

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15911 Redland Road, Derwood	Meeting Date:	9/4/2024
Resource:	Master Plan Site #22/03-003A <i>Derwood Store and Post Office</i>	Report Date:	8/28/2024
Applicant:	CLW Real Estate Group (Lawrence Smith, Agent)	Public Notice:	8/21/2024
Review:	HAWP	Tax Credit:	Yes
Permit No.:	1069299 and 1070638	Staff:	Dan Bruechert
Proposal:	Siding and Window Replacement, and Porch Rehabilitation		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

- (1) The porch must be painted 6 months after its construction once the pressure-treated wood has sufficiently aged that it will take a finish.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #22/03-003A; *Derwood Store and Post Office*
DATE: c.1904

Excerpt from the historic site designation report is below:

Clarence and Elizabeth Hoskinson built the Derwood Store ca. 1904 as a general merchandise store to serve their small manufacturing town and incorporated a post office in the building in 1905.

The Derwood Store and Post Office reflects the county's heritage and development over time. It is associated with the growth of railroad communities along the Metropolitan Subdivision of the Baltimore & Ohio Railroad; the inclusion of post offices within general merchandise stores; the commercial and social importance of general merchandise stores in rural communities; and Derwood's early twentieth-century manufacturing history. The Store and Post Office also reflects the significant legacy of Derwood's three female postmasters, who served for a total of 17 years and whose contributions to the community are not reflected in other sites.

The store is architecturally significant as a representative example of a typical turn of the twentieth-century general store: the two-story, front-gable form and porch are character-defining features of rural general stores. The original wood siding remains intact, though covered by a layer of asbestos shingles, and the store is embellished with a stamped tin shingle roof. The Derwood Store and Post Office is the oldest remaining commercial building within historic Derwood, where other commercial buildings associated with the area's manufacturing history were destroyed by a fire in the mid-twentieth century.



Figure 1: The Derwood Store and Post Office is located at the corner of Redland Rd. and Chieftain Ave.

BACKGROUND

On June 26, 2024, the HPC held a Preliminary Consultation focused on the rehabilitation of the front porch, the siding replacement, and window replacement.¹ The HPC supported the proposed work and found the windows and siding were appropriate, but found the proposed fenestration pattern on the east (left) elevation was potentially incompatible with the character of the building and recommended revisions and accurately scaled drawings before the HAWP submission. One commissioner stressed the importance of ensuring the porch columns are appropriately detailed for the scale of the porch. The applicant made revisions to the plans and submitted the HAWP application.

PROPOSAL

The applicant is proposing to install new siding and windows and rehabilitate the front porch.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses Section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

¹¹ The Staff Report and application for the June 26, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/06/II.A.-15911-Redland-Road-Derwood-Preliminary-Consultation.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=711db033-34b6-11ef-81ef-005056a89546.

Montgomery County Code; Chapter 24A-8

- (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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 Derwood Store and Post Office is a two-story, front gable commercial building, with an enclosed front porch and a metal shingle roof. The asbestos shingle siding has been removed and the non-historic rear addition has been demolished. The applicant proposes the last work to enclose the building envelope including installing new siding, installing new windows and doors, and rehabilitating the front porch. The next phase of work will involve interior alterations and a building addition to convert the Master Plan Site for use as multi-family housing. Staff finds the work is appropriate and recommends the HPC approve the HAWP.

New Siding

The applicant removed the non-historic asbestos shingle siding and installed a ZIP rain screen and now seeks HPC approval to install 6” (six inch) cypress German Dutch Lap siding. Some remaining historic wood siding remains on the second floor of the north elevation, under the front gable.

Staff finds the appearance of the proposed siding is generally consistent with the character of historic wood siding. Trim pieces, including the corner boards, will be milled cypress. Staff finds the proposed exterior siding treatment is appropriate and further finds this work is restorative and does not require a HAWP before proceeding with the proposed siding and trim. Staff notes this work is eligible for the county’s Historic Preservation Tax Credit.

Window Installation

The historic building has no windows. Photographs from the 1980s show a combination of large two-over-two and smaller six-over-six sash windows.



Figure 2: File photo (c.1980) showing the window placement and window type.

The applicant proposes to install the windows into the historic openings on the front and right (west) sides (but will eliminate the basement doors) that match the size and location of the historic appearance. When the Derwood Store and Post Office was converted to residential use, three doors were added on the ground floor of the west elevation. In the discussion with the HPC at the 2022 Preliminary Consultation, the HPC agreed that these “dummy doors” could be eliminated.

The existing window configuration on the left (east) elevation was modified throughout the building’s history, including to accommodate an exterior stair and door as shown in *Figure 2*, above. The applicant proposes to regularize the window configuration on the east elevation to accommodate a new interior floor plan.



Figure 3: Proposed window configuration for the left (east) elevation.

On the front elevation, the two windows on the ground floor will be non-operable and will have drywall behind the windows to block any view of the first-floor residential unit.

The proposed windows are Jeld Wen wood Sitrine. All windows will be double-hung sash windows, except the basement level windows on the east elevation will be casement windows to satisfy egress requirements. Jeld Wen's Simulated Divided Lites have "grilles that are permanently attached to both the interior and exterior glass... metal bars placed between the panes of insulating glass."

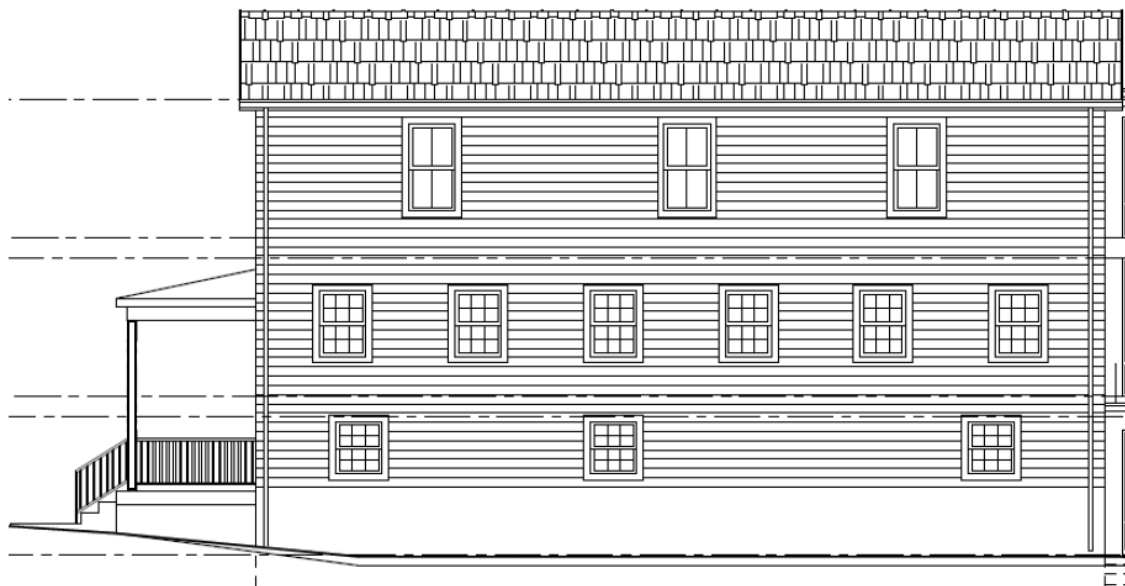


Figure 4: Proposed window configuration for the right (west) elevation.

Staff finds the proposed wood windows are appropriate. Typically, individually listed Master Plan sites are required to replace damaged, deteriorated, or lost historic features with matching materials; in this case wood for wood. In most instances, the HPC has allowed simulated divided light windows, finding the visual difference is negligible. Staff concurs with this position for the modestly sized windows proposed in this HAWP and finds the SDL windows are appropriate.

Staff further finds the window configuration on the east and front elevations is consistent with the building's documented history and recommends those windows be approved under 24A-8(b)(1) and (2); and Standard 2 and 6. Staff finds the east elevation lost much of its integrity as openings were changed and relocated over the years. Additionally, the east elevation is the least visible from the public right-of-way, because the house on the left blocks much of the view. While Master Plan sites are to be evaluated in the round, the context of the site in a neighborhood factors into Staff's analysis; determining changes to the east elevation will have less visual impact on the character of the historic building. Staff finds the proposed window configuration on the east elevation is appropriate and recommends the HPC approve these windows under 24A-8(b)(2) and Standards 2. Alternatively, the HPC may determine the configuration presented at the November 2022 Preliminary consultation should be maintained, with minor modifications to accommodate the necessary basement egress.



