

ISSUE: Certificate of Appropriateness for alterations (after-the-fact)

APPLICANT: Theresa Rachael Dery

LOCATION: Old and Historic Alexandria District
1111 Michigan Court

ZONE: RM/Townhouse zone

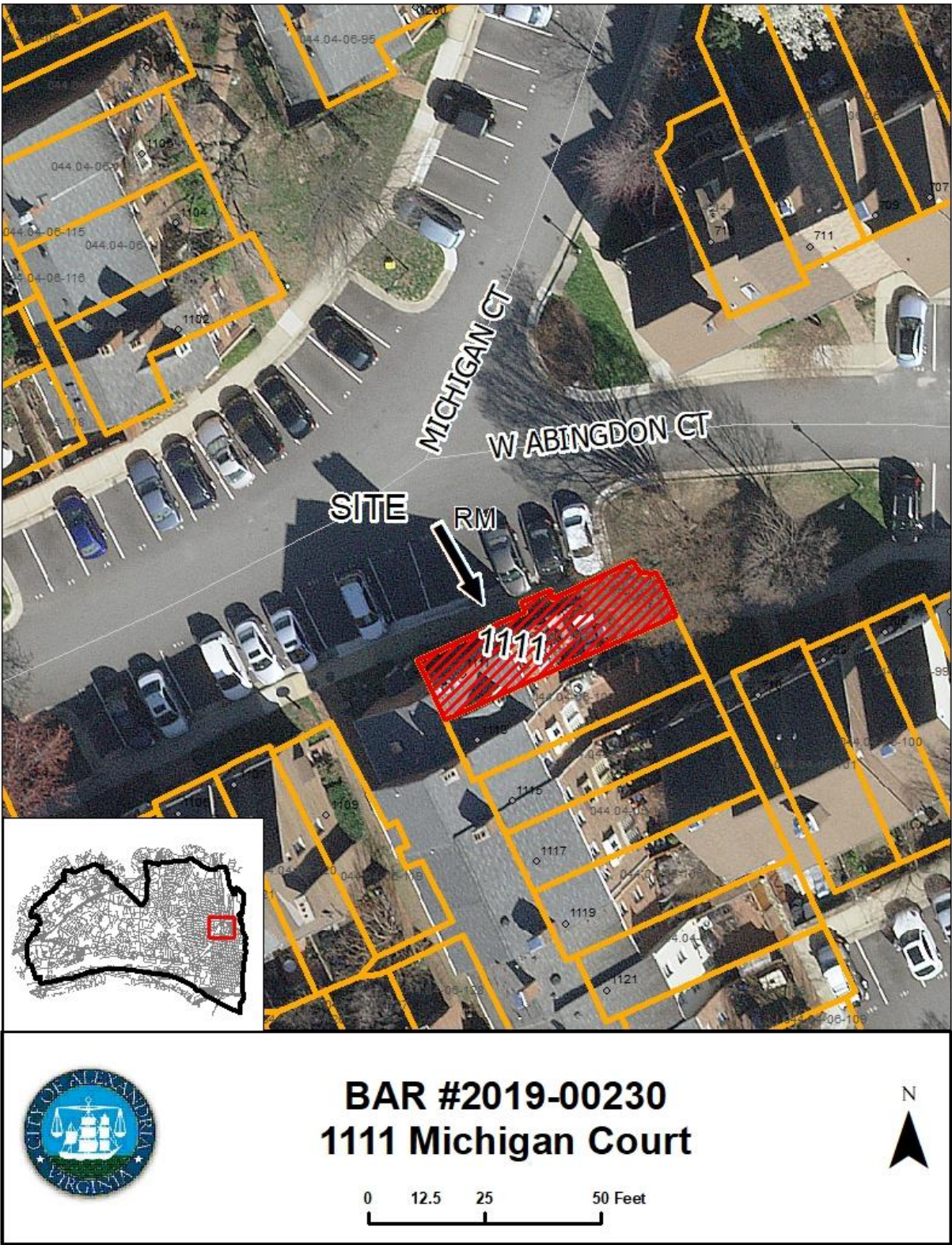
STAFF RECOMMENDATION

Staff recommends denial of the after-the-fact Certificate of Appropriateness for the seven windows with sandwich muntins and recommends approval of the single-light kitchen windows on the first floor of the west elevation.

