515 E. 1st Street
Historic Preservation Design Package

Project description

Main house:

-Replace 18 windows with metal-clad wood Jeld-Wen windows, double-hung and recessed in the wall openings.
-New windows to have same molding, trim, mullions, and muntins as existing.
-All Original window opening sizes to remain unchanged.
-Replace shingles with Shasta white shingles to match existing
-Remove/ fix existing stucco on main house, new stucco will be medium lace texture with sand in a colonial white color to match existing.
-New 4' tall metal fence thats mostly see through fencing in front of property(south side of property) with gate at main entryway.
-New 6' tall corrugated metal fencing on west side and rear of property line to replace old falling down metal and wood existing fencing.
-All fence locations will be along property lines replacing existing fencing and will not be relocated.
-All existing heights, area of main house will remain the same and restored to original glory.

Carriage house:

-Carriage house is non-contributing and is to be converted to permitted sleeping quarters.
-Carriage house roof will have existing corrugated metal removed and replaced with plywood, waterproofing, and Shasta White Shingles.
-remove corrugated metal walls, and make into stucco walls in sand brown color to complement main house.
-1 window on Southside will be replaced with metal-clad wood Jeld-Wen window, double-hung and recessed in the wall opening.
-Original door for carriage house on South side will be closed and new metal French door will be added on East side along with a 14’ aluminum garage door added on Northside.
-Carriage House structure will remain the same(height, area), properly reinforced, brought up to codes, and restored to its Original glory. home is saved for many more years to come.

Background

I would like to restore this beautiful historic home built in 1913 in carriages built from the same time period. The house has been very neglected for the past 20 plus years and needs help to be restored. It has survived being uninhabited for two decades, years of neglect, vandalism, being broken into constantly, and a fire. A majority of the damage has come from the water and not having a properly maintained roof. I would like to restore the whole house as close to original (inside and out) as possible, if it can be saved. I would like to convert the old carriage house in the back Northwest corner of the property to a permitted sleeping quarters. Working closely with Western University Neighbor Association (WUNA) and West University Historic Advisory Zoning Board (WUHZAB) I will fallow all rules, design guidelines given, and use the historic design review checklist to help me keep this properties unique historic architectural integrity intact and ensure this home is saved for many more years to come

PROPERTY INFORMATION:

OWNER:	ALTA FUNDING & INVESTMENTS LLC
PARCEL ID:	117-02-0450
ADDRESS:	515 E 1ST ST, TUCSON, AZ 85705
ZONING:	HR-2
LOT SIZE:	~0.20 ACRES (8,727.7 S.F.)
LEGAL SUMMARY:	NEW LEGAL SUMMARY FORTHCOMING, LOT LINE CHANGE SUBMITTED 7/24/2026
PROJECT DESCRIPTION:	REMODEL PRIMARY RESIDENCE CONVERT EXISTING CARPORT TO A.D.U.

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2024 AND LOCAL AMENDMENTS.
2. ALL CONCRETE SHALL BE A MINIMUM OF 2500 PSI.
3. ALL WOOD TO BE #2 DOUGLAS FIR OR BETTER.
4. FRAMING BASED ON 30 LBS/SQ.FT. TOTAL LOAD.

PROPOSED FENCE:

HEIGHT:	4'-0" MAX.
MATERIAL:	WROUGHT IRON OR PICKET (PREDOMINATELY SEE-THROUGH)

*FENCE AND GATE SHALL COMPLY WITH THE "WEST UNIVERSITY HISTORIC DISTRICT DESIGN GUIDELINES J – FENCES" (PG. 42-43).

ENCLOSED STRUCTURE HEIGHTS:

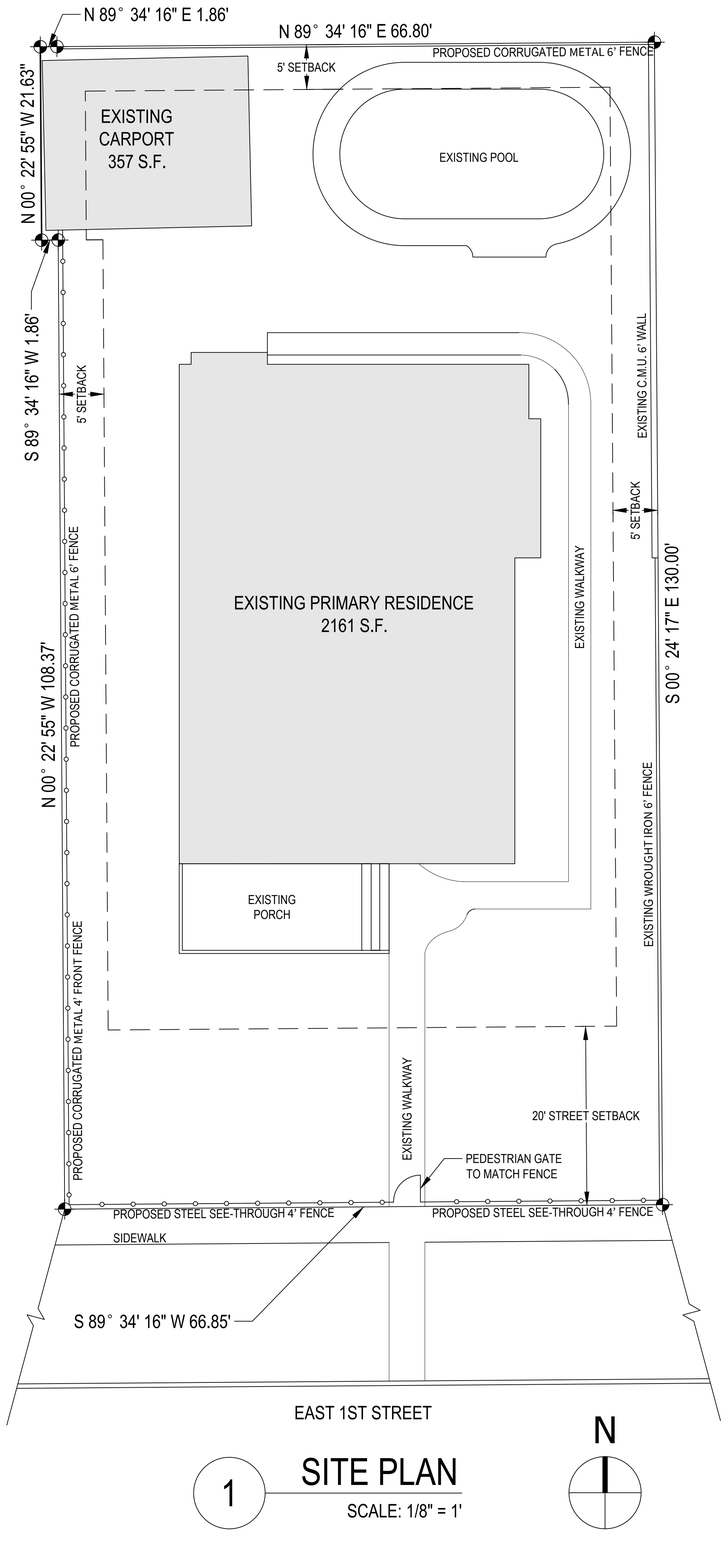
EXISTING PRIMARY RESIDENCE:	15'-8"
EXISTING POOL HOUSE:	11'-4"

STRUCTURE AREA CALCULATIONS:

EXISTING PRIMARY RESIDENCE:	2161 S.F.
EXISTING CARPORT:	437 S.F.
TOTAL:	2,598 S.F.

