

## HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

**HDRC CASE NO:** 2022-582  
**ADDRESS:** 211 MARY LOUISE  
**LEGAL DESCRIPTION:** NCB 6701 BLK 11 LOT 3 & W 10 FEET OF 2  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** DORIN REGUS/STONE OAK RENOVATIONS  
**OWNER:** ROBERTO VARELA/ARAGMA LLC  
**TYPE OF WORK:** Exterior painting, replacement of windows, addition of sliding door, installation of windows and door on rear accessory, new patio on rear accessory  
**APPLICATION RECEIVED:** November 28, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa

### REQUEST:

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

1. Paint the structure's exterior.
2. Replace three (3) windows on the primary structure's front façade.
3. Replace 2 existing windows with one (1) sliding door on the primary structure's rear facade.
4. Perform fenestration modifications to the rear accessory structure including the removal of the original garage door opening, modifying an existing window opening and relocation an existing door opening on the front (south) façade; adding one window to the east façade; adding one window to the west façade; and adding one window to the north façade.
5. Construct a new, gabled porch structure onto the front (south) façade of the rear accessory structure.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 1. Materials: Woodwork

##### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

## 2. Materials: Masonry and Stucco

### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

## 3. Materials: Roofs

### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 4. Materials: Metal

### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

## 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.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.



iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

#### A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

## A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### *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 finish. 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 primary historic structure at 211 Mary Louise was constructed circa 1930, first appears in the 1930 City Directories, on the 1934 Sanborn map, and contributes to the Monticello Park Historic District. The primary structure is a 2-story, residential structure constructed circa 1930, in the Tudor style. The structure features stone wall cladding, decorative half-timber, tall, narrow, grouped windows with decorative wooden screens, and a steeply pitched roof with composite shingles. The rear accessory structure also appears on the 1934 Sanborn map. The garage features a mixture of stucco wall cladding and wood lap siding, a pyramidal shingled roof with a dormer, an entry door, and barn doors that swing open with a large porch. The porch is not noted on the 1934 Sanborn Map.
- b. PAINT (EXTERIOR) – The applicant has requested to paint the exterior of the primary and accessory structures. Based on the Guidelines for Exterior Maintenance and Alterations 1.A. iv, staff finds this request to be consistent with the Guidelines.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace three windows on the primary structure. Based on the Guidelines for Exterior Maintenance and Alterations 6.A.iii, windows should be preserved. Staff finds that the windows should be preserved and repaired with in-kind materials. Per the submitted application documents, staff finds the windows to be in good condition and should be repaired. Replacement of the noted windows would not be consistent with the Guidelines. Almost all of the original wood is intact in all cases with very limited evidence of irreversible rot or damage. The joints of the top sashes appear to be in good condition with no evidence of slipping or separation. Staff finds that all windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames. Staff finds that the existing wood windows should be repaired, in-kind.
- d. FENESTRATION MODIFICATION (PRIMARY/REAR FACADE) – The applicant has proposed to replace two windows on the primary structure's rear façade with a sliding door. Given the location on the rear façade, not visible from the right of way at Mary Louise, staff finds the proposed modification to be appropriate; however, staff finds that the installed doors should be French doors to be in keeping with the architectural style of the historic structure. Final door specifications should be submitted to OHP staff for review and approval.
- e. FENESTRATION (REAR ACCESSORY STRUCTURE) – The applicant has proposed to perform fenestration modifications to the rear accessory structure including the removal of the original garage door opening, modifying an existing window opening and relocation an existing door opening on the front (south) façade; adding one window to the east façade; adding one window to the west façade; and adding one window to the north façade. Generally, staff finds modifications to the rear accessory structure to be appropriate;

however, staff finds that the original profile of the garage door openings should be maintained and that the original pedestrian door opening should be maintained as a door or a window. Windows and door should be consistent with staff's standards for windows in new construction. Product specifications for windows and doors are to be submitted to OHP staff for review and approval prior to purchase and installation.

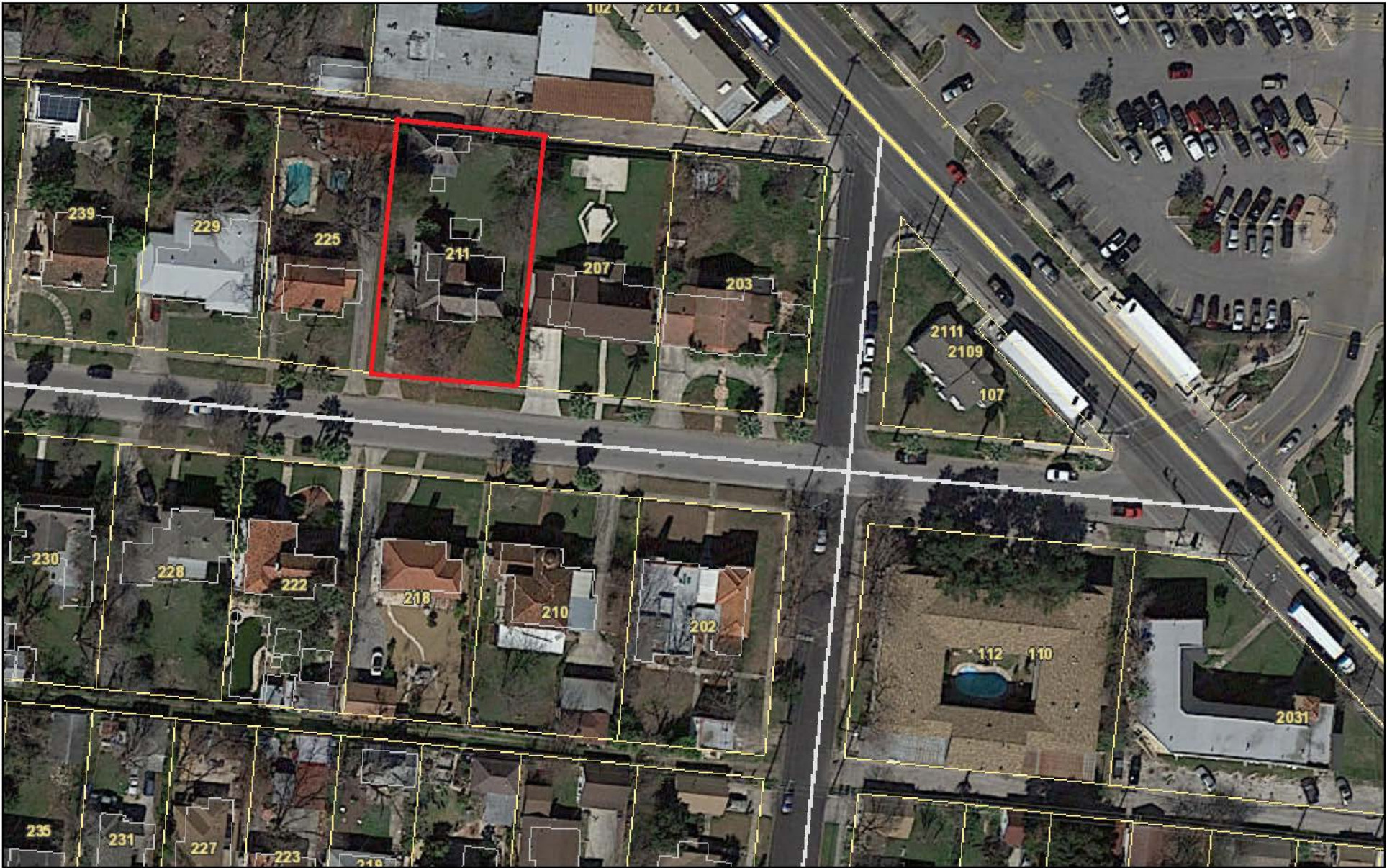
f. FRONT PORCH (REAR ACCESSORY STRUCTURE) – The applicant has proposed to modify the size and profile of the front porch of the rear accessory structure from spanning with width of the structure to featuring an extended, covered porch. The Guidelines for Exterior Maintenance and Alterations 7.A.v. notes that porches should be reconstructed 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 building and historic patterns. Generally, staff finds that the introduction of a front porch to the existing, rear accessory structure to be appropriate; however, the proposal necessitates the removal of an original gabled dormer. Staff finds that the dormer should be preserved. A lower, sloped porch roof would be more appropriate.

