

Docket Item #5
BAR #2018-00538

BAR Meeting
January 2, 2019

ISSUE: Request for Alterations (after-the-fact)

APPLICANT: Jeffrey Getty

LOCATION: 728 Franklin Street

ZONE: RM/Townhouse zone

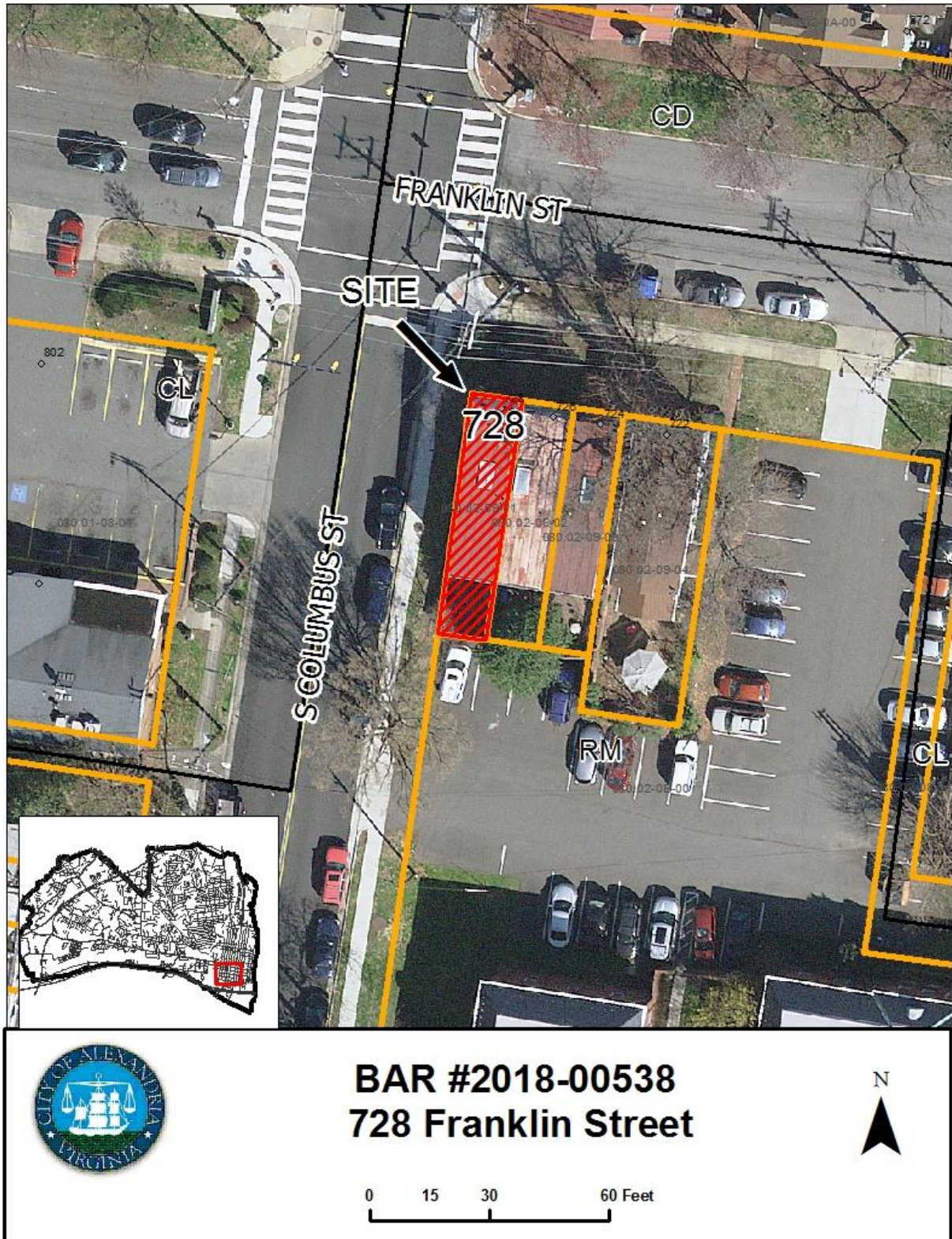
STAFF RECOMMENDATION

Staff recommends partial approval and partial denial of the after-the-fact Certificate of Appropriateness as follows:

1. Approval of the installed aluminum-clad windows on the later addition (two windows on South Columbus Street and all the windows on the south elevation)
2. Denial of aluminum clad windows on the historic portion of the townhouse, including all windows on the Franklin Street elevation and two windows on the South Columbus Street elevation. Windows must comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. ISSUE

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for the installation of aluminum-clad windows on all three elevations at 728 Franklin Street.

II. HISTORY

728 Franklin Street is the end unit of a row of three attached, two-story, two-bay, wood frame, vernacular Victorian period rowhouses. This block of Old Town first appears on the 1921 Sanborn Fire Insurance Map and the three rowhouses that exist today are shown in this location at that time, though based on the Italianate architectural style they had likely been constructed 30 years prior. The rear one-third of the house was constructed of concrete block clad with Masonite siding in the late **1970s**.



Figure 1: View looking northeast taken by staff on August 31, 2018 showing the CMU rear addition to the original structure.

On August 31, 2018, BAR staff administratively approved BAR2018-00402, attached, with the following description of proposed work:

1. Salvage exist. historic German siding from side & use to restore the front façade. Use new wood German siding on the west side of original house. Use 1x6 fiber cement siding on conc. block and align exposure with wood siding.
2. Pella painted wood 1/1 windows.
3. Painted wood Victorian style door on front with existing stained glass transom.

The description above was written following a lengthy discussion with the applicant in the Planning office, as staff explained the BAR's policy of using materials historically available on early portions of the building and modern materials on later portions. The manufacturer's window literature provided by the applicant stated that the windows were "Painted, Standard Enduraclad, White" and included two enlarged section details titled: "Pella Architect Series, Wood Exterior." Staff specifically noted in the application description that the windows were to be "Pella painted wood 1/1 windows." in the to eliminate any confusion. On October 24, staff inspected the site during construction and found that the installed aluminum-clad windows were not in compliance with the administrative approval (Figures 3 & 4). The other alterations were installed as approved by staff.



Figure 2: Front façade after removal of Masonite siding.



Figure 3: Current Franklin Street elevation showing historic German siding, painted wood door and aluminum-clad windows.



Figure 4: Existing aluminum-clad windows on the South Columbus Street elevation. The two outlined windows are located on the 1978 addition and comply with the BAR's window policy.

Previous Approvals:

August 31, 2018, administrative approval for alterations (BAR2018-00402)

March 4, 2011 – Administrative approval for in-kind roof replacement (BAR2011-00048)

July 5, 1978 – Approved for alterations

June 7, 1978 – Approved for alteration, renovation of rowhouse (including addition)

III. ANALYSIS

The *Design Guidelines* state that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” (Windows – Page 1) The size, location, type and trim of windows are a defining element of historic architectural styles and inappropriate windows can have a dramatic impact on the historic appearance of a structure. While the one-over-one style of the windows is appropriate for the late Victorian period, the BAR has determined that aluminum-clad windows are not appropriate for the historic portion of a structure. The BAR’s policy for buildings (or portions of buildings) predating 1935, therefore, only allows for staff approval of *painted* wood windows.

Staff and the applicant communicated on a number of occasions regarding the proposed alterations to the property. There were extensive discussions about the siding, doors and windows on site, over the phone and in the office. Although the applicant initially proposed fiber cement siding, a stamped metal 6 panel door, and aluminum-clad wood windows throughout, staff explained the BAR’s policy and conditioned the approval on wood siding on the front, a wood front door and painted wood windows. (see BAR Administrative Approval; Attachment 3)

To be consistent with the BAR’s longstanding policy, staff recommends partial approval and partial denial of the after-the-fact Certificate of Appropriateness. Staff supports the use of aluminum-clad windows on the 1978 addition, two on Columbus Street (as indicated in figure 4) and on the rear elevation of the property because they are located on portions of the building constructed after 1934. However, the aluminum-clad windows installed on the historic portion of the property do not comply with Board’s policies and guidelines regarding window replacement for early buildings. The applicant should replace the inappropriate windows on the historic portion of the rowhouse, which include three on Franklin Street (north elevation) and two on Columbus Street (west elevation), with wood windows that comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

However, staff notes that the fine print in window manufacturer’s marketing literature is notoriously and intentionally obscure, even for staff, and homeowners cannot be expected to understand technical jargon when they do not work in this industry every day. Staff processed 538 Certificates of Appropriateness in 2018. We believe we clearly explained the BAR’s policy to the applicant several times and this is the first conflict of this kind we have experienced. The applicant, on the other hand, has represented that they believed they were buying the painted wood windows described by staff and the manufacturers order form does indicate these windows are both painted and wood. Staff relied on the manufacturer’s large-scale cut-sheets provided by the salesperson that clearly indicated these were painted wood windows, as commonly provided by Pella for early buildings in the historic district, and staff stated the windows must be painted wood on the administrative approval application for additional clarity.

Staff also notes that the window frames have now been installed, flashed and trimmed inside and out and would be extremely disruptive to remove at this time, so staff suggested that Pella may be able to provide painted wood sash kits within the existing clad frame. Pella has not yet responded to that inquiry and the applicant points out that this will still be a significant additional expense to replace the sash on five windows. While this is a corner property and has two street facing elevations, the house is set back from the sidewalk on both sides and staff concurs with the applicant that the finish material of the sash will not be discernable through the window screen. Nevertheless, absent a unique circumstance and finding from the Board, staff's recommendation is to uphold the BAR's adopted policy.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

No comments received.

Code Administration

C-1 Site visit to determine the location of the windows and work area.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under [BAR2011-00048, BAR2018-00402] (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00538: 728 Franklin Street

3 –Administrative Approval Application (BAR2018-00402)

BAR Case # _____

ADDRESS OF PROJECT: 728 FRANKLIN STREET, ALEXANDRIA VA
TAX MAP AND PARCEL: 080.02-09-01 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: JEFFREY L. GETTY

Address: 728 FRANKLIN STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571 242 0679 E-mail: JEFF.GETTY969@GMAIL.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: JEFFREY L. GETTY

Address: 728 FRANKLIN STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571 242 0679 E-mail: JEFF.GETTY969@GMAIL.COM

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

PLEASE SEE ATTACHED TYPED PAGES

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

DESCRIPTION OF PROPOSED WORK

The project consists of the replacement of exterior siding (existing outer composition siding was substantially deteriorated) and replacement of existing windows and doors (also substantially deteriorated). The building consists of an older wood frame portion on the north, and a smaller, newer, concrete block portion on the south.

Current status of the work is that window and door replacement is complete, siding replacement is complete but not yet fully painted.

Staff has informed me (after the installation) that the new windows, which are constructed of painted wood with a metal clad exterior, are not in compliance with the BAR's adopted policy. My position is that the construction of the windows was clearly indicated on actual manufacturer's order sheets which I submitted to staff for review on August 3, 2018 (before the window order was final) and that staff did not comment on, or object to, the planned window construction until after viewing the completed installation. Replacing the new windows at this juncture would obviously be a very expensive and, I believe, quite an unfair proposition.

I am therefore requesting BAR approval of the new windows as installed.

Here is the background of events:

Initially, in July, I approached the city in person to discuss the concept of the project and was advised by staff that the work could probably be done under a BAR administrative approval. I filed an application for this, and began working with a window replacement company (Pella) to formulate a plan to replace the windows and doors. In addition, I engaged a contractor (Navarro) to replace the siding in it's entirety with cementitious siding (Hardieplank).

On August 3, I forwarded the Pella order sheets and details which I had received from the manufacturer to staff, showing an itemized description of the products which I was planning to install (I did this in order to have staff review and comment on the products). While the stock details did not correctly show that the windows were to be clad, the order sheets from which the windows were to be manufactured clearly did.

On August 9, I received an email from staff advising me that my home was an "early building" and that this would preclude the work being approved administratively. I was advised to remove a small section of the outer siding from each elevation in order to inspect the material beneath it. On August 15, I emailed staff advising that I had removed the siding as directed (revealing older siding beneath), and that I had placed the window order on hold pending further direction from staff. The staff member acknowledged that email on the same day, and indicated that she would visit the site to inspect the siding.

On August 17, the staff member visited the site in my absence- she spoke with Karen Burnett (co-resident) and conveyed that the next step was to remove the remainder of the outer siding in order to inspect the older siding (beneath it) more fully.

On August 24, I emailed staff that I had arranged to have the remainder of the siding removed and stated that I wished to confirm that I could proceed with that work without permitting. I

also stated that I was anxious to begin the window replacement as soon as possible (the existing windows were, quite literally, falling apart).

I received no further communication from the staff member. The following week I engaged a contractor (Navarro) and the remainder of the outer siding was removed.

On August 31, Ms. Burnett visited with staff in my absence in an effort to receive guidance (at some point in this meeting she connected me by telephone) and secure the necessary paperwork. Staff (Mr. Cox) was kind enough to discuss the project and to assist Ms. Burnett with completing the BAR administrative approval application, which he then approved in the meeting. The application indicates a strategy for the siding which reuses existing older boards at the front elevation, matching wood siding on the older portion of the side elevation, and Hardieplank for the remainder. There is a notation for "painted wood" windows.

Ms. Burnett brought with her to the meeting a printed copy of the window/door order sheets, and staff pointed out that the planned 6-panel fiberglass front door was unacceptable and would need to be replaced by a 2-panel or 4-panel wooden door. This change to the window and door order was made, resulting in substantial additional cost.

I had no further contact with staff until October 20, when Mr. Cox appeared at the site and pronounced that the windows (now fully installed) were not in compliance.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☐ Square feet of existing signs to remain: _____
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: JEFFREY L. GETTY

Date: 11/19/2018

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JEFFREY L. GETTY	728 FRANKLIN ST. ALEXANDRIA, VA	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JEFFREY L. GETTY	728 FRANKLIN ST. ALEXANDRIA, VA	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

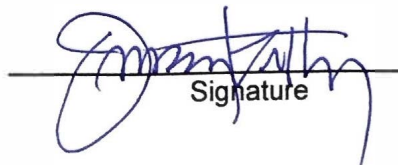
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. JEFFREY L. GETTY	NONE	NONE
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

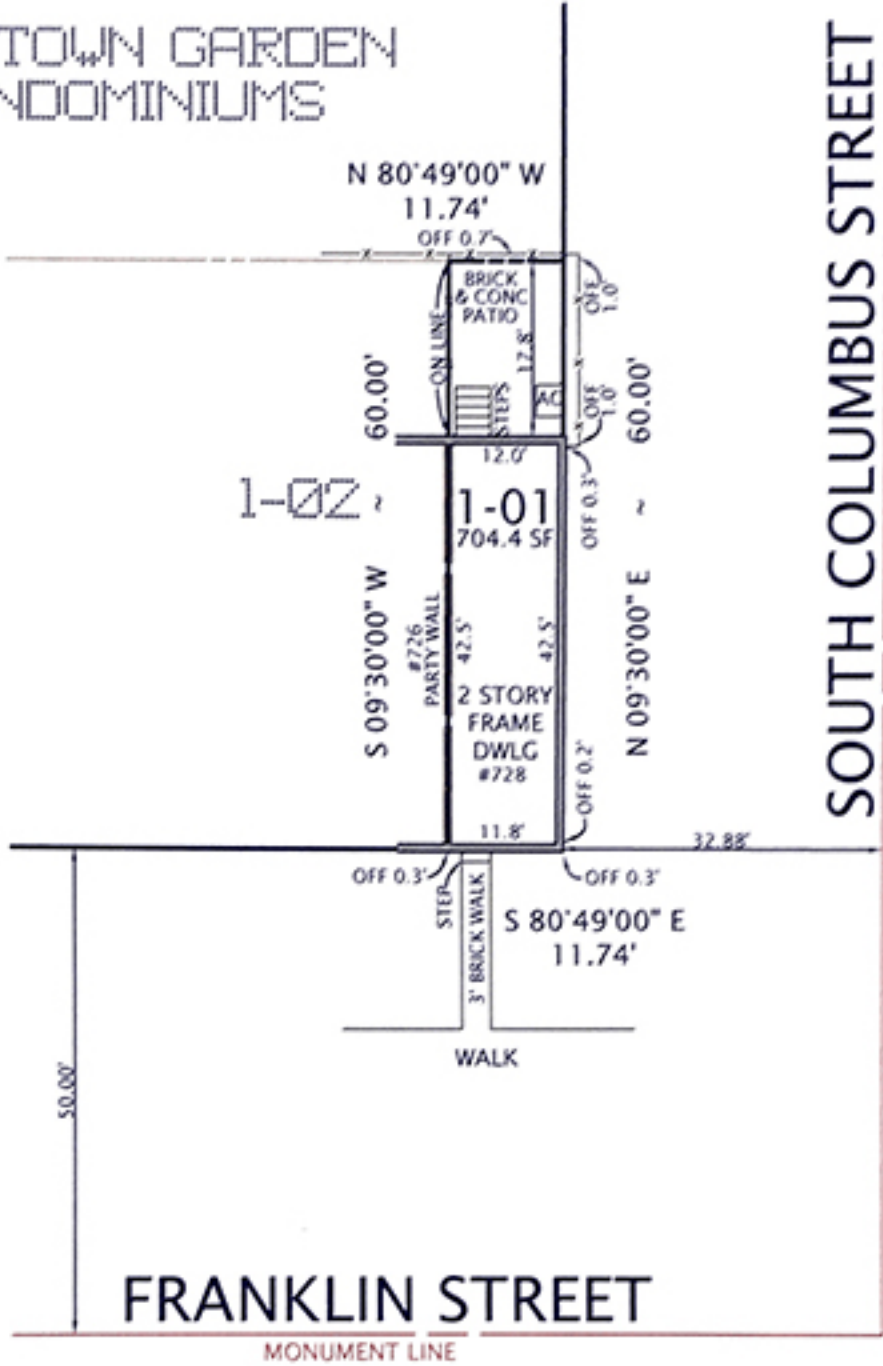
12/7/2018
Date

JEFFREY L. GETTY
Printed Name


Signature

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

OLD TOWN GARDEN
CONDOMINIUMS



FRANKLIN STREET
MONUMENT LINE

PLAT
SHOWING HOUSE LOCATION ON
LOT 1-01
GOLDFARB'S CORNER
(DEED BOOK 887, PAGE 235)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JUNE 17, 2003

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



CASE NAME:
BRUMBAUGH - GETTY
MARK S. ALLEN

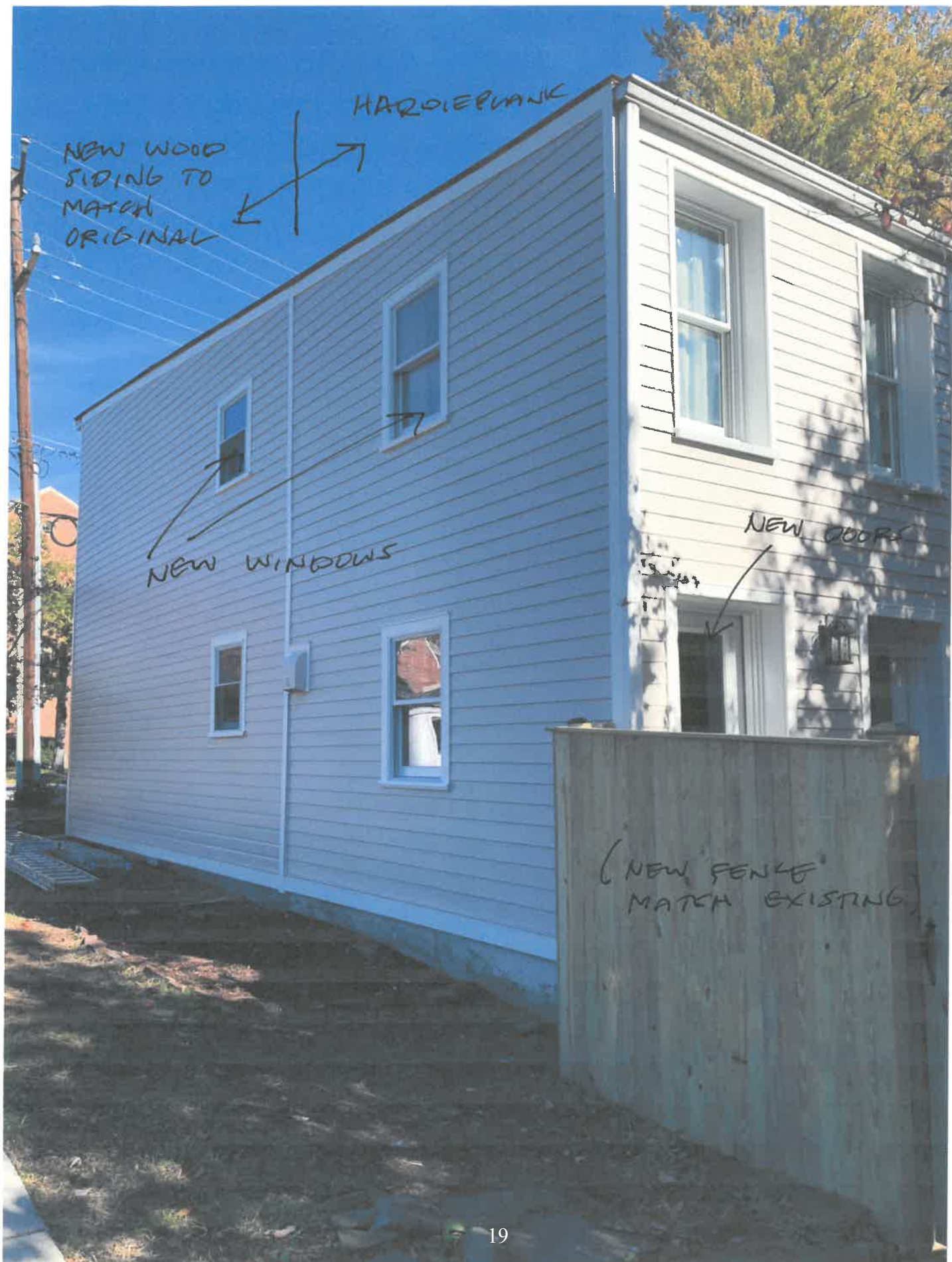
DOMINION SURVEYORS, INC.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412



FRONT (NORTH SIDE)



726




SIDE (WEST SIDE) AND REAR (SOUTH SIDE)



Customer: Jeff Getty


Project Name: Getty,Jeff,2130564

Quote Number: 10425792

Line #	Location:	Attributes	
5	REAR DOORS	Pella Brand, Entry Door Inswing, White, 4 9/16"	Qty 2
	 <p>Viewed From Exterior</p> <p>PK # 2012</p>	<p>1: Entry Door Unit Type: Left Inswing, Standard Sill, No Fire Rating, No Fire Rating Dimension Options: No Cut Down General Information: 5 7/8", 1 5/16", 4 9/16" Panel Style: Full Light Glass: Tempered Low-E Air Fillec Grilles: No Grille Panel Selection: Smooth, Painted, White, Painted, White Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, White, Wood, Bright White Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, No Handle Set, Standard Steel, Satin Nickel, Mill Finish Sill Unit Accessories: No Wrought Iron, No Bang Panel</p>	

Customer Notes: OPEN LEFT AND RIGHT

RIW259 - Entry Door - Lock and Deadbolt Installation	Qty	1
RIW244 - Entry Door - Single Door	Qty	1
RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening	Qty	1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry Syste	Qty	1

Line #	Location:	Attributes	
10	SIDE DINING ROOM	Architect, Double Hung, White	Qty 1
	 <p>Viewed From Exterior</p> <p>PK # 2012</p>	<p>1: Size Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,</p>	
		<p>RIW215 - Pocket Fit Installation - Single Unit</p> <p>RIWLSP20 - Lead Safe Removal Pfit Installation per opening</p>	<p>Qty 1</p> <p>Qty 1</p>

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

Printed on 8/1/2018

Detailed Proposal

Page 2 of 8



Proposal - Detailed

Pella Window and Door Showroom of Gaithersburg
202 Perry Parkway
Gaithersburg, MD 20877
Phone: (202) 594-3979 Fax: (301) 926-9899

Sales Rep Name: Kayser, Chris
Sales Rep Phone: 202-570-9544
Sales Rep E-Mail: ckayser@kc-pella.com
Sales Rep Fax: 240-465-1088

Customer Information	Project/Delivery Address	Order Information
Jeff Getty 728 Franklin St ALEXANDRIA, VA 22314-4104 Primary Phone: (703) 4022242 Mobile Phone: Fax Number: E-Mail: jeffgetty969@gmail.com Contact Name: Great Plains #: Customer Number: 1008832246 Customer Account: 1004852346	Getty,Jeff,2130564 728 Franklin St Lot # Alexandria, VA 22314-4104 County: Owner Name: Jeff Getty Owner Phone: (703) 4022242	Quote Name: Getty,Jeff,2130564 Order Number: 717GDU611 Quote Number: 10425792 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: ALEXANVAI8 Cust Delivery Date: None Quoted Date: 7/29/2018 Contracted Date: 8/1/2018 Booked Date: Customer PO #:

Customer Notes: PELLA CERTIFIED INSTALLATION

* HISTORIC WOOD WINDOWS *

Line #	Location:	Attributes	Qty
1	crew notes	RPSET202 - INSTALL for 1000+	1

Customer Notes: Pella set up includes delivery,Lead test, pre-check measure appt., crew set up and break down and hauling away all debris

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

Printed on 8/1/2018

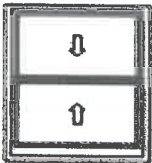
Detailed Proposal

Page 1 of 8

Customer: Jeff Getty

Project Name: Getty,Jeff,2130564

Quote Number: 10425792

Line #	Location:	Attributes	Qty
15	SIDE OVER SINK	Architect, Double Hung, White	1
		PK # 2012 1: Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,	


Viewed From Exterior

RIW215 - Pocket Fit Installation - Single Unit

Qty 1

RIWLSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

Line #	Location:	Attributes	Qty
20	FRONT DOOR	Pella Brand, Entry Door, Pella Brand, Direct Set Fixed Frame Rectangle, White, 4 9/16"	1
		PK # 2012 1: Entry Door Unit Type: Left Inswing, Standard Sill, No Fire Rating Dimension Options: No Cut Down General Information: 5 7/8", 1 5/16", 4 9/16" Panel Style: 6 Panel Panel Selection: Smooth, Painted, Brick Red, Painted, White Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, White, Wood, Bright White Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, No Handle Set, Standard Steel, Satin Nickel, Mill Finish Sill Unit Accessories: No Bang Panel Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: Fixed Frame Direct Set Unit Type: Fixed Frame General Information: 5", 1 5/16", 3 11/16" Glass: Insulated Dual Tempered Low-E Non High Altitude Grilles: No Grille Frame Selection: Clad, Pine, Standard Enduraclad, White, Wood, Bright White	

Viewed From Exterior

Customer Notes: EXTERIOR COLOR MAY CHANGE AT PRE-CHECK

RIW259 - Entry Door - Lock and Deadbolt Installation

Qty 1

RIW244 - Entry Door - Single Door

Qty 1

RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening

Qty 1

RIW211 - Additional Unit within same opening over 96 united inches

Qty 1

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Detailed Proposal

Page 3 of 8

Customer: Jeff Getty

Project Name: Getty,Jeff,2130564

Quote Number: 10425792

PSPAINTRR17 - PAINTRR17 Non-Standard Color Charge

Qty 1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry Syste

Qty 1

Line #	Location:	Attributes
--------	-----------	------------

25 FRONT LR AND OFFICE



Viewed From Exterior

PK #
2012

Architect, Double Hung, White

Qty
3

1: Double Hung, Equal

General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Half Screen, Standard EnduraClad, White, Standard, InView™

Grille: No Grille,

RIW215 - Pocket Fit Installation - Single Unit

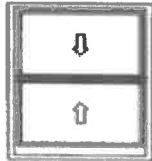
Qty 1

RIWLSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

Line #	Location:	Attributes
--------	-----------	------------

30 SIDE BATH



Viewed From Exterior

PK #
2012

Architect, Double Hung, White

Qty
1

1: Double Hung, Equal

General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Half Screen, Standard EnduraClad, White, Standard, InView™

Grille: No Grille,

RIWLSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

RIW215 - Pocket Fit Installation - Single Unit

Qty 1

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Printed on 8/1/2018

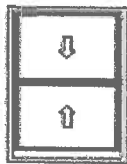
Detailed Proposal


Page 4 of 8

Customer: Jeff Getty

Project Name: Getty,Jeff,2130564

Quote Number: 10425792

Line #	Location:	Attributes	
35	SIDE MBR	Architect, Double Hung, White	Qty 1
		PK # 2012 1: Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,	
	Viewed From Exterior		
		RIWLSP20 - Lead Safe Removal Pfit Installation per opening RIW215 - Pocket Fit Installation - Single Unit RIW365 - Sill Repair (includes rot,replacing existing, lowering sill	Qty 1 Qty 1 Qty 1

Line #	Location:	Attributes	
40	REAR MBR	Architect, Double Hung, White	Qty 2
		PK # 2012 1: Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,	
	Viewed From Exterior		
		RIW215 - Pocket Fit Installation - Single Unit RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1 Qty 1

Thank You For Your Interest In Pella® Products

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

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Detailed Proposal

Page 5 of 8

PELLA WARRANTY:

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

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

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

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

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

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

Product Performance Information:

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

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

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

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

APPLICATION FOR BAR ADMINISTRATIVE APPROVAL

Administrative approvals by the Board of Architectural Review (BAR) Staff are only for historically appropriate repairs/replacement. Please note that upon reviewing an application for administrative approval, BAR Staff may determine that a full application must be made to be heard at a public hearing before the BAR and cannot be administratively approved.

ADDRESS OF PROJECT: 728 Franklin St.

TAX MAP AND PARCEL: _____ ZONING: _____

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Jeff Getty

Address: 728 Franklin St.

City: Alexandria State: VA Zip: 22314

Phone: 571-242-0679 E-mail: jeffgetty969@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Jeff Getty

Address: 728 Franklin St.

City: Alex State: VA Zip: 22314

Phone: 571-242-0679 E-mail: jeff.getty969@gmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations/repairs?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations/repairs?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

City of Alexandria Board of Architectural Review Staff Review	
Address: <u>728 FRANKLIN ST</u>	
<input type="checkbox"/> Not visible from public right-of-way.	
<input type="checkbox"/> Interior work only. No exterior work authorized.	
<input checked="" type="checkbox"/> Historically appropriate replacement or repair.	
Staff: <u>W. J. J. J.</u>	Date: <u>8/31/18</u>
for Director of Planning & Zoning	

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

1. SALVAGE EXIST. HISTORIC GERMAN SIDING FROM SIDE & USE TO RESTORE THE FRONT FACADE. USE NEW WOOD GERMAN SIDING ON WEST SIDE OF ORIGINAL HOUSE. USE 1X6 FIBER CEMENT SIDING ON CONC. BLOCK AND ALIGN EXPOSURE WITH WOOD SIDING.
2. PELLA PAINTED WOOD 1/1 WINDOWS.
3. PAINTED WOOD VICTORIAN STYLE DOOR ON FRONT WITH EXISTING STAINED GLASS TRANSOM.

SUBMITTAL REQUIREMENTS:

At a minimum, you will need to include two copies of the following:

- Photographs of the existing conditions
- Specifications for the proposed replacement/repair

Staff may request additional information as necessary to evaluate the application. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Please read and check that you have read and understand the following items:

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

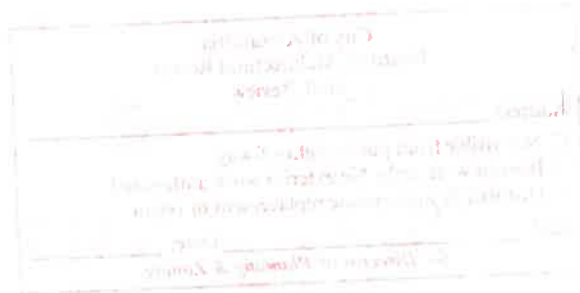
The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board or BAR Staff acting on behalf of the Board based on such information may be invalidated. The undersigned also hereby authorizes the City Staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

Date: _____



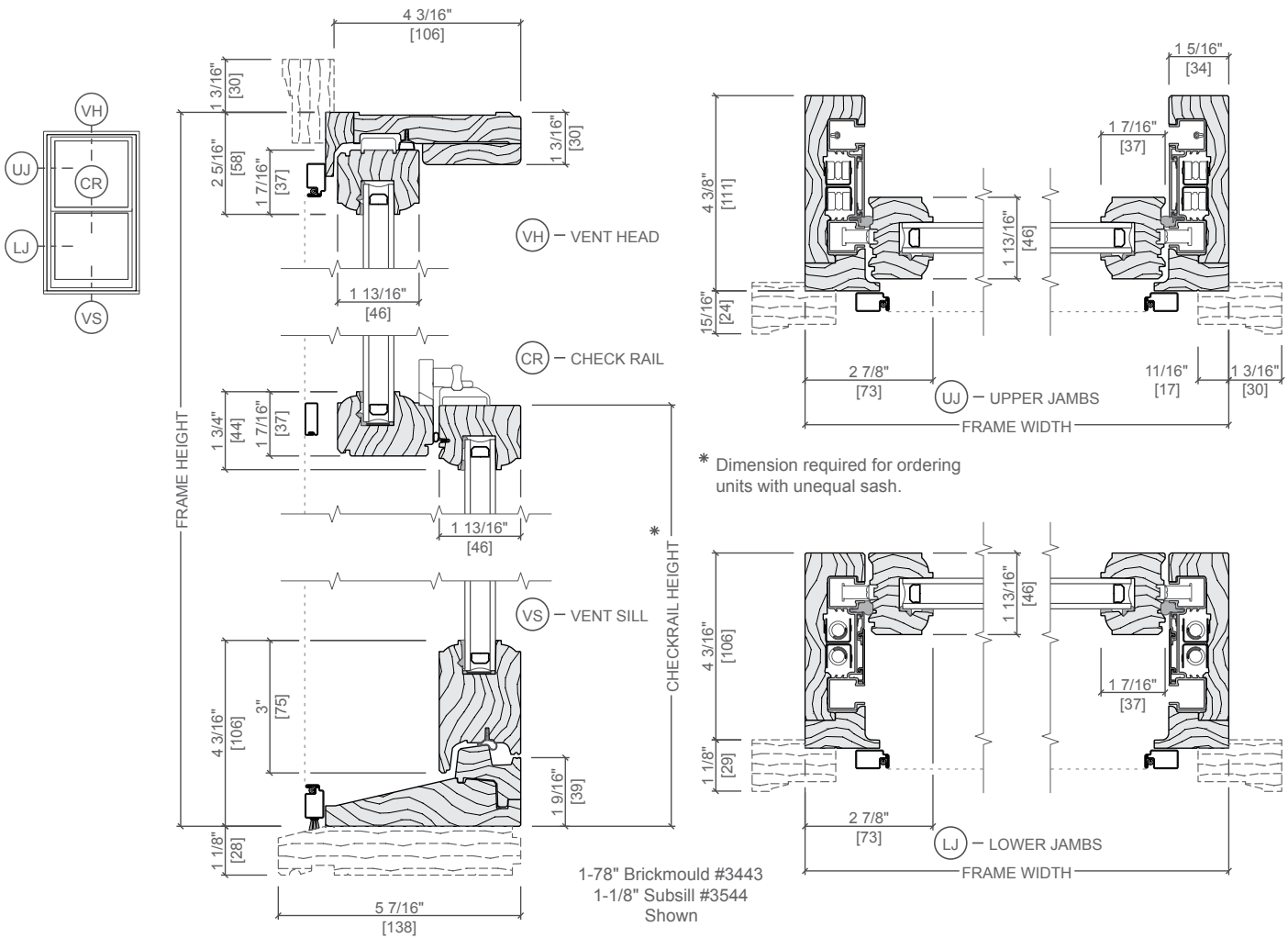


DOUBLE-HUNG

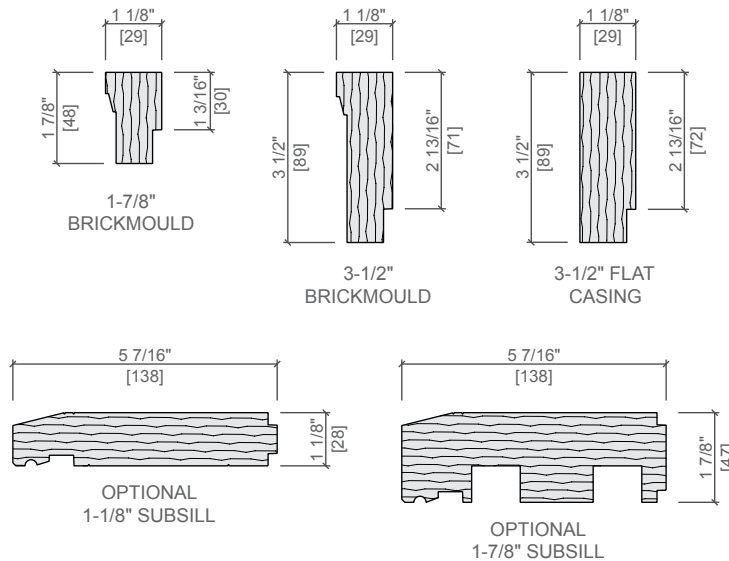
UNIT SECTIONS

Wood Exterior

LX Single- and Double-Hung



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.

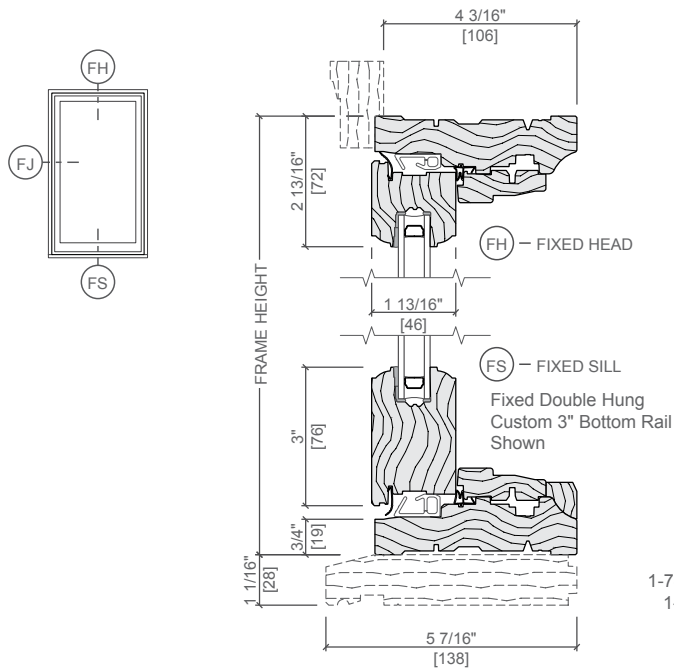


DOUBLE-HUNG

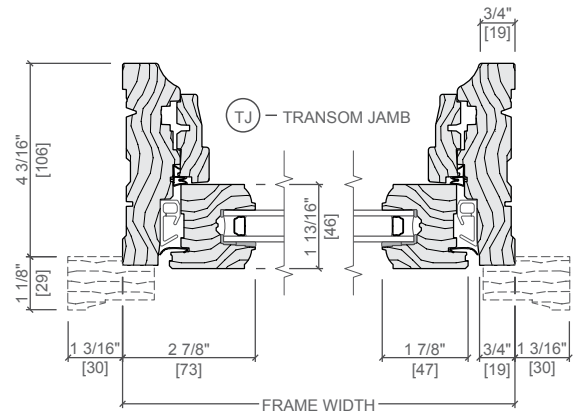
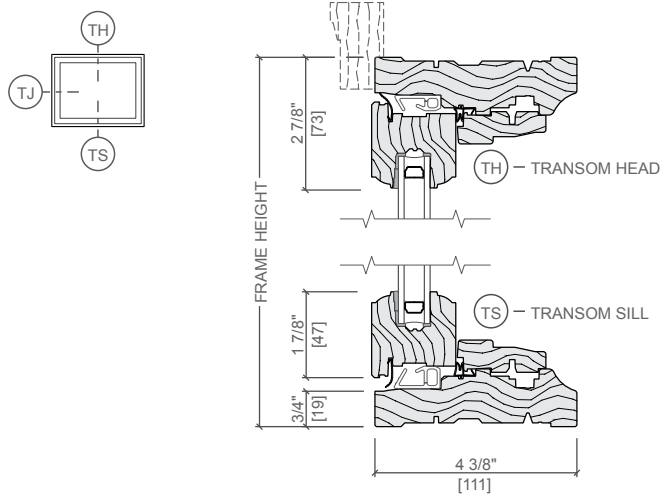
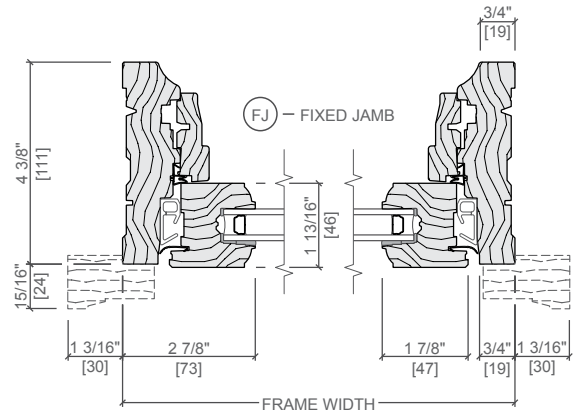
UNIT SECTIONS

Wood Exterior

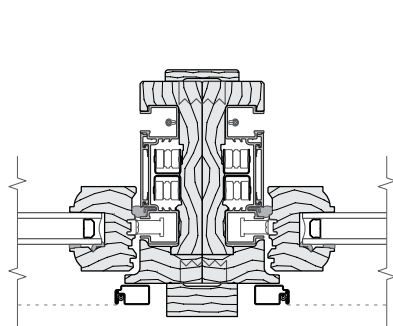
LX Fixed and Transoms



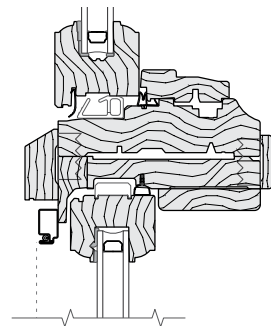
1-7/8" Brickmould #3443
1-1/8" Subsill #3544
Shown



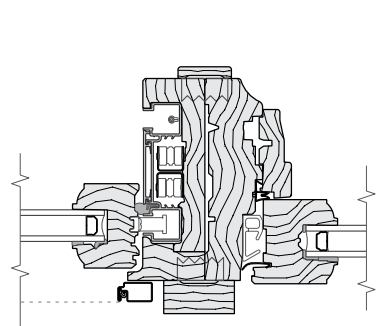
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See www.PellaADM.com for mullion limitations and reinforcing requirements.



Proposal - Detailed

Pella Window and Door Showroom of Gaithersburg
202 Perry Parkway
Gaithersburg, MD 20877
Phone: (202) 594-3979 Fax: (301) 926-9899

Sales Rep Name: Kayser, Chris
Sales Rep Phone: 202-570-9544
Sales Rep E-Mail: ckayser@kc-pella.com
Sales Rep Fax: 240-465-1088

Customer Information	Project/Delivery Address	Order Information
Jeff Getty 728 Franklin St ALEXANDRIA, VA 22314-4104 Primary Phone: (703) 4022242 Mobile Phone: Fax Number: E-Mail: jeffgetty969@gmail.com Contact Name: Great Plains #: Customer Number: 1008832246 Customer Account: 1004852346	Getty,Jeff,2130564 728 Franklin St Lot # Alexandria, VA 22314-4104 County: Owner Name: Jeff Getty Owner Phone: (703) 4022242	Quote Name: Getty,Jeff,2130564 Order Number: 717GDU611 Quote Number: 10425792 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: ALEXANVAI8 Cust Delivery Date: None Quoted Date: 7/29/2018 Contracted Date: 8/1/2018 Booked Date: Customer PO #:


Customer Notes: PELLA CERTIFIED INSTALLATION

* HISTORIC WOOD WINDOWS *

Line #	Location:	Attributes	Qty
1	crew notes	RPSET202 - INSTALL for 1000+	1

Customer Notes: Pella set up includes delivery,Lead test, pre-check measure appt., crew set up and break down and hauling away all debris


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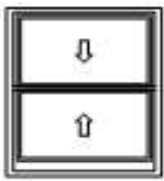
Line #	Location:	Attributes	
5	REAR DOORS	Pella Brand, Entry Door Inswing, White, 4 9/16"	Qty 2
		PK # 2012 1: Entry Door Unit Type: Left Inswing, Standard Sill, No Fire Rating, No Fire Rating Dimension Options: No Cut Down General Information: 5 7/8", 1 5/16", 4 9/16" Panel Style: Full Light Glass: Tempered Low-E Air Fillec Grilles: No Grille Panel Selection: Smooth, Painted, White, Painted, White Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, White, Wood, Bright White Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, No Handle Set, Standard Steel, Satin Nickel, Mill Finish Sill Unit Accessories: No Wrought Iron, No Bang Panel	

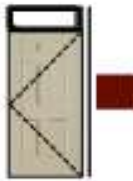
Viewed From Exterior

Customer Notes: OPEN LEFT AND RIGHT

RIW259 - Entry Door - Lock and Deadbolt Installation	Qty	1
RIW244 - Entry Door - Single Door	Qty	1
RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening	Qty	1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry Syste	Qty	1

Line #	Location:	Attributes	
10	SIDE DINING ROOM	Architect, Double Hung, White	Qty 1
		PK # 2012 1: Size Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,	
	Viewed From Exterior		
		RIW215 - Pocket Fit Installation - Single Unit RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1 Qty 1

Line #	Location:	Attributes	
15	SIDE OVER SINK	Architect, Double Hung, White	Qty 1
 <p>Viewed From Exterior</p> <p>PK # 2012</p> <p>1: Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,</p>			
		RIW215 - Pocket Fit Installation - Single Unit	Qty 1
		RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1

Line #	Location:	Attributes	
20	FRONT DOOR	Pella Brand, Entry Door, Pella Brand, Direct Set Fixed Frame Rectangle, White, 4 9/16"	Qty 1
 <p>Viewed From Exterior</p> <p>PK # 2012</p> <p>1: Entry Door Unit Type: Left Inswing, Standard Sill, No Fire Rating Dimension Options: No Cut Down General Information: 5 7/8", 1 5/16", 4 9/16" Panel Style: 6 Panel Panel Selection: Smooth, Painted, Brick Red, Painted, White Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, White, Wood, Bright White Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, No Handle Set, Standard Steel, Satin Nickel, Mill Finish Sill Unit Accessories: No Bang Panel Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20</p> <p>2: Fixed Frame Direct Set Unit Type: Fixed Frame General Information: 5", 1 5/16", 3 11/16" Glass: Insulated Dual Tempered Low-E Non High Altitude Grilles: No Grille Frame Selection: Clad, Pine, Standard Enduraclad, White, Wood, Bright White</p>			

Customer Notes: EXTERIOR COLOR MAY CHANGE AT PRE-CHECK

RIW259 - Entry Door - Lock and Deadbolt Installation	Qty 1
RIW244 - Entry Door - Single Door	Qty 1
RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening	Qty 1
RIW211 - Additional Unit within same opening over 96 united inches	Qty 1

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

PSPAINTRR17 - PAINTRR17 Non-Standard Color Charge

Qty 1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry Syste

Qty 1

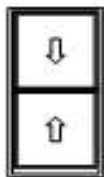
Line #	Location:	Attributes
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25 FRONT LR AND OFFICE

Architect, Double Hung, White

Qty

3



Viewed From Exterior

PK #
2012**1: Double Hung, Equal****General Information:** Standard, Style, Clad, Pine, 5", 3 11/16", No Certification**Exterior Color / Finish:** Painted, Standard Enduraclad, White**Interior Color / Finish:** Bright White Paint Interior**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor**Screen:** Half Screen, Standard EnduraClad, White, Standard, InView™**Grille:** No Grille,

RIW215 - Pocket Fit Installation - Single Unit

Qty 1

RIWLSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

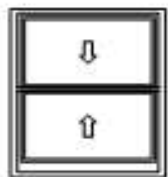
Line #	Location:	Attributes
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30 SIDE BATH

Architect, Double Hung, White

Qty

1



Viewed From Exterior


PK #
2012**1: Double Hung, Equal****General Information:** Standard, Style, Clad, Pine, 5", 3 11/16", No Certification**Exterior Color / Finish:** Painted, Standard Enduraclad, White**Interior Color / Finish:** Bright White Paint Interior**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor**Screen:** Half Screen, Standard EnduraClad, White, Standard, InView™**Grille:** No Grille,


RIWLSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

RIW215 - Pocket Fit Installation - Single Unit

Qty 1

Line #	Location:	Attributes	
35	SIDE MBR	Architect, Double Hung, White	Qty 1
		<p>PK # 2012</p> <p>1: Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,</p>	
	Viewed From Exterior		
		RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1
		RIW215 - Pocket Fit Installation - Single Unit	Qty 1
		RIW365 - Sill Repair (includes rot,replacing existing, lowering sill	Qty 1

Line #	Location:	Attributes	
40	REAR MBR	Architect, Double Hung, White	Qty 2
		<p>PK # 2012</p> <p>1: Double Hung, Equal General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: No Grille,</p>	
	Viewed From Exterior		
		RIW215 - Pocket Fit Installation - Single Unit	Qty 1
		RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

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

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

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

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

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

Product Performance Information:

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

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

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

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

Order Totals	
Taxable Subtotal	\$18,536.00
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$6,214.00
Total	\$24,750.00
Deposit Received	\$0.00
Amount Due	\$24,750.00