



November 16, 2021

**CERTIFICATE OF APPROPRIATENESS**

Sebastian and Cody Roy  
2277 Longfellow  
Detroit, MI 48206

**RE: Application Number 21-7580; 2277 Longfellow, Boston Edison Historic District**

Dear Sebastian and Cody Roy:

At the regularly scheduled meeting held virtually on November 10, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of November 16, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

**Rebuilding of Rear Sunroom/Two-Story Porch, Removal of Rear Porch, Replacement of all Windows, Repair/Rebuild Front Door Surround, Replacement of Front Porch and Front Walk per submitted application and drawings.**

*The COA was issued with the following conditions:*

- **The between-the-glass grids on all of the front elevation windows will be removed, turning the units into one-over-one sash.**
- **The brick wing walls will be erected to flank the front porch steps and the black railing will not be installed. The wing walls with limestone caps will match the design, dimensions, and placement (adjacent the stairs) of the original walls.**
- **The paint color of the front door surround will be C:4 Yellowish White.**
- **The rear porch lattice, constructed in a traditional vertical/horizontal format, will be painted to match the color of the masonry piers or color of the clapboard siding.**
- **A final railing design for the rear second floor porch, confirmed to meet the building code, will be submitted to staff for review.**
- **If the historic shutters are no longer present on-site, and the property owner wishes to install new shutters on the front elevation, the replacement shutters shall match the dimensions of the historic shutters and be one-half the dimension of the window rough opening. The selected shutter will be submitted for staff review prior to installation.**

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

  
Audra Dye  
Staff, Detroit Historic District Commission

**APPLICATION NUMBER: 21-7580**

**ADDRESS: 2277 LONGFELLOW**

**HISTORIC DISTRICT: BOSTON-EDISON**

**APPLICANT: SEBASTIAN & CODY ROY**

**PROPERTY OWNER: SEBASTIAN & CODY ROY**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 18, 2021**

**DATE OF STAFF SITE VISIT: OCTOBER 29, 2021**

**SCOPE: REBUILD REAR ADDITION, REMOVE REAR PORCH, REPLACE ALL WINDOWS/DOORS AND ERECT FRONT PORCH**

**EXISTING CONDITIONS**

Erected circa 1921, the structure at 2277 Longfellow is located mid-block on the south side of the street, between 14<sup>th</sup> Street and LaSalle Boulevard. The three-story house is Georgian Revival in styling. Faced with reddish-brown brick and laid in a running bond pattern, the floors are divided by masonry belt courses that also serve as headers for the window openings. The front elevation’s symmetrical façade includes individually placed window openings with stone sills, 5 bays wide, and a front entry with an unpedimented crown and pilasters.

The replacement windows within the first and second floor openings are black, aluminum-clad wood double-hung units with a six-over-six, between-the-glass muntin, pattern. The central window opening over the entrance, along with the three dormer openings, are each comprised of a fixed half-circle unit (with radiant grille pattern) above a (three-over-three) casement unit. The white trim is currently being painted gray, similar to B:12 Grayish Green on the HDC color chart.



*HDC staff photo, October 29, 2021*

A new concrete walk with exposed aggregate connects the sidewalk to the front door, bisecting the front lawn. Four steps lead to a raised, open front porch.

The side elevation window openings also have black, aluminum-clad wood replacement windows. The details of the previous replacement windows and the recently installed windows are included within the applicant's documents.



*Applicant photo, November 2021*

The rear elevation was also subject to both long-ago and recent alterations. A new triple door unit fills an opening that originally led to a recently removed raised, open masonry porch. The first floor of the two-story porch at the southwest corner is enclosed on two sides with walls and windows, while the elevation facing the yard is filled with a French door/fixed window unit. The upper level is currently open; the proposed design is discussed in the proposal and applicant documents. The roof of the two-story porch is a gable design, and two window openings have been installed on the shed dormer.

A narrow driveway opening onto Longfellow, between the eastern lot line and the house, expands in width to meet the two-car, street-facing garage located at the southeast corner of the rear yard. Work completed at the garage is not included in the current application.

## **PROPOSAL**

The scope of work is an abridged version of the applicant's narrative:

### **Front Walk**

New, solid concrete with exposed aggregate sidewalk with relief saw cuts. Same location as previous walkway.

### **Windows**

Pella Lifestyle aluminum-clad wood units, between-the-glass grilles. Color: black (similar to B:19 from the HDC color chart)

### **Front Door**

Current door is an off-the-shelf unit which is to remain in place until an appropriate salvaged door is located (future HDC application).

### **Front Door Surround**

Repair and as needed and specified in applicant documents; paint wood B:12 Grayish Green (alternative option, C:4 Yellowish White), door will be painted B:19 Black.

Lighting – Hinkley Lighting, Revere 2 Light 22" Tall Heritage Outdoor Wall Sconce with Seedy Glass Shade

### Gutters and Downspouts

New gutters and downspouts (to match previous gutters and downspouts), color: C:4 Yellowish White.

### Front Porch

New masonry porch (17'-3" wide x 6'-1/2" deep) and stairs (8' wide x 3' deep)

Steps topped with limestone; porch is concrete with exposed aggregate

Railing - at steps and perimeter of porch - Great Lakes Metal Fabrication, metal porch rail with baskets and collars, 30" finished height, finish: satin black powder coating

### Rear Open Porch

Removed damaged masonry porch; patched areas where porch connected to the house with matching brick.

Install a sliding door with flanking fixed doors.

Install Hooks & Lattice, Belvista Faux Balcony Railing, 9'-6" wide x 3' high x 4" deep, Finish: black powder coat

### Sunroom/Two-Story Porch

Removed third story and replaced with 4:15 pitch roof.

Install new railings and porch supports at second floor.

Columns – Wood columns will be built on site – using Endura Craftsman Classic Square Non-Tapered Recessed Column, 108" high x 11.63" wide, as guide

Railing – Wood railings will be built on site, 36" high, matching this design

Install decking, walls, and windows at first floor.

Install steps and railing

Custom iron railing (per submitted design)

Steps constructed of Oakes Paver, Collonade, color: Silver Sand



### Exterior Walls (with existing and proposed siding)

Dormers (front and back) and rear porch/sunroom - Hardie Plank, smooth clapboard siding, 6.25" (exposure 5"), painted per exterior color scheme (~~B:12 Grayish Green~~)-**REVISED – Siding/Trim paint color will be C:4 Yellowish White**

### Landscape

Not included – part of a future HDC application

### Garage

Not included – part of a future HDC application

## **STAFF OBSERVATIONS AND RESEARCH**

### **General**

- The Boston-Edison Historic District was established in 1974.
- This house suffered a fire, between September 2007 and July 2009, and has sustained many unapproved, unsympathetic alterations, as well as deferred maintenance. Staff has limited photo documentation of the changes starting in 2006 (rear elevation, Pictometry) and 2007 (front and side elevations, Google street view). Following the staff report is a photo comparison document staff created to capture the changes as clearly as possible. Referring to these images, as well as the applicant's window proposal, may be helpful while reviewing the following staff observations and issues. Unfortunately, Google street view images for this section of Longfellow do not extend beyond 2013.
- The site plan submitted with this application notes an at-grade stone patio and gazebo for the rear yard, however details on the gazebo structure were not included.
- Staff appreciates the large undertaking that is required to rehabilitate this house and property; however, it does not overshadow the requirement to submit the scope of work to the HDC prior to projects being completed.

### **Windows**

- Based on the Google street view images and applicant photos, staff can confirm that only one window (a narrow casement that was part of a mulled unit on the third floor, east elevation) remained on the house. The last original windows on the front elevation (first floor) were documented on the August 2011 Google street

view image. Therefore staff referenced the National Park Service’s document [Replacement Windows that meet the Standards](#) to confirm the standard from which the Commission should review the selection of replacement windows for this structure.

The below excerpts are from the section “Replacement Windows Where No Historic Windows Remain”:

- Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building.
- *Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards.*
- Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building.
- The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building.
- *The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window.* In many cases, this may be accomplished using substitute materials.
- *There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows.*
- *Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.*
- Overview of how staff believes the replacement windows meet the aforementioned guidelines:
  - All window openings were returned to original rough opening sizes.
  - Double-hung windows were installed within the traditional-shaped single window openings that originally held double-hung units, so a level of conformity missing on the house since 2013 has been achieved.
  - Casement windows were installed at the first and second floors at the south end of the east side elevation and rear elevation, replacing non-compatible fixed windows with flanking sliding units. Historically speaking, casement windows were commonly installed at these locations. The proportions of the rough openings also support this theory, and the applicant’s interior photo for Window 1L shows the neighboring house with an original four-unit casement in an identical location.
- A window was removed on the west side elevation, first floor prior to August 2011. This window location is minimally visible from the public right-of-way and is mostly hidden by the adjacent bump-out, and doesn’t severely alter the visual effect of the remaining windows’ placement.

