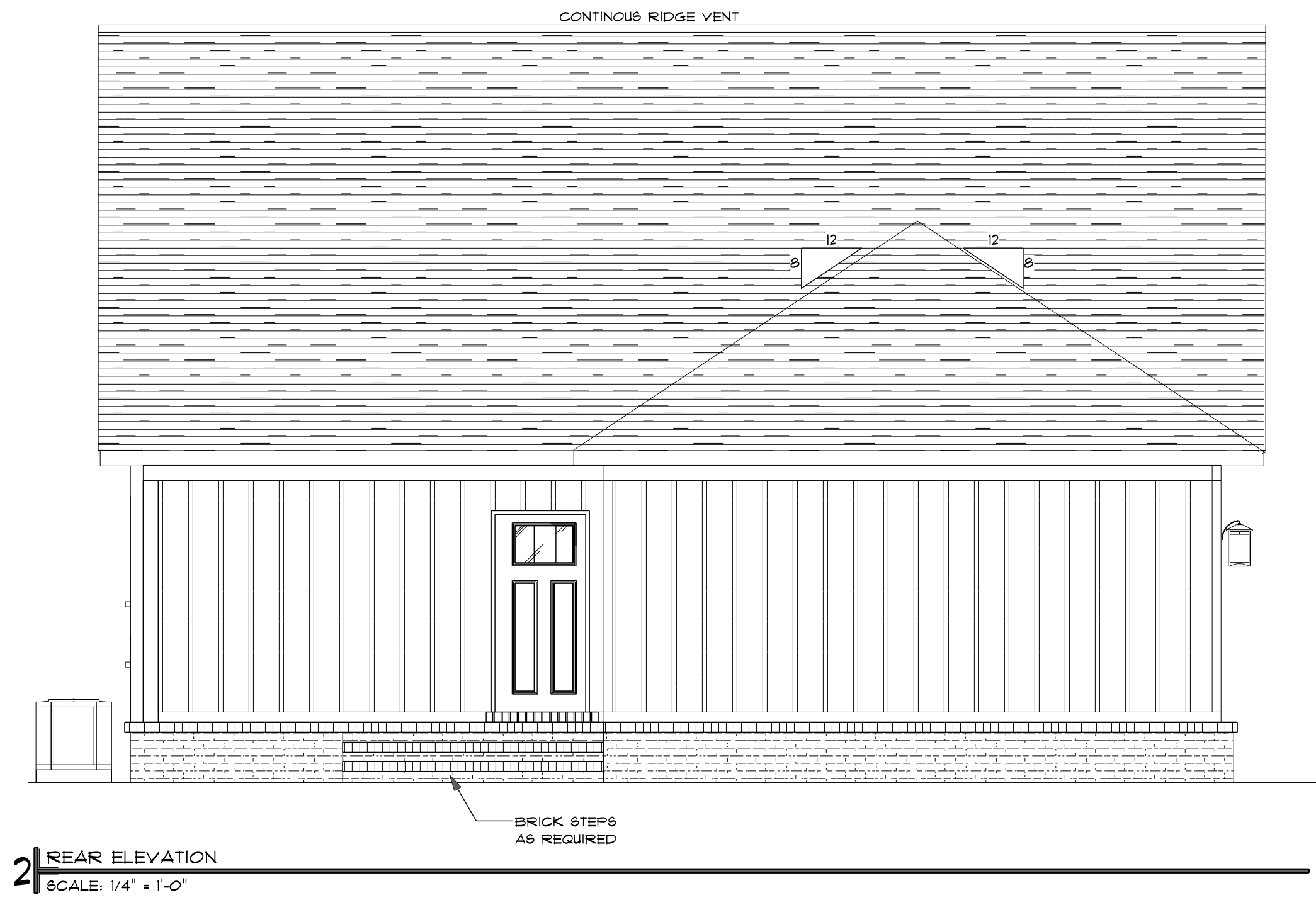
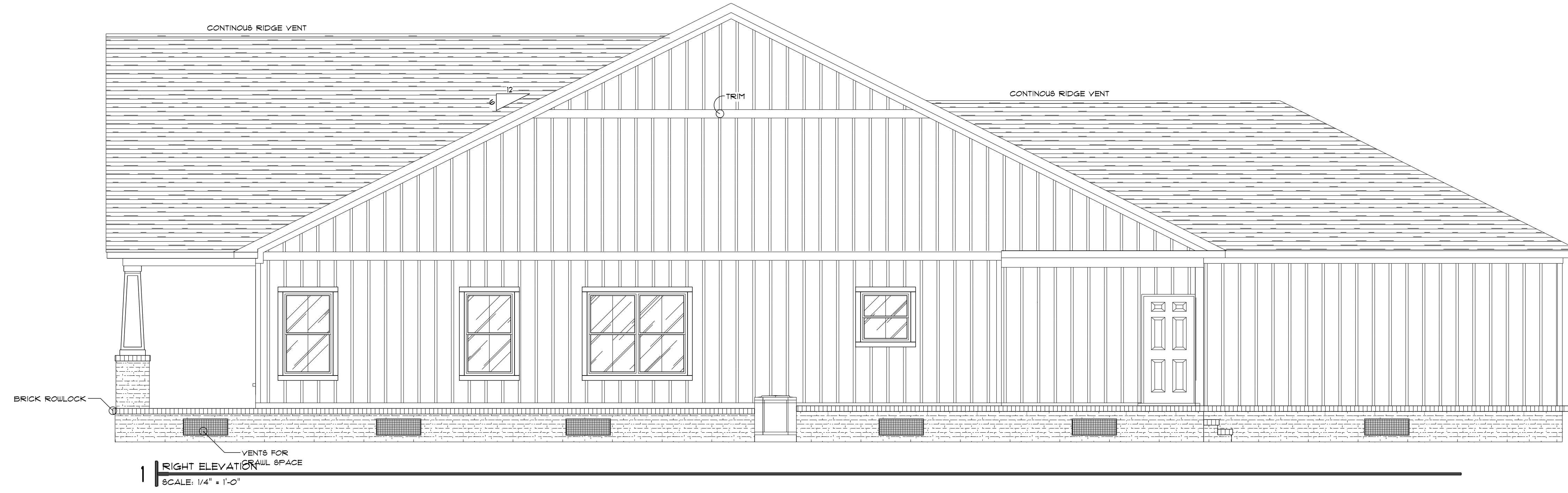
2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