## **RECOMMENDATION:**

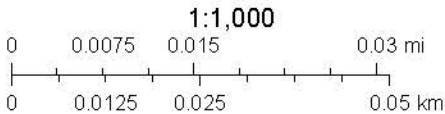
1. Staff recommends approval of item #1, painting, based on finding c.
2. Staff does not recommend approval of item #2, the replacement of three, wood widows, based on finding c. Staff finds that these windows should be repaired, in-kind.
3. Staff recommends approval of item #3, the modification of grouped windows to a door opening, based on finding d, with the following stipulations:
  - i. That the proposed doors be French doors to match the architectural style of the primary historic structure.
  - ii. That the doors be wood and that final product specifications be submitted to OHP staff for review and approval.
4. Staff recommends approval of item #4, fenestration modifications to the rear accessory structure based on finding e, with the following stipulations:
  - i. That new fenestrations be added only within the existing framed opening of the garage door bays and existing entry door.
  - ii. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for windows.
  - iii. That the original garage door openings remain articulated through the existing casing and a compatible, infilled material.
  - iv. That product specifications for the proposed doors be submitted to OHP staff for review and approval.
5. Staff does not recommend approval of item #5, based on finding f. Staff recommends the applicant propose a roof form that does not impact or obscure the original, front facing dormer.



City of San Antonio One Stop



December 13, 2022













































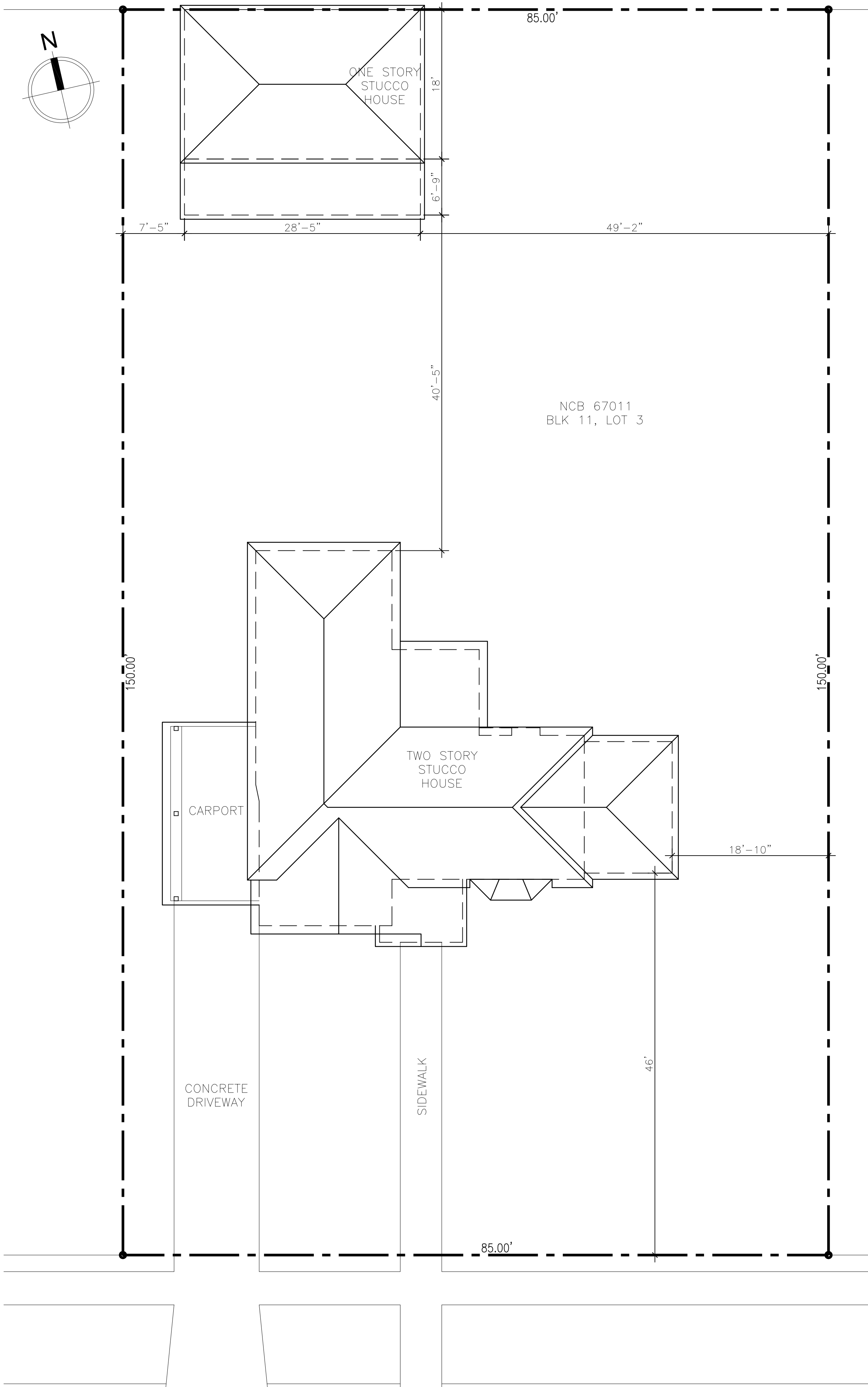




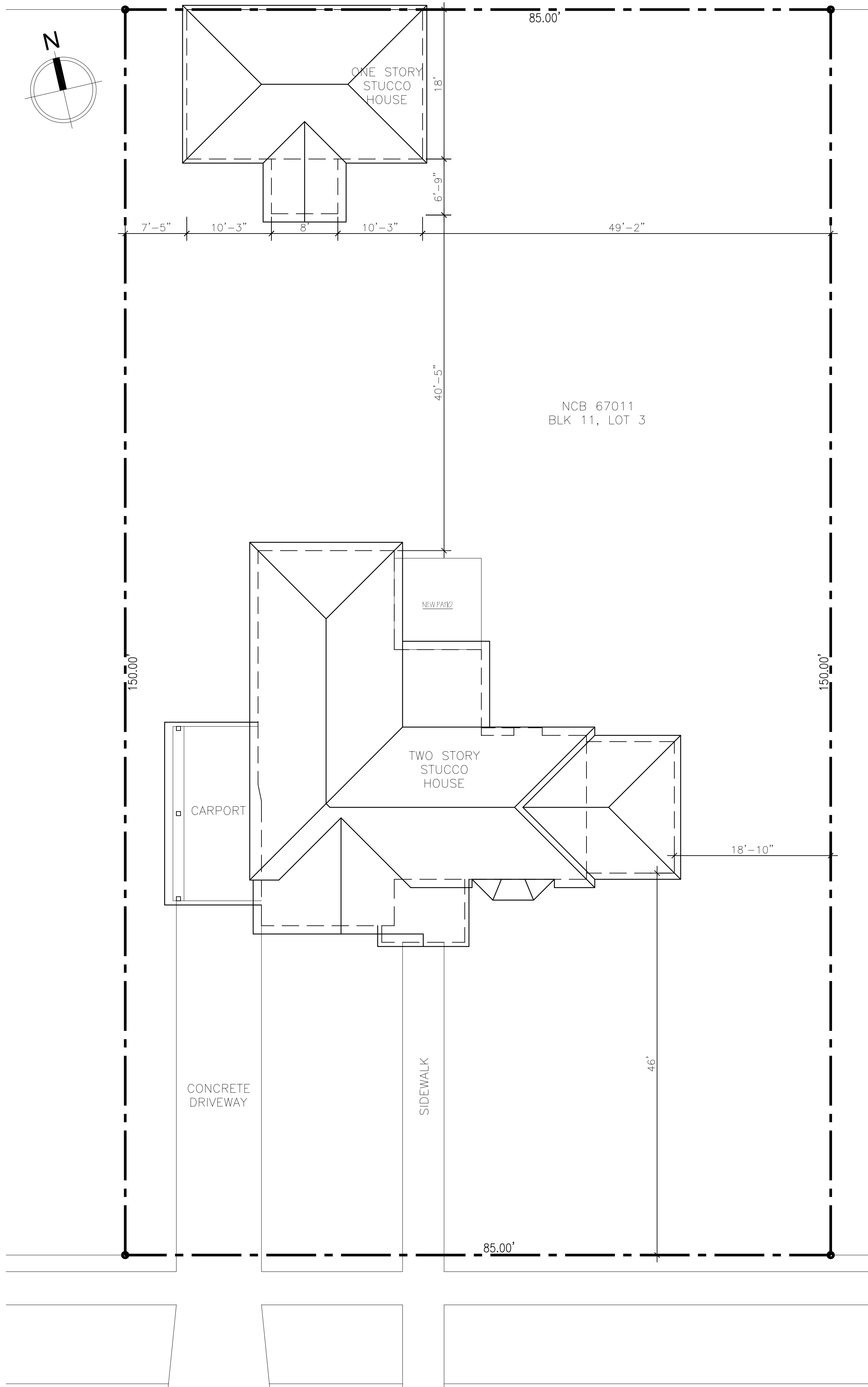
**SWMD**  
CITY OF SAN ANTONIO  
SOLID WASTE  
MANAGEMENT