### **Front Walk/Front Porch/Door Surround**

- The new walkway, with its brownish color and exposed aggregate, offers a more subtle impact than typical new concrete and is more in line with the limestone stair treads installed on the newly constructed front porch stairs.
- The original width of the porch was not much wider than the front door surround. Recessed wing walls flanked the stairs, causing the stairs to be only slightly wider than the front door. The newly installed wider porch, and its very closely matching brick and mortar joints, offers a minimal visual change to the front of the house.
- Staff agrees with the proposed repair/reinstallation of details at the front door surround as described in the applicant’s documents, along with the placement of the new porch entrance lights.
- The applicant’s proposal lists an alternative paint color of C:4 Yellowish White for the door surround. Staff agrees with this color choice for the entry as it would further showcase the unique and character-defining wood design against the dark, minimally detailed brick walls.

### **Gutters/Downspouts**

- ~~The current proposal of C:4 Yellowish White would make these utilitarian items be the most visible features on the front of the house. It is staff’s opinion gutters and downspouts look best when they match the color of the soffit and fascia to reduce their visibility. Therefore, painting them B:12 Grayish Green will allow them to “blend in” with the soffit and fascia.~~ **REVISED –Exterior trim will be painted C:4, so the gutter/downspout color proposed as C:4 is appropriate.**

## Two-Story Rear Porch

- The Pictometry photos show significant alterations to this porch, including the full enclosure of the two floors and the erection of a third floor, thereby obliterating most of its original character-defining features.
- The removal of the third floor and construction of a gable roof is a sensitive way to reduce the overall height of the porch while reintroducing a traditional element to the rear elevation. The open, but covered second-floor porch, designed with painted wood columns and decorative wood railing, will lessen this structure's physical and visual massing, creating an opposite relationship for the two porch levels that was present in 2006. The expansive door/fixed window unit creates a point of engagement with the rear yard.

## Enlargement of Shed Dormer

- While the enlargement of the shed dormer was completed by a previous owner over ten years ago, it is included in this application as it was never reviewed/approved by the HDC. Staff believes the increased size is appropriate for this house due to the structure's overall massing, its rear elevation location, and its setback from the edges of the roof.

## Exterior Siding

- The existing siding on the front dormers and rear elevation was installed between 2011 and 2013. HDC Resolution 20-03 issued staff the authority to approve the replacement of siding on rooftop dormer walls and rear/side elevation walls where non-historic siding is present. One of the approved replacement materials includes new horizontal lapped composite siding, smooth finish, and a 5/8" or more thickness in profile.

## ISSUES

### Windows

- Staff is concerned with the visual impact the installed black sash with between-the-glass muntins has on the structure. Colonial Revival buildings typically offer contrast between window sash/trim and exterior cladding. As this house is faced with dark reddish-brown brick, it's staff's opinion the trim and windows should be lighter in color, and the black window sash option suggested in the color system is best suited for structures faced with light-colored brick or wood clapboard siding painted in a light color. Additionally, the internal muntins almost disappear within the windows, creating dark voids for each opening.
- The replacement units installed at the second-floor, central window opening and the three dormer openings (2C, 3A, 3B, 3C) are fixed half-circles with single, large casements below. Staff believes the casements are incompatible to the shape, dimensions, and placement of the historic openings and created a contemporary look on the traditionally designed front elevation. It is staff's opinion that a double-hung instead of a casement would be architecturally appropriate within these openings, as discussed in the NPS document "*Replacement Windows that meet the Standards*".



## General Comments/Requests

- Please submit a dimensioned site plan showing all landscape elements (sidewalk, rear patios/walkways) and extensions from house (front entry porch, rear sunroom) [Attached](#)
- Please revised elevation drawings - dimensions should be in feet and inches, add additional details as identified below [I only have student version of CAD, I will do my best.](#)
- Please submit catalog cuts for items to be installed (doors, railings, lights, and regardless of whether item is installed/proposed) [Included on subsequent page](#)
- Please revised window document, per issues identified below [Revised](#)

As you may know, the work which occurred at this property over the years was not reviewed by the Commission. I pulled together photographs spanning the years in an attempt to understand what happened at what time. Your current proposal addresses many of the issues with the exterior, but I have identified a few things that have been changed which are not covered within your current scope of work. I recommend you add these to your scope of work/narrative, allowing the property to have a unified review. *I may not have identified all of the exterior changes, so it would be helpful to add all other items not previously addressed/identified.*

- Rear shed dormer enlarged between 2006 and 2011 – which you intend to retain [OK, yes we intent to retain.](#)
- West elevation – 1<sup>st</sup> floor window opening was removed between 2009 and 2011. Please include a photograph of this side elevation at a closer point so the Commission can clearly see the opening that has been removed.
  - Please note within your narrative that both of these items were done by a previous owner, and you are including them now for the HDC's review. [Note about removed window was included in window guide](#)

## Front

Front walk – will it be one solid, poured concrete walk? Or will it be constructed of large, concrete blocks similar to what is there now? [Solid exposed concrete aggregate sidewalk with relief sawcuts per generally accepted concrete standard.](#)

## Front entry

- Design of front porch isn't clear; the dimensioned site plan will help clear up the confusion over the footprint and dimensions of each porch element. [Revised site plan attached](#)
  - Elevation drawing shows porch extending to the outer edges of the flanking windows. However, the original porch didn't extend beyond the inside corner of the flanking windows. Page A-3 shows the profile of the front steps -- are the wing walls not being reconstructed? Also shown on Page A-3 is a railing – will it only run the length of the stairs as shown? Or, will it extend from the stairs to the house, thereby enclosing the porch? A catalog cut is needed to confirm, dimensions, design, material and finish for the railing.



- If a front door hasn't been selected yet, that is fine. Ultimately a catalog cut for the door will need to be submitted for staff review/approval. [Door will be submitted at a later date.](#)
- Catalog cut for new porch lights is needed. [Attached on following pages.](#)
- Will the wood front entry surround be painted a different color than the existing? [Yes see H-5](#)  
[Color B12 Grayish Green](#)

## Rear

- Drawings don't specify if or how the area between the sunroom floor and the lawn will be enclosed. Please clarify.
- The drawings don't show what type of windows will be inserted into the east and west walls (nor the type of sills). The window order also doesn't specify these openings. [Sunroom will have lattice below to enclose](#)  
[See revised window guide for sunroom windows](#)

- Please clarify how the second floor porch wood columns will be finished, and how the space between the original brick piers and new walls, at the first floor, will be enclosed and finished. [Clarification on following pages](#)
- A photo was submitted for a second-floor porch railing (document Q & A page one) at a Chicago Boulevard house, but the elevation drawing shows a railing with straight spindles. Please clarify. Also check the building code as I'm not sure a similar design would be allowed today (due to narrower spacing railing requirements). A catalog cut for this proposed railing will be needed. [This railing would be built onsite to match design but height would be to code.](#)
- No elevation drawing was submitted for the west wall of the sunroom. [This elevation mirrors the east](#)
- Please submit a catalog cut for the railing proposed to span the sliding doors (as you don't plant to rebuilding the open porch). [Attached on following pages](#)
- Paver stairs leading from sunroom to rear yard. Please submit dimensions (both on the site plan as well as elevation drawing) for the stairs. [Submitted in new site plan](#)
- Garage – the garage will not be included within this application, per the reason's stated in my cover email. [OK](#)

## Windows

- Some window numbers on the photo elevations don't match the window order – specifics are listed below.
- Pella Lifestyle series offers between-the-glass grilles. The Commission generally requires true-divided or (more commonly) simulated-divided light windows so a similar dimensional quality of the original windows can be maintained. Therefore, I recommend you investigate other window replacement options.

### **Front Elevation**

[Window numbers fixed, see email for grille explanation](#)



1974 District Designation Photograph



1980 Photograph

- The original dormer windows, and central 2<sup>nd</sup> floor window, were double-hung units with arched upper sashes. By 1980, rectangular storm windows had been installed, muddling the appearance of these openings as well as the window function/design. [Casement window provides the closest look to original, a double hung window with the top sash arched like the original is not possible today \(per Pella\). The sash would be too small. The arch must be a separate sash, casement works best](#)

### **Side/West Elevation**

- 1D and 1E – they are identified incorrectly on the photo (window order states 1E and 1F). Please correct.

- 1E – did you (or would you) consider going back to the original design of three vertical openings as seen in this 2011 Google street view image? I don't expect the Commission will approve the retention of the existing window design/operation as it doesn't fit the opening or design of this decorative extension.



[Windows corrected.](#)

[Window 1E was determined to be too expensive in the 3 vertical configuration. This results in pricing equivalent to 3 windows, not 1. We saved over \\$1000 doing a single window fitting the entire original opening.](#)

- 2 H - Why was a fixed/awning combination selected over two (mulled) double-hung windows? I expect the Commission will ask this question, so it would be helpful to address this design decision in your narrative.

