#### HISTORIC AND DESIGN REVIEW COMMISSION April 06, 2016 Agenda Item No: 7

| HDRC CASE NO:       | 2016-118  |
|---------------------|---|
| ADDRESS:            | 458 FURR DR                                       |
| LEGAL DESCRIPTION:  | NCB 6696 BLK 5 LOT 22 W 25 FT OF 23 E 25 FT OF 21 |
| ZONING:             | R6 H  |
| CITY COUNCIL DIST.: | 7   |
| DISTRICT:           | Monticello Park Historic District                 |
| APPLICANT:          | Jeannette Trujillo/Floodmaster, Inc               |
|                     |   |

#### **REQUEST:**

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

- 1. Replace front door.
- 2. Enclose front porch ceiling.
- 3. Replace all 27 wood windows with 16 wood windows and 11 vinyl windows.

#### **APPLICABLE CITATIONS:**

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

6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. Doors-Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. Screens and shutters-Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows. iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. Security bars—Install security bars only on the interior of windows and doors.

ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic

character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

#### FINDINGS:

- a. The main structure at 458 Furr Drive is a two-story Spanish eclectic with a clay tile roof, stone façade, front gable and hipped roof.
- b. The existing front door is solid wood with one window lite and decorative bars. The applicant is requesting to replace the existing front door with an in-kind wooden front door. The applicant suggests the current front door has been severely damaged by fire and smoke and requires replacement. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii., historic doors including hardware and fanlights should be preserved, or replaced in-kind when deteriorated beyond repair. Staff finds replacement of the door appropriate and consistent with the guidelines. Staff finds that there has been substantial damage to the existing door, and finds the replacement to be appropriate.
- c. The existing front porch ceiling has been damaged by fire and smoke. The applicant is proposing to replace the front porch ceiling with wood or fiber cement sheets. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iii., porch elements such as ceilings should be replaced in-kind. Staff finds the proposal consistent with the guidelines. Staff finds that there has been substantial damage to the porch, and finds the replacement to be appropriate.
- d. The applicant is requesting to replace all 27 wood windows with 16 wood windows and 11 vinyl windows. The 11 vinyl window replacements are proposed on the rear elevation with the exception of window #5 on the left elevation. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed; when windows must be replaced, the Guidelines for Maintenance and Alterations B.iv., states that new windows should be installed to match the historic windows in terms of configuration, material, and appearance. Staff recommends the historic wood windows be repaired, and replaced as necessary with wood windows of the same profile, and should the applicant follow this recommendation, that they return with a window schedule and details of the proposed windows to be installed.

#### **RECOMMENDATION:**

Staff recommends approval for items #1 and #2. Staff does not recommend approval of item #3. Staff recommends the historic wood windows be repaired, and replaced as necessary with wood windows of the same profile, and should the

applicant follow this recommendation, that they return with a window schedule and details of the proposed windows to be installed.

#### **CASE MANAGER:**

Lauren Sage



Z

### 458 Furr

Printed:Mar 14, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

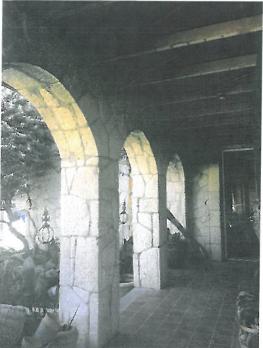
FRONT Photo



Porch view from inside the patio (left elevation)

Inside porch view







Porch: existing window

Note: Stone will be cleaned and porch ceiling will be enclosed with wood or fiber cement sheets.



Existing Front Elevation. Windows are not visible due to muntins (sun screens)



### Name: Lydia and David Lerma

### Left elevation and existing window





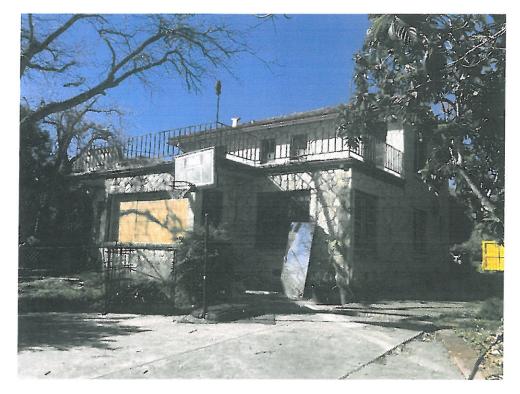
### 2<sup>nd</sup> floor: Rear elevation from balcony



2<sup>nd</sup> floor: Rear elevation from balcony







Ground level: Rear elevation



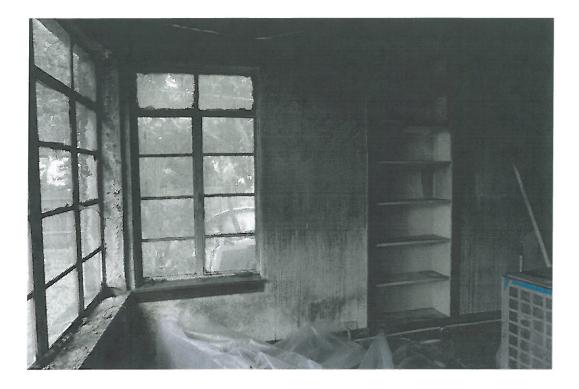
#### Rear elevation corner view



Rear elevation corner view close up



### Rear elevation (corresponding windows from the inside



Right elevation (taken from backyard)