Figure 5: The east elevation, presented as part of the 2022 Preliminary Consultation.

Porch Rehabilitation

The historic porch was enclosed and operated as the post office sometime around 1953 when the store was converted to apartments. It retains its hipped roof. An undated photo in the Master Plan Designation shows the Derwood Store with the porch before it was enclosed. Aside from the basic form, the porch details are difficult to identify. The applicant proposes to rehabilitate the porch to approximate its historic appearance. The porch will only be decorative and will not provide access to any of the proposed residential units due to a mismatch in height with the interior floors and structural members of the building.

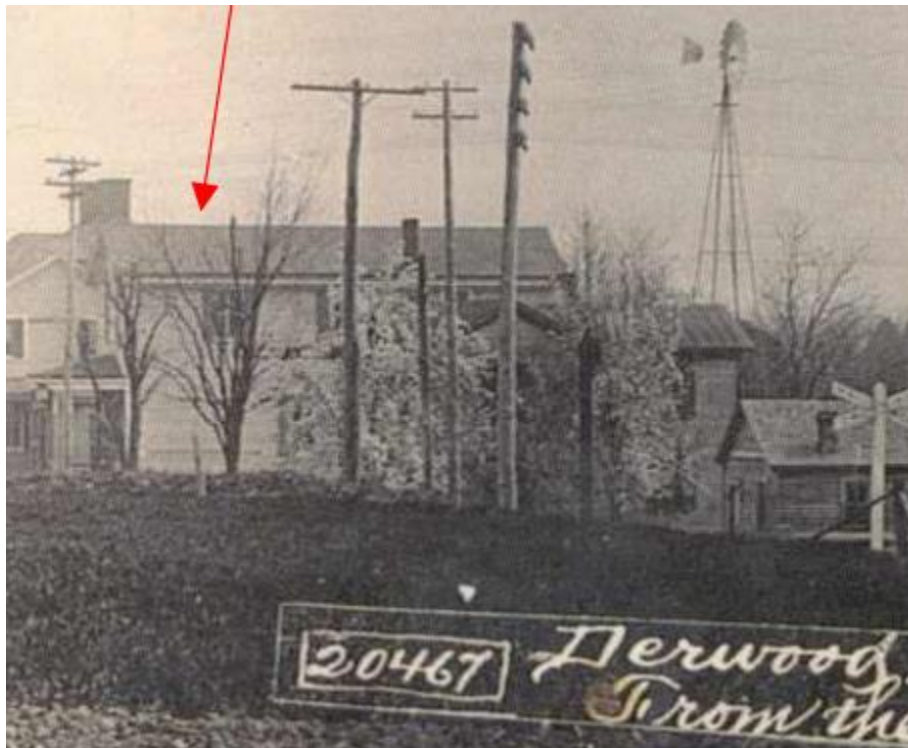


Figure 6: Undated photo showing the Derwood Store and Post office before the porch was enclosed.

The applicant proposes to construct a porch on the existing concrete foundation, matching its footprint. The porch will be supported by 4" × 4" (four-inch square) columns and have tongue and groove wood

flooring and a balustrade constructed out of 2" × 2" (two-inch square) balusters. The hipped roof form will be maintained, with a new standing seam metal roof. The new front door will be wood and inoperable.



Figure 7: Photo of the subject property from 1975.

Staff finds the simple design and materials of the porch are compatible with the Derwood Store and Post Office's early 20th-century commercial architecture. Examples of similar types of buildings were included as context in the Master Plan Amendment including the Darby Store in Beallsville and Poole's Store in Seneca.



Figure 8: The proposed front elevation (left), the Darby Store (center), and Poole's Store (right).

Staff additionally finds the materials, primarily wood and standing seam metal are compatible with the character of the building. Staff notes that many of the wood members will be pressure-treated wood. Staff recommends the HPC add a condition to the HAWP approval that the porch be painted six months after its construction. This delay in painting will allow the pressure treated wood to sufficiently dry out

and at that point will take a finish. With the recommended condition, Staff recommends the HPC approve the front porch construction under 24A-8(b)(1) and (2) and Standards 2, 5, and 6.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition:**

1. The porch must be painted 6 months after its construction once the pressure-treated wood has sufficiently aged that it will take a finish;
under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character the purposes of Chapter 24A;

and with *Standards* 2, 5, and 6;

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

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

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



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

New Construction

Deck/Porch

Shed/Garage/Accessory Structure

Addition

Fence

Solar

Demolition

Hardscape/Landscape

Tree removal/planting

Grading/Excavation

Roof

Window/Door

Other: _____

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

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

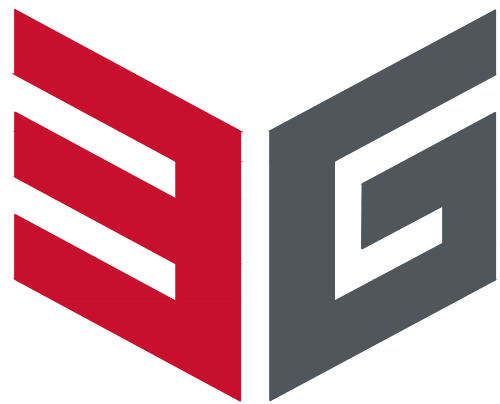
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

COUNTY
APPROVAL



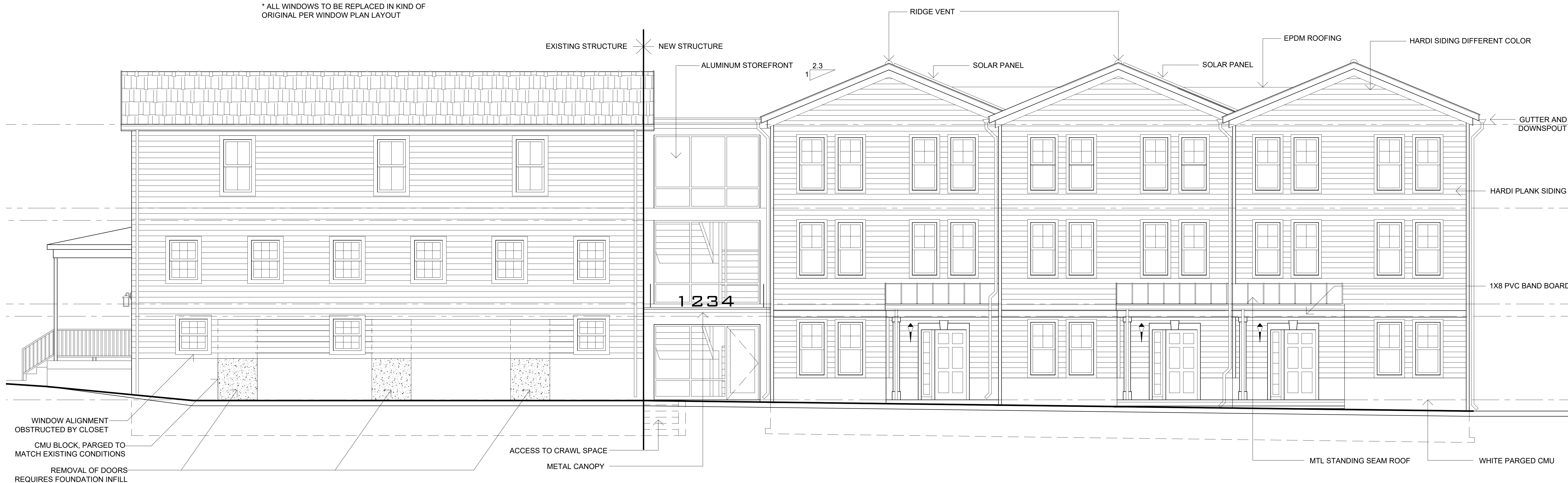
ARCHITECTS

3G ARCHITECTS, LLC.
1749 OLD MEADOW ROAD
SUITE 506
MCLEAN, VA 22102
703-506-6669
3GARCHITECTS.COM

Professional Certification:
I certify that these documents
were prepared or approved
by me, and that I am a duly
licensed architect under the
laws of the State of Maryland,
Licence number 12387,
Expiration date: 3-30-2026.