[See window guide for explanation, this window is in front of a clawfoot bathtub](#)

### Rear Elevation

- Where is the window order for 1J? I suspect this opening is identified as 1K on the window order. Please correct. [Correct](#)
- 2F – the elevation drawing shows two double-casements in the shed roof, but the window order specifies two (single opening) double-hung windows. Please correct (either the elevation drawing or window order). [2 Double hung](#)
- 2I – the elevation drawing shows a 3w/5h muntin pattern, but the window order specifies a 4w/5h pattern. Please correct. [4w/5h muntin pattern is correct](#)
- 2J – the elevation drawing shows four mulled casements each with a 3w/4h pattern, but the window order specifies a 2w/3h pattern. Please correct. Please correct, and also note the width of the three factory mullions.  
[2w/3h pattern is correct per the window order.](#)

### Side/East Elevation

[Looking at window order, it appears mullions are 5" wide](#)

- 1K is identified incorrectly on the photo (window order states 1L). Please correct. [Correct](#)
- 1L and 1M are listed on the photo, but the window order states these openings as 1M and 1N. Please correct. [Correct](#)
- 2M – I'm not sure why the window order specifies a shorter window (50.25"), as the sill for this opening is in the same location as 2A and 2L (each fits a 61" window unit). Please confirm, and correct if necessary. [Corrected to 61](#)
- 3G – why were two large casements selected (rather than two, mulled double-hungs)? The bulk of the windows on this side elevation (with the exception of 2K) are all double-hung in operation. [Explained in revised window guide](#)  
[It is to match 1L and 2K which are on the same elevation. Double wide double hung unit is more expensive than double wide casement.](#)

# FRONT PORCH LIGHTS

Item # bci3749201

**Hinkley Lighting** Revere 2 Light 22" Tall Heritage Outdoor Wall Sconce with Seedy Glass Shade

Model:1184BLB

★★★★★ (1) | [Write a Review](#)



**\$599.00**

**Free Shipping!**

Leaves the Warehouse in 1 to 2 business days - [Shipping to 60605](#)

**Finish:** Blackened Brass - **48 In Stock**

Blackened Brass >

**Height**

21" v

## Features

- Constructed of brass
- Includes a seedy glass shade
- (2) 60 watt maximum candelabra (E12) bulbs required
- Intended for outdoor use
- Rated for wet locations

## Dimensions

- Height: 21-3/4"
- Width: 7"
- Extension: 7-1/4"
- Product Weight: 9 lbs
- Backplate Height: 11"
- Backplate Width: 4-1/2"

## Electrical Specifications

- Max Wattage: 120 watts
- Number of Bulbs: 2
- Max Watts Per Bulb: 60 watts
- Bulb Base: Candelabra (E12)
- Bulbs Included: No

## Additional Hinkley Lighting Links

- [View the Manufacturer Warranty](#)
- [Browse all Hinkley Lighting Products](#)
- [Hinkley Lighting Revere Collection](#)

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This product is listed under the following manufacturer number(s):

[Hinkley Lighting 1184BLB](#)

Blackened Brass

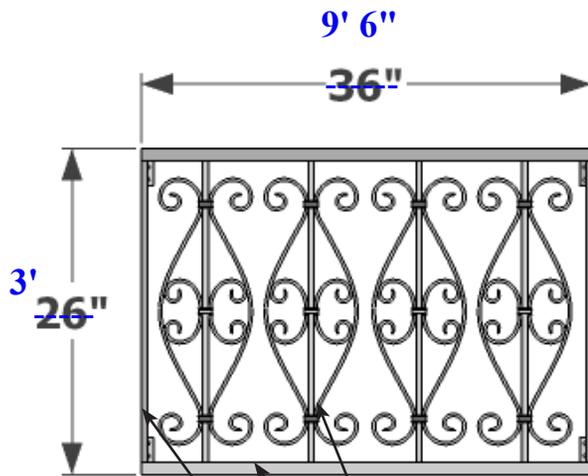
[Hinkley Lighting 1184SN](#)

Sienna

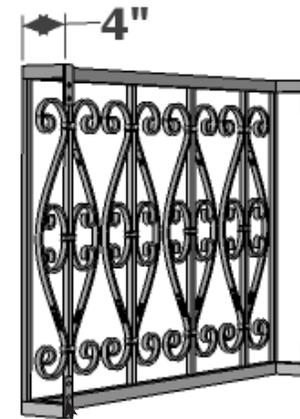
[Hinkley Lighting 1184PW \\*](#)

Pewter

Proposed railing to run length of office sliding door at rear.



- (4) Scroll designs, KM 13-47024-675, spaced evenly along length of balcony
- 1" Square tube frame along top and bottom of balcony
- 1/2" Square tube at sides of balcony



- (4) 1 1/2"W x 3"H x 1/4"thk Mount Tabs

FRONT ELEVATION

BACK PERSPECTIVE

Date:  
Scale: NTS  
DB: RMA  
CB:  
Rep:  
Order#:

Content: Belvista Faux Balcony  
PN: 722-BAL-364-26H  
Color/Finish: Black Powder Coat  
Customer Approval: \_\_\_\_\_

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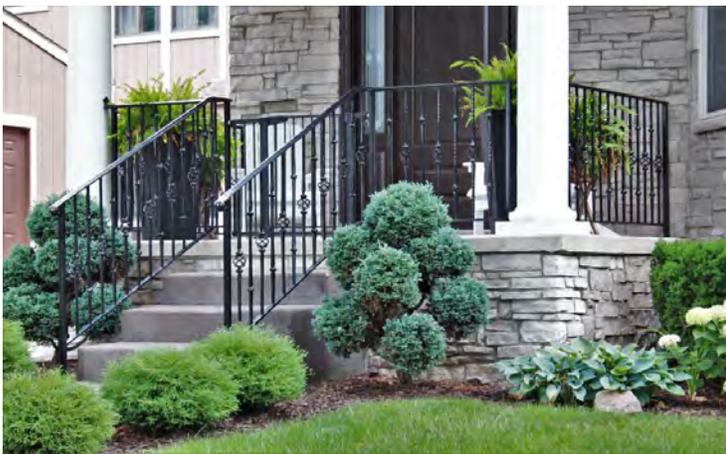
## Proposed railing for front porch



# Metal Porch Rail with Baskets and Collars

Project ID: #1010

[Add Project to Cart](#)



A beautiful, hammered porch rail with baskets and collars completes this new porch. The traditional-style wrought iron rail easily complements this manicured lawn and classic white pillars. Satin Black powder coating finishes the look.

# Column Specs For Rear Balcony Above Sunroom

Similar to pictured below, the columns will be roughly 12" x 12" built on site using Hardie trim and matching the Hardie plank siding.

wayfair  

Furniture Outdoor Bedding & Bath Rugs Décor & Pillows Organization Lighting Kitchen Baby & Kids Home Improvement Appliances Pet Holiday **Sale**

Home Improvement / Flooring, Walls & Ceiling / Flooring Installation & Accessories / Molding & Millwork / Wall Molding & Millwork / SKU: FROD1710

## Endura Craftsman Classic Square Non-Tapered Recessed Column

See More by [Ekena Millwork](#)

☆☆☆☆☆ 0.0 [0 Reviews](#)

**\$916.65** ~~\$1,001.07~~ 8% Off  
**On Sale**

\$95/mo. for 12 mos - Total \$1,129.99<sup>1</sup> [with a Wayfair credit card](#) ⓘ

Free Shipping

Get it in 6-8 weeks

Ship To: [48073 - Royal Oak](#) ▾

Select Size: 108" H x 11.63" W

108" H x 11.63" W  96" H x 13.63" W

## Exhibit 1

### Scope of Work w/ Justification of Need

#### Installing Windows

Currently, no original windows exist. Front has no windows at all. We are replacing every window in the entire home. Pella Wood windows with grille between glass B:19 color

#### Replacing Front Door (FUTURE)

Currently, front door is an off-the-shelf retrofit. We are leaving it in place for now, but hope to find a salvaged door that is appropriate for the era. Can reapply if we find.

#### Replacing Gutters & Downspouts

Current gutters broken and downspouts fell down. Replacing with same, color will be C:4 Yellowish White

#### Repairing & Painting Front Door Surround

Termites have damaged most of the wood, replacing/repairing as needed.

Paint for door surround B:12 Grayish Green (alternative option, C:4). Door B:19 Black.

#### Rebuilding Front Porch

Front porch was broken down and unsafe, we had to rebuild it to be able to access home. It is rebuilt to original specs.

#### Repair Brick Under Back Door

Back door brick is broken and missing. We will patch brick to match rest of the house.

#### Repair Framing On Sunroom

Sunroom addition was rotting and termite eaten. Replaced rot as needed, replaced third floor section with a 4:12 pitch shingle roof instead. Replace siding, railings on balcony, and decking on balcony.

## Exhibit 2

### Detailed description of current condition

#### Windows

Missing on front. improper size, and/or broken on sides & rear

#### Front Door

Original is missing, existing is a retrofit aluminum door.

#### Gutters & Downspouts

Missing downspouts, gutters coming off and bent.

#### Front Door Surround

Termite damaged and rotting, some original elements were removed by prior owners, we will have to re-create those.

#### Front Porch

Broken down & falling, unsafe.

#### Sunroom

Wood rot and termites made structure unsafe to inhabit. It has been shored up and framing replaced to make it safe until finishes are approved.

## Pella® Lifestyle Series Double-Hung

### Aluminum EnduraClad® Exterior

## EXHIBIT 3

### Detailed Product Description

#### Frame

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- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

#### Sash

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- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

#### Weatherstripping

---

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

#### Glazing System

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- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

#### Exterior

---

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is Black.

