HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO:	**2022-500**
ADDRESS:	311 W ROSEWOOD AVE
LEGAL DESCRIPTION:	NCB 6532 BLK 12 LOT 17, 18, E 2 IN OF 16 & W 24.2 FT OF 19
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	DORIN REGUS/STONE OAK RENOVATIONS
OWNER:	Roberto Varela/VARELA PROPERTIES LLC
TYPE OF WORK:	Window replacement, fenestration changes
APPLICATION RECEIVED:	September 15, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace 27 windows on the primary structure.
2. Replace three sets of doors on the primary structure.
3. Add two new windows to the first floor of the primary structure.
4. Remove a small addition near the northeast corner of the rear accessory structure.
5. Infill two garage doors and two windows on the rear accessory structure.
6. Add eight windows to the rear accessory structure.
7. Remove a concrete path and steps between the rear accessory structure and the pool.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or ―cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 311 W Rosewood includes a two-story Spanish Eclectic residence with a rear one-story, two-bay garage built c 1931. The house is clad in stucco with a barrel tile roof at the first floor and a flat roof with parapet on the second floor. Existing historic windows are one-over-one and wood sash, with modern windows found in both metal and vinyl at the northeast corner of the first floor and across much of the second floor. Sets of four thin ganged doors are found on the single-story west wing of the house; the south set of doors is historic, while the north set features modern wood replacement doors. The single-story rear garage is a split two-bay with attached living area. The northeast portion of the parcel is dominated by an in-ground pool. The property contributes to the Monte Vista historic district.
b. ADMINISTRATIVE APPROVAL: The applicant requested approval to paint the exterior of the property. This scope of work is eligible for administrative review and approval and does not require HDRC review.
c. WINDOW REPLACEMENT (PRIMARY): The applicant requests approval to replace 27 windows on the primary structure, including historic wood windows and modern vinyl- and metal-sash windows, with one-over-one fiberglass windows. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.iii states that historic windows should be preserved, and 6.B.iv says that when original windows are deteriorated beyond repair, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff conducted a window inspection Friday, October 7, 2022, with the applicant present. On the first floor, staff determined that eight historic wood windows are in reparable condition and that four metal-sash windows and one vinyl window are eligible for replacement. Windows eligible for replacement are the three ganged windows numbered 10 and individual windows numbered 11 and 13 on the attached window schedule. On the second floor, staff determined three historic wood windows are in reparable condition, including the window at the stairwell landing. Nine modern windows are eligible for replacement, and two historic wood windows appear beyond repair. Second-floor windows eligible for replacement include those numbered 19-26 and 37 on the attached window schedule, plus an additional window not included on the floor plans on the west side of the northwest corner of the second floor. This window is currently closed from the inside, but the historic wood window is visible from the exterior. Though staff finds windows numbered 10 (three ganged windows), 11, 13, 19-26, and 37 on the attached window schedule and the west-facing window at the northwest corner of the second story are eligible for replacement, the fiberglass product proposed by the applicant does not conform to guidelines. A wood or aluminum-clad wood product conforms to guidelines as well as Standard Specifications for Original Wood Window Replacement. First-floor windows numbered 3, 4, 5 (three ganged windows), and 6-9 on the attached window schedule plus one window in the first-floor powder room should be retained and repaired. Second-floor windows numbered 15, 17, and 19 on the attached window schedule should also be retained and repaired. Staff has included in this case file a coded window schedule showing windows that should be retained in red and windows eligible for replacement in green.
d. DOOR REPLACEMENT (PRIMARY): The applicant requests approval to replace two sets of wood doors on the west wing of the first floor and a pair of modern doors leading to a second-floor balcony on the south elevation. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.ii says historic doors should be preserved, including hardware, fanlights, sidelights, pilasters, and entablatures. Guideline 6.B.i says to replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair, and when in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Staff conducted a window inspection Friday, October 7, 2022, with the applicant present; the inspection included doors proposed for replacement. Staff noted historic hinges and hardware on the north-facing west wing doors, but modern hardware on the south-facing west wing doors. The applicant proposes replacing the west wing doors with a pair of operable wood doors flanked by fixed 12-lite windows. Each set of doors includes four operable panels—i.e., each of the four panels opens away from the center of the configuration. Staff finds this condition should be replicated with replacement products. In-kind

replacement of the south-facing west wing doors conforms to guidelines, but staff finds the north-facing doors in operable condition. The pair of doors on the north side of the second floor are modern and are eligible for replacement. Staff finds the proposed pair of 15-lite wood doors conform to guidelines. Staff has included in this case file a coded window schedule showing doors that should be retained in red, namely the north-facing doors on the first-floor west wing, and doors eligible for replacement in green.

e. FENESTRATION CHANGES (PRIMARY): The applicant requests approval to introduce two new windows on the first floor of the primary structure, numbered 12 and 14 on the attached window schedule. The windows are located on the rear (north) elevation and on the west elevation but screened by the west wing of the house. Staff finds the introduction of two new windows generally appropriate, but finds that the fiberglass window product proposed by the applicant does not conform to guidelines.
f. PARTIAL DEMOLITION (GARAGE): The applicant requests approval to demolish a small addition at the northwest corner of the garage. The garage has been modified over time and no longer appears in its original footprint. Staff finds the removal of this addition appropriate.
g. EXTERIOR MODIFICATIONS (GARAGE): The applicant requests to infill two garage doors and two windows, add eight windows and three sliding doors to the rear garage, and partially remove a concrete walkway between the garage and pool. Though Historic Design Guidelines for Exterior Maintenance and Alterations 9.A.i says existing historic outbuildings should be preserved where they remain, staff determined that the garage has undergone numerous modifications over the decades and is thus eligible for modification. Staff finds the applicant's requests generally appropriate.
h. WINDOWS (GARAGE): The applicant proposes to replace introduce eight fiberglass windows to the garage. Standard Specifications for Windows in Additions and New Construction state that new windows should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Whole window systems should match the size of historic windows on property unless otherwise approved. The applicant proposes a variety of sizes of windows for the garage: six 30"x60", one 36"x36", and one 12"x36" fixed-sash window. Staff finds this generally appropriate, but recommends a window with a more historic configuration in lieu of the fixed-sash window, such as a smaller one-over-one window. Staff also finds the fiberglass product proposed by the applicant does not conform to guidelines and finds a wood or aluminum-clad wood product would be more appropriate.
i. DOORS (GARAGE): The applicant proposes to add three sets of fiberglass sliding doors on the south and east elevations of the garage. Staff finds a wood or aluminum-clad wood product would be more appropriate.

RECOMMENDATION:

Staff recommends approval of item 1, window replacement on the primary structure, based on findings c through e, with the following stipulations:

i. That first-floor windows numbered 3, 4, 5 (three ganged windows), and 6-9 on the attached window schedule plus one window in the first-floor powder room should be retained and repaired.
ii. That second-floor windows numbered 15, 17, and 19 on the attached window schedule should be retained and repaired.
iii. That the applicant propose a wood or aluminum-clad wood window product that conforms to guidelines and to Standard Specifications for Wood Window Replacement.
iv. That the historic window pattern of the second story be retained, to include the window on the west side of the northwest corner that is currently closed from the inside.

Staff recommends approval of item 2, replacement of doors on the primary structure, based on finding d, with the following stipulation:

i. That the north-facing doors on the west wing be retained and repaired.
ii. That the south-facing doors on the west wing include four fully operable doors.

Staff recommends approval of item 3, addition of two windows to the first-floor of the primary structure, based on finding e, with the following stipulation:

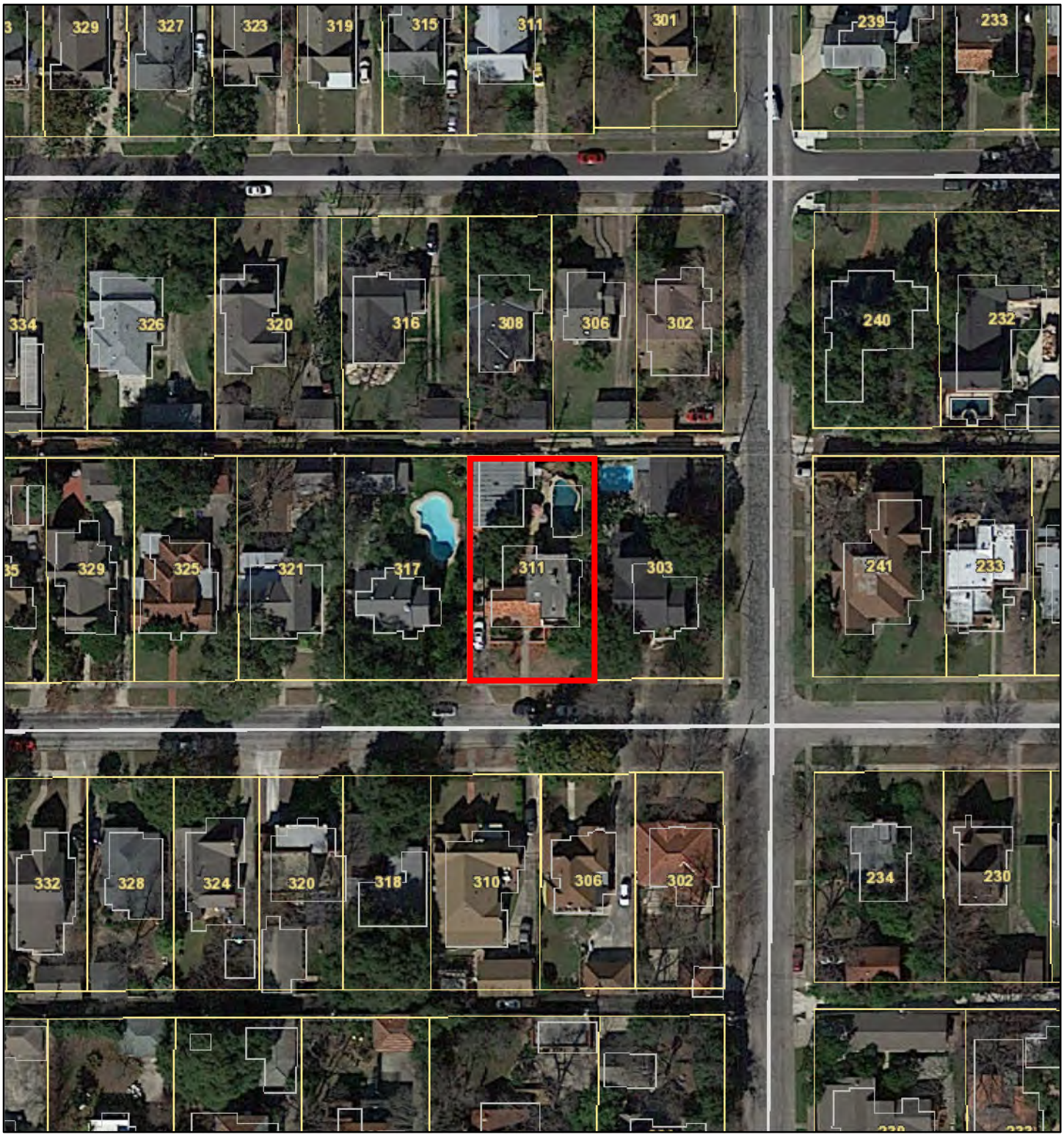
i. That the applicant propose a wood or aluminum-clad wood window product that conforms to guidelines and to Standard Specifications for Wood Window Replacement.

