

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6300 Brookville Rd., Chevy Chase	<b>Meeting Date:</b>	5/24/17
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/17/17
<b>Applicant:</b>	JL Property Ventures, LLC (Jobi Jones, Architect)	<b>Public Notice:</b>	5/10/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	35/13-17K	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Rear porch alterations and other alterations		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase District  
**STYLE:** Colonial Revival  
**DATE:** c. 1916 - 1927

**PROPOSAL**

The applicant proposes the following work items at the subject property:

- Replace the existing windows on a non-historic left side addition, infilling with siding to match, where necessary.
- Convert an existing window to a French door on the rear elevation of the historic house.
- Construct three new concrete stoops at the rear of the house.
- Convert an existing covered porch at the rear to a mudroom.
- Repair original windows in-kind, as necessary.
- Repair original siding in-kind, as necessary.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### ***Chevy Chase Village Historic District Guidelines***

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

**Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

***Secretary of the Interior’s Standards for Rehabilitation:***

#2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

The applicant proposes the following work items at the subject property:

- Replace the existing windows on a non-historic left side addition, infilling the walls with wood siding to match the existing, where necessary.
- Convert an existing window to a French door on the rear elevation of the historic house.
- Construct three new concrete stoops at the rear of the house.
- Convert an existing covered porch at the rear to a mudroom.
- Repair original windows in-kind, as necessary.
- Repair original siding in-kind, as necessary.

Staff fully supports the applicant's proposal, finding the following:

#### *Alteration to Left Side Addition*

The existing left side addition is non-historic, with non-compatible windows flanked by pilaster panels. The applicant proposes to remove the non-compatible windows and pilaster panels, installing compatible vinyl-clad wood windows in their place.

On the first floor, the replacement windows will be multi-lite SDL casement windows, with permanently affixed 7/8" profile muntins and spacer bars. On the second floor, the replacement windows will be 6-over-1 SDL double-hung windows, with permanently affixed 7/8" profile muntins and spacer bars. Where necessary, the walls will be infilled with wood siding to match the existing.

#### *Window to French Door Conversion*

An existing ganged window on the left side (as viewed from the front) of the rear elevation will be converted into French doors. The proposed French doors will be multi-lite vinyl-clad wood doors, with permanently affixed 7/8" profile muntins and spacer bars.

Due to its location and the house's orientation to the street, the proposed alteration will likely not be visible from the public right-of-way of Brookville Road or Newlands Street. In accordance with the *Guidelines*, windows and doors that are not visible from the public right-of-way should be subject to lenient scrutiny.

#### *Stoops*

The proposed stoops will likely not be visible from the public right-of-way and, in accordance with the *Guidelines*, should be approved as a matter of course.

#### *Porch to Mudroom Conversion*

An existing partially enclosed porch at the right side (as viewed from the front) of the rear elevation will be entirely enclosed and converted into a mudroom. A multi-lite vinyl-clad wood door with permanently affixed 7/8" profile muntins and spacer bars will be installed on the rear elevation of the proposed mudroom. Where necessary, the walls will be infilled with wood siding to match the existing.

The proposed alterations will be minimally visible from the public right-of-way, at best. Staff finds that the proposed mudroom's design is compatible with the historic house, and, in accordance with the *Guidelines* regarding porches, should be approved.

#### *Existing Siding and Windows*

Staff fully supports the in-kind repair of the original wood siding and windows, and this work is eligible

for Montgomery County's Historic Preservation Tax Credit.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation #2 & 9 outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jobi@jobijonesllc.com Contact Person: Jobi Jones  
Daytime Phone No.: 757-646-1112

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JL Property Ventures LLC Daytime Phone No.: 571-277-5331  
Address: 1350 Beverly Rd St 115-149 McLean VA 22101  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Jobi Jones Daytime Phone No.: 757-646-1112

### LOCATION OF BUILDING/PREMISE

House Number: 2300 Street: Brookville Road  
Town/City: Cherry Chase Nearest Cross Street: Newlands St.  
Lot: 11 Block: 54 Subdivision: Cherry Chase Village  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: ALTER/RENOVATE  
☐ Construct ☐ Extend ☒ Alter/Renovate ☒ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Revision ☒ Repair ☐ Revocable ☐ Once/Well (complete Section 4) ☐ Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 350,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent  
4-3-17 Date

**SUMMARY OF SCOPE FOR THIS APPLICATION:**

- Enclose existing back porch to create mudroom
- Replace windows in the left addition with ones that better adhere to the colonial aesthetic of the main house
- Use existing window location to add french doors in the dining room
- Add 2 new stoop locations and replace one existing stoop location
- Add 2 AC units on the back right hand side of the house
- Locate dumpster in the driveway for duration of renovation

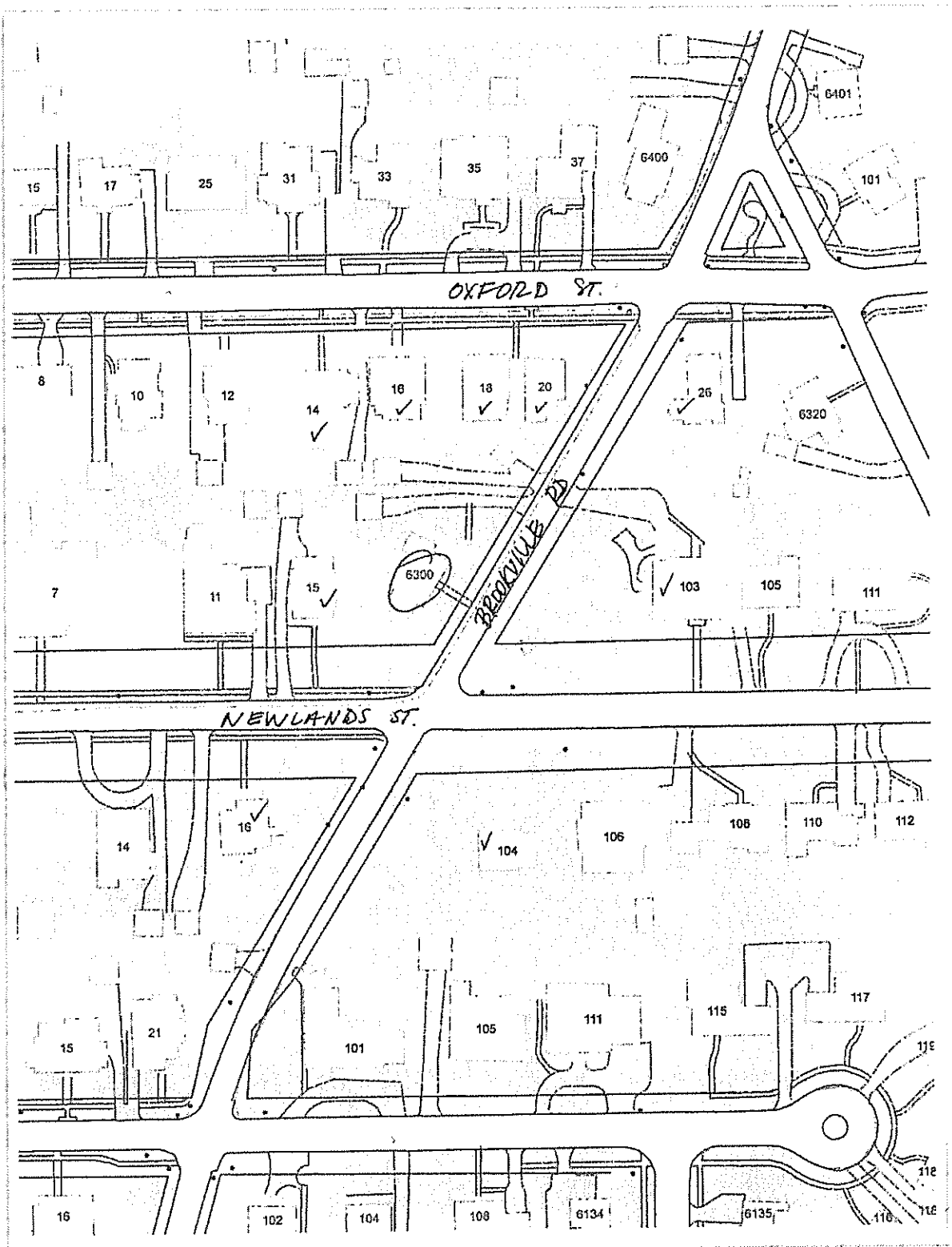
**DESCRIPTION OF EXISTING STRUCTURE(S) AND ENVIRONMENTAL SETTING, INCLUDING THEIR HISTORICAL FEATURES AND SIGNIFICANCE**

The existing Colonial at 6300 Brookville Road is structurally sound and, with the exception of two small additions, seems to be in its original condition. The lack of major addition or renovation of the 94 year old home has allowed it to retain its Colonial features with little impact on the 1/3 acre lot it sits upon or on its original aesthetic. Existing windows vary in their condition; some are inoperable and most have peeling paint on the exterior. The large sunroom addition contains louvered windows out of character for the rest of the home aesthetically, and are energy inefficient. In-wall AC units are currently located throughout the house.

**GENERAL DESCRIPTION OF PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE(S), THE ENVIRONMENTAL SETTING, AND, WHERE APPLICABLE, THE HISTORIC DISTRICT**

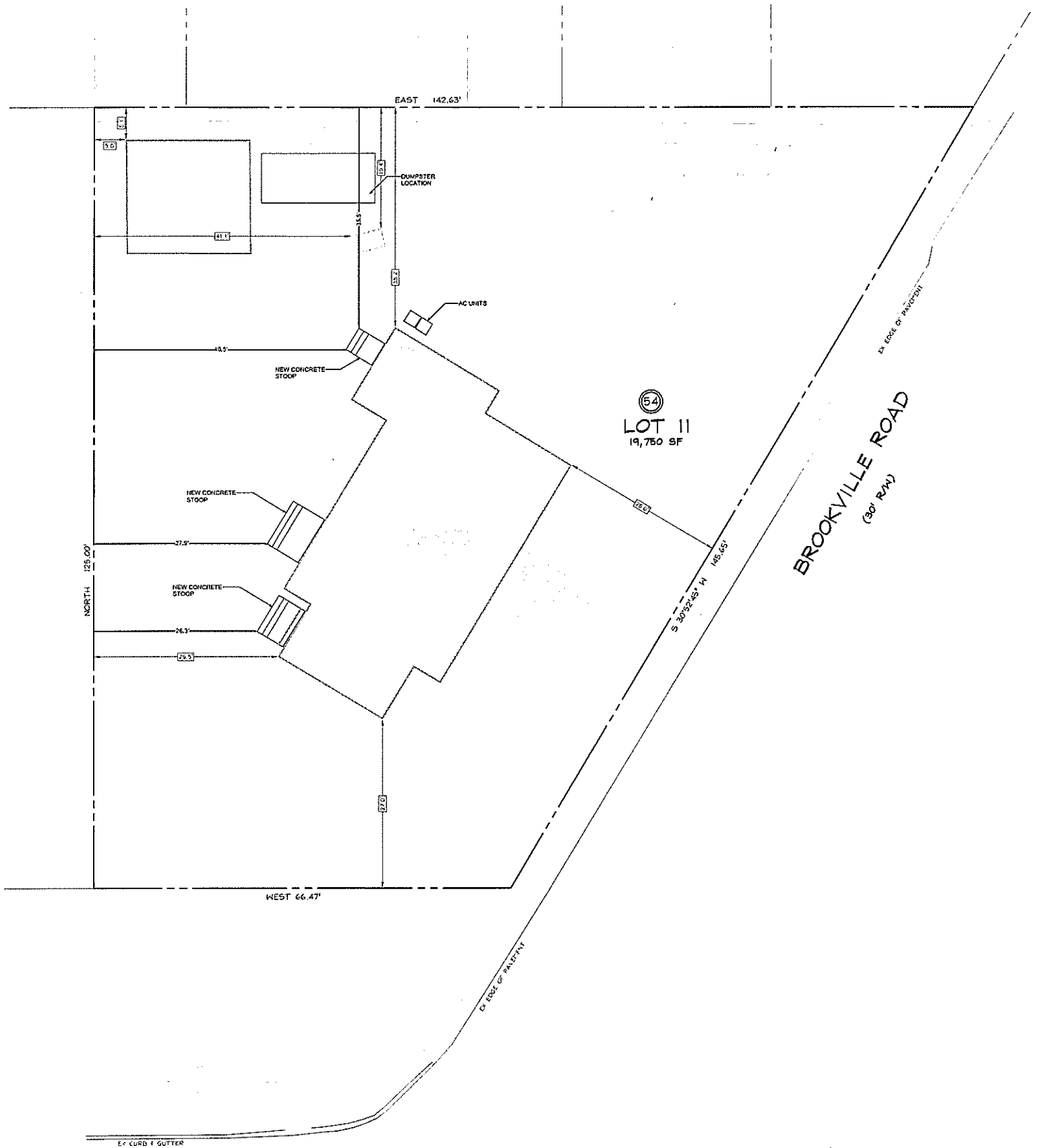
The owners of 6300 Brookville Road would like to repair and revitalize this historic home, retaining its integrity while providing appropriate updates. The exterior siding will be retained, but repainted and patched where needed. The existing windows located on the original house will be repaired where necessary and painted. The sunroom on the left side of the home is currently a space of heat loss/gain. We'd like to replace the existing louvered windows with new efficient windows that will not only provide energy benefits, but will also upgrade the aesthetic of this wing by replacing the current windows with ones more in line with the aesthetic of the main house. To create a more substantial relationship to the outdoors we'd like to provide French doors and a stoop on the back of the home. To minimize impact to the house we'd like to utilize an existing window location. The current covered porch on the back of the house will more completely be incorporated into the home by becoming part of a conditioned mudroom. This space will be captured without changing the existing footprint of the home. In order to make the home energy efficient we'd like to provide a new 2-zone HVAC system. This will require AC units to be located on the exterior of the house where indicated on the survey and drawings included.

Providing these updates/upgrades to the home will allow it to remain a strong component of the neighborhood's historic character without compromise to the integrity of the original design.









NEWLANDS STREET  
(100' R/W)



PROPOSED SURVEY

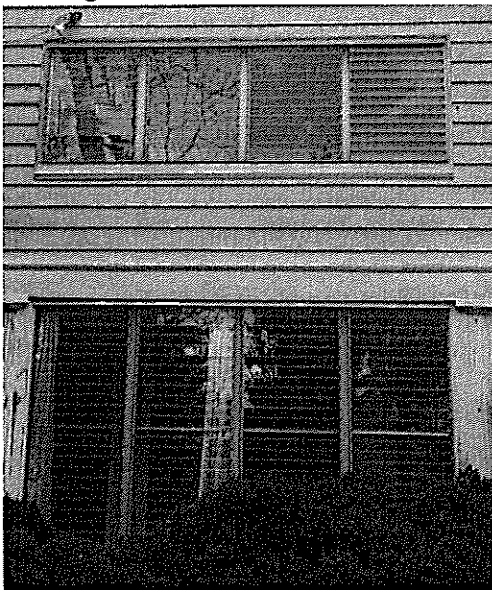
## WINDOW/DOOR SUMMARY:

### New Window Locations

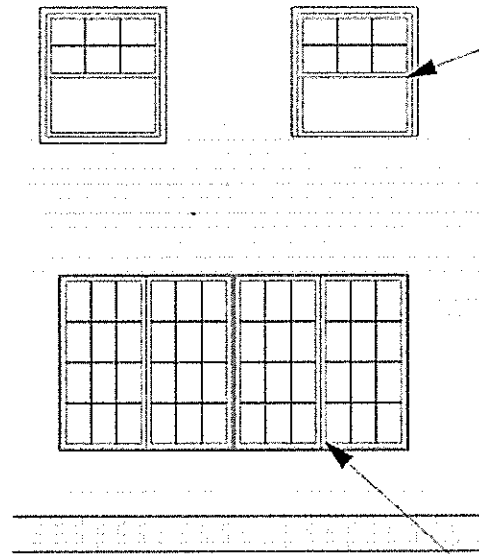
- Left addition only
  - It is unclear when this addition occurred, but none of the windows are consistent with the original house; we'd like to replace them with windows more appropriate for the main house's colonial style

### Window Specs on First Floor

- Brand – Pella
  - 450 Series
- Material – wood interior, vinyl clad exterior
  - Will use the Architect Series with both wood interior and exterior if the board so desires
- Operation – Casement
  - Previously louvered
- Grille – 7/8" muntins with simulated divided light
  - Original windows have 3/4" muntins
- Existing



### Proposed



### Window Specs on Second Floor

- Brand – Pella
  - 450 Series
- Material – wood interior, vinyl clad exterior
  - Will use the Architect Series with both wood interior and exterior if the board so desires
- Operation – Double Hung
  - Previously louvered

- Grille – 7/8" muntins with simulated divided light, same pattern as original windows on main house
  - Original windows have 3/4" muntins

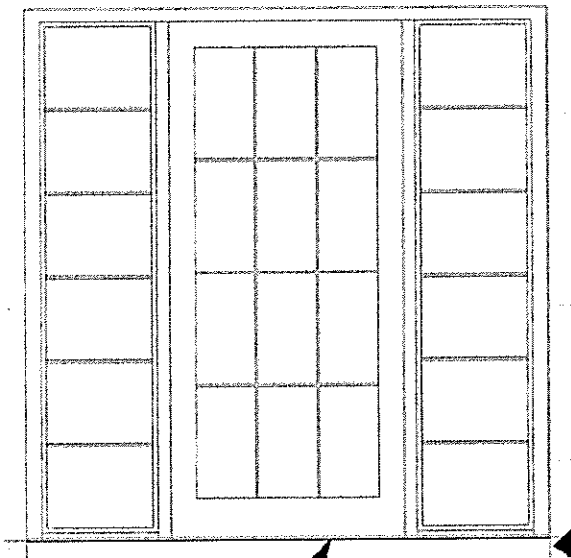
#### **New Door Locations**

- Left addition back door
  - Replacing existing door
- French doors off dining room to backyard
  - Currently a double window location; will reuse existing opening
- Mudroom backdoor
  - Relocating existing door location from porch

#### **Door Specs at Left Addition**

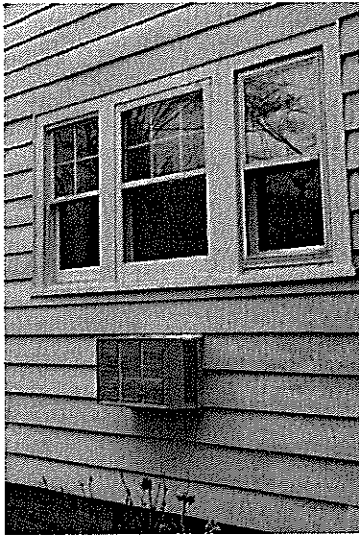
- Brand – Pella
  - 450 Series
- Material – wood interior, vinyl clad exterior
  - Will use the Architect Series with both wood interior and exterior if the board so desires
- 3/0x6/8 door with 18" side lights on either side to create symmetry with new windows on the front of the house
- Glazing – Traditional grille pattern (7/8" muntings) with equally spaced horizontal muntins on the side lights
  - Current door has louvered glazing
  - Existing

Proposed

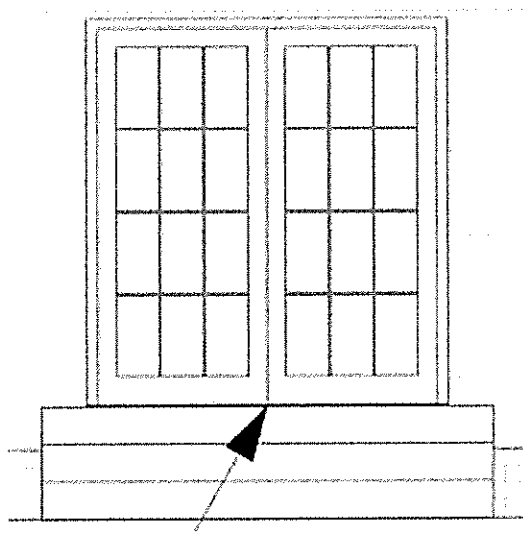


### *Door Specs at Dining Room*

- Brand – Pella
  - 450 Series
- Material – wood interior, vinyl clad exterior
  - Will use the Architect Series with both wood interior and exterior if the board so desires
- 6/0x6/8 double doors with traditional grille pattern
  - Currently a bank of 3 windows
- Existing