R8025482





1 SITE PLAN - EXISTING  
1/8" = 1'-0"



2 SITE PLAN - PROPOSED  
1/8" = 1'-0"

SHEET

1.1



HOME REMODELING

PROJECT

OWNER

ADDRESS

211 MARY LOUISE DRIVE  
San Antonio, TX 78201

No	Description	Date
A	For Revision	06/16/2022
B	For Revision	11/26/2022

ALAMO CONSTRUCTION  
Residential - Commercial - Demolition

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

Sheet Title  
SITE PLANS

Designed By WalCAD	Reviewed By Bob King
Drawn By WalCAD	Scale AS SHOWN
Issue Date 07/29/2022	



HOME REMODELING

211 MARY LOUISE DRIVE  
San Antonio, TX 78201

PROJECT

OWNER

ADDRESS

No	Description	Date
A	For Revision	06/16/2022
B	For Revision	11/26/2022

ALAMO CONSTRUCTION  
Residential – Commercial – Demolition

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

Sheet Title

1ST FLOOR  
PLANS

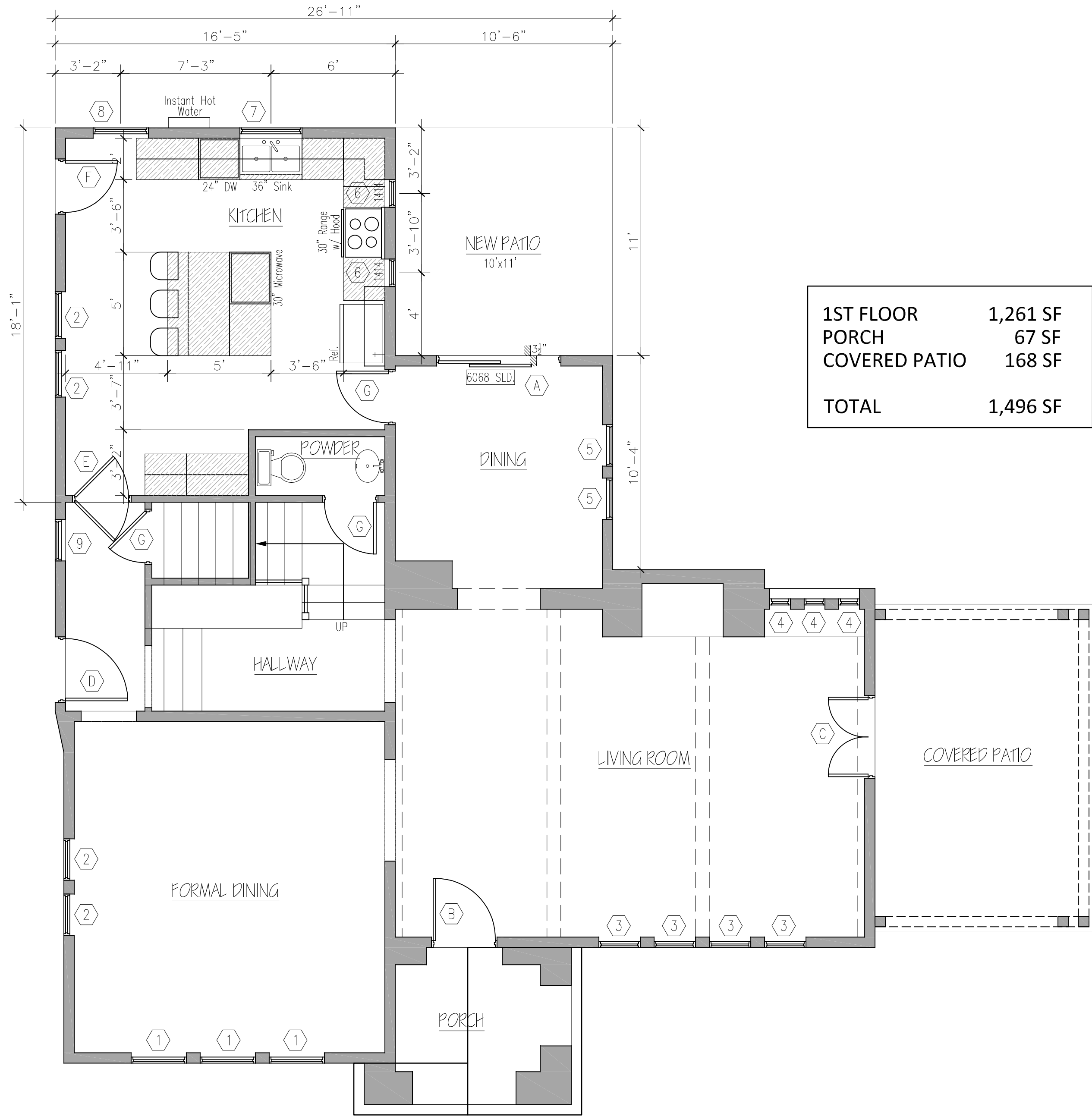
Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN
Issue Date	

07/29/2022



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

1ST FLOOR	1,261 SF
PORCH	67 SF
COVERED PATIO	168 SF
TOTAL	1,496 SF



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

1ST FLOOR	1,261 SF
PORCH	67 SF
COVERED PATIO	168 SF
TOTAL	1,496 SF

EXISTING & PROPOSED 1ST FLOOR – WINDOW SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
1	3	(E)	FORMAL DINING WINDOWS	3'-0"W X 4'-6"H SH
2	4	(E)	FORMAL DINING & KITCHEN WINDOWS	2'-6"W X 4'-6"H SH
3	4	(E)	LIVING ROOM WINDOWS	2'-0"W X 5'-0"H SH
4	3	(E)	LIVING ROOM WINDOWS	1'-4"W X 4'-0"H SH
5	2	(E)	DINING ROOM WINDOWS	2'-0"W X 4'-6"H SH
6	2	(P)	KITCHEN WINDOWS	1'-4"W X 1'-4"H SH
7	1	(P)	KITCHEN WINDOW	3'-0"W X 3'-0"H SH
8	1	(E)	KITCHEN WINDOW	3'-0"W X 4'-6"H SH
9	1	(E)	HALLWAY WINDOW	2'-0"W X 2'-6"H SH

EXISTING & PROPOSED 1ST FLOOR – DOOR SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
A	1	(P)	DINING ROOM SLIDING DOOR	6'-0"W X 6'-8"H
B	1	(E)	FRONT ENTRY DOOR	3'-0"W X 7'-0"H
C	1	(E)	LIVING ROOM (TO PATIO) FRENCH DOOR	4'-0"W X 7'-0"H
D	1	(E)	HALLWAY (TO CARPORT) DOOR	3'-0"W X 6'-8"H
E	1	(E)	HALLWAY (TO KITCHEN) DOOR	2'-8"W X 6'-8"H
F	1	(E)	KITCHEN DOOR	2'-8"W X 6'-8"H
G	3	(E)	KITCHEN, POWDER, HALLWAY DOOR	2'-8"W X 6'-8"H