Staff recommends approval of item 4, removal of a small addition near the northeast corner of the rear accessory structure, based on finding f.

Staff recommends approval of items 5 through 7 based on findings g through i, with the following stipulations:

i. That the applicant propose window and door products that are wood or aluminum-clad wood and otherwise conform to guidelines and Standard Specifications for Windows on Additions and New Construction.

City of San Antonio One Stop



October 13, 2022

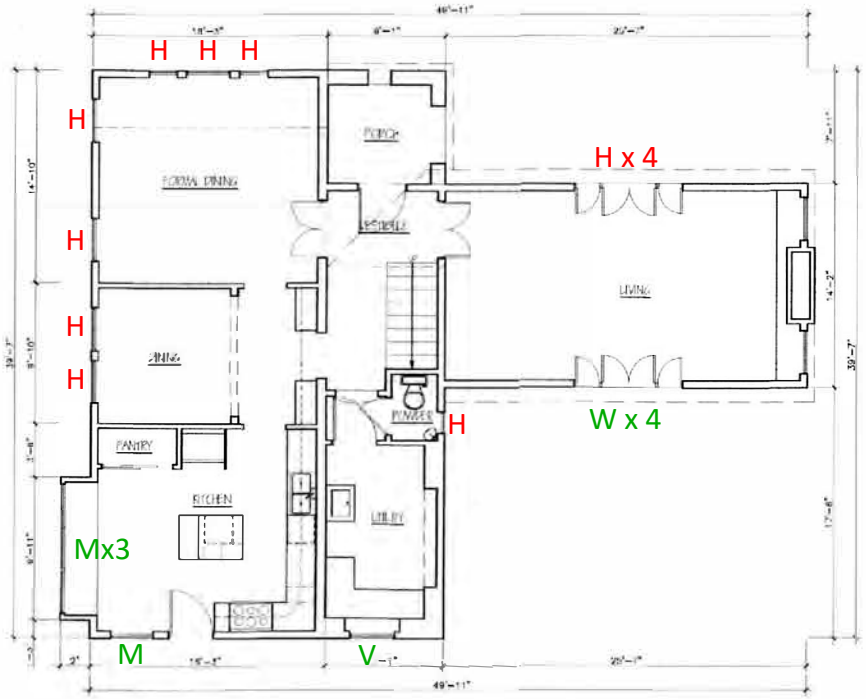
1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

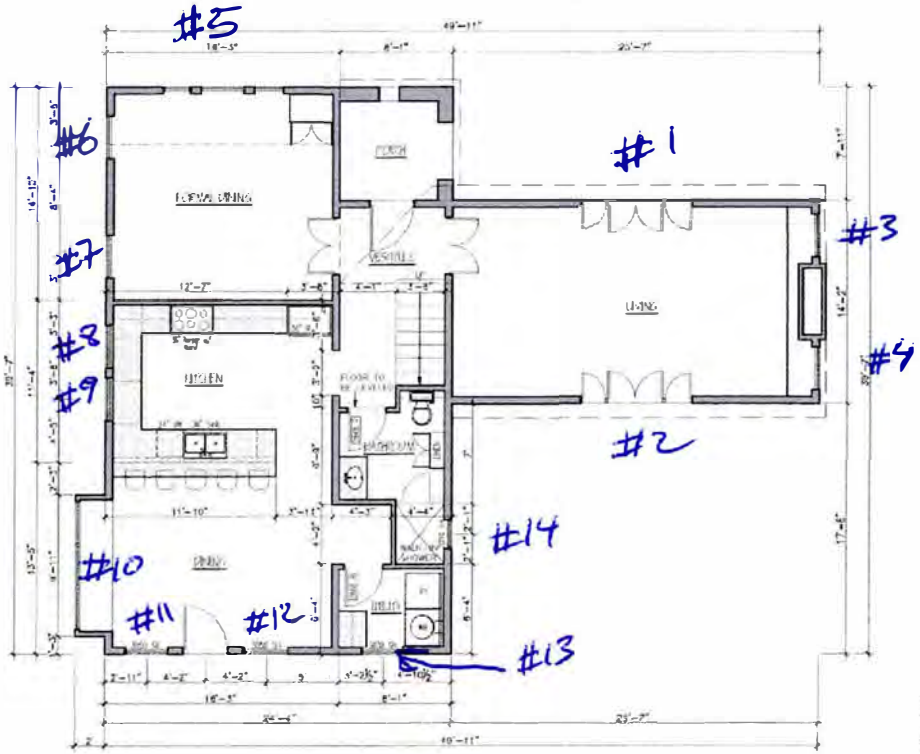
City of San Antonio GIS
Copyright 10-13-2022

EXISTING



1ST FLOOR	1,284 SF
PORCH	64 SF
TOTAL	1,348 SF

1 1ST FLOOR PLAN - EXISTING
1/4" = 1'-0"



1ST FLOOR	1,284 SF
PORCH	64 SF
TOTAL	1,348 SF

2 1ST FLOOR PLAN - PROJECTED
1/4" = 1'-0"

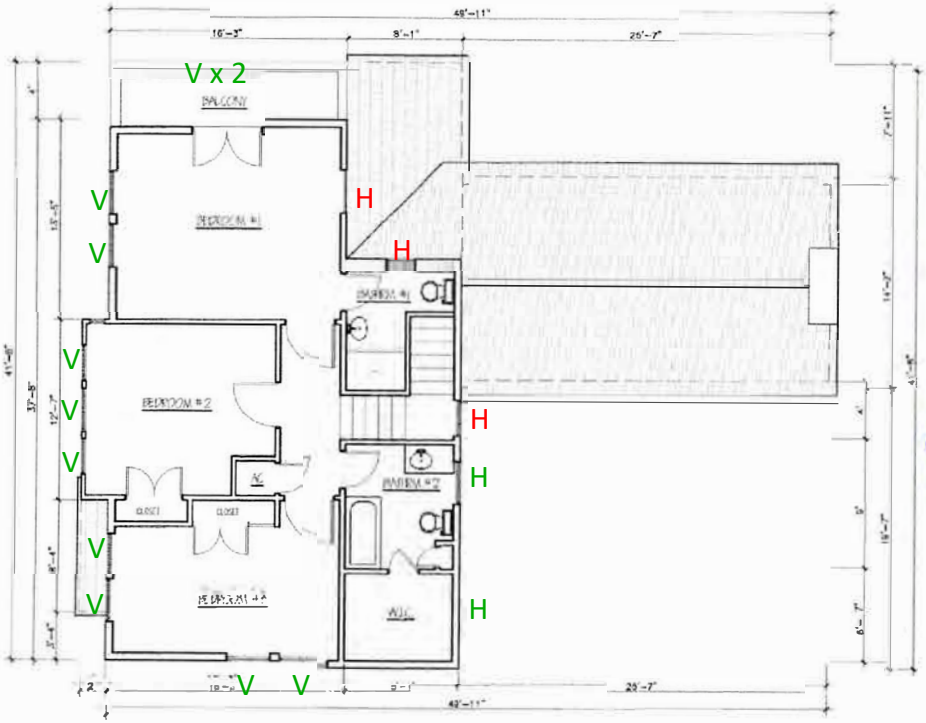
OHP STAFF NOTES
H = Historic wood sash, to be retained
H = Historic wood sash, but beyond repair
V = Vinyl sash, eligible for replacement
M = Metal sash, eligible for replacement
W = Modern wood, eligible for replacement

1.2

HOME REMODELING
311 W ROSEWOOD AVENUE
San Antonio, TX 78212

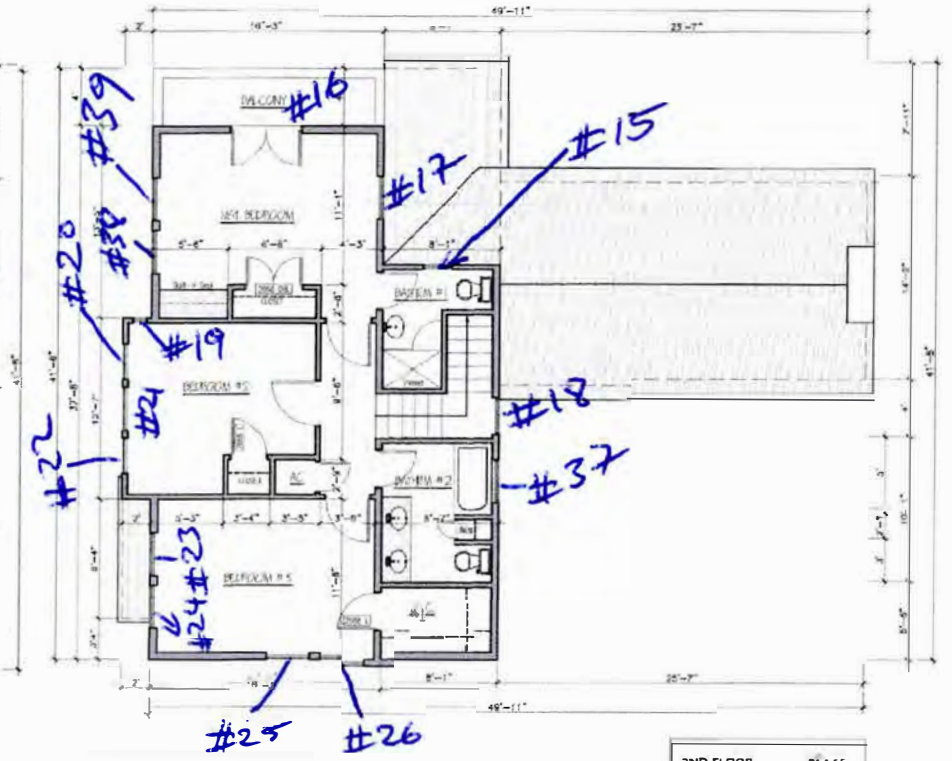
ALAMO CONSTRUCTION
Residential Commercial Demolition

EXISTING



2ND FLOOR	864 SF
BALCONY	65 SF
TOTAL	929 SF

1 2ND FLOOR PLAN – EXISTING
1/4" = 1'-0"



2ND FLOOR	864 SF
BALCONY	65 SF
TOTAL	929 SF

2 2ND FLOOR PLAN – PROJECTED
1/4" = 1'-0"