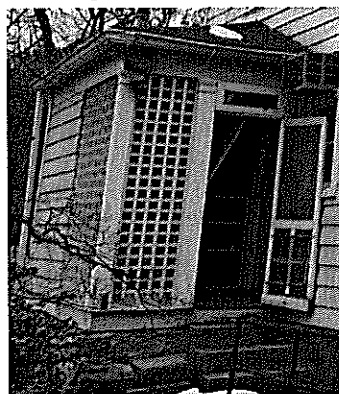


### *Proposed*

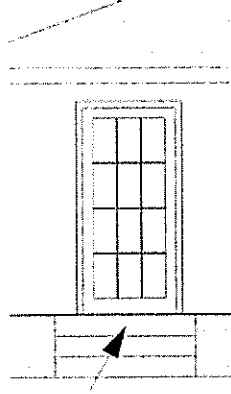


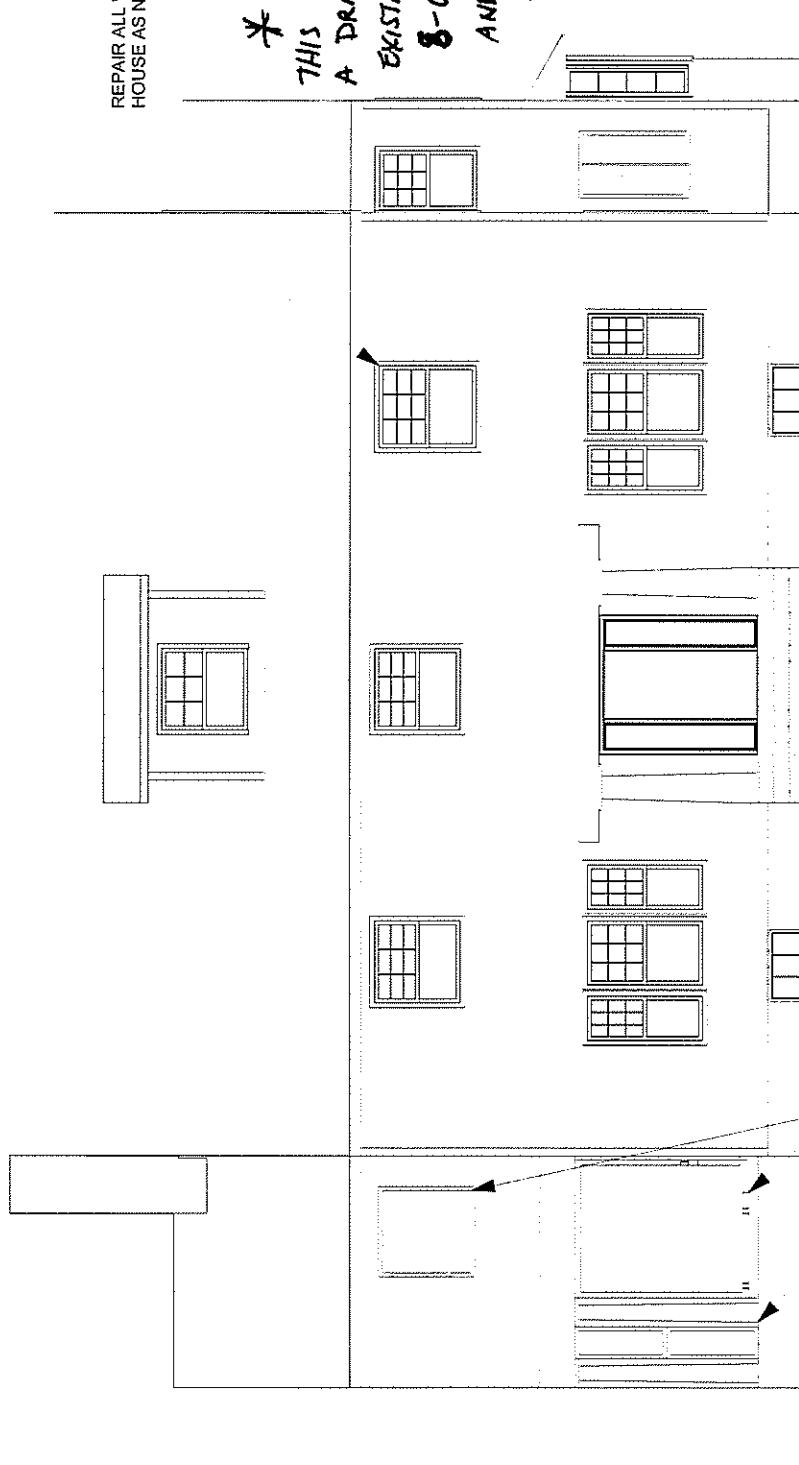
### *Door Specs at New Mudroom*

- Brand – Pella
  - 450 Series
- Material – wood interior, vinyl clad exterior
  - Will use the Architect Series with both wood interior and exterior if the board so desires
- 3/0x6/8 door with traditional grille pattern
  - Currently a screen door located on adjacent wall
- Existing



### *Proposed*





REPAIR ALL WINDOWS ON ORIGINAL HOUSE AS NEEDED

\* PLEASE NOTE  
THIS ELEVATION CONTAINS  
A DRAWING ERROR -  
EXISTING WINDOWS ARE  
8-OVER-1 ON 2<sup>ND</sup> FLOOR,  
AND 4-OVER-1/6-OVER-1  
ON 1<sup>ST</sup> FLOOR.

SUNROOM ADDITION WINDOWS TO BE  
REPLACED WITH PELLA 350 SERIES;  
PREVIOUS HORIZONTAL LOUVER  
WINDOWS TO BE REPLACED WITH  
CASEMENT

REMOVE COLUMNS AND GLASS AND  
REPLACE WITH FRAMED, INSULATED  
WALLS; NEW SIDING TO MATCH  
EXISTING

# EXISTING FRONT ELEVATION

Scale: 1/8" = 1'-0"

Project Name		Chevy Chase Village
Client Name and Address		6300 Brookville Road Bethesda, MD 20816
Sheet Number	Sch-402	Sheet Title
		Front Elevation



REPAIR ALL WINDOWS ON ORIGINAL  
HOUSE AS NEEDED

REPLACE EXISTING  
LOUVERED ADDITION  
WINDOWS WITH PELLA  
450 SERIES DOUBLE  
HUNG TO MATCH  
WINDOWS IN ORIGINAL  
HOUSE; WOOD  
INTERIOR, VINYL CLAD  
EXTERIOR

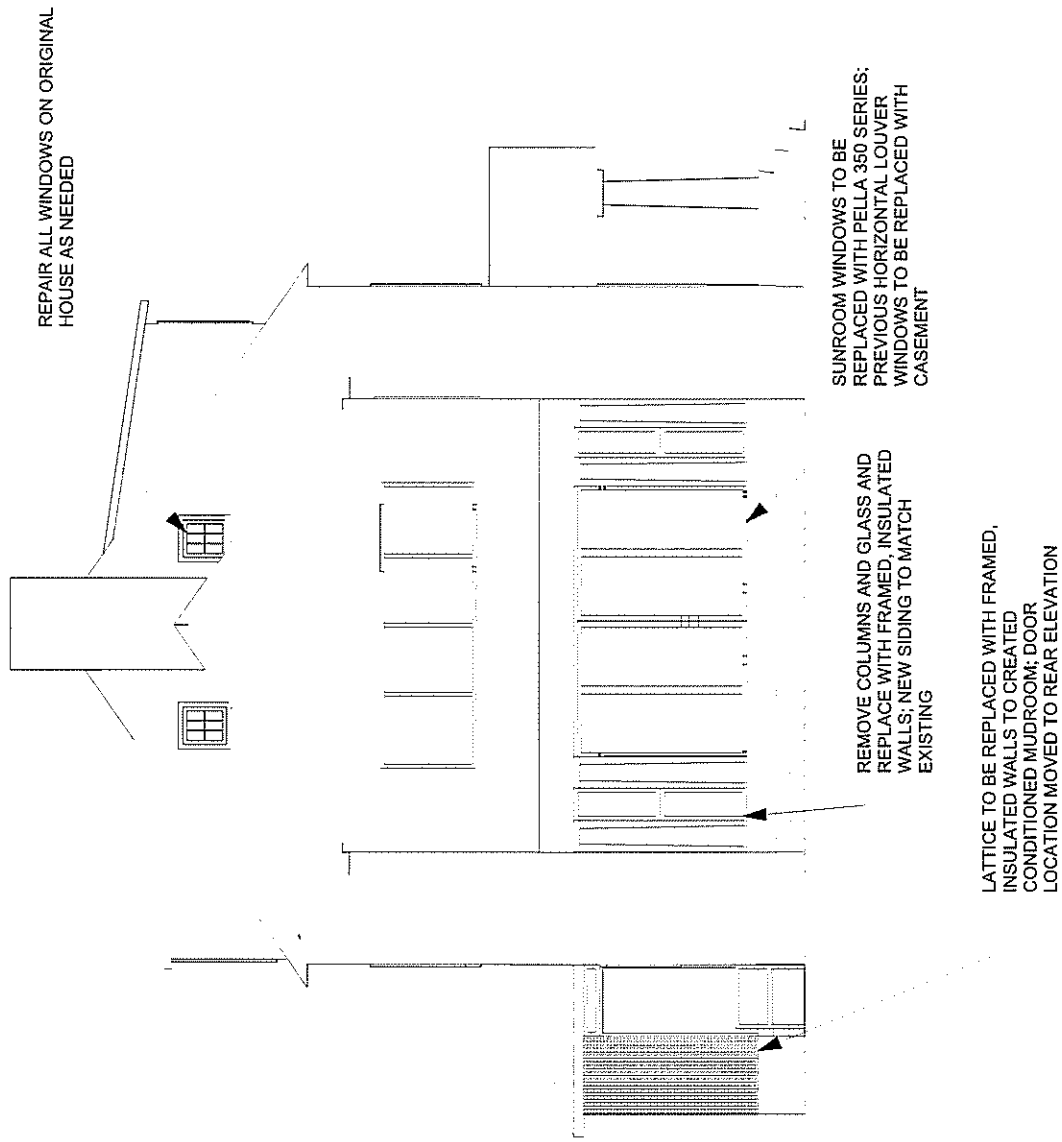
SUNROOM ADDITION WINDOWS TO BE  
REPLACED WITH PELLA 450 SERIES;  
WOOD INTERIOR, VINYL CLAD  
EXTERIOR; PREVIOUS HORIZONTAL  
LOUVER WINDOWS TO BE REPLACED  
WITH CASEMENT

ERROR: RETAIN EXISTING  
4-OVER-1 WINDOWS  
FLANKING 1ST FLOOR  
6-OVER-1 1ST FLOOR  
WINDOWS

ERROR: RETAIN EXISTING  
8-OVER-1 WINDOWS  
ON 2ND FLOOR

# PROPOSED FRONT ELEVATION Scale: 1/8" = 1'-0"

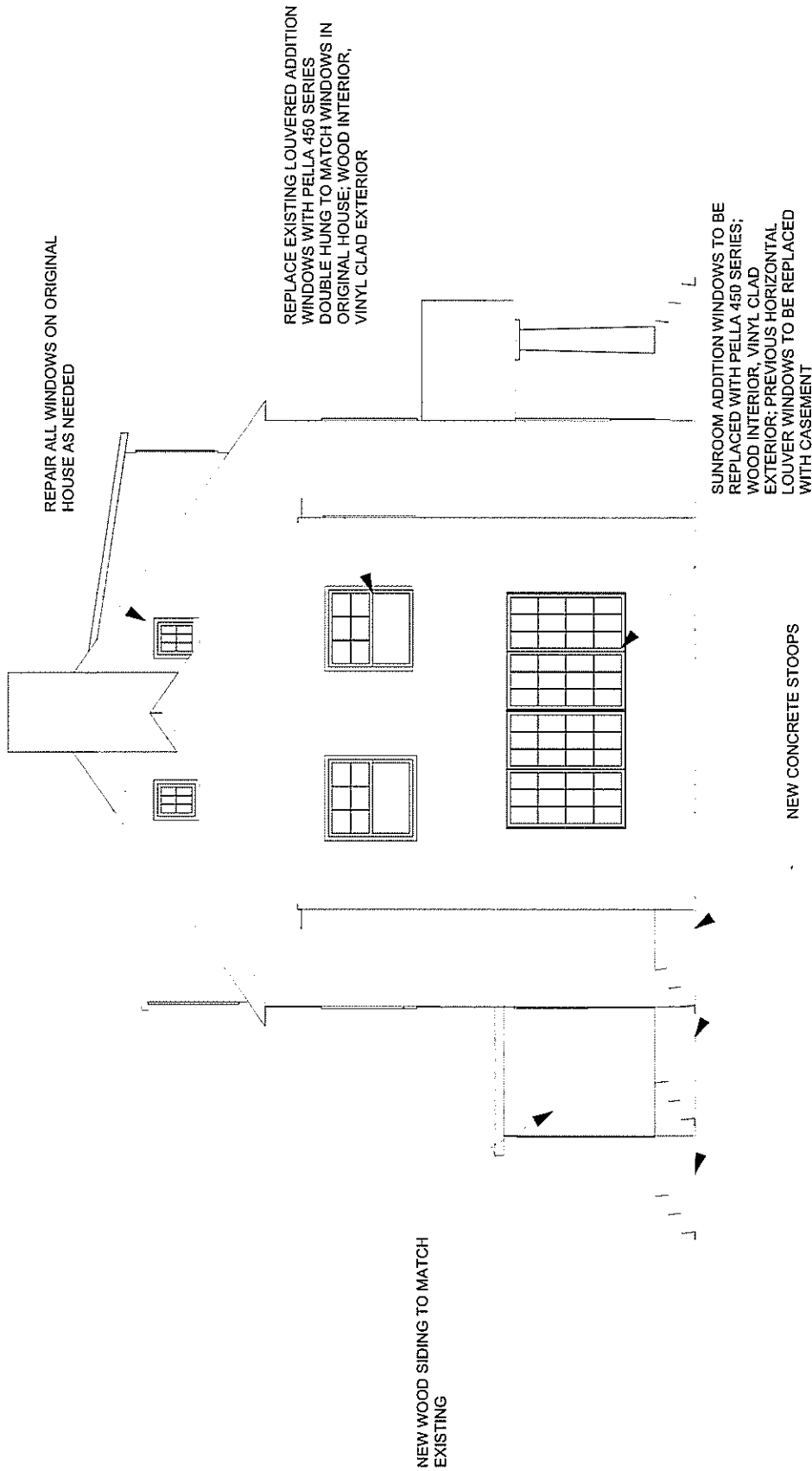
Project Name		Chevy Chase Village	
Client Name and Address		6300 Brookville Road Bethesda, MD 20816	
Sheet Number	Sch-403	Sheet Title	Front Elevation



EXISTING LEFT ELEVATION  
 Scale: 1/8" = 1'-0"

Project Name		Chevy Chase Village
Client Name and Address		6300 Brookville Road Bethesda, MD 20816
Sheet Number	Sch-404	Sheet Title
		Left Elevation



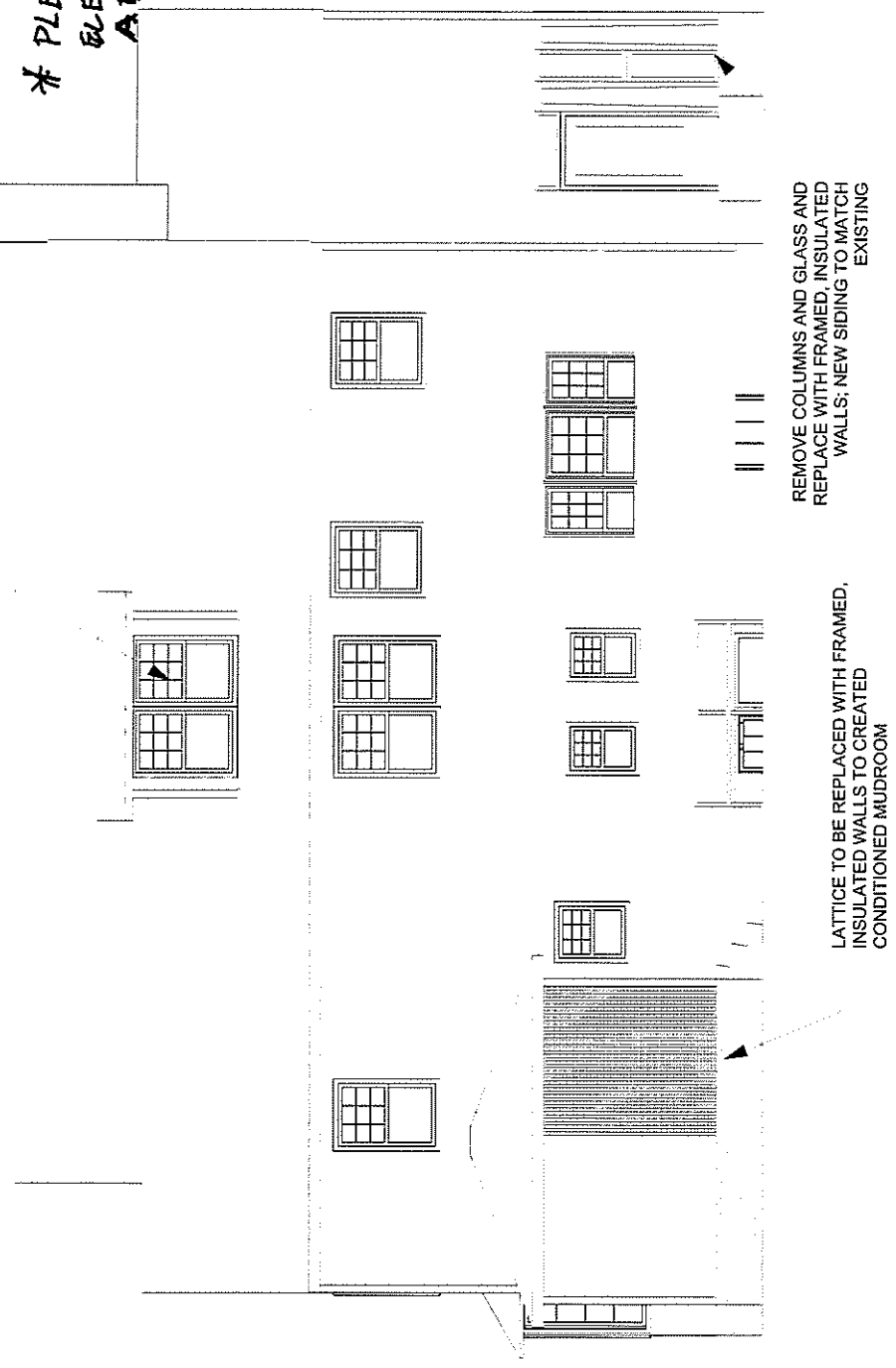


# PROPOSED LEFT ELEVATION Scale: 1/8" = 1'-0"

Project Name		Chevy Chase Village
Client Name and Address		6300 Brookville Road Bethesda, MD 20816
Sheet Number	Sch-405	Left Elevation

UNLESS OTHERWISE NOTED, REPLACE ALL WINDOWS WITH PELLA 350 SERIES VINYL WINDOWS; MULLION PATTERN AND FUNCTION TO REMAIN THE SAME

PLEASE NOTE THIS ELEVATION CONTAINS A DRAWING ERROR - EXISTING WINDOWS ARE 6-OVER-1

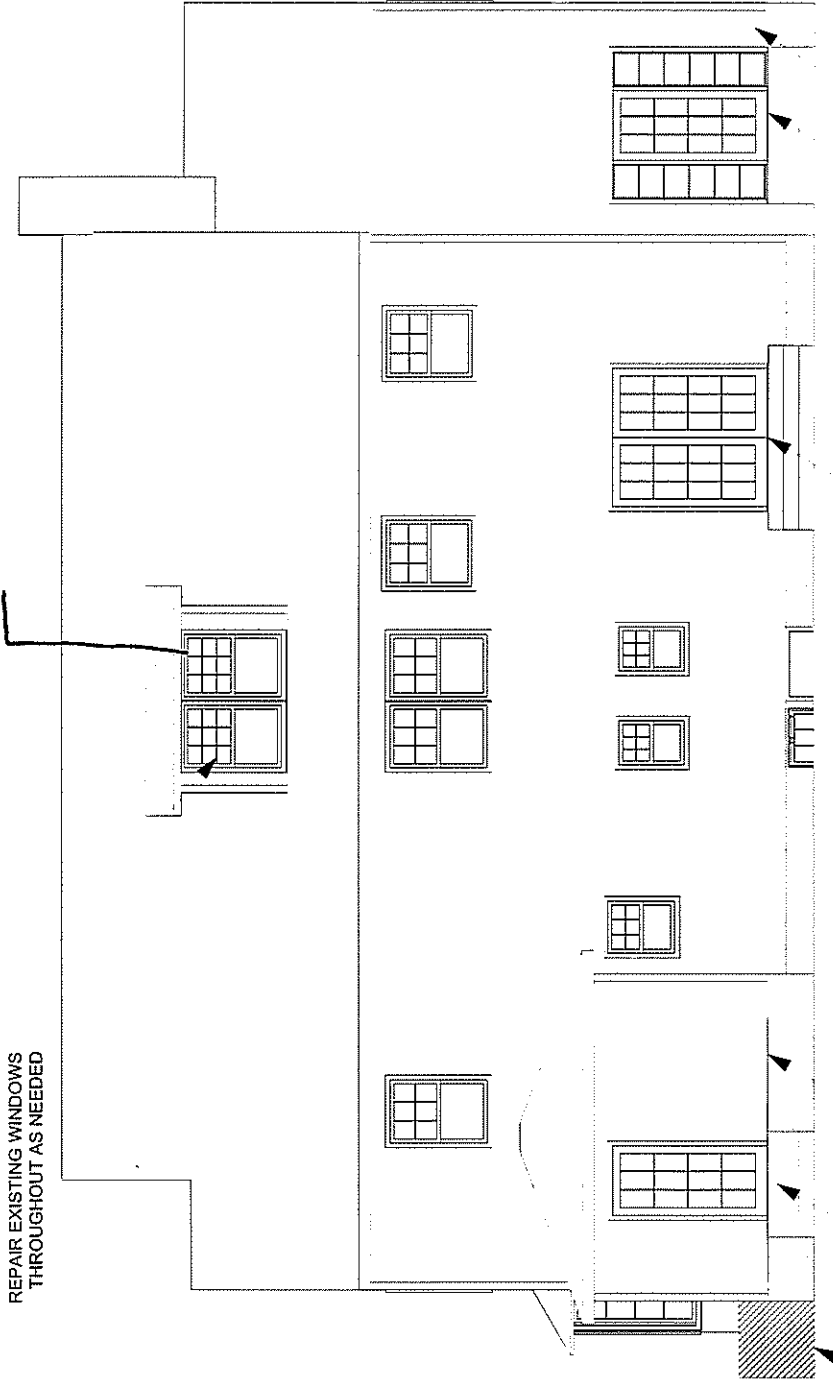


EXISTING REAR ELEVATION  
Scale: 1/8" = 1'-0"

Project Name		Chevy Chase Village
Client Name and Address		6300 Brookville Road Bethesda, MD 20816
Sheet Number	Sch-406	Sheet Title
		Rear Elevation

ERROR: RETAIN EXISTING  
6-OVER-1 WINDOWS.