Consultants

* ALL WINDOWS TO BE REPLACED IN KIND OF
ORIGINAL PER WINDOW PLAN LAYOUT



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Client

**CLW REAL
ESTATE
GROUP**

15909 CHIEFTAIN AVE
ROCKVILLE, MD
20855

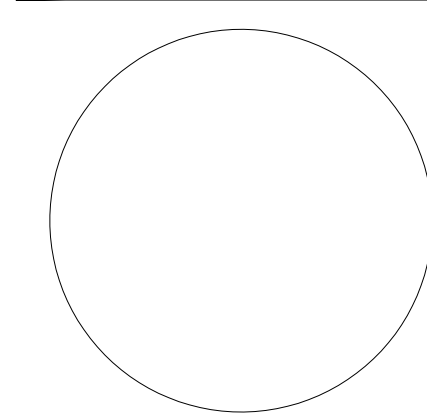
**CLW REAL
ESTATE GROUP**

Drawings

ELEVATIONS

DATE 08/09/24 ISSUE REVIEW SET

E-SIG



A200

COUNTY
APPROVAL



ARCHITECTS

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Consultants



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Client

**CLW REAL
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15909 CHIEFTAIN AVE
ROCKVILLE, MD
20855

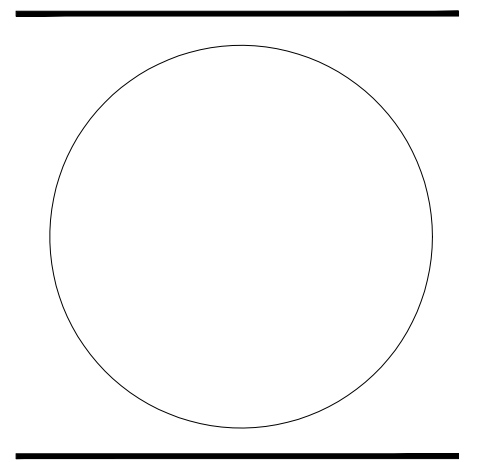
CLW REAL
ESTATE GROUP

Drawings

ELEVATIONS

DATE	ISSUE
08/09/24	REVIEW SET

E-SIG



A210

COUNTY
APPROVAL



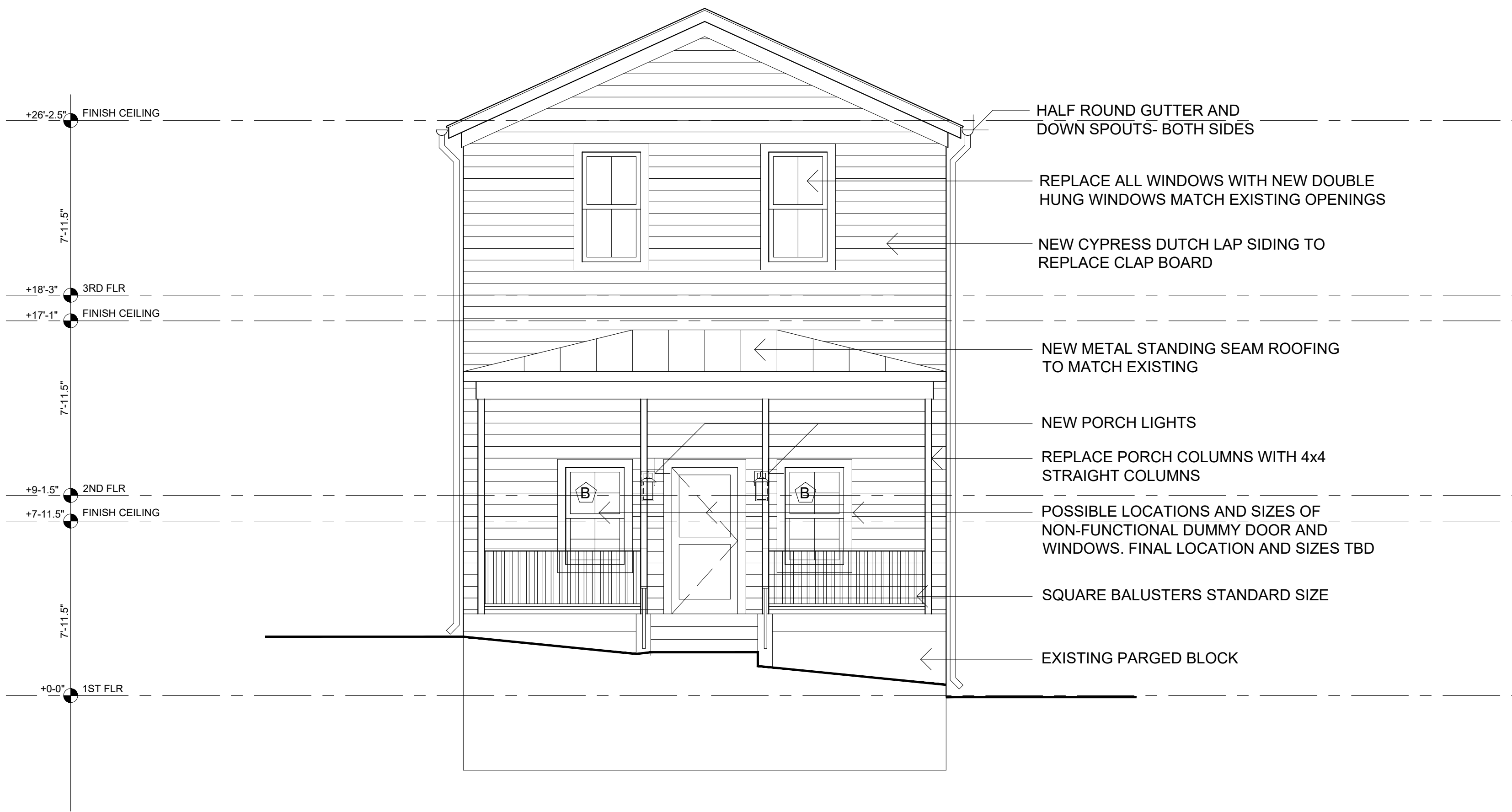
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Client