#### Interior

---

- Factory prefinished [stain<sub>1</sub>].

#### Hardware

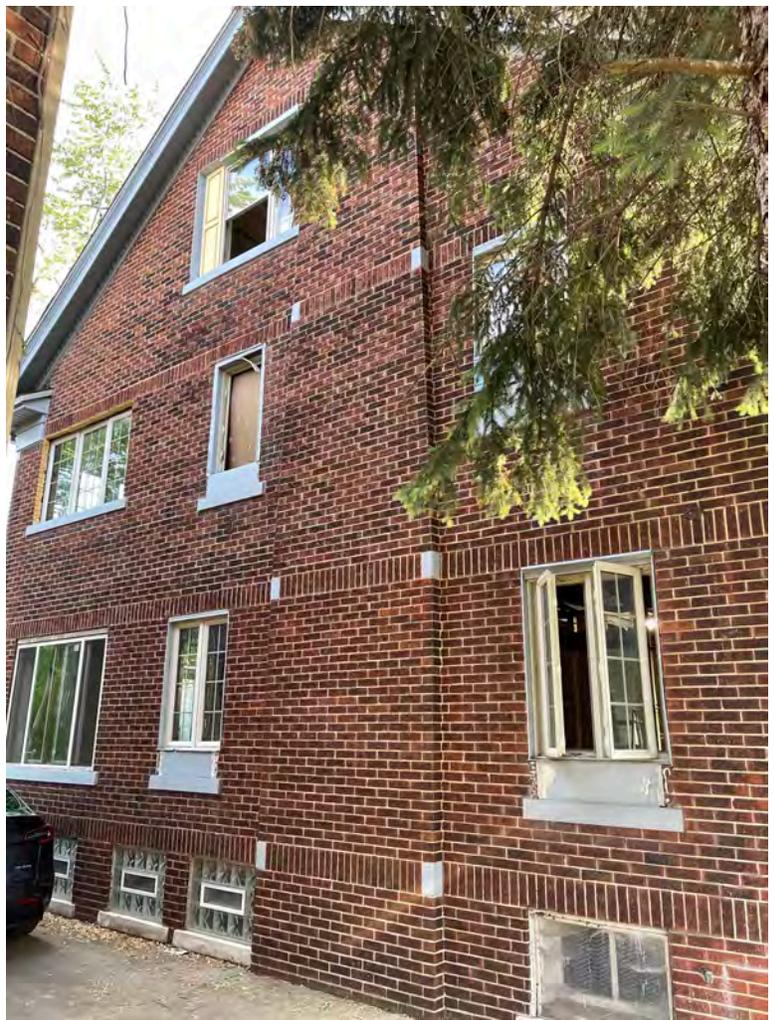
---

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is Matte Black

#### Grilles

- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
  - Interior color is [White] [Ivory] [Tan<sub>3</sub>] [Brickstone] [Black] [Putty<sub>3</sub>] [Brown<sub>3</sub>] [Harvest] [Cordovan].
  - Exterior color [matched to the exterior cladding color] [White]<sub>4</sub>.





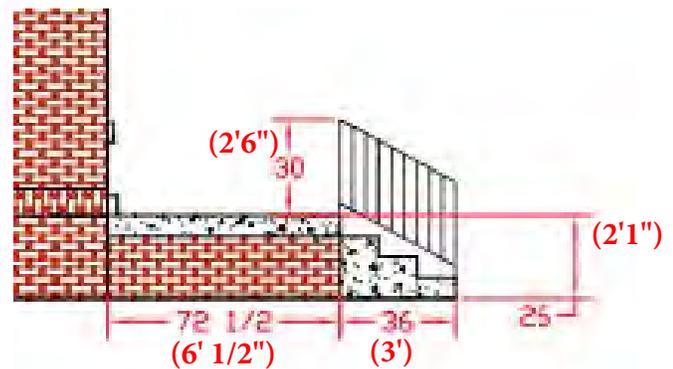
## BACK DOOR BRICK REPAIR



## FRONT PORCH DIMENSIONS



Face of porch is brick to match house  
Steps are limestone slabs (3)  
Top surface is exposed aggregate  
Railing is black wrought-iron  
Not pictured, but railing will extend to house around entire porch (although not required by code, this is for appearance).



## HISTORICAL - RESPONSE TO QUESTIONS FOR PERMIT BLD2021-04736

1. *Provide measurements for front steps that were removed and proposed measurements for rebuild. Plan view of front porch steps, how will steps be finished?*

  - Front steps are limestone, with brick face matching house. Porch is brick face matching house, concrete aggregate top. Size is same as pre-existing.
2. *Windows – address any changes in sizes on rear and side elevations. Based on the photos and drawings - Provide dimensions of existing vs proposed to clarify intent. It is not clear what is existing and proposed. Will new windows go down to sill or are you retaining the partial infill? provide more information in the existing conditions narrative. In the scope of work, please provide a better understanding of your intentions for each of the windows.*

  - All replacement windows to be from brick to brick, mounted to sill. All non-original fillers are removed. All vinyl windows are removed.
3. *Please provide specs for replacement gutters, roof material and railings. Even if it is to match existing, this is required for all applications.*

  - Roof material did not change. It was asphalt shingle when we purchased the home and it still is. We are not changing this.
  - Gutters are 5inch k-style aluminum gutters with standard 2x3 inch downspouts. The color is matching trim in off-white.
  - Railings to be wooden matching trim color, inspiration from a home on Chicago Blvd is attached below.



**Plan to build railing similar to pictured, height will be 36" per code and railing will be built onsite.**

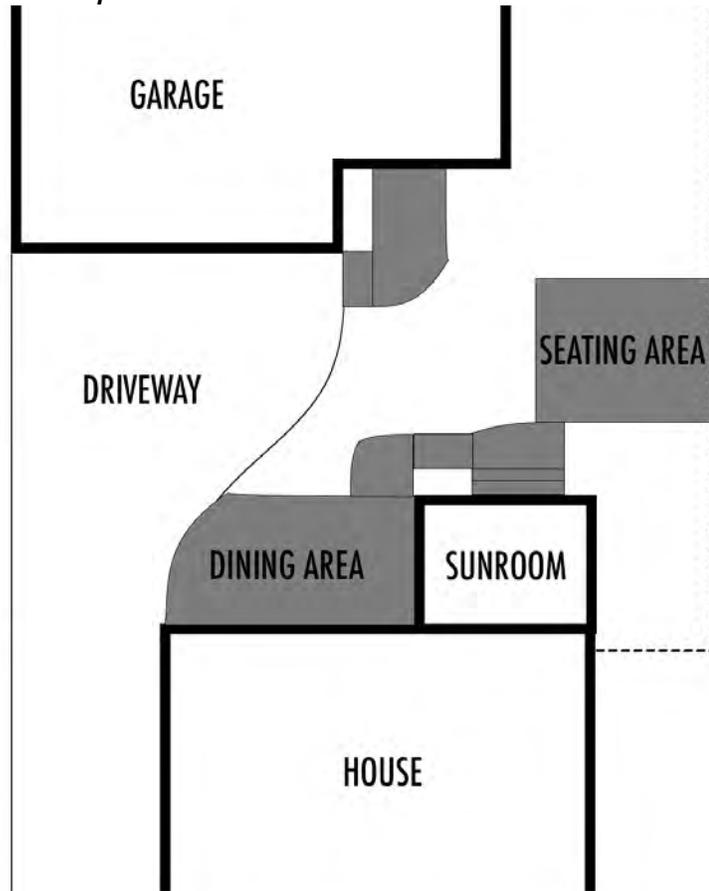
**Column specs on previous page, also built onsite (not prefab)**

4. *Plan view of proposed hardscape at rear – can be a sketch*

2277 LONGFELLOW ST  
HARDSCAPE PLAN

Grey areas indicate pavers

\*\* OAKS PAVER, COLLONADE  
SILVERSAND COLOR



5. *Plan view and elevations of rear steps from new sliding doors. show detail of steps at sliding rear door- how will steps be finished*

- Steps from sunroom door will be width of sunroom door straight down, the material will be the same pavers used in hardscape.

6. *Are you doing any work with the garage? Just curious*

- Garage siding was missing, it is to be replaced with matching material from home - pending approval on hardy plank.



**GARAGE IS IN  
SEPERATE  
APPLICATION  
PER HDC**

7. *Front Entry surround- as you state you are repairing, can you state what you will do to fill the area that has the woodwork missing – basis of design for any missing elements?*



**COLUMNS**

This column design should be matched on the outsides as well, we will recreate this.

**LIGHTS**

The lights should be on the outside, where original holes are. We will move them to this location.

**BASE**

Base outers should match inner. Outer trim is original, inner trim is not.

**For lights, we are proposing Hinkley Revere series, 2 light 22" Heritage. Specs on previous page.**

**HISTORICAL - RESPONSE TO QUESTIONS FOR PERMIT BLD2021-04736**

8. Finally, if you have any additional information on the condition of the rear porch before work. Any photos of rear and sides that you can as documentation prior to beginning work will be helpful.