REPAIR EXISTING WINDOWS  
THROUGHOUT AS NEEDED



NEW AC LOCATION

NEW EXTERIOR DOOR; PELLA  
450 SERIES; WOOD INTERIOR,  
VINYL CLAD EXTERIOR; NEW  
CONCRETE STOOP

NEW WOOD SIDING TO  
MATCH EXISTING

NEW FRENCH DOORS; PELLA  
450 SERIES; WOOD INTERIOR,  
VINYL CLAD EXTERIOR; NEW  
CONCRETE STOOP

NEW EXTERIOR DOOR WITH  
SIDE LIGHTS; PELLA 450  
SERIES; WOOD INTERIOR,  
VINYL CLAD EXTERIOR;  
REPLACE EXISTING CONCRETE  
STOOP WITH NEW

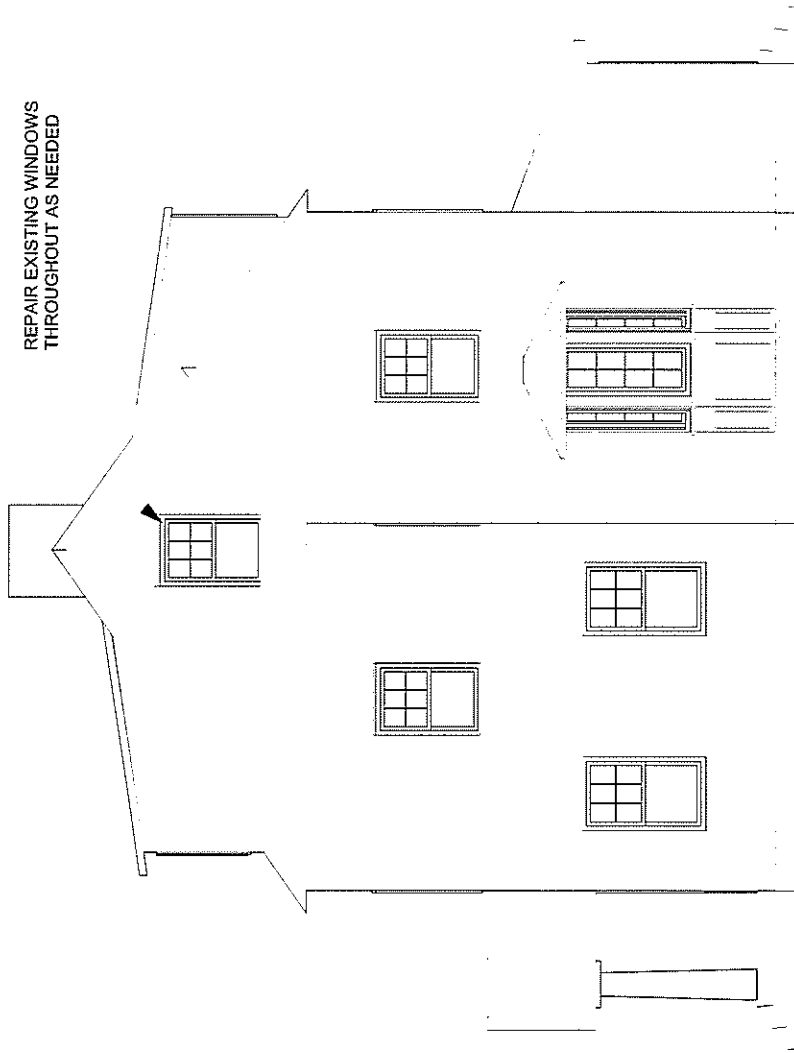
NEW WOOD SIDING  
TO MATCH EXISTING

## PROPOSED REAR ELEVATION

Scale: 1/8" = 1'-0"

Project Name		Chevy Chase Village	
Client Name and Address		6300 Brookville Road Bethesda, MD 20816	
Sheet Number	Sch-407	Sheet Title	Rear Elevation

REPAIR EXISTING WINDOWS  
THROUGHOUT AS NEEDED



EXISTING RIGHT ELEVATION  
Scale: 1/8" = 1'-0"

Project Name

Chevy Chase Village

Client Name and Address

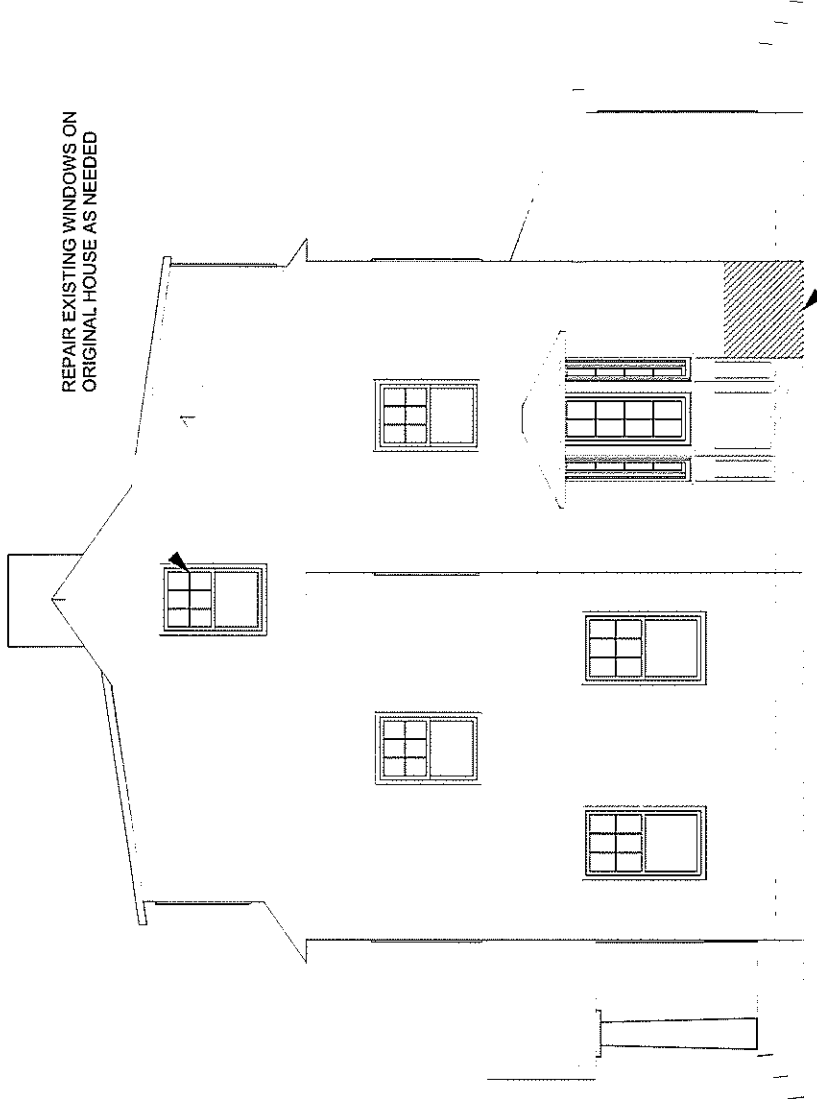
6300 Brookville Road  
Bethesda, MD 20816

Sheet Number

Sch-408

Sheet Title

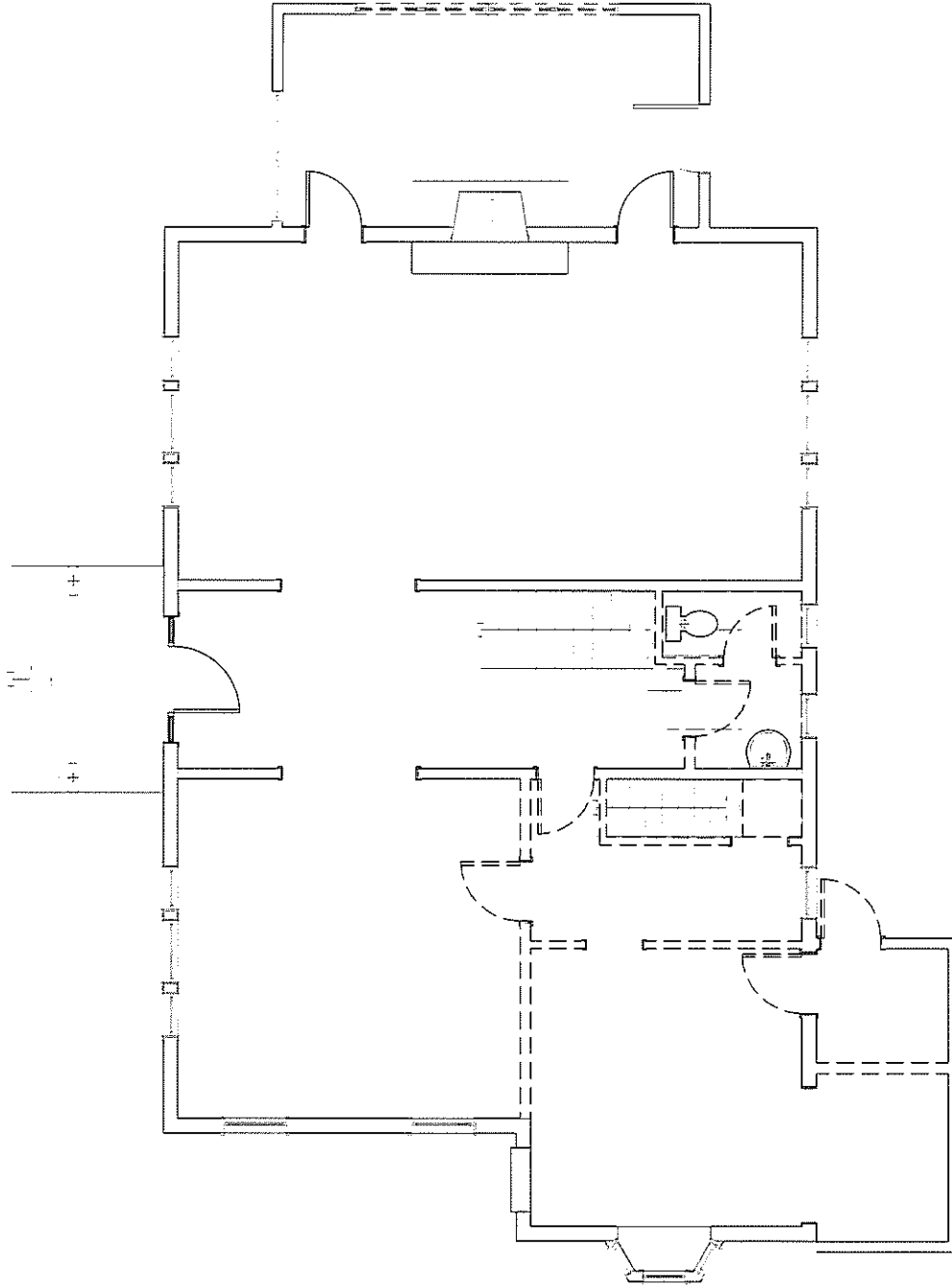
Right Elevation



NEW AC LOCATION

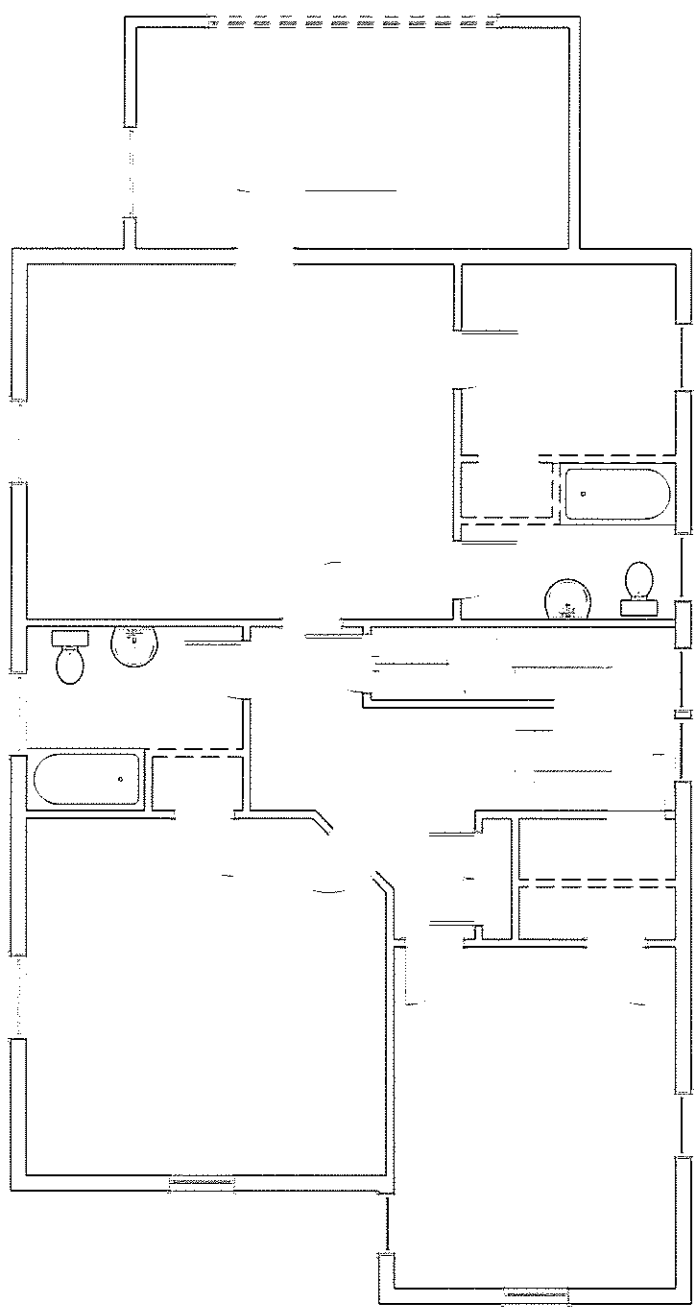
PROPOSED RIGHT ELEVATION  
Scale: 1/8" = 1'-0"

Project Name		Chevy Chase Village
Client Name and Address		6300 Brookville Road Bethesda, MD 20816
Sheet Number	Sch-409	Sheet Title Right Elevation



Project Name	Chevy Chase Village	
Client Name and Address	6300 Brookville Road Bethesda, MD 20816	
Sheet Number	Sch-100	Sheet Title Existing First Floor

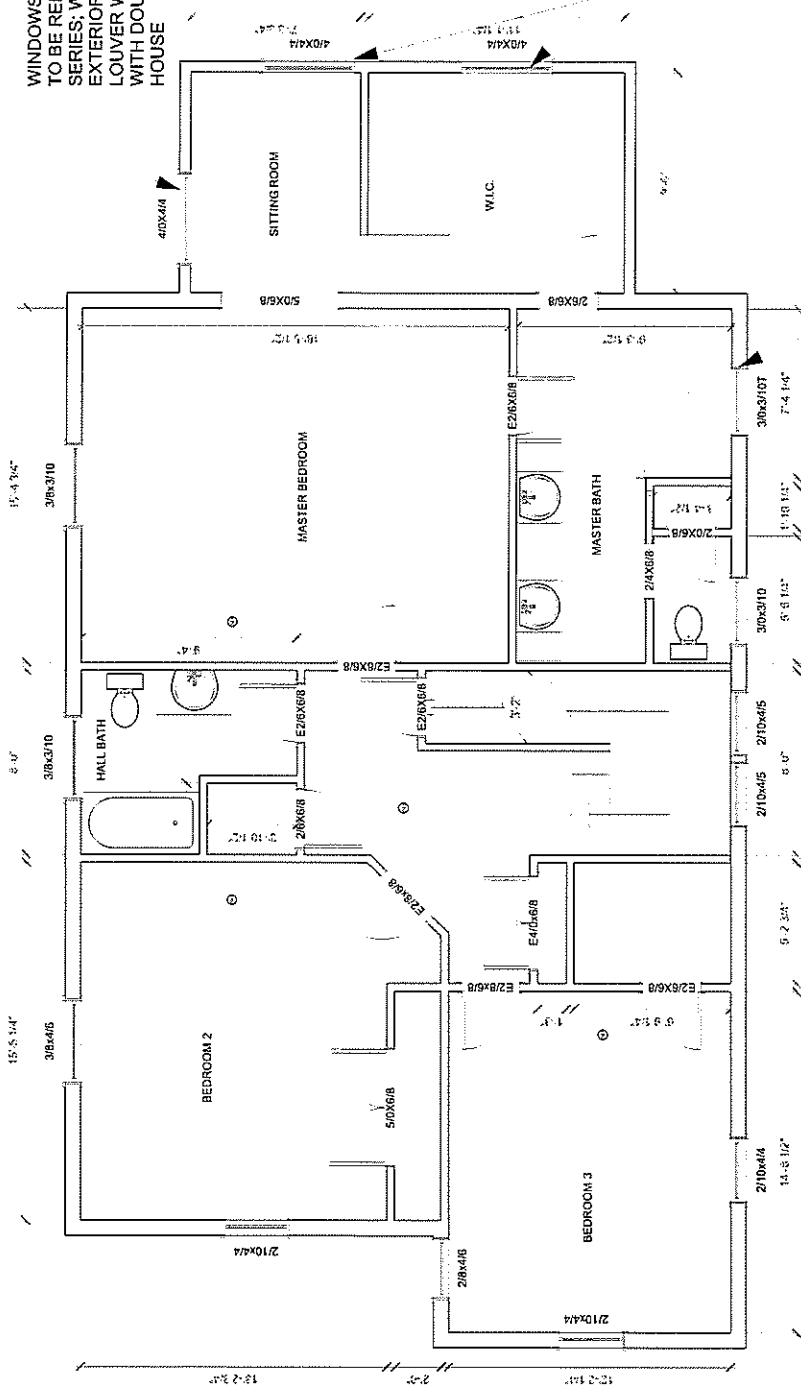




Project Name	Chevy Chase Village		
Client Name and Address	8300 Brookville Road Bethesda, MD 20816		
Sheet Number	Sch-200	Sheet Title	Existing Second Floor