**CLW REAL
ESTATE
GROUP**

15909 CHIEFTAIN AVE
ROCKVILLE, MD
20855

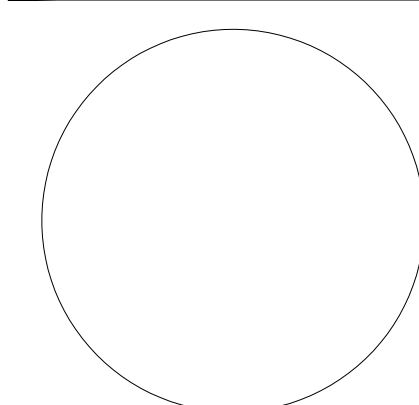
CLW REAL
ESTATE GROUP

Drawings

ELEVATIONS

DATE	ISSUE
08/09/24	REVIEW SET

E-SIG



A220

COUNTY
APPROVAL



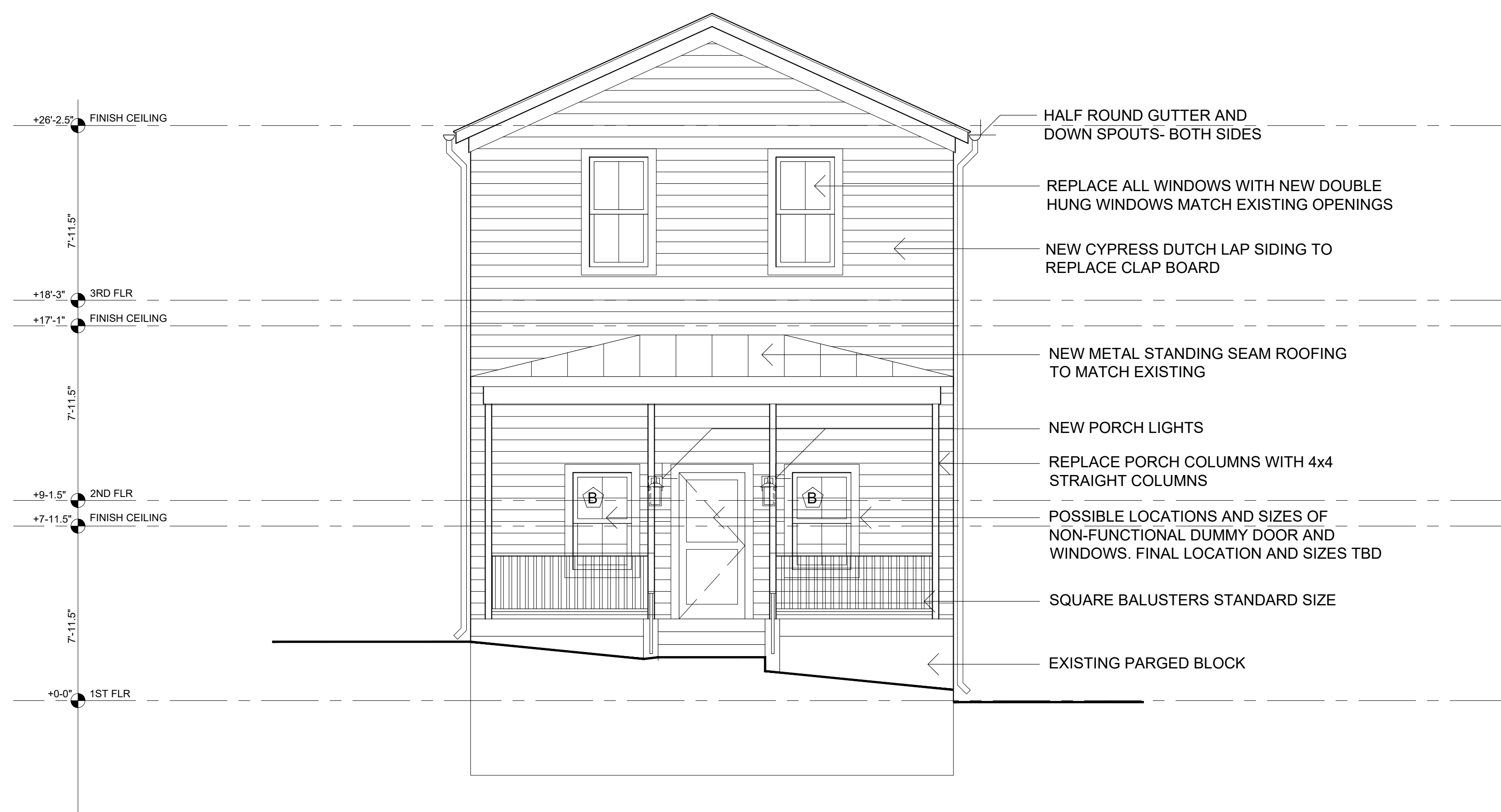
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Consultants

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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Client

**CLW REAL
ESTATE
GROUP**

15909 CHIEFTAIN AVE
ROCKVILLE, MD
20855

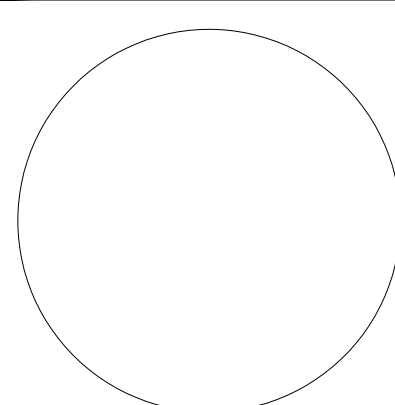
CLW REAL
ESTATE GROUP

Drawings

ELEVATIONS

DATE	ISSUE
08/09/24	REVIEW SET

E-SIG



A220

15911 Redland Road, Rockville, MD 20855 (Old Derwood Post Office)

The Derwood Store and Post Office is a building that dates back to the early 1900s. Originally built as the General Store for the town of Derwood, the structure had been converted in the 1950's with an additional structure on the south elevation for use as a 6-unit apartment complex. The front part of the building which consisted of the Derwood Post Office was in use up through the 1970's. The building was eventually abandoned and became a storage yard for construction contractors till approximately the mid 1990's. CLW Real Estate Group LLC purchased the property in 2005 for \$305,000. The initial plan was to build 6 town houses on the lot. It was advised by County Staff to wait until the new "updated Shady Grove Master Plan" would be approved. Current zoning at the time was R-200. 2006 Shady Grove Master Plan was created giving the property a PD – 24 zoning. 6 Units for the property.

When the real estate economy crashed soon after the new zoning, all developmental funding had dried up for this type of project and the property remained vacant for many years. Like most real estate investors of the era, priorities change and the original partners of CLW moved on. The "L" of CLW bought out "C" and a new partner Dudley Wong bought out "W". Current partners: Lawrence Smith owns 75% and Dudley Wong owns 25% of the project.

Over the years' various complaints to Montgomery County code enforcement resulted in several violations. Court appearances and potential fines for these "violations" required intermediate repairs. CLW was required to fix the property, cut trees and make the building look "livable" with new siding, windows and roof. Evaluating various options for further development at that time made it challenging to continue progress with the property from a financial perspective. Other options that were considered was to build in a new single-family home. In general finding investors or potential partners was challenging due to hurdles dealing with the possible "historical" designation and zoning restrictions.

As interest rates ticked lower and the economy started to recover, a renewed interest to move forward with development. Further review of the budget and the anticipated ROI of the project highlighted the need to increase the density of the development. Over the year's other developments had come to life directly next to this project. 50 new 4 level garage townhomes and 100-unit apartment building had been built across the street. About one mile away, Shady Grove Westside is being built with 1,521 residential dwelling units which includes 211 Moderately Priced Dwelling Units (MPDUs), 116 Workforce Housing (WF) units; 41,828 square feet of retail; and a public library. These density concerns were discussed with Montgomery County Park and Planning staff late 2019 while seeking higher limitations than the zoning planned at that time. Concurrently, the Montgomery County Historical Commission expressed interest in designating the property as "historical". An agreement was made to pursue the "historical" designation in hopes the county would support increasing the zoning limitations on the land. In May 2021 the county had increased the zoning on the property as part of the Shady Grove Master Plan Update and the property was officially designated Historical. Final and official was realized in July 2022 when the Shady Grove Minor Master plan was approved for the property's CRT-1.0 C-0.25 R-1.0 H-50. The new zoning will accommodate up to 12 units for this property.

After the updated Shady Grove Master Plan was approved and the true "Historical" designation was applied to the building, the project gained traction on renewed momentum. Over the past few years, updates to the site include the clearing and removal of about 10 large over grown trees from the property. The addition on the south/back side of the building (built in the 1950's) was also demolished and removed. The roof has also been replaced with the Historical Commission's guidance using period correct metal shingles over new roof joists. The asbestos siding over the original wood siding was

removed and new insulated ZIP board was applied to the exterior. The interior had been completed gutted, providing the opportunity to rebuild the stone foundation walls and piers where necessary. Installation of all new floor joist, sub floor, and framed/sister 2 x 6's (on the original "real" 2 x 4 walls) on all exterior walls completed the skeleton of the original structure. The original fresh water well was professionally closed off/caped and the underground tanks were removed. The site is now cleared of any obstructions and the grading had been leveled. Minimal site work will be needed going forward.

Current activities include working with Montgomery Park & Planning, the Historical Commission and engineers/architects on plans for the site that accommodates all those involved. Early in November 2021, CLW met with our architect, Montgomery Park & Planning and staff members to discuss the final concept site plan. During this meeting an agreement on the concept plan was made based on the county's recommendation and feedback. It was later discovered that that parking was not what the county anticipated. So, the concept site plan was changed to satisfy the alley egress and ingress parking concerns. The other major item with this site is the Historical building north corner (front porch) which is located about 2' from the corner of Derwood Road and Chieftain Avenue. This made for a very unsafe condition with cars, trucks and pedestrians at that corner. After months back and forth, discussions, it was finally decided to "pull" the street corner away from the building 8', reducing the turning radius at the corner and to giving more room for a 6' sidewalk and additional "green space".

Today, we have the "envelope" of the concept site and building worked out. What is need now are tangible direction for the elevations of the "addition" to the Derwood Store and Post office. We plan to have the front porch of the Post Office be brought back to life to look like it once was with the addition of code compliant railings on the sides and steps. When the Post Office was converted into the apartments, access to the front porch was not feasible due to variations in floor heights. To solve this dilemma and to retain the historic significance of the front porch, the front door and two side windows will be non-working, dummies. However, if one would like, they could still sit on the porch but only accessible from the outside front stairs.

On the east elevation of the Post Office, where the once existed exterior stairs to access the 3rd floor we received approval (from historical staff) to add some additional windows. These windows were needed due to the shortage of windows on some floors and excess on other floors along the west elevation. This west elevation also has 3 exterior doors that make it difficult for space planning with residential units. The west and north elevations will be retain the 100% historical look. The new windows on the east side were needed for residential space planning and life safety in bedrooms.

The Montgomery County Planning staff verbally accepted the concept site plan is attached to this document. See attachment (Exhibit B). This plan addresses the earlier concerns over parking access from the back alley and on to Derwood Road.

This plan will address earlier concerns over parking access from the back alley and on to the street. The site plan is shown on the following pages of this report. The architect is currently working on additional drawings for both the historical building and the new addition.

The new plans will allow for a new 3-story building to be attached to the "original" historic structure thereby yielding a total of 12 units. Three units will be located in the original Historical building and nine units will be part of the new addition. The anticipated configuration will include (12) two-bedroom units with some having a den. All units will be configured with 2 full bathrooms. Parking will

be available both on site and on the street. A 2-car EV capable charger will be pre wired for the parking lot should there be a future need by the residences. Solar is being evaluated to supply electricity for the common spaces of the building. Depending the elevations chosen, space will be built into the rooftop layout to accommodate the solar panels.

We have tried to give some options for the Committee to look at. All these elevations come from feedback from county staff over the past few months. We would like this Committee to evaluate the options and provide input on the various design options. Everyone in the community is eagerly waiting for this project to continue to move forward and become a valuable asset. Please help us.

I. Location of Project

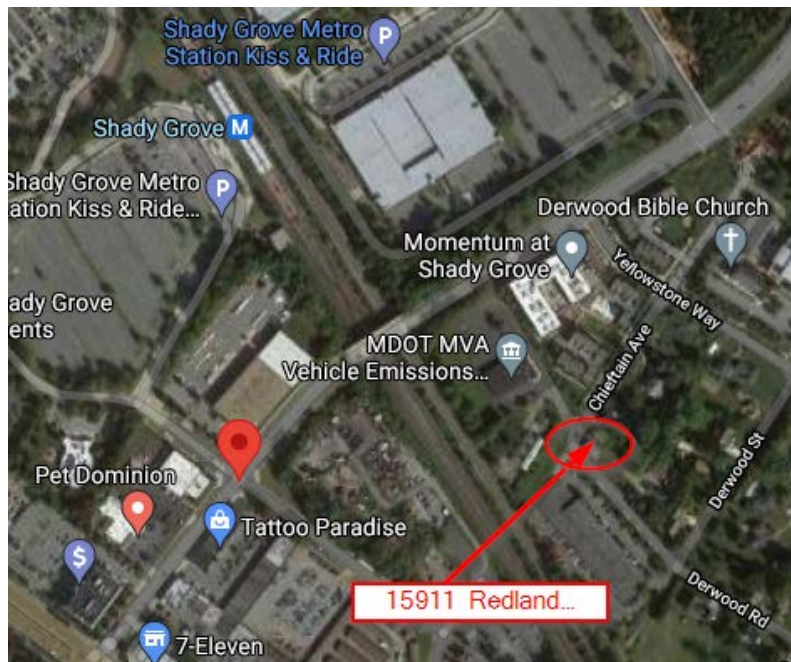
15911 Redland Rd is located in Derwood, MD as depicted by the red arrow in the following picture. This address is not physically correct and has not been updated to reflect the new street mappings. When the Shady Grove Metro station was originally built and Redland Road was realigned, the vacant property's address was not changed to reflect new street names. This project is located on the corner of Chieftain Avenue and Derwood Roads. For GPS purposes the house next door is 15909 Chieftain Avenue. It is within walking distance to the Shady Grove Metro Station and is part of the major redevelopment of the areas surrounding the metro.

Within the past few years a 100 unit, five story apartment building as well as 50 four level, two car garage town homes had been built directly across the street (Momentum at Shady Grove). Additionally, there has been a few tear downs of the old housing stock and replaced with large contemporary colonial houses. This shows the strength of the area and desirability to live near the Metro Station and Rockville.

Another large development next to the Metro is along the West Side at Shady Grove Metro. This will include

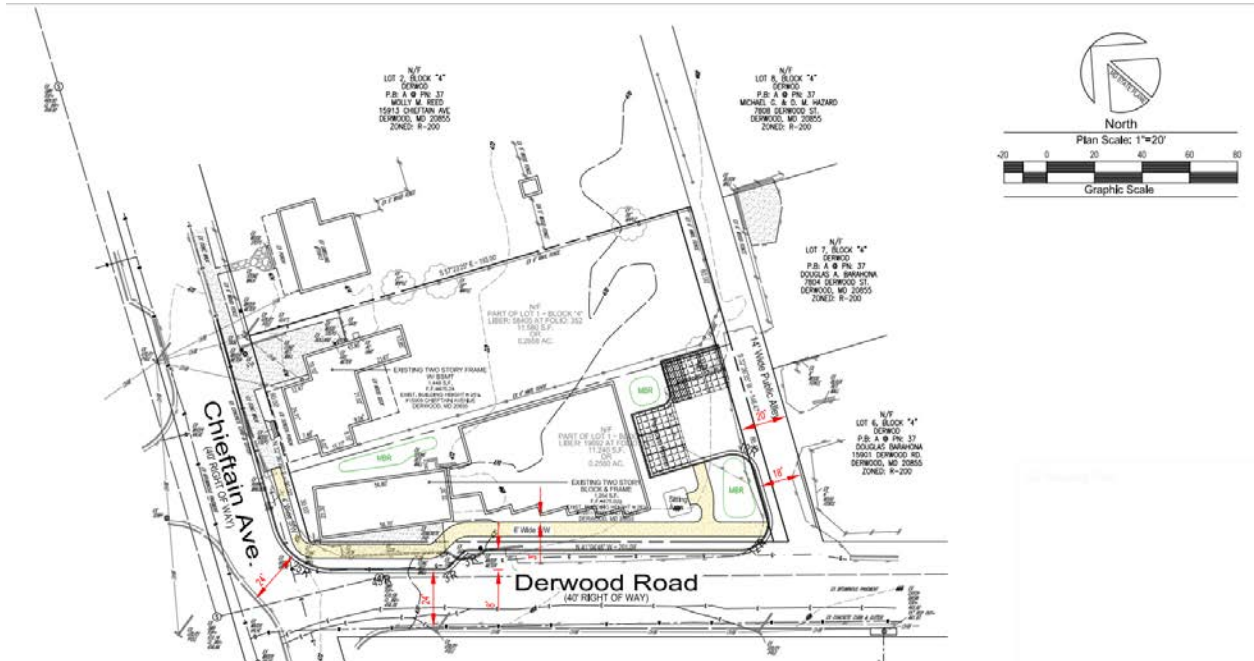
1,521 new residential dwelling units, 41,828 square feet of retail, soccer field and a public library. Once completed, Redland home owners can enjoy various new amenities including retail, library, soccer field, and parks.

The ariel view below shows this project falling within many new and major developments happening around the Shady Grove Metro.





Concept Site Plan:



I. Pictures during Various Stages.

Property dating back to the 1970's



Property before any major work started



Removing tree roots after all trees have been cut down



Demo of 1950's addition at the rear



Original building with new roof, ZIP insulated sheeting, and inside exterior framing.



Inside shell, 2nd floor



Exhibit C: Additional Pictures (15911 Redland)



View from the front of building.
Existing porch will be restored with
Dummy doors and windows.









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TW628



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ADD 1 or 2 COATS OF STAIN | PAINT | SEALER

DESCRIPTION

Pattern 105, Dutch Lap, German Lap, Drop Siding or Cove Lap Siding. It's known by all of these names, but the profile is the same.

Comes in 3/4" thick x 6 3/8" (A profile), 7 1/8" (B profile) or 7 3/4"

(C profile) tall.

Our Profile number is TW628 and comes in 3 different sizes.

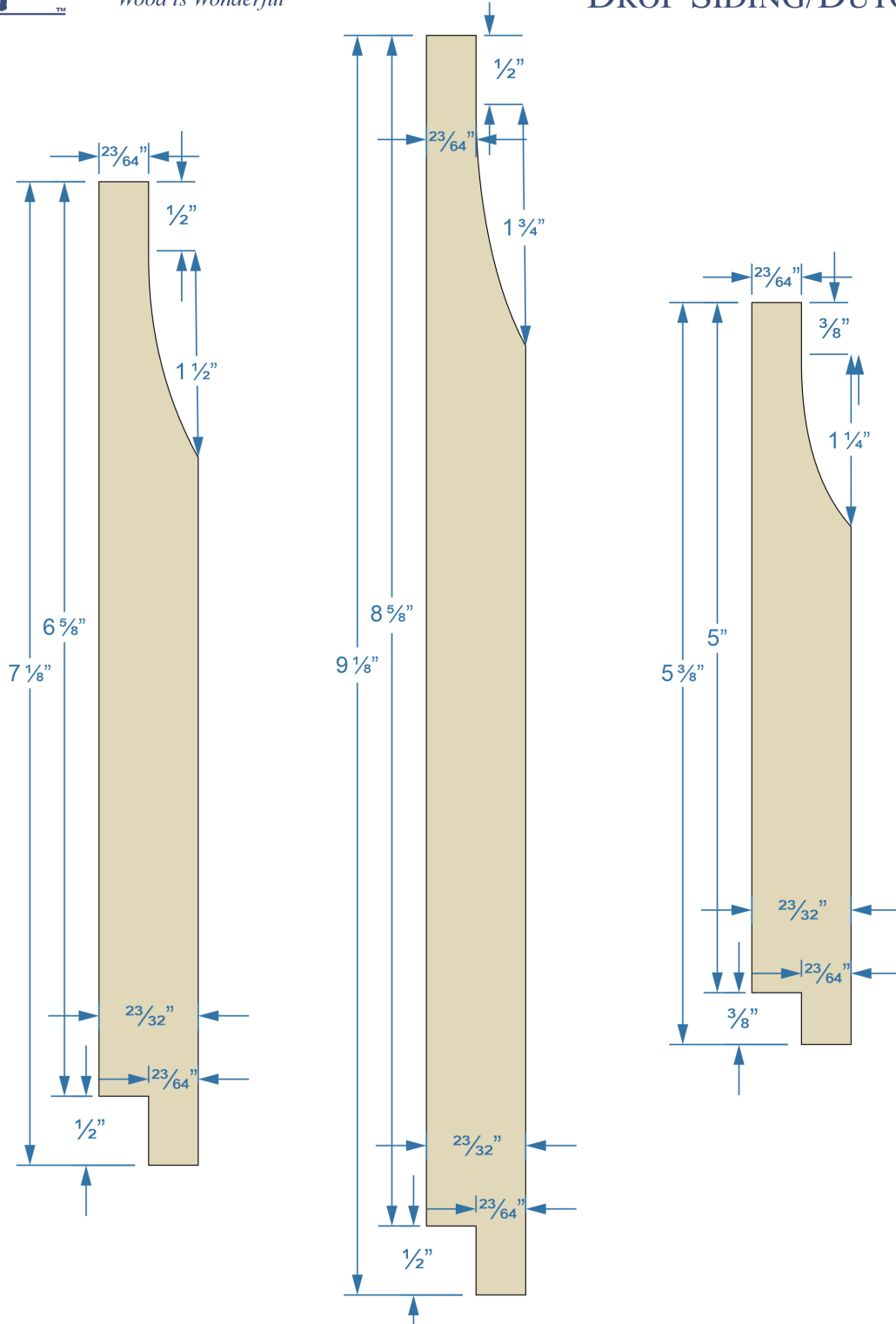
Yellow Pine siding. Cypress siding. This product is available with a Sherwin Williams stain or primer. Available in Cypress, Southern Yellow Pine, and Western Red Cedar.

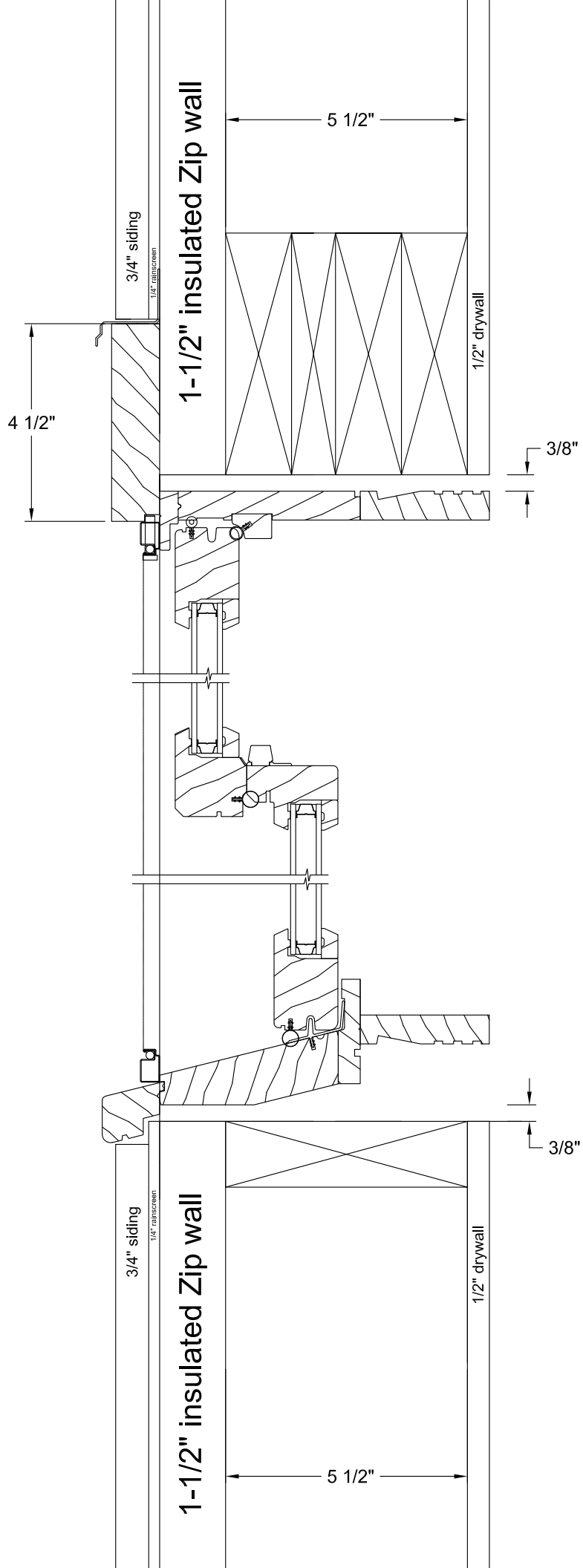


**Tidewater Lumber
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"Wood is Wonderful"

TW 628/105

DROP SIDING/DUTCH LAP







Susan Sanders

QUOTE BY : Susan Sanders

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW240400DXX - Version 0

SHIP TO :

PROJECT NAME: 15911 Redland Road

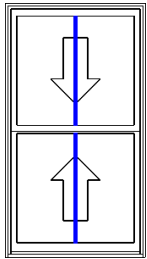
REFERENCE : Wood/Wood - Primed Ext/Int - Flat Casing

Confirm extension jamb depth.
 Extension Jamb is quoted at (4) sides.
 4-1/2 Flat Casing and Sill nosing is quoted.
 Hardware color is quoted as white. Please confirm.
 Screen color is quoted as Ivory.
 Drip Cap color is quoted as Ivory.
 False windows are quoted as Double Hung Units.
 Bedroom windows sizes have been altered from the original sizes to meet egress. Please confirm sizes.
 Please confirm WOCD's are not required. Windows do not include child safety latches.
 Please confirm if any windows need to be tempered safety glazing per safety glazing requirements.

U-Factor Weighted Average: 0.29

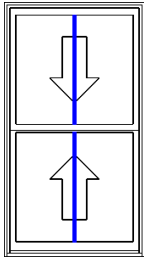
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	1st - Front False DH Window Rough Opening : 39 X 70	Frame Size : 38 1/4 X 69 1/4 (Outside Casing Size: 45 7/8 X 73 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:34.5w, 31h, 7.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,559.19	1	\$1,559.19

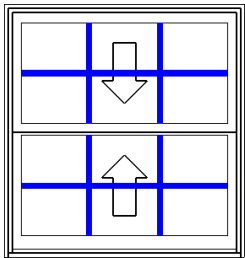


Viewed from Exterior.

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	1st - Front False DH Window Rough Opening : 39 X 70	Frame Size : 38 1/4 X 69 1/4 (Outside Casing Size: 45 7/8 X 73 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:34.5w, 31h, 7.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
			\$1,559.19	1	\$1,559.19
Line 3	1st - Bedroom (Meets Egress) Rough Opening : 45 1/2 X 48	Frame Size : 44 3/4 X 47 1/4 (Outside Casing Size: 52 3/8 X 51 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:41w, 20h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
			\$1,534.77	1	\$1,534.77



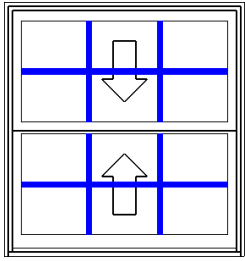
Viewed from Exterior.