RESIDENCE FOR: SNF HOLDINGS, LLC  
LOCATION: 112 BUSH AVENUE MOBILE, AL  
SHEET DESCRIPTION: ELEVATIONS

BARKER HOME DESIGN  
(251)455-6422  
barkerdanabellsouth.net

PLAN NAME: SNF HOLDINGS  
DRAWN BY: D. BARKER  
D. BARKER  
DATE PLOTTED: 11/4/24

SHEET No. :



RESIDENCE FOR:  
 SNE HOLDINGS, LLC  
 112 BUSH AVENUE  
 MOBILE, AL

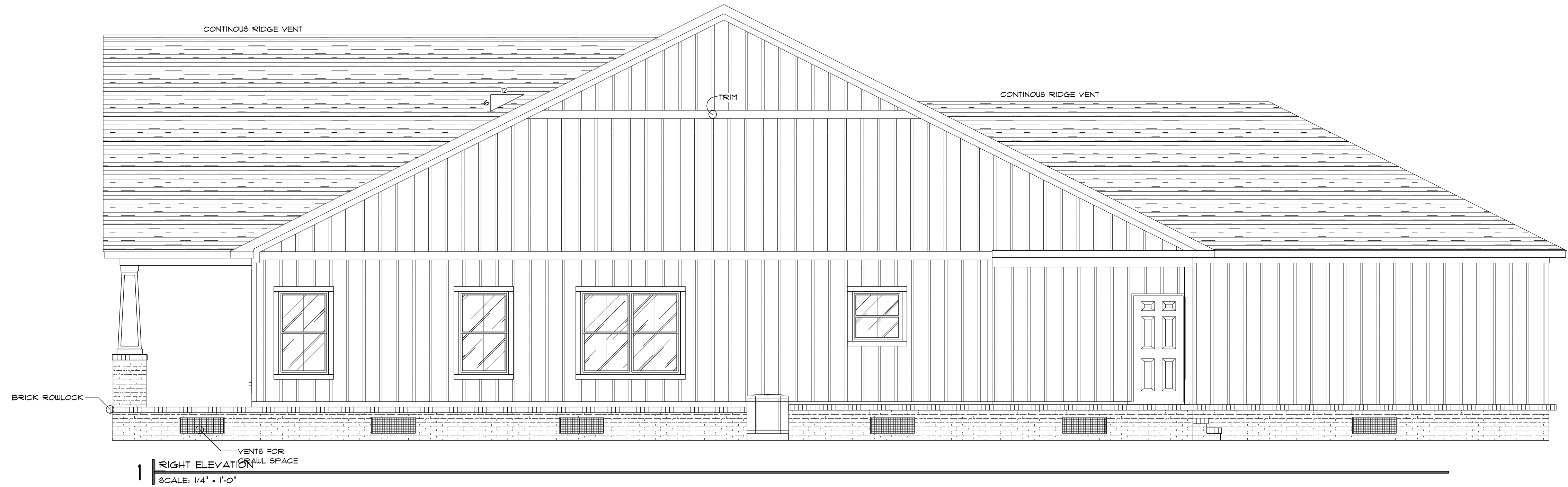
**BARKER HOME DESIGN**  
 (251)455-6422  
 barkerdanabellsouth.net