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

EXISTING = (E) remaining  
PROPOSED = (P) to be replaced



HOME REMODELING

211 MARY LOUISE DRIVE  
San Antonio, TX 78201

PROJECT

OWNER

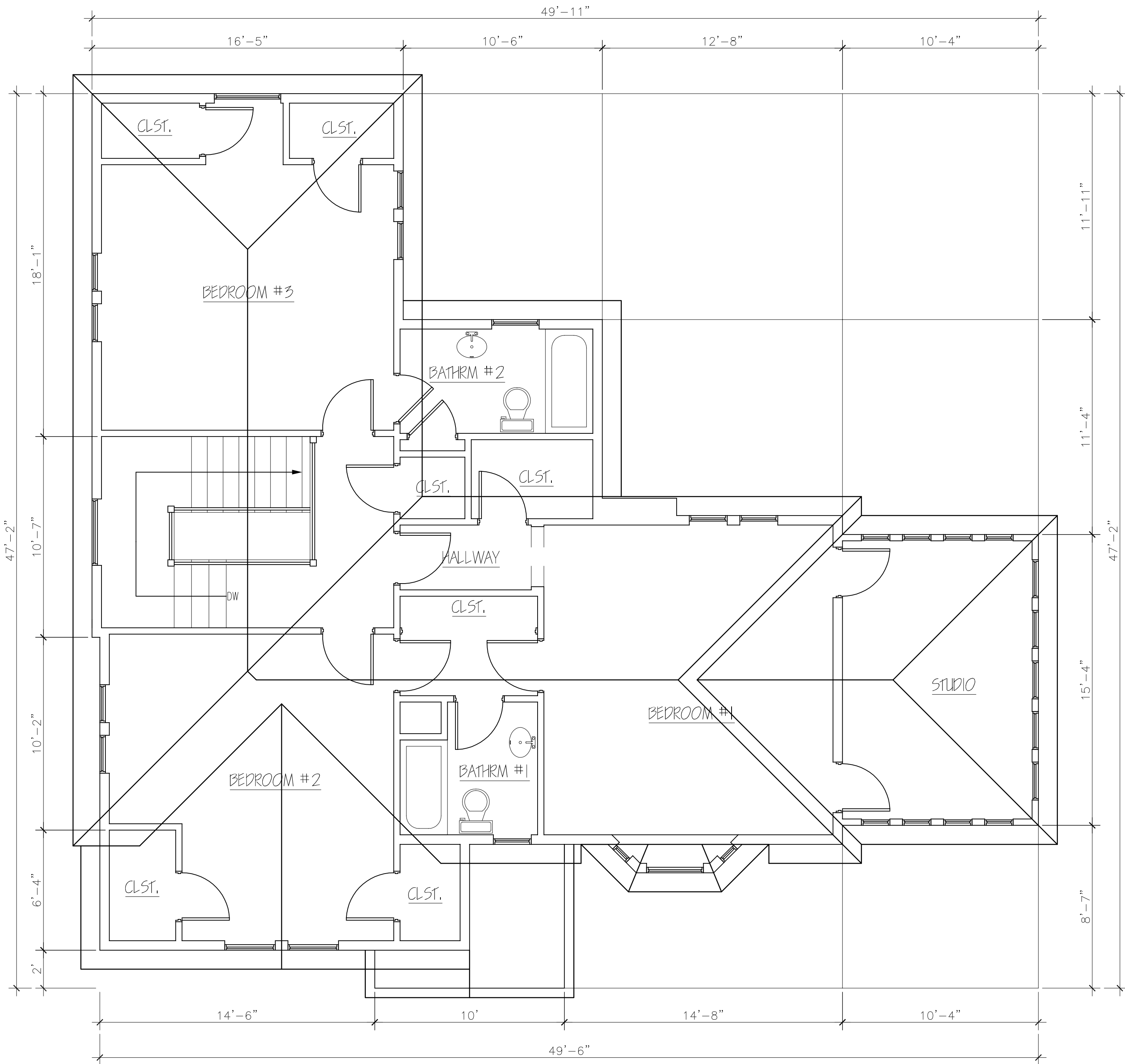
ADDRESS

No	Description	Date
A	For Revision	06/16/2022
B	For Revision	11/26/2022

ALAMO CONSTRUCTION  
Residential – Commercial – Demolition

1106 Vidarra Ct.  
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alamoconstructiondemo.com

Sheet Title 2ND FLOOR PLANS	
Designed By WalCAD	Reviewed By Bob King
Drawn By WalCAD	Scale AS SHOWN
Issue Date 07/14/2022	

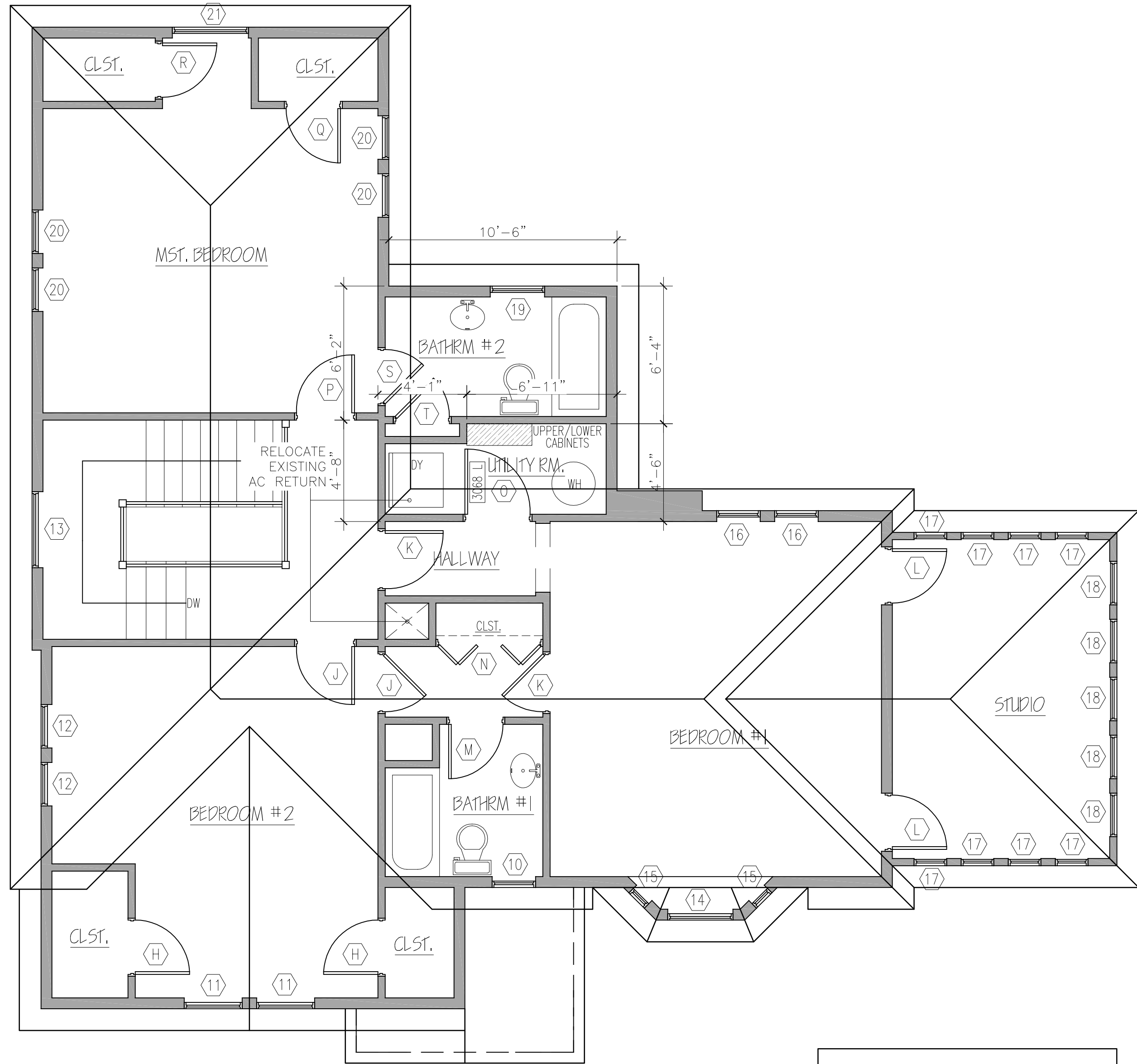


1 2ND FLOOR PLAN - EXISTING  
1/4" = 1'-0"