- Rear porch slab was split down the middle, steps were falling in, and columns were completely loose. Footings were bad, the entire thing would need to be removed and re-built. We are opting to NOT rebuild this porch due to cost.
- 2 photos of the pre-purchase condition are on the next page.



- Picture of new door below, with French balcony railing (rendering) mounted along it. No steps from this door. Door was needed to fill brick opening, but we do not want access to ground (there is already a door next to it, and from sunroom.)



**Railing specs on previous page**

**PHOTOS OF HOUSE PRE-PURCHASE (obtained from realtor)**



# SIDING SPECIFICATIONS

## HardiePlank®

Thickness 5/16 in  
Length 12 ft planks

### SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5	9.3

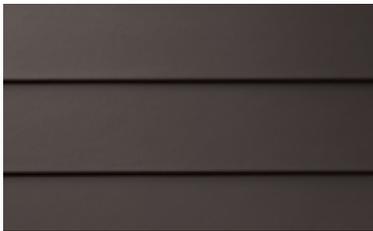
### SELECT CEDARMILL®



### SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™				✓		
DREAM COLLECTION™	✓	✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

### SMOOTH



### SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™						
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

\* HZ5® planks feature a drip edge. 9.25 in and 12 in widths in do not feature the drip edge

### BEADED CEDARMILL®



### BEADED SMOOTH



### BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in	STATEMENT COLLECTION™	_____
Exposure	7 in	DREAM COLLECTION™	✓
Prime Pcs/Pallet	240	PRIME	_____
ColorPlus Pcs/Pallet	210		
Pcs/Sq	14.3		

## SMOOTH PLANK SIDING

PRIMED TO PAINT PER COLOR SCHEME  
PROPOSED ON SUBSEQUENT PAGE (project guide)

5" REVEAL

# HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

**SIDING EXAMPLE ONLY  
NOT ACTUAL COLOR  
USING SMOOTH, NOT SAWMILL**

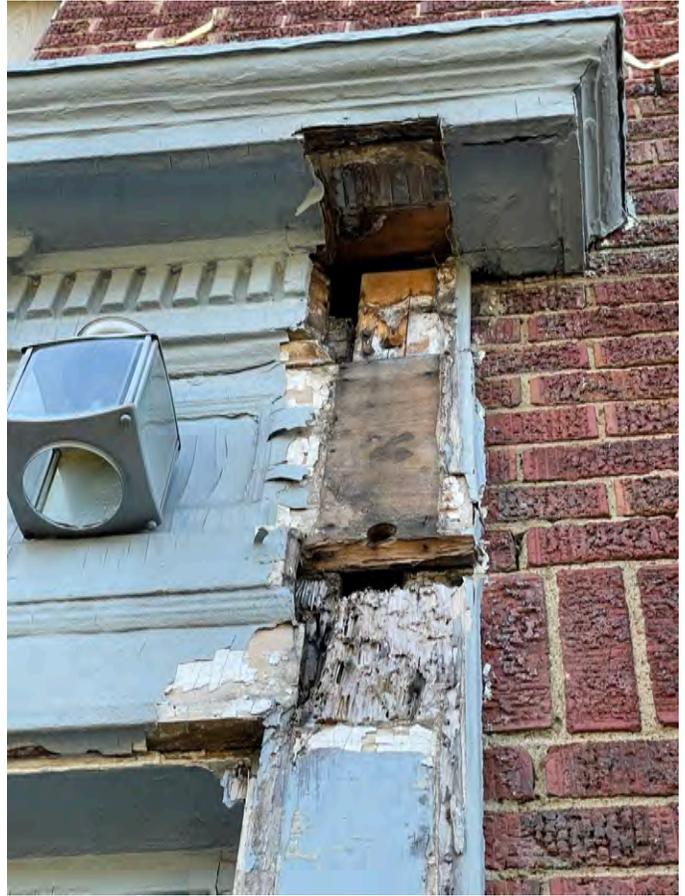
HardiePlank®  
Lap Siding  
Select Cedarmill®  
Khaki Brown

A classic look for  
**THE HOME OF THEIR DREAMS.**

## **2277 LONGFELLOW - EXTERIOR PROJECT GUIDE**

- I. Windows - Missing or inadequate, NO ORIGINAL WINDOWS. Replacing throughout entire home.**
- II. Doors - Missing or inadequate, NO ORIGINAL DOORS. Replacing throughout entire home (front entry, rear entry, rear office slider, rear sunroom slider).**
- III. Siding - On dormers, and in rear on sunroom & 3rd floor. Removing old vinyl siding, replacing rotten/damaged sheathing, and installing new HardiePlank 5 inch fiber board siding to replicate a wood plank look. C4 Yellowish White paint**
- IV. Roofing - Minor repairs to missing shingles and sealing some small penetrations.**
- V. Gutters - Replacing bent & missing aluminum gutters with a new seamless gutter system throughout the entire perimeter with matching downspouts.**
- VI. Front Door Wall - Wood is termite damaged and rotten. Replace damaged wood and re-secure as needed. Waterproof and re-paint. Replace door with a more appropriate full-size door instead of a stock drop-in unit. Remove the lights from the top and install carriage-style lights back in original positions on the outer planks. Paint front door surround to B12 color.**
- VII. Rear Sunroom - Wood is termite damaged and rotten. Remove & replace affected structural wood as needed. Seal penetrations. Replace sheathing, then siding to match per project 3. Underside will be enclosed with a lattice painted to match siding color C4 Yellowish White.**
- VIII. Front Porch - Non-existent, building a porch with brick facade and concrete top w/limestone steps to match original as closely as possible. The sides will extend to the outer edge of the first windows. The wing walls will be eliminated in favor of a railing enclosing the entire porch - this is safer.**
- IX. Rear Landscaping - Install sod, hardscaping to link sunroom to driveway and rear entry door. Install paver patio.**
- X. Front Landscaping - Pour exposed aggregate sidewalk leading up to front entry. Install sod, and landscaping project slated for Spring 2022 unless time permits before frost. Landscape plan to be presented separately prior to project initiation.**

## 2277 LONGFELLOW - EXTERIOR CONDITION PHOTOS



Front door wall, termite damaged and rotting wood. Lights are not appropriate for era and not in original placement (should be on outer planks where hole is coming through). Door is a stock unit and doesn't fit well, needs replacing with a custom door.



Front Porch Current State



Rear Balcony & Sunroom



Rear Siding & Gutters Current State



Rear Office Slider Install





### FRONT PORCH & SIDEWALK

Surfaces are exposed concrete aggregate, sawcut at relief joints. Steps are limestone. Face is brick matching house. Black wrought-iron railing to extend from bottom of steps up, and around perimeter of porch to enclose.

## REAR ELEVATION CURRENT



# 2277 LONGFELLOW WINDOW GUIDE

## FRONT ELEVATION - WINDOW KEY



## RIGHT ELEVATION - WINDOW KEY



X: Removed by previous owner.

**REAR ELEVATION - WINDOW KEY**



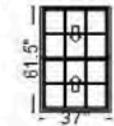
**LEFT ELEVATION - WINDOW KEY**





Line #	Location:	Attributes	Qty
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45	FRONT LIVING RM	Lifestyle, Double Hung, 37 X 61.5, Without HGP, Black	2
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PK #  
2087

Viewed From Exterior

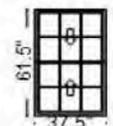
**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 37 X 61 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Black Stain Interior  
**Glass:** Insulated Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Black, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 197".

Rough Opening: 37 - 3/4" X 62 - 1/4"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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15	FRONT DINING RM	Lifestyle, Double Hung, 37.5 X 61.5, Without HGP, Black	\$758 10	2	\$1,516 20
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PK #  
2089

Viewed From Exterior

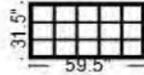
**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 37 1/2 X 61 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 198".

Rough Opening: 38 - 1/4" X 62 - 1/4"



Window was reduced by previous owner. We are proposing full frame window to fill the original opening. For cost savings, we propose a non-operable window.

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	RIGHT DINING RM	Lifestyle, Direct Set, Fixed Frame, 59.5 X 31.5, Without HGP, Black	\$618.14	1	\$618.14



Viewed From Exterior

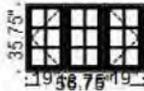
PK #  
2089

**1: 59.531.5 Fixed Frame Direct Set**  
**Frame Size:** 59 1/2 X 31 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-02773-00002, Performance Class CW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, Year Rated 08|11  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (5W3H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 182".

Rough Opening: 60 - 1/4" X 32 - 1/4"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	RIGHT KITCHEN	Lifestyle, 3-Wide Casement, 56.75 X 35.75, Without HGP, Black	\$1,786.64	1	\$1,786.64



Viewed From Exterior

PK #  
2089

**1: Non-Standard Size Non-Standard Size Left Casement**  
**Frame Size:** 19 X 35 3/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black  
**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical  
**2: Non-Standard Size Non-Standard Size Fixed Sash Set**  
**Frame Size:** 18 3/4 X 35 3/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** CPD Not Rated, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black  
**Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical  
**3: Non-Standard Size Non-Standard Size Right Casement**  
**Frame Size:** 19 X 35 3/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".