### Right elevation (taken from across the street)



#### Windows from the inside

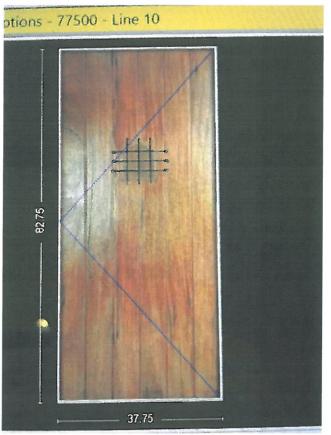


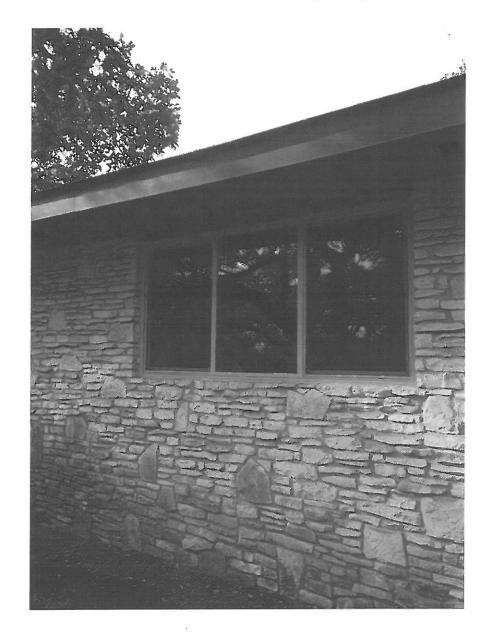




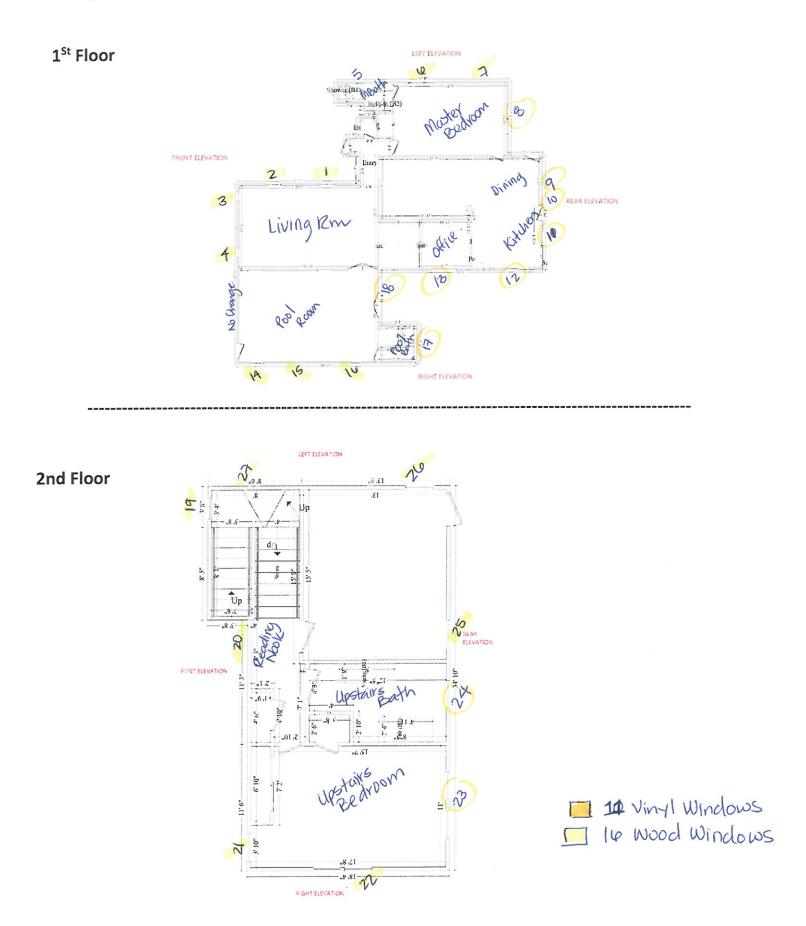
### Existing door and proposed door





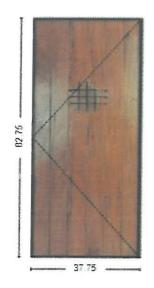


### Proposed Window sample image



Signature:

Date:



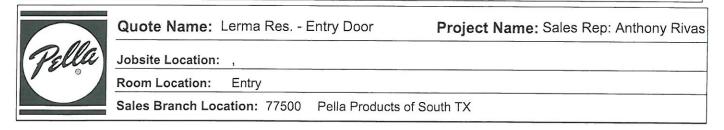
Viewed from the Exterior

 Quote Number:
 7577025

 Line Number:
 10
 Quote Qty:
 1

 Description:
 Entry Systems, Inswing Door Left, 37.75 X 82.75, 6-9/16"
 Rough Opening:
 38.5" X 83.25"