Viewed from Exterior.

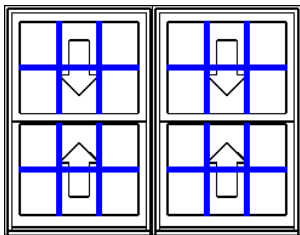
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 4	1st - Bedroom (Meets Egress) Rough Opening : 45 1/2 X 48	Frame Size : 44 3/4 X 47 1/4 (Outside Casing Size: 52 3/8 X 51 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:41w, 20h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,534.77	1	\$1,534.77
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Viewed from Exterior.

Line 5	1st - Living Room Rough Opening : 62 X 48	Frame Size : 61 1/4 X 47 1/4 (Outside Casing Size: 68 7/8 X 51 15/16), Sitaline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Ivory Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$2,660.37	1	\$2,660.37
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Viewed from Exterior. Scale: 1/2" = 1'

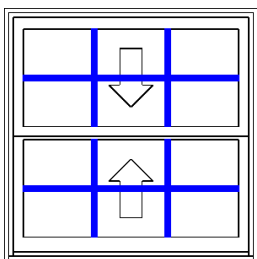
Line 5-1(A1)		Frame Size : 30 5/8 X 47 1/4 Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,			
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:26.8w, 20h, 3.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			

Line 5-2(A2)

Frame Size : 30 5/8 X 47 1/4
 Sitrine Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Primed Interior,
 No Exterior Trim,
 4 9/16 Jamb,
 Standard Double Hung, White Jambliner, Concealed Jambliner
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,
 BetterVue Mesh Ivory Screen,
 Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
 Opening:26.8w, 20h, 3.7 sf
 U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00,
 CPD: JEL-N-885-01836-00001
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

Line 6 1st - Hallway
 Rough Opening : 43 X 43

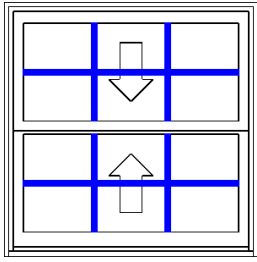


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 42 1/4 X 42 1/4
 (Outside Casing Size: 49 7/8 X 46 15/16),
 Sitrine Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Primed Interior,
 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap,
 8 1/2 Jamb, 4/4 Thick,
 Standard Double Hung, White Jambliner, Concealed Jambliner
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,
 BetterVue Mesh Ivory Screen,
 Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
 Opening:38.5w, 17.5h, 4.6 sf
 U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00,
 CPD: JEL-N-885-01836-00001
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

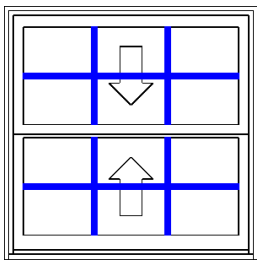
\$1,487.99 1 \$1,487.99

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 7	1st - Hallway Rough Opening : 43 X 43	Frame Size : 42 1/4 X 42 1/4 (Outside Casing Size: 49 7/8 X 46 15/16), Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:38.5w, 17.5h, 4.6 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,487.99	1	\$1,487.99



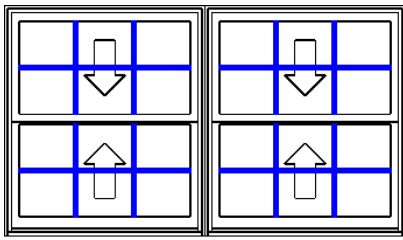
Viewed from Exterior. Scale: 1/2" =1'

Line 8	1st - Hallway Rough Opening : 43 X 43	Frame Size : 42 1/4 X 42 1/4 (Outside Casing Size: 49 7/8 X 46 15/16), Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:38.5w, 17.5h, 4.6 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,487.99	1	\$1,487.99
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Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 9	2nd - Bedroom (Meets Egress) Rough Opening : 86 1/2 X 50	Frame Size : 85 3/4 X 49 1/4 (Outside Casing Size: 93 3/8 X 53 15/16), Siteline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Ivory Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$3,067.52	1	\$3,067.52



Viewed from Exterior.

Line 9-1(A1)	Frame Size : 42 7/8 X 49 1/4 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:39.1w, 21h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW				
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Line 9-2(A2)	Frame Size : 42 7/8 X 49 1/4 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light				
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cust-83280

Page 6 of 18 (Prices are subject to change.) JW240400DXX (Ver:0)- 04/22/2024 9.20 AM

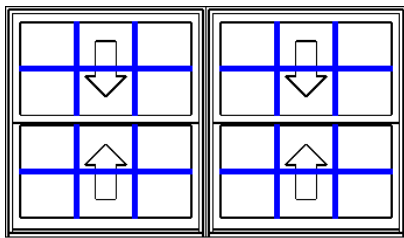
Quote Date: 04/11/2024

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 04/22/2024

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:39.1w, 21h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			

Line 10 2nd - Bedroom (Meets Egress)
Rough Opening : 86 1/2 X 50



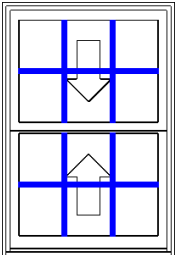
Viewed from Exterior.

Frame Size : 85 3/4 X 49 1/4
(Outside Casing Size: 93 3/8 X 53 15/16),
Siteline Wood Double Hung, Auralast Pine, 2 Wide
Primed Exterior,
Primed Interior,
4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap,
8 1/2 Jamb, 4/4 Thick,
White Jambliner, Concealed Jambliner
White Hardware,
US National-WDMA/ASTM, DP 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm
BetterVue Mesh Ivory Screen,
This mull configuration complies with AAMA 450 standards and is professional engineer-approved.
PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

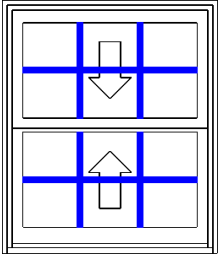
\$3,067.52 1 \$3,067.52

Line 10-1(A1)

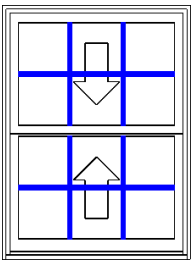
Frame Size : 42 7/8 X 49 1/4
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Primed Interior,
No Exterior Trim,
4 9/16 Jamb,
Standard Double Hung, White Jambliner, Concealed Jambliner
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,
BetterVue Mesh Ivory Screen,
Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
Opening:39.1w, 21h, 5.7 sf
U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00,
CPD: JEL-N-885-01836-00001
PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 10-2(A2)		Frame Size : 42 7/8 X 49 1/4 Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:39.1w, 21h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
Line 11	2nd - Kitchen Rough Opening : 34 X 50	Frame Size : 33 1/4 X 49 1/4 (Outside Casing Size: 40 7/8 X 53 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:29.5w, 21h, 4.3 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
		 <p>Viewed from Exterior. Scale: 1/2" =1'</p>			
			\$1,432.49	1	\$1,432.49

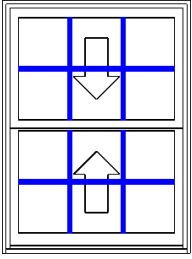
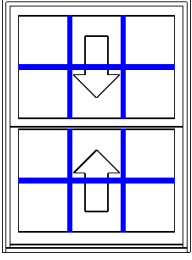
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 12	2nd - Kitchen Sink Rough Opening : 34 X 40	<p>Frame Size : 33 1/4 X 39 1/4 (Outside Casing Size: 40 7/8 X 43 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:29.5w, 16h, 3.2 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>			
			\$1,317.90	1	\$1,317.90
Line 13	2nd - Hallway Rough Opening : 38 X 51	<p>Frame Size : 37 1/4 X 50 1/4 (Outside Casing Size: 44 7/8 X 54 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 21.5h, 5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>			
			\$1,482.21	1	\$1,482.21

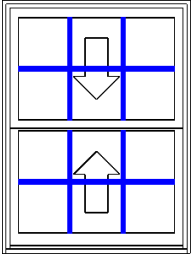
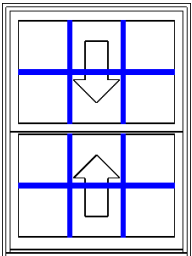


Viewed from Exterior. Scale: 1/2" =1'