Rough Opening: 57 - 1/2" X 36 - 1/2"



Line #	Location:	Attributes			
30	REAR 1/2 BATH	<b>Lifestyle, Double Hung, 31.75 X 51.5, Without HGP, Black</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$671.09	1	\$671.09
	<p>Viewed From Exterior</p> <p><b>1K</b></p>	<p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 31 3/4 X 51 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  <b>Exterior Color / Finish:</b> Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, Integrated Sensor  <b>Screen:</b> Full Screen, Black, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 167"</p>			

Rough Opening: 32 - 1/2" X 52 - 1/4"

Line #	Location:	Attributes			
40	LEFT LIVING RM	<b>Lifestyle, Double Hung, 38 X 61.5, Without HGP, Black</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$758.10	2	\$1,516.20
	<p>Viewed From Exterior</p> <p><b>1N &amp; 1M</b></p>	<p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 38 X 61 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  <b>Exterior Color / Finish:</b> Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, Integrated Sensor  <b>Screen:</b> Full Screen, Black, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only)  <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 199"</p>			

Rough Opening: 38 - 3/4" X 62 - 1/4"



1L

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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35	LEFT OFFICE	Lifestyle, 4-Wide Casement, 83.5 X 61.5, Without HGP, Black	\$2,874.03	1	\$2,874.03
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Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Left Casement**

**Frame Size:** 21 X 61 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Dark Mahogany Stain Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, Integrated Sensor

**Screen:** Full Screen, Brown, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.45, CPD PEL-N-14-00710-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black

**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**2: Non-Standard Size Non-Standard Size Fixed Sash Set**

**Frame Size:** 20 3/4 X 61 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Dark Mahogany Stain Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.51, CPD PEL-N-22-00739-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11

**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black

**Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**3: Non-Standard Size Non-Standard Size Fixed Sash Set**

**Frame Size:** 20 3/4 X 61 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Dark Mahogany Stain Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.51, CPD PEL-N-22-00739-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11

**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black

**Vertical Mull 3:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**4: Non-Standard Size Non-Standard Size Right Casement**

**Frame Size:** 21 X 61 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Dark Mahogany Stain Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, Integrated Sensor

**Screen:** Full Screen, Brown, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.45, CPD PEL-N-14-00710-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

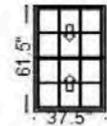
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 290"

Rough Opening: 84 - 1/4" X 62 - 1/4"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
76	FRONT 2 BD RM	Lifestyle, Double Hung, 37.5 X 61.5, Without HGP, Black	\$688.56	2	\$1,377.12



Viewed From Exterior

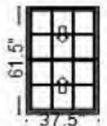
PK #  
2089

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 37 1/2 X 61 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 198".

## 2A & 2B

Rough Opening: 38 - 1/4" X 62 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
57	FRONT 2 MBR	Lifestyle, Double Hung, 37.5 X 61.5, Without HGP, Black	\$688.56	2	\$1,377.12



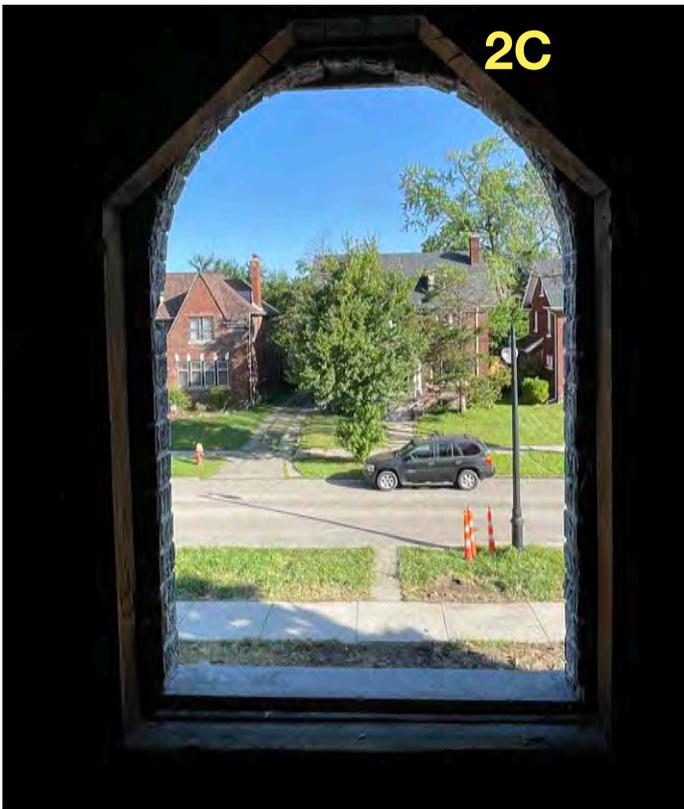
Viewed From Exterior

PK #  
2089

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 37 1/2 X 61 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 198".

## 2D & 2E

Rough Opening: 38 - 1/4" X 62 - 1/4"



Line #	Location:	Attributes			
60	FRONT 2 M BATH	<b>Lifestyle, Casement, Lifestyle, Direct Set Fixed Frame Half Circle, 32.75 X 50.875, Without HGP, Black</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
	ame Radius = 16.3		\$1,608.21	1	\$1,608.21
	 Viewed From Exterior	<b>1: Non-Standard Size Non-Standard Size Left Casement</b> <b>Frame Size:</b> 32 3/4 X 34 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Black <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior <b>Glass:</b> Insulated Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor <b>Screen:</b> Full Screen, Brown, InView™ <b>Performance Information:</b> U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (3W3H), Brown, Black <b>Horizontal Mull 1:</b> Factory Mull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 <b>2: 32.7516.375 Fixed Frame Direct Set Half Circle</b> <b>Frame Size:</b> 32 3/4 X 16 3/8 <b>General Information:</b> No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Black <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior <b>Glass:</b> Insulated Dual Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-02773-00002, Performance Class CW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, Year Rated 08 11 <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Sunburst (3W3H), Brown, Black <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 154".			
	Rough Opening: 33 - 1/2" X 51 - 5/8"				

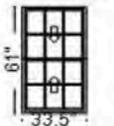
2C

Line #	Location:	Attributes			
50	REAR 2 STAIRWAY	<b>Lifestyle, Direct Set, Fixed Frame, 56 X 82.5, Without HGP, Black</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$1,082.08	1	\$1,082.08
	 Viewed From Exterior	<b>1: 5682.5 Fixed Frame Direct Set</b> <b>Frame Size:</b> 56 X 82 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Black <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior <b>Glass:</b> Insulated Dual Tempered Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.29, SHGC 0.29, VLT 0.54, CPD PEL-N-18-02912-00001, Performance Class CW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, Year Rated 08 11 <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (4W5H), Brown, Black <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 277".			
	Rough Opening: 56 - 3/4" X 83 - 1/4"				

2I

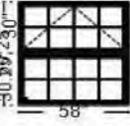


Regarding 2H: We propose a fixed/awning combination because this window is directly in front of the location of the master bath clawfoot tub. Therefore, we propose only top opens.

Line #	Location:	Attributes			
55	RIGHT 2 MBR	<b>Lifestyle, Double Hung, 33.5 X 61, Without HGP, Black</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$666.11	2	\$1,332.22
		 <p>PK # 2089</p> <p>Viewed From Exterior</p>	<p><b>1: 33.561 Double Hung, Equal</b>  <b>Frame Size:</b> 33 1/2 X 61  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  <b>Exterior Color / Finish:</b> Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Black, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only)  <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 189"</p>		

**2F & 2G**

Rough Opening: 34 - 1/4" X 61 - 3/4"

Line #	Location:	Attributes			
56	RIGHT MBR	<b>Architect, Traditional, Sash Set, Architect, Large Awning, 58 X 60.25, Black</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$1,980.56	1	\$1,980.56
		 <p>PK # 2089</p> <p>Viewed From Exterior</p>	<p><b>1: Traditional, Non-Standard Size Non-Standard Size Fixed Sash Set</b>  <b>Frame Size:</b> 58 X 30 1/4  <b>General Information:</b> Standard, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard  <b>Glass:</b> Insulated Dual Tempered Obscure Low-E Obscure Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Performance Information:</b> U-Factor 0.28, SHGC 0.27, VLT 0.50, CPD PEL-N-1-53755-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11  <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (4W2H), Brown, Black  <b>Horizontal Mull 1:</b> Factory Mull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20  <b>2: Traditional, 5830 Vent Awning</b>  <b>Frame Size:</b> 58 X 30  <b>General Information:</b> Standard, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior  <b>Sash / Panel:</b> Ogee, Ogee, Standard  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill  <b>Screen:</b> Full Screen, Brown, InView™  <b>Performance Information:</b> U-Factor 0.28, SHGC 0.23, VLT 0.43, CPD PEL-N-30-13423-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 11, Egress Not Applicable  <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (4W2H), Brown, Black  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 237"</p>		

**2H**

Rough Opening: 58 - 3/4" X 61"

Obscure Glass Style: Pattern62(Standard)