Scaling: 1/2" = 1'





### **Proposal - Detailed**

Pella Window and Door Showroom of San Antonio 6510 Blanco Road San Antonio, TX 78216

Sales Rep Name: Rivas, Anthony Sales Rep Phone: (210) 735-2030 Sales Rep E-Mail: arivas@pellasouthtexas.com Sales Rep Fax:

| Customer Information   | Project/Delivery Address  | Order Information                |
|--|---|----------------------------------|
|  | Sales Rep: Anthony Rivas  | Quote Name: Lerma Res Entry Door |
|  |   | Order Number: 775                |
|  | Lot #   | Quote Number: 7577025            |
| Primary Phone:   | 3   | Order Type: Installed Sales      |
| lobile Phone:  | County:   | Wall Depth:                      |
| Fax Number:  | Owner Name:   | Payment Terms:                   |
| E-Mail:  |   | Tax Code: SACC                   |
| Contact Name:  | Owner Phone:  | Cust Delivery Date: None         |
|  |   | Quoted Date: 2/19/2016           |
| Freat Plains #:  |   | Contracted Date:                 |
| Customer Number:   |   | Booked Date:                     |
| Customer Account:  |   | Customer PO #:                   |
| ine# Location:   | Attri   | butes                            |
| 10 Entry Entry Syst  | ems, Inswing Door Left, 37.75 X 82.75, 6-9/16"  | Qty                              |
| 1  | , <b>,</b>  | 1                                |
| 1: 3680 Left I   | nswing Door   |                                  |
|  | 37 3/4 X 82 3/4<br>rmation: Wood, Rustic Walnut, Standard Sill, Bronze Anodized,                                    | Calld Medical Diseased           |
|  | or / Finish: Stained, Bordeaux  | Solid, Vertical Planked          |
|  | r / Finish: Stained, Bordeaux, Bordeaux Interior<br>: Include Grooved Planks, Full Radius, Door with Glass, Include | Grille                           |
| Viewed From Exterior Glass: Single   |   |                                  |
| Rough Opening: 38 - 1/2" X 83 - 1/4" Hardware Options: Latch Bore with Deadbolt, 2-3/8", Normandy, Match Exterior Handle, Standard Hinge, Flat Black, Oil-Rubbed Bron:<br>Unit Accessories: None |   |                                  |
| al Wall Depth: 6-9/16" Grilles: None   |   |                                  |

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/9/2016 Detailed Proposal Page 1 of

Model: A55-36 Wrapping Information: Wood Brickmould, 2" Standard, Factory Applied, 6-9/16" Factory Applied, Perimeter Length = 241".

3



### **Proposal - Detailed**

Pella Window and Door Showroom of San Antonio 6510 Blanco Road San Antonio, TX 78216

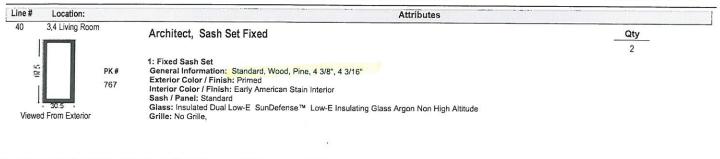
Sales Rep Name: Rivas, Anthony Sales Rep Phone: (210) 735-2030 Sales Rep E-Mail: arivas@pellasouthtexas.com Sales Rep Fax:

| Customer Information   | Project/Delivery Address   | Order Information   |
|--|--|---|
| Primary Phone:<br>Mobile Phone:<br>Fax Number:<br>E-Mail:<br>Contact Name:<br>Great Plains #:<br>Customer Number:<br>Customer Account: | Sales Rep: Anthony Rivas<br>Lot #<br>,<br>County:<br>Owner Name:<br>Owner Phone:   | Quote Name:       Lerma Res 458 Furr Dr - Working Revision         Order Number:       775         Quote Number:       7577161         Order Type:       Installed Sales         Wall Depth:       Payment Terms:         Tax Code:       SACC         Quoted Date:       2/19/2016         Contracted Date:       Booked Date:         Booked Date:       Customer PO #: |
| ine # Location:  | At   | ttributes   |
| 35 1, 2 Living Room<br>25 PK #<br>767<br>Viewed From Exterior  | Architect, Sash Set Fixed<br>1: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Arge<br>Grille: No Grille. | 2   |

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
Printed on 3/7/2016 Pege 1 of 12
Page 1 of 12
Pege 1 o

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161



 Line#
 Location:
 Attributes

 45
 5 Master Bath
 Vinyl Windows / Doors By Pella, Direct Set Fixed, Almond
 Qty

 45
 5 Master Bath
 1: Fixed Direct Set
 1

 45
 6 General Information: Vinyl, Nail Fin, 4 3/16", 1 5/8", 2 9/16"
 1

 45
 767
 Fixed Direct Set
 1

 45
 9/16"
 Exterior Color / Finish: Almond
 1

 45
 1
 1
 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/7/2016 Pege 2 of 12

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

| ne# Location:                        | Attributes  |     |
|--------------------------------------|---|-----|
| 50 6,7 Master Bedroom                | Architect, 2-Wide Sash Set  | 2   |
| Viewed From Exterior                 | 1: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0"<br>2: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Primed<br>Interior Color / Finish: Primed<br>Interior Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0" |     |
|                                      |   |     |
| te # Location:<br>5 8 Master Bedroom | Attributes  | Qty |