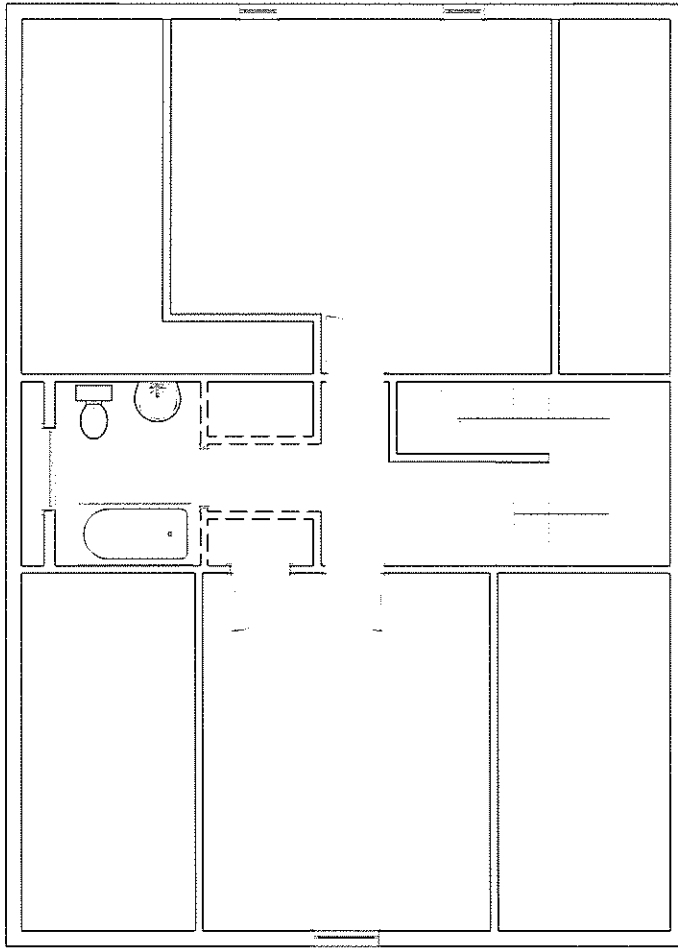
WINDOWS IN 2ND FLOOR OF ADDITION  
TO BE REPLACED WITH PELLA 450  
SERIES; WOOD INTERIOR, VINYL CLAD  
EXTERIOR; PREVIOUS HORIZONTAL  
LOUVER WINDOWS TO BE REPLACED  
WITH DOUBLE HUNG TO MATCH MAIN  
HOUSE



NEW WINDOWS IN  
EXISTING OPENING

REPAIR ALL WINDOWS ON ORIGINAL  
HOUSE AS NEEDED

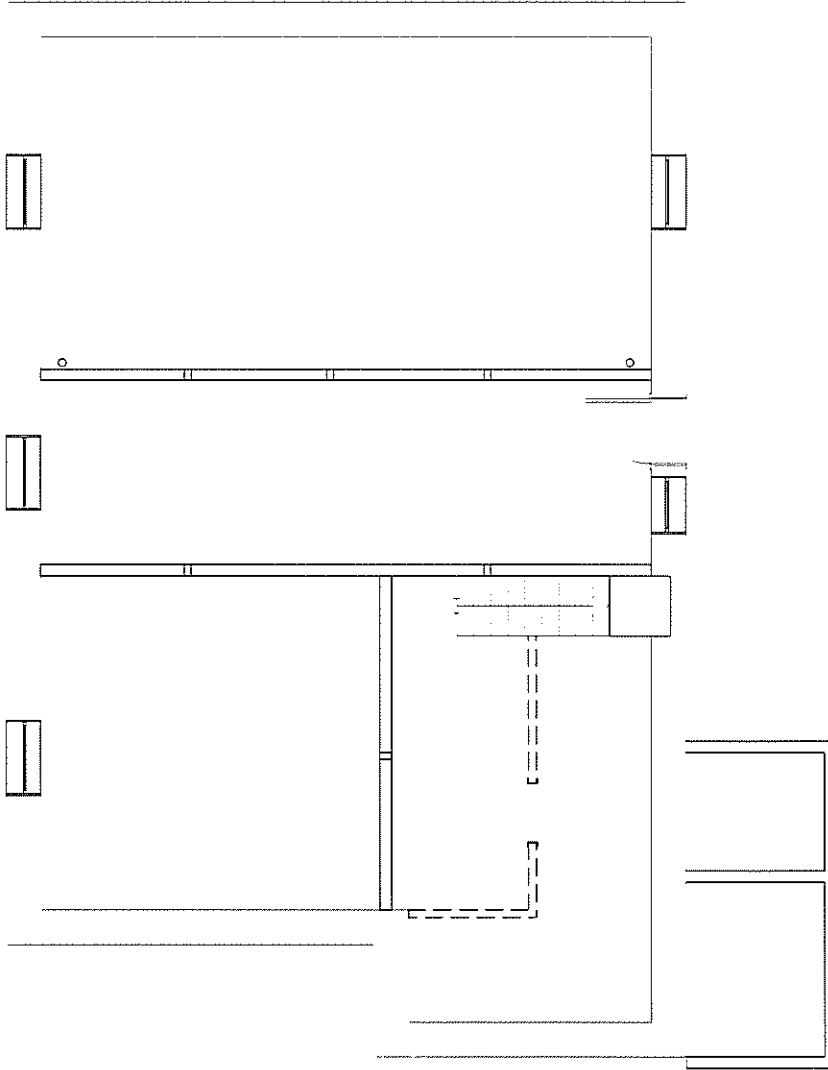
Project Name	Chevy Chase Village		
Client Name and Address	6300 Brookville Road Bethesda, MD 20816		
Sheet Number	Sch-201	Sheet Title	Second Floor Opt 1



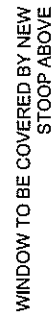
Project Name	Chevy Chase Village		
Client Name and Address	6300 Brookville Road Bethesda, MD 20816		
Sheet Number	Sch-300	Sheet Title	Existing Third Floor

Floor plan of a 1000 sq. ft. office space. The layout includes four rooms and a central hallway. The rooms are labeled with dimensions: 1/9x2/0, 2/10x4/4, 2/10x4/5, and 2/6x6/8. The central area contains a toilet and a sink. The plan includes door swings, window locations, and furniture like desks and chairs.

Sheet Title: Third Floor Option 1



Project Name	Chevy Chase Village	
Client Name and Address	6300 Brookville Road Bethesda, MD 20816	
Sheet Number	Sch-400	Sheet Title Existing Basement



36



# PELLA<sup>®</sup>

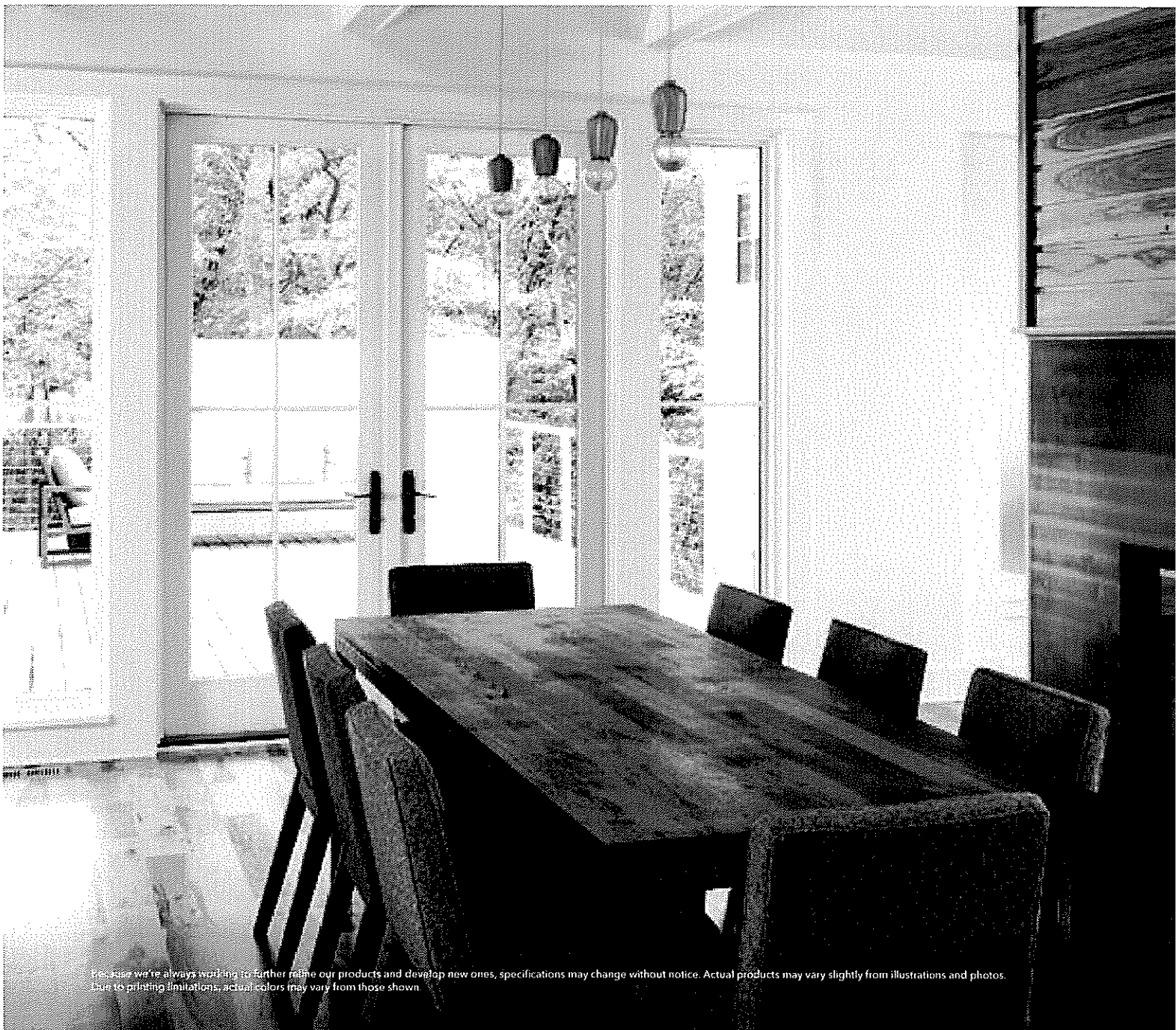
## Architect Series<sup>®</sup>

TRADITIONAL AND CONTEMPORARY  
WOOD WINDOWS AND PATIO DOORS

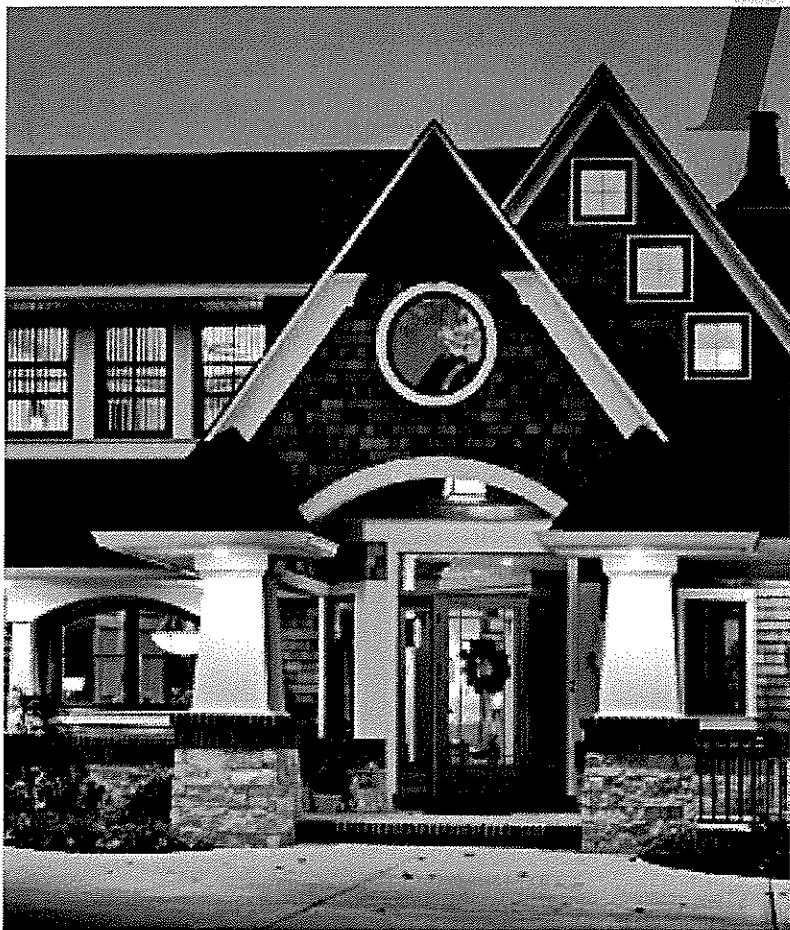


# A modern tradition.

It's the place you long for at the end of the day. Your sanctuary. It's a showplace that you love to share with family and friends. Whatever you envision your home to be – calling for the fine, thoughtful details of our traditional styling or the clean, smart lines of our contemporary products – Architect Series® windows and patio doors are artfully designed in harmony with your view.



Because we're always willing to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos. Due to printing limitations, actual colors may vary from those shown.



Traditional windows and doors for a timeless look

#### FOR THE CHOOSING 4 - 9

WHY WOOD?  
FIND YOUR TYPE  
COMFORT IN. WEATHER OUT.

#### ARCHITECT SERIES® TRADITIONAL 10 - 11

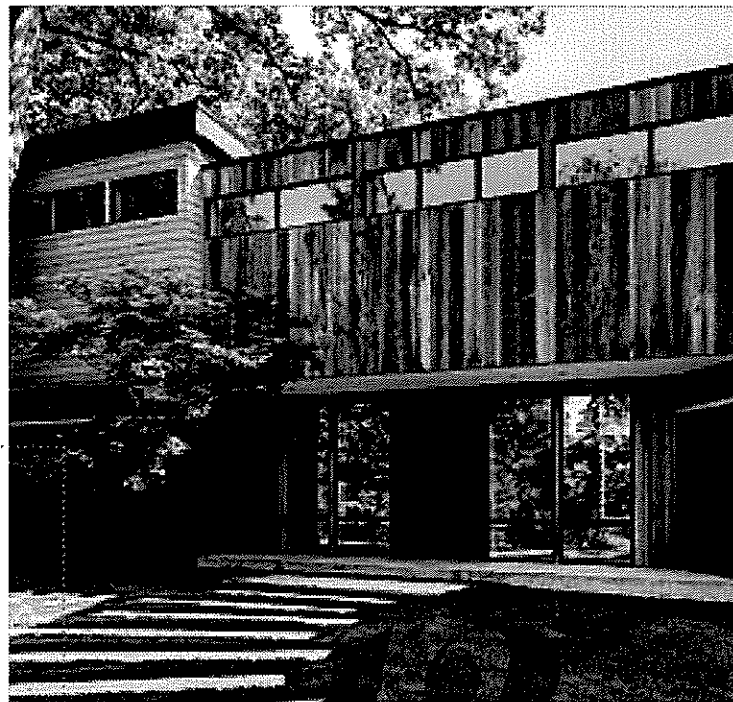
THOUGHTFUL DESIGN

#### ARCHITECT SERIES CONTEMPORARY 12 - 13

ULTIMATE VIEWS

#### FEATURES AND OPTIONS 14 - 19

CUSTOM-CRAFTED VIEWS  
BEAUTIFULLY FUNCTIONAL HARDWARE  
IMPECCABLY COORDINATED



Simple sophistication with a modern edge

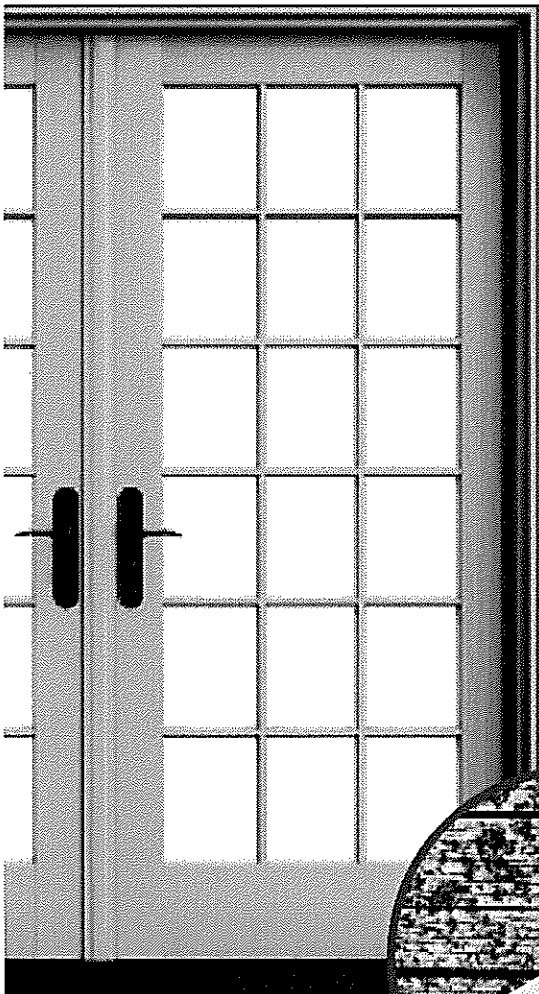


FOR THE CHOOSING

# Why Wood?

Pella® Architect Series® wood windows and patio doors give you more options when it comes to style, low-maintenance features and customization flexibility. Choose traditional or contemporary styles in beautiful wood species, glass options designed for your lifestyle and superb performance features – all backed by some of the best warranties in the industry.

TRADITIONAL



## Advantage<sup>plus</sup>

PROTECTIVE FRAME SYSTEM

### Protect your investment.

Advantage Plus protection system helps Pella's doors stand up to the elements and stay looking great longer. This system includes:

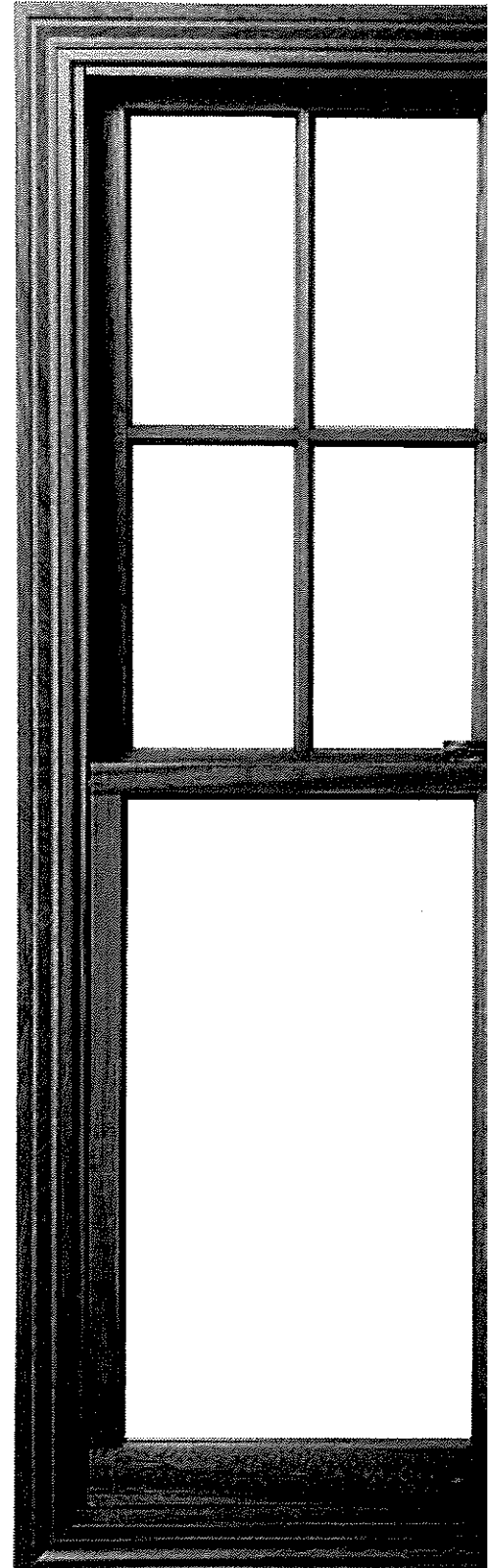
**Low-maintenance exterior frame.** Our durable low-maintenance aluminum exterior door frames feature our EnduraClad® finish that resists fading and provides years of protection.