Alternatively, staff recommends permanently affixing muntins to the exterior of the windows to replicate simulated divided lights.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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. APPLICANT'S PROPOSAL

The applicant is requesting approval of the after-the-fact replacement of eight windows and three patio doors at 1111 Michigan Court within the Nethergate townhouse development.

Certificate of Appropriateness

Seven double-hung Pella Architect Series aluminum-clad wood windows with six-over-six pane configuration and grids between glass (sandwich muntins) were installed as insert, or pocket, windows. Three windows are located on the rear/east elevation (second floor and dormer); two on the side/north elevation (first and second floors); and two on the front/west (Figure 1, second floor). The window on the west elevation first floor is a full frame replacement with a pair of Pella ProLine aluminum-clad, single-light casement windows (Figure 1). The applicant also replaced the three patio doors (Figure 2) at the rear east elevation with Pella Architect Series aluminum-clad doors (two operable and one fixed), with multi-light configuration and grids between glass (sandwich muntins).



Figure 1: west elevation



Figure 2: East elevation French doors

II. HISTORY

The two-and-one-half story Colonial Revival townhouse was built in **1984**. The building is located within the Nethergate development which consists of 144 townhouses. The building sits on the corner of Michigan Court and West Abington Court, both private roads, so visibility of the windows is limited to West Abington or Portner Road. The majority of the Nethergate development lies within 500 feet of the centerline of the Parkway and so is within the OHAD, though some of the townhouses at the northwest corner of the development are not. Even within the historic district, some elevations are not visible from a public way and are not reviewed by the BAR. This has led to substantial confusion among owners and contractors in the past and the

Nethergate homeowners association has worked with BAR staff to update the regulatory information provided to their owners to make them aware of the BAR's guidelines.

Previous BAR Approvals

There are no previous BAR applications for this property.

III. ANALYSIS

The property has an open zoning violation (ZEN2019-00223) for installation of "vinyl" windows without BAR approval or the required building permit. The applicant contacted staff to inquire about the process to have the after-the-fact windows approved after the violation notice was issued. According to the applicant, she was unaware of the absence of permit and BAR approval when the windows were replaced in 2014.

The *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* states that:

1. Wood replacement windows must be full frame or sash replacement kits in the existing frame rather than insert or pocket replacements. Fiberglass insert windows must have tight tolerances with minimal jamb widths and overlay panning;
2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions;
3. Multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior, with spacer bars between the glass that are a non-reflective, medium value color;
4. Muntins must be paintable and have a putty glaze profile on the exterior;
5. All glazing must be clear, non-reflective and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum 72% visible light transmission (VLT) with a through-the-glass shading coefficient between 0.87 – 1.0, and a reflectance of less than 10%. Low-E 272 generally meets these criteria;
6. The vinyl weather strip portion of the wood window jambs should be minimally visible.

Staff cannot administratively approve window replacement that does not comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Even though the material, aluminum-clad, and the light pattern of the after-the-fact windows match the previous windows and are appropriate for the 1980s Colonial Revival building, the sandwich muntins do not comply with the BAR guidelines. Moreover, the replacement double-hung windows were inserted into the existing window frame which usually makes the glazing smaller and requires a wide jamb extension to cover the gap between the frames and to clad the existing frame, so this practice is strongly discouraged by the BAR except for certain fiberglass windows which have very thin frames and do not reduce the glass area.

Staff, therefore, recommends denial of the Certificate of Appropriateness for the after-the-fact window installation, except for the casement windows on the kitchen at the first-floor of the west elevation which was previously a full frame replacement that had no muntins.

Alternatively, it may be possible for the applicant to obtain muntins from Pella which could be permanently affixed to the exterior of the existing windows. The grids between the glass would, effectively, become the spacer bars required by the window policy. This does not improve the wide frame cladding and it is not a treatment that staff would recommend for windows that abut a public sidewalk but this property is set well back from West Abington Drive, the George Washington Parkway or Portner Road and visibility is only from a distance.

STAFF

Marina Novaes, 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

The subject property consists of a developed parcel addressed as 1111 Michigan Court, currently zoned RM and being used as a residential building. The applicant is requesting new replacement windows.