PLAN NAME:  
 SNE HOLDINGS  
 DRAWN BY:  
 D. BARKER  
 D. BARKER  
 DATE PLOTTED:  
 11/4/24

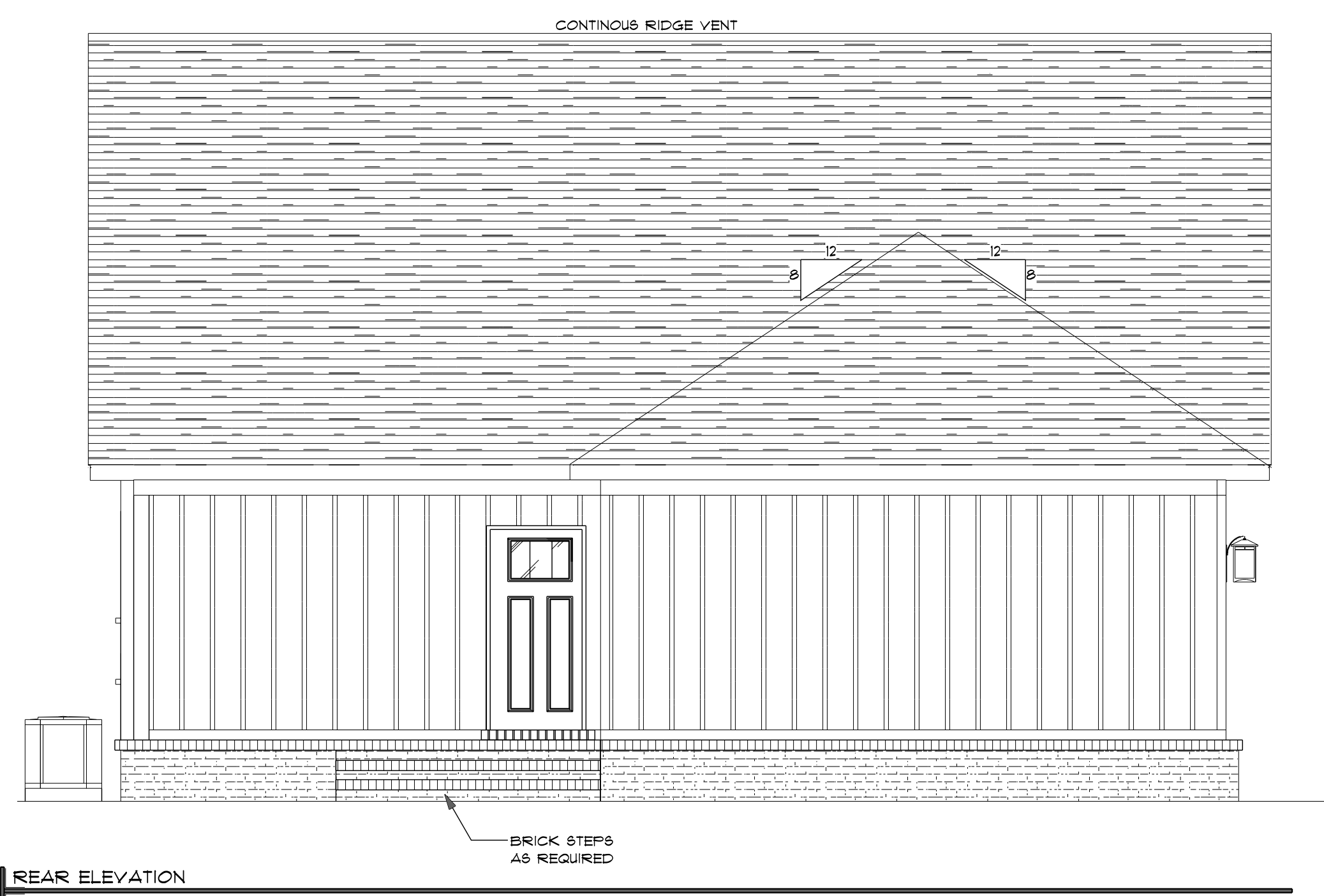
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**A3**