**Rot-resistant design.** Pella's low sill is convenient and helps prevent water from entering the home.

**Exclusive PerformaSeal® technology.** Featuring our exclusive weathertight seal technology, this provides exceptional energy efficiency and helps block out the damaging effects of extreme wind and rain.



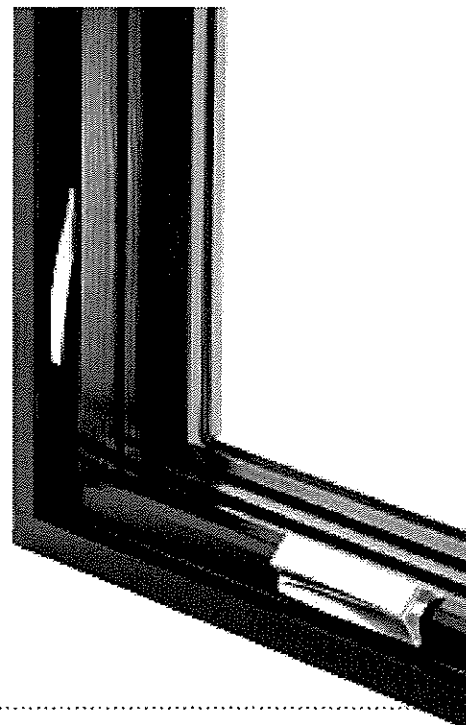
Helps protect against wind,  
water and rot.



CONTEMPORARY

## Seals tight and locks easily.

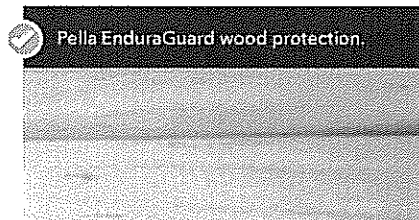
Architect Series® casement windows feature the SureLock® System that reaches out to pull the window sash against the weatherstripping to form a tight seal against drafts, making them more energy-efficient. Plus, Pella's patented Unison Lock System secures casement and awning windows in two places with a single, easy-to-reach handle.



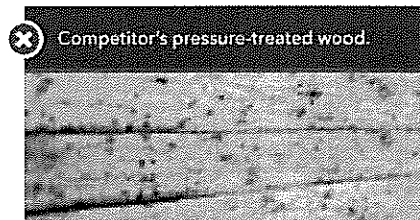
## EnduraGuard® Wood Protection

### Lasting beauty.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



Pella's casement window after 7 months of exposure to moisture.\*



Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.\*



### The confidence of added protection.

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

\* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

# Find your type.

## WINDOWS



### Casement and Awning Windows

Nothing between you and your view.  
Open and close with the turn of a handle – great for spots that are difficult to reach.

Years of smooth openings and closings.  
Stainless steel operating arms and hinges resist rust and corrosion.

More convenient handle design.  
Fold-away handle won't get in the way of window treatments.

Easier cleaning.  
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

### Double-Hung and Single-Hung Windows

Traditional and practical.  
The sashes on double- and single-hung windows slide open and closed vertically, providing efficient ventilation.

Years of smooth, easy operation.  
Our balance systems help ensure your windows will open and close easily for years.

A tight seal against the elements.  
Pella's cam-action locks pull the sashes against the weatherstripping.

Easier cleaning.  
Opening sashes tilt in – making it easy to clean the exterior glass from inside your home.

### Fixed and Special Shape Windows

Virtually endless design possibilities.  
Special Shape windows are available in curves and angles to add architectural interest and natural light.\*

Create a custom design.  
Assembling a combination of fixed windows makes a contemporary design statement.

A quality, seamless look.  
Special Shape windows are available with grille options to match other Pella® windows and doors.



For more information on Pella's window and patio door offering, see your local Pella sales representative or visit:

[CHOOSEPELLA.COM/OFFERING](http://CHOOSEPELLA.COM/OFFERING)

## PATIO DOORS



### Sliding Patio Doors

#### A precise fit.

Maximize your floor space with sliding patio doors – since they don't swing, you can place furniture nearby.

#### Smooth operation for years.

Stainless steel track and adjustable dual rollers allow the panel to glide easily.

#### Better draft protection.

Pella's unique design on Architect Series\* doors puts the sliding panel on the outside. When the wind blows against it, it creates a tighter seal and the screen is protected.

### Hinged Patio Doors

#### Stunning design and functional passages.

Choose from single or double in-swing or out-swing doors.

#### Extra security.

Pella's advanced multipoint locking system secures the door at the top, middle and bottom for more peace of mind.

#### Bring the outside in.

Hinged patio doors draw the eye outdoors and highlight your yard, patio or deck.

### Scenescape™ Patio Doors

#### Expand your horizons.

Our multipanel patio doors accommodate a range of designs that create breathtaking scenic views.

#### Invite the outdoors in.

Capture a wide-open view with patio door panels that can tuck out of sight within a wall pocket or stack together to blur the lines of indoor and outdoor living.

#### Transform your room in a breeze.

Lift-and-slide panels are lifted off the track with a turn of the handle, allowing the panels to roll open or closed.

FOR THE CHOOSING

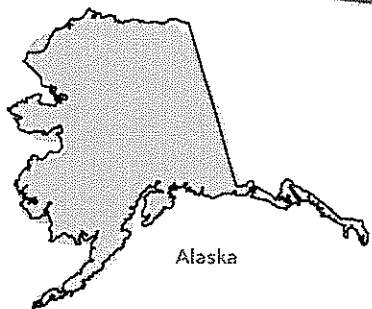
# Comfort in. Weather out.

Pella® products offer exceptional energy-efficient performance wherever you live.



## Glass at a glance.

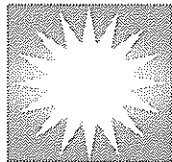
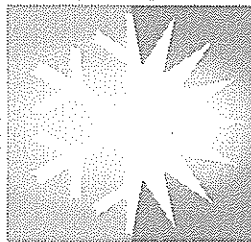
Pella's InsulShield® Low-E Glass Collection<sup>1</sup> features our most innovative and energy-saving choices, designed for your specific needs.



### For many U.S. climates.

**GLASS TYPE: Advanced**  
Low-E Insulating Glass with Argon<sup>2</sup>

Unique Low-E technology delivers balanced insulation for cold winters and hot summers.



### For very hot, sunny climates.

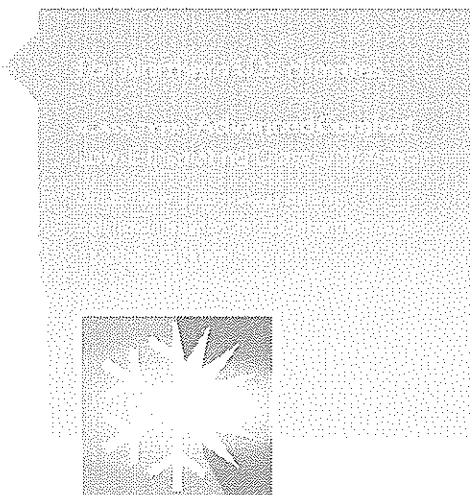
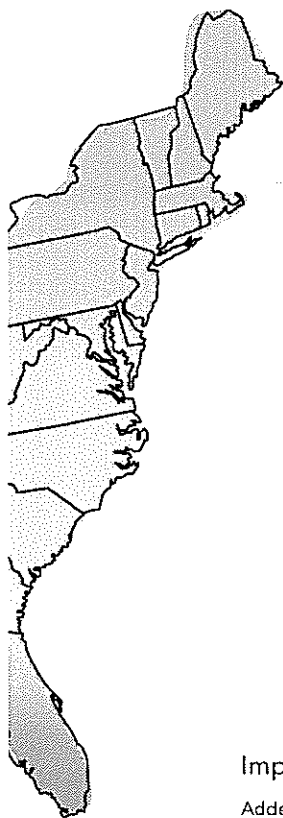
**GLASS TYPE: SunDefense™**  
Low-E Insulating Glass with Argon<sup>2</sup>

Allows in visible light and provides a clear view, while helping to block the heat of the sun.



For more information on glass, see your local Pella sales representative or visit:

[CHOOSEPELLA.COM/GLASS](http://CHOOSEPELLA.COM/GLASS)



## Improved safety and security.

Added protection against intruders. Pella's HurricaneShield<sup>®</sup> impact-resistant glass<sup>5</sup> offers protection from flying debris and added security against intruders. The interlayer cannot be easily penetrated, even if the glass is shattered – helping to prevent forced entry.



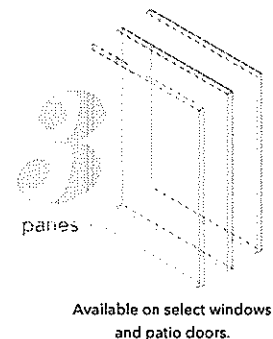
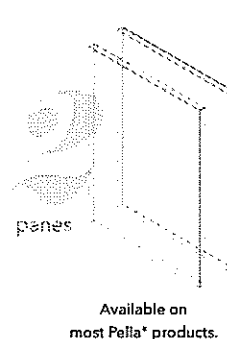
## Helping you save on heating and cooling costs.

Installing ENERGY STAR<sup>®</sup> certified windows and doors can lower energy costs.<sup>2</sup> With more efficient windows, you can also use less energy, which reduces greenhouse gas emissions from power plants.

For a typical home, when replacing single-pane windows with ENERGY STAR certified windows, you can save on average:

101 to 588 per year

And 1,006 - 6,205 pounds of carbon dioxide (CO<sub>2</sub>), which is equivalent to 51 to 317 gallons of gasoline a year.<sup>4</sup>



More panes, more gains. Many older homes have single-pane windows, which can lead to higher heating and cooling costs and drafty interiors. Multiple panes of glass create an air chamber that can dramatically increase energy efficiency and comfort.

**HurricaneShield<sup>®</sup>**

<sup>1</sup> Glass options can be upgraded to offer the benefits of our InsulShield<sup>®</sup> Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

<sup>2</sup> Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

<sup>3</sup> Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to [nrcan.gc.ca/energy/products/categories/finestration/13739](http://nrcan.gc.ca/energy/products/categories/finestration/13739).

<sup>4</sup> Ranges are based on the average savings among homes in modeled cities. Actual savings will vary based on local climate conditions, utility rates and individual home characteristics. For more information on the benefits of ENERGY STAR certified windows and doors, go to [energystar.gov/products/building\\_products/residential\\_windows\\_doors\\_and\\_skylights/benefits](http://energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits).

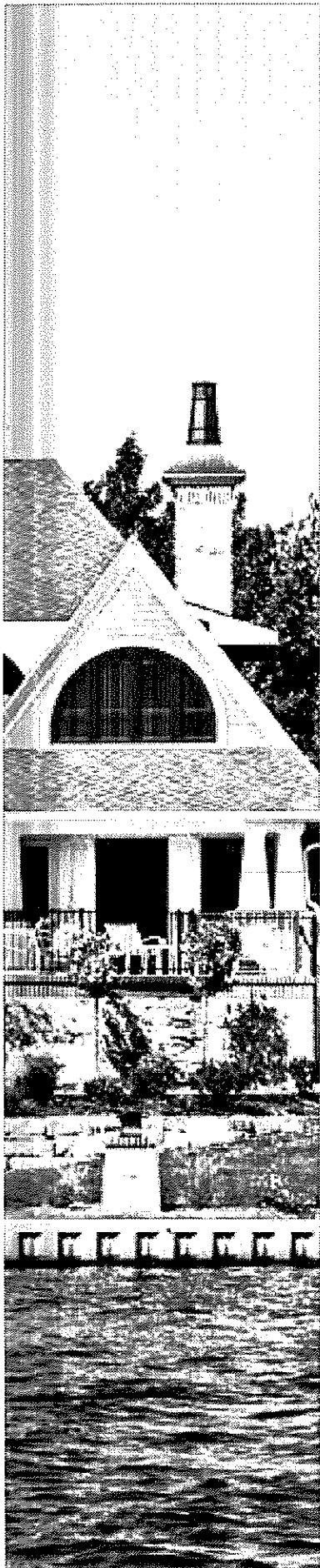
<sup>5</sup> Pella's impact-resistant glass in HurricaneShield products is made up of a sheet of standard or tempered glass combined with a sheet of laminated glass. For best performance, the laminated glass may be in the interior or exterior pane of insulating glass, depending on the product.



TRADITIONAL

# Thoughtful design.





With more than 25 years of expertise behind their design, Pella® Architect Series® traditional products offer the classic style you love. In an elegant expression of the window-crafting art, these wood windows and patio doors feature fine-furniture detailing and beauty to welcome you home.



#### Timeless Style

Pella Architect Series traditional products are crafted to exemplify the classic Americana aesthetic. Designed with intricate details like Ogee profiles and spoon-lock hardware, these windows and doors stand the test of time.



#### Natural Beauty

Pella believes nothing man can create rivals the beauty of wood. That's why Pella wood windows and doors are designed to simply harness the earth's handiwork. No two pieces of wood are identical, so every traditional window and patio door is one of a kind.

Get more ideas and inspiration:

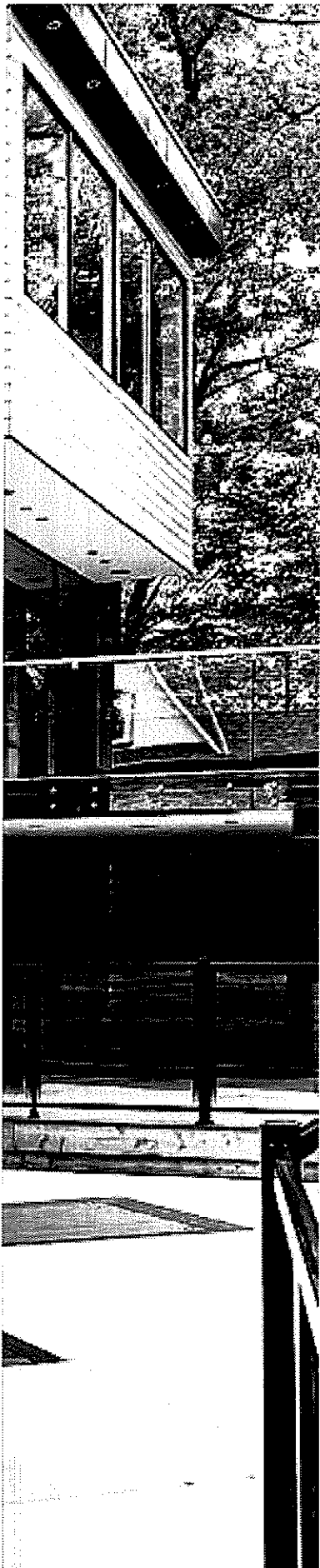
[CHOOSEPELLA.COM/TRADITIONAL](http://CHOOSEPELLA.COM/TRADITIONAL)



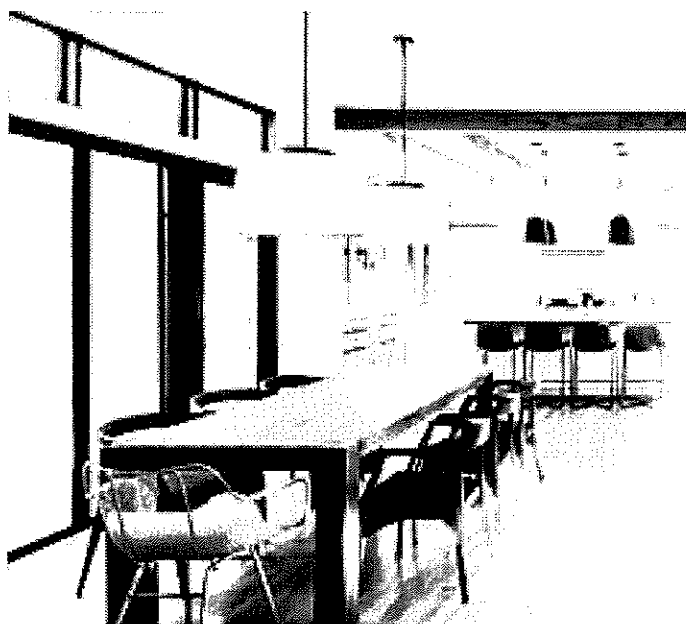
CONTEMPORARY

# Ultimate views.



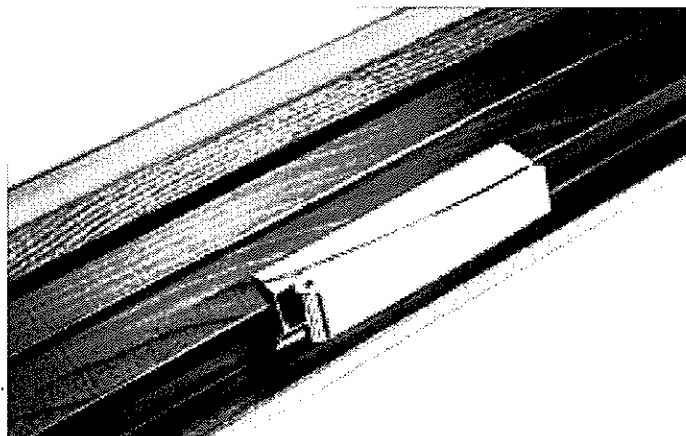


Sleek from sash to frame. Pella® Architect Series® contemporary wood windows and patio doors are the ultimate view of modern style. Products can arrive unfinished; or choose from a wide variety of prefinished paint or stain colors – including Black – to create the sophisticated space you envisioned.



#### Inside Out

Pella's contemporary offering helps balance exposure to the outside with maintaining comfort inside. Our windows feature expansive glass without compromising on energy efficiency.



#### Minimalist Finishes

Exclusive, patent-pending hardware enhances the clean, modern look while options like Black stain transform your window into a design statement.

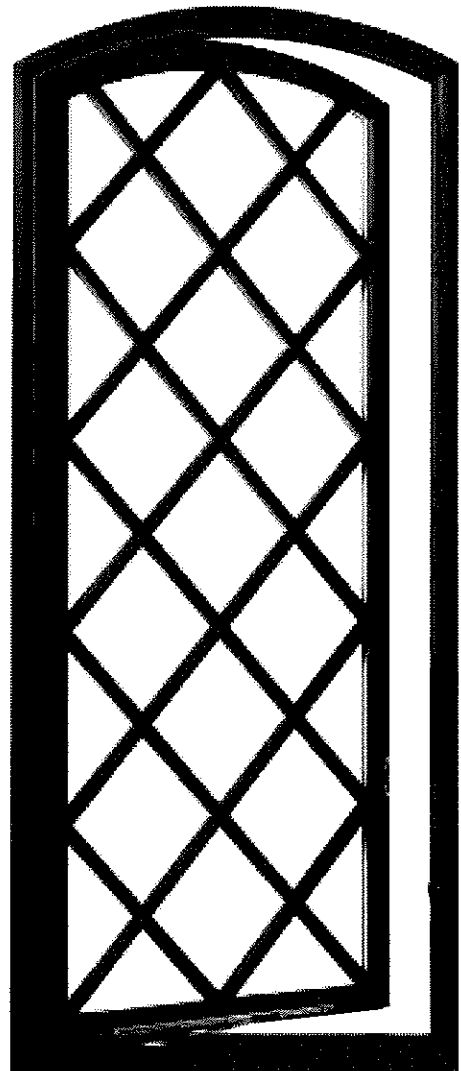
Get more ideas and inspiration:

[CHOOSEPELLA.COM/CONTEMPORARY](http://CHOOSEPELLA.COM/CONTEMPORARY)

# Custom-crafted VIEWS.

## Spectacular shapes and sizes.

Customize your Architect Series® window or patio door to fit your home's aesthetic. Create a pleasing symmetry by choosing windows or doors with angled or curved frames that mirror the lines of other architectural details in your home.



