MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7309 Piney Branch Rd., Takoma Park
Meeting Date: 3/13/2019

Resource: Contributing Resource
Takoma Park Historic District
Report Date: 3/6/2019

Review: HAWP
Public Notice: 2/27/2019

Case Number: 37/03-19D
Tax Credit: Partial

Applicant: Natalie Hopkins
Staff: Dan Bruechert

Proposal: Building Addition, Door Replacement, and Porch Modifications

RECOMMENDATION
Staff recommends that the Historic Preservation Commission approve the HAWP application:

PROPERTY DESCRIPTION
SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: c.1890-1905

The subject property is a two-and-a-half stories tall, four bays wide, Queen Anne-style dwelling with cedar shingle siding and a cross gable roof.

At the rear of the house there are two additions. The larger addition was constructed c. 1960, while the other addition was constructed in 2006.

Figure 1: 7309 Piney Branch Rd. is located near Eastern Ave. and the Washington D.C. border.
BACKGROUND
On January 9, 2019 the subject property was reviewed by the HPC as a Preliminary Consultation. The HPC’s comments were overall supportive of the proposed changes, but identified the form of the proposed roof dormer on the right elevation to be inappropriate and recommended revisions either by removing the dormer on this elevation or by bringing it in from the wall plane and moving toward the rear. The applicant responded that the HPC “recommendation of allowing the new addition gable roof to match the eave height of the existing roof provided design relief, but introduced constructability and cost challenges that were undesirable for this project. The previous iteration of the dormer has been outlined in all views for comparison with the current proposal.” Design changes have been undertaken to reduce the impact of a dormer on the right side of the house.\(^1\)

The scope of work presented in the preliminary consultation included the removal of the non-historic shingle siding and restoration of the historic siding. The applicant has removed this work from the scope of work under consideration for this HAWP.

PROPOSAL
The applicant proposes to:

- Remove the Doric columns in the porch and install square columns and install a balustrade in the front porch;
- Construct an addition at the rear that extends the 2\(^{nd}\) and 3\(^{rd}\) floor above the existing addition;
- Install gutters and downspouts;
- Fenestration changes on the right elevation; and
- Other changes that are restorative or other repairs that do not require HPC review.

APPLICABLE GUIDELINES
When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (the Standards).

Takoma Park Historic District Design Guidelines
There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to

reinforce and continue existing streetscape, landscape, and building patterns rather than
to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been
classified as Outstanding. This design review should emphasize the importance of the resource to
the overall streetscape and its compatibility with existing patterns rather than focusing on a close
scrutiny of architectural detailing. In general, however, changes to Contributing Resources
should respect the predominant architectural style of the resource. As stated above, the design
review emphasis will be restricted to changes that are **at all visible from the public right-of-way,**
irrespective of landscaping or vegetation.

All exterior alterations, including those to architectural features and details, should be
generally consistent with the predominant architectural style and period of the resource
and should preserve the predominant architectural features of the resource; exact
replication of existing details and features is, however, not required.

Minor alterations to areas that do not directly front on a public right-of-way such as
vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a
matter of course; alterations to areas that do not directly front on a public way-of-way
which involve the replacement of or damaged to original ornamental or architectural
features are discouraged, but may be considered and approved on a case-by-case basis.

Major additions should, where feasible, be placed to the rear of existing structures so that
they are less visible from the public right-of-way; additions and alterations to the first
floor at the front of a structure are discouraged but not automatically prohibited.

While additions should be compatible, they are not required to be replicative of earlier
architectural styles.

Some non-original building materials may be acceptable on a case-by-case basis;
artificial siding on areas visible to the public right-of-way is discouraged where such
materials would replace or damage original building materials that are in good condition.

All changes and additions should respect existing environmental settings, landscaping,
and patterns of open space.

**Montgomery County Code, Chapter 24A Historic Resources Preservation**

(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
Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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 proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to undertake work in several areas of the house. Some of this work is eligible for the County’s Historic Preservation Tax Credit Program and will be identified as such in this Staff Report.

Porch Alterations

The applicant proposes several modifications to the existing porch. First, the applicant proposes removing the exiting shed roof on the porch and installing a hipped roof. Second, the applicant proposes to remove the Doric columns and replace them with square columns. The applicant proposes to install a new wood baluster with a 2” (two inch) square pickets and a new set of front stairs with a handrail matching the balustrade.