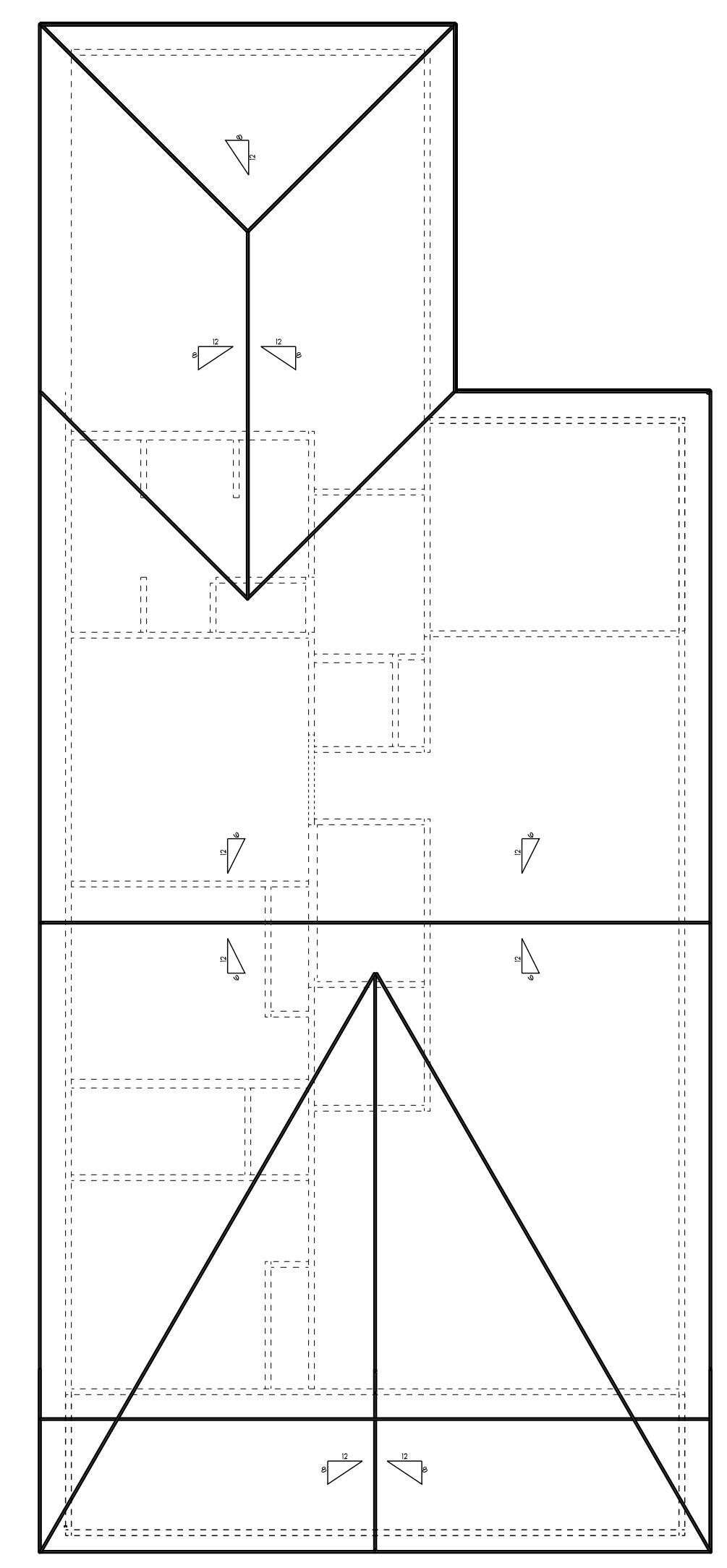
SHEET DESCRIPTION:  
 ELEVATIONS



1 | RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



2 | REAR ELEVATION  
SCALE: 1/4" = 1'-0"