2ND FLOOR 1,424 SF

EXISTING & PROPOSED 1ST FLOOR – WINDOW SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
10	1	(E)	BATHROOM #1 WINDOW	2'-0"W X 2'-6"H SH
11	2	(E)	BEDROOM #2 WINDOWS	3'-0"W X 4'-6"H SH
12	2	(E)	BEDROOM #2 WINDOWS	2'-6"W X 3'-0"H SH
13	1	(E)	STAIRWELL WINDOW	3'-6"W X 3'-6"H SH
14	1	(E)	BEDROOM #1 WINDOWS	3'-0"W X 4'-6"H SH
15	2	(E)	BEDROOM #1 WINDOWS	1'-0"W X 4'-6"H SH
16	2	(E)	BEDROOM #1 WINDOWS	2'-0"W X 4'-0"H SH
17	8	(E)	STUDIO WINDOWS	2'-0"W X 4'-0"H SH
18	5	(E)	STUDIO WINDOWS	2'-6"W X 4'-0"H SH
19	1	(E)	BATHROOM #2 WINDOW	2'-6"W X 3'-0"H SH
20	4	(E)	MASTER BEDROOM WINDOWS	2'-6"W X 4'-6"H SH
21	1	(E)	MASTER BEDROOM WINDOW	3'-6"W X 4'-6"H SH



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

2ND FLOOR 1,424 SF

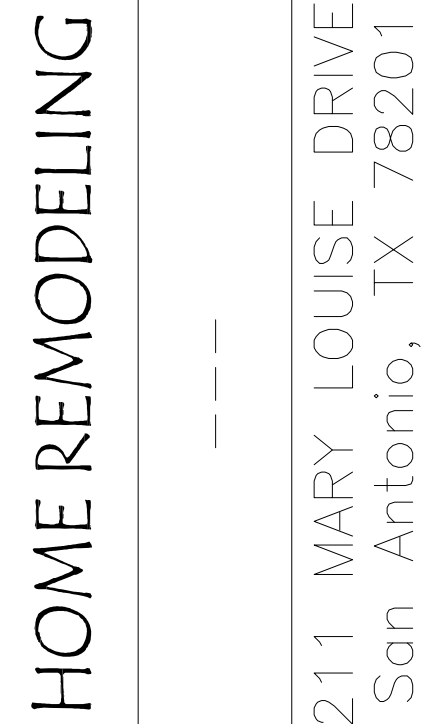
EXISTING & PROPOSED 1ST FLOOR – DOOR SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
H	2	(E)	BEDROOM #2 DOORS	2'-8"W X 6'-3"H
J	2	(E)	BEDROOM #2 DOORS	2'-8"W X 6'-8"H
K	2	(E)	BEDROOM #1 DOOR	2'-8"W X 6'-8"H
L	2	(E)	BEDROOM #1 (TO STUDIO) DOOR	2'-8"W X 6'-8"H
M	1	(E)	BATHROOM #1 DOOR	2'-8"W X 6'-8"H
N	1	(E)	BATHROOM #1 BIFOLD DOOR	5'-0"W X 6'-8"H
O	1	(P)	UTILITY ROOM DOOR	3'-0"W X 6'-8"H
P	1	(E)	MASTER BEDROOM DOOR	2'-8"W X 6'-8"H
Q	1	(E)	MASTER BEDROOM CLOSET DOOR	2'-6"W X 6'-8"H
R	1	(E)	MASTER BEDROOM CLOSET DOOR	2'-0"W X 6'-8"H
S	1	(E)	BATHROOM #2 DOOR	2'-6"W X 6'-8"H
T	1	(E)	BATHROOM #2 DOOR	2'-0"W X 6'-8"H

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

EXISTING = (E) remaining  
PROPOSED = (P) to be replaced





Floor plan of a 28' x 24' mobile home. The plan shows a front porch (6' x 9'), a living area (512 SF), a bedroom (11' x 11'), a bathroom (7' x 11'), and a storage area (10' x 9'). Dimensions are provided for each section and the overall footprint.

Area	Dimensions	Area (SF)
LIVING AREA	28' x 24' (Overall)	512
COVRD. PORCH	6' x 9'	196
BEDROOM #1	11' x 11'	121
BATHRM	7' x 11'	77
STORAGE	10' x 9'	90

**Overall Dimensions:**  
 Total Width: 28'-5"  
 Total Depth: 18'-1"

**Room Dimensions and Features:**  
 - **Front Porch:** 8'-4" x 6'-9"  
 - **Living Area:** 11'-4" x 11'-4"  
 - **Kitchen/Dining:** 18' x 8' x 8' (attic space)  
 - **Bedroom #1:** 11'-4" x 11'-4"  
 - **Bedroom #2:** 11'-4" x 11'-4"  
 - **Bathroom:** 5'-8" x 7'-10"  
 - **Covered Porch:** 8'-4" x 6'-9"  
 - **Central Living Area:** 11'-4" x 11'-4"

**Other Features:**  
 - 30" Range, Microwave, 36" Sink, Ref.  
 - 1200 sq. ft. total area  
 - 512 sq. ft. living area  
 - 56 sq. ft. covered porch

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

### EXISTING & PROPOSED 1ST FLOOR – WINDOW SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
22	4	(P)	LIVING ROOM, BEDROOM #1 & 2 WINDOWS	3'-0" W X 5'-0" H SH
23	1	(P)	KITCHEN WINDOW	3'-0" W X 3'-0" H SH
24	1	(P)	BATHROOM WINDOW	3'-0" W X 1'-0" H SL

### EXISTING & PROPOSED 1ST FLOOR - DOOR SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
U	1	(P)	ENTRY DOOR	3'-0"W x 6'-8"H
V	3	(P)	KITCHEN, BEDROOM #1 & 2 DOORS	2'-8"W x 6'-8"H
W	2	(P)	BEDROOM #1 & 2 CLOSET DOORS	2'-0"W x 6'-8"H
X	1	(P)	BATHROOM DOOR	2'-6"W x 6'-8"H

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

EXISTING = (E) remaining  
PROPOSED = (P) to be replaced

ALAMO CONSTRUCTION  
Residential – Commercial – Demolition

SAN ANTONIO, TX 78216  
alamoconstructiondemo.com





HOME REMODELING

211 MARY LOUISE DRIVE  
San Antonio, TX 78201

PROJECT

OWNER

ADDRESS

No	Description	Date
A	For Revision	11/26/2022

ALAMO CONSTRUCTION  
Residential – Commercial – Demolition

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

Sheet Title	
PROPOSED ELEVATIONS	
Designed By	Reviewed By
WaiCAD	Bob King
Drawn By	Scale
WaiCAD	AS SHOWN
Issue Date	