The applicant indicates that the current porch was modified or significantly altered c.1960 and while there is no documentary evidence included with the application, Staff finds this to be a reasonable conclusion. The remainder of the house was significantly modified during that time. Staff cannot determine of the existing front porch is historic or a later replacement. Sanborn maps show a full-width porch dating to at least 1927, but those records to not indicate porch roof type. However, Staff finds that a hipped roof would be period-appropriate. The house to the left has a full-width hipped roof porch and the house to the right has a full-width shed roofed porch. Staff finds that an alteration to this feature would be acceptable. Staff additionally finds that square columns would be a period-appropriate design. Wood columns are the appropriate material for this architectural feature.

The proposed front baluster is simply detailed and will not detract from the historic appearance of the house. Staff supports approval of this element.

The applicant proposes to remove the side loading steps, which do not appear to be historic, and to replace the front-loading steps with a new set that includes a railing. These features do not appear historic and their replacement with the simply detailed wood steps would be appropriate. Staff is uncertain if the rise of the proposed steps will be lower than the existing or if there will be an accompanying grade change as the proposal will add an additional stair. Staff finds the changes to the porch are compatible with the historic character of the house (Standard 5 and
24A-8(b)(1)) and supports approval of the porch alterations.

**Rear Addition**
The applicant proposes to construct an addition at the rear that will expand to the 2nd and 3rd floors above the footprint of the exiting rear additions. The addition will be clad in Hardi clapboard siding in a 10” (ten inch) reveal with wood corner trim. The proposed windows are aluminum clad wood, Pella Proline Series in a two-over-two configuration throughout. The roof pitch of the rear addition will mirror the historic roof, with a ridgeline 4’ 6” (four feet, six inches) lower than the historic gable ridge. To create more occupiable space, the applicant proposes to construct dormers to either side.

The proposed addition will be constructed above the footprint of the c.1960 and 2006 additions at the rear. These additions are inset by 13” (thirteen inches) from the right historic wall plane and are inset by several feet from the left wall. The view of the addition from the left is further obscured by the bay window on the left elevation. The gable roof of the addition will be 4’ 6” (four feet, six inches) lower than the historic gable roof. The proposed addition will provide access to all three floors of living space. This will be accomplished in the 3rd floor by adding a large shed dormer to both sides of the dormer. At the preliminary consultation the HPC determined that the dormer on the left side of the house would not detract from the historic appearance of the house and would support approval of this element at the HAWP stage. In revising the proposal for the right side of the addition the applicant encountered feasibility and cost challenges with matching the eave height, so in order to reduce the visual impact of the dormer, the applicant took the following steps:

- Inset south wall of dormer 21” from the exterior walls below
- Reduced dormer width from 16’-0” to 14’-6”
- Reduced wall plate height and increased slope of south roof
- Shifted entire dormer to rear. Previous design was ±4’-9” from existing roof, current proposal is ±6’-9” from existing roof.

The changes to the design are best detailed in drawings 13 and 16 submitted with the application materials.

*Figure 2: Rear elevation showing the outline of the previous and revision for the dormer.*
The HPC’s initial recommendation was to raise the eave line and increase the pitch of the roof. This would have provided significantly more clearance in the third floor. The other alternative recommended was to inset the dormer from the wall plane and to move it further to the rear. The applicant indicated that raising the eave was not feasible and instead raised the dormer roof pitch, brought the dormer in by 21” (twenty-one inches), and shifted the dormer to the rear by an additional 2’ (two feet). Staff finds that this change significantly reduces the visual impact of the dormer from the previous proposal. The submission reviewed by the HPC at the prelim not only proposed a taller dormer that was closer to the right of way, but also created a four-story vertical wall plane which had the effect of increasing the massing of the rear addition. By reducing the size of the dormer and pulling it away from the wall plane, the impact the dormer has on the historic building and surrounding district is significantly reduced. Staff finds that dormer is compatible with the historic house in size, scale, and massing supports approval under 24A-8(b)(2).

The windows shown in the plans indicate that they would be two-over-two Andersen 200 series vinyl-clad wood windows. Based on feedback from Staff and the HPC, the applicant has revised the proposal and now proposes to use Pella Proline aluminum clad windows (specs attached). Drawings submitted for permitting will reflect the aluminum clad window and no vinyl windows will be installed on this project. This configuration is found throughout the historic house and Staff finds the lite pattern to be compatible. Aluminum clad wood windows have been found to be compatible for contributing resources on new construction and building additions within the Takoma Park Historic District. Staff and the HPC have consistently determined that wood or aluminum clad wood windows have sufficient depth to be compatible on additions to contributing buildings in the Takoma Park Historic District.