3 | ROOF PLAN  
SCALE: 1/8" = 1'-0"

RESIDENCE FOR:  
SNF HOLDINGS, LLC  
112 BUSH AVENUE  
MOBILE, AL

SHEET DESCRIPTION:  
ELEVATIONS

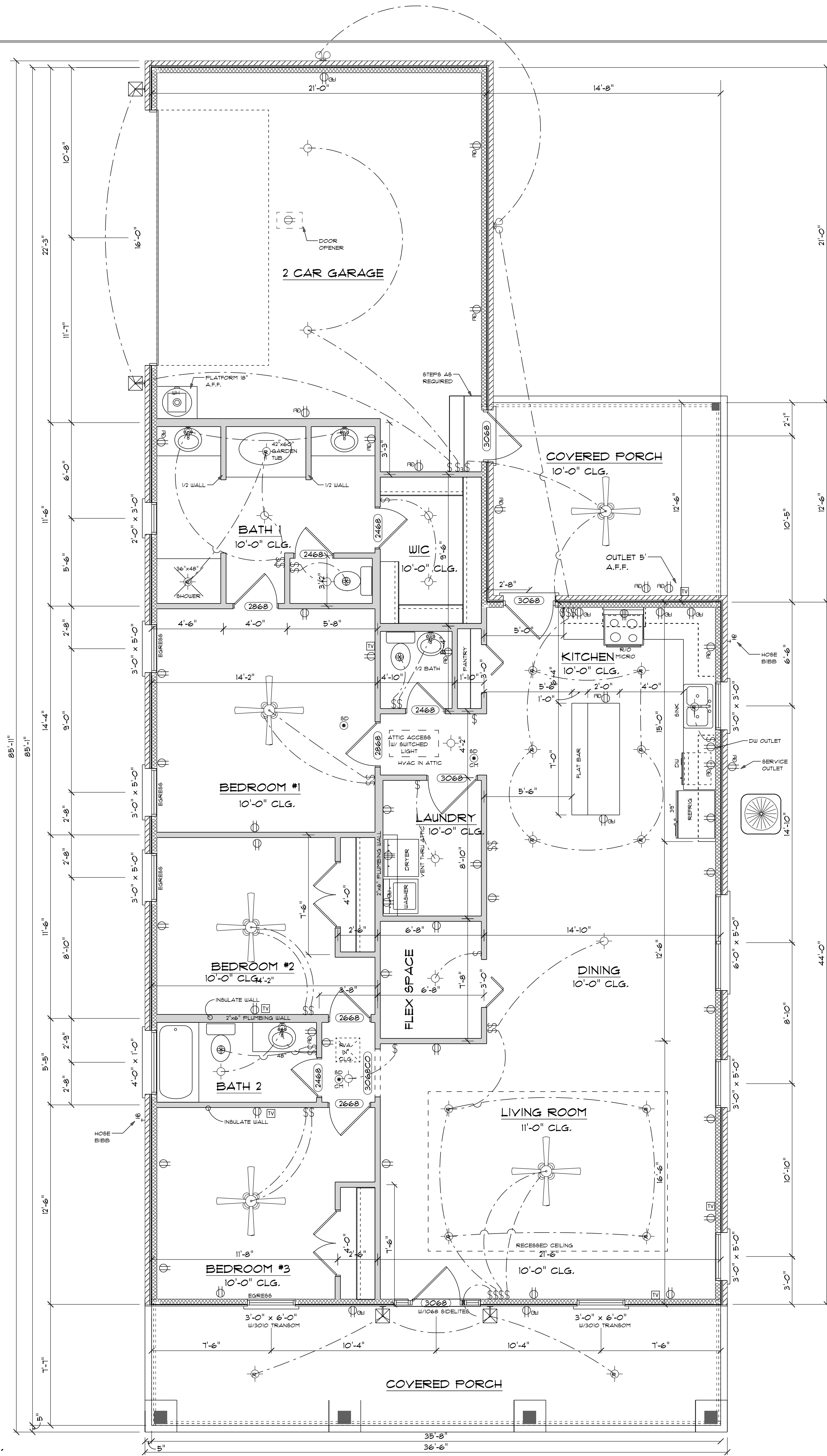
**BARKER HOME DESIGN**  
(251)455-6422  
barkerdiana@bellsouth.net

PLAN NAME:  
SNF HOLDINGS  
DRAWN BY:  
D. BARKER  
D. BARKER  
DATE PLOTTED:  
11/14/24

SHEET No. :



FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
10' CEILINGS UNLESS OTHERWISE NOTED.