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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70	REAR 2 BD RM	Lifestyle, 4-Wide Casement, 111 X 49, Without HGP, Black	\$2,430.24	1	\$2,430.24
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27 3/4 x 49 PK# 2089

Viewed From Exterior

**1: 27.7549 Left Casement**

Frame Size: 27 3/4 X 49

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Dark Mahogany Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Brown, InView™

Performance Information: U-Factor 0.30, SHGC 0.25, VLT 0.45, CPD PEL-N-14-00710-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**2: 27.7549 Fixed Sash Set**

Frame Size: 27 3/4 X 49

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Dark Mahogany Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.51, CPD PEL-N-22-00739-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black

Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**3: 27.7549 Fixed Sash Set**

Frame Size: 27 3/4 X 49

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Dark Mahogany Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.51, CPD PEL-N-22-00739-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black

Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**4: 27.7549 Right Casement**

Frame Size: 27 3/4 X 49

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Dark Mahogany Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Brown, InView™

Performance Information: U-Factor 0.30, SHGC 0.25, VLT 0.45, CPD PEL-N-14-00710-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

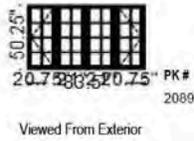
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W3H), Brown, Black

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 320"

Rough Opening: 111 - 3/4" X 49 - 3/4



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
65	LEFT 2 BD RM	Lifestyle, 4-Wide Casement, 83.5 X 50.25, Without HGP, Black	\$2,443.18	1	\$2,443.18



Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Left Casement**

**Frame Size:** 20 3/4 X 50 1/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black  
**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**2: Non-Standard Size Fixed Sash Set**

**Frame Size:** 21 X 50 1/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** CPD Not Rated, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black

**Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**3: Non-Standard Size Fixed Sash Set**

**Frame Size:** 21 X 50 1/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** CPD Not Rated, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black

**Vertical Mull 3:** FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**4: Non-Standard Size Non-Standard Size Right Casement**

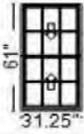
**Frame Size:** 20 3/4 X 50 1/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W4H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Penmeter Length = 268"

Rough Opening: 84 - 1/4" X 51"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
75	LEFT 2 BATH	Lifestyle, Double Hung, 31.25 X 61, Without HGP, Black	\$641.96	1	\$641.96



Viewed From Exterior

PK#  
2089

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 31 1/4 X 61  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".

**2L & 2M**

Rough Opening: 32" X 61.75"

X

This window was removed and bricked over at some point between 2009 and 2011





3A

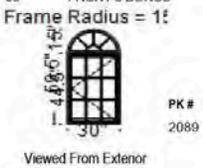


3B



3C

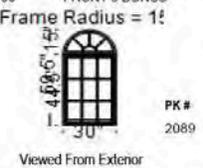
Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
95	FRONT 3 BONUS	Lifestyle, Casement, Lifestyle, Direct Set Fixed Frame Half Circle, 30 X 59.5, Without HGP, Black	\$1,596.03	1	\$1,596.03



3A

**1: Non-Standard Size Non-Standard Size Left Casement**  
**Frame Size:** 30 X 44 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W3H), Brown, Black  
**Horizontal Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20  
**2: 3015 Fixed Frame Direct Set Half Circle**  
**Frame Size:** 30 X 15  
**General Information:** No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"

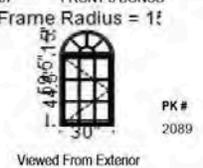
Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
96	FRONT 3 BONUS	Lifestyle, Sash Set, Lifestyle, Direct Set Fixed Frame Half Circle, 30 X 59.5, Without HGP, Black	\$1,555.95	1	\$1,555.95



3B

**1: Non-Standard Size Non-Standard Size Fixed Sash Set**  
**Frame Size:** 30 X 44 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** U-Factor -1.00, SHGC -1.00, VLT -1.00, CPD Not Rated, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W3H), Brown, Black  
**Horizontal Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20  
**2: 3015 Fixed Frame Direct Set Half Circle**  
**Frame Size:** 30 X 15  
**General Information:** No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"

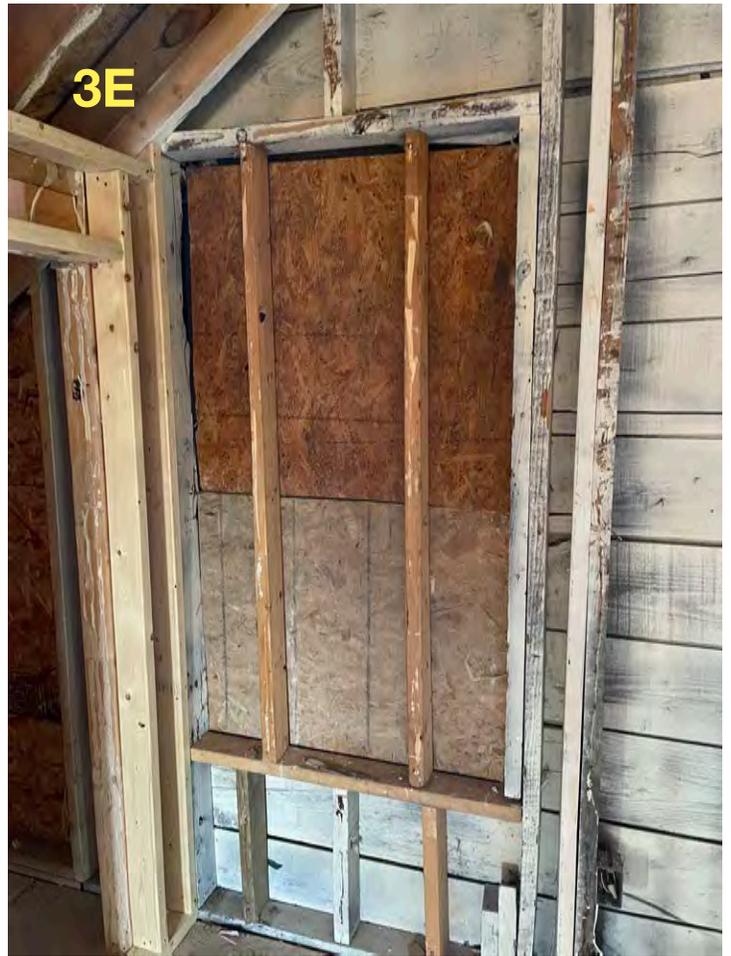
Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
97	FRONT 3 BONUS	Lifestyle, Casement, Lifestyle, Direct Set Fixed Frame Half Circle, 30 X 59.5, Without HGP, Black	\$1,596.03	1	\$1,596.03



3C

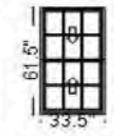
**1: Non-Standard Size Non-Standard Size Right Casement**  
**Frame Size:** 30 X 44 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W3H), Brown, Black  
**Horizontal Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20  
**2: 3015 Fixed Frame Direct Set Half Circle**  
**Frame Size:** 30 X 15  
**General Information:** No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Performance Information:** U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-02773-00002, Performance Class CW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, Year Rated 08|11  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Sunburst (3W3H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 167"

Rough Opening: 30 - 3/4" X 80 - 1/4"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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90	STORAGE	Lifestyle, Double Hung, 33.5 X 61.5, Without HGP, Black	\$670.80	2	\$1,341.20
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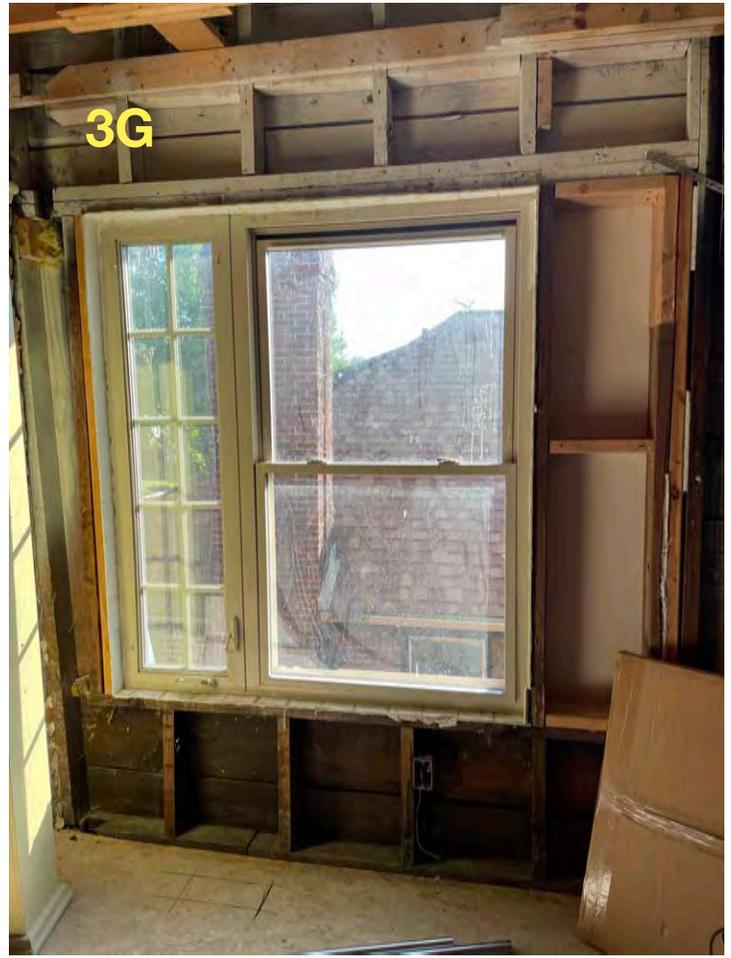