F-1 Proposed new windows comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

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 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-2 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

- F-1 No archaeological oversight is necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00230: 1111 Michigan Court

BAR Case # _____

ADDRESS OF PROJECT: 1111 MICHIGAN COURT, ALEXANDRIA, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 50449230 ZONING: RESIDENTIAL

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: THERESA RACHAEL DERY

Address: 1111 MICHIGAN COURT

City: ALEXANDRIA State: VA Zip: 22314

Phone: (330) 524-9456 E-mail: theresarachael19@yahoo.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: THERESA RACHAEL DERY

Address: 1111 MICHIGAN COURT

City: ALEXANDRIA State: VA Zip: 22314

Phone: (330) 524-9456 E-mail: theresarachael19@yahoo.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 type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input 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).*

I am respectfully requesting an After-the Fact Approval for the 2014 Replacement of eight (8) original windows and patio door - two (2) of the windows are in front of the house and three (3) windows and patio door are in the back of the house. The patio doors are enclosed within a fenced area. Three (3) additional side windows face a courtyard and a neighbor's home.

My townhouse was built in 1984 and is located in the Nethergate Community. In 2014, I hired MW Construction (Greg Marks) to take on interior renovations, including replacement of windows and patio door which were in great disrepair. MW Construction coordinated with Pella Windows (James Brewer) for the window design, construction and installation.

At the time, I assumed that MW Construction secured the BAR approval for the windows. It was only a few weeks ago that I discovered the BAR approval had never been secured and I am now personally seeking approval to rectify the oversight with BAR approval.

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.

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.

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: Thomas Rachael DeryPrinted Name: THOMAS RACHAEL DERYDate: 6-5-2019

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. THERESA RACHAEL DERY	1111 MICHIGAN COURT ALEXANDRIA, VA 22314	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. THERESA RACHAEL DERY	1111 MICHIGAN COURT, ALEXANDRIA, VA 22314	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. Theresa Dery	NA	NA
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.