NOTES:  
1. OWNER/CONTRACTOR TO VERIFY ALL SIZES, DIMENSIONS, AND LOCATIONS PRIOR TO CONSTRUCTION.

ALL EXTERIOR DOORS TO BE DP50 RATED,  
ALL WINDOWS TO BE VINYL CLAD WOOD WINDOWS W/SIMULATED DIVIDED GRIDS.

TYPE	WIDTH	HEIGHT	COUNT
FRONT ENTRY DOOR-SEE FRONT ELEV. INSL.	3'-0"	6'-8"	1
DOOR-KITCHEN EXT. INSL. SINGLE LITE	3'-0"	6'-8"	2
DOOR-GARAGE 160 MPH WIND RATING	16'-0"	8'-0"	1
WINDOW (BEDROOM #3 & LIVING)	3'-0"	6'-0"	2
WINDOW (LIVING, BEDROOM #1, & #2)	3'-0"	5'-0"	5
WINDOW (KITCHEN)	3'-0"	3'-0"	1
WINDOW (BATH #1)	2'-0"	3'-0"	1

2 EXTERIOR DOOR & WINDOW SCHEDULE  
SCALE: NTS

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	6	TV
ceiling fan spotlights 1	5	[Fan Symbol]
double spotlight	2	[Spotlight Symbol]
exterior craftsman light fixture	4	[Craftsman Symbol]
fan	3	[Fan Symbol]
garage door	1	[Garage Door Symbol]
light	12	[Light Symbol]
outlet	28	[Outlet Symbol]
outlet 220v	2	[220V Outlet Symbol]
outlet gfi	23	[GFI Outlet Symbol]
recessed light	15	[Recessed Light Symbol]
smoke detector 2	3	[Smoke Detector Symbol]
switch	32	[Switch Symbol]
switch 3 way	2	[3-Way Switch Symbol]
wall mount 1	4	[Wall Mount Symbol]

3 ELECTRICAL LEGEND  
SCALE: NTS

NAME	AREA
Living Area	1,830 sq ft.
Garage & Stor.	521 sq ft.
Front Porch	281 sq ft.
Rear Porch	183 sq ft.
Total Under Roof	2,821 sq ft.

4 SQUARE FOOTAGES  
SCALE: NTS

RESIDENCE FOR: SNF HOLDINGS LLC  
LOCATION: 112 BUSH AVENUE  
MOBILE, AL

BARKER HOME DESIGN  
(251)455-6422  
barkerdane@bellsouth.net

IT IS STRICTLY PROHIBITED TO COPY OR REPRODUCE THIS PLAN WITHOUT WRITTEN PERMISSION FROM BARKER HOME DESIGN.

PLAN NAME: SNF HOLDINGS  
DESIGN BY: D. BARKER  
DATE PLOTTED: 11/4/24

SHEET No. 1



SHEET DESCRIPTION:  
FLOORPLAN

**SOLD BY:**

Builders FirstSource Daphne  
 PO Box 689  
 Semmes, AL 36575-0689  
 Fax: 215-649-9694

**SOLD TO:**

CREATED DATE
10/31/2024

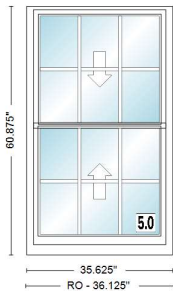
LATEST UPDATE
10/31/2024

OWNER
Todd St. John

**Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Unassigned Quote	Unassigned Project	6670300		

**ORDER NOTES:** **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	5	AA	None Assigned	\$1,759.73	\$8,798.65

**RO Size: 36 1/8" x 60 7/8"**

**Unit Size: 35 5/8" x 60 7/8"**

TW210410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, White, White, Stormwatch Lock, 2 Sash Locks White (Factory Applied), WhiteJamb Liner, DP/PG Upgrade, White, Full Screen, TruScene  
 Wrapping: 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit Exterior Trim, Pine / White - Painted Stool

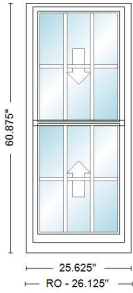
Insect Screen 1: 400 Series Double-Hung, TW210410 Full Screen TruScene White PN:1634689