Viewed From Exterior

PK#  
2089

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 33 1/2 X 61 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 190"

Rough Opening: 34 - 1/4" X 62 - 1/4"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
80	BONUS RM	Lifestyle, Double Hung, 37.5 X 49.75, Without HGP, Black	\$634.67	2	\$1,269.34

PK # 2089

3F

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 37 1/2 X 49 3/4  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Black, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 175"

Rough Opening: 38 - 1/4" X 50 - 1/2"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
85	GUEST RM	Lifestyle, 2-Wide Casement, 69.5 X 62.5, Without HGP, Black	\$1,476.72	1	\$1,476.72

PK # 2089

3G

**1: 34.7562.5 Left Casement**  
**Frame Size:** 34 3/4 X 62 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.28, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00686-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W4H), Brown, Black  
**Vertical Mull 1:** Factory Mull, Standard Joining Mullion, Mull Design Pressure - 20, Overall Thru Direction: Vertical  
**2: 34.7562.5 Right Casement**  
**Frame Size:** 34 3/4 X 62 1/2  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Standard Enduraclad, Black  
**Interior Color / Finish:** Dark Mahogany Stain Interior  
**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor  
**Screen:** Full Screen, Brown, InView™  
**Performance Information:** U-Factor 0.28, SHGC 0.25, VLT 0.46, CPD PEL-N-14-00686-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)  
**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (3W4H), Brown, Black  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 264"

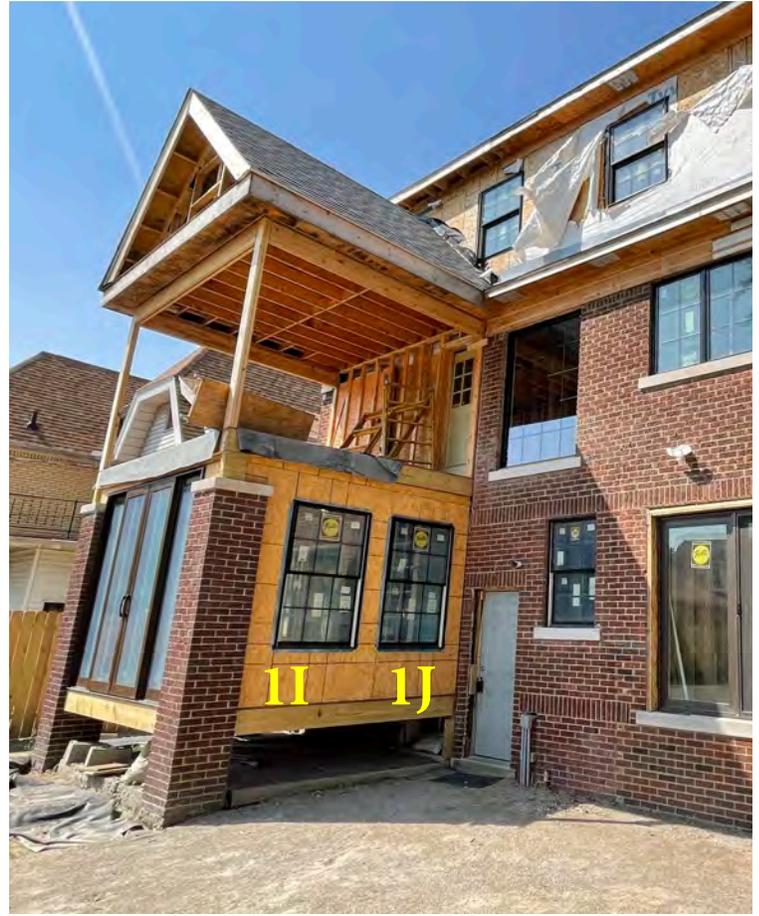
Rough Opening: 70 - 1/4" X 63 - 1/4"

We chose a casement instead of two double hungs for cost savings, as a 2-wide double hung unit is more expensive than a dual casement. This dual casement matches the two four wide casements that are on this same elevation (2K & 1L)

# SUNROOM WINDOWS



**SUNROOM WEST ELEVATION  
WINDOW 1G (left) and 1H (right)**



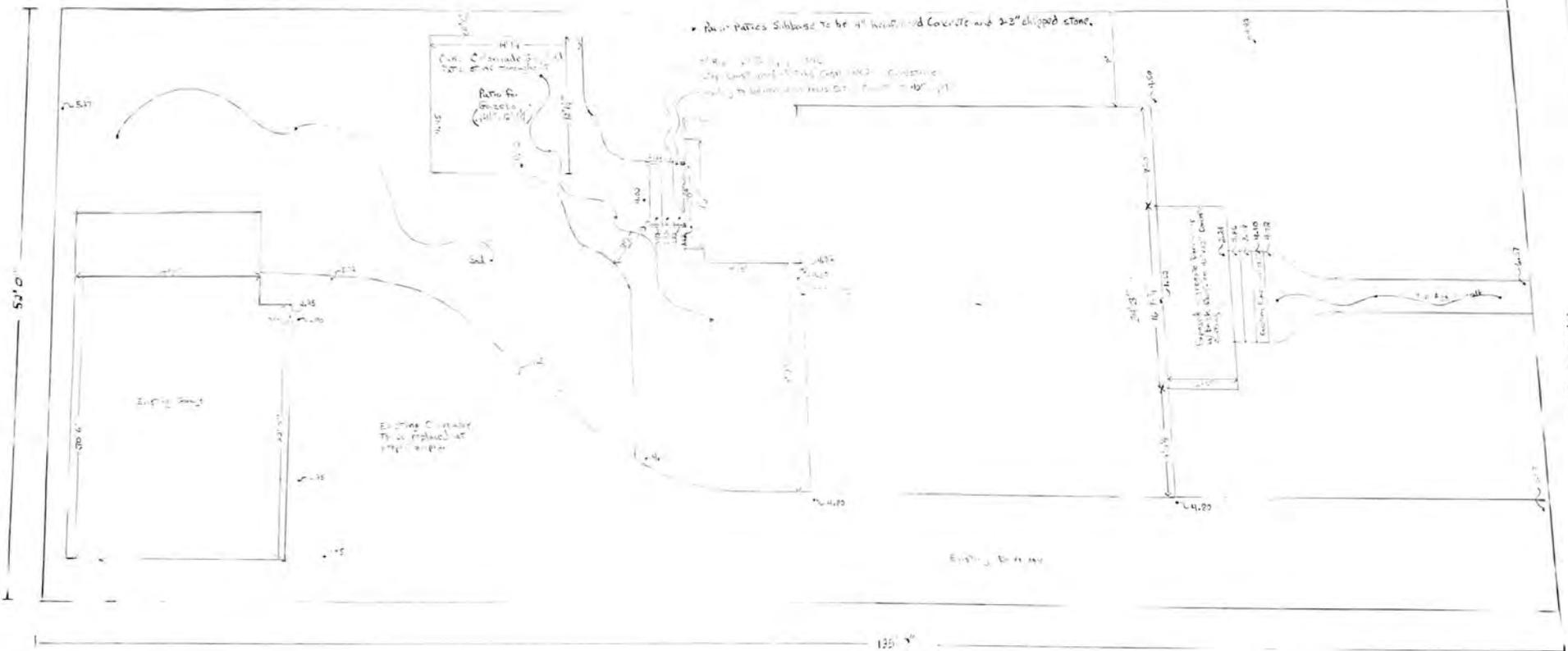
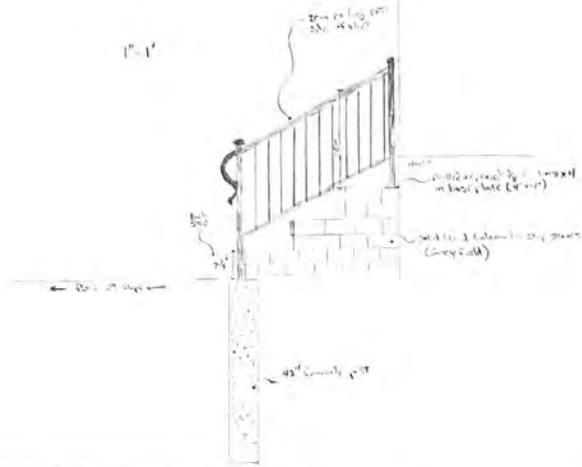
**SUNROOM EAST ELEVATION  
WINDOW 1I (left) and 1J (right)**

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
46	SUNROOM	Lifestyle, Double Hung, 37.5 X 61.5, Without HGP, Black	\$758.10	4	\$3,032.40
	 <p>PK # 2089</p> <p>Viewed From Exterior</p>	<p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 37 1/2 X 61 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  <b>Exterior Color / Finish:</b> Standard Enduraclad, Black  <b>