Staff supports approval of the proposed rear addition.

**Gutters and Downspouts**
The applicant proposes to install aluminum gutters and downspouts. The applicant proposes to install an aluminum, K-style gutter. Staff finds that this design is appropriate for the house and will not detract from the historic character of the house or surrounding district. Staff supports approval of this element under 24A-8(b)(1) and (2).

**Fenestration Alterations to the Right Elevation**
The window placement on the right elevation has been significantly altered. There are two non-historic fixed windows on the first floor on the right elevation. The applicant proposes removing these two windows and installing a window on this elevation. This window introduced on this elevation will be a historic wood window, removed from the rear of the house, and installed directly under a second-floor window. Staff finds that this change will enhance the historic character of the house by removing the non-historic windows and stacking the windows on this elevation. Staff recommends approval of the window removal and relocation.

**Other Changes Not Subject to HPC Review**
The applicant proposes to replace the existing non-historic front door with the original front door, which has been stored in the basement. There is a historical basis for this and it is an original feature which should not be subject to HPC review and approval. This work is eligible
I.L

for the County historic preservation tax credit. Additionally, the applicant proposes to repair the
window in the north-facing gable. As this is an exterior repair it does not require review and
approval from the HPC and is also eligible for the County historic preservation tax credit. The
applicant proposes to undertake several other changes to the basement; however, these changes
are on the interior and will not have a visual impact on the exterior of the house or on the right-of-way and are not subject to review.

The applicant did not submit a tree survey for the property, however, there are no trees within the
limits of disturbance of the proposed work, so a tree survey is not a requirement for approval.

STAFF RECOMMENDATIONS
Staff recommends that the Commission approve the HAWP application; and with the general
condition applicable to all Historic Area Work Permits that the applicant will present 3 permit
sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS)
permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at
240-777-6370 prior to commencement of work and not more than two weeks following
completion of work.
**APPLICATION FOR HISTORIC AREA WORK PERMIT**

<table>
<thead>
<tr>
<th>Contact Email:</th>
<th><a href="mailto:BEN@BENNORKINARCHITECTURE.COM">BEN@BENNORKINARCHITECTURE.COM</a></th>
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<tbody>
<tr>
<td>Tax Account No.:</td>
<td>01071423</td>
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<tr>
<td>Name of Property Owner:</td>
<td>NATALIE HOPKINS</td>
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<tr>
<td>Address:</td>
<td>7309 PINEY BRANCH RD TAKOMA PARK, MD 20912</td>
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<td>Contractor:</td>
<td>TBD</td>
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<td>Agent for Owner:</td>
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**LOCATION OF BUILDING/PREMISE**

| House Number: | 7309 |
| Street: | PINEY BRANCH RD |
| Town/City: | TAKOMA PARK |
| Nearest Cross Street: | EASTERN AVE |

**PART ONE: TYPE OF PERMIT, ACTION AND USE**

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<td>X Alter/Renovate</td>
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<tr>
<td>X Room Addition</td>
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<td>X Porch</td>
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<td>X Deck</td>
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<td>X Shed</td>
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<td>X Move</td>
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<td>X Install</td>
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<td>X Wreck/Raze</td>
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<tr>
<td>X Solar</td>
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<td>X Fireplace</td>
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<tr>
<td>X Woodburning Stove</td>
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<td>X Single Family</td>
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<td>X Revision</td>
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<td>X Repair</td>
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<tr>
<td>X Revocable</td>
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<td>X Fence/Wall (complete Section 4)</td>
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<td>X Other:</td>
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**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS**

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<th>Type of sewage disposal:</th>
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<td>02 Septic</td>
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<tr>
<td>03 Other:</td>
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<th>Type of water supply:</th>
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<tr>
<td>01 WSSC</td>
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<tr>
<td>02 Well</td>
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<tr>
<td>03 Other:</td>
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**PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALLS**

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<th>Height ________ feet ________ inches</th>
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**Indicate whether the fence or retaining wall is to be constructed on one of the following locations:**

| X On party line/property line |
| X Entirely on land of owner |
| X On public right of way/leasement |

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.

_Signed_ __________________________ 12/17/2018

**Signature of owner or authorized agent**

**For Chairperson, Historic Preservation Commission**

**Approved:**

**Disapproved:**

| Application/Permit No. | Date Filed: | Date Issued: |
1. WRITTEN DESCRIPTION OF THE PROJECT

a. Description of existing structure and environmental setting, including historical features and significance

This three story, gable-roofed, cedar wood shingled Victorian house with original details in the interior was constructed in 1896. It features 30 original double hung two-over-two sash windows, including 8 double hung two-over-two windows in the two story bay window on the northern side of the house. It also has wood fish scale shingles at the dormer/third floor level. The front of the house faces west. There is a wooden porch with Doric columns in the front of the house and a modern kitchen addition with vinyl siding and deck in the rear of the house. It is located in the Takoma Park historic district and sits between similar houses on the odd side of the street. The house to the south (7307) was constructed in 1884 and the house to the north (7311) was constructed in 1902.

b. General description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district.

Restore original Fish Scale shingles on the third floor front exterior.

Project will also replace rotting porch boards and replace existing Doric style columns with style appropriate columns and add a row of balusters to provide a more classic Victorian porch appearance. New wooden steps with railings will be added. Porch footprint to remain the same.

Restore original third floor dormer bay window facing west. Replace front door with original front door currently in storage.

Extend 2nd floor and 3rd floor at rear to occupy space above existing 1st floor. No new footprint will be added to the site.

Install gutters and downspouts at inside corners to improve drainage.

UPDATE:
Removal of non-original cedar shake siding and repair of original clapboards has been removed from the current scope of work. Finishing of existing cellar has been added, with no requirement for exterior work.

Per guidance from Staff and the Board, the south-facing shed dormer has been changed to provide a less obtrusive physical form. The following changes have been made:
- Inset south wall of dormer 21” from the exterior walls below
- Reduced dormer width from 16’-0” to 14’-6”
- Reduced wall plate height and increased slope of south roof
- Shifted entire dormer to rear. Previous design was ±4’-9” from existing roof, current proposal is ±6’-9” from existing roof.

Board recommendation of allowing the new addition gable roof to match the eave height of the existing roof provided design relief, but introduced constructability and cost challenges the were undesirable for this project. The previous iteration of the dormer has been outlined in all views for comparison with the current proposal.
MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER’S MAILING ADDRESS
Natalie Hopkins
7309 Piney Branch Rd
Takoma Park, MD 20912

OWNER’S AGENT’S MAILING ADDRESS
Ben Norkin
Ben Norkin Architecture
7204 Trescott Ave
Takoma Park, MD 20912

ADJACENT AND CONFrontING PROPERTY OWNERS MAILING ADDRESSES
Chris and Shivani Sutton          John and Lindsey Simpson
7307 Piney Branch Rd            7310 Piney Branch Rd
Takoma Park, MD 20912                Takoma Park, MD 20912

Constance Mayer                Jodie Steiner and Federico Mini
7311 Piney Branch Rd            7312 Piney Branch Rd
Takoma Park, MD 20912                Takoma Park, MD 20912

Paula Kowalczuk and Peter Kovar
7112 Holly Ave
Takoma Park, MD 20912
ROOFS TO BE REMOVED
EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A

PROPOSED ADDITION ABOVE EXISTING FOOTPRINT

NON-ORIGINAL WINDOW TO BE REMOVED
EXISTING WINDOW TO BE REPAIRED

EXISTING LEFT ELEVATION
3/32" = 1'-0"
EXISTING CEDAR SHAKE TO BE REMOVED

EXISTING VINYL SIDING TO BE REPLACED WITH FIBER CEMENT SIDING

PREVIOUSLY SUBMITTED DORMER

CURRENT PROPOSED DORMER

PROPOSED ADDITION OVER EXISTING FOOTPRINT

EXISTING CEILING SHAKE TO BE REMOVED

WINDOW TO BE REMOVED AND RE-INSTALLED ON RIGHT (SOUTH) ELEVATION

EXISTING VINYL SIDING TO BE REPLACED WITH FIBER CEMENT SIDING

WINDOW TO BE REMOVED AND REPLACED IN KIND

EXISTING REAR ELEVATION

3/32" = 1'-0"
EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A

ROOFS TO BE REMOVED

PROPOSED ADDITION ABOVE EXISTING FOOTPRINT

EXISTING NON-ORIGINAL AWNING WINDOW AND REPLACE WITH ORIGINAL WINDOW FROM 2ND FLOOR REAR ELEVATION

REMOVE NON-ORIGINAL AWNING WINDOW

EXISTING RIGHT ELEVATION

3/32" = 1'-0"
CELLAR PLAN
EXISTING/DEMO
3/32" = 1'-0"

CELLAR PLAN
PROPOSED
3/32" = 1'-0"

REMOVE THIS PORTION OF WALL

REMOVE BATHROOM WALL AND FIXTURES

Scale: 3/32" = 1'-0"
1ST FLOOR PLAN
EXISTING/Demo
3/32" = 1'-0"

1ST FLOOR PLAN
PROPOSED
3/32" = 1'-0"

REPLACE (E) FRONT DOOR

RESURFACE EXISTING PORCH

(REPLACE (E) NON-ORIGINAL WINDOW WITH (E) ORIGINAL WINDOW FROM 2ND FLOOR REAR)

REPLACE (E) NON-ORIGINAL WINDOW TO BE REMOVED

NON-ORIGINAL WINDOW TO BE REMOVED

REMOVE EXISTING STAIRS
REPAIR EXISTING PORCH

REMOVE NON-COMPLIANT STAIR TO 2ND FLOOR.
PATCH FLOOR AS REQUIRED. MAINTAIN 6'-8" HEAD ROOM FOR STAIR TO BASEMENT

(N) WOOD STAIR, SEE ELEVATION

(N) WOOD RAILING, SEE ELEVATION

(N) PANTRY

PANTRY
NO WORK THIS AREA

REMOVE EXT. WALL

REMOVE EXT. SHED ROOF

REMOVE EXIST. CEDAR SHAKE, SEE ELEVATIONS

REMOVE ORIGINAL WINDOW, RE-INSTALL ON FIRST FLOOR, SEE RIGHT ELEVATION

(N) PORCH ROOF BELOW

MASTER BEDROOM

W.I.C.

MASTER BATH

(E) BEDROOM RECONFIGURED

NO WORK THIS AREA
3RD FLOOR PLAN
EXISTING/DEMO

3/32" = 1'-0"

3RD FLOOR PLAN
PROPOSED

3/32" = 1'-0"

REMOVE EXISTING FLAT ROOF ABOVE MASTER BEDROOM

REMOVE EXISTING GABLE ROOF OVER MASTER BEDROOM

FOOTPRINT OF DORMER FROM PREVIOUS SUBMISSION

2ND FLOOR WALL BELOW, TYP

REMOVE WALL

THIS WINDOW TO BE REPAIRED

REMOVE EXISTING FLAT ROOF ABOVE MASTER BEDROOM

REMOVE EXISTING GABLE ROOF OVER MASTER BEDROOM

7 FT CLG LINE

7 FT CLG LINE

7 FT CLG LINE

DF 6"
EXISTING ROOF TO REMAIN

(REMOVE 2006 ADDITION ROOF)

(N) 6" ALUMINUM K-STYLE GUTTERS AT ALL EAVES. SPECS PROVIDED SEPARATELY

(REMOVE C. 1960 ADDITION ROOF)

(N) ALUMINUM DOWNSPOUT, TYP

EXISTING ROOF TO REMAIN

PROPOSED ROOF PLAN

1

3/32" = 1'-0"

2

3/32" = 1'-0"
EXISTING FRONT ELEVATION
1/16" = 1'-0"

EXIST. FISH SCALE SHINGLES TO REMAIN. PATTERN NOT SHOWN FOR CLARITY, SEE PHOTOS

ALL WINDOWS TO REMAIN

6x6 P.T. WOOD POST, PAINTED

2X2 P.T. WOOD BALLUSTER, PAINTED W. 1X4 CAP AND 1X3 BOTTOM RAIL, EA. SIDE

8X8 P.T. WOOD POST, PAINTED

LATTICE

PROPOSED FRONT ELEVATION
1/8" = 1'-0"

6X6 P.T. WOOD POST, PAINTED

2X2 P.T. WOOD BALLUSTER, PAINTED W. 1X4 CAP AND 1X3 BOTTOM RAIL, EA. SIDE

8X8 P.T. WOOD POST, PAINTED

LATTICE

1X8 FASCIA

WRAP STRUCTURAL BEAM W. P.T. 1X, PAINTED

(N) ALUMINUM GUTTERS, TYP ALL EAVES

(N) ALUMINUM DOWNSPOUT

ASPHALT SHINGLE ROOF

10' - 0"

10' - 10"

7' - 9"

± 37' - 7" EXISTING ROOF RIDGE

± 30' - 10" EXISTING ROOF MIDPOINT

6' - 4" EX 3RD FL

6' - 4" EX 1ST FL

12' - 8"

7' - 9" EX 2ND FL

12"

12"

EX CELLAR

EX 1ST FL

EX 2ND FL

EX 3RD FL

GRADE

SHEET NAME:

SHEET NO:

PROJECT:

DRAWN BY

SHEET NAME:

ELEVATIONS

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

1/8" = 1'-0"

1/16" = 1'-0"

BEN NORKIN
ARCHITECTURE
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ben@bennorkinarchitecture.com
ben@bennorkinarchitecture.com
ben@ben...
NEW GABLE ROOF, EAVES TO REMAIN BELOW EXISTING ROOF

EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A

SHED ROOF OVER DORMER

ELEVATIONS

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN

7309 Piney Branch Rd Takoma Park, MD 20912
Window Schedule

1/8" = 1'-0"

- Original siding to remain
- Proposed dormer from prior submission
- Fiber cement siding at 2nd floor addition and attic dormer
- Existing 2nd floor addition
- (N) Aluminum gutters, typ all eaves
- (N) Window to match existing
- Wood corner trim
- Replace existing vinyl siding with fiber cement
- Exist. wood deck to remain

All windows to be Andersen 200 Series wood clad double-hung windows. Muntin pattern as shown above. Trim to be painted 1x6 P.T. Wood for all windows except G. Window G trim to be painted 1x4 P.T. wood.

PROPOSED REAR ELEVATION

1/8" = 1'-0"

ELEVATIONS

PROPOSED REAR ELEVATION

1/8" = 1'-0"

Window Schedule

1/8" = 1'-0"

- Original siding to remain
- Proposed dormer from prior submission
- Fiber cement siding at 2nd floor addition and attic dormer
- Existing 2nd floor addition
- (N) Aluminum gutters, typ all eaves
- (N) Window to match existing
- Wood corner trim
- Replace existing vinyl siding with fiber cement
- Exist. wood deck to remain

All windows to be Andersen 200 Series wood clad double-hung windows. Muntin pattern as shown above. Trim to be painted 1x6 P.T. Wood for all windows except G. Window G trim to be painted 1x4 P.T. wood.
NEW GABLE ROOF,
EAVES TO REMAIN
BELOW EXISTING
ROOF

EXISTING VINYL SIDING
AND CEDAR SHAKE TO BE
REPLACED WITH FIBER
CEMENT TO GRIDLINE A

RECLAIMED ORIGINAL WINDOW FROM
2ND FLOOR REAR (RIGHT SIDE)

EXISTING NON-ORIGINAL
WINDOW TO BE REMOVED

POPROSED RIGHT ELEVATION

1/8" = 1'-0"

HOPKINS RENOVATION
NATALIE HOPKINS AND JOHN BOHN
7309 Piney Branch Rd Takoma Park, MD 20912
Amerimax Home Products 6 in. x 16 ft. White Aluminum K-Style Gutter

Model # 4600200192  Internet #205481981  Store SKU #1000710174

Save to Favorites

Amerimax Home Products
6 in. x 16 ft. White Aluminum K-Style Gutter

Write a Review

$24.56
The Amerimax 6 in. x 16 ft. White Aluminum Gutter has extra-long, heavy-weight aluminum construction. Featuring a baked-on white factory finish and a traditional K-style design, this durable gutter can be used to control run-off and help protect the walls and landscaping of your home or other structures. The 6 in. size is ideal for wide-roof areas, commercial buildings or in areas of heavy rainfall.

- Heavy-weight, rust-free aluminum construction for durability
- Baked-on white finish for low maintenance that can be spray painted if desired to match any decor
- Extra-long 16 ft. design requires fewer splices and connections
- K-style design to complement your home, business or other structure
- 6 in. Gutter is ideal for wide-roof drainage or in areas of heavy rainfall
- Use with 3 in. x 4 in. for maximum run-off drainage

Info & Guides

- Instructions / Assembly
UNIT SECTIONS
Aluminum-Clad Wood

Scale 3" = 1' 0"
All dimensions are approximate.
UNIT SECTIONS
Aluminum-Clad Wood

TYPICAL JOINING MULLIONS

Scale 3" = 1' 0"
All dimensions are approximate.
See Installation and Performance at www.PellaADM.com for mullion limitations and reinforcing requirements.
## Customer Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Fax</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ben Norkin Architecture</td>
<td>(301) 555-1212</td>
<td></td>
<td><a href="mailto:ben@bennorkinarchitecture.com">ben@bennorkinarchitecture.com</a></td>
</tr>
<tr>
<td><strong>Project/Delivery Address</strong></td>
<td>7204 Trescott Ave</td>
<td></td>
<td></td>
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<tr>
<td><strong>Owner Name</strong>: Ben Norkin Architecture</td>
<td><strong>Lot #</strong> TAKOMA PARK, MD 20912</td>
<td><strong>County</strong>: MONTGOMERY</td>
<td><strong>Owner Phone</strong>: (301) 555-1212</td>
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## Project/Delivery Address

| Hopkins Renovation | 7309 Piney Branch Road | Ben Norkin Architecture | (301) 555-1212 |

## Order Information

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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)
## ProLine, 3-Wide Double Hung, 118.5 X 47.5, White

**1: 35.547.5 Double Hung, Equal**
- **Frame Size:** 35 1/2 X 47 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)

**Vertical Mull 1:** AlignedWith, 6"
- **Frame Size:** 35 1/2 X 47 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)

**Vertical Mull 2:** AlignedWith, 6"

**3: 35.547.5 Double Hung, Equal**
- **Frame Size:** 35 1/2 X 47 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)

**Vertical Mull 1:** AlignedWith, 6"
- **Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 332".

**Rough Opening:** 36 - 1/4" X 48 - 1/4"
ProLine, Double Hung, 35.5 X 53.5, White

1: 35.553.5 Double Hung, Equal
Frame Size: 35 1/2 X 53 1/2
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)

Rough Opening: 36 - 1/4" X 54 - 1/4"
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<tbody>
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<td><strong>ProLine, 3-Wide Double Hung, 111 X 59, White</strong></td>
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<tr>
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1: 3359 Double Hung, Equal
Frame Size: 33 X 59
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
Vertical Mull 1: AlignedWith, 6"

2: 3359 Double Hung, Equal
Frame Size: 33 X 59
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
Vertical Mull 2: AlignedWith, 6"

3: 3359 Double Hung, Equal
Frame Size: 33 X 59
General Information: Clad, 5", 3 11/16", No Certification
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
Vertical Mull 1: AlignedWith, 6"

Rough Opening: 33 - 3/4" X 59 - 3/4"
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<tr>
<td>25</td>
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<td><strong>ProLine, 2-Wide Double Hung, 72 X 59, White</strong></td>
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<td><strong>Item Price</strong></td>
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**Viewed From Exterior**

1: 3359 Double Hung, Equal
- **Frame Size:** 33 X 59
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** AlignedWith, 6"

2: 3359 Double Hung, Equal
- **Frame Size:** 33 X 59
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** AlignedWith, 6"

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 262".

**Rough Opening:** 33 - 3/4" X 59 - 3/4"
<table>
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<tr>
<td>30</td>
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<td><strong>ProLine, Double Hung, 33 X 59, White</strong></td>
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<tr>
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<td>1: 3359 Double Hung, Equal</td>
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<td>Frame Size: 33 X 59</td>
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<td>General Information: Clad, 5&quot;, 3 11/16&quot;, No Certification</td>
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<tr>
<td></td>
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<td>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</td>
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<tr>
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<td>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</td>
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<td>Screen: Full Screen, White, InView™</td>
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<td>Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08</td>
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<td></td>
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<td>Grille: SDL w/Spacer, No Custom Grille, 7/8&quot;, Traditional (2W1H / 2W1H)</td>
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**Rough Opening:** 33 - 3/4" X 59 - 3/4"
### ProLine, 4-Wide Double Hung, 94 X 45.5, White

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#### Item Price: $1,940.01

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<tr>
<td>2027</td>
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</table>

1: 23.545.5 Double Hung, Equal
- **Frame Size:** 23 1/2 X 45 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 3:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 4:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20

2: 23.545.5 Double Hung, Equal
- **Frame Size:** 23 1/2 X 45 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 3:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 4:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20

3: 23.545.5 Double Hung, Equal
- **Frame Size:** 23 1/2 X 45 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 3:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 4:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20

4: 23.545.5 Double Hung, Equal
- **Frame Size:** 23 1/2 X 45 1/2
- **General Information:** Clad, 5", 3 11/16", No Certification
- **Exterior Color / Finish:** Standard Enduraclad, White
- **Interior Color / Finish:** Prefinished White Paint Interior
- **Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- **Hardware Options:** Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift
- **Screen:** Full Screen, White, InView™
- **Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00364-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
- **Grille:** SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)
- **Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 3:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
- **Vertical Mull 4:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
Rough Opening: 94 - 3/4" X 46 - 1/4"

<table>
<thead>
<tr>
<th>Line #</th>
<th>Location:</th>
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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
Thank You For Purchasing Pella® Products

PELLA WARRANTY:
Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer’s limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")
YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: “Arbitration Opt Out” or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: “Arbitration Details” or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
Pella Mid-Atlantic, Inc.

CONTRACT:
This contract constitutes the sole and complete agreement between the purchaser and Pella Mid-Atlantic, Inc. the seller, and is subject to additional charges should changes be required. No statement, representation or agreement written or verbal, not appearing on the face of this Contract is binding on the seller. This contract is binding upon the seller only upon acceptance by an authorized executive of the company at the home office. All agreements are subject to prior sale, government regulations and requirements. If contract is not approved the purchaser will be notified within fourteen (14) days of contract date, otherwise the same is automatically approved. The seller will not be responsible for delays due to labor troubles, fire, accidents, transportation, or other causes beyond its control.

MATERIALS TO BE FURNISHED:
Contract is based upon quantities, unit sizes, and unit numbers as sketched and listed on enclosed proposal, as well as equipment and fittings as specified. Drawings are as viewed from the exterior. Purchaser should carefully check quantities, sizes, and specifications. Standard jamb extension is applied, unless otherwise noted. The products ordered in this contract will be made and assembled to these specific requirements, and therefore this order is not cancelable, and these units may not be returned without a charge to be determined by the seller. All Pella wood windows and sliding glass doors are factory primed on the exterior (excludes Mahogany). Units with wood exterior, assembled by the seller will include: standard brickmould, subsill and outside mullion covers (unless otherwise noted herein).

DELIVERY:
CUSTOMER MUST FURNISH HELP TO UNLOAD AT TIME OF DELIVERY. Customer is responsible for checking the material upon arrival. Any shortage or damage must be noted on the delivery/packing list. No claims will be considered unless seller is notified within seventy-two (72) hours from the date of delivery. Customer is responsible for furnishing map to job site. Seller will deliver the goods covered by this contract within a reasonable time from the date of contract ratification, unless otherwise expressly stated in this written contract.

Anticipated Delivery Date:_____________

PAYMENT TERMS:
100% payment is due upon the execution of this Agreement.
Alternatively, a 50 % Deposit must be made upon execution of this Agreement.
(Internal Use Only): 50% Deposit in the amount of $__________ received on __ day of _______ 20__. If a 50% deposit is made, the 50% remaining balance must be received from Purchaser not less than two days prior to Anticipated Delivery Date. Purchaser must make payment by credit card (no checks will be accepted).
(Internal Use Only): 50% Balance received $___________on__ day of _________20__. NET 30 DAYS (if applicable): Net 30 day terms are subject to approval by Pella Mid-Atlantic, Inc. of customer's credit. A one and one half percent (1 1/2 %) per month (annual percentage rate of eighteen percent) late charge will apply to all payments over thirty (30) days past due computed on the basis of the balance outstanding at the end of each monthly statement period. A one and one half percent (1 1/2 %) per month (annual percentage rate of eighteen percent) late charge will apply to all payments over thirty (30) days past due computed on the basis of the balance outstanding at the end of each monthly statement period.

SELLER REMEDIES:
Seller reserves a security interest in the goods sold pursuant to this contract under the applicable provisions of article 9 -Secured Transactions-Uniform Commercial Code. Seller further reserves the right to perfect and enforce any statutory lien, including any mechanic's contractor's or materialmen's lien, arising under local law to secure payment of the account debt arising under this contract. In the event Seller employs an attorney-at-law after Buyer has defaulted in its payment as agreed under the terms of this contract, then Buyer shall pay Seller a collection fee in a fixed and stipulated sum equal to twenty percent (20%) of the outstanding principal account balance at time of buyers default, or two thousand five hundred dollars ($2,500.00), whichever is greater, together with any court or litigation costs incurred by seller in collecting the account debt arising under this contract.

LIMITATION OF WARRANTIES AND DAMAGES:
Seller expressly warrants the goods sold under this contract will be as described in this contract. ALL OTHER WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED. Buyer's remedy for breach shall be limited to replacement of the goods sold or to a return of the goods and a refund of their purchase price, at Buyer's option, which shall be the Buyer's sole remedy in the event of seller's breach in the performance of this contract. Seller shall not be liable for any consequential or incidental damages for breach of any warranty.
<table>
<thead>
<tr>
<th>Customer Name</th>
<th>Pella Sales Rep Name</th>
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</thead>
<tbody>
<tr>
<td>Customer Signature</td>
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<tr>
<td>Date</td>
<td>Date</td>
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Order Totals

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Customer: Ben Norkin Architecture
Project Name: Hopkins Renovation
Order Number: 060
Quote Number: 11045799

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Printed on 2/15/2019 Contract - Detailed