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/7/2016 Pedia Proposal Page 3 of 12

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

| ne# Location:                 | Attributes  |     |
|-------------------------------|---|-----|
| 60 9 Dining Room              | Support Product, 4-Wide Direct Set, Almond  | Qty |
|                               |   | 1   |
|                               | 1: Fixed Frame  |     |
| = = = = = PK#                 | General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"   |     |
| 767                           | Exterior Color / Finish: Standard Enduraclad, Almond  |     |
| - <u>23 54 55 54 55 54</u> 55 | Interior Color / Finish: Early American Stain Interior<br>Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitud∈ |     |
|                               | Grille, No Grille.  |     |
| Viewed From Exterior          | Vertical Mull 1: FieldMull, Standard Joining Mullion, Frame To Frame Width: 0"  |     |
|                               | 2: Fixed Frame  |     |
|                               | General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"<br>Exterior Color / Finish: Standard Enduraclad, Almond       |     |
|                               | Interior Color / Finish: Early American Stain Interior  |     |
|                               | Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude   |     |
|                               | Grille: No Grille,  |     |
|                               | Vertical Mull 2: FieldMull, Standard Joining Mullion, Frame To Frame Width: 0"<br>3: Fixed Frame  |     |
|                               | General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"   |     |
|                               | Exterior Color / Finish: Standard Enduracia, Almond   |     |
|                               | Interior Color / Finish: Early American Stain Interior  |     |
|                               | Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude   |     |
|                               | Grille: No Grille,<br>Vertical Mull 3: FieldMull, Standard Joining Mullion, Frame To Frame Width: 0"  |     |
|                               | 4. Fixed Frame  |     |
|                               | General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"   |     |
|                               | Exterior Color / Finish: Standard Enduraclad, Almond  |     |
|                               | Interior Color / Finish: Early American Stain Interior  |     |
|                               | Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitud∉<br>Grille: No Grille.                                     |     |
|                               | Vertical Mull 1: FieldMull, Standard Joining Mullion, Frame To Frame Width: 0"  |     |
|                               |   |     |
|                               |   |     |

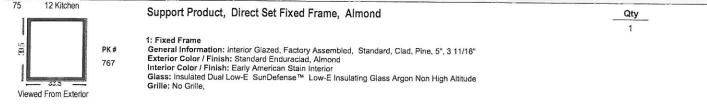
| Line# Locati | tion:                  | Attributes  |              |
|--------------|------------------------|---|--------------|
|              | ng Room<br>PK #<br>767 | Support Product, Direct Set Fixed Frame, Almond<br>1: Fixed Frame<br>General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"<br>Exterior Color / Finish: Standard Enduraclad, Almond<br>Interior Color / Finish: Early American Stain Interior<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: | <u>Qty</u> 1 |

| For more information regarding the finishing | , maintenance, service and warranty of all Pella® products, | visit the Pella® website at www.pella. | com  |    |
|--|---|--|------|----|
| Printed on 3/7/2016                          | Detailed Proposal   | Page                                   | 4 of | 12 |

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

| Line # | Location:  | ana k       | Attributes   | ······································ |
|--------|------------|-------------|--|--|
| 70     | 11 Kitchen | PK #<br>767 | Support Product, Direct Set Fixed Frame, Almond<br>1: Fixed Frame<br>General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"<br>Exterior Color / Finish: Standard Enduraciad, Almond<br>Interior Color / Finish: Early American Stain Interior<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille, | <u>Qty</u> 1                           |
| Line # | Location:  |             | Attributes   |  |
| 75     | 12 Kitchen |             | Support Product Direct Sat Fixed Frame Almond  | 054                                    |



| Line # | Location:       | Attributes  |     |
|--------|-----------------|---|-----|
| 80     | 13 Office       | Vinyl Windows / Doors By Pella, Direct Set Fixed, Almond  | Qty |
| Viewe  | d From Exterior | 1: Fixed Direct Set         PK #       General Information: Vinyl, Nail Fin, 4 3/16", 1 5/8", 2 9/16"         767       Exterior Color / Finish: Almond         768       Interior Color / Finish: Almond         Glass: Insulated Low-E       SunDefense™ Low-E Insulating Glass Argon Non High Altitude         Grille: No Grille,       SunDefense™ Low-E Insulating Glass Argon Non High Altitude | 3   |

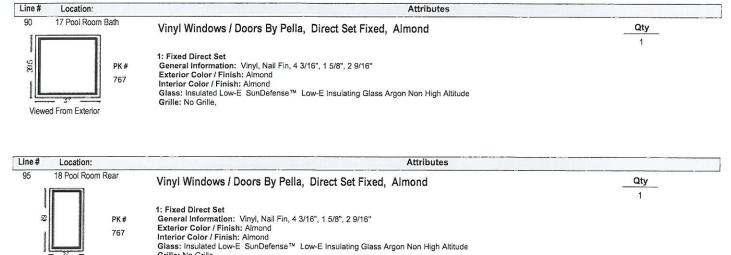
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
Printed on 3/7/2016 Pella® Pella® products, visit the Pella® website at www.pella.com
Page 5 of 12
Pella® Pe

Viewed From Exterior

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

| Line #   | Location:                               | Attributes   |     |
|----------|---|--|-----|
| 85       | 14,15,16 Pool Room                      | Architect, Sash Set Fixed  | Qty |
| GE Viewe | PK #<br>767<br>73.5<br>ed From Exterior | 1: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille, | 3   |
|          |   |  |     |



| For more information regarding the finishing | , maintenance, service and warranty of all Pella® products, v | visit the Pella® website at www.pella. | .com |    |
|--|---|--|------|----|
| Printed on 3/7/2016                          | Detailed Proposal   | Page                                   | 6 of | 12 |

Grille: No Grille,

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161



For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/7/2016 Peage 7 of 12

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

| ustomer.   |  |          |
|--|--|----------|
| ine # Location:  | Attributes   |          |
| 115 22 Upstairs Bedroom  | Architect, 2-Wide Sash Set   | Qty1     |
| <sup>4</sup><br><sup>2</sup><br><sup>3</sup><br><sup>3</sup><br><sup>3</sup><br><sup>3</sup><br><sup>3</sup><br><sup>3</sup><br><sup>3</sup><br><sup>3</sup> | Exterior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard  |          |
| Viewed From Exterior   | Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0"<br>2: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Fnish: Primed  |          |
|  | Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0"   |          |
| e# Location:<br>20 23 Upstairs Bedroom   | Architect 2 Wide Double User   | Qty      |
|  | Architect, 2-Wide Double Hung  | <u> </u> |
| 0 0 PK / 767   | Exterior Color / Finish: Primed, Primed Wood<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude   |          |
| Viewed From Exterior   | Hardware Options: Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift<br>Screen: No Screen<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0"<br>2: Double Hung, Equal<br>General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed, Primed Wood |          |
|  | Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Hardware Options: Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift<br>Screen: No Screen<br>Grille. No Screen   |          |

Grille: No Grille, Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/7/2016 Pege 8 of 12

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

| Qty              |
|------------------|
| 1                |
| on High Altitude |
|                  |

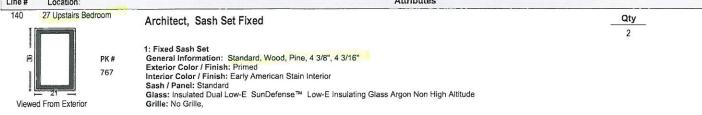
| Line # Location:  |             | Attributes   |      |
|-------------------|-------------|--|------|
| 130 25 Upstairs I | Bedroom     | Architect, Sash Set Fixed  | Qty2 |
|                   | PK #<br>767 | 1: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude | -    |

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/7/2016 Detailed Proposal Page 9 of 12

Project Name: Sales Rep: Anthony Rivas

Quote Number: 7577161

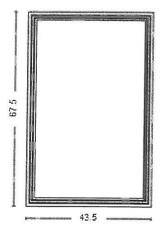
| Line # Location:                   | Attributes  |   |
|------------------------------------|---|---|
| 135 26 Upstairs Bedroom            | Architect, 2-Wide Sash Set  | 1 |
| PK#<br>767<br>Viewed From Exterior | 1: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0"<br>2: Fixed Sash Set<br>General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"<br>Exterior Color / Finish: Primed<br>Interior Color / Finish: Primed<br>Interior Color / Finish: Early American Stain Interior<br>Sash / Panel: Standard<br>Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude<br>Grille: No Grille,<br>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width: 0" | , |
| Line # Location:                   | Attributes  |   |



For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com Printed on 3/7/2016 Petailed Proposal Page 10 of 12

Signature:

Date:

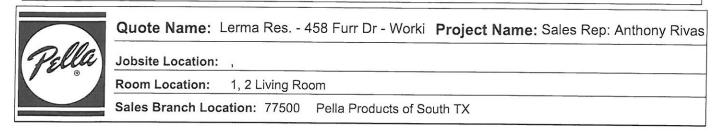


Viewed from the Exterior

2

Quote Number: 7577161Line Number: 35Quote Qty:Description: Architect, Sash Set Fixed, 43.5 X 67.5Rough Opening: 44.25" X 69.375"

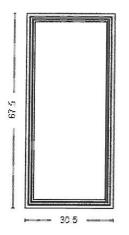
Scaling: 1/2" = 1'



Signature:

I

Date:

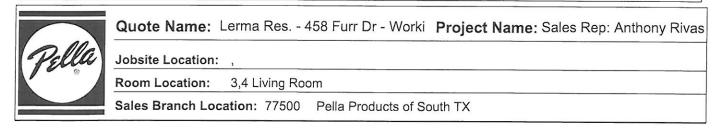


#### Viewed from the Exterior

2

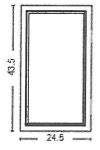
Quote Number: 7577161Line Number: 40Quote Qty:Description: Architect, Sash Set Fixed, 30.5 X 67.5Rough Opening: 31.25" X 69.375"

Scaling: 1/2" = 1'



Signature:

Date:



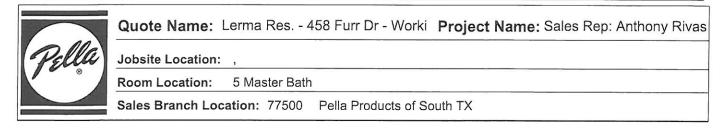
Viewed from the Exterior

 Quote Number:
 7577161

 Line Number:
 45
 Quote Qty:
 1
 Scaling:
 1/2" = 1'

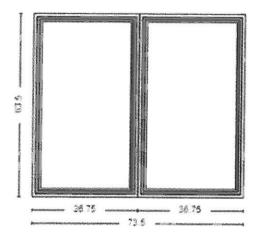
 Description:
 Vinyl Windows / Doors By Pella, Direct Set Fixed, 24.5 X 43.5, Almond
 Scaling:
 1/2" = 1'

 Rough Opening:
 25" X 44"
 Scaling:
 1/2" = 1'



Signature:

Date:



Viewed from the Exterior

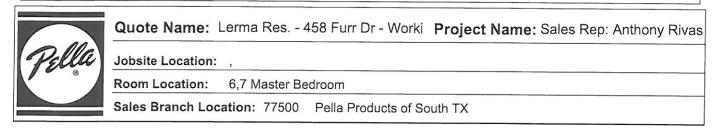
2

 Quote Number:
 7577161

 Line Number:
 50
 Quote Qty:

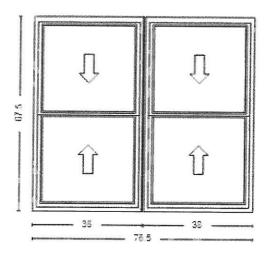
 Description:
 Architect, 2-Wide Sash Set, 73.5 X 63.5
 Rough Opening:
 74.25" X 65.375"

Scaling: 1/2" = 1'



Signature:

Date:

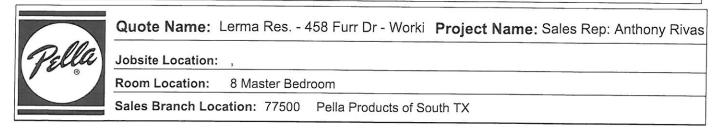


Viewed from the Exterior

 Quote Number:
 7577161

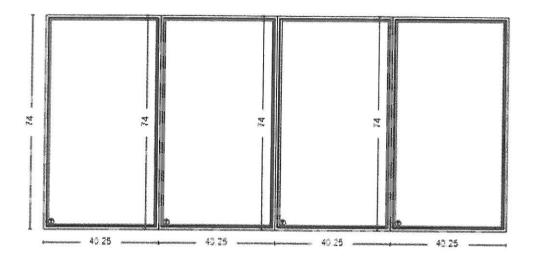
 Line Number:
 55
 Quote Qty:
 1
 Scaling:
 1/2" = 1'

 Description:
 Vinyl Windows / Doors By Pella, 2-Wide Double Hung, 76.5 X 67.5, Almond
 Number:
 77" X 68"



Signature:

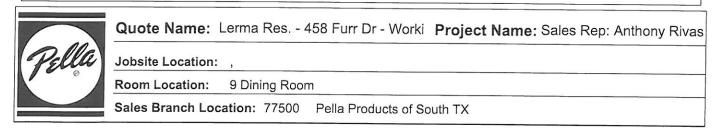
Date:



Viewed from the Exterior

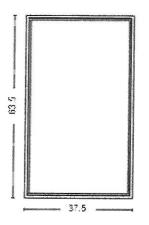
Quote Number: 7577161Line Number: 60Quote Qty:Description: Support Product, 4-Wide Direct Set, 161 X 74, AlmondRough Opening: 161.75" X 74.75"

Scaling: 1/2" = 1'



Signature:

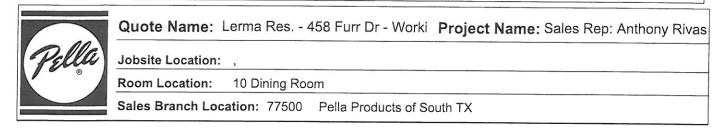
Date:



Viewed from the Exterior

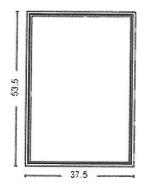
Quote Number: 7577161Line Number: 65Quote Qty:Description: Support Product, Direct Set Fixed Frame, 37.5 X 63.5, AlmondRough Opening: 38.25" X 64.25"

Scaling: 1/2" = 1'



Signature:

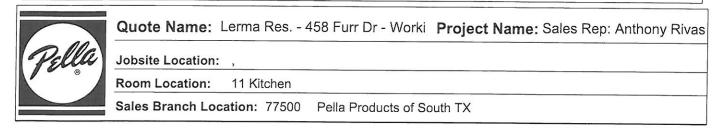
Date:



Viewed from the Exterior

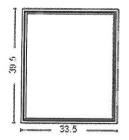
Quote Number: 7577161Line Number: 70Quote Qty:Description: Support Product, Direct Set Fixed Frame, 37.5 X 53.5, AlmondRough Opening: 38.25" X 54.25"

Scaling: 1/2" = 1'



Signature:

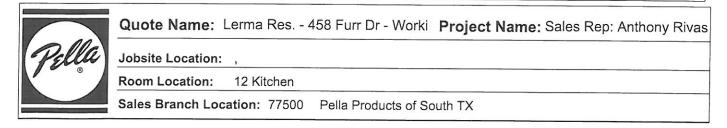
Date:



Viewed from the Exterior

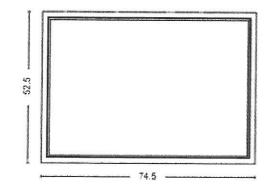
Quote Number:7577161Line Number:75Quote Qty:1Description:Support Product, Direct Set Fixed Frame,33.5 X 39.5, AlmondRough Opening:34.25" X 40.25"

Scaling: 1/2" = 1'



Signature:

Date:



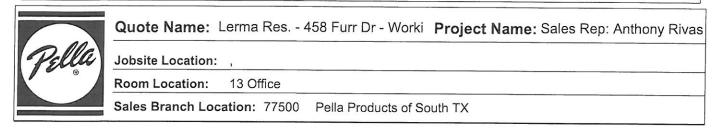
Viewed from the Exterior

 Quote Number:
 7577161

 Line Number:
 80
 Quote Qty:
 3
 Scaling:
 1/2" = 1'

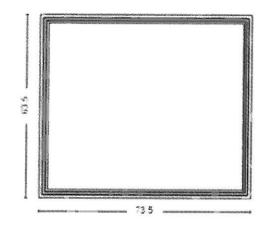
 Description:
 Vinyl Windows / Doors By Pella, Direct Set Fixed, 74.5 X 52.5, Almond
 Scaling:
 1/2" = 1'

 Rough Opening:
 75" X 53"
 Scaling:
 1/2" = 1'



Signature:

Date:

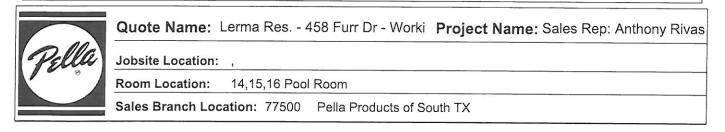


Viewed from the Exterior

3

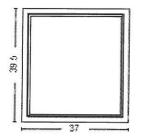
Quote Number: 7577161Line Number: 85Quote Qty:Description: Architect, Sash Set Fixed, 73.5 X 63.5Rough Opening: 74.25" X 65.375"

Scaling: 1/2" = 1'



Signature:

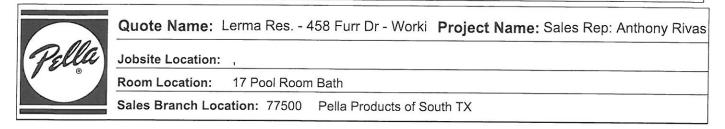
Date:



Viewed from the Exterior

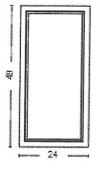
 Quote Number: 7577161
 Quote Qty:
 1
 Scaling:
 1/2" = 1'

 Description: Vinyl Windows / Doors By Pella, Direct Set Fixed, 37 X 39.5, Almond
 Rough Opening: 37.5" X 40"
 Scaling:
 1/2" = 1'



Signature:

Date:



Viewed from the Exterior

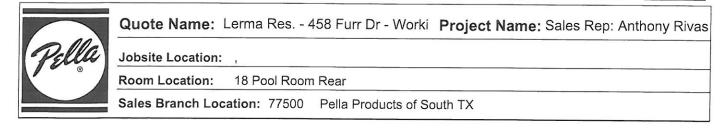
 Quote Number:
 7577161

 Line Number:
 95
 Quote Qty:
 1

 Description:
 Vinyl Windows / Doors By Pella, Direct Set Fixed, 24 X 49, Almond

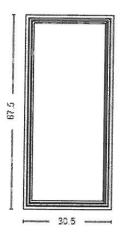
 Rough Opening:
 24.5" X 49.5"

Scaling: 1/2" = 1'



Signature:

Date:

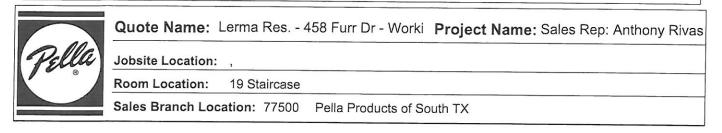


Viewed from the Exterior

1

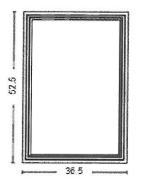
Quote Number: 7577161Line Number: 100Quote Qty:Description: Architect, Sash Set Fixed, 30.5 X 67.5Rough Opening: 31.25" X 68.25"

Scaling: 1/2" = 1'



Signature:

Date:

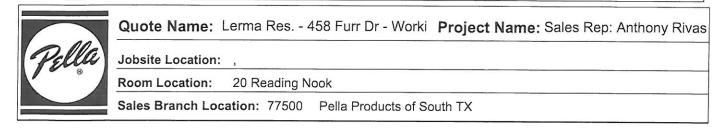


Viewed from the Exterior

1

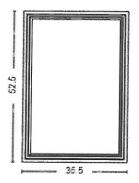
Quote Number:7577161Line Number:105Quote Qty:Description:Architect, Sash Set Fixed, 36.5 X 52.5Rough Opening:37.25" X 53.25"