SQUARE FOOTAGES:

PARCEL / LOT:	8727.2 S.F.
TOTAL ENCLOSED STRUCTURES:	2,598 S.F.
TOTAL VEHICULAR USE AREAS:	625 S.F.
PERCENT LOT COVERAGE:	37%



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

SONORAN DRAFTING & DESIGN LLC
andrew@sonorandrafting.com
(520) 400-3618

NOTES:

PRIMARY RESIDENCE REMODEL

515 E. 1ST STREET, TUCSON, AZ 85705
ALTA FUNDING & INVESTMENTS

SHEET TITLE: **SITE PLAN**

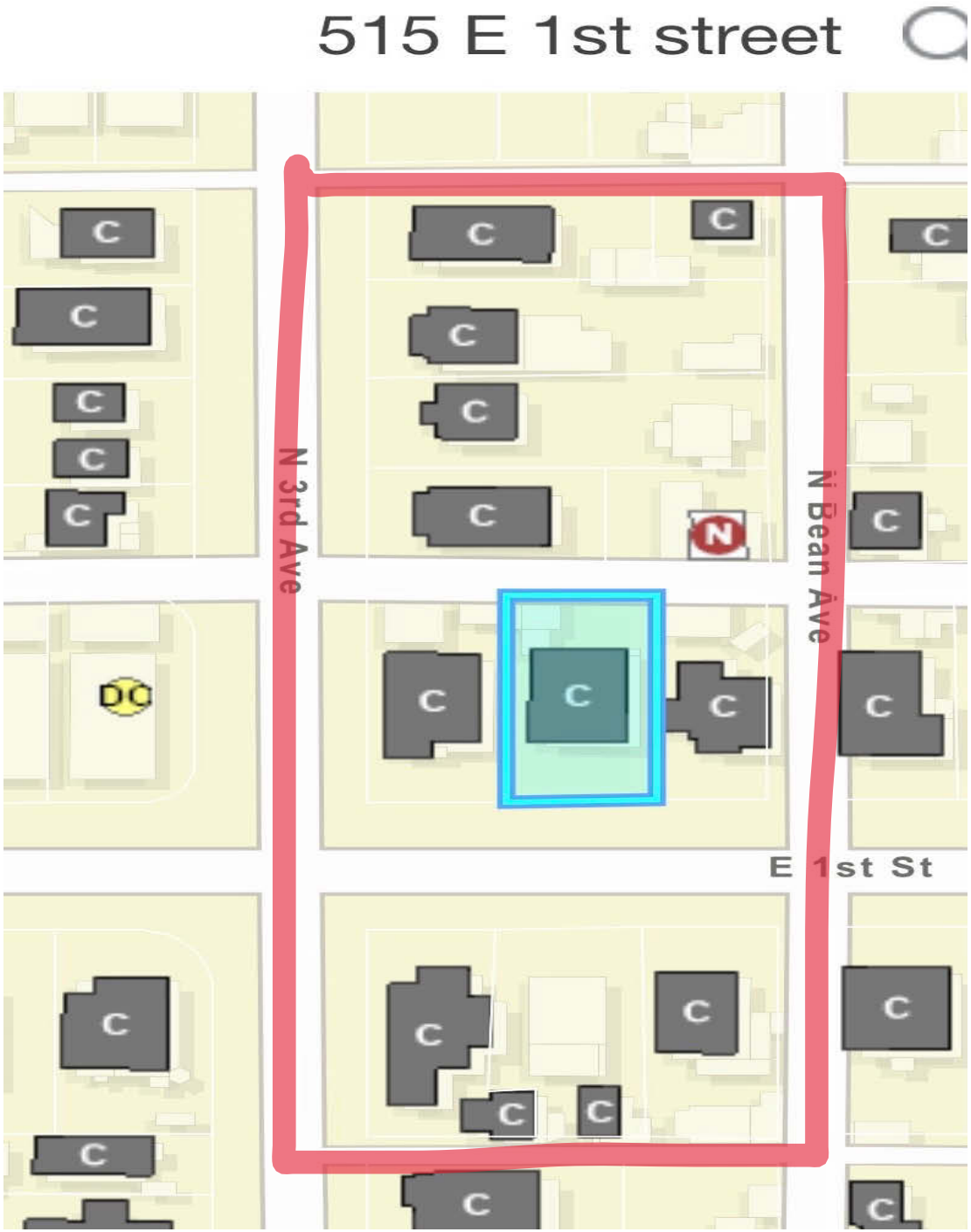
SHEET NUMBER: **A-1**

SCALE: 1/8" = 1' DATE: 9/18/2026

Aerial Photograph of 515 E 1st street



Development Zone Map



Photographs of Project Site Existing Conditions

Southside, front of property



West side of property



Northside, back of property



East side of property



Photographs of Project Site Existing conditions of carriage house to be converted permitted sleeping quarters



South side of carriage house



East East side of carriage house



North side of carriage house



West side of carriage house

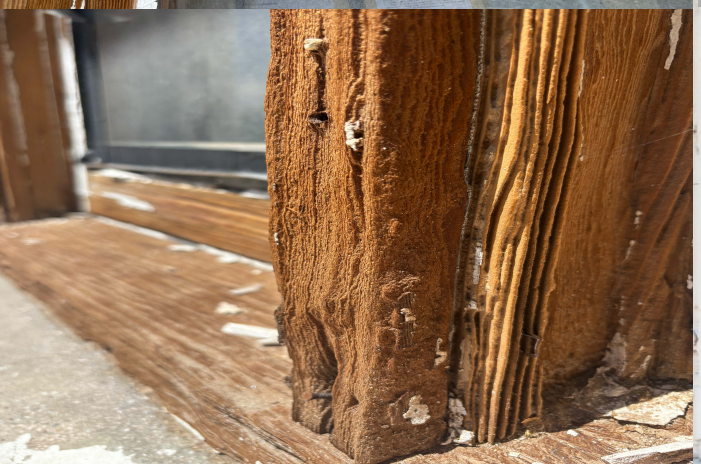
Photographs of Project Site Existing Condition of Windows