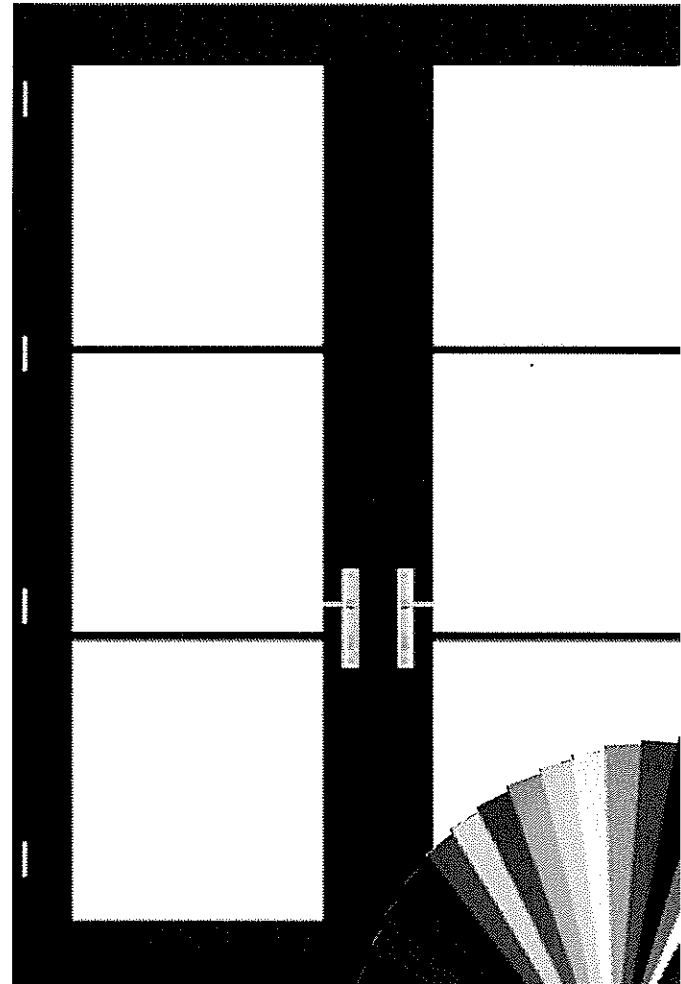
## Stylish grilles.

Whether you prefer a traditional or modern look, Pella has grille styles to match your aesthetic. Choose Ogee or Putty Glaze profile grilles that coordinate with your traditional windows, or square grilles that complement the sleek frame of your contemporary windows.

Imagine the possibilities of wood windows and patio doors. Get the traditional or contemporary look you want by specifying every aspect of your Pella® Architect Series® products. With shapes, sizes, grilles and glass, indulge in your imagination.

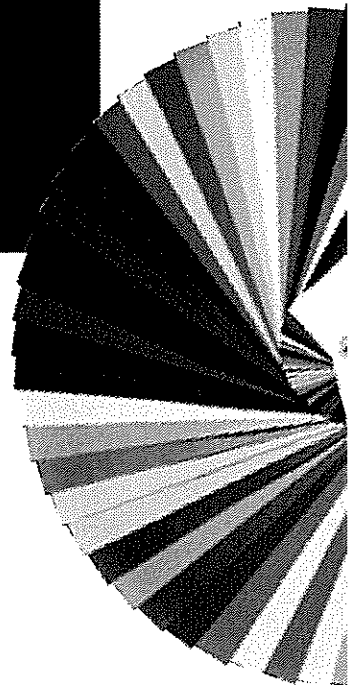
### A touch of glass.

As with all art, beauty is in the details. And when it comes to Pella's exclusive decorative glass collection, those details start with unique glass types and textures. Then our artisans create exclusive patterns and distinctive coming colors, resulting in glass that delivers unmatched elegance.



### Countless exterior colors.

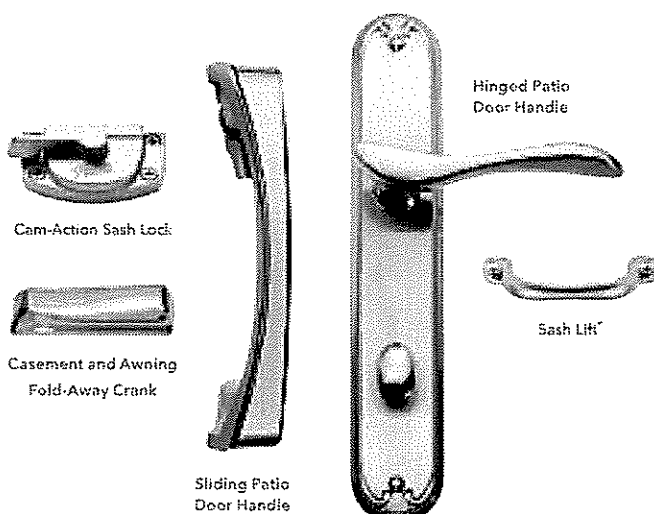
EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



# Beautifully functional hardware.

Our exclusive new selection of window hardware and Baldwin® patio door collaborations were designed to add the perfect finishing touch to your Pella® products. Each traditional or contemporary style is available in a diverse palette of striking finishes – allowing for a personal design statement.

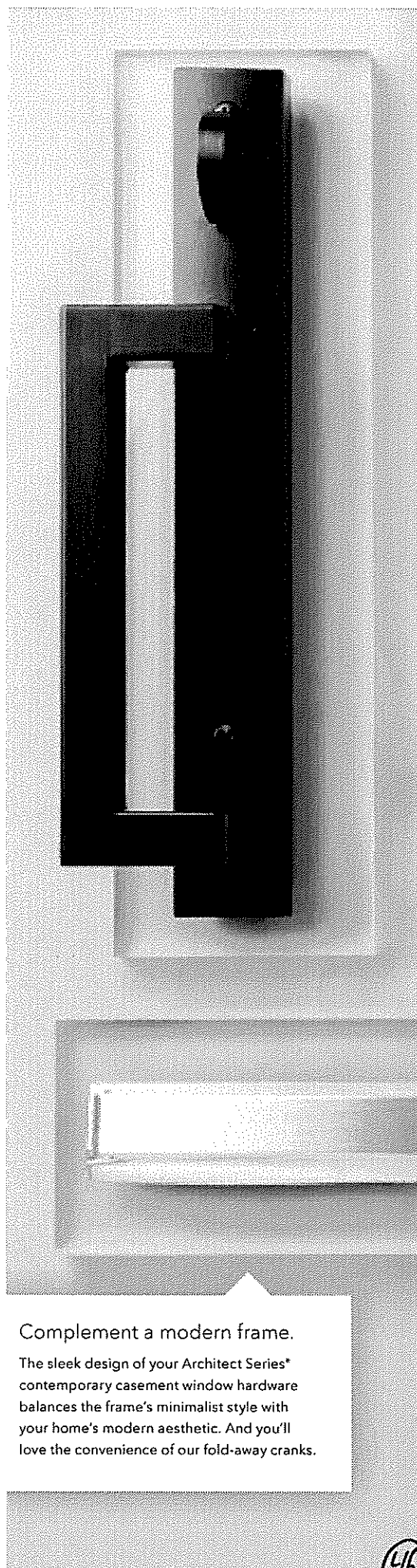
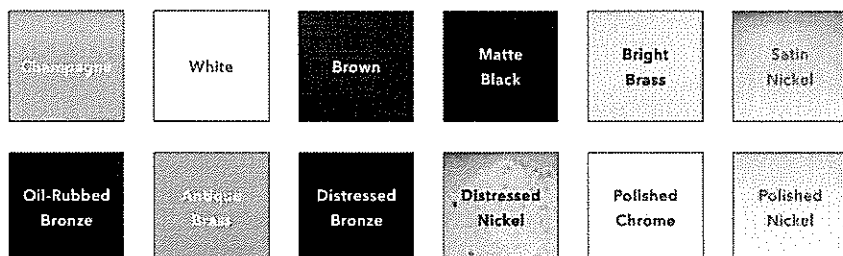
## HARDWARE STYLES



Styles from the Essential collection shown.

## HARDWARE FINISHES

Pella's hardware is available in a variety of complementary finishes for windows and patio doors to help you curate a cohesive look.



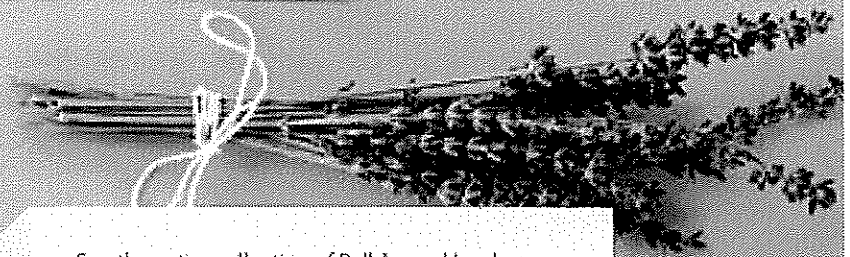
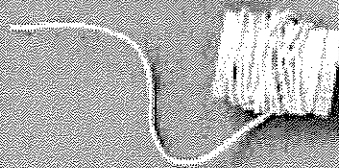
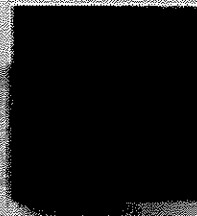
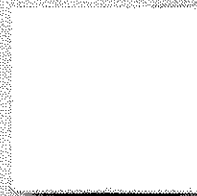
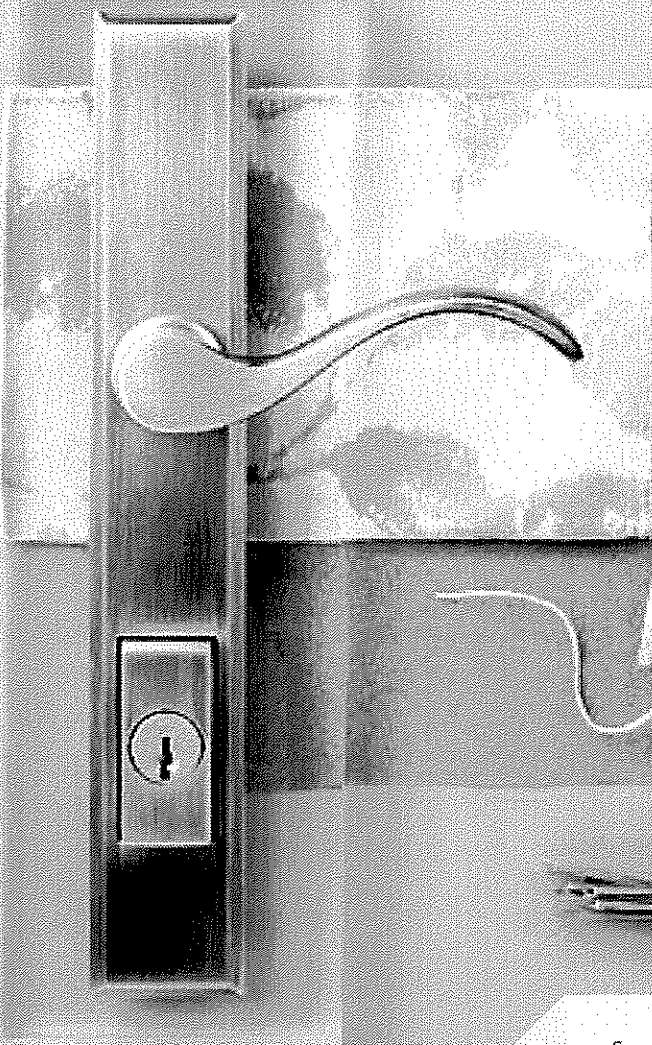
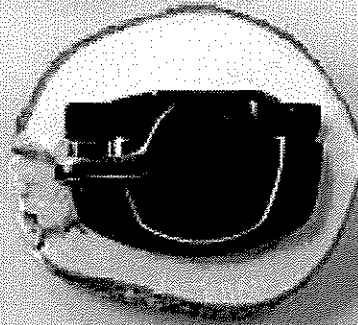
Complement a modern frame.

The sleek design of your Architect Series® contemporary casement window hardware balances the frame's minimalist style with your home's modern aesthetic. And you'll love the convenience of our fold-away cranks.



Complete the look you love.

Architect Series® traditional double-hung windows are available with beautifully detailed historical spoon-style locks and sash lifts.



See the entire collection of Pella® wood hardware:

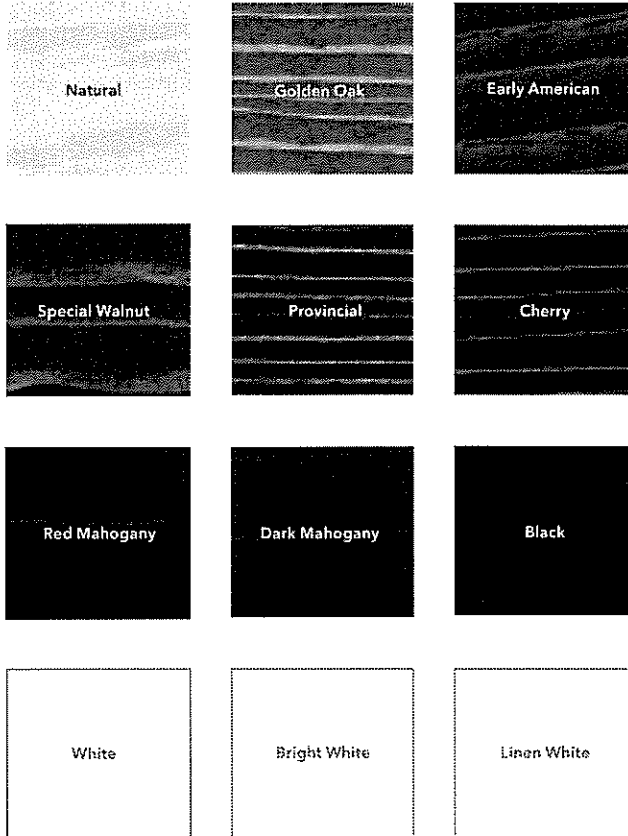
[CHOOSEPELLA.COM/HARDWARE](http://CHOOSEPELLA.COM/HARDWARE)

## FEATURES AND OPTIONS

Impeccably coordinated.

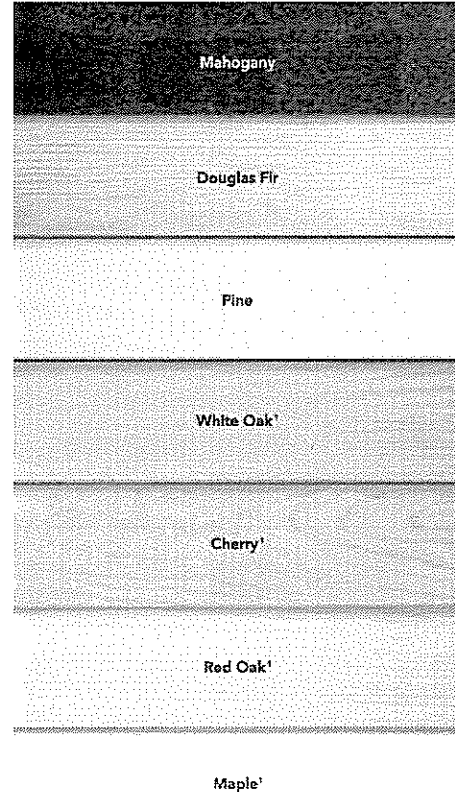
### PREFINISHED PINE INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to match the color of other wood in your home or a painted White finish for a fresh, bright look. Also available primed and ready-to-paint.



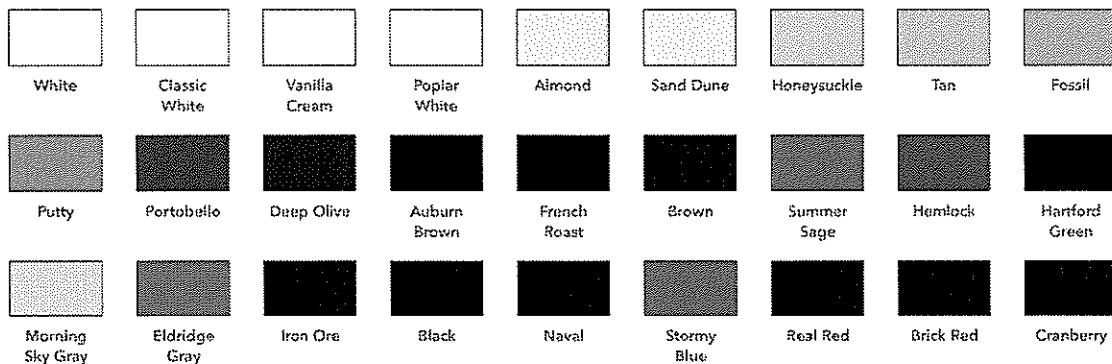
### WOOD TYPES

Your Architect Series® windows or patio doors can be made from your choice of today's most desirable woods – so they'll tastefully complement your home's other interior finishes.



### ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading, so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella EnduraClad Plus² protective finish that provides exceptional weatherability. Plus, Pella offers virtually unlimited custom color options for a unique look.



# wood window and patio door DESIGN GUIDE

TRADITIONAL

CONTEMPORARY

## GLASS

### INSULSHIELD® LOW-E GLASS COLLECTION



Advanced Low-E insulating double-pane glass with argon <sup>1</sup>	•	•
AdvancedComfort Low-E insulating double-pane glass with argon <sup>1</sup>	•	•
NaturalSun Low-E insulating double-pane glass with argon <sup>1</sup>	•	•
SunDefense™ Low-E insulating double-pane glass with argon <sup>1</sup>	•	•
Low-E insulating triple-pane glass with argon or krypton <sup>2</sup>	•	-

### ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass <sup>3</sup>	•	•
Laminated (non-impact-resistant) <sup>3</sup> , tinted <sup>1, 3</sup> or obscure <sup>1, 3</sup> glass also available on select products	•	•
STC-improved double-pane sound glass <sup>2</sup>	•	•

<sup>1</sup> Optional high-altitude InsulShield Low-E glass is available with argon in select products  
<sup>2</sup> Available on select products only. See your local Pella sales representative for availability  
<sup>3</sup> Available with Low-E insulating glass with argon on select products

## INTERIORS

### WOOD TYPES

Mahogany, Douglas Fir, Pine, White Oak*, Cherry*, Red Oak*, Maple*	•	•
--	---	---

### INTERIOR FINISHES

Unfinished	•	•
Primed, ready-to-paint (Pine)	•	•
Prefinished stain or paint (Pine)	•	•

\* Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative

## EXTERIORS

### EXTERIOR FINISHES

Aluminum-clad with EnduraClad® protective finish	•	•
Aluminum-clad with EnduraClad Plus® protective finish	•	•
Primed, ready-to-finish (Mahogany or Pine)	•	•
Unfinished (Mahogany)	•	•

### EXTERIOR TRIM

EnduraClad factory-applied trim	•	•
---------------------------------	---	---

### LOW-MAINTENANCE ENDURA CLAD EXTERIORS

27 standard colors	•	•
Virtually unlimited Custom colors	•	•

\* EnduraClad Plus is not available in all colors. See your local Pella sales representative for availability

## HARDWARE

### HARDWARE STYLE COLLECTIONS

Classic	•	-
Modern	-	•
Rustic	•	-
Essential	•	-

### HARDWARE FINISHES\*

Champagne, White, Brown, Matte Black, Bright Brass, Satin Nickel or Oil-Rubbed Bronze	•	•
Antique Brass	•	-
Distressed Bronze or Distressed Nickel	•	-
Polished Chrome or Polished Nickel	-	•

\* Hardware finish availability may vary by style.

## GRILLES

Integral Light Technology® grilles (wood roomside and EnduraClad or wood exterior with nonglare spacer between)	•	•
Aluminum grilles-between-the-glass	•	•
Roomsides removable grilles	•	•

## SCREENS

Vivid View® high-transparency screen (windows only)	•	•
InView™ flat screen	•	•
Rollscreen® soft-closing retractable screen (casement windows and sliding patio doors only)	•	-
Self-closing top-hung screen door (sliding patio doors only)	•	•

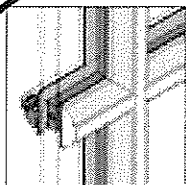
\* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

(•) Full offering (-) Partial offering

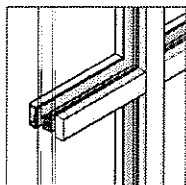
Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos. See your local Pella sales representative for specific details and options available.

## GRILLES

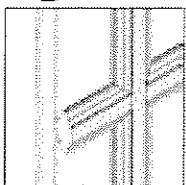
Choose the look of true divided light or grilles-between-the-glass that make cleaning the glass easier.



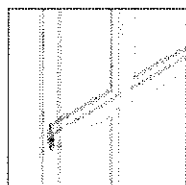
Ogee Integral Light  
Technology Grilles  
2", 1-1/4" or 7/8"



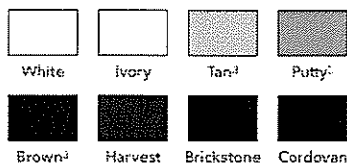
Square Integral Light  
Technology Grilles  
7/8"



Roomsides Removable Grilles  
2", 1-1/4", 3/4"



Aluminum Grilles-  
Between-the-Glass  
3/4"



Optional interior grille colors with exterior color that matches the EnduraClad® color you choose.

## ADDED PROTECTION

For additional window fall protection, our Window Opening Control Device (WOCD) is available with optional factory application.<sup>4</sup> Allowing the window to only open a few inches, the WOCD sits discreetly on the window and is easy to operate.

<sup>1</sup> Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

<sup>2</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<sup>3</sup> Only available with matching interior and exterior colors

<sup>4</sup> Factory-applied WOCD may not be available on all products. See your local Pella sales representative for availability.





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Want to learn more about Pella® windows and doors? Call us at 866-209-4260 or visit [pella.com](http://pella.com).



Always read the Pella limited warranties before purchasing or installing Pella products. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).



Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.



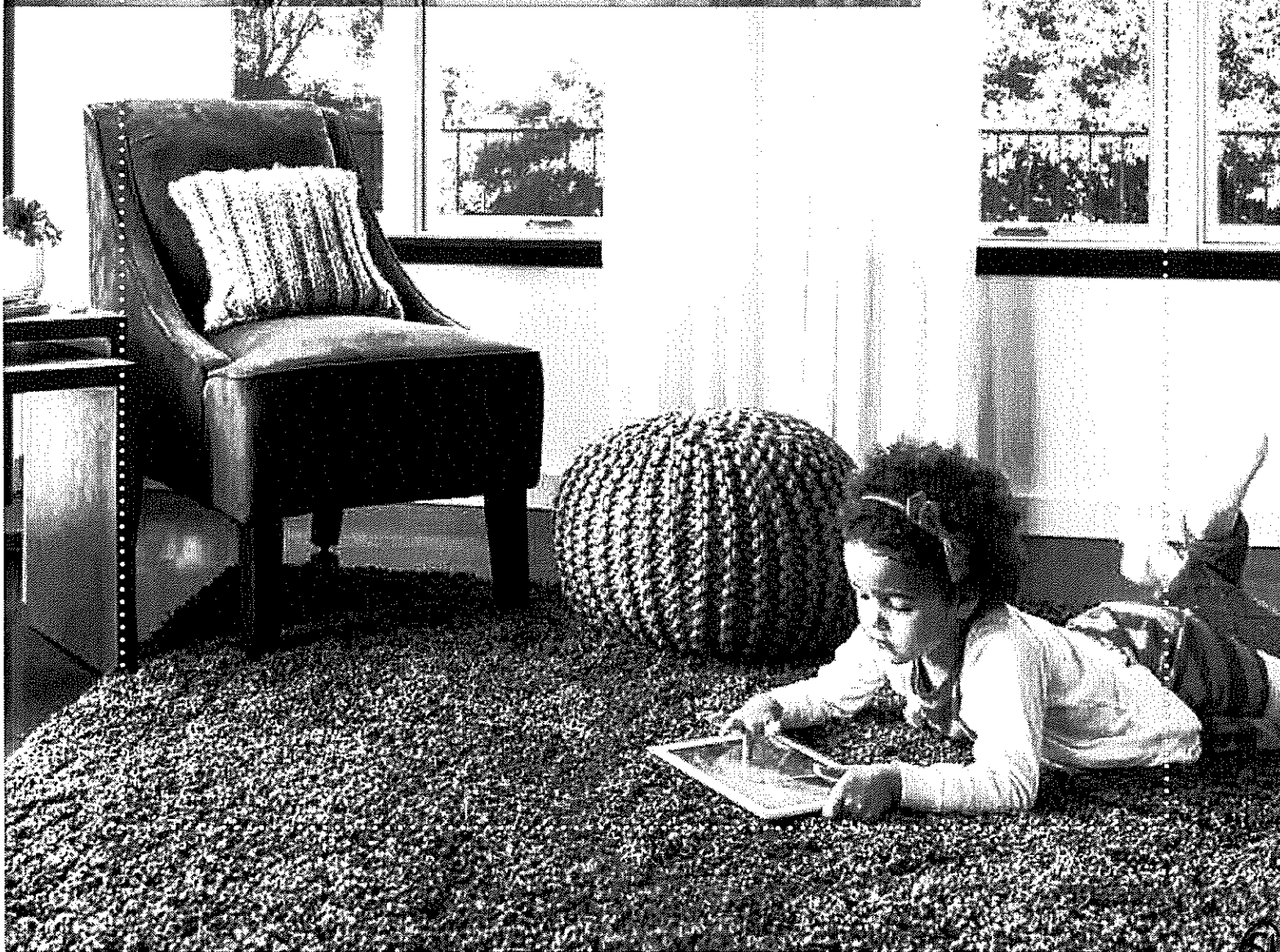
Connect with Pella:



# PELLA®

## ProLine 450 Series

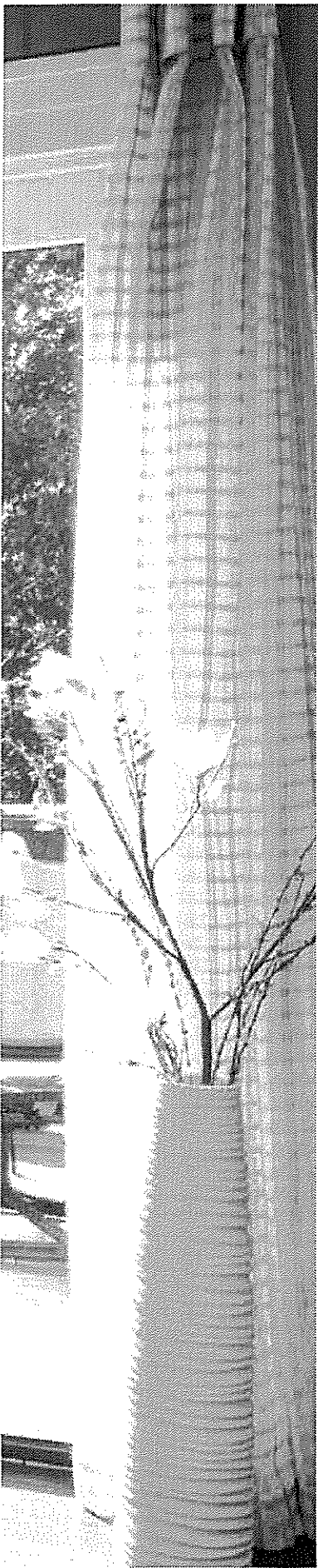
WOOD WINDOWS AND PATIO DOORS  
AT A COMPETITIVE PRICE



Style for less.







Pella® ProLine 450 Series products offer our most popular features, including the natural beauty of wood with low-maintenance aluminum-clad exteriors. With the availability of factory-assembled window combinations, you can make a truly unique design statement that's so beautiful, they'll think you hired an architect.



Pella quality for your home.

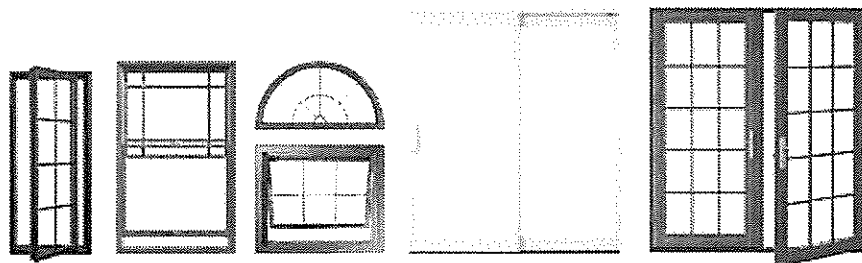
There's a Pella ProLine 450 Series product to fit most any window or door opening at a competitive price.



A custom look at a competitive price.

Pella ProLine 450 Series windows and doors offer many of the features found on Pella's premium wood lines and cost less. You get beautiful wood interiors, low-maintenance EnduraClad® exteriors, and a wide range of standard and special sizes, shapes and styles.

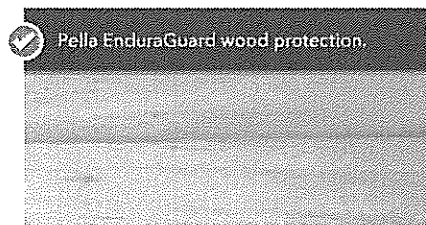
# Beauty of wood.



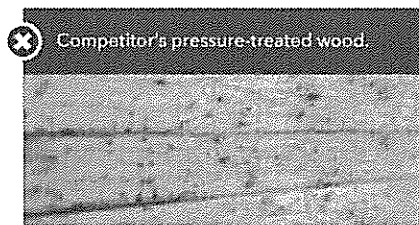
Our most popular features start here.

Choose from Pella's most requested styles, and add character to your home with the right sizes, colors and grille patterns.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



Pella's casement window after 7 months of exposure to moisture.\*



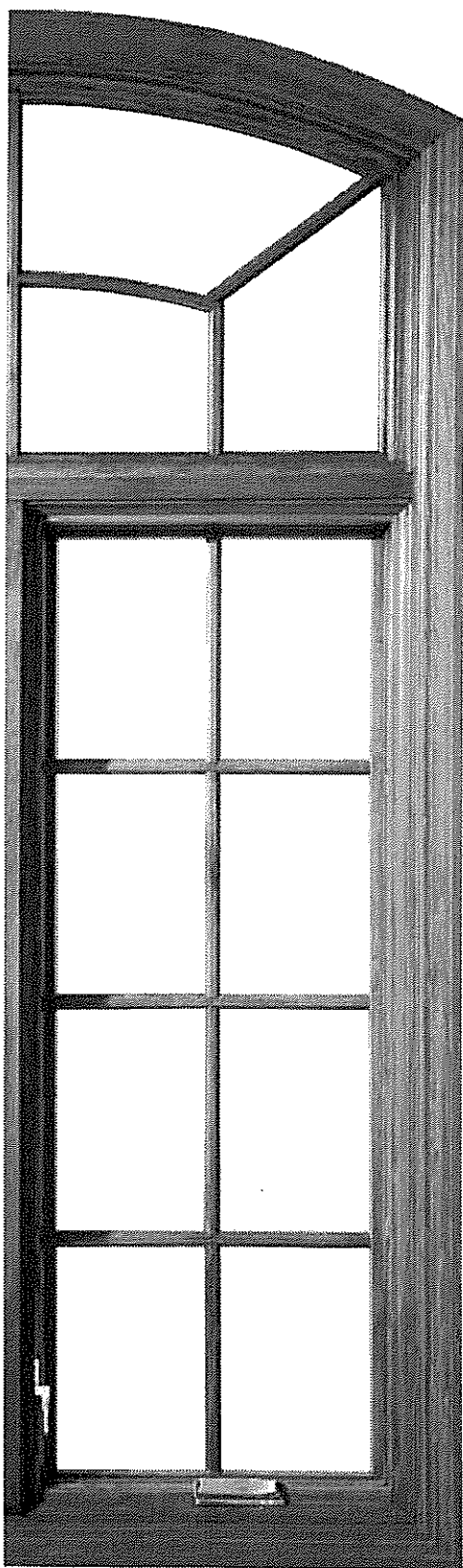
Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.\*

\* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested

Factory-prefinished pine interiors. Pella wood products can arrive factory-prefinished in your choice of eight beautiful stain colors, as well as primed, or with White, Bright White or Linen White paint. You get a professional, high-quality finish – eliminating drips, runs and harmful odors.

**EnduraGuard®**  
Wood Protection



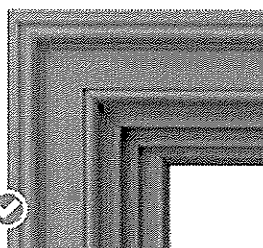


One of the best warranties in the industry.

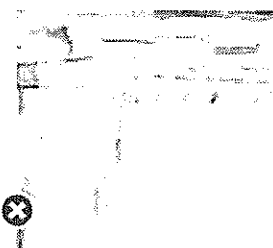
Pella® ProLine 450 Series products are backed by the Pella 20/10 Limited Warranty. See written warranty for complete details at [pella.com/warranty](http://pella.com/warranty).



EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



Pella's aluminum-clad exterior.



Old wood exterior.

# A wood product that's just right for you.

## WINDOWS



### Casement and Awning Windows

**Smooth openings and closings.**  
Stainless steel operating arms and hinges resist rust and corrosion.

**Simple to operate.**  
Unison Lock System secures the window in two places with one easy-to-reach handle.

**More convenient handle design.**  
Fold-away handle won't get in the way of roomside window treatments.

**Easier cleaning.**  
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

### Double-Hung Windows

**Easy operation.**  
Our Advanced Balance System helps ensure that your window will open and close easily for years to come.

**Strong protection against the weather.**  
Pella's cam-action locks pull the sashes tight against the weatherstripping.

**Easier cleaning.**  
Opening sash tilts in – making it easy to clean the exterior glass from inside your home.

### Bay and Bow Windows

**Added character and space.**  
Bay windows feature high-quality stain-grade birch headboards and seatboards.

**More light and view.**  
Combine a fixed window with windows that open and close to expand your view outdoors.

**A stunning focal point.**  
Factory-assembled window combinations allow you to create a look that's all your own.

## PATIO DOORS



### Combination, Fixed, Special Shape Windows

#### Curves and angles.

Special Shape windows add architectural interest and natural light.

#### A quality, seamless look.

Grille options are available to match other Pella® products.

#### More ways to express your style.

Virtually limitless combinations allow you to create a stunning focal point in your home.



### Sliding Patio Doors

#### Easy operation.

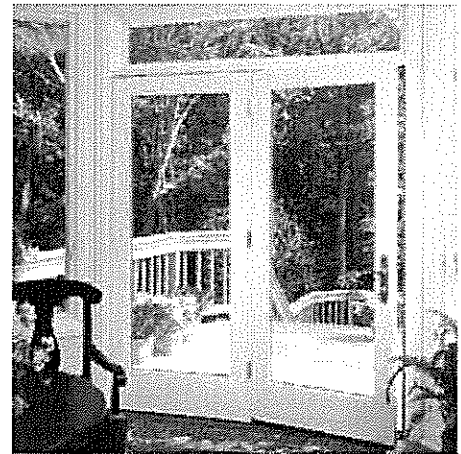
Convenient thumb lock allows you to open and close the door with one hand.

#### Better draft protection.

Pella's unique design puts the sliding panel on the outside. So when the wind blows against it, it creates a tighter seal.

#### More light and a clearer view.

Optional top-hung sliding screen\* door is made with Pella's high-transparency InView™ screen.



### Hinged Patio Doors

#### Stunning design and functionality.

Choose from two movable doors that swing open from the center, one movable door with one fixed door, or the simple elegance of a single door.

#### Added peace of mind.

Advanced multipoint locking system secures the door at the top, middle and bottom for added security.

#### More fresh air.

Optional hinged screen doors are available to match your patio door's EnduraClad® exterior finish color and feature Pella's high-transparency InView screen.

\* ⚠ WARNING Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

For more information on Pella's window and door offering, see your local Pella sales representative or visit:

[CHOOSEPELLA.COM/OFFERING](http://CHOOSEPELLA.COM/OFFERING)

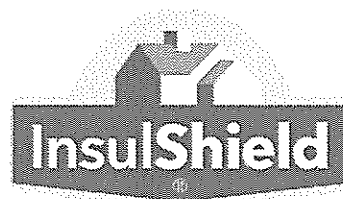


# Comfort in. Weather out.

Pella® products offer exceptional energy-efficient performance wherever you live.

## Glass at a glance.

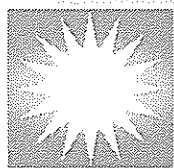
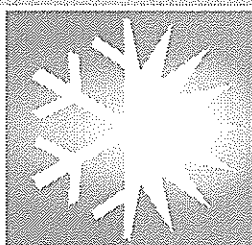
Pella's InsulShield® Low-E Glass Collection<sup>1</sup> features our most innovative and energy-saving choices, designed for your specific needs.



### For many U.S. climates.

**GLASS TYPE: Advanced**  
Low-E Insulating Glass with Argon<sup>2</sup>

Unique Low-E technology delivers balanced insulation for cold winters and hot summers.



**GLASS TYPE: SunPerquest®**  
Low-E Insulating Glass with Argon<sup>2</sup>

Allows in visible light and provides a clear view while helping to block the heat of the sun.



<sup>1</sup> Glass options can be upgraded to offer the benefits of our InsulShield Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

<sup>2</sup> Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

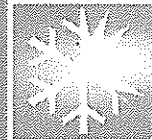
<sup>3</sup> Some Pella products may not meet ENERGY STAR® certification in Canada. For more information, contact your local Pella sales representative or go to [nrcan.gc.ca/energy/products/categories/fenestration/13739](http://nrcan.gc.ca/energy/products/categories/fenestration/13739).

<sup>4</sup> Ranges are based on the average savings among homes in modeled cities. Actual savings will vary based on local climate conditions, utility rates and individual home characteristics. For more information on the benefits of ENERGY STAR certified windows and doors, go to [energystar.gov/products/building\\_products/residential\\_windows\\_doors\\_and\\_skylights/benefits](http://energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits)

For cold climates – like northern U.S. and Canada.

**GLASS TYPE: NaturalSun**  
Low-E Insulating Glass with Argon<sup>2</sup>

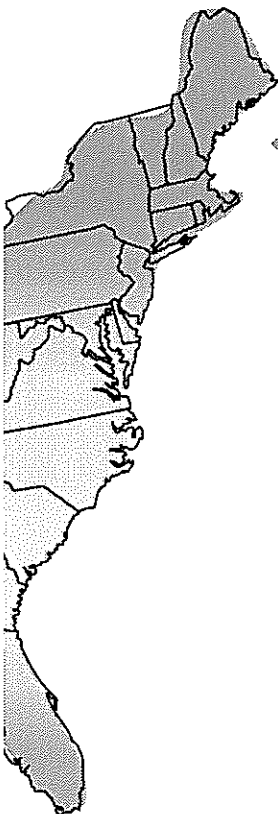
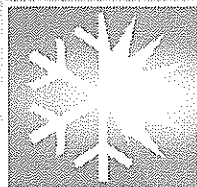
Allows the sun's heat to flow in and warm your home, while providing excellent insulation from the cold.



For northern U.S. climates.

**GLASS TYPE: AdvancedComfort**  
Low-E Insulating Glass with Argon<sup>2</sup>

Unique Low-E technology delivers balanced insulation for cooler winters and moderate summers.

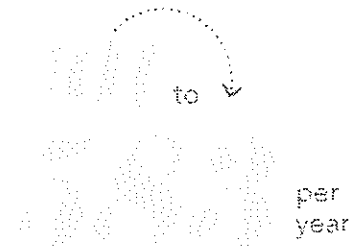


Helping you save on heating and cooling costs.

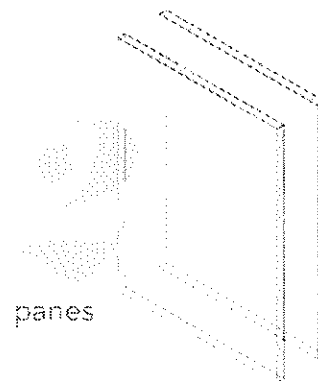


Installing ENERGY STAR<sup>®</sup> certified windows and doors can lower energy costs.<sup>3</sup> With more efficient windows, you can also use less energy, which reduces greenhouse gas emissions from power plants.

For a typical home, when replacing single-pane windows with ENERGY STAR certified windows, you can save on average:



And 1,006 to 6,205 pounds of carbon dioxide (CO<sub>2</sub>), which is equivalent to 51 to 317 gallons of gasoline a year.<sup>4</sup>



Available on ALL Pella<sup>®</sup> products.

More panes, more gains. Many older homes have single-pane windows, which can lead to higher heating and cooling costs and drafty interiors. Multiple panes of glass create an air chamber that can dramatically increase energy efficiency and comfort.

Glass for a wide range of needs.

In addition to exceptional energy efficiency, you'll find great glass options that help with privacy, glare and noise control.