Scaling: 1/2" = 1'



Signature:

Date:

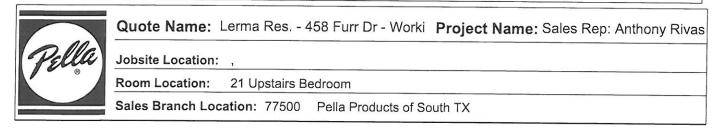


Viewed from the Exterior

1

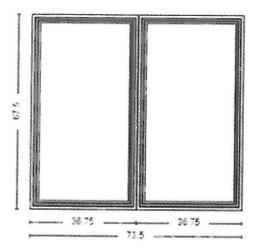
Quote Number: 7577161Line Number: 110Quote Qty:Description: Architect, Sash Set Fixed, 36.5 X 52.5Rough Opening: 37.25" X 53.25"

Scaling: 1/2" = 1'



Signature:

Date:

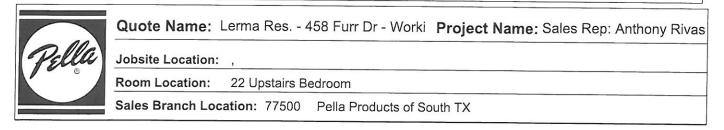


Viewed from the Exterior

1

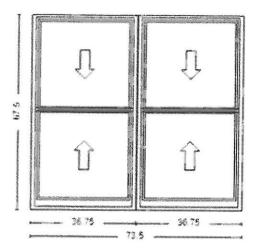
Quote Number:7577161Line Number:115Quote Qty:Description:Architect,2-Wide Sash Set,73.5 X 67.5Rough Opening:74.25" X 68.25"

Scaling: 1/2" = 1'



Signature:

Date:

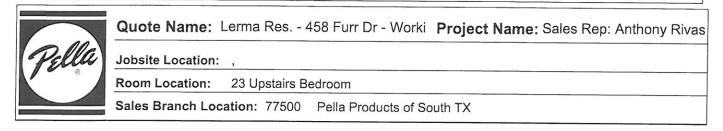


Viewed from the Exterior

1

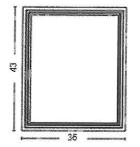
Quote Number: 7577161Line Number: 120Quote Qty:Description: Architect, 2-Wide Double Hung, 73.5 X 67.5Rough Opening: 74.25" X 68.25"

Scaling: 1/2" = 1'



Signature:

Date:

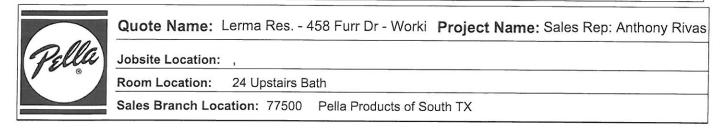


Viewed from the Exterior

1

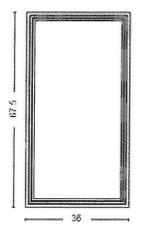
Quote Number:7577161Line Number:125Quote Qty:Description:Architect, Sash Set Fixed, 36 X 43Rough Opening:36.75" X 43.75"

Scaling: 1/2" = 1'



Signature:

Date:

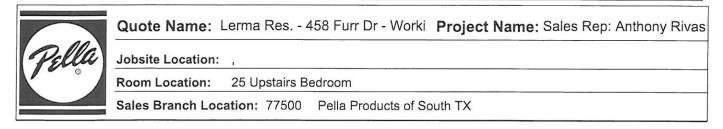


Viewed from the Exterior

2

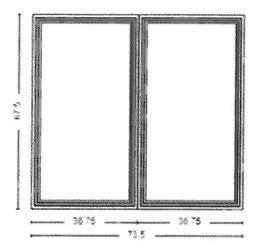
Quote Number:7577161Line Number:130Quote Qty:Description:Architect, Sash Set Fixed, 36 X 67.5Rough Opening:36.75" X 68.25"

Scaling: 1/2" = 1'



Signature:

Date:



Viewed from the Exterior

1

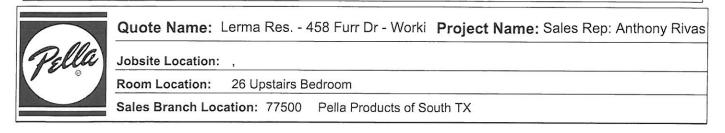
 Quote Number:
 7577161

 Line Number:
 135
 Quote Qty:

 Description:
 Architect,
 2-Wide Sash Set,
 73.5 X 67.5

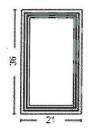
 Rough Opening:
 74.25" X 68.25"
 X 68.25"

Scaling: 1/2" = 1'



Signature:

Date:



Viewed from the Exterior

Quote Number: 7577161 Line Number: 140 Quote Qty: Description: Architect, Sash Set Fixed, 21 X 36 Rough Opening: 21.75" X 36.75"

2

Scaling: 1/2" = 1'