09/28/2022



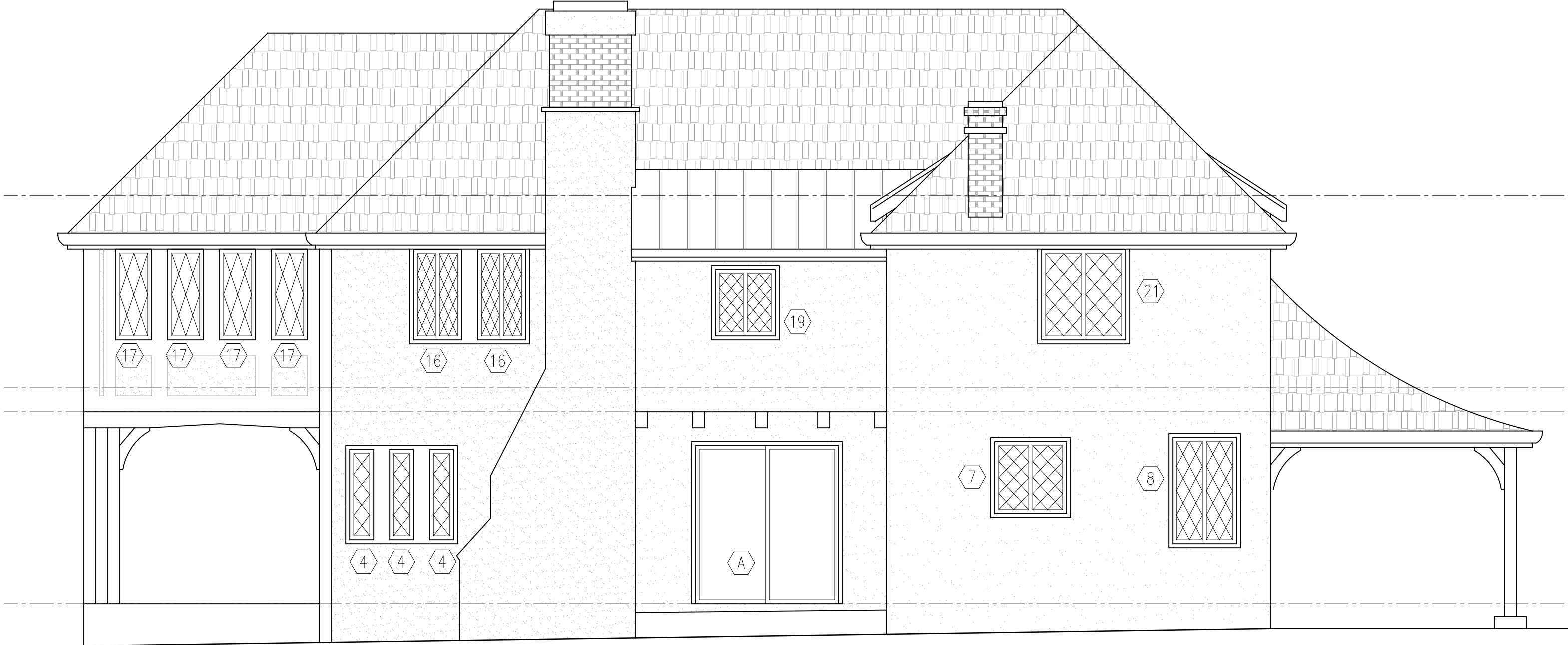
FRONT ELEVATION – PROPOSED

1/4" = 1'-0"



RIGHT SIDE ELEVATION – PROPOSED

1/4" = 1'-0"



BACK ELEVATION – PROPOSED

1/4" = 1'-0"



LEFT SIDE ELEVATION – PROPOSED

1/4" = 1'-0"

EXISTING & PROPOSED 1ST FLOOR – WINDOW SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
1	3	(E)	FORMAL DINING WINDOWS	3'-0"W X 4'-6"H SH
2	4	(E)	FORMAL DINING & KITCHEN WINDOWS	2'-6"W X 4'-6"H SH
3	4	(E)	LIVING ROOM WINDOWS	2'-0"W X 5'-0"H SH
4	3	(E)	LIVING ROOM WINDOWS	1'-4"W X 3'-0"H SH
5	2	(E)	DINING ROOM WINDOWS	2'-0"W X 4'-6"H SH
6	2	(P)	KITCHEN WINDOWS	1'-4"W X 1'-4"H SH
7	1	(P)	KITCHEN WINDOW	3'-0"W X 3'-0"H SH
8	1	(E)	KITCHEN WINDOW	3'-0"W X 4'-6"H SH
9	1	(E)	HALLWAY WINDOW	2'-0"W X 2'-6"H SH

EXISTING & PROPOSED 2ND FLOOR – WINDOW SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
10	1	(E)	BATHROOM #1 WINDOW	2'-0"W X 2'-6"H SH
11	2	(E)	BEDROOM #2 WINDOWS	3'-0"W X 4'-6"H SH
12	2	(E)	BEDROOM #2 WINDOWS	2'-6"W X 3'-0"H SH
13	1	(E)	STAIRWELL WINDOW	3'-6"W X 3'-6"H SH
14	1	(E)	BEDROOM #1 WINDOWS	3'-0"W X 4'-6"H SH
15	2	(E)	BEDROOM #1 WINDOWS	1'-0"W X 4'-6"H SH
16	2	(E)	BEDROOM #1 WINDOWS	2'-0"W X 4'-0"H SH
17	8	(E)	STUDIO WINDOWS	2'-0"W X 4'-0"H SH
18	5	(E)	STUDIO WINDOWS	2'-6"W X 4'-0"H SH
19	1	(E)	BATHROOM #2 WINDOW	2'-6"W X 3'-0"H SH
20	4	(E)	MASTER BEDROOM WINDOWS	2'-6"W X 4'-6"H SH
21	1	(E)	MASTER BEDROOM WINDOW	3'-6"W X 4'-6"H SH

EXISTING & PROPOSED 1ST FLOOR – DOOR SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
A	1	(P)	DINING ROOM SLIDING DOOR	6'-0"W X 6'-8"H
B	1	(E)	FRONT ENTRY DOOR	3'-0"W X 7'-0"H
C	1	(E)	LIVING ROOM (TO PATIO) FRENCH DOOR	4'-0"W X 7'-0"H
D	1	(E)	HALLWAY (TO CARPORT) DOOR	3'-0"W X 6'-8"H
E	1	(E)	HALLWAY (TO KITCHEN) DOOR	2'-8"W X 6'-8"H
F	1	(E)	KITCHEN DOOR	2'-8"W X 6'-8"H
G	3	(E)	KITCHEN, POWDER, HALLWAY DOOR	2'-8"W X 6'-8"H

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

EXISTING = (E) remaining  
PROPOSED = (P) to be replaced

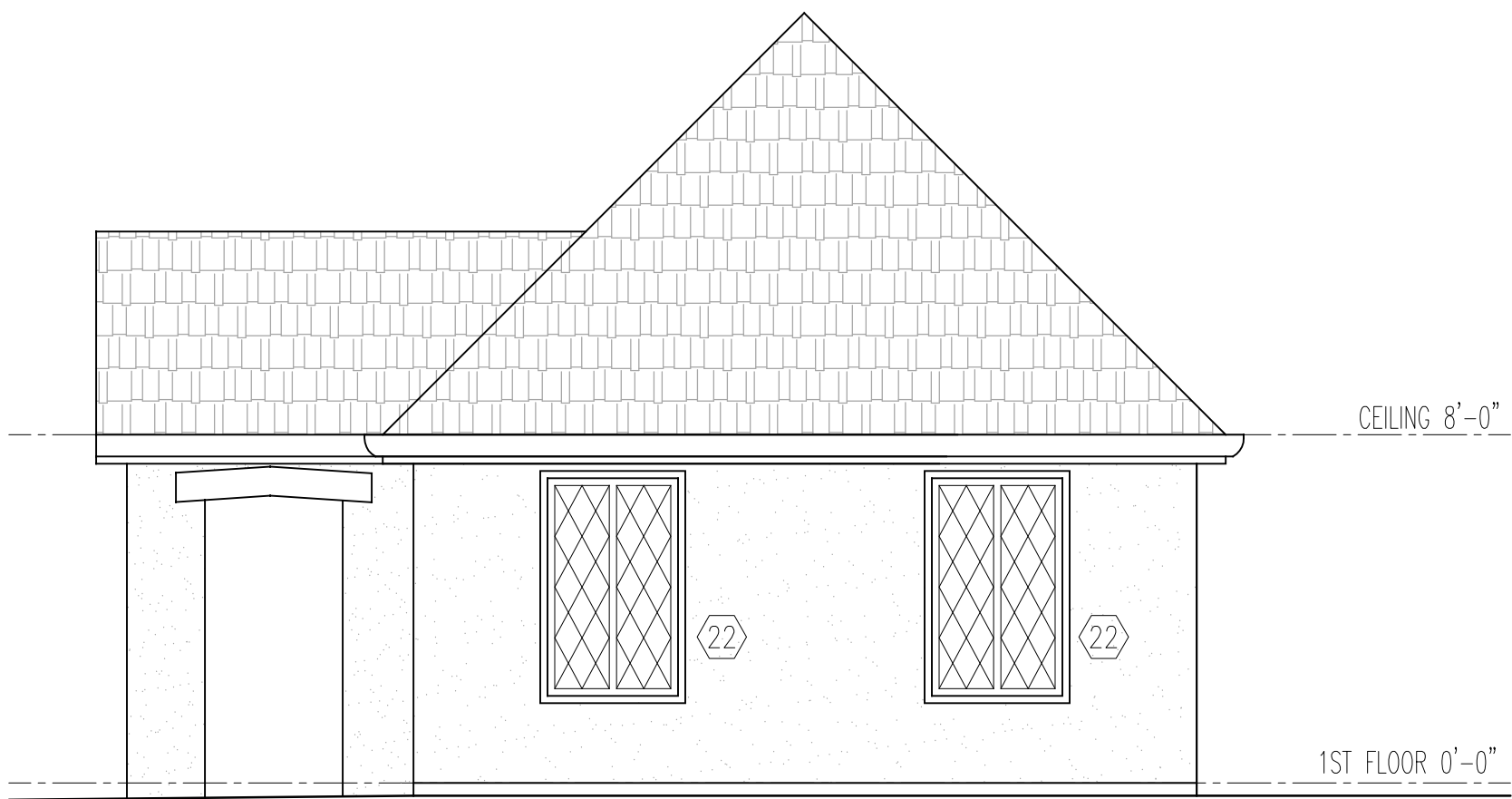
EXISTING & PROPOSED 2ND FLOOR – DOOR SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
H	2	(E)	BEDROOM #2 DOORS	2'-8"W X 6'-3"H
J	2	(E)	BEDROOM #2 DOORS	2'-8"W X 6'-8"H
K	2	(E)	BEDROOM #1 DOOR	2'-8"W X 6'-8"H
L	2	(E)	BEDROOM #1 (TO STUDIO) DOOR	2'-8"W X 6'-8"H
M	1	(E)	BATHROOM #1 DOOR	2'-8"W X 6'-8"H
N	1	(E)	BATHROOM #1 BIFOLD DOOR	5'-0"W X 6'-8"H
O	1	(P)	UTILITY ROOM DOOR	3'-0"W X 6'-8"H
P	1	(E)	MASTER BEDROOM DOOR	2'-8"W X 6'-8"H
Q	1	(E)	MASTER BEDROOM CLOSET DOOR	2'-6"W X 6'-8"H
R	1	(E)	MASTER BEDROOM CLOSET DOOR	2'-0"W X 6'-8"H
S	1	(E)	BATHROOM #2 DOOR	2'-6"W X 6'-8"H
T	1	(E)	BATHROOM #2 DOOR	2'-0"W X 6'-8"H