Exterior Trim: TW210410 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit

Stool Option: TW210410 4 9/16" Wall Thickness Pine White - Painted PN:1617759

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.19	YES	A1	31.8750	25.5000	5.65000





<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	AA	None Assigned	\$1,632.06	\$1,632.06

**RO Size: 26 1/8" x 60 7/8"**

**Unit Size: 25 5/8" x 60 7/8"**

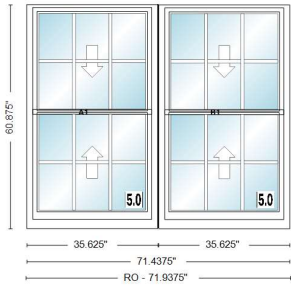
TW20410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, White, White, Stormwatch Lock, 2 Sash Locks White (Factory Applied), WhiteJamb Liner, DP/PG Upgrade, White, Full Screen, TruScene  
Wrapping: 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit Exterior Trim, Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW20410 Full Screen TruScene White PN:1634664

Exterior Trim: TW20410 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit

Stool Option: TW20410 4 9/16" Wall Thickness Pine White - Painted PN:1617761

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.19	YES	A1	21.8750	25.5000	3.88000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	AA-AA	None Assigned	\$3,664.51	\$3,664.51

**RO Size: 71 15/16" x 60 7/8"**

**Unit Size: 71 7/16" x 60 7/8"**

Mull: Factory Muller, Andersen Ribbon Mull, 3/16 Steel Material  
TW210410-2, Unit, 400 Series Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, White, White, Stormwatch Lock, 2 Sash Locks White (Factory Applied), WhiteJamb Liner, DP/PG Upgrade, White, Full Screen, TruScene  
Wrapping: 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit Exterior Trim, Pine / White - Painted Stool

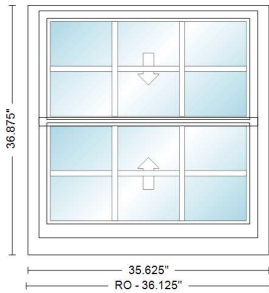
Insect Screen 1: 400 Series Double-Hung, TW210410 Full Screen TruScene White PN:1634689

Insect Screen 1: 400 Series Double-Hung, TW210410 Full Screen TruScene White PN:1634689

Exterior Trim: TW 71.4375 x 60.875 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit

Stool Option: TW210410-2 4 9/16" Wall Thickness Pine White - Painted PN:1617774

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.19	YES	A1	31.8750	25.5000	5.65000
B1	0.29	0.19		B1	31.8750	25.5000	5.65000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	1	AA	None Assigned	\$1,466.22	\$1,466.22

**RO Size: 36 1/8" x 36 7/8"**

**Unit Size: 35 5/8" x 36 7/8"**

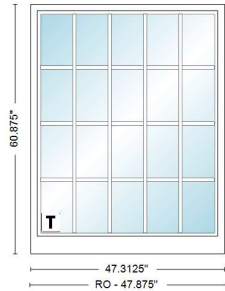
TW210210, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, White, White, Stormwatch Lock, 2 Sash Locks White (Factory Applied), WhiteJamb Liner, DP/PG Upgrade, White, Full Screen, TruScene  
Wrapping: 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit Exterior Trim, Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW210210 Full Screen TruScene White PN:1634683

Exterior Trim: TW210210 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit

Stool Option: TW210210 4 9/16" Wall Thickness Pine White - Painted PN:1617759

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.29	0.19	YES	A1	31.8750	13.5000	2.99000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	1	Fixed	None Assigned	\$2,292.65	\$2,292.65

**RO Size: 47 7/8" x 60 7/8"**

**Unit Size: 47 5/16" x 60 7/8"**

DHP310410, Unit, 400 Series Picture Window-DH, Installation Flange, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 SmartSun Tempered Argon Fill Full Divided Light w/Energy Spacer No Grille Alignment Required, 5 Wide, 4 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, WhiteJamb Liner  
Wrapping: 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit Exterior Trim, Pine / White - Painted Stool

Exterior Trim: DHP310410 2" Brickmould Sill Nose White 1 3/4" Pre-cut Trim Kit

Stool Option: DHP310410 4 9/16" Wall Thickness Pine White - Painted PN:1617768

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.28	0.2	YES

SUB-TOTAL:	\$17,854.09
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$1,785.41
<b>TOTAL:</b>	<b>\$19,639.50</b>

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors