

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7309 Piney Branch Rd., Takoma Park	Meeting Date:	4/10/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/3/2019
Review:	HAWP	Public Notice:	3/27/2019
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.

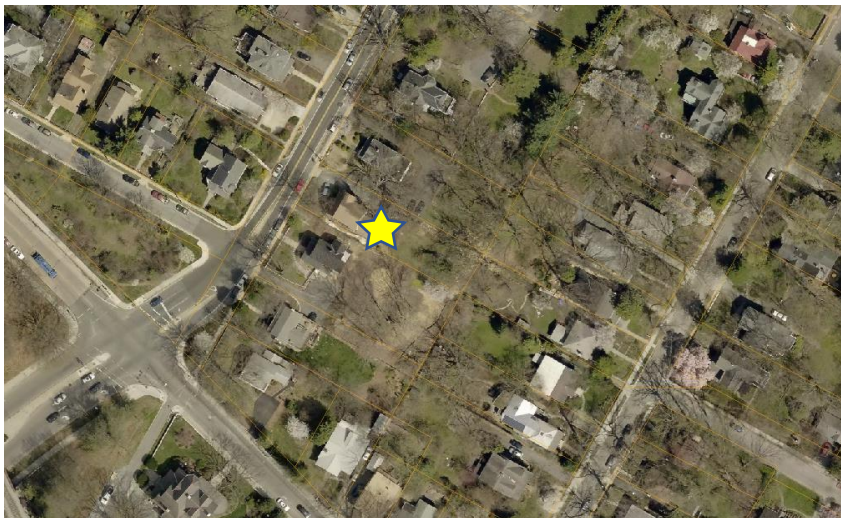


Figure 1: 7309 Piney Branch Rd. is located near Eastern Ave. and the Washington D.C. border.

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 2nd and 3rd 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

¹ The previous Staff Report can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/01/IL.B-7309-Piney-Branch-Road-Takoma-Park.pdf>. The audio transcript is located here: <https://montgomeryplanning.org/wp-content/uploads/2019/01/IL.B-7309-Piney-Branch-Road-Takoma-Park.pdf>, with consideration of this item beginning at 35:15.

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

(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

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 existing 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 if 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 do 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 Hardie clapboard siding in a 10" (ten inch) reveal with wood corner trim. The proposed windows are aluminum clad wood windows in a two-over-two configuration throughout. There will be a new wood and glass basement-level door on the right elevation of the addition. The door will be removed from the right-of-way and minimally visible. 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. The HPC also recommended the applicant make some revisions to reduce the visual impact the dormer would have on the streetscape. Initially, the HPC recommended the applicant raise the eave line and increase the roof pitch to create a more compatible design. 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 increased the spacing from the historic roof to the rear dormer by 2' 2" (two feet, two inches). This additional separation will reduce the perceived massing from the street.² This design revision is detailed on Drawings 9 and 16. Staff finds that while this revision may not be as significant as requested by the HPC the current dormer configuration is compatible with the historic house in size, scale, and massing supports approval under 24A-8(b)(2).

Based on feedback from Staff and the HPC, the applicant has revised the proposal from the proposed vinyl windows 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. The two-over-two sash 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

² The applicant submitted another scheme with asymmetrical roof pitches for consideration at the 3/13 HPC meeting. This proposal has been withdrawn and is not under consideration for this HAWP.

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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BEN@BENNORKINARCHITECTURE.COM Contact Person: BEN NORKIN
Daytime Phone No.: 202-578-7094
Tax Account No.: 01071423
Name of Property Owner: NATALIE HOPKINS Daytime Phone No.: 202-997-1489
Address: 7309 PINEY BRANCH RD TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7309 Street: PINEY BRANCH RD
Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE
Lot: 19 Block: 12 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF WORK/ ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ \$160,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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.

Benjamin J. Norkin
Signature of owner or authorized agent

12/17/2018

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

861373

I.E

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 $\pm 4'-9"$ from existing roof, current proposal is $\pm 6'-9"$ 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 that were undesirable for this project. The previous iteration of the dormer has been outlined in all views for comparison with the current proposal.

I.E

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
7307 Piney Branch Rd
Takoma Park, MD 20912

John and Lindsey Simpson
7310 Piney Branch Rd
Takoma Park, MD 20912

Constance Mayer
7311 Piney Branch Rd
Takoma Park, MD 20912

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

Paula Kowalczyk and Peter Kovar
7112 Holly Ave
Takoma Park, MD 20912



FRONT ELEVATION (WEST) FACING PINEY BRANCH RD



FRONT ELEVATION (WEST) FACING PINEY BRANCH RD



REAR ELEVATION (EAST)



LE

REAR ELEVATION (EAST)



EXISTING



PROPOSED

Sheet No.	Sheet Name
0	Cover
1	Site Plan
2	Existing Elevations
3	Existing Elevations
4	Existing Elevations
5	Existing Elevations
6	Cellar Floor Plan
7	1st Floor Plan
8	2nd Floor Plans
9	3rd Floor Plans
10	Roof Plan
11	Elevations
12	Elevations
13	Elevations
14	Elevations
15	3D Perspective
16	3D Perspective
17	3D Perspective
18	3D Perspective
19	3D Perspective

BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912 202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

HOPKINS RENOVATION
NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

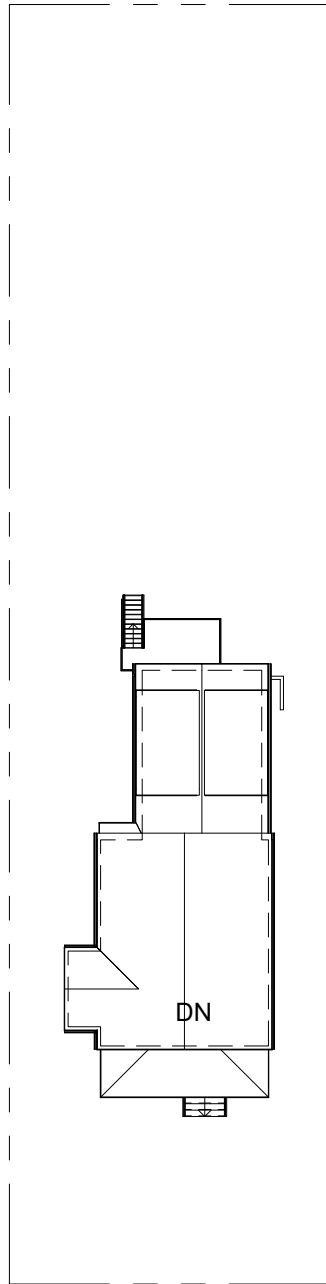
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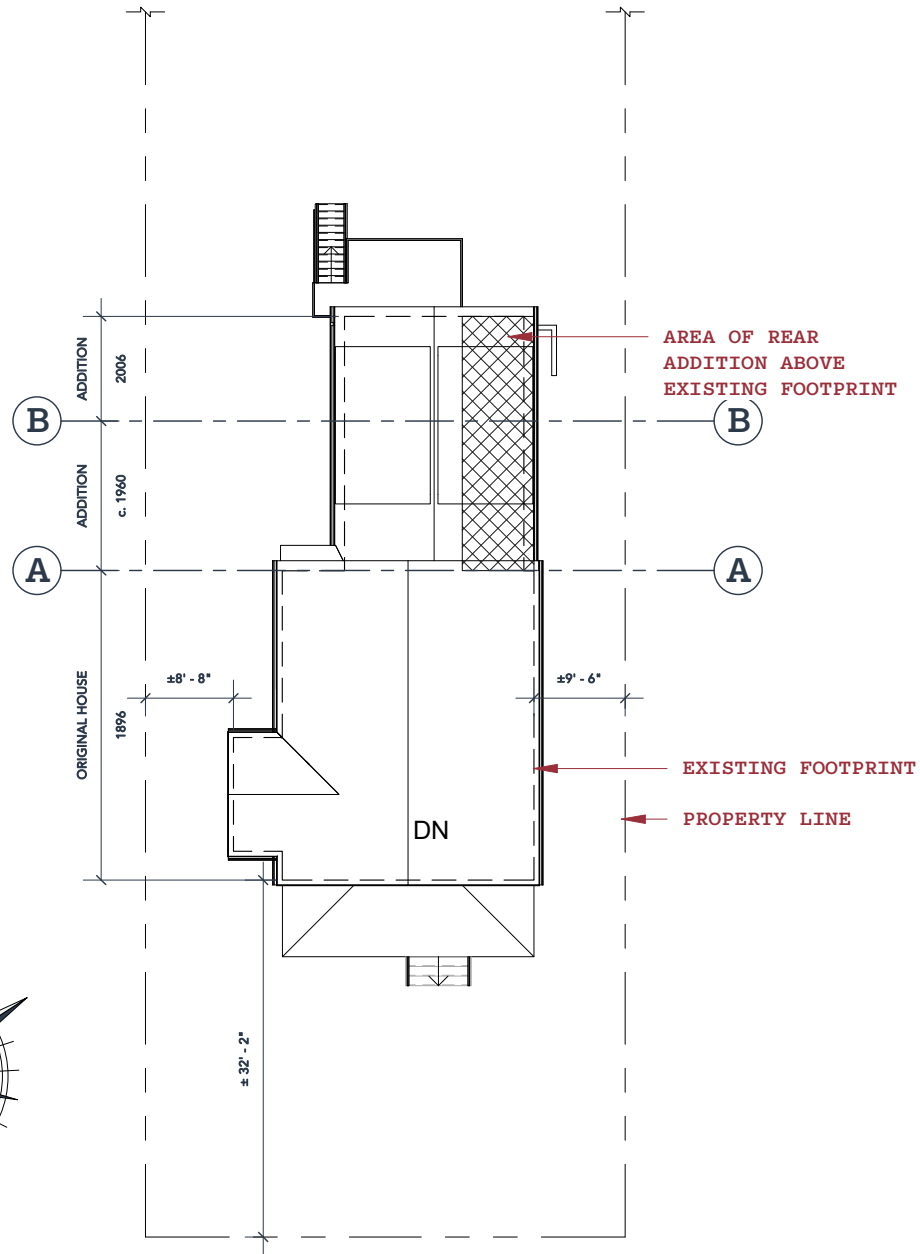
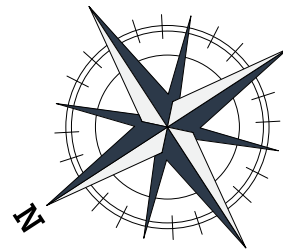
SHEET NAME:
Cover

SCALE:
14

NOTE: SEE PLAT, PROVIDED, FOR FULL SITE INFORMATION



1 SITE PLAN
1" = 30'-0"



2 SITE PLAN
1" = 20'-0"

BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912 202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

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SHEET NO:
1

SHEET NAME:
Site Plan

SCALE:
As Indicated

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

PROJECT: 18004

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SHEET NO:
2

SHEET NAME:
Existing Elevations

SCALE:
3/32" = 1'-0"

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- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912

202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912

PROJECT: 18004

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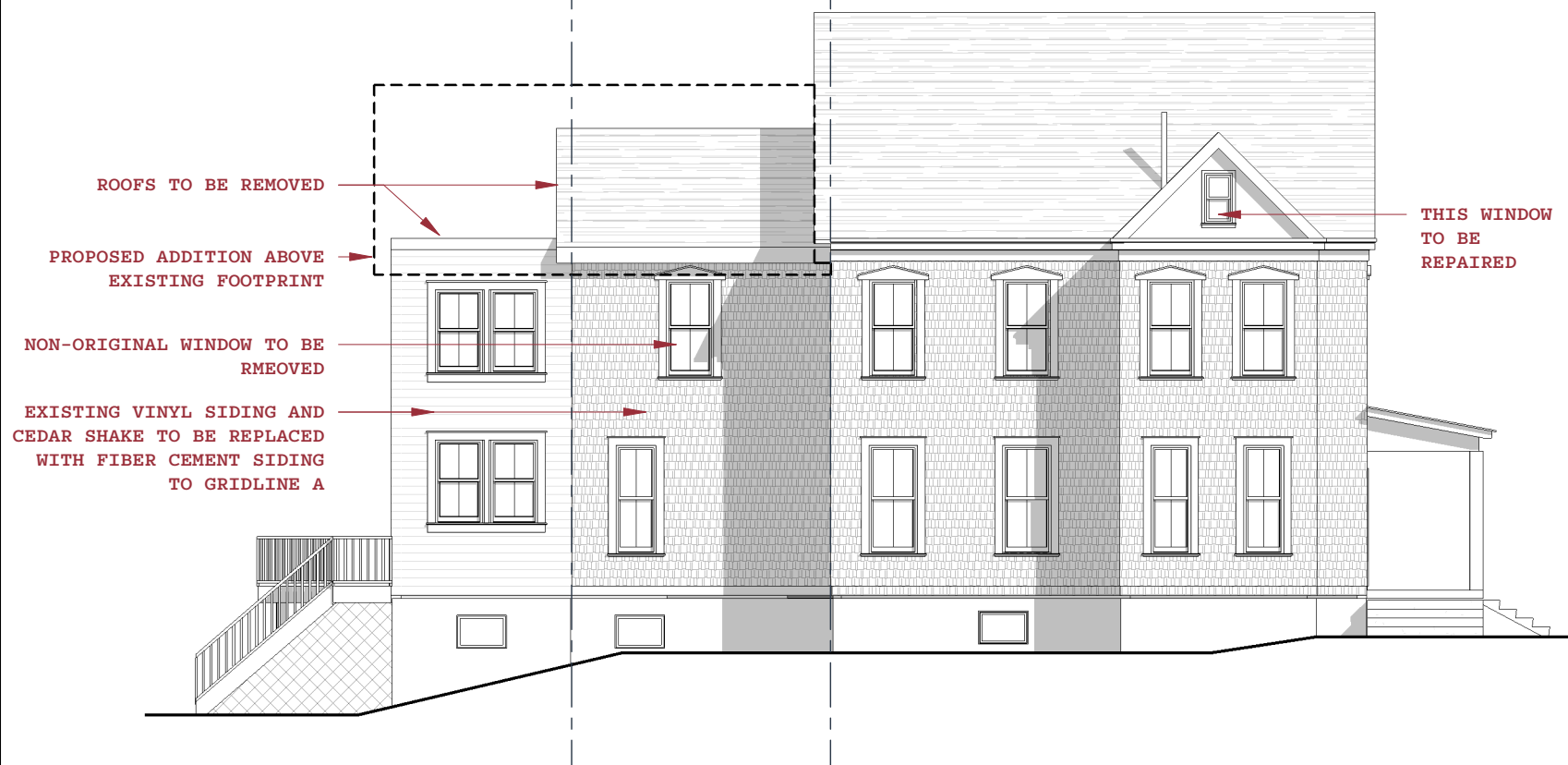
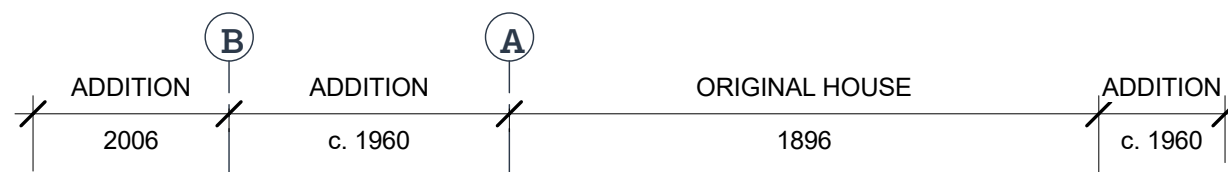
3

SHEET NAME:

**Existing
Elevations**

SCALE:

3/32" = 1'-0"



1 EXISTING LEFT ELEVATION
3/32" = 1'-0"

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PROJECT: 18004

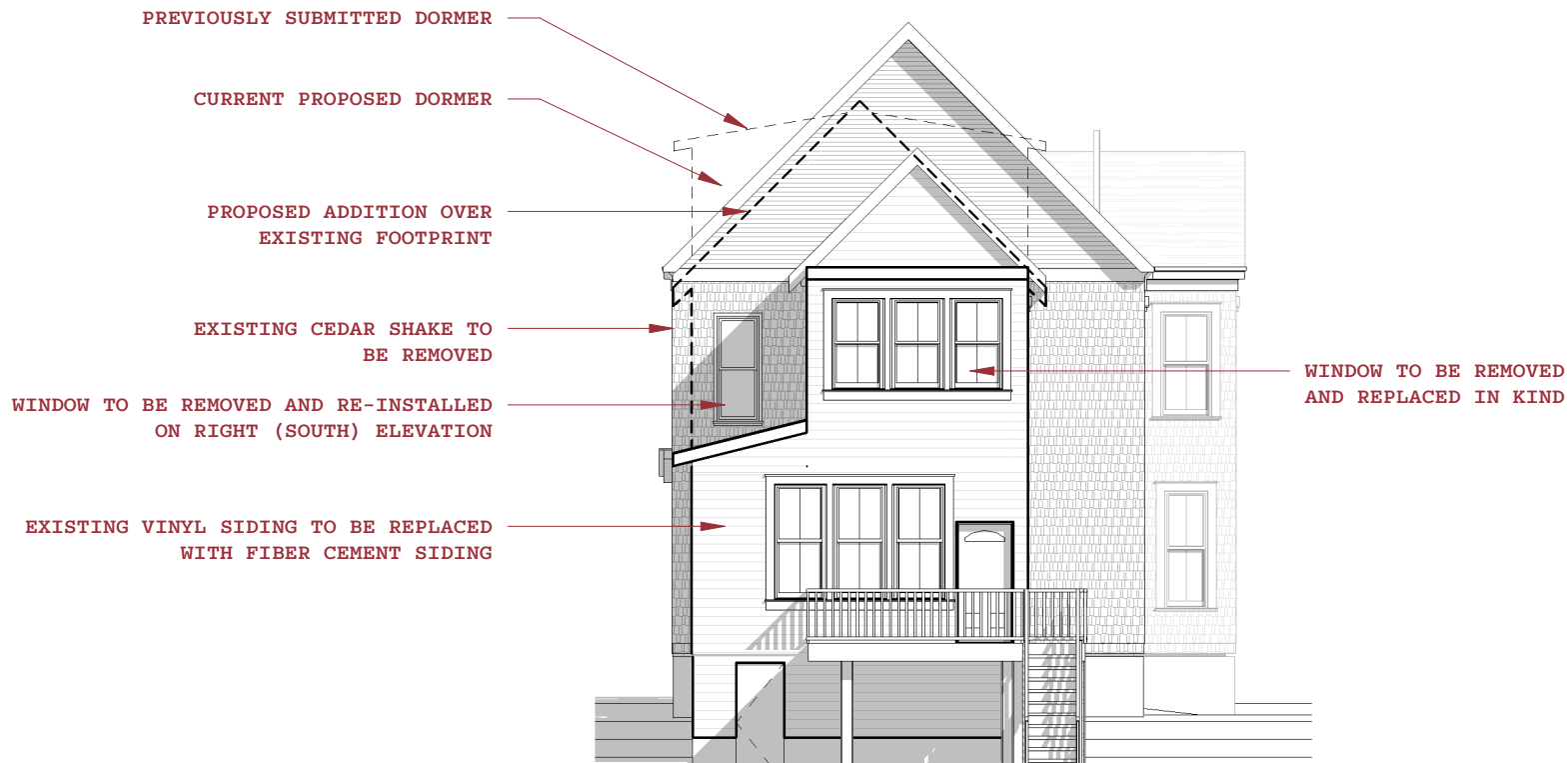
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4

SHEET NAME:
Existing Elevations

SCALE:
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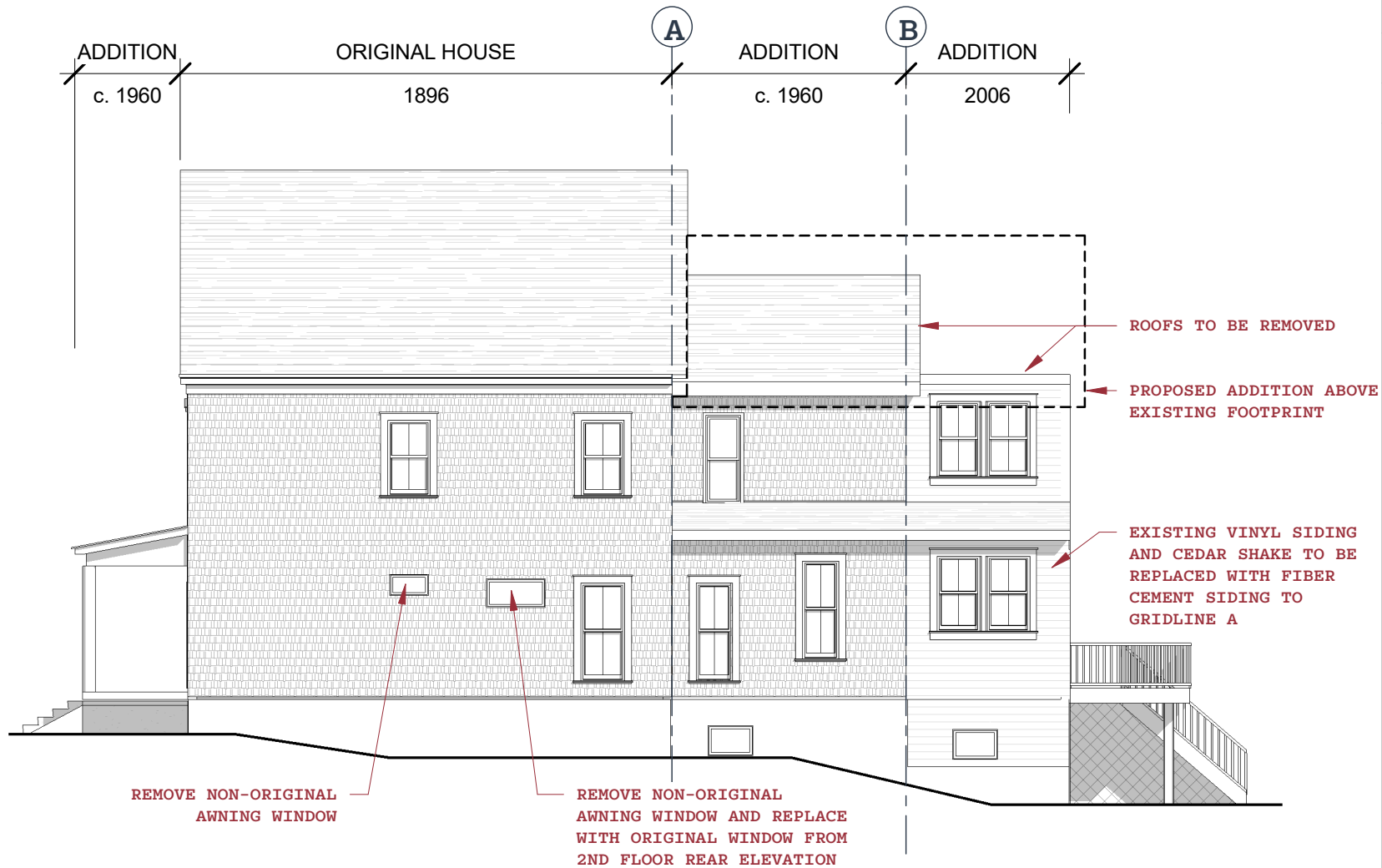
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1 EXISTING REAR ELEVATION
3/32" = 1'-0"

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1 EXISTING RIGHT ELEVATION
3/32" = 1'-0"

PROJECT: 18004

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SHEET NO:
5

SHEET NAME:
Existing Elevations

SCALE:
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TAKOMA PARK MD 20912



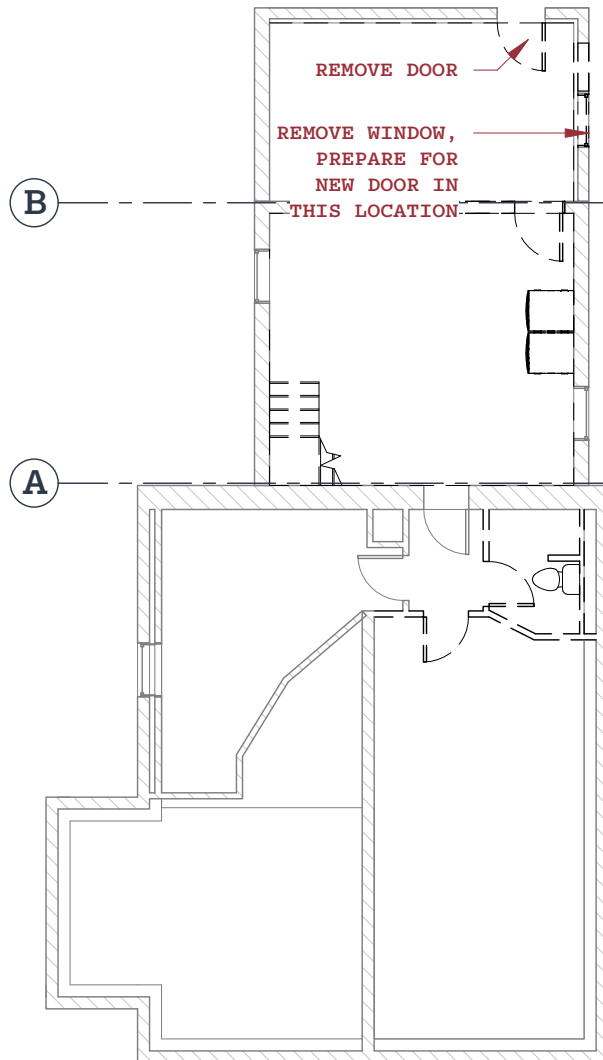
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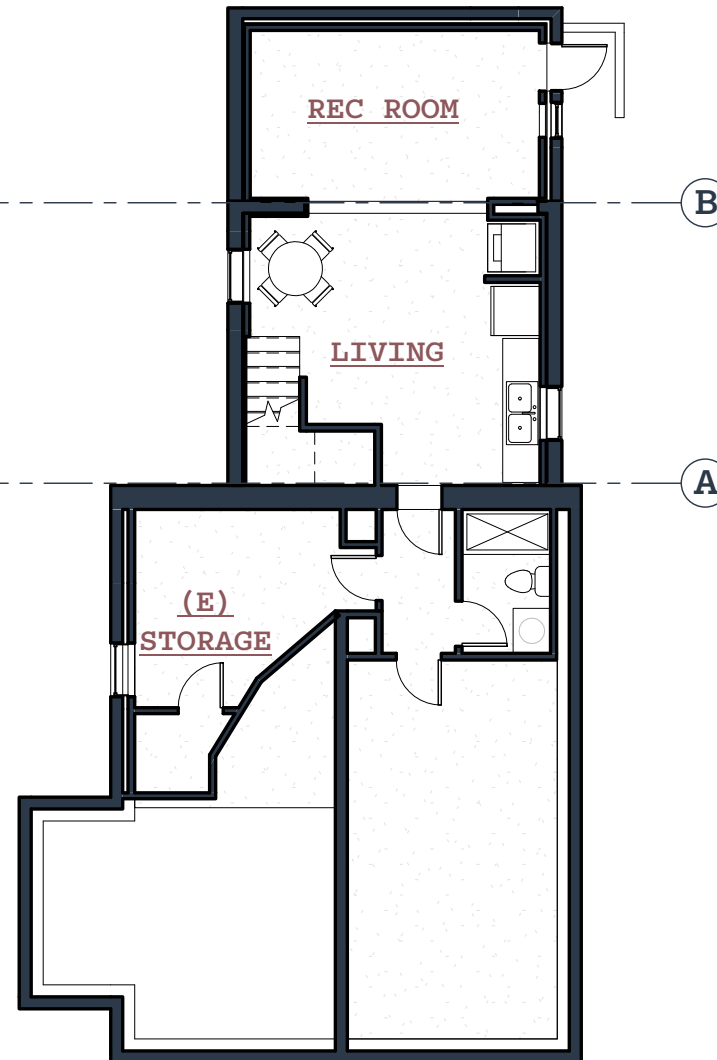
SHEET NO:
6

SHEET NAME:
**Cellar
Floor Plan**

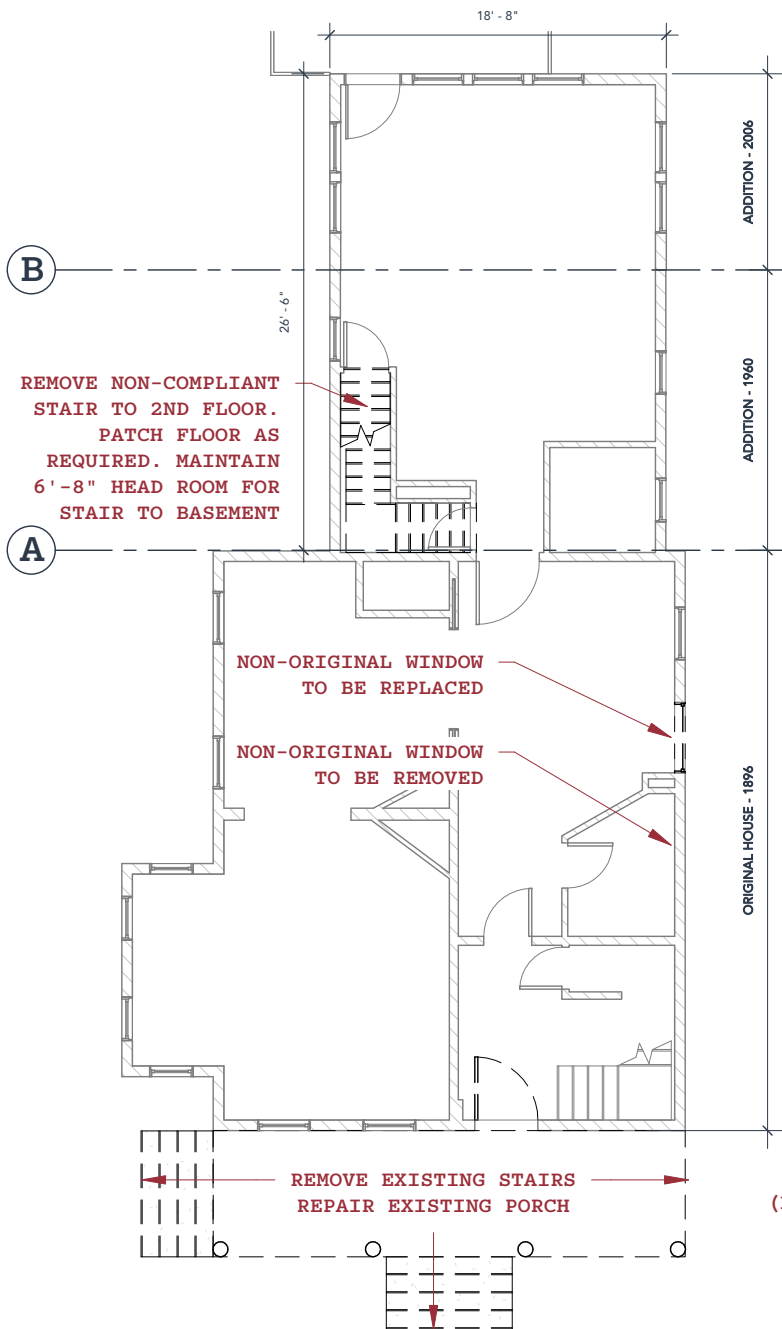
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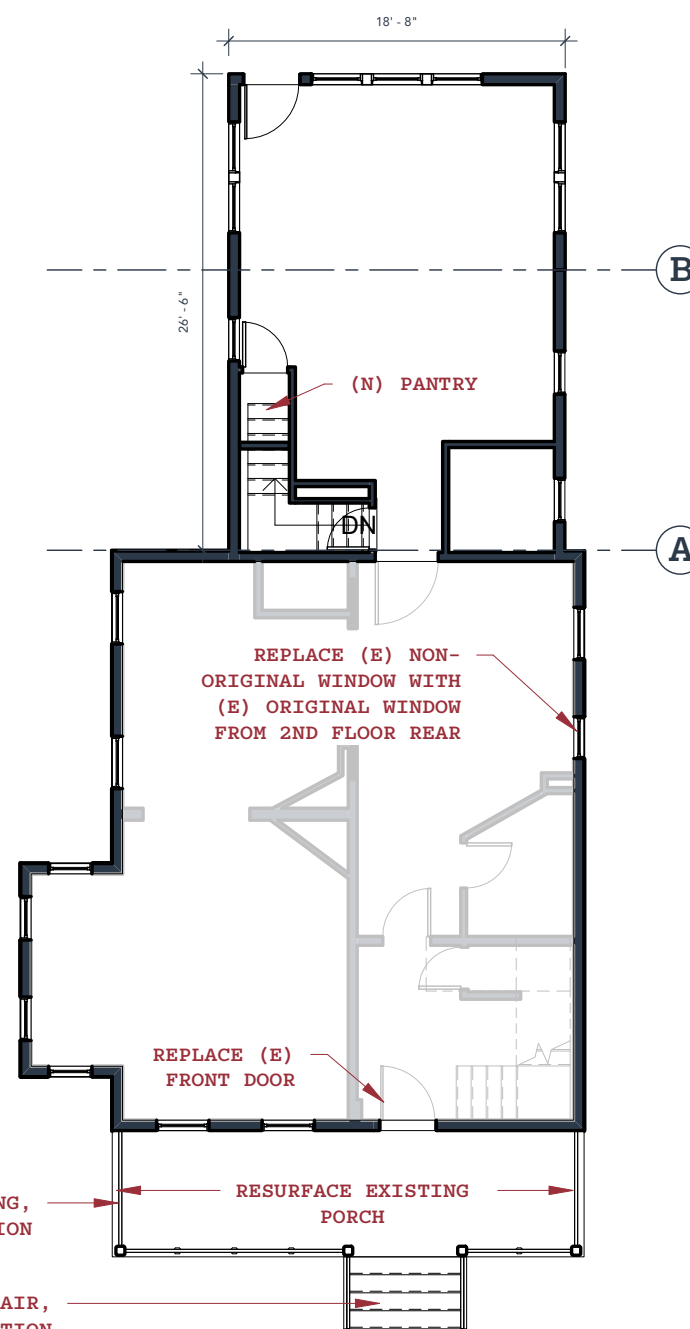
2 CELLAR PLAN
EXISTING/DEMO
3/32" = 1'-0"



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



2 1ST FLOOR PLAN
EXISTING/DEMO
3/32" = 1'-0"



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

BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912 202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

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PROJECT: 18004

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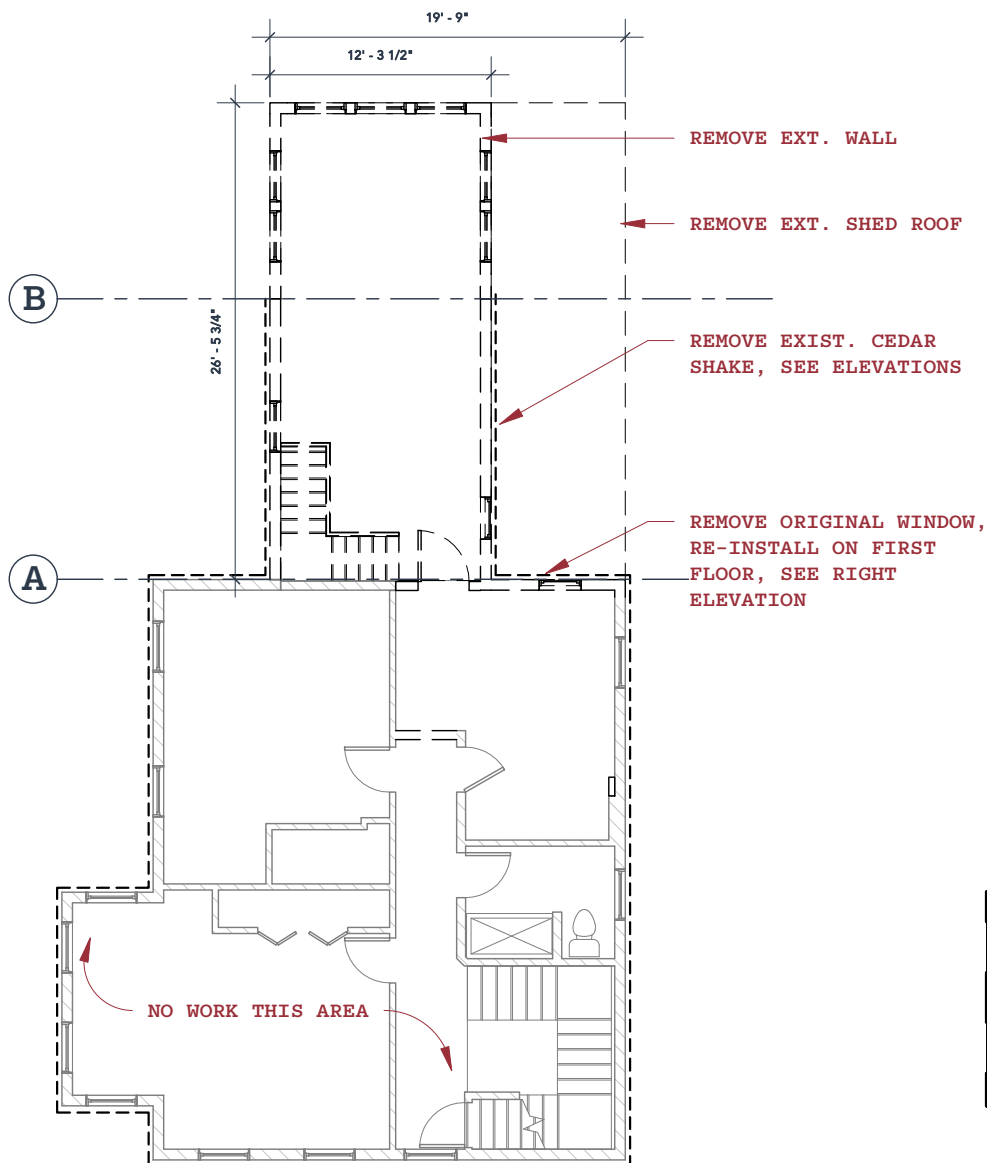
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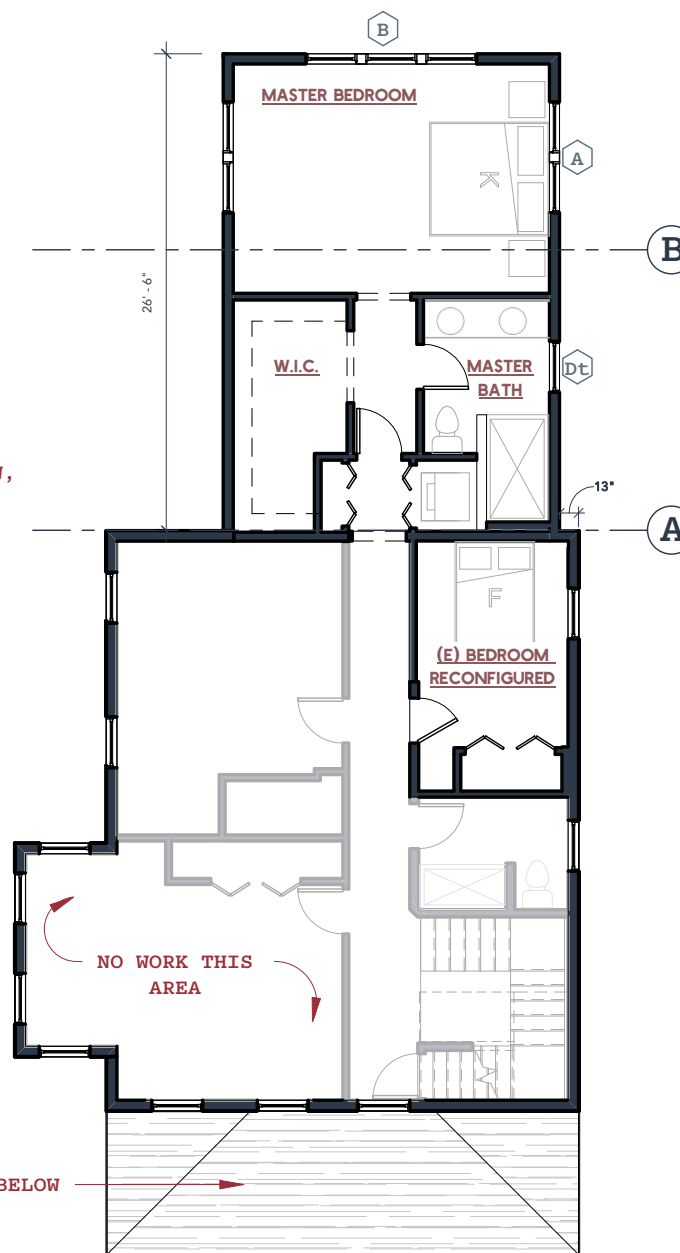
SHEET NAME:

1st Floor
Plan

SCALE: 3/32" = 1'-0"



1 2ND FLOOR PLAN
EXISTING/DEMO
3/32" = 1'-0"



(N) PORCH ROOF BELOW

2 2ND FLOOR PLAN
PROPOSED
3/32" = 1'-0"

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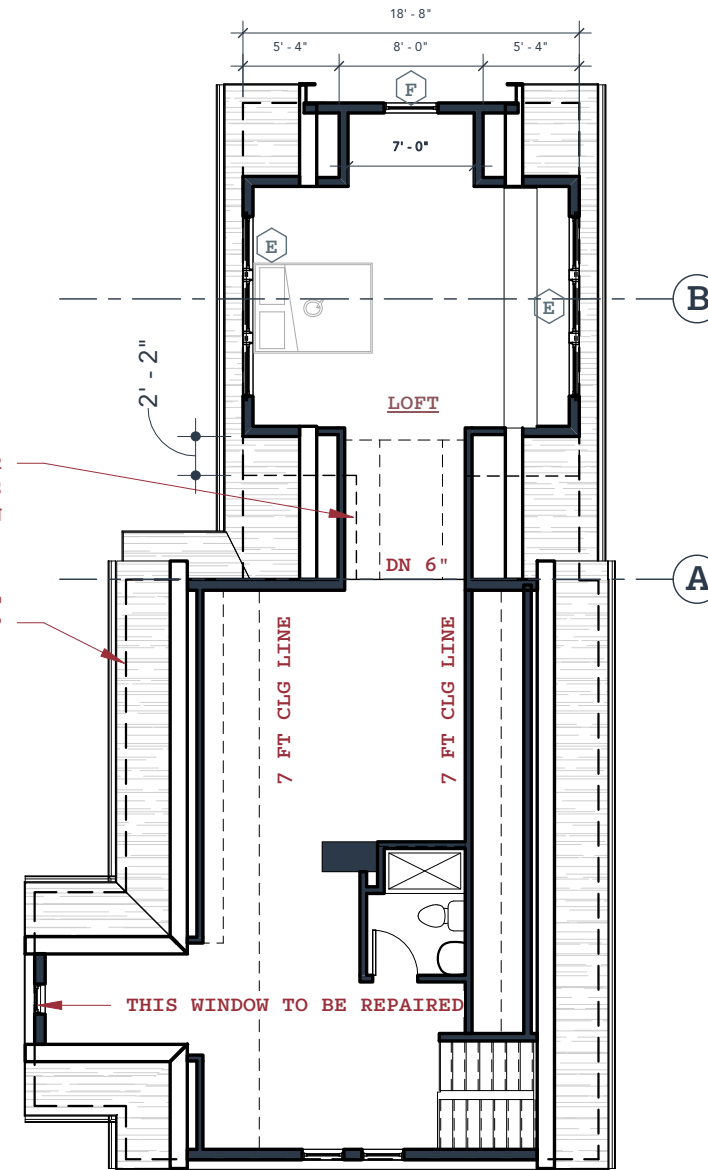
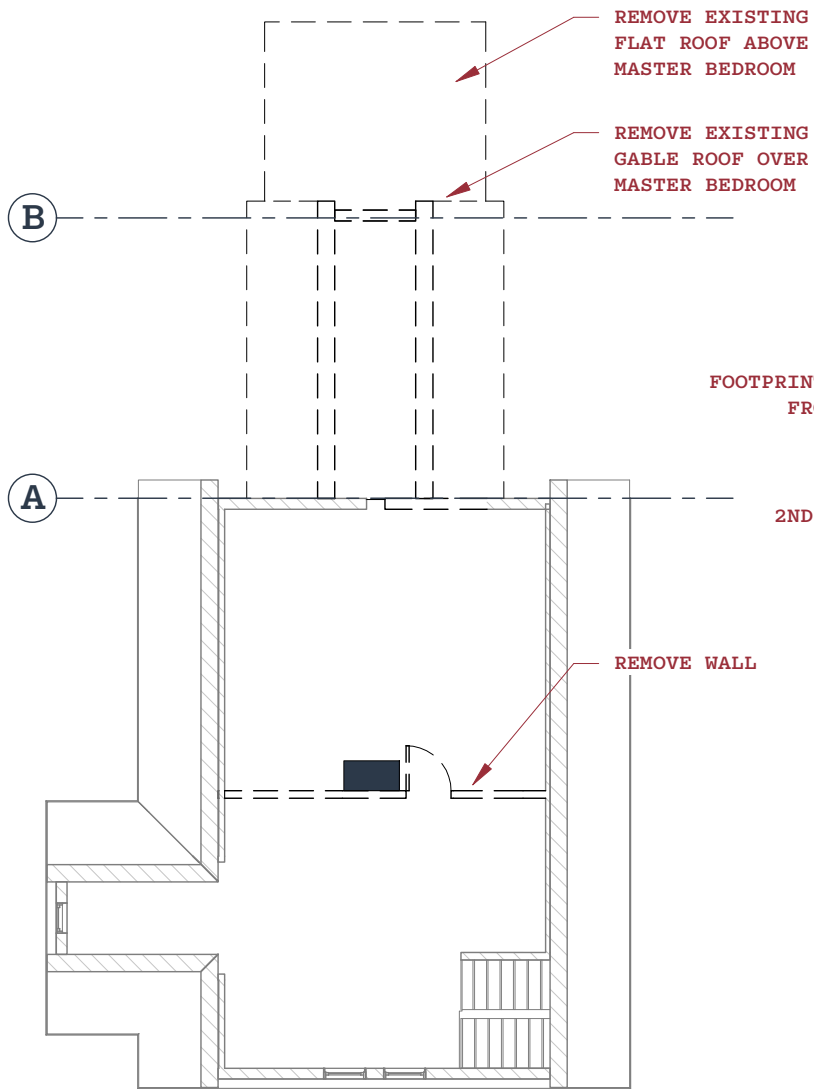
8

SHEET NAME:

2nd Floor
Plans

SCALE:

3/32" = 1'-0"



BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912 202 - 578 - 7094

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ben@bennorkinarchitecture.com

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

DRAWN BY BJN

SHEET NO:

9

SHEET NAME:

**3rd Floor
Plans**

SCALE: 3/32" = 1'-0"

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

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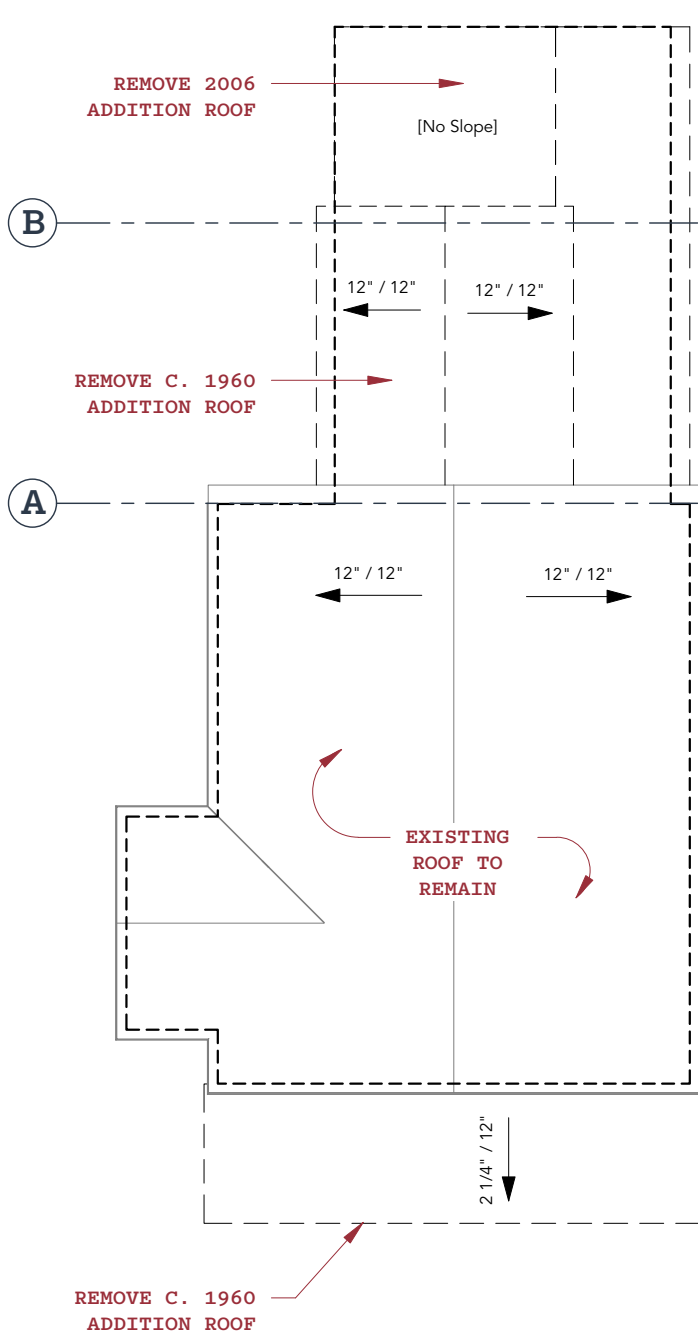
SHEET NO:

10

SHEET NAME:

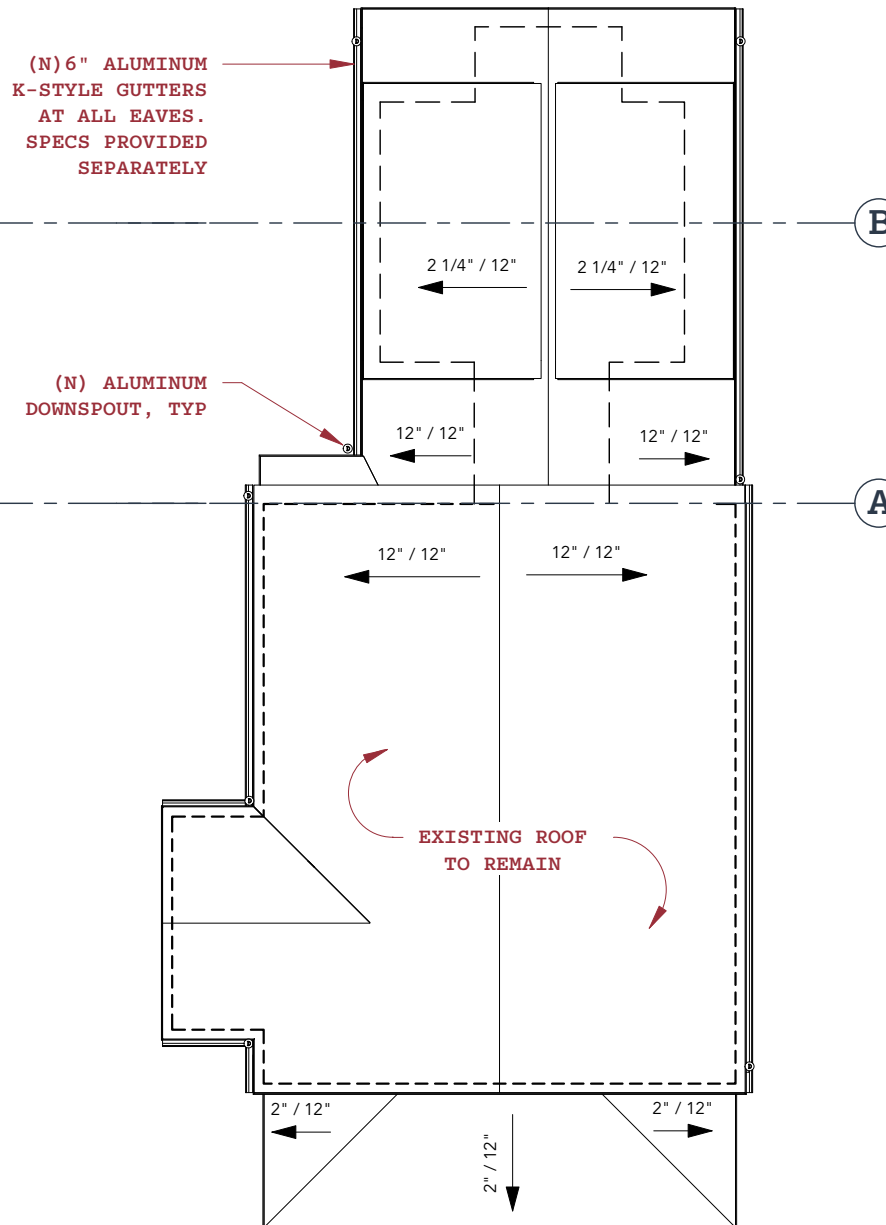
Roof Plan

SCALE: 3/32" = 1'-0"



2 PROPOSED ROOF PLAN

3/32" = 1'-0"



1 PROPOSED ROOF PLAN

3/32" = 1'-0"



2 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

(N) ALUMINUM GUTTERS,
TYP ALL EAVES

(N) ALUMINUM
DOWNSPOUT

ASPHALT
SHINGLE ROOF

1X8 FASCIA

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

(N) WOOD STAIR TO
REPLACE EXISTING

EX 3RD FL

EX 2ND FL

EX 1ST FL

GRADE

EX CELLAR

± 30' - 10" EXISTING ROOF MIDPOINT
± 37' - 6" EXISTING ROOF RIDGE

1 PROPOSED FRONT ELEVATION

1/8" = 1'-0"

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PROJECT: 18004

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SHEET NO:

11

SHEET NAME:

Elevations

SCALE:

As indicated



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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN

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TAKOMA PARK MD 20912

PROJECT: 18004

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SHEET NO:

12

SHEET NAME:

ELEVATIONS

SCALE: 1/26" = 1'-0"

HOPKINS RENOVATION

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TAKOMA PARK MD 20912

PROJECT: 18004

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SHEET NO:

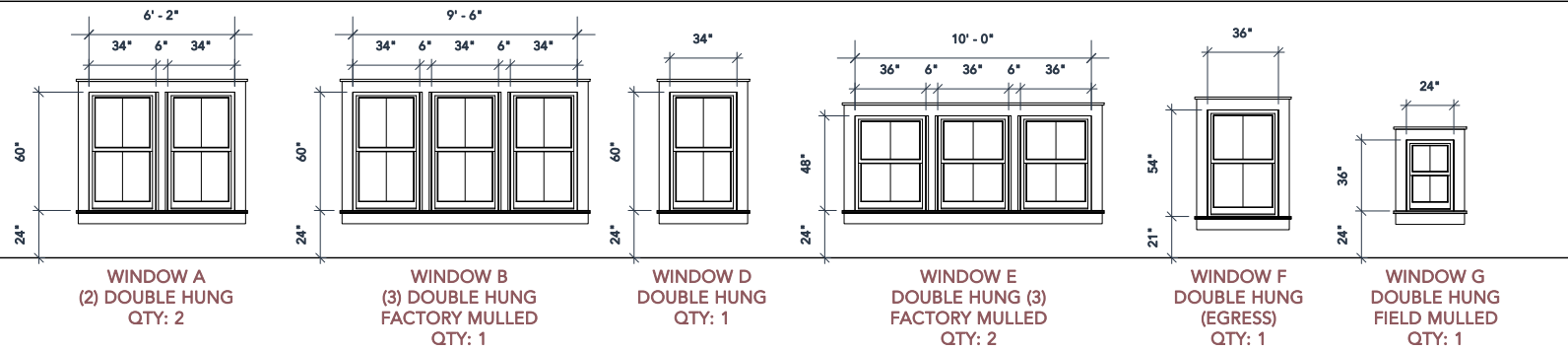
13

SHEET NAME:

Elevations

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

1/8" = 1'-0"



ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS. MUNTIN PATTERN AS SHOWN ABOVE. TRIM TO BE PAINTED 1X6 P.T. WOOD FOR ALL WINDOWS EXCEPT F & G. WINDOWS F & G TRIM TO BE PAINTED 1X4 P.T. WOOD

Window Schedule

1/8" = 1'-0"

ORIGINAL SIDING TO REMAIN

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

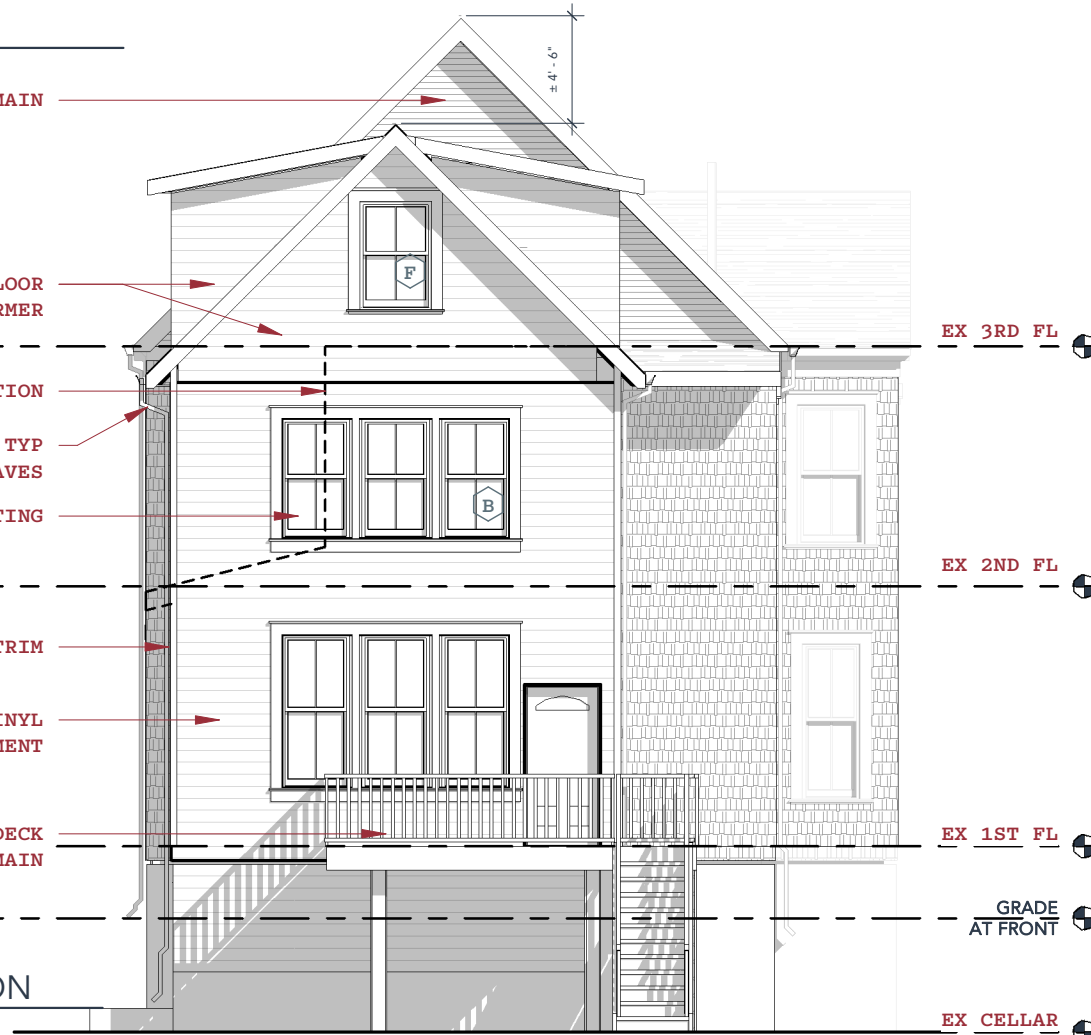
WOOD CORNER TRIM

REPLACE EXISTING VINYL
SIDING WITH FIBER CEMENT

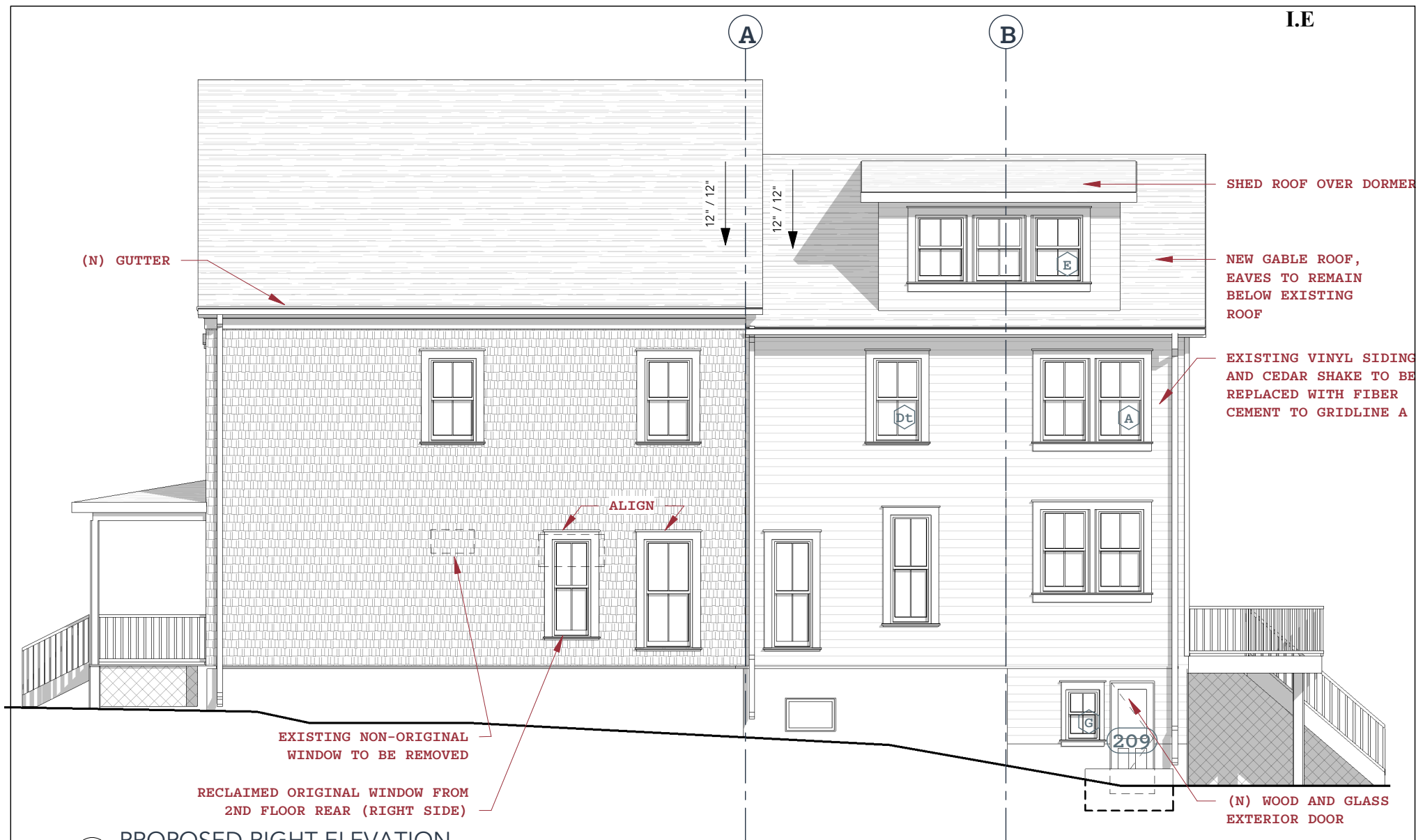
EXIST. WOOD DECK
TO REMAIN

PROPOSED REAR ELEVATION

1/8" = 1'-0"



I.E



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

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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN

7309 PINEY BRANCH RD
TAKOMA PARK MD 20912

PROJECT: 18004

DRAWN BY: BJN

SHEET NO:

14

SHEET NAME:

ELEVATIONS

SCALE: 1/28' = 1'-0"

3/27/2019 12:31:40 PM



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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

DRAWN BY BJN

SHEET NO:

15

SHEET NAME:

3D

Perspective

SCALE:

29

3/27/2019 12:31:41 PM



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HOPKINS RENOVATION

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PROJECT: 18004

DRAWN BY BJN

SHEET NO:
16

SHEET NAME:
**3D
Perspective**

SCALE:
30



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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

DRAWN BY BJN

SHEET NO:
17

SHEET NAME:
**3D
Perspective**

SCALE:
31

3/27/2019 12:31:44 PM



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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN

7309 PINEY BRANCH RD

TAKOMA PARK MD 20912



PROJECT: 18004

DRAWN BY BJN

SHEET NO:
18

SHEET NAME:
**3D
Perspective**

SCALE:
32

3/27/2019 12:31:45 PM



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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912



PROJECT: 18004

DRAWN BY BJN

SHEET NO:
19

SHEET NAME:
**3D
Perspective**

SCALE:
33

Home / Building Materials / Roofing & Gutters / Gutter Systems / Gutters

Similar Options to Consider

See All




Amerimax Home Products 6 in. White Aluminum
(0)
\$3²⁸/each
Model # 4600200192



Amerimax Home Products 6 in. Aluminum Right
(0)
\$3²⁸/each
Internet #205481981



Amerimax Home Products 6 in. x 10 ft. White
(8)
\$15³⁴/each
Store SKU #1000710174



Amerimax Home Products 6 in. End with 3 in. x 4 in.
(1)
\$8⁰⁸/each



Amerimax Home Products 6 in. Aluminum
(0)
\$3⁵⁵/each



Save to Favorites

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

★★★★★ (10) [Write a Review](#)

\$24⁵⁶

Quantity

-

1

+

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12

 in stock at Hyattsville

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Schedule delivery to your home or jobsite
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Get it as soon as today

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Easy returns in store and online
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Product Overview



Model #: 4600200192

Sku #: 1000710174

Internet #: 205481981

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

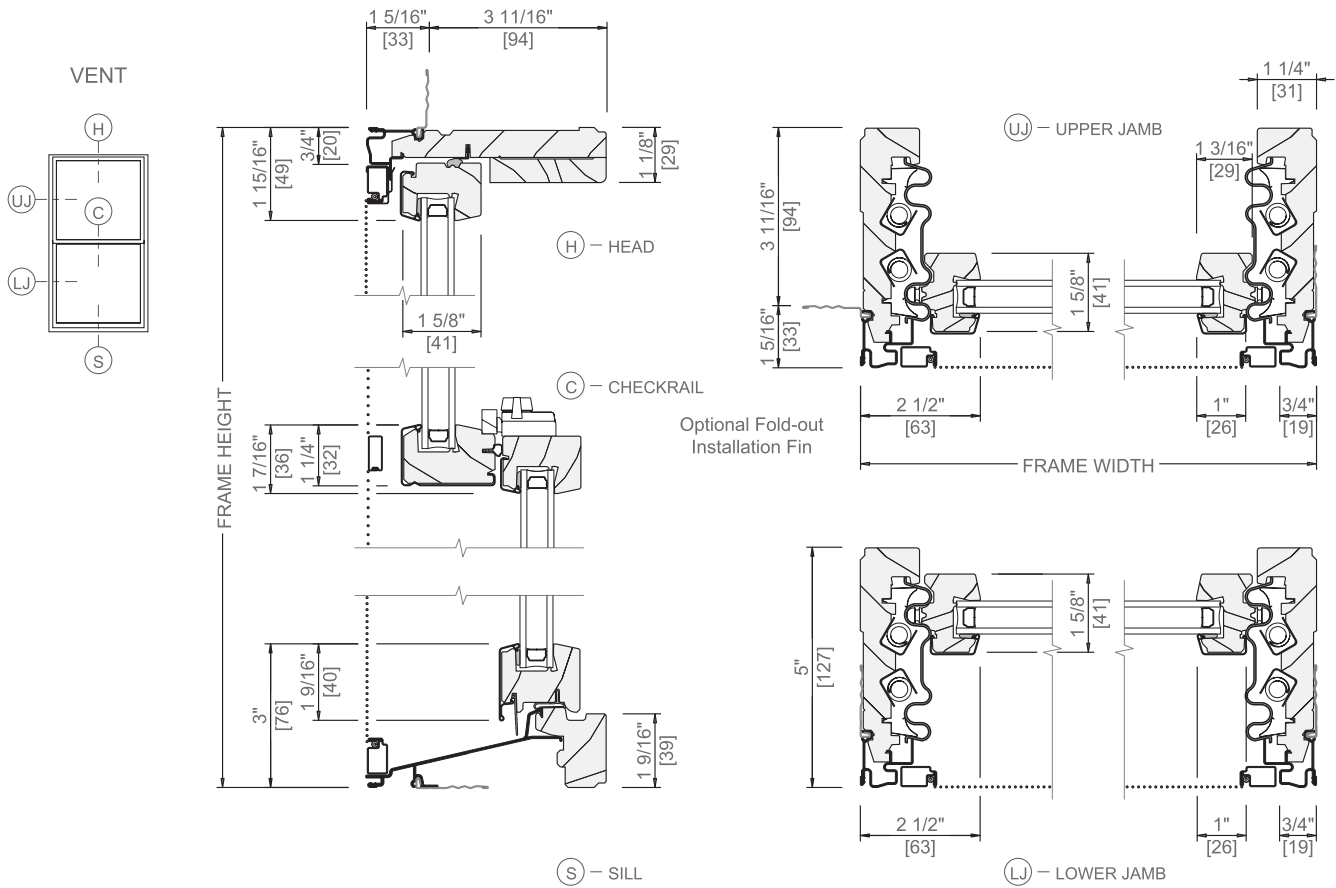
- [Instructions / Assembly](#)



DOUBLE-HUNG

UNIT SECTIONS

Aluminum-Clad Wood



Scale 3" = 1' 0"

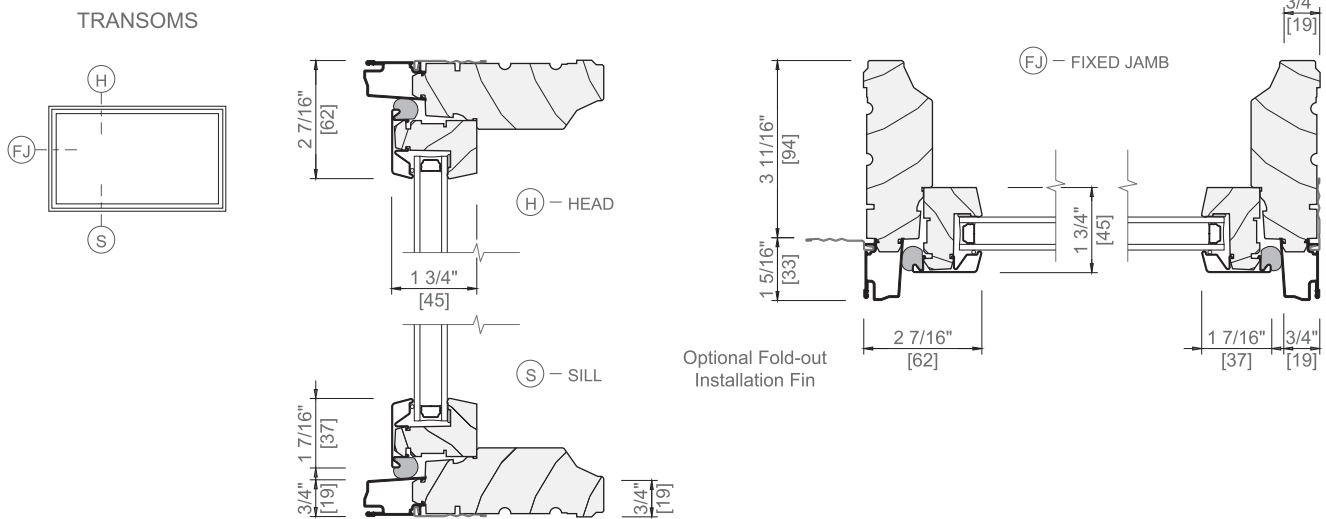
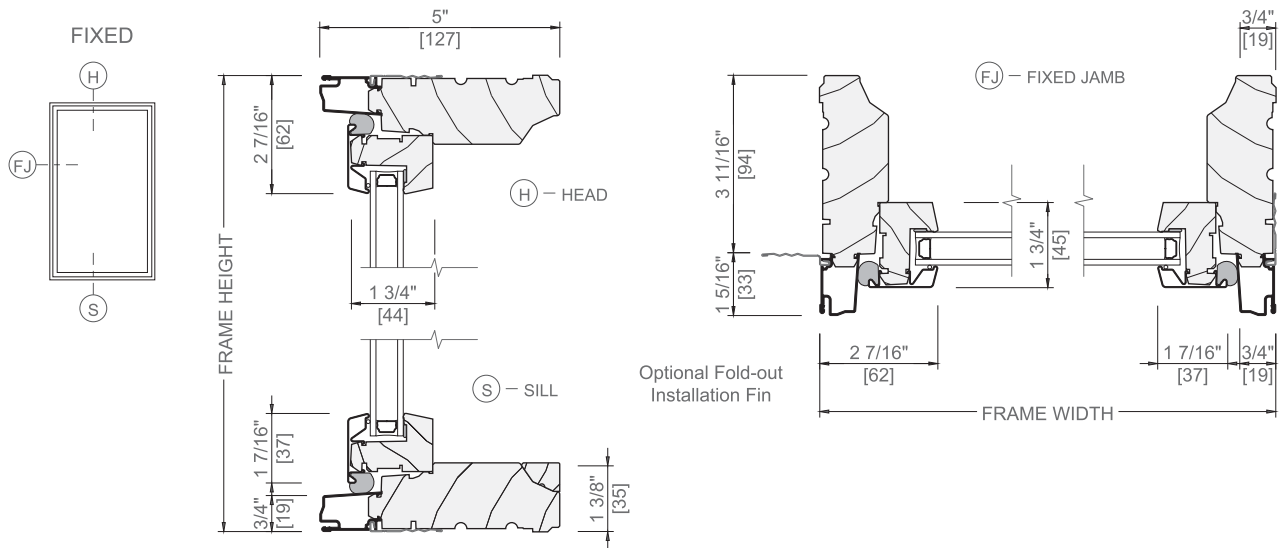
All dimensions are approximate.



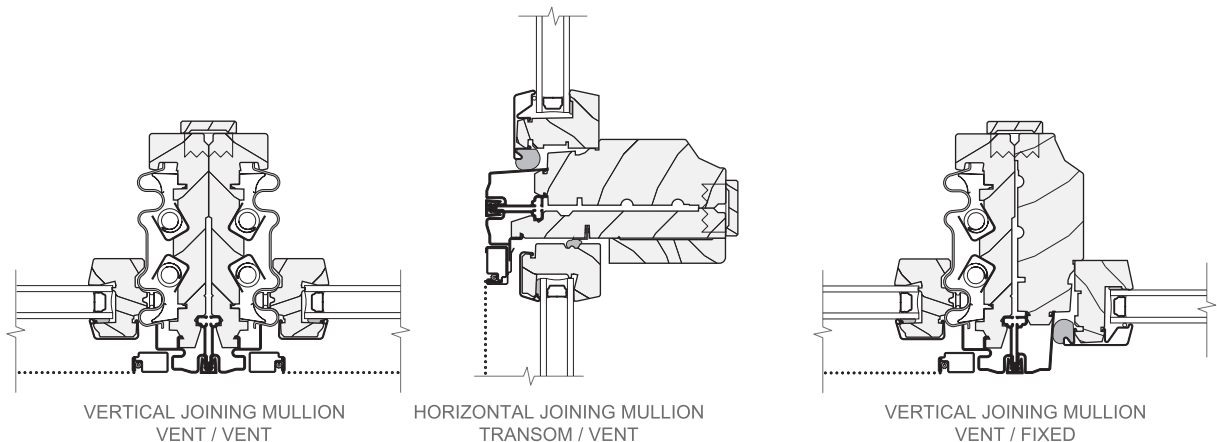
DOUBLE-HUNG

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.



Contract - Detailed

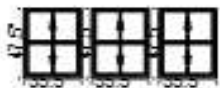
Pella Window and Door Showroom of Beltsville
12100 Baltimore Avenue Suite 1
Beltsville, MD 20705-1363
Phone: (301) 957-7000 Fax: (301) 210-9542

I.E

Sales Rep Name: Kowalski, John
Sales Rep Phone: 410-303-6694
Sales Rep Fax: 240-554-2528
Sales Rep E-Mail: jkowalski@pellamidatlantic.com

Customer Information	Project/Delivery Address	Order Information
Ben Norkin Architecture 7204 Trescott Ave Takoma Park, MD 20912-6404 Primary Phone: (301) 555-1212 Mobile Phone: Fax Number: E-Mail: ben@bennorkinarchitecture.com Contact Name: Great Plains #: 1005076372 Customer Number: 1009035273 Customer Account: 1005076372	Hopkins Renovation 7309 Piney Branch Road Lot # TAKOMA PARK, MD 20912 County: MONTGOMERY Owner Name: Ben Norkin Architecture Owner Phone: (301) 555-1212	Quote Name: Hopkins Renovation Order Number: 060 Quote Number: 11045799 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: MARYLAND8 Cust Delivery Date: None Quoted Date: 2/15/2019 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	E	ProLine, 3-Wide Double Hung, 118.5 X 47.5, White	\$1,679.30	1	\$1,679.30

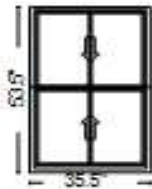


PK #
2027

Viewed From Exterior

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"
 2: 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 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"

Line #	Location:	Attributes		
15	F	<div><p>Viewed From Exterior</p></div>	<div><div><div><div><div><div></div><div></div></div><div><div>PK #</div><div>2027</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>ProLine, Double Hung, 35.5 X 53.5, White</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>1: 35.553.5 Double Hung, Equal</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Frame Size: 35 1/2 X 53 1/2</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>General Information: Clad, 5", 3 11/16", No Certification</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Exterior Color / Finish: Standard Enduraclad, White</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Interior Color / Finish: Prefinished White Paint Interior</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Screen: Full Screen, White, InView™</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>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</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)</div></div></div><div><div><div><div><div><div></div><div></div></div><div><div>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 = 178".</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div> </	

Rough Opening: 36 - 1/4" X 54 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	B	ProLine, 3-Wide Double Hung, 111 X 59, White	\$1,757.56	1	\$1,757.56



PK #
2027

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 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"

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 = 340".



Rough Opening: 33 - 3/4" X 59 - 3/4"

Line #	Location:	Attributes		
25	A	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div></div> <div>PK # 2027</div> <div>Viewed From Exterior</div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div></div> <div>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"</div> <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div></div> <div>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"</div> <div>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".</div> <div><div><div>Item Price</div><div>Qty</div><div>Ext'd Price</div></div><div><div>\$1,171.71</div><div>1</div><div>\$1,171.71</div></div></div>		

Rough Opening: 33 - 3/4" X 59 - 3/4"

Line #	Location:	Attributes				
30	D	<div><p>Viewed From Exterior</p></div>	ProLine, Double Hung, 33 X 59, White	<div><div>Item Price</div><div>\$585.85</div></div>	<div><div>Qty</div><div>1</div></div>	<div><div>Ext'd Price</div><div>\$585.85</div></div>
		<div><div>PK #</div><div>2027</div></div>	<div>1: 3359 Double Hung, Equal</div> <div>Frame Size: 33 X 59</div> <div>General Information: Clad, 5", 3 11/16", No Certification</div> <div>Exterior Color / Finish: Standard Enduraclad, White</div> <div>Interior Color / Finish: Prefinished White Paint Interior</div> <div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div> <div>Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift</div> <div>Screen: Full Screen, White, InView™</div> <div>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)</div> <div>Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)</div> <div>Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella</div> <div>Recommended Clearance, Perimeter Length = 184".</div>			

Rough Opening: 33 - 3/4" X 59 - 3/4"

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
35	G	ProLine, 4-Wide Double Hung, 94 X 45.5, White			\$1,940.01	1	\$1,940.01
		<p>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</p> <p>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 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</p> <p>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 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</p> <p>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</p>					
		<p>Viewed From Exterior</p>					
PK #		2027					

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