OHP STAFF NOTES

H = Historic wood sash, to be retained

H = Historic wood sash, but beyond repair

V = Vinyl sash, eligible for replacement

M = Metal sash, eligible for replacement

W = Modern wood, eligible for replacement

1.3

HOME REMODELING

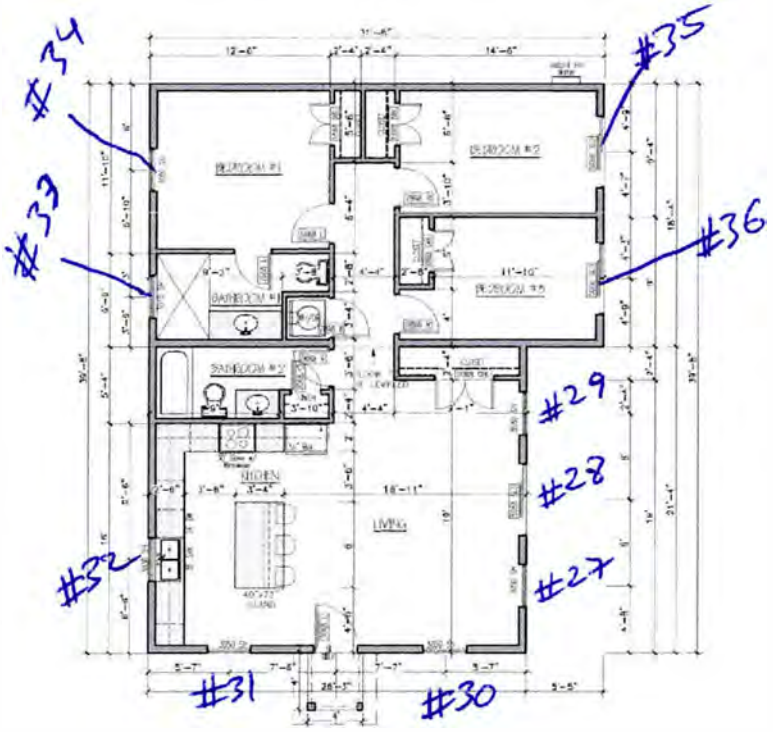
311 W. ROSEWOOD AVE. NE
San Antonio, TX 78221.2

ALAMO CONSTRUCTION
Residential – Commercial – Demolition

EXISTING

LIVING AREA 1,179 SF

1 CASITA FLOOR PLAN - EXISTING
1/4" = 1'-0"



LIVING AREA 1,141 SF

2 CASITA FLOOR PLAN - PROJECTED
1/4" = 1'-0"

1.4

HOME REMODELING

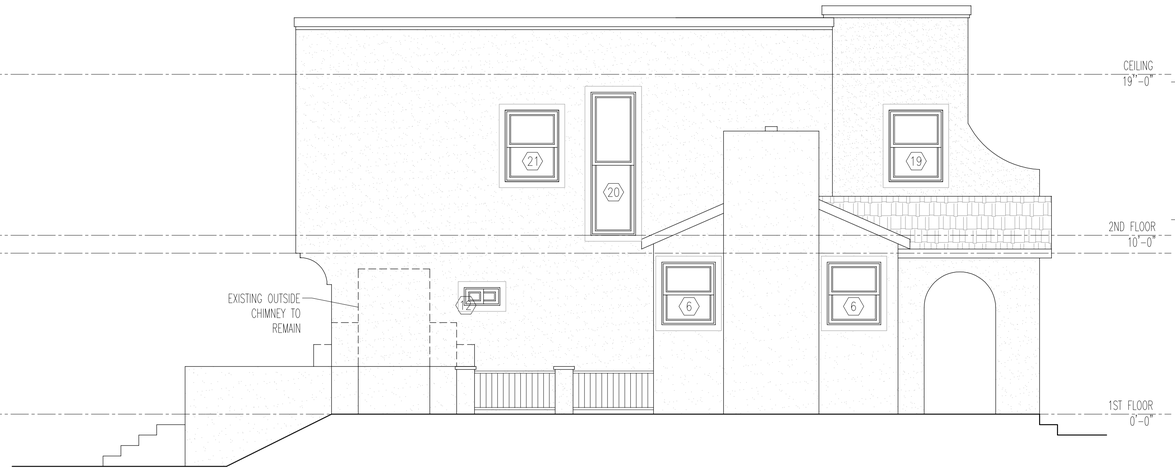
311 W ROSEWOOD AVENUE
San Antonio, TX 78212

PROJECT
OWNER
ADDRESS

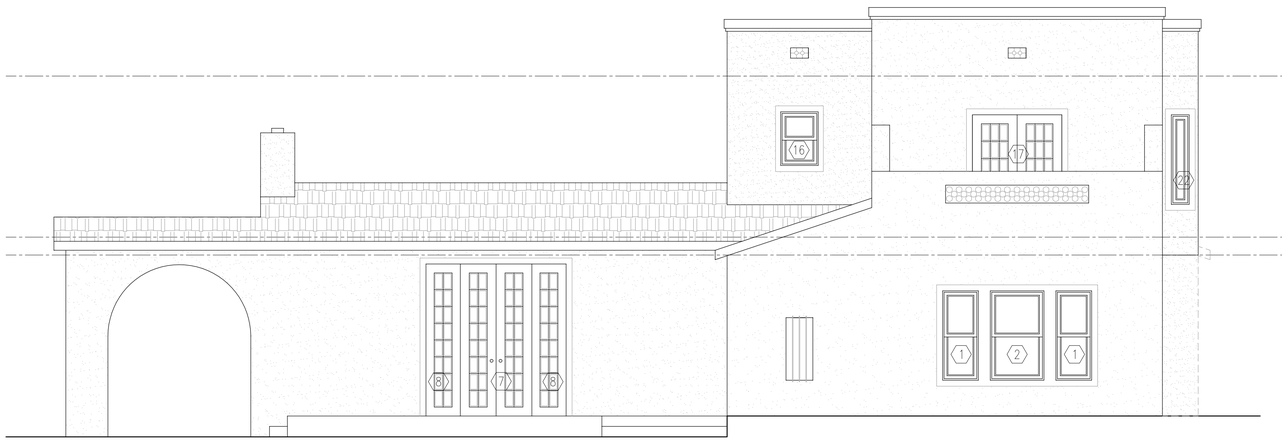
ALAMO CONSTRUCTION
Residential — Commercial — Demolition

CASITA
FLOOR PLANS

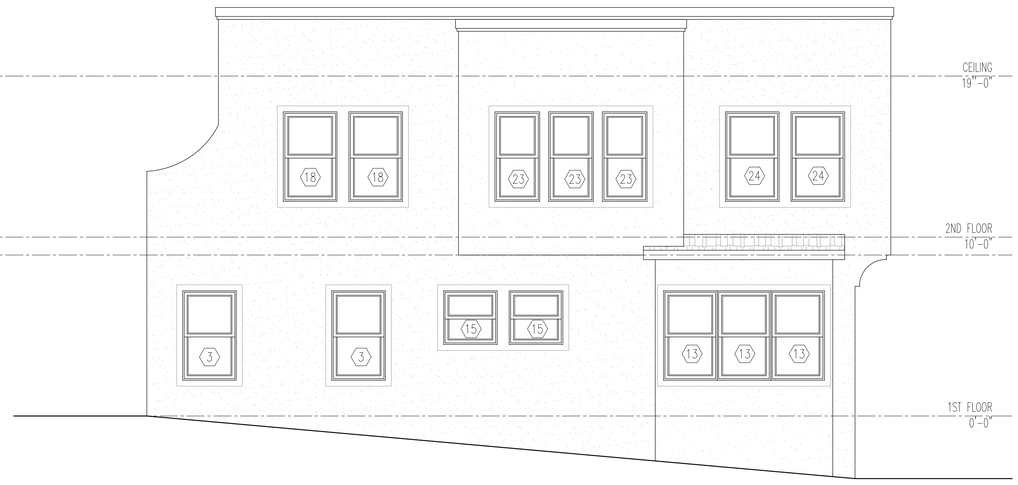
BACK ELEVATION - PROPOSED
1/4" = 1'-0"



LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



RIGHT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"

PROPOSED 1ST FLOOR - DOOR & WINDOW SCHEDULE

#	QTY.	LOCATION	SIZE
1	2	FRONT FORMAL DINING WINDOWS	25-1/4"W X 63-1/2"H SH
2	1	FRONT FORMAL DINING WINDOW	37-1/4"W X 63-1/2"H SH
3	2	FRONT FORMAL DINING SIDE WINDOW	37-1/4" X 63-1/2" SH
4	1	FRONT DOOR - EXISTING REMAINING	NO CHANGE
5	1	DINING ROOM DOOR - EXISTING REMAINING	NO CHANGE
6	2	LIVING ROOM SIDE WINDOWS	31-1/4"W X 39-1/2"H SH
7	1	LIVING ROOM FRONT DOOR	42"W X 98"H DOOR
8	2	LIVING ROOM FRONT WINDOWS	23"W X 98"H FIXED WINDOW
9	1	LIVING ROOM BACK DOOR	48-5/8" X 98" DOOR
10	2	LIVING ROOM BACK WINDOWS	25-7/16"W X 98"H FIXED WINDOW
11	1	LAUNDRY WINDOW	35-1/2"W X 29-1/2"H SLIDER
12	1	BATHROOM	24-1/2"W X 12"H SLIDER GLAZED
13	3	DINING ROOM WINDOWS	35-1/2"W X 59-1/2"H SH
14	2	DINING ROOM BACK WINDOWS	37-1/2"W X 59-1/2"H SH
15	2	KITCHEN WINDOWS	37-1/2"W X 37-1/2"H SH

PROPOSED 2ND FLOOR - DOOR & WINDOW SCHEDULE

#	QTY.	LOCATION	SIZE
16	1	FRONT UPSTAIRS BATH WINDOW	25-1/4"W X 35-1/2"H SH
17	1	FRONT UPSTAIRS MST. BEDROOM DOOR	60-5/8"W X 82"H DOOR
18	2	FRONT UPSTAIRS MST. BEDROOM WINDOWS (RIGHT)	37-1/4"W X 63-1/2"H SH
19	1	FRONT UPSTAIRS MST. BEDROOM WINDOW (LEFT)	37-1/4"W X 51-1/2"H SH
20	1	STAIR WINDOW	31-1/4"W X 95-1/2"H SH
21	1	UPSTAIRS BATH WINDOW	29-1/2"W X 47-1/2"H SH
22	1	UPSTAIRS BEDROOM #2 WINDOW	12"W X 60-1/2"H FIXED
23	3	UPSTAIRS BEDROOM #2 WINDOWS	31-1/2"W X 61-1/2"H SH
24	4	UPSTAIRS BEDROOM #3 WINDOWS	35-1/2"W X 59-1/2"H SH

NOTE:
FOR ADDITIONAL WINDOW SPECS, PLEASE SEE WINDOW MANUFACTURER.