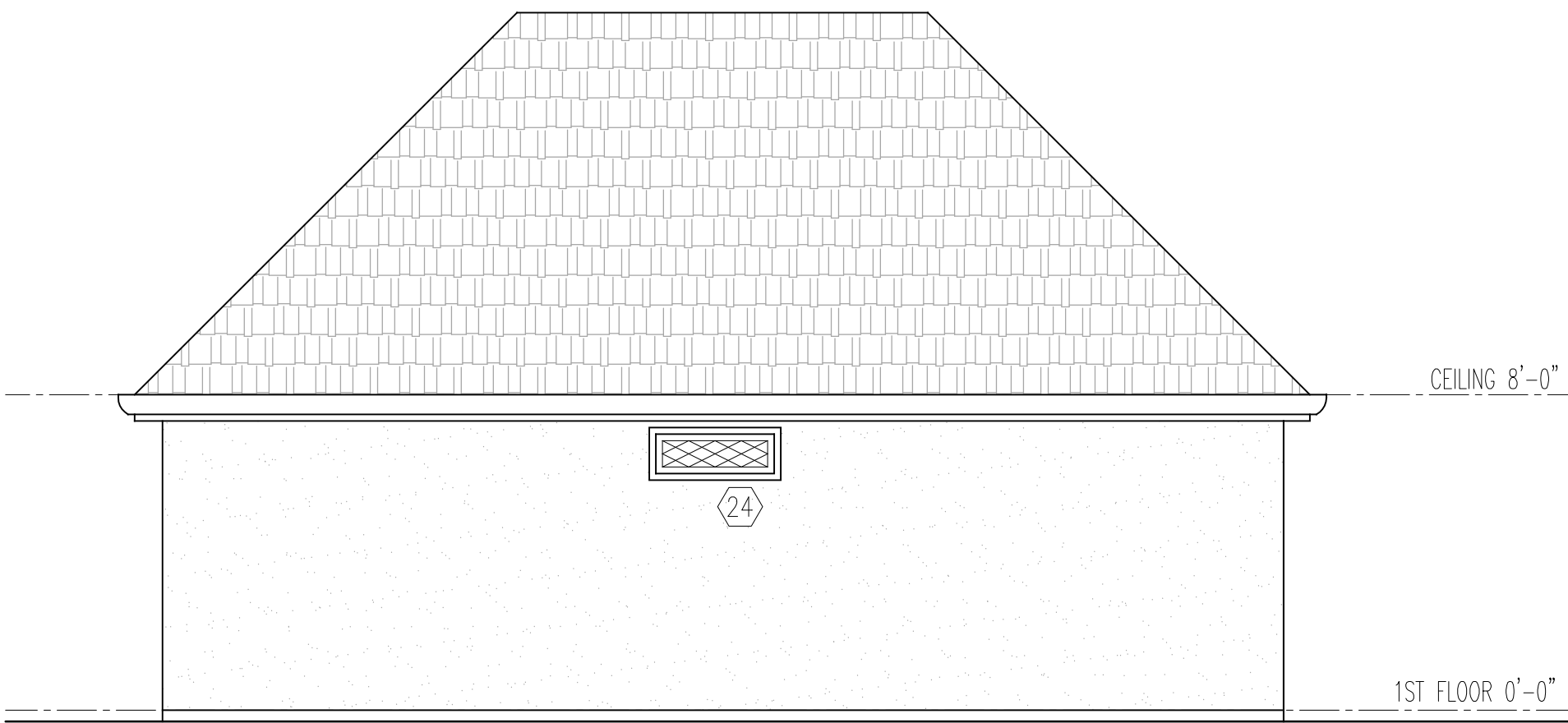
FRONT ELEVATION - PROPOSED

1/4" = 1'-0"