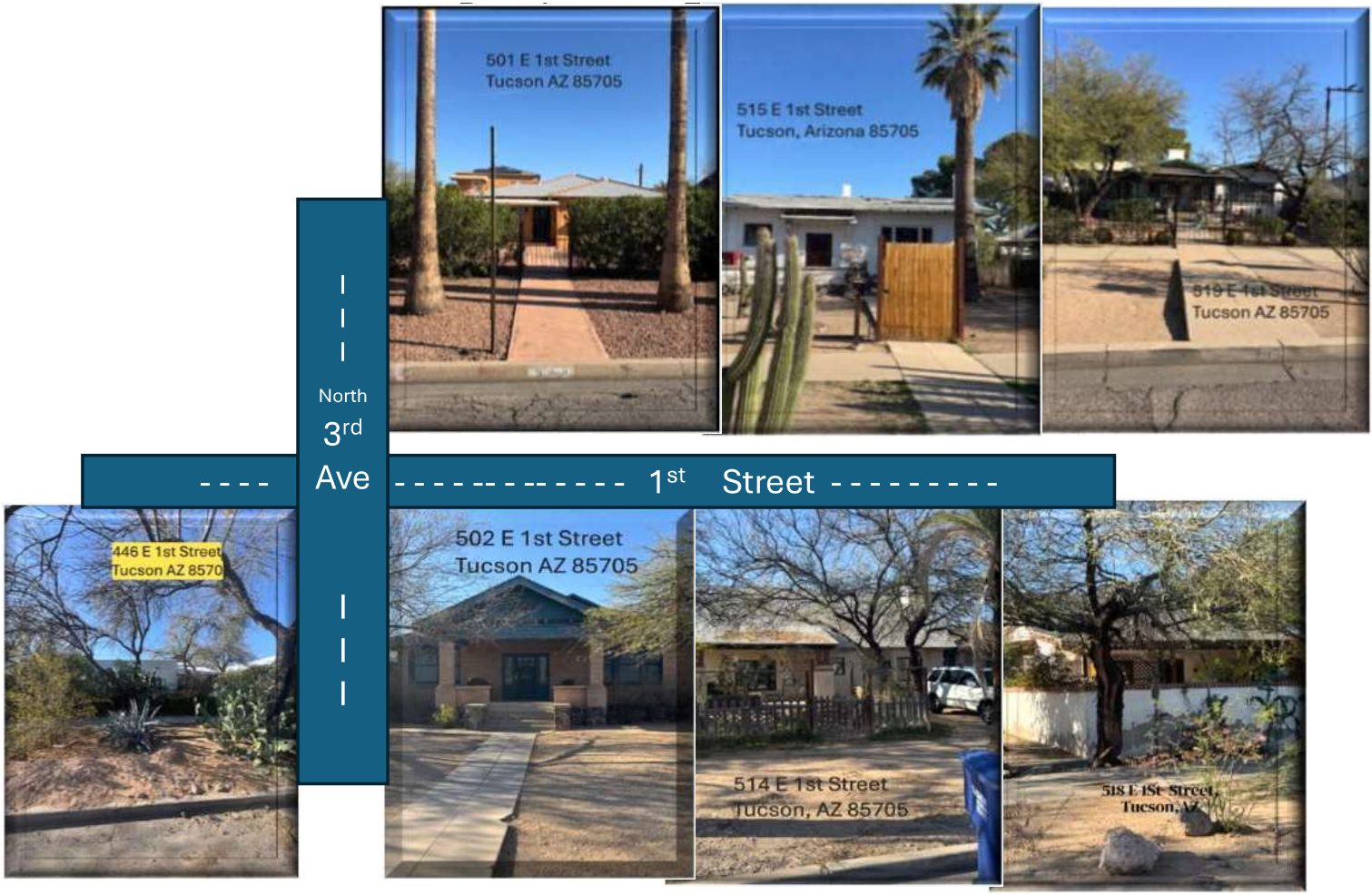




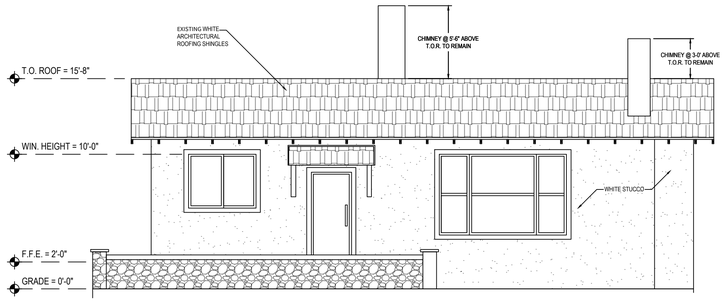


All windows unfortunately, are severely damaged and have been neglected for many years. I would have loved to save them all , but they are so dry-rotted, deteriorated, and the frames are broken from vandalism that they are not worth saving. A lot of the glass is broken, they have missing hardware, that is difficult to find. The windows do not open and close properly. It will cost more to fix the windows than installing new ones unfortunately.

Photographs of Surrounding Area To show Windows of development zone

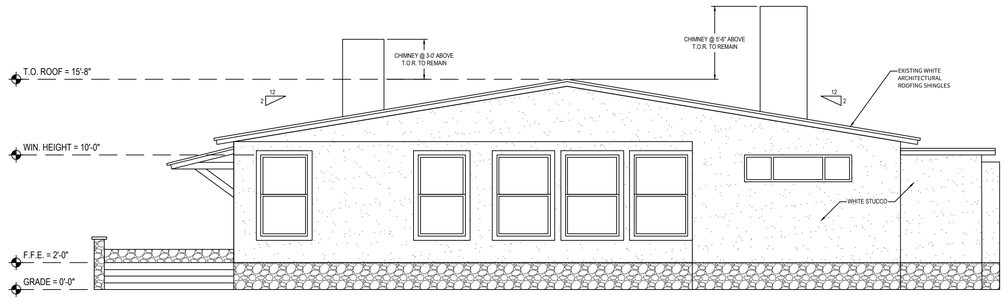


Elevations of Existing Structures on Property:main house



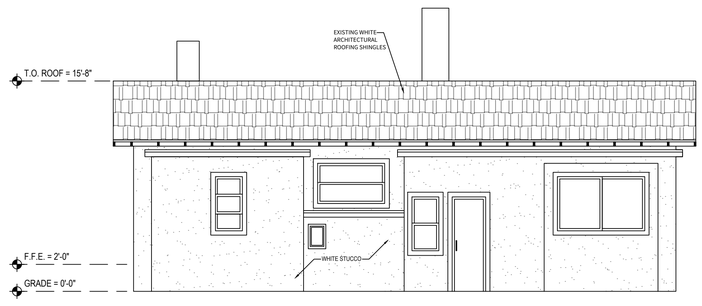
1 SOUTH ELEVATION

SCALE: 3/16"=1'



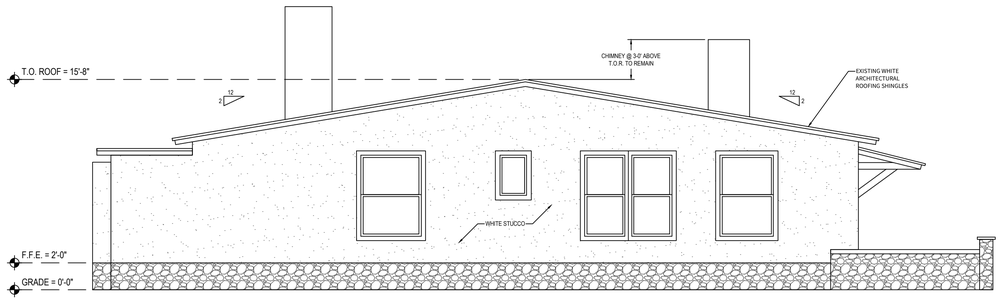
2 EAST ELEVATION

SCALE: 3/16"=1'



3 NORTH ELEVATION

SCALE: 3/16"=1'



4 WEST ELEVATION

SCALE: 3/16"=1'

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andrew@sonorandrafting.com
(520) 400-3618

NOTES:

PRIMARY RESIDENCE REMODEL
515 E. 1ST STREET, TUCSON, AZ 85705
ALTA FUNDING & INVESTMENTS

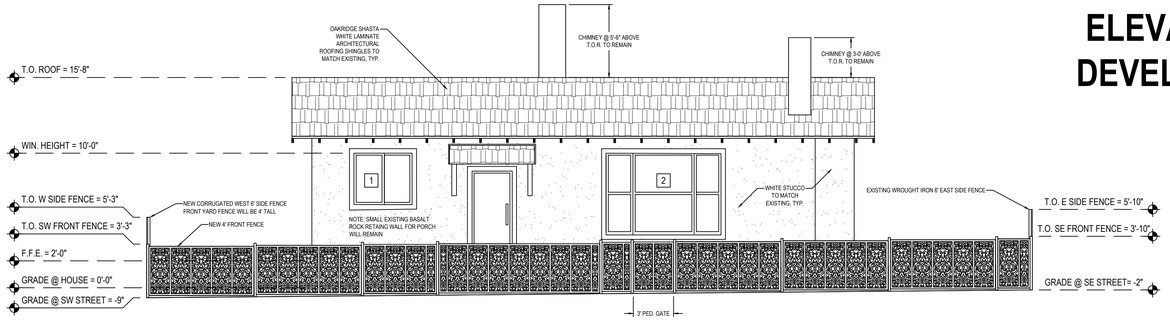
SHEET TITLE:
ELEVATIONS OF EXISTING HOUSE ON PROPERTY

SHEET NUMBER:
A-2.0

SCALE: 3/16"=1'
DATE: 9/22/2026

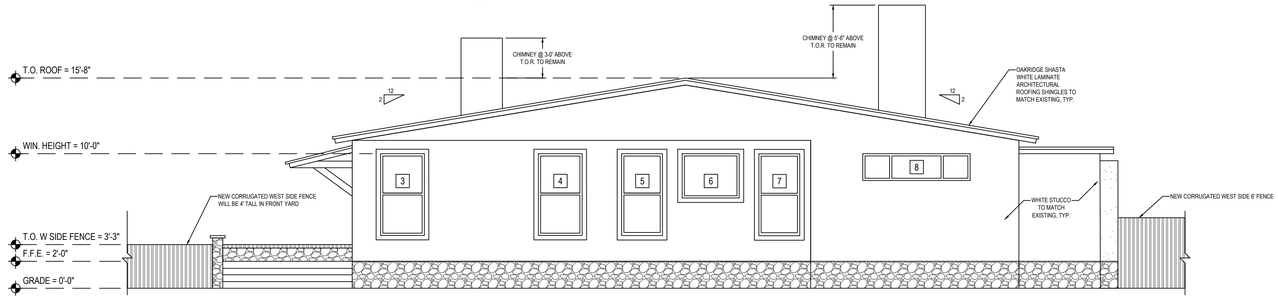
ELEVATIONS OF PROPOSED DEVELOPMENT: MAIN HOUSE

WINDOW SCHEDULE			
I.D.	WIDTH	HEIGHT	
1	52"	46"	
2	102 ¾"	73 ⅛"	
3	39 ⅛"	46"	
4	39 ⅛"	46"	
5	36 ½"	73 ¼"	
6	51"	39 ⅝"	
7	36 ½"	73 ¼"	
8	96"	24"	
9	18"	37 ¾"	
10	16"	24"	
11	51 ½"	38"	
12	24"	48"	
13	72"	48"	
14	45 ¼"	73 ¼"	
15	45 ¼"	45 ½"	(BASEMENT WINDOW)
16	39 ¼"	46"	
17	76 ¼"	73"	
18	45"	73"	



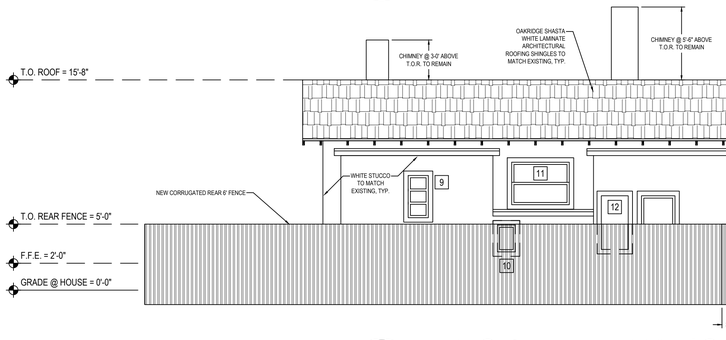
1 SOUTH ELEVATION

SCALE: 3/16" = 1'



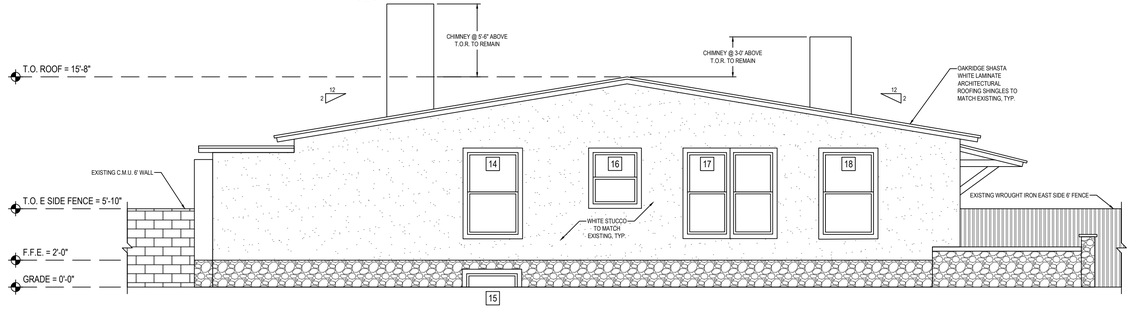
2 EAST ELEVATION

SCALE: 3/16" = 1'



3 NORTH ELEVATION

SCALE: 3/16" = 1'



4 WEST ELEVATION

SCALE: 3/16" = 1'

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NOTES:

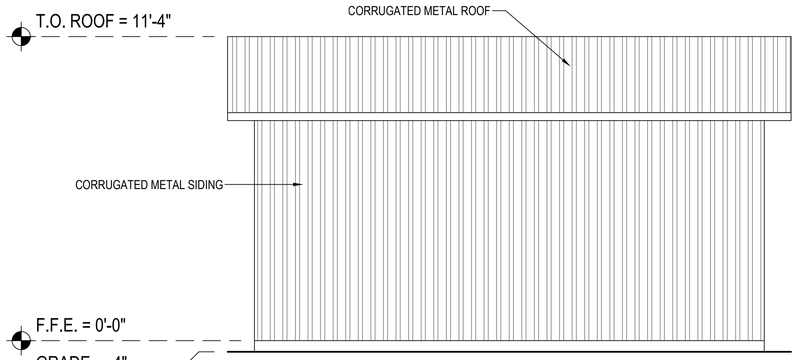
PRIMARY RESIDENCE REMODEL
515 E. 1ST STREET, TUCSON, AZ 85705
ALTA FUNDING & INVESTMENTS

SHEET TITLE:
ELEVATIONS OF PROPOSED DEVELOPMENT: MAIN HOUSE

SHEET NUMBER:
A-2.1

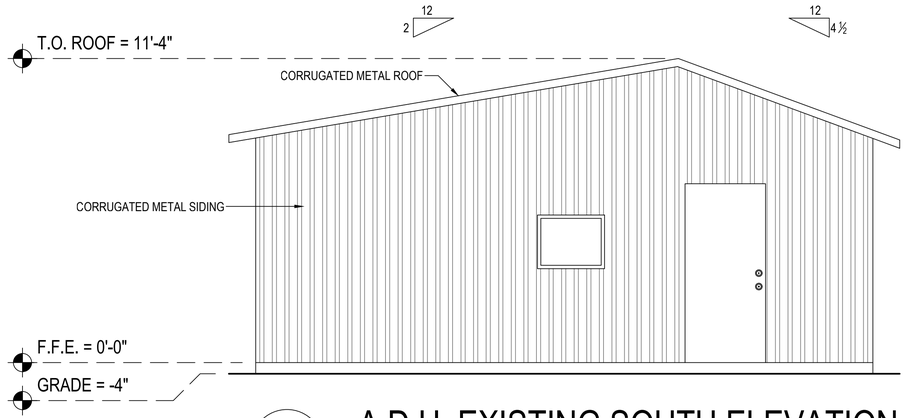
SCALE: 3/16"=1'
DATE: 9/28/2026

Elevations of Existing Structures on Property: Carriage house



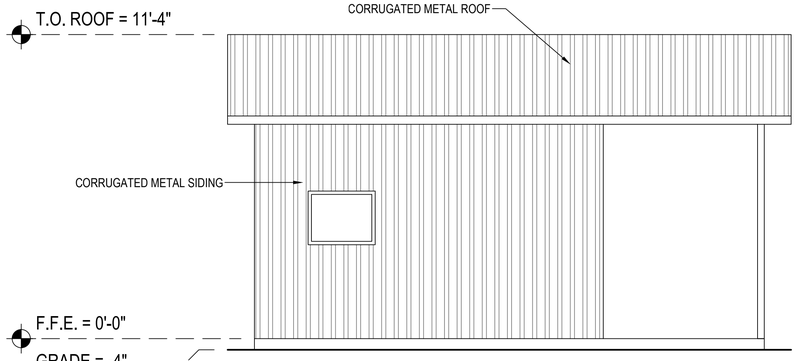
1 A.D.U. EXISTING WEST ELEVATION

SCALE: 3/8"= 1'



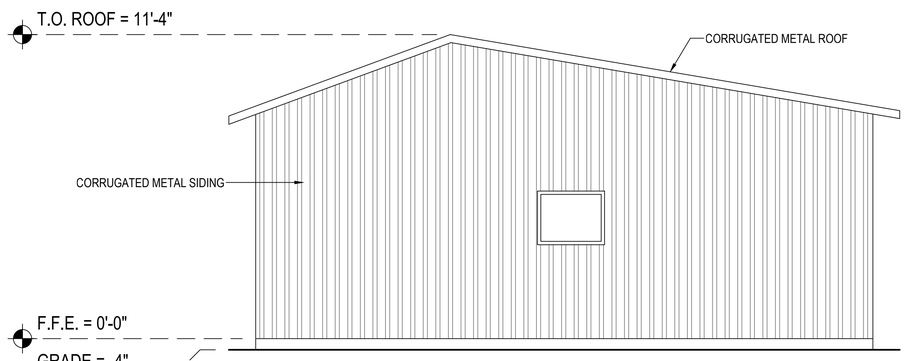
2 A.D.U. EXISTING SOUTH ELEVATION

SCALE: 3/8" = 1'



3 A.D.U EXISTING EAST ELEVATION

SCALE: 3/8" = 1'



4 A.D.U. EXISTING NORTH ELEVATION

SCALE: 3/8" = 1'

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NOTES:

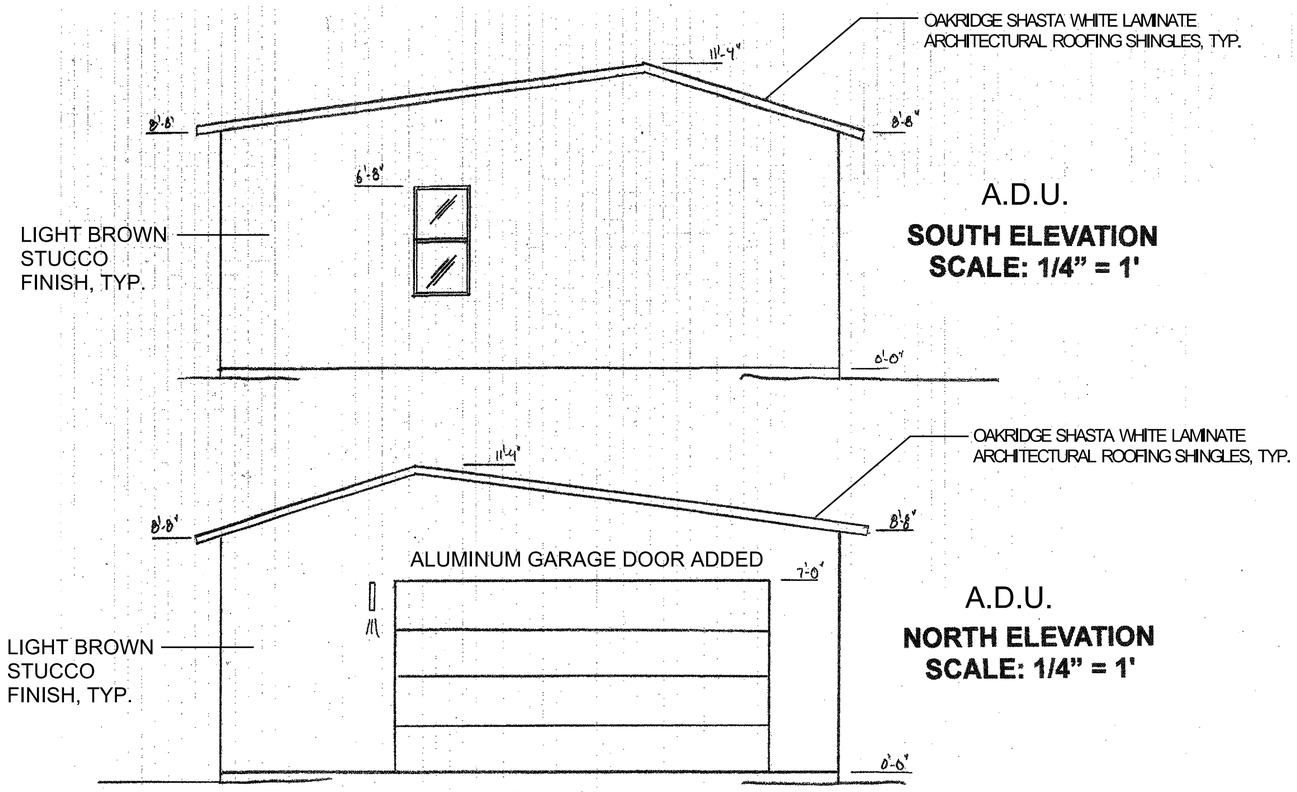
CARPORT CONVERSION TO A.D.U.
515 E. 1ST STREET, TUCSON, AZ 85705
ALTA FUNDING & INVESTMENTS

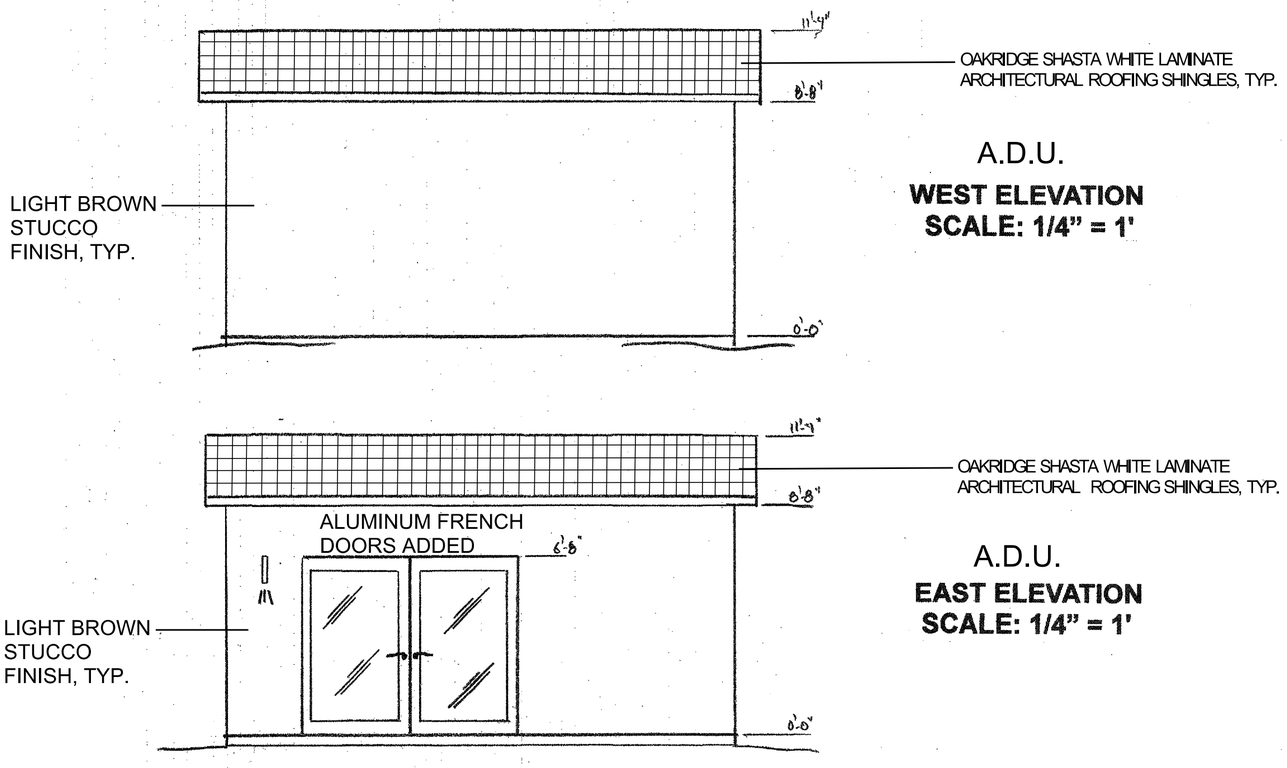
SHEET TITLE:
EXISTING ELEVATIONS

SHEET NUMBER:
A-3

SCALE: 3/8"=1'
DATE: 7/29/2026

Elevations of proposed Development: carriage house





Stucco Notes (If T1-11 Siding not used)

1. PER THE 2024 I.R.C. SCTION R703.7, INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063, AND THE PROVISIONS OF THIS CODE.
2. WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION 703.2 AND, WHERE APPLIED OVER A WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE, VAPOR PERMEABLE, BARRIER WITH A PERFORMANCE AT LEAST EQUIVELANT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING, INSTALLEDIN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIER, IS DIRECTED BETWEEN THE LAYERS. **EXCEPTION:** WHERE THE WATER RESISTIVE BARRIER THAT IS APPLED OVER WOOD BASED SHEATHING HAS A WATER RESISTANCE OF EQUAL TO OR GREATER THAN THAT OF 60 MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AND INTERVENING, SUBSTANTIALLY NON-WATER ABSORBING LAYER OR DESIGNED DRAINAGE SPACE. PER 2018 I.R.C. SECTION 703.7.3.
3. A MINIMUM .5 mm CORROSION RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

Weep Screed Detail

WEEP SCREED MUST MAINTAIN A 2" CLEARANCE FROM FINISH SURFACES. AREAS NOT ADJACENT TO PORCH MUST MAINTAIN A MINIMUM 4" CLEARANCE TO GRADE,

PROPOSED CONVERSION OF EXISTING CARPORT TO POOL HOUSE AT:
515 E 1st AVE
TUCSON, AZ 85705

4-2

ELEVATIONS

Arizona Historic Property Inventory Form

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME

Block 2 | WU-103 Lot 16

LOCATION
515 E. 1st St.

CITY/TOWN/VICINITY
Tucson

COUNTY
Pima

OWNER
Paul & Virginia Smith

OWNER'S ADDRESS
515 E. 1st St.
Tucson, AZ 85705

FORM COMPLETED BY
Isabel S. Fathauer & Greta Titche

ADDRESS
1915 E. Camino Miraval
Tucson, AZ 85718

PHOTO BY
Gail Fisher

DATE
7/79

VIEW
Front

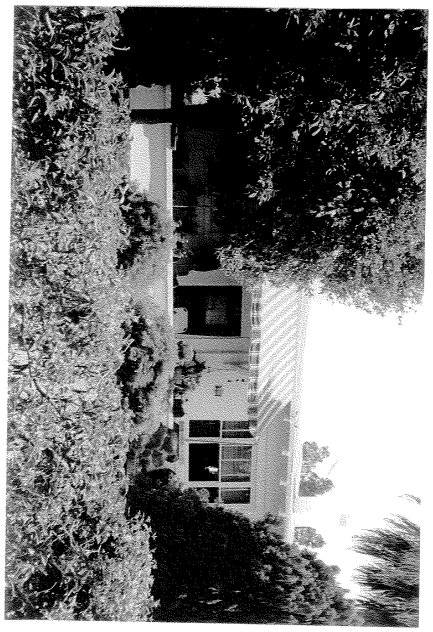
PRESENT USE
Residence

ACREAGE

STYLE OR CULTURAL PERIOD
Bungalow

SIGNIFICANT DATES
1913

CURRENT PHOTOGRAPH



PHYSICAL DESCRIPTION

One story, stone foundation, brick walls, white stucco surface, self trim, shallow hip roof, gray asphalt shingles, one chimney, good condition, little change.

STATEMENT OF SIGNIFICANCE

One of a collection of bungalows in the area.

Contributing to the character of the historic district.

VERBAL BOUNDARY DESCRIPTION

W. 2' of Lot 17 and all of Lot 16 and E. 4.8' of Lot 15, Block 2

117-02-045-0

WU-C-326

Front of property (Southside) 4' Fence design options with approval from city, designs will be new To the area, but will have that classic look that will complement historic feel of neighborhood. I'm willing to work with you to find a design. Design thickness can be adjusted to look more like wrought iron.

Option A



Option B



Option C



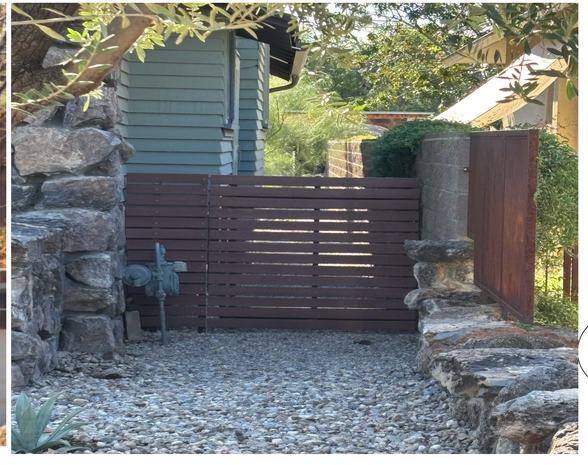
Option D



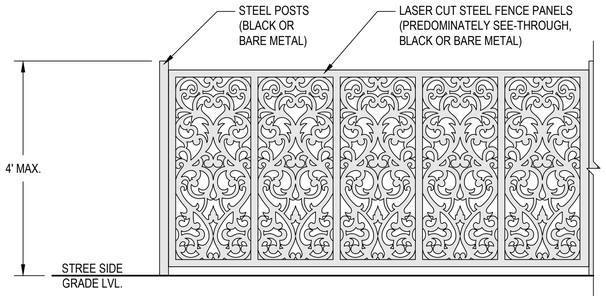
Neighborhood similar examples



518 E. 1st Ave.

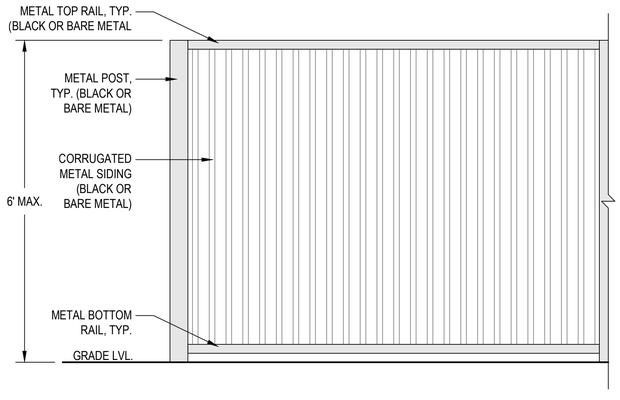


907 N. 5th Ave.



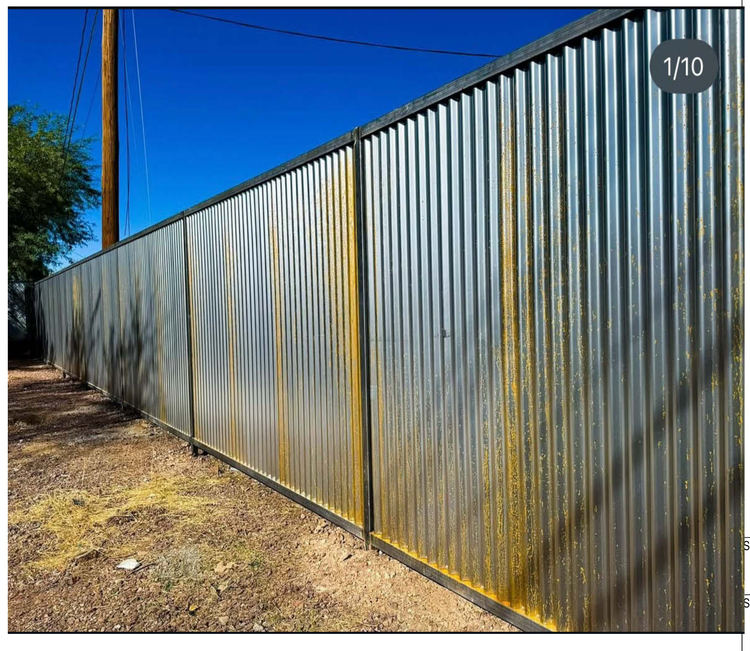
1 FRONT FENCE ELEVATION

SCALE: 3/4 = 1'



2 REAR & SIDE FENCE ELEVATION

SCALE: 3/4 = 1'



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NOTES:

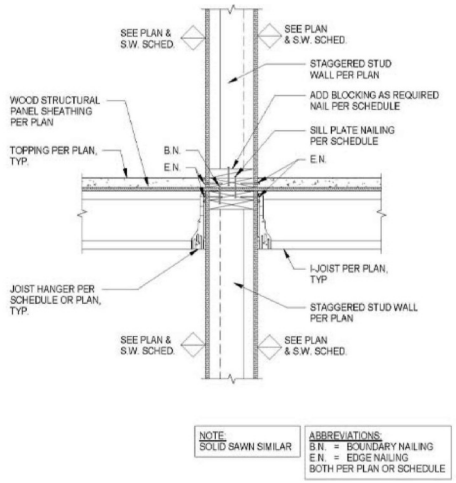
PRIMARY RESIDENCE REMODEL
515 E. 1ST STREET, TUCSON, AZ 85705
ALTA FUNDING & INVESTMENTS

SHEET TITLE:
FENCE ELEVATIONS

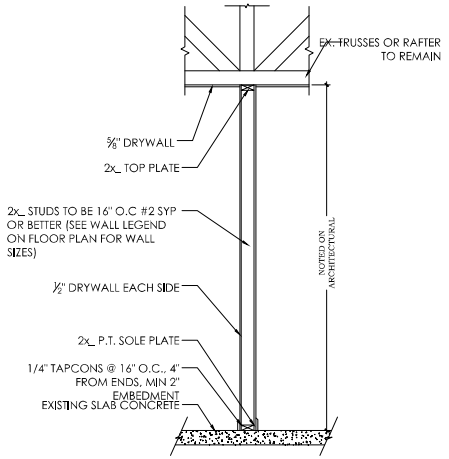
SHEET NUMBER:
A-4

SCALE: 3/4"=1'

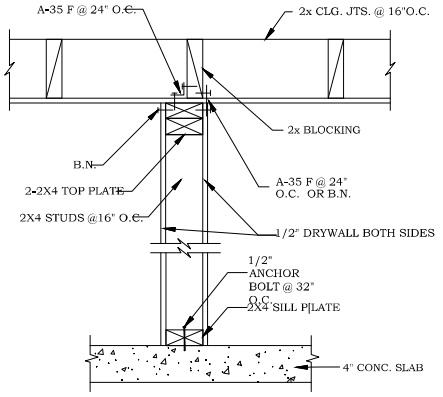
DATE: 8/04/2026



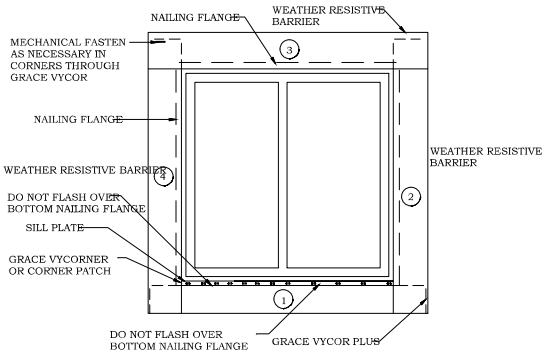
F11 FLOOR JOIST PERPENDICULAR TO INTERIOR WALL_SEMI-BALLOON
NTS



NON-BEARING INTERIOR WALL



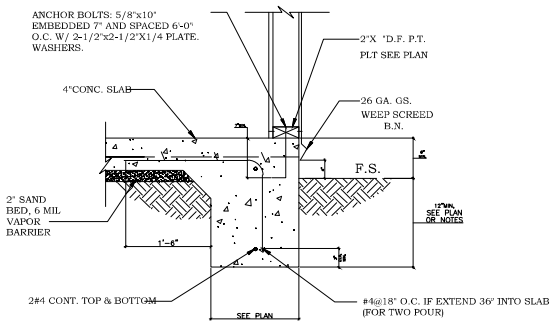
INTERIOR NON-BEARING WALL



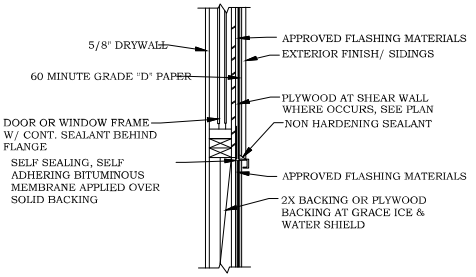
NOTES:

HEAD FLASHING TIE-IN INSTRUCTION:
1. CUT FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL GRACE VYCOR PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE

WINDOW FLASHING



EXTERIOR FOOTING DETAIL



WINDOW SILL/ FLASHING DETAIL

STAMP

PROJECT FOR
515 E 1ST STREET,
85705, USA
HEAVY REMODEL

NO.	REVISION

DRAWING NO.:

DATE:

DRAWN BY:

SHEET:

S3.0

Material Proposed for Roof for

515 West 1st Street is: Oak Shasta White laminate



Top Rated

Oakridge Shasta White Laminate Architectural Roofing Shingles (32.8 sq. ft. Per Bundle)

(2) window brochure information below:

Model Overview
JELD-WEN's
Siteline® Clad-Wood Window: Double-Hung

PROJECT TYPE
New construction and replacement
MAINTENANCE LEVEL
Moderate
WARRANTY
20 Year Warranty
COLORS & FINISHES
28 Exterior Colors
11 Interior Colors
8 Interior Finish Options
SCREEN & TRIM OPTIONS
3 Insect Screens
3 Exterior Trim Options
FRAME OPTIONS
Block Frame/Replacement
Integral Nailing Fin
GLASS
Energy efficient, tinted, textured and protective.
DIVIDED LITES
Grilles between the glass.
HARDWARE
1 Lock Option in 10 finishes
CONSTRUCTION
Tilt Sash
MATERIALS
2 Wood Options
MIN/MAX SIZING
Min Width: 21-3/8"
Min Height: 32"
Max Width: 45-3/8"
Max Height: 92"



Model Details & Options

Materials

WOOD OPTION CHOSEN



AuraLast® Pine

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

Bone, white, brilliant, white, ivory, French vanilla, hair, loom, white, Mocha cream, desert, sand, silver, smoke, stone, Flagstone, Surf, Hunter Green, stormy, admiral, navy, steel, gray, dark chocolate, Chestnut bronze, luxury, bronze, black, exterior custom finish

INTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

Perfect white, pure ivory, Desert sand Custom interior finish

INTERIOR FINISH OPTIONS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

Walnut, Kodiak, fruit, wood, clear, lacquer, black stain, Greystone, warm toffee, Custom interior stain.

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass.Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.With Low-E glass, ENERGY STAR® certified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region.

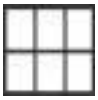
PROTECTIVE GLASS

We offer optional ImpactGard® protection, which is engineered and tested to stand up to the strong impacts of windborne debris, as well as the harsh conditions inherent to coastal areas. With the industry's leading laminate glass technology, windows and patio doors with ImpactGard protection can withstand a nine-pound piece of lumber striking the glass h hi ead-on at approximately 34 miles per hour. In addition, it significantly reduces sound transmission, blocks up to 95 percent of harmful UV rays and offers superior forced-entry resistance.

Tempered

Tempered glass reduces risk by resisting breakage but if it breaks under higher levels of impact, it will break into small pieces.

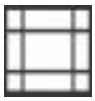
GRILLE DESIGNS



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Hardware

LOCKS



Recessed Sash Lock

LOCK HARDWARE FINISHES

We offer a range of hardware and hardware finishes for our windows. We know a Victorian house feels all the more ornate with brass fixtures. And the shine of polished chrome adds a contemporary edge to traditional architecture. Our selection ensures you can make the statement you want down to the last detail.

Available Colors: White finish, desert sand finish, chestnut bronze finish, matte black, gloss black finish, polished brush finish, antique brush finish, Brushed, chrome, oil rubbed bronze finish, satin nickel finish.

EXTERIOR TRIM

Brickmould for Clad Exterior



Flat Casing for Clad Exterior



Adams Casing for Clad Exterior



Construction & Framing

CONSTRUCTION



Tilt Sash

Our double-hung windows include a tilt latch which allows you to easily tilt the sash in to allow for convenient cleaning from the inside of your home. Tilt latches will match the hardware color of your window.

FRAME OPTIONS



Feature: Block Frame/Replacement
Block Frame/Replacement
For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.

Integral Nailing Fin

For New Construction and Replacement. Our windows come standard with a 1-1/4" pre-punched nailing fin for easy installation into new construction applications. The nailing fin is integral to the frame. It surrounds the full perimeter of the frame and helps make installations weathertight. It is appropriate for homes with siding, stucco or brick exteriors.

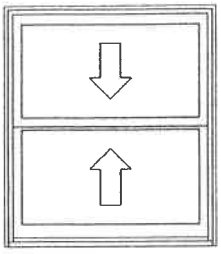
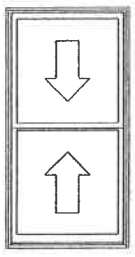
ENERGY STAR® Certified Options

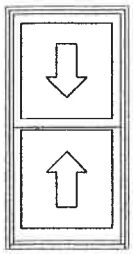
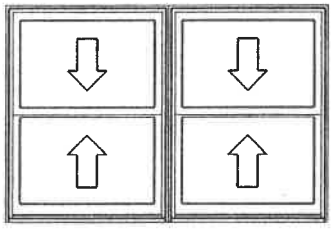
We are committed to offering products for improved energy efficiency in your home.This product has ENERGY STAR certified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2024 ENERGY STAR Partner of the Year award.The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year.Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products or visit their website here.

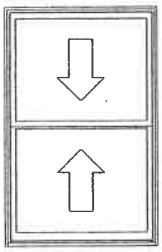
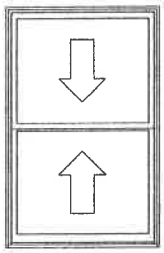


Reduced VOCs

The AuraLast® manufacturing process releases 96 percent fewer VOCs than traditional treatments, one more reason that AuraLast--The Worry-Free Wood® really is worry-free. AuraLast is JELD-WEN's exclusive water-based wood protection process. Unlike typical solvent-based dip treatments that only coat a thin layer on the wood's surface, AuraLast delivers durable 100 percent surface-to-core protection. AuraLast is 100 percent real wood, so homeowners don't have to sacrifice the beautiful appearance for industry-leading protection.

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2 Rough Opening : 39 3/4 X 44 5/8  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 39 X 43 7/8 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order..(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:35.2w, 18.3h, 4.4 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	$1,086.56	1	$1,086.56
Line 3 Rough Opening : 37 X 71 1/2  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 36 1/4 X 70 3/4 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order..(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:32.5w, 31.7h, 7.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	$1,268.44	1	$1,268.44

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 10 Rough Opening : 25 X 48 3/4  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 24 1/4 X 48 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, Insulated SunResist Obscure Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order..(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:20.5w, 20.4h, 2.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-880-06704-00001 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	$928.97	1	$928.97
Line 11 Rough Opening : 73 1/4 X 49 1/4  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 72 1/2 X 48 1/2 Siteline Clad Double Hung, Auralast Pine, 2 Wide Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order..(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	$2,279.76	1	$2,279.76
Line 11-1(A1) Rough Opening : 37 X 49 1/4		Frame Size : 36 1/4 X 48 1/2 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		color samples as needed prior to finalizing order.. Clear Opening:34.3w, 31.8h, 7.6 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW			
Line 16 Rough Opening : 45 3/4 X 71 5/8  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 45 X 70 7/8 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order..(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:41.2w, 31.8h, 9.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	$1,413.05	1	$1,413.05
Line 17 Rough Opening : 45 3/4 X 71 1/2  Viewed from Exterior. Scale: 1/2" =1'		Frame Size : 45 X 70 3/4 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Black Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order..(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:41.2w, 31.7h, 9.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-880-06704-00004 PEV 2026.1.0.5504/PDV 8.258 (03/05/26)CW	$1,413.05	1	$1,413.05