WalCAD
Building Design Company
San Antonio, TX
waltcarrasco@gmail.com
210.454.1869

PROJECT
HOME REMODELING

OWNER

ADDRESS
311 W. ROSEWOOD AVENUE
San Antonio, TX 78212

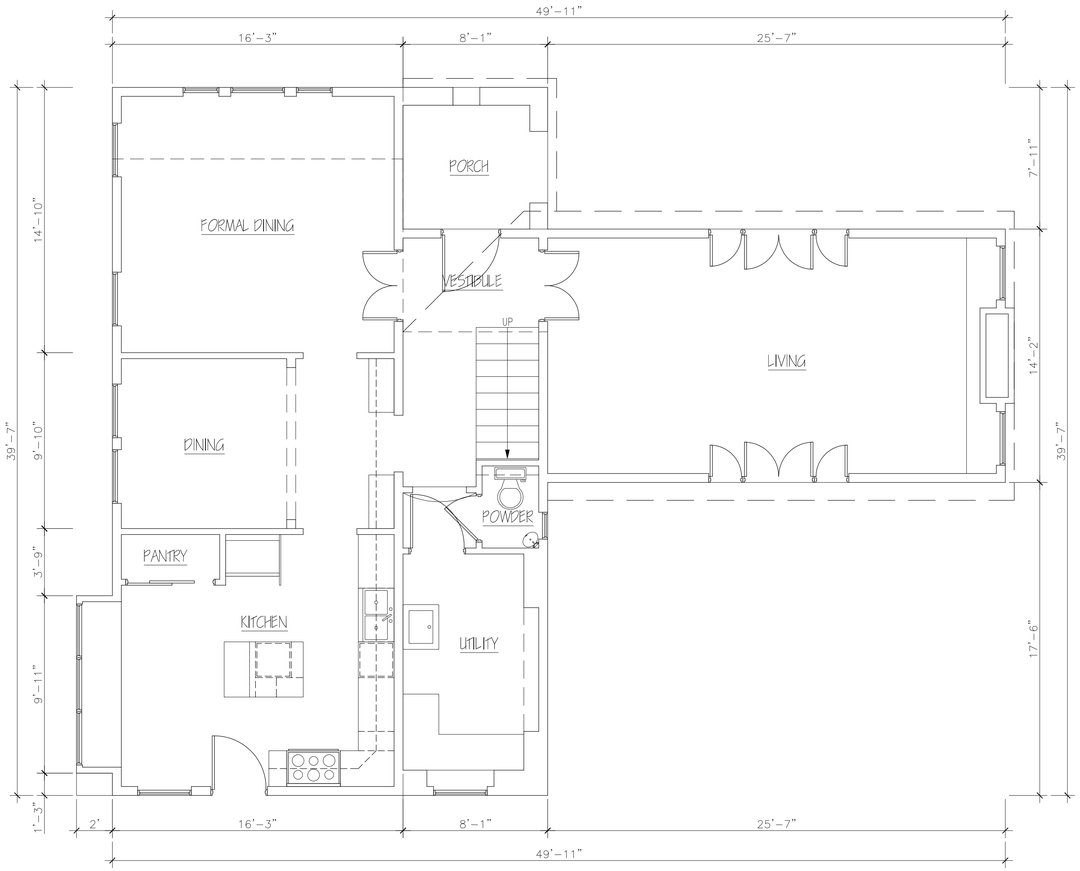
No	Description	Date
A	For Revision	

ALAMO CONSTRUCTION
Residential - Commercial - Demolition
1106 Vidorra Ct.
SAN ANTONIO, TX 78216
alamoconstructiondemo.com

Sheet Title
PROPOSED ELEVATIONS

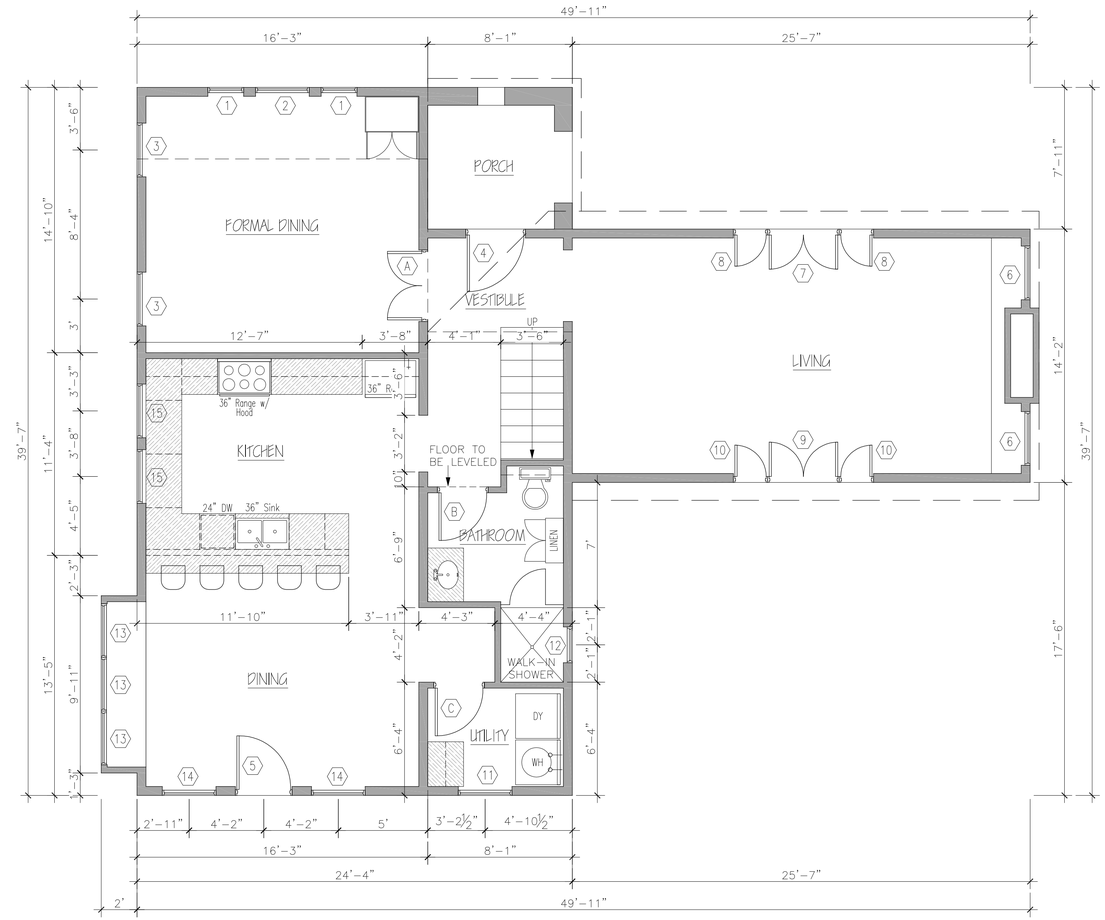
Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN

Issue Date
09/28/2022



1 1ST FLOOR PLAN - EXISTING
1/4" = 1'-0"

1ST FLOOR	1,284 SF
PORCH	64 SF
TOTAL	1,348 SF



2 1ST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

1ST FLOOR	1,284 SF
PORCH	64 SF
TOTAL	1,348 SF

PROPOSED 1ST FLOOR - DOOR & WINDOW SCHEDULE

#	QTY.	LOCATION	SIZE
1	2	FRONT FORMAL DINING WINDOWS	25-1/4"W X 63-1/2"H SH
2	1	FRONT FORMAL DINING WINDOW	37-1/4"W X 63-1/2"H SH
3	2	FRONT FORMAL DINING SIDE WINDOW	37-1/4" X 63-1/2" SH
4	1	FRONT DOOR - EXISTING REMAINING	NO CHANGE
5	1	DINING ROOM DOOR - EXISTING REMAINING	NO CHANGE
6	2	LIVING ROOM SIDE WINDOWS	31-1/4"W X 39-1/2"H SH
7	1	LIVING ROOM FRONT DOOR	42"W X 98"H DOOR
8	2	LIVING ROOM FRONT WINDOWS	23"W X 98"H FIXED WINDOW
9	1	LIVING ROOM BACK DOOR	48-5/8" X 98" DOOR
10	2	LIVING ROOM BACK WINDOWS	25-7/16"W X 98"H FIXED WINDOW
11	1	LAUNDRY WINDOW	35-1/2"W X 29-1/2"H SLIDER
12	1	BATHROOM	24-1/2"W X 12"H SLIDER GLAZED
13	3	DINING ROOM WINDOWS	35-1/2"W X 59-1/2"H SH
14	2	DINING ROOM BACK WINDOWS	37-1/2"W X 59-1/2"H SH
15	2	KITCHEN WINDOWS	37-1/2"W X 37-1/2"H SH
A	1	FORMAL DINING ROOM FRENCH DOOR	48"W X 80"H WOOD DOOR
B	1	BATHROOM DOOR	32"W X 80"H WOOD DOOR
C	1	LAUNDRY DOOR	32"W X 80"H WOOD DOOR

NOTE:
FOR ADDITIONAL WINDOW SPECS, PLEASE SEE WINDOW MANUFACTURER.

SHEET
1.2

WalCAD Building Design Company
San Antonio, TX
waltcarrasco@gmail.com
210.454.1869

PROJECT
HOME REMODELING

OWNER

ADDRESS
311 W. ROSEWOOD AVENUE
San Antonio, TX 78212

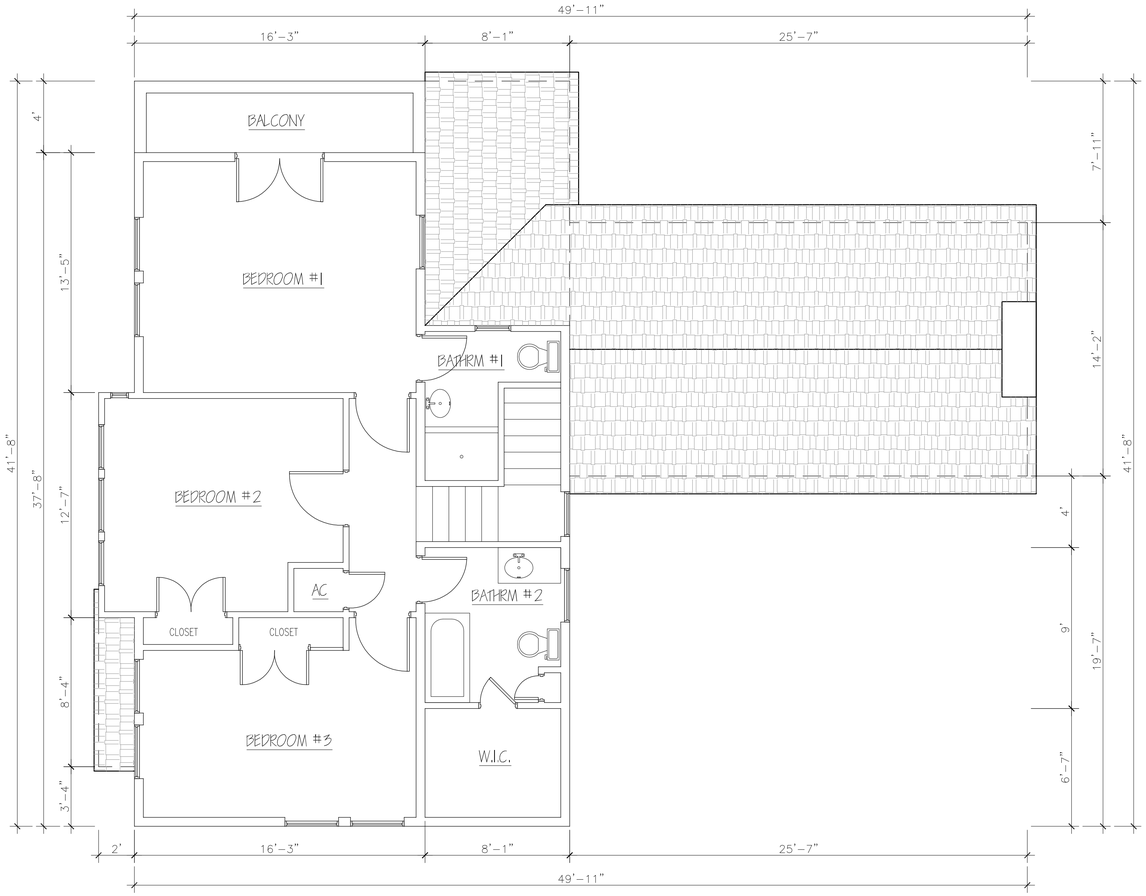
No	Description	Date
A	For Revision	06/16/2022
B	For Revision	09/29/2022

ALAMO CONSTRUCTION
Residential - Commercial - Demolition
1106 Vidorra Ct.
SAN ANTONIO, TX 78216
alamoconstructiondemo.com

Sheet Title
1ST FLOOR PLANS

Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN

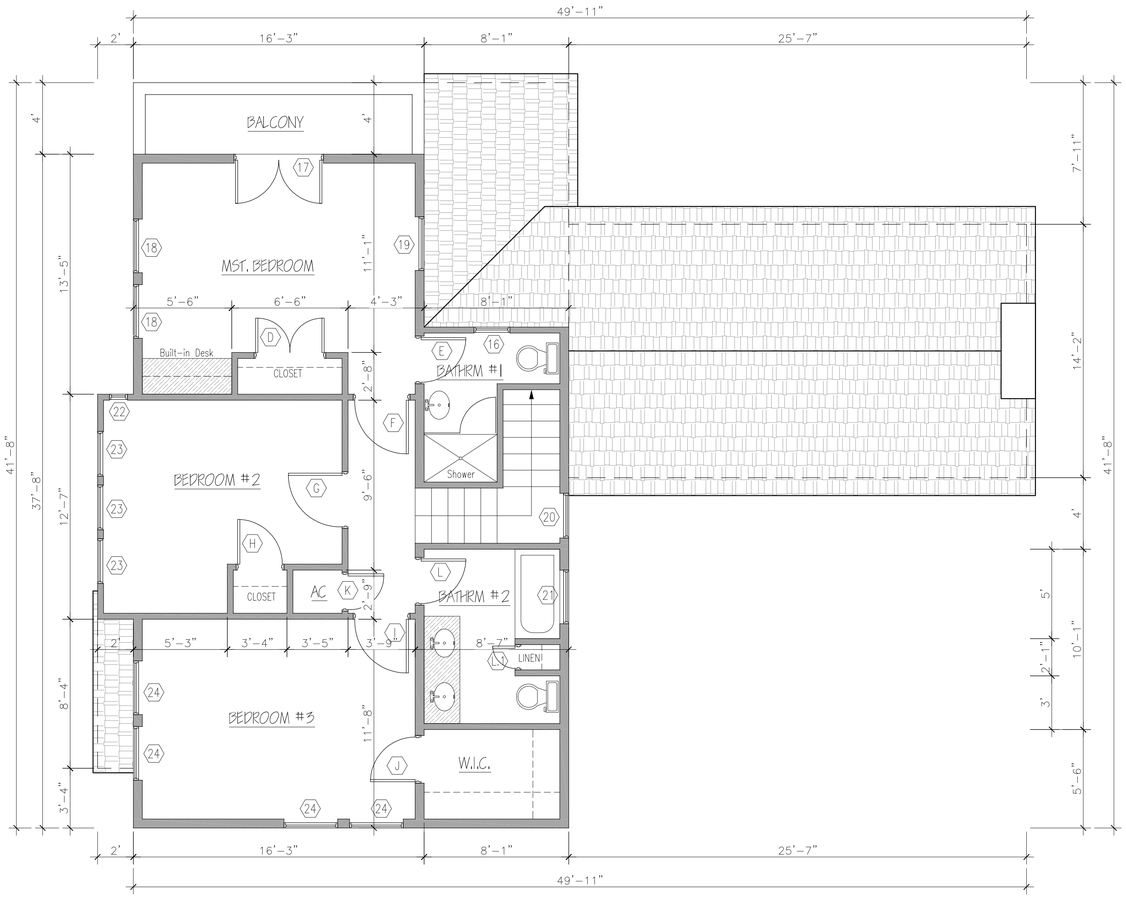
Issue Date
07/29/2022



2ND FLOOR	864 SF
BALCONY	65 SF
TOTAL	929 SF

1 2ND FLOOR PLAN - EXISTING

1/4" = 1'-0"



2ND FLOOR	864 SF
BALCONY	65 SF
TOTAL	929 SF

2 2ND FLOOR PLAN - PROPOSED

1/4" = 1'-0"

PROPOSED 2ND FLOOR - DOOR & WINDOW SCHEDULE

#	QTY.	LOCATION	SIZE
16	1	FRONT UPSTAIRS BATH WINDOW	25-1/4"W X 35-1/2"H SH
17	1	FRONT UPSTAIRS MST. BEDROOM DOOR	60-5/8"W X 82"H DOOR
18	2	FRONT UPSTAIRS MST. BEDROOM WINDOWS (RIGHT)	37-1/4"W X 63-1/2"H SH
19	1	FRONT UPSTAIRS MST. BEDROOM WINDOW (LEFT)	37-1/4"W X 51-1/2"H SH
20	1	STAIR WINDOW	31-1/4"W X 95-1/2"H SH
21	1	UPSTAIRS BATH WINDOW	29-1/2"W X 47-1/2"H SH
22	1	UPSTAIRS BEDROOM #2 WINDOW	12"W X 60-1/2"H FIXED
23	3	UPSTAIRS BEDROOM #2 WINDOWS	31-1/2"W X 61-1/2"H SH
24	4	UPSTAIRS BEDROOM #3 WINDOWS	35-1/2"W X 59-1/2"H SH
D	1	MST. BEDROOM CLOSET DBL. DOOR	48"W X 80"H WOOD DOOR
E	1	BATHROOM #1 DOOR	30"W X 80"H WOOD DOOR
F	1	MST. BEDROOM DOOR	36"W X 80"H WOOD DOOR
G	1	BEDROOM #2 DOOR	36"W X 80"H WOOD DOOR
H	1	BEDROOM #2 CLOSET DOOR	30"W X 80"H WOOD DOOR
I	1	BEDROOM #3 DOOR	36"W X 80"H WOOD DOOR
J	1	BEDROOM #3 W.I.C DOOR	30"W X 80"H WOOD DOOR
K	1	AC DOOR	24"W X 80"H WOOD DOOR
L	1	BATHROOM #2 DOOR	30"W X 80"H WOOD DOOR
L1	1	LINEN DOOR	15"W X 80"H WOOD DOOR

NOTE:
FOR ADDITIONAL WINDOW SPECS, PLEASE SEE WINDOW MANUFACTURER.

SHEET

1.3

WalCAD Building Design Company
San Antonio, TX
waltcarrasco@gmail.com
210.454.1869

HOME REMODELING

311 W. ROSEWOOD AVENUE
San Antonio, TX 78212

PROJECT
OWNER
ADDRESS

No	Description	Date
A	For Revision	06/16/2022
B	For Revision	09/29/2022

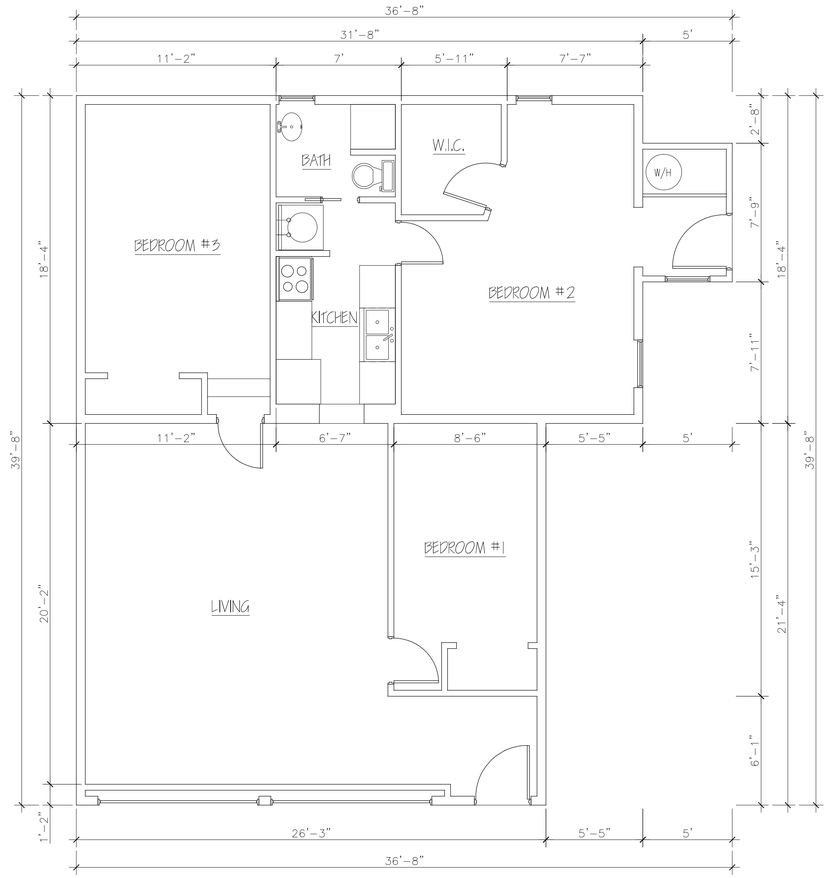
ALAMO CONSTRUCTION
Residential - Commercial - Demolition

1106 Vidorra Ct.
SAN ANTONIO, TX 78216
alamoconstructiondemo.com

Sheet Title
2ND FLOOR PLANS

Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN

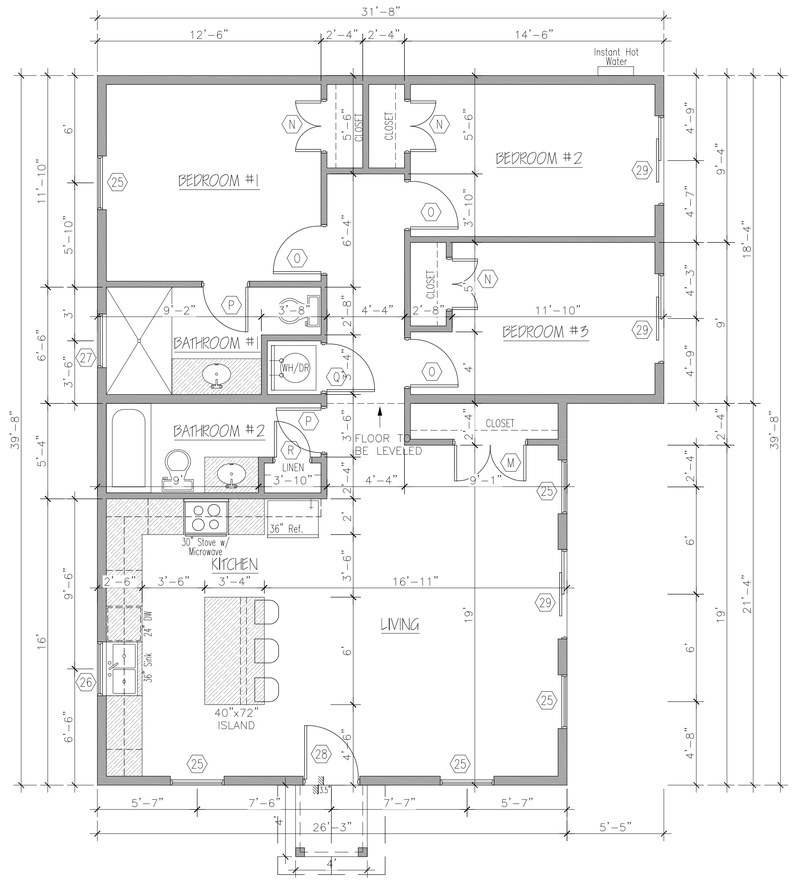
Issue Date
07/14/2022



LIVING AREA	1,179 SF

1 CASITA FLOOR PLAN - EXISTING

1/4" = 1'-0"



LIVING AREA	1,141 SF

2 CASITA FLOOR PLAN - PROPOSED

1/4" = 1'-0"

PROPOSED CASITA - DOOR & WINDOW SCHEDULE

#	QTY.	LOCATION	SIZE
25	5	BEDROOM #1 & LIVING ROOM WINDOWS	35-1/2"W X 59-1/2"H SH
26	1	KITCHEN WINDOW	35-1/2"W X 35-1/2"H SH
27	1	BATHROOM #1 WINDOW	35-1/2"W X 11-1/2"H FIXED GLAZED
28	1	FRONT DOOR	36"W X 80"H WOOD DOOR
29	3	BEDROOM #2, #3 & LIVING ROOM SLIDING DOOR	59-1/2"W X 79-1/2"H SLIDING DOOR
M	1	LIVING ROOM CLOSET DBL. DOOR	48"W X 80"H WOOD DOOR
N	3	BEDROOM #1, #2, #3 CLOSET DBL. DOOR	36"W X 80"H WOOD DOOR
O	3	BEDROOM #1, #2, #3 DOOR	32"W X 80"H WOOD DOOR
P	2	BATHROOM #1, #2 DOOR	30"W X 80"H WOOD DOOR
Q	1	WASHER/DRYER DOOR	32"W X 80"H WOOD DOOR
R	1	LINEN DOOR	24"W X 80"H WOOD DOOR

NOTE:
FOR ADDITIONAL WINDOW SPECS, PLEASE SEE WINDOW MANUFACTURER.

SHEET

1.4

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San Antonio, TX
waltcarrasco@gmail.com
210.454.1869

PROJECT
HOME REMODELING
- - -

OWNER
311 W. ROSEWOOD AVENUE
San Antonio, TX 78212

ADDRESS

No	Description	Date
A	For Revision	06/16/2022
B	For Revision	09/29/2022

ALAMO CONSTRUCTION
Residential - Commercial - Demolition
1106 Vidorra Ct.
SAN ANTONIO, TX 78216
alamoconstructiondemo.com

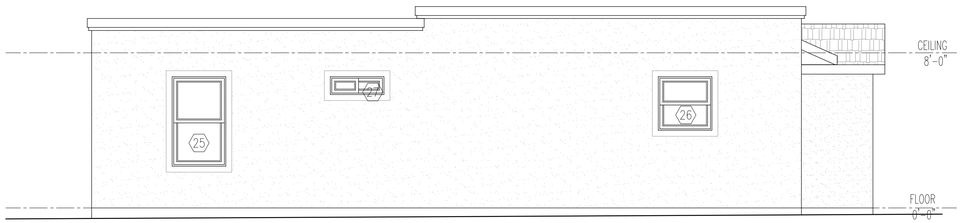
Sheet Title
CASITA
FLOOR PLANS

Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN

Issue Date
07/14/2022

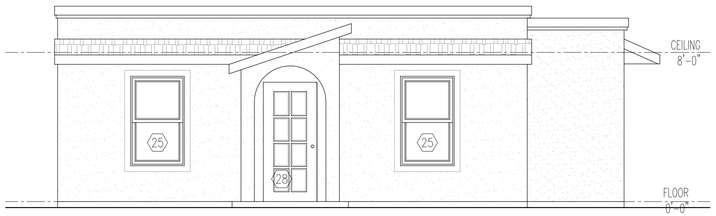
BACK ELEVATION - PROPOSED

1/4" = 1'-0"



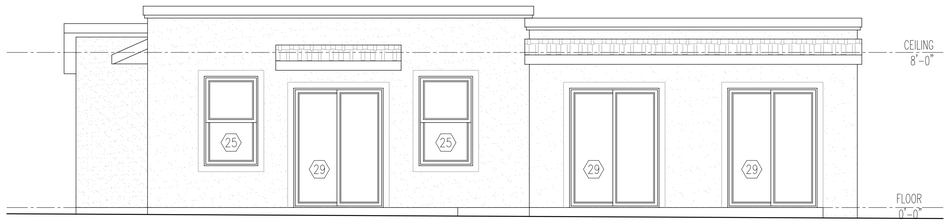
LEFT SIDE ELEVATION - PROPOSED

1/4" = 1'-0"



FRONT ELEVATION - PROPOSED

1/4" = 1'-0"



RIGHT SIDE ELEVATION - PROPOSED

1/4" = 1'-0"

PROPOSED CASITA - DOOR & WINDOW SCHEDULE

#	QTY.	LOCATION	SIZE
25	5	BEDROOM #1 & LIVING ROOM WINDOWS	35-1/2"W X 59-1/2"H SH
26	1	KITCHEN WINDOW	35-1/2"W X 35-1/2"H SH
27	1	BATHROOM #1 WINDOW	35-1/2"W X 11-1/2"H FIXED GLAZED
28	1	FRONT DOOR	36"W X 80"H WOODEN DOOR
29	3	BEDROOM #2, #3 & LIVING ROOM SLIDING DOOR	59-1/2"W X 79-1/2"H SLIDING DOOR

NOTE:
FOR ADDITIONAL WINDOW SPECS, PLEASE SEE WINDOW MANUFACTURER.

SHEET

1.5

WalCAD
Building Design Company
San Antonio, TX
waltcarrasco@gmail.com
210.454.1869

PROJECT
HOME REMODELING

OWNER

ADDRESS
311 W. ROSEWOOD AVENUE
San Antonio, TX 78212

No	Description	Date
A	For Revision	

ALAMO CONSTRUCTION
Residential - Commercial - Demolition
1106 Vidorra Ct.
SAN ANTONIO, TX 78216
alamoconstructiondemo.com

Sheet Title
PROPOSED CASITA ELEVATIONS

Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN

Issue Date
09/28/2022

QUOTE EXPIRES	Quote Not Certified

BILL TO: **SHIP TO:**

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087899	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
1-1 **Qty:** 1 **Room Location:** KITCHEN **Note:**	Rough Opening: 108W x 60H 3-0 5-0 Builders Series 1100 Single Hung (35.5 W x 59.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-01320-00001 Glass: LE SC, Double Glazed, Tempered Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.43; STC Rating = 27 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 30.9375, 26.625, 5.72 Mull 1 Type: Vertical FactoryMull Mull 2 Type: Vertical FactoryMull	$2,052.96	$2,052.96

LineItem #	Description	Net Price	Extended
1-2 **Qty:** 1 **Room Location:** **Note:**	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$16.56	$16.56

LineItem #	Description	Net Price	Extended
1-3 **Qty:** 1 **Room Location:** **Note:**	Unit 2 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$16.56	$16.56

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087899	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
1-4	Unit 3 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$16.56	$16.56

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
2-1	Rough Opening: 38W x 60H 3-2 5-0 Builders Series 1100 Single Hung (37.5 W x 59.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 32.9375, 26.625, 6.09	$497.10	$497.10

Qty: 1
Room Location:
KITCHEN
Note:

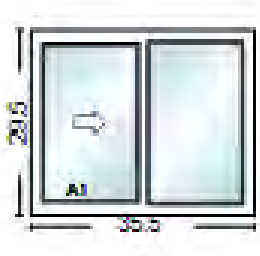
LineItem #	Description	Net Price	Extended
2-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$18.40	$18.40

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
3-1	Rough Opening: 36W x 30H 3-0 2-6 Builders Series 1100 Horizontal Slider (35.5 W x 29.5 H x 0 Leg), Equal Sash , XO, Black/White Performance: PWG-M-4-00600-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: R-PG35, DP+60/-60; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 25 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 14.0625, 24.875, 2.43	$402.03	$402.03

Qty: 1
Room Location:
LAUNDRY
Note:



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087899	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

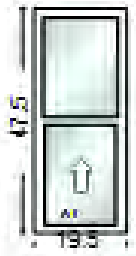
LineItem #	Description	Net Price	Extended
3-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$13.35	$13.35

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
4-1	Rough Opening: 20W x 48H 1-8 4-0 Builders Series 1100 Single Hung (19.5 W x 47.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 14.9375, 20.625, 2.14	$411.77	$411.77

Qty: 1
Room Location:
KITCHEN
Note:



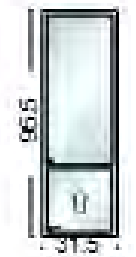
LineItem #	Description	Net Price	Extended
4-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$13.35	$13.35

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
5-1	Rough Opening: 32W x 96H 2-8 8-0 Builders Series 1100 Single Hung (31.5 W x 95.5 H x 0 Leg), 5-0 Sash , Black/White, Nailing Fin Performance: PWG-M-3-01320-00001 Glass: LE SC, Double Glazed, Tempered Hardware: Safety Vent Latch Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.43; STC Rating = 27 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 26.9375, 26.625, 4.98	$832.35	$832.35

Qty: 1
Room Location:
STAIRS
Note:



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087899	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

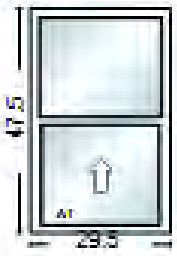
LineItem #	Description	Net Price	Extended
5-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$14.71	$14.71

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
6-1	Rough Opening: 30W x 48H 2-6 4-0 Builders Series 1100 Single Hung (29.5 W x 47.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 24.9375, 20.625, 3.57	$437.74	$437.74

Qty: 1
Room Location:
UPSTAIRS BATH
Note:



LineItem #	Description	Net Price	Extended
6-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$13.35	$13.35

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
7-1	Rough Opening: 36W x 60H 3-0 5-0 Builders Series 1100 Single Hung (35.5 W x 59.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 30.9375, 26.625, 5.72	$470.48	$1,881.92

Qty: 4
Room Location:
UPSTAIRS BEDROO
Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087899	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
7-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$16.56	$66.24

Qty: 4
Room Location:

Note:

LineItem #	Description	Net Price	Extended
8-1	Rough Opening: 32W x 62H 2-8 5-2 Builders Series 1100 Single Hung (31.5 W x 61.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 26.9375, 27.625, 5.17	$468.90	$1,406.70

Qty: 3
Room Location:
UPSTAIRS BEDROO
Note:

LineItem #	Description	Net Price	Extended
8-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$15.21	$45.63

Qty: 3
Room Location:

Note:

Total Unit Quantity: 28

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087899	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

PROJECT	QUOTE
311 West Rosewood	Stone Oak Renovations

NOTES
Order:
Delivery:
Job Comment:

SUB-TOTAL:	$8,157.28
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$652.58
TOTAL:	$8,809.86

CUSTOMER SIGNATURE_____DATE_____

Stone Oak Renovation
311 West Rosewood

Quote #: Y121JK7

A Proposal for Window and Door Products prepared for:
Job Site:
78132

Shipping Address:
BFS-SAN ANTONIO
3620 FM 482
NEW BRAUNFELS, TX 78132-5015

BOBBY GARCIA
BFS-SAN ANTONIO
3620 FM 482
NEW BRAUNFELS, TX 78132-5015
Phone: (830) 606-7020

Email: bobby.garcia@bldr.com

This report was generated on 9/15/2022 2:42:57 PM using the Marvin Order Management System, version 0003.16.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 12 TOTAL UNIT QTY: 19 EXT NET PRICE: USD 47,367.18

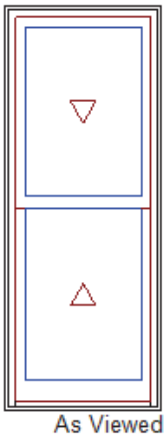
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	FRONT TRIPLE	Ultimate	Double Hung G2 CN 2028 RO 26 1/4" X 64"	1,035.54	3	3,106.62
3	FRONT RIGHT SIDE	Ultimate	Double Hung G2 CN 3228 RO 38 1/4" X 64"	1,174.55	2	2,349.10
5	LIVING ROOM	Ultimate	Double Hung G2 CN 2616 RO 32 1/4" X 40"	897.54	2	1,795.08
6	FRONT UPSTAIRS BEDROOM	Ultimate	Double Hung G2 CN 3228 RO 38 1/4" X 64"	1,174.55	2	2,349.10
7	FRONT UPSTAIRS BEDROOM	Ultimate	Double Hung G2 CN 3222 RO 38 1/4" X 52"	1,040.51	1	1,040.51
8	FRONT UPSTAIRS BATH	Ultimate	Double Hung G2 CN 2014 RO 26 1/4" X 36"	834.00	1	834.00
9	UPSTAIRS BEDROOM	Ultimate	Direct Glaze Rectangle RO 13" X 61"	995.83	1	995.83
10	UPSTAIRS FRONT BEDROOM	Ultimate	Inswing French Door G2 CN 5068 RO 61 5/8" X 82 1/2"	6,707.73	1	6,707.73
11	LIVING ROOM	Ultimate	Inswing French Door G2 RO 43" X 98 1/2"	8,350.92	1	8,350.92
12	LIVING ROOM	Ultimate	Inswing French Door G2 RO 24" X 98 1/2"	3,445.22	2	6,890.44
13	LIVING ROOM BACK	Ultimate	Inswing French Door G2 CN 2080 RO 26 7/16" X 98 1/2"	2,851.49	2	5,702.98
14	LIVING ROOM BACK	Ultimate	Inswing French Door G2 CN 4080 RO 49 5/8" X 98 1/2"	7,244.87	1	7,244.87

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: FRONT TRIPLE	Net Price:		1,035.54
Qty: 3		Ext. Net Price:	USD	3,106.62

MARVIN



As Viewed From The Exterior

CN 2028
FS 25 1/4" X 63 1/2"
RO 26 1/4" X 64"
Egress Information
Width: 21 21/32" Height: 26 11/16"
Net Clear Opening: 4.01 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.46
Condensation Resistance: 56
CPD Number: MAR-N-425-17158-00001
ENERGY STAR: NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Double Hung G2 . . . . . 859.81
CN 2028
Rough Opening 26 1/4" X 64"
Glass Add For All Sash/Panels 25.81
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

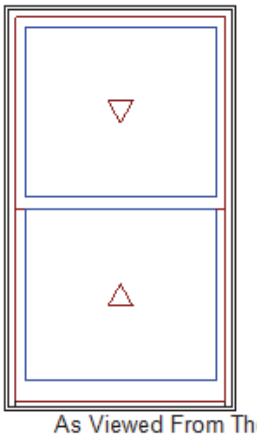
Seller: _____

Buyer: _____

Line #3	Mark Unit: FRONT RIGHT SIDE	Net Price:		1,174.55
Qty: 2		Ext. Net Price:	USD	2,349.10

MARVIN

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Double Hung G2 . . . . . 986.90
CN 3228
Rough Opening 38 1/4" X 64"
Glass Add For All Sash/Panels 37.73
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite



As Viewed From The Exterior

CN 3228
FS 37 1/4" X 63 1/2"
RO 38 1/4" X 64"
Egress Information
Width: 33 21/32" Height: 26 11/16"
Net Clear Opening: 6.24 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.46
Condensation Resistance: 56
CPD Number: MAR-N-425-17158-00001
ENERGY STAR: NC, SC, S

Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

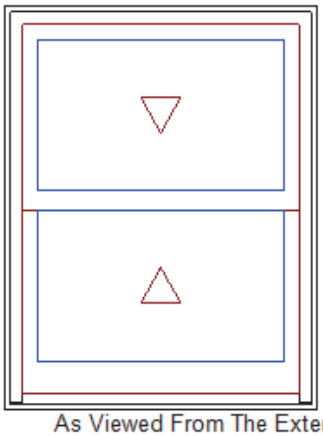
Initials required

Seller: _____

Buyer: _____

Line #5 Qty: 2	Mark Unit: LIVING ROOM	Net Price: Ext. Net Price:	USD	897.54 1,795.08

MARVIN



As Viewed From The Exterior

CN 2616
FS 31 1/4" X 39 1/2"
RO 32 1/4" X 40"
Egress Information
Width: 27 21/32" Height: 14 11/16"
Net Clear Opening: 2.82 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.46
Condensation Resistance: 56
CPD Number: MAR-N-425-17158-00001
ENERGY STAR: NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Double Hung G2 . . . . . 727.76
CN 2616
Rough Opening 32 1/4" X 40"
Glass Add For All Sash/Panels 19.86
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

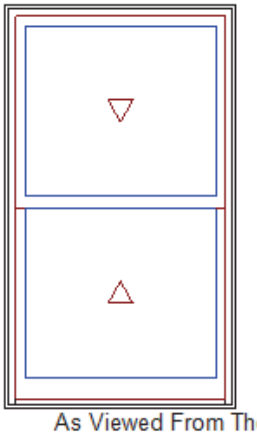
Initials required

Seller: _____

Buyer: _____

Line #6	Mark Unit: FRONT UPSTAIRS BEDROOM	Net Price:		1,174.55
Qty: 2		Ext. Net Price:	USD	2,349.10

MARVIN



As Viewed From The Exterior

CN 3228
FS 37 1/4" X 63 1/2"
RO 38 1/4" X 64"
Egress Information
Width: 33 21/32" Height: 26 11/16"
Net Clear Opening: 6.24 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.46
Condensation Resistance: 56
CPD Number: MAR-N-425-17158-00001
ENERGY STAR: NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Double Hung G2 . . . . . 986.90
CN 3228
Rough Opening 38 1/4" X 64"
Glass Add For All Sash/Panels 37.73
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

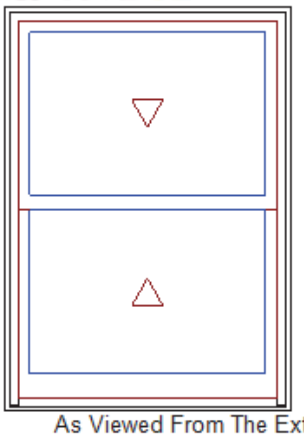
Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: FRONT UPSTAIRS BEDROOM	Net Price:		1,040.51
Qty: 1		Ext. Net Price:	USD	1,040.51

MARVIN



As Viewed From The Exterior

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Double Hung G2 . . . . . 859.81
CN 3222
Rough Opening 38 1/4" X 52"
Glass Add For All Sash/Panels 30.78
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile

CN 3222
FS 37 1/4" X 51 1/2"
RO 38 1/4" X 52"
Egress Information
Width: 33 21/32" Height: 20 11/16"
Net Clear Opening: 4.84 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.46
Condensation Resistance: 56
CPD Number: MAR-N-425-17158-00001
ENERGY STAR: NC, SC, S

White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

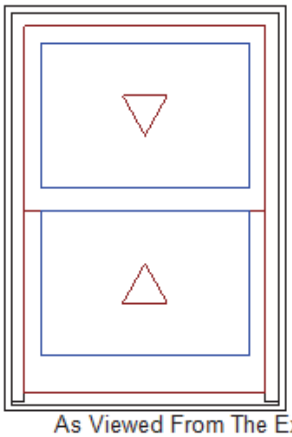
Initials required

Seller: _____

Buyer: _____

Line #8	Mark Unit: FRONT UPSTAIRS BATH	Net Price:		834.00
Qty: 1		Ext. Net Price:	USD	834.00

MARVIN



As Viewed From The Exterior

CN 2014
FS 25 1/4" X 35 1/2"
RO 26 1/4" X 36"
Egress Information
Width: 21 21/32" Height: 12 11/16"
Net Clear Opening: 1.91 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.46
Condensation Resistance: 56
CPD Number: MAR-N-425-17158-00001
ENERGY STAR: NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Double Hung G2 . . . . . 669.19
CN 2014
Rough Opening 26 1/4" X 36"
Glass Add For All Sash/Panels 14.89
Top Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

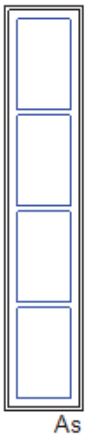
Seller: _____

Buyer: _____

Line #9	Mark Unit: UPSTAIRS BEDROOM	Net Price:		995.83
Qty: 1		Ext. Net Price:	USD	995.83

MARVIN

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 149.92
Ultimate Direct Glaze Rectangle 686.06
Rough Opening 13" X 61"



As Viewed From The Exterior

FS 12" X 60 1/2"
RO 13" X 61"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.5
Condensation Resistance: 55
CPD Number: MAR-N-419-08060-00001
ENERGY STAR: NC, SC, S

IG 11.91
Low E3
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 147.94
Rectangular - Special Cut 1W4H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

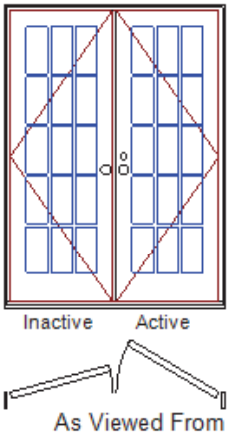
Initials required

Seller: _____

Buyer: _____

Line #10	Mark Unit: UPSTAIRS FRONT BEDROOM	Net Price:		6,707.73
Qty: 1		Ext. Net Price:	USD	6,707.73