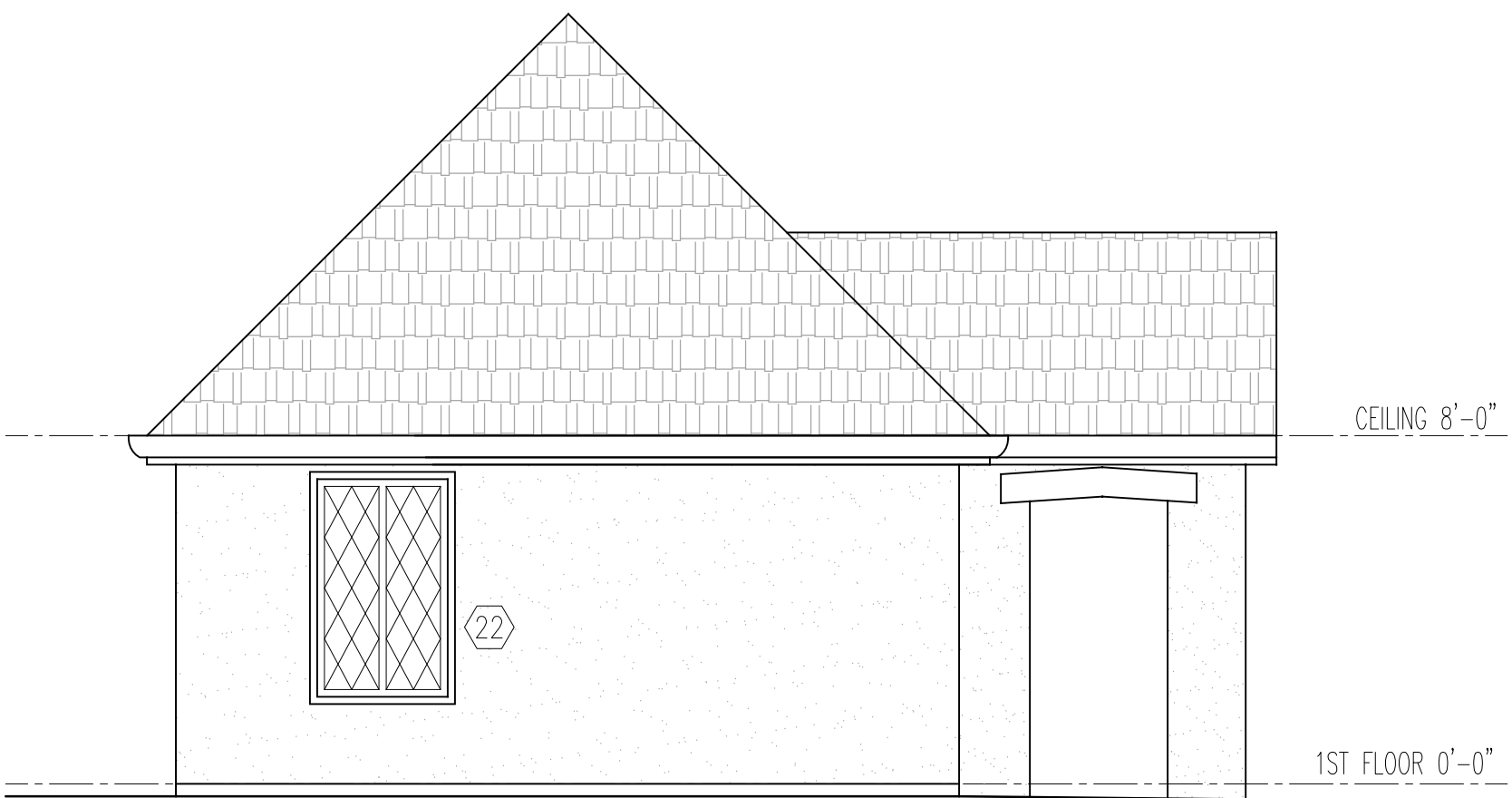
RIGHT SIDE ELEVATION - PROPOSED

1/4" = 1'-0"



BACK ELEVATION - PROPOSED

1/4" = 1'-0"



LEFT SIDE ELEVATION - PROPOSED

1/4" = 1'-0"

EXISTING & PROPOSED 1ST FLOOR - WINDOW SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
22	4	(P)	LIVING ROOM, BEDROOM #1 & 2 WINDOWS	3'-0"W X 5'-0"H SH
23	1	(P)	KITCHEN WINDOW	3'-0"W X 3'-0"H SH
24	1	(P)	BATHROOM WINDOW	3'-0"W X 1'-0"H SL

EXISTING & PROPOSED 1ST FLOOR - DOOR SCHEDULE

#	QTY.	TYPE	LOCATION	SIZE
U	1	(P)	ENTRY DOOR	3'-0"W X 6'-8"H
V	3	(P)	KITCHEN, BEDROOM #1 & 2 DOORS	2'-8"W X 6'-8"H
W	2	(P)	BEDROOM #1 & 2 CLOSET DOORS	2'-0"W X 6'-8"H
X	1	(P)	BATHROOM DOOR	2'-6"W X 6'-8"H

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

EXISTING = (E) remaining  
PROPOSED = (P) to be replaced

HOME REMODELING

PROJECT

OWNER

ADDRESS

211 MARY LOUISE DRIVE  
San Antonio, TX 78201

ALAMO CONSTRUCTION  
Residential - Commercial - Demolition

1106 Vidarra 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	

09/29/2022



#1







#1



Casita entry door







D







# 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.

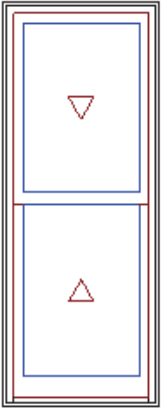
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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



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

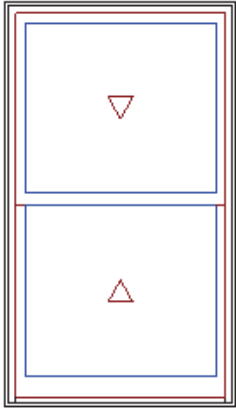
Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

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



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

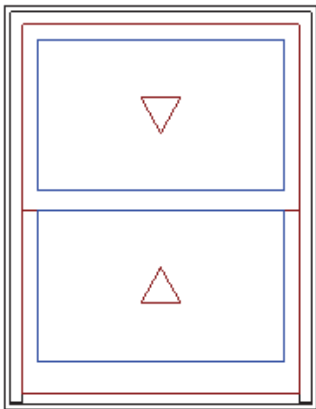
Low E3 w/Argon  
Black Perimeter Bar  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
White Sash Lock  
White Top Sash Strike Plate Assembly Color  
Extruded Aluminum Screen  
Ebony Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose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

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

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



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

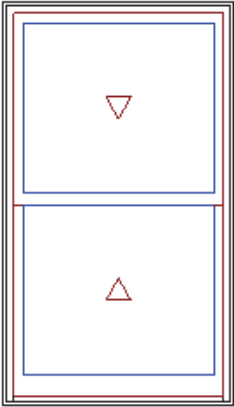
Ebony Clad Exterior  
Painted Interior Finish - White - Pine Interior ..... 149.92  
Ultimate Double Hung G2 ..... 727.76  
CN 2616  
Rough Opening 32 1/4" X 40"  
Glass Add For All Sash/Panels ..... 19.86  
Top Sash  
Ebony Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
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



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

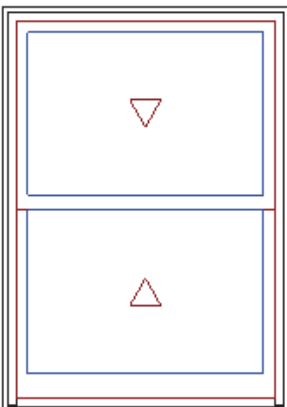
Ebony Clad Exterior  
Painted Interior Finish - White - Pine Interior ..... 149.92  
Ultimate Double Hung G2 ..... 986.90  
CN 3228  
Rough Opening 38 1/4" X 64"  
Glass Add For All Sash/Panels ..... 37.73  
Top Sash  
Ebony Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
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



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

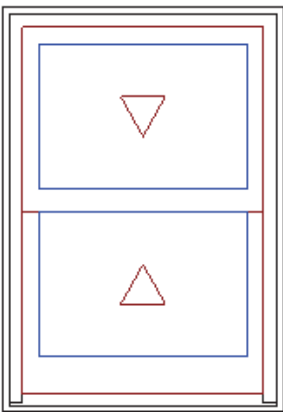
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
White Sash Lock  
White Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Ebony Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jambs  
Nailing Fin  
\*\*\*Note: Unit Availability and Price is Subject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



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

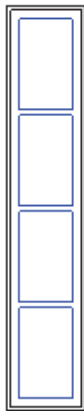
Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

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



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



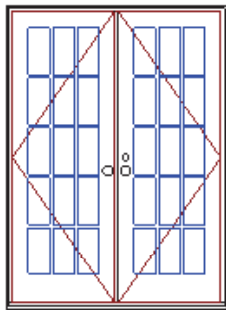
As Viewed From The Exterior

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



Inactive Active

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

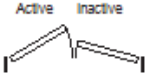
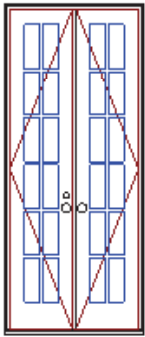
Thru Jamb Installation w/ Nailing Fin  
\*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

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



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 Ultrix 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



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

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #13	Mark Unit: LIVING ROOM BACK	Net Price:		2,851.49
Qty: 2		Ext. Net Price:	USD	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" Jamb  
Thru Jamb Installation w/ Nailing Fin  
\*\*\*Note: Unit Availability and Price is Subject to Change

Initials required

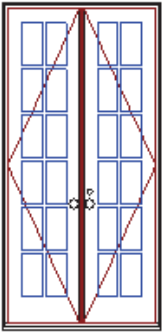
Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

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

Ebony Clad Exterior





Inactive Active

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](http://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: \_\_\_\_\_