6-5-2019 Theresa Rachael Dery 
Date Printed Name Signature

ORIGINAL
FRONT VIEW



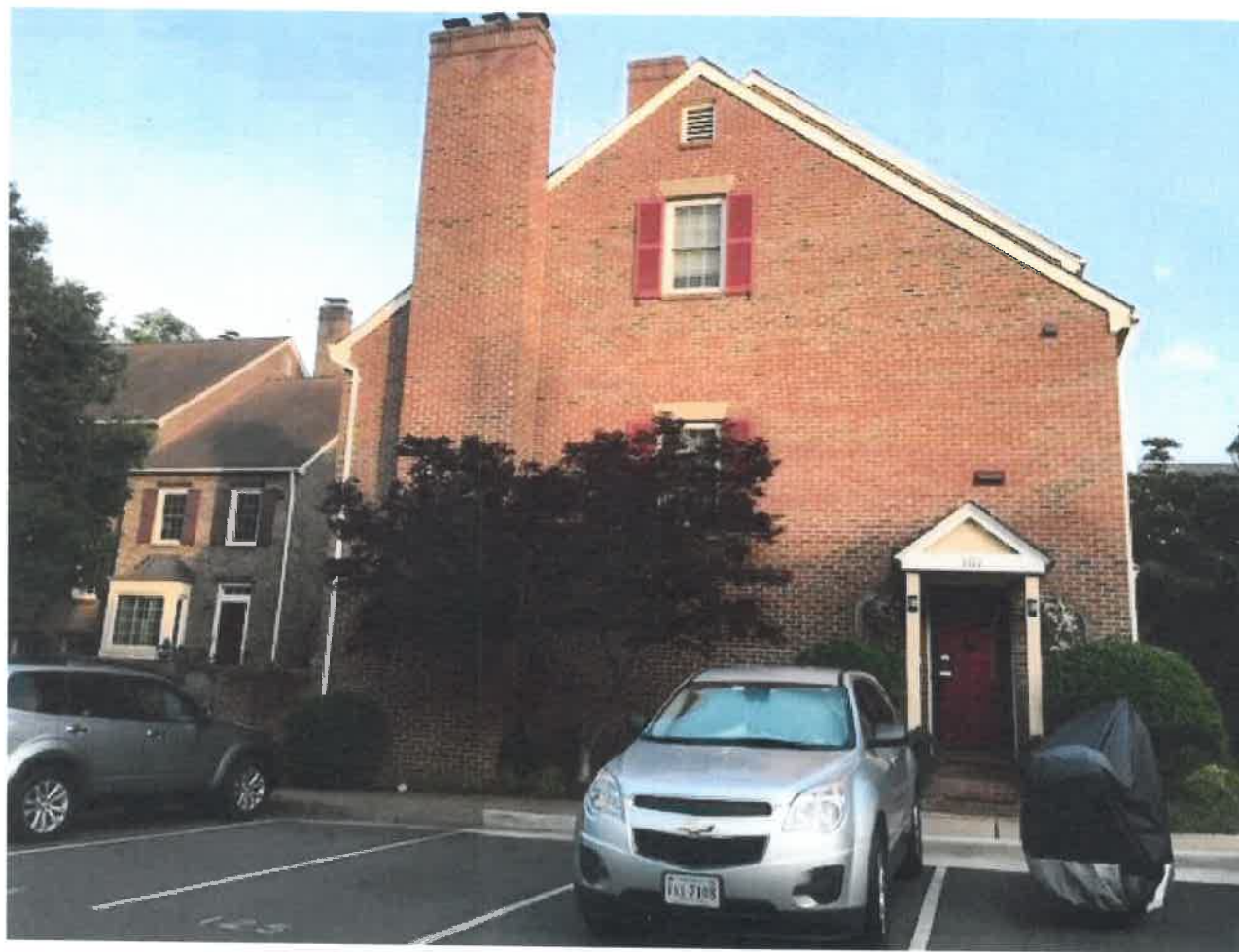
ORIGINAL
Front + Side



ORIGINAL
FRONT & BACK
VIEW



NEW WINDOWS
FRONT VIEW



New Windows
Front & Side



NEW WINDOWS
FRONT + BACK
VIEW



new windows
front



NEW Windows
SIDE VIEW



new photo
door
back view



new windows
back view





Proposal - Detailed

Pella Window and Door Showroom of Springfield
8410 Old Keene Mill Road
Springfield, VA 22152
Phone: 7034519892 Fax: 7034510147

Sales Rep Name: Brewer, James
Sales Rep Phone: 703-906-4223
Sales Rep E-Mail: jbrewer@kc-pella.com
Sales Rep Fax: 703-852-7335

Customer Information	Project/Delivery Address	Order Information
MW Construction Services 500 N. Washington St. Suite 200 ALEXANDRIA, VA 22314 Primary Phone: (703) 8507686 Mobile Phone: Fax Number: (703) 8389789 E-Mail: dmarks@mwconstructionservices.com Contact Name: Great Plains #: 9IEW8L Customer Number: 1005564498 Customer Account: 1001550910	DER - 1111 Michigan Ct. Lot # , County: Owner Name: Owner Phone:	Quote Name: Proline rev1 Order Number: 060 Quote Number: 5965227 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: ALEXANVA Cust Delivery Date: None Quoted Date: 8/5/2014 Contracted Date: Booked Date: Customer PO #:

Customer Notes: WHITE CLAD EXTERIOR
PRE FINISHED WHITE INTERIOR
LOW E GLASS FULL SCREENS ON WINDOWS
OIL RUBBED BRONZE HDWE ON ALL
GRILLS ARE BETWEEN THE GLASS

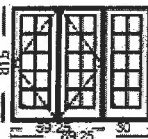
THE DOUBLE CASEMENT WINDOW IS A FULL REPLACEMENT
ALL OF THE DOUBLE HUNGs ARE POCKET REPLACEMENTS

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

Customer: MW Construction Services

Project Name: DER - 1111 Michigan Ct.

Quote Number: 5965227

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
25	REAR FAMILY ROOM	Architect, Double Inswing Door, French,, Inswing Door, 89.25 X 81.5, White			\$4,157.50	1	\$4,157.50
		1: 6082 Active / Passive Double Inswing Door Frame Size: 59 1/4 X 81 1/2 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", No Certification, Standard Sill, Bronze Finish Sill Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Interior Sash / Panel: Standard Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Order Handle Set, Oil Rubbed Bronze, Multipoint Lock Screen: No Screen Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W5H / 2W5H), White, White Vertical Mull 1: FactoryMull, Standard Joining Mullion - Doors, Frame To Frame Width: 0" 2: 3082 Fixed Inswing Door Frame Size: 30 X 81 1/2 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", No Certification, Standard Sill, Bronze Finish Sill Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Interior Sash / Panel: Standard Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W5H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 342", Glazing Pressure = 206.					
Viewed From Exterior Rough Opening: 90" X 82"							

Customer Notes: ARCHITECT SERIES

CLAD EXTERIOR
PRE FINISHED WHITE INTERIOR
LOW E GLASS
BRASS HDWE WITH MULTI POINT LOCK
GRILLS BETWEEN THE GLASS

ACTIVE/PASSIVE/FIXED

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Printed on 8/5/2014

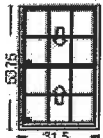
Detailed Proposal

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Customer: MW Construction Services

Project Name: DER - 1111 Michigan Ct.

Quote Number: 5965227

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
35	BATH	ProLine, Double Hung, 31.5 X 53.75, White			\$503.32	2	\$1,006.64
		 <p>Viewed From Exterior</p>					
		<p>1: 31.553.75 Double Hung, Equal Frame Size: 31 1/2 X 53 3/4 General Information: Clad, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, No Limited Opening Hardware, Oil Rubbed Bronze, Order Sash Lift Screen: Full Screen, White, InView™ Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, White Wrapping Information: No Exterior Trim, No Interior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 171", Glazing Pressure = 205.</p>					

Customer Notes: SIZED FOR POCKET REPLACEMENT

WHITE CLAD
 PRE FINISHED WHITE INTERIOR
 LOW E GLASS
 WHITE HDWE
 FULL SCREENS
 GRILLS BETWEEN THE GLASS
 TEMPERED GLASS

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Detailed Proposal

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Customer: MW Construction Services

Project Name: DER - 1111 Michigan Ct.

Quote Number: 5965227

Line #	Location:	Attributes					Item Price	Qty	Ext'd Price
45	REAR BEDROOM	ProLine, Double Hung, 27.5 X 53.75, White					\$434.70	1	\$434.70
									
Viewed From Exterior									
Rough Opening: 28 - 1/4" X 54 - 1/2"									
PK # 653		1: 27.553.75 Double Hung, Equal Frame Size: 27 1/2 X 53 3/4 General Information: Clad, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, No Limited Opening Hardware, Oil Rubbed Bronze, Order Sash Lift Screen: Full Screen, White, InView™ Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, White Wrapping Information: No Exterior Trim, No Interior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 163", Glazing Pressure = 110.							

Customer Notes: SIZED FOR POCKET REPLACEMENT

WHITE CLAD
 PRE FINISHED WHITE INTERIOR
 LOW E GLASS
 WHITE HDWE
 FULL SCREENS
 GRILLS BETWEEN THE GLASS

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Printed on 8/5/2014

Detailed Proposal

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Customer: MW Construction Services

Project Name: DER - 1111 Michigan Ct.

Quote Number: 5965227

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
60	None Assigned	0BLTBZ01 - Keylock, Oil Rubbed Bronze, Random	\$13.75	1	\$13.75

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
65	None Assigned	TRFUELSURCHARGE - Fuel Surcharge - TRADE	\$25.00	1	\$25.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
70	None Assigned	WPROMFD82 - Window Pro - Rollaway French Door up to 72 x 82	\$950.00	1	\$950.00

Customer Notes: 2 PANEL ROLSCREEN FOR THE DOUBLE FRENCH DOOR

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Customer: MW Construction Services

Project Name: DER - 1111 Michigan Ct.

Quote Number: 5965227

DELIVERY:

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

TERMS:

PREPAID _____ C.O.D. _____ (50 % Deposit Required) Received \$ _____ NET 15 DAYS _____ NET 30 DAYS _____ Net 15 and Net 30 days terms are subject to approval of customer's credit. All payments to be made to K.C. Company, in office- 12100 Baltimore Ave., Beltsville, Md. 20705. A one and one half percent (1 1/2 %) per month (annual percentage rate of eighteen percent) late charge will apply to all payments over thirty (30) days past due computed on the basis of the balance outstanding at the end of each monthly statement period. If we have not previously had the pleasure of your business, please complete a credit resume and personal guarantee provided herewith.

SELLER REMEDIES:

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

LIMITATION OF WARRANTIES AND DAMAGES:

Seller expressly warrants the goods sold under this contract will be as described in this contract. **ALL OTHER WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.** Buyer's remedy for breach shall be limited to replacement of the goods sold or to a return of the goods and a refund of their purchase price, at Buyer's option, which shall be the Buyer's sole remedy in the event of seller's breach in the performance of this contract. Seller shall not be liable for any consequential or incidental damages for breach of any warranty.

Customer Signature _____

Company Name _____ Date _____

Pella Sales Representative Signature _____ Date _____

Project Name _____ Order Number _____

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