MARVIN



As Viewed From The Exterior

CN 5068
FS 60 5/8" X 82"
RO 61 5/8" X 82 1/2"
Egress Information
Width: 53 3/16" Height: 78 11/32"
Net Clear Opening: 28.94 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.14
Visible Light Transmittance: 0.32
CPD Number: MAR-N-476-02993-00001
ENERGY STAR: N, NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 512.31
Ultimate Inswing French Door G2 4 9/16" - XX Right Hand 4,177.94
CN 5068
Rough Opening 61 5/8" X 82 1/2"
Glass Add For All Sash/Panels 83.40
Left Panel
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 595.71
Rectangular - Standard Cut 3W5H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Right Panel
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 595.71
Rectangular - Standard Cut 3W5H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel 370.34
Non-Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Multi-Point Lock on Inactive Panel
Oil Rubbed Bronze PVD Inactive Exterior Handle Set on Inactive Panel 294.88
Oil Rubbed Bronze PVD Inactive Interior Handle Set on Inactive Panel
Dark Bronze Adjustable Hinges 3 Per Panel- 77.44
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jambs

Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

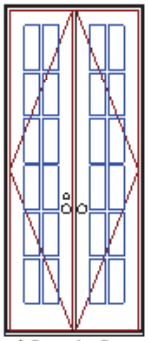
Initials required

Seller: _____

Buyer: _____

Line #11	Mark Unit: LIVING ROOM	Net Price:		8,350.92
Qty: 1		Ext. Net Price:	USD	8,350.92

MARVIN



As Viewed From The Exterior

FS 42" X 98"
RO 43" X 98 1/2"
Egress Information
Width: 34 9/16" Height: 94 11/32"
Net Clear Opening: 22.64 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.14
Visible Light Transmittance: 0.32
CPD Number: MAR-N-476-02980-00005
ENERGY STAR: N, NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 512.31
Ultimate Inswing French Door G2 4 9/16" - XX Left Hand 5,674.18
Frame Size 42" X Call Number 80
Rough Opening 43" X 98 1/2"
Glass Add For All Sash/Panels 65.53
Left Panel
OM 19 3/4" X CN 80
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 643.37
Rectangular - Special Cut 2W6H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Right Panel
OM 19 3/4" X CN 80
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 643.37
Rectangular - Special Cut 2W6H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed 419.98
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1 . . . . . 19.86
Multi-Point Lock on Inactive Panel
Oil Rubbed Bronze PVD Inactive Exterior Handle Set on Inactive Panel 294.88
Oil Rubbed Bronze PVD Inactive Interior Handle Set on Inactive Panel
Dark Bronze Adjustable Hinges 3 Per Panel- 77.44
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #12	Mark Unit: LIVING ROOM	Net Price:		3,445.22
Qty: 2		Ext. Net Price:	USD	6,890.44

MARVIN

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 256.16

As Viewed From The Exterior

FS 23" X 98"
RO 24" X 98 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.14
Visible Light Transmittance: 0.32
CPD Number: MAR-N-476-02980-00005
ENERGY STAR: N, NC, SC, S

Ultimate Inswing French Door G2 4 9/16" - O 2,508.95
Frame Size 23" X Call Number 80
Rough Opening 24" X 98 1/2"
Glass Add For All Sash/Panels 36.74
OM 20 5/8" X CN 80
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 643.37
Rectangular - Special Cut 2W6H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #13 Qty: 2	Mark Unit: LIVING ROOM BACK	Net Price: Ext. Net Price:	USD	2,851.49 5,702.98

MARVIN

As Viewed From The Exterior

CN 2080
FS 25 7/16" X 98"
RO 26 7/16" X 98 1/2"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.14
Visible Light Transmittance: 0.32
CPD Number: MAR-N-476-02980-00005
ENERGY STAR: N, NC, SC, S

Ebony Clad Exterior
Painted Interior Finish - White - Pine Interior 256.16
Ultimate Inswing French Door G2 4 9/16" - O 2,078.05
CN 2080
Rough Opening 26 7/16" X 98 1/2"
Glass Add For All Sash/Panels 40.71
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 476.57
Rectangular - Standard Cut 2W6H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

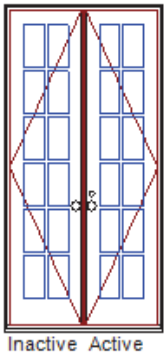
Initials required

Seller: _____

Buyer: _____

Line #14 Qty: 1	Mark Unit: LIVING ROOM BACK	Net Price: Ext. Net Price:	USD	7,244.87 7,244.87

Ebony Clad Exterior



As Viewed From The Exterior

CN 4080
FS 48 5/8" X 98"
RO 49 5/8" X 98 1/2"
Egress Information
Width: 41 3/16" Height: 94 11/32"
Net Clear Opening: 26.98 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.14
Visible Light Transmittance: 0.32
CPD Number: MAR-N-476-02980-00005
ENERGY STAR: N, NC, SC, S

Painted Interior Finish - White - Pine Interior 512.31
Ultimate Inswing French Door G2 4 9/16" - XX Right Hand 4,886.84
CN 4080
Rough Opening 49 5/8" X 98 1/2"
Glass Add For All Sash/Panels 80.42
Left Panel
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 476.57
Rectangular - Standard Cut 2W6H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Right Panel
Ebony Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 476.57
Rectangular - Standard Cut 2W6H
Ebony Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed 419.98
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1 . . . . . 19.86
Multi-Point Lock on Inactive Panel
Oil Rubbed Bronze PVD Inactive Exterior Handle Set on Inactive Panel 294.88
Oil Rubbed Bronze PVD Inactive Interior Handle Set on Inactive Panel
Dark Bronze Adjustable Hinges 3 Per Panel- 77.44
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD	47,367.18
8.250% Sales Tax: USD	3,907.79
Project Total Net Price: USD	51,274.97

TERMS AND CONDITIONS

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	**47,367.18**
8.250% Sales Tax: USD	**3,907.79**
Project Total Net Price: USD	**51,274.97**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

QUOTE EXPIRES	9/14/2022

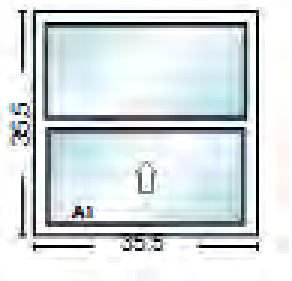
BILL TO: **SHIP TO:**

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087912	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
1-1 **Qty:** 5 **Room Location:** CASITA **Note:**	Rough Opening: 36W x 60H 3-0 5-0 Builders Series 1100 Single Hung (35.5 W x 59.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 30.9375, 26.625, 5.72	$470.48	$2,352.40

LineItem #	Description	Net Price	Extended
1-2 **Qty:** 5 **Room Location:** **Note:**	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$16.56	$82.80

LineItem #	Description	Net Price	Extended
2-1 **Qty:** 1 **Room Location:** CASITA **Note:**	Rough Opening: 36W x 36H 3-0 3-0 Builders Series 1100 Single Hung (35.5 W x 35.5 H x 0 Leg), Equal Sash , Black/White, Nailing Fin Performance: PWG-M-3-00931-00001 Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: H-LC30, DP +30/-30; U-Factor = 0.35; SHGC = 0.23; VLT = 0.44; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8" Clear Opening Calculations: 30.9375, 14.625, 3.14	$429.85	$429.85



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087912	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
2-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	$13.35	$13.35

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
3-1	Rough Opening: 36W x 12H 3-0 1-0 Builders Series 1100 Rectangle (35.5 W x 11.5 H x 0 Leg), Black/White, Nailing Fin Performance: PWG-M-1-00960-00001 Glass: LE SC, Double Glazed, Annealed Manufacturer Information: N/A Performance Rating: F-R50, DP +50/-50; U-Factor = 0.33; SHGC = 0.24; VLT = 0.47 Frame Options: Nail Fin Setback-1 3/8"	$184.58	$184.58

Qty: 1
Room Location:
CASITA SHOWER
Note:

LineItem #	Description	Net Price	Extended
4-1	Rough Opening: 60W x 80H 5-0 6-8 Builders Series 1100 Two Panel (59.5 W x 79.5 H x 0 Leg), OX, Black/White Performance: PWG-M-60-00819-00001 Glass: LE SC, Double Glazed, Tempered Hardware: Handle: Standard, Keyed Alike Screen: Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: SGD-R35, DP +35/-40; U-Factor = 0.33; SHGC = 0.23; VLT = 0.43; STC Rating = 27 Frame Options: Nail Fin Setback-1 1/2", Frame Depth-4 13/16"	$918.00	$918.00

Qty: 1
Room Location:
CASITA
Note:

LineItem #	Description	Net Price	Extended
4-2	Unit 1 Screen: Screen, Charcoal Fiberglass, Shipped Separate	$73.68	$73.68

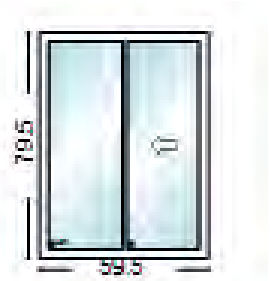
Qty: 1
Room Location:

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087912	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

LineItem #	Description	Net Price	Extended
5-1	Rough Opening: 60W x 80H 5-0 6-8 Builders Series 1100 Two Panel (59.5 W x 79.5 H x 0 Leg), OX, Black/White Performance: PWG-M-60-00819-00001 Glass: LE SC, Double Glazed, Tempered Hardware: Handle: Standard, Keyed Alike Screen: Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: SGD-R35, DP +35/-40; U-Factor = 0.33; SHGC = 0.23; VLT = 0.43; STC Rating = 27 Frame Options: Nail Fin Setback-1 1/2", Frame Depth-4 13/16"	$918.00	$918.00

Qty: 1
Room Location:
CASITA
Note:



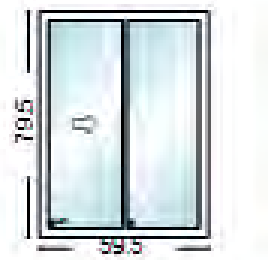
LineItem #	Description	Net Price	Extended
5-2	Unit 1 Screen: Screen, Charcoal Fiberglass, Shipped Separate	$73.68	$73.68

Qty: 1
Room Location:

Note:

LineItem #	Description	Net Price	Extended
6-1	Rough Opening: 60W x 80H 5-0 6-8 Builders Series 1100 Two Panel (59.5 W x 79.5 H x 0 Leg), XO, Black/White Performance: PWG-M-60-00819-00001 Glass: LE SC, Double Glazed, Tempered Hardware: Handle: Standard, Keyed Alike Screen: Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A Performance Rating: SGD-R35, DP +35/-40; U-Factor = 0.33; SHGC = 0.23; VLT = 0.43; STC Rating = 27 Frame Options: Nail Fin Setback-1 1/2", Frame Depth-4 13/16"	$918.00	$918.00

Qty: 1
Room Location:
CASITA
Note:



LineItem #	Description	Net Price	Extended
6-2	Unit 1 Screen: Screen, Charcoal Fiberglass, Shipped Separate	$73.68	$73.68

Qty: 1
Room Location:

Note:

Total Unit Quantity: 19

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7087912	9/14/2022	Load Date Not Set	Quote Not Ordered	Bobby Garcia
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**

PROJECT	QUOTE
311 Rosewood CASITA	Stone Oak Renovations
NOTES	
Order:	
Delivery:	
Job Comment:	

SUB-TOTAL:	$6,038.02
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$230.27
TOTAL:	$6,268.29

CUSTOMER SIGNATURE_____DATE_____

ADT

ADT

Jackson