For more information on glass, see your local Pella sales representative or visit:

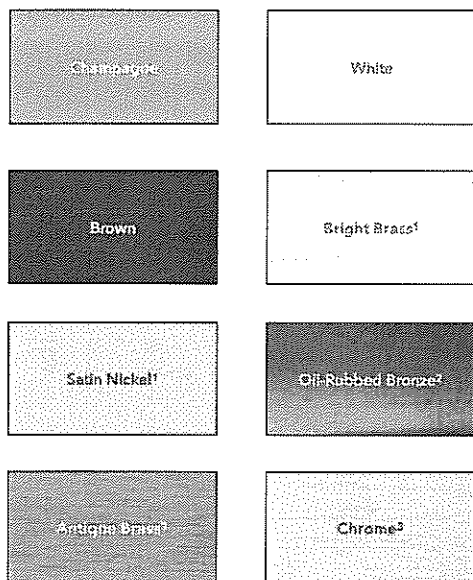
**CHOOSEPELLA.COM/GLASS**



# Features and options.

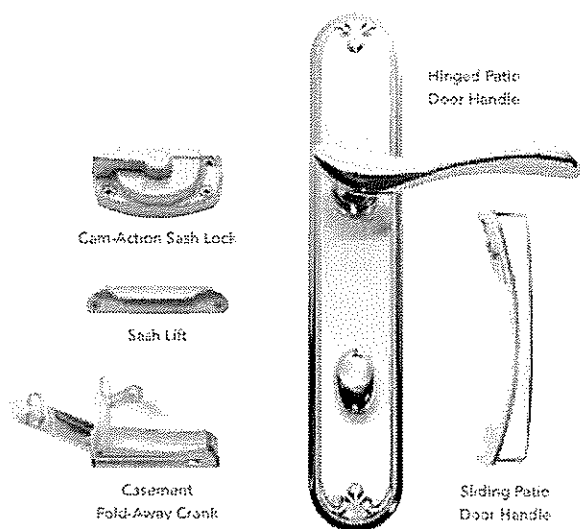
## HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.



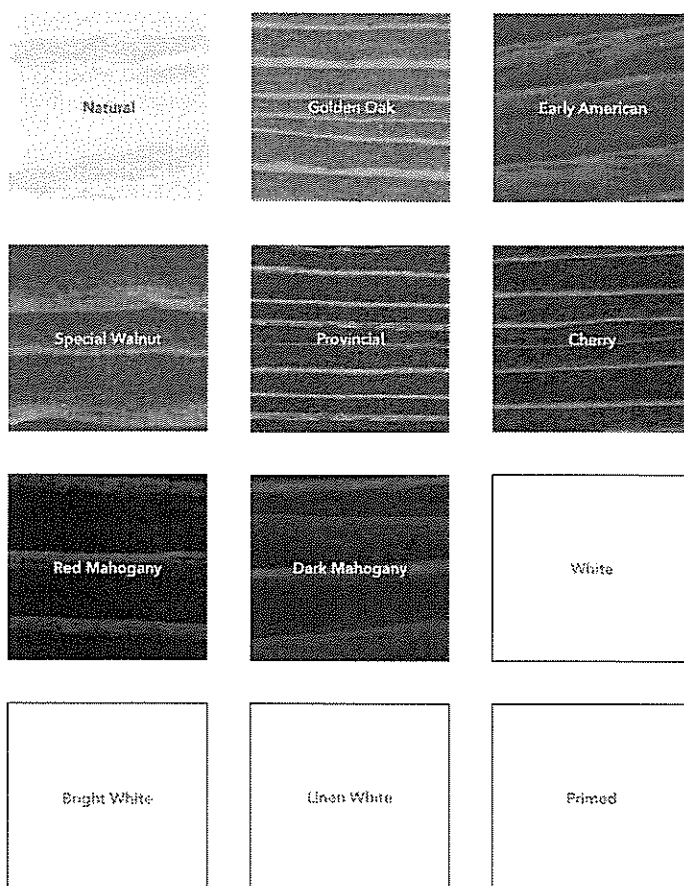
## HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.



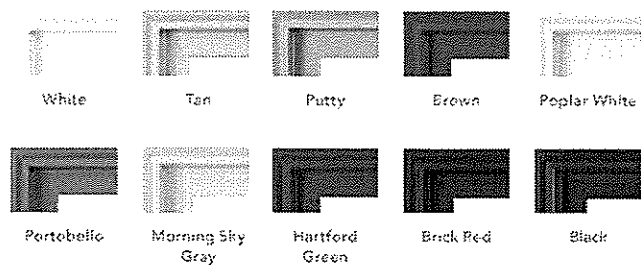
## PREFINISHED PINE INTERIORS

The interiors of all Pella® Pine windows and patio doors can arrive prefinished in your choice of eight stain colors to complement your home. Three prefinished paint colors or primed, ready-to-paint interiors are also available.



## ALUMINUM-CLAD EXTERIORS

Beautifully durable, Pella's low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

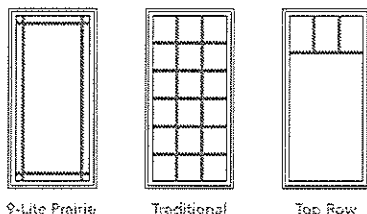


# wood window and patio door DESIGN GUIDE

WINDOWS  
PATIO DOORS

## GRILLE PATTERNS\*

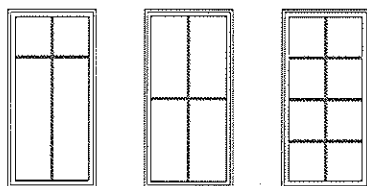
A variety of grille patterns for the traditional look of divided light. Custom patterns are also available.



9-Lite Prairie

Traditional

Top Row

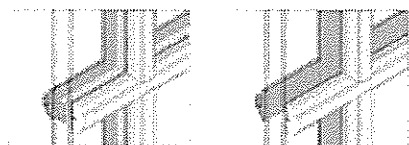


Cross

Custom (equally divided)

## GRILLES

Choose the look of true divided light, or add grilles-between-the-glass that make cleaning the glass easier.



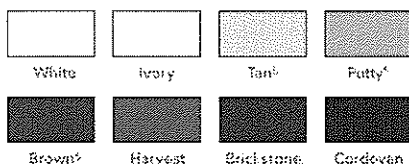
7/8" Simulated-Divided-Light with Spacer

7/8" Simulated-Divided-Light Without Spacer



2", 1-1/4" and 3/4" Roomside Removable

3/4" Aluminum Grilles-Between-the-Glass



White

Ivory

Tan<sup>1</sup>

Putty<sup>4</sup>

Brown<sup>5</sup>

Harvest

Brickstone

Cordovan

Aluminum grilles-between-the-glass feature the option of the interior grille colors shown above. The exterior will match the EnduraClad<sup>®</sup> color you choose.<sup>6</sup>

## GLASS

### INSULSHIELD<sup>®</sup> LOW-E GLASS COLLECTION<sup>1</sup>



Advanced Low-E insulating glass with argon	S	S
AdvancedComfort Low-E insulating double-pane glass with argon	O	O
NaturalSun Low-E insulating glass with argon	O	O
SunDefense <sup>™</sup> Low-E insulating glass with argon	O	O

### ADDITIONAL GLASS OPTIONS<sup>1</sup>

Tempered glass	O	O
Laminated (non-impact-resistant, tinted and obscure glass available on select products)	O	O

\* See glass information on pages 8 - 9 for details

## INTERIORS

### WOOD TYPES

Pine	S	S
------	---	---

### INTERIOR FINISHES

Unfinished	S	S
Primed, ready to finish <sup>2</sup>	O	O
Prefinished stain or paint <sup>3</sup>	O	O

### INTERIOR TRIM

Primed, ready to finish <sup>2</sup>	O	O
Prefinished stain or paint <sup>3</sup>	O	O

\* See page 10 for finishes

## EXTERIORS

### EXTERIOR FINISHES

Aluminum-clad with EnduraClad <sup>®</sup> protective finish	S	S
--	---	---

### EXTERIOR TRIM

EnduraClad factory-applied trim	S	S
---------------------------------	---	---

\* See page 10 for finishes

## HARDWARE<sup>1</sup>

### FINISHES<sup>1</sup>

Champagne, White, Brown, Bright Brass, Satin Nickel, Oil-Rubbed Bronze <sup>2</sup> , Antique Brass <sup>3</sup> and Chrome <sup>3</sup>	O	O
--	---	---

<sup>1</sup> See hardware finish colors and styles on page 10.

<sup>2</sup> Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

<sup>3</sup> Available on hinged patio doors only.

## GRILLES<sup>1</sup>

### PERMANENT GRILLES

Simulated-Divided-Light grilles with or without spacer	O	O
Aluminum grilles-between-the-glass	O	O

### REMOVABLE GRILLES

Roomside interior wood grilles	O	O
--------------------------------	---	---

\* See left for grille finish colors and styles

## SCREENS<sup>1</sup>

InView <sup>™</sup> screen	S	S
Vivid View <sup>™</sup> high-transparency screen	O	-

\* **WARNING:** Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

## WARRANTY

Pella 20/10 Limited Warranty <sup>1</sup>	S	S
---	---	---



\* See written warranty for complete details at [pella.com/warranty](http://pella.com/warranty).

(S) Standard (O) Optional (-) Unavailable

See a Pella professional for specific details and additional options available. Some features are part of our standard offering; not all options are available on all product styles.

<sup>1</sup> On hinged patio doors, Endura Hardware Collection offers a 10-year warranty. See written warranty for complete details at [pella.com/warranty](http://pella.com/warranty).

<sup>2</sup> Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

<sup>3</sup> Hinged patio doors only.

<sup>4</sup> Grille patterns offered may vary per product. See specific product information for availability.

<sup>5</sup> Only available with matching interior and exterior colors.

<sup>6</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



**VIEWED TO BE THE BEST.®**

Want to learn more about Pella® windows and doors? Call us at **866-209-4260** or visit [pella.com](http://pella.com).



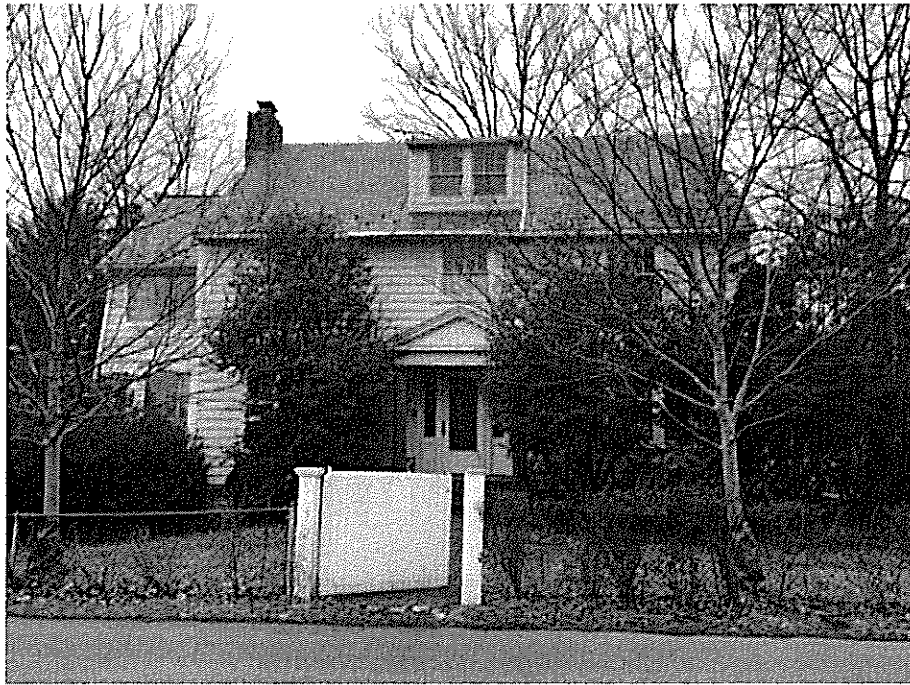
Always read the Pella limited warranties before purchasing or installing Pella products. See written warranties for complete details at [pella.com/warranty](http://pella.com/warranty).



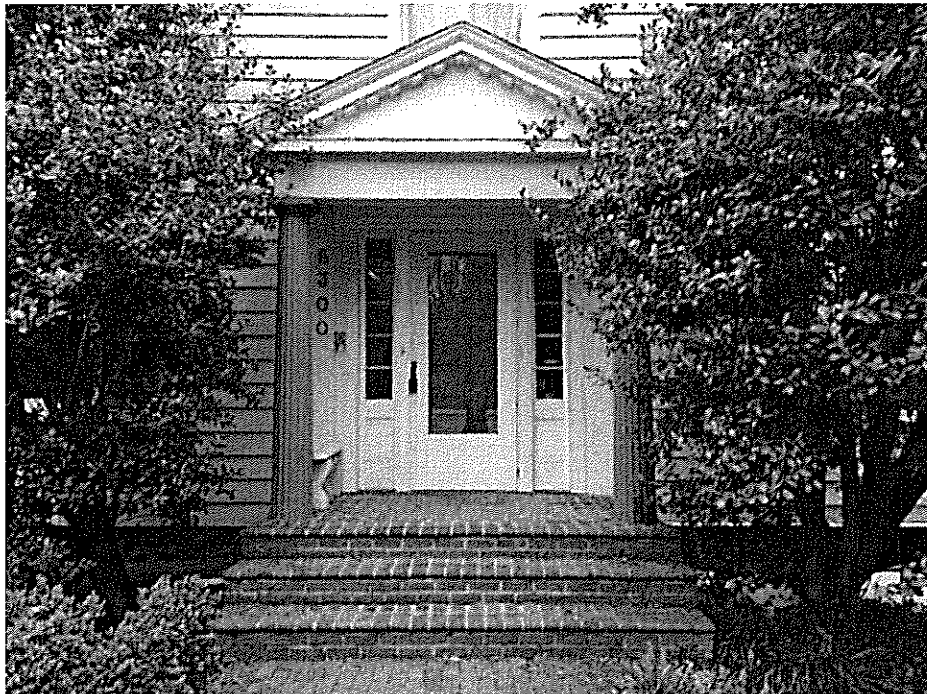
Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.



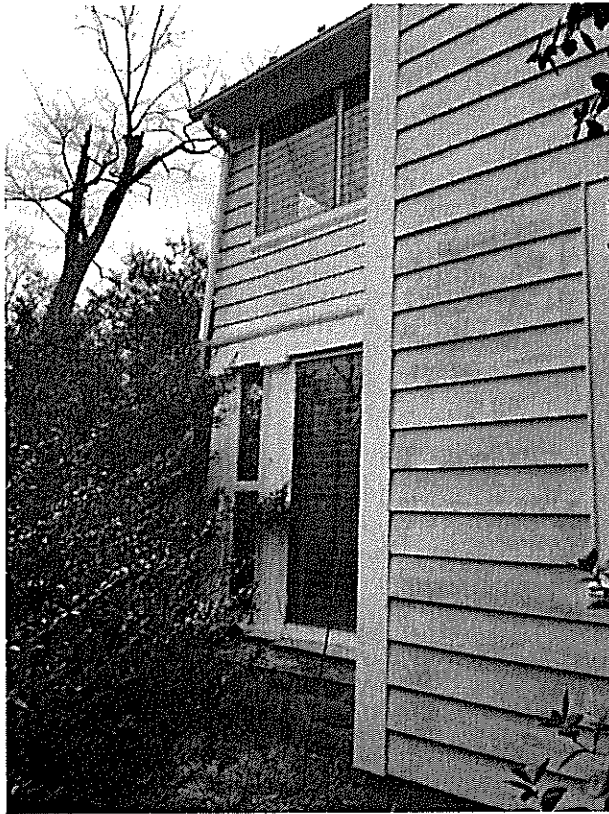
Connect with Pella:



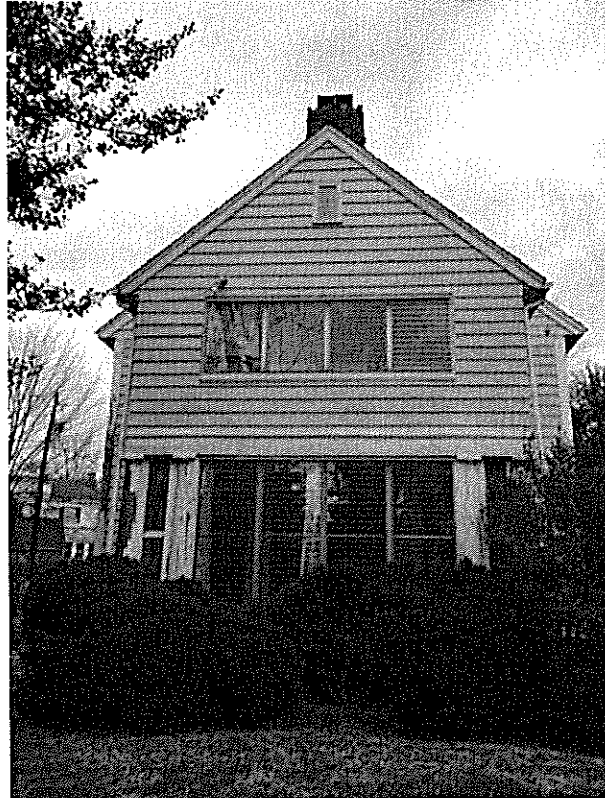
FRONT ELEVATION



FRONT PORCH



FRONT ELEVATION - SUNROOM

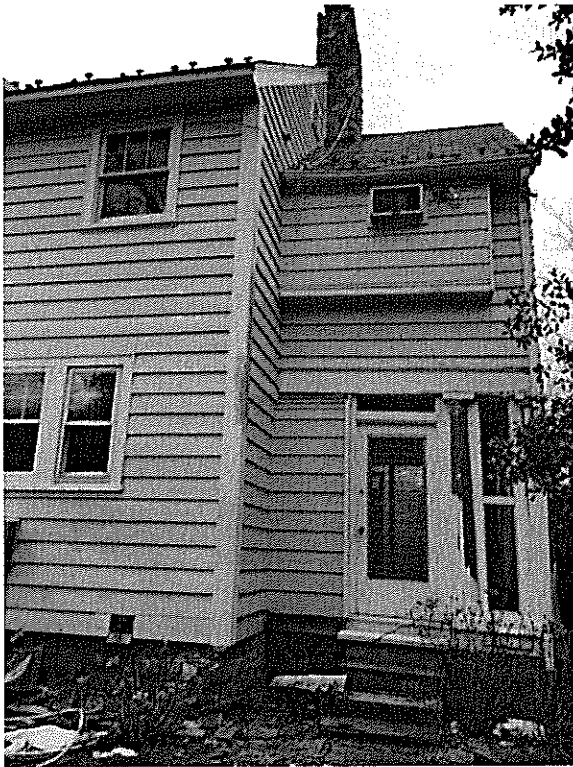


RIGHT ELEVATION - SUNROOM





REAR ELEVATION



REAR ELEVATION - SUNROOM





LEFT ELEVATION





**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 6300 Brookville Road, Chevy Chase, MD 20815  
**Property Owner:** Julie Fletcher & Linda McElligott  
**Project Manager/Contractor:** JL Property Ventures  
**Proposed Work:** Renovation & alterations; new fencing; new patio

2/27/2017

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Chevy Chase Village Manager

CHEVY CHASE VILLAGE  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

**BOARD OF MANAGERS**

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ELISSA A. LEONARD  
*Vice Chair*

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VILLAGE MANAGER  
SHANA R. DAVIS-COOK

LEGAL COUNSEL  
SUELEEN M. FERGUSON

**OWNER ADDRESS**

1350 Beverly Road  
Suite 115-449  
McLean, VA 22101

**OWNER AGENT ADDRESS**

1901 Columbia Road NW  
#204  
Washington, DC 20009

**CONFRONTING AND ADJACENT PROPERTY OWNERS**

14 Oxford St - JW and Helene Rayder - Account # - 00456605

16 Oxford St - Matthew Leggett & Melissa Vap - Account # - 00455997

**18 Oxford St - Gail Feldman - Account # - 00455816**

**20 Oxford St - Marc and Lori Gordon - Account # - 00457484**

26 Oxford St - Gerstenfeld/Wiltshire Revocable Trust - Account # - 00456902

**103 Newlands St - Virginia Leachman - Account # - 00455838**

**15 Newlands St - Jon and Theresa - Account # - 00455031**

**16 Newlands St - Robert Morgenstein - Account # - 00456970**

104 Newlands St - James and Bernice Todaro - Account # 03710567