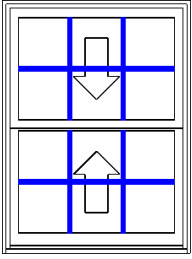


Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 14	2nd - Hallway Rough Opening : 38 X 51	 <p>Frame Size : 37 1/4 X 50 1/4 (Outside Casing Size: 44 7/8 X 54 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 21.5h, 5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,482.21	1	\$1,482.21
Line 15	2nd - Hallway Rough Opening : 38 X 51	 <p>Frame Size : 37 1/4 X 50 1/4 (Outside Casing Size: 44 7/8 X 54 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 21.5h, 5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,482.21	1	\$1,482.21

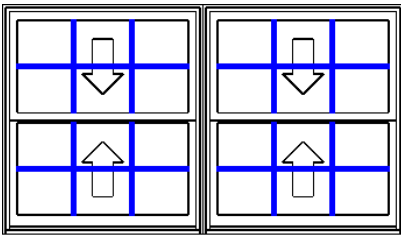
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 16	2nd - Hallway Rough Opening : 38 X 51	 <p>Frame Size : 37 1/4 X 50 1/4 (Outside Casing Size: 44 7/8 X 54 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 21.5h, 5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,482.21	1	\$1,482.21
Line 17	2nd - Hallway Rough Opening : 38 X 51	 <p>Frame Size : 37 1/4 X 50 1/4 (Outside Casing Size: 44 7/8 X 54 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 21.5h, 5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,482.21	1	\$1,482.21

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 18	2nd - Hallway Rough Opening : 38 X 51	Frame Size : 37 1/4 X 50 1/4 (Outside Casing Size: 44 7/8 X 54 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 21.5h, 5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,482.21	1	\$1,482.21



Viewed from Exterior. Scale: 1/2" = 1'

Line 19	3rd - Bedroom (Meets Egress) Rough Opening : 86 1/2 X 50	Frame Size : 85 3/4 X 49 1/4 (Outside Casing Size: 93 3/8 X 53 15/16), Sitaline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Ivory Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$3,067.52	1	\$3,067.52
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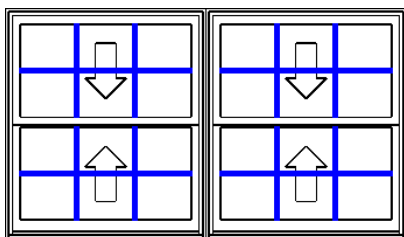
Viewed from Exterior.

Line 19-1(A1)		Frame Size : 42 7/8 X 49 1/4 Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,			
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:39.1w, 21h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			

Line 19-2(A2)		Frame Size : 42 7/8 X 49 1/4 Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:39.1w, 21h, 5.7 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
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Line 20 3rd - Bedroom (Meets Egress)
 Rough Opening : 86 1/2 X 50



Viewed from Exterior.

		Frame Size : 85 3/4 X 49 1/4 (Outside Casing Size: 93 3/8 X 53 15/16), Sitrine Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Ivory Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
			\$3,067.52	1	\$3,067.52

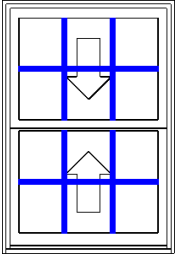
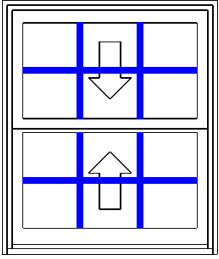
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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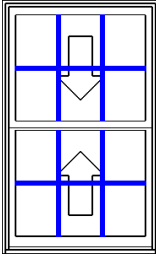
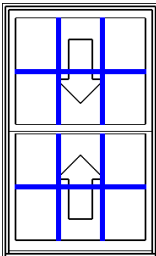
Line 20-1(A1)

Frame Size : 42 7/8 X 49 1/4
 Sitrine Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Primed Interior,
 No Exterior Trim,
 4 9/16 Jamb,
 Standard Double Hung, White Jambliner, Concealed Jambliner
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
 Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
 Btm,
 BetterVue Mesh Ivory Screen,
 Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
 Opening:39.1w, 21h, 5.7 sf
 U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00,
 CPD: JEL-N-885-01836-00001
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

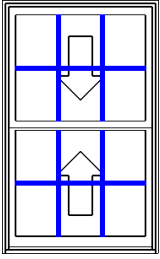
Line 20-2(A2)

Frame Size : 42 7/8 X 49 1/4
 Sitrine Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Primed Interior,
 No Exterior Trim,
 4 9/16 Jamb,
 Standard Double Hung, White Jambliner, Concealed Jambliner
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light
 Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High
 Btm,
 BetterVue Mesh Ivory Screen,
 Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
 Opening:39.1w, 21h, 5.7 sf
 U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00,
 CPD: JEL-N-885-01836-00001
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 21	3rd - Kitchen Rough Opening : 34 X 50	 <p>Frame Size : 33 1/4 X 49 1/4 (Outside Casing Size: 40 7/8 X 53 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:29.5w, 21h, 4.3 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,432.49	1	\$1,432.49
Line 22	3rd - Kitchen Sink Rough Opening : 34 X 40	 <p>Frame Size : 33 1/4 X 39 1/4 (Outside Casing Size: 40 7/8 X 43 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:29.5w, 16h, 3.2 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,317.90	1	\$1,317.90

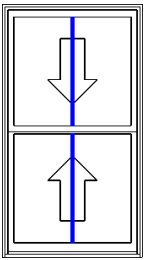
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 23	3rd - Hallway Rough Opening : 38 X 61	 <p>Frame Size : 37 1/4 X 60 1/4 (Outside Casing Size: 44 7/8 X 64 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 26.5h, 6.1 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,603.12	1	\$1,603.12
Line 24	3rd - Hallway Rough Opening : 38 X 61	 <p>Frame Size : 37 1/4 X 60 1/4 (Outside Casing Size: 44 7/8 X 64 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 26.5h, 6.1 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>	\$1,603.12	1	\$1,603.12

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 25	3rd - Hallway Rough Opening : 38 X 61	Frame Size : 37 1/4 X 60 1/4 (Outside Casing Size: 44 7/8 X 64 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:33.5w, 26.5h, 6.1 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,603.12	1	\$1,603.12



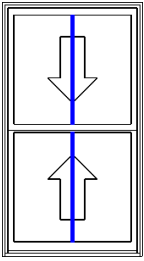
Viewed from Exterior. Scale: 1/2" = 1'

Line 26	3rd - Bedroom (Meets Egress) Rough Opening : 39 X 70	Frame Size : 38 1/4 X 69 1/4 (Outside Casing Size: 45 7/8 X 73 15/16), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:34.5w, 31h, 7.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,559.19	1	\$1,559.19
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Viewed from Exterior.

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 27	3rd - Bedroom (Meets Egress) Rough Opening : 39 X 70	Frame Size : 38 1/4 X 69 1/4 (Outside Casing Size: 45 7/8 X 73 15/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, 4 1/2" Flat Casing, Standard Sill Nosing, DripCap, Ivory Drip Cap, 8 1/2 Jamb, 4/4 Thick, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Ivory Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:34.5w, 31h, 7.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,559.19	1	\$1,559.19



Viewed from Exterior.

Total:	\$47,904.12
MD Sales Tax (6.0000%):	\$2,874.25
Net Total:	\$50,778.37
Total Units:	27

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: Payment requirements - for Builders with an credit account set up with TNT Services Group payment is required NET 30. For persons without a credit account set up the required payment schedule is: 50% down prior to releasing order into production 40% due prior to installation/delivery. 10% due after screens and hardware have been installed. * If project is delivery only 50% is required prior to delivery. Pre-finished interior disclaimer – interior pre-finished products will be subjected to construction trades, dust and debris during the construction process. It is highly recommended the windows be, at a minimum, covered with plastic to mitigate the dust accumulated on the painted surface. Additionally, as you have requested to have a factory finish installed so early in the build process it should be expected some damage will occur from trades (such as dings and scratches) and it is not a defect of the window or a cause of TNT Services Group. If any window part has been damaged during the construction process, TNT will advise of the best course of action to remedy and any action (repair or replacement) would be chargeable by TNT Services Group. Furthermore, as you would be purchasing a factory wood painted part it should be made known that as wood has variations and the appearance of a raised grain or other natural variation in the wood grain may be enhanced by the interior finish and is not a defect (variations and grain raise would be more noticeable on darker finishes such as black or bronze). Interior finish is applied prior to assembly and is not intended to cover joinery seams. I have read, understand and approve the specifications detailed above for order:

Approved: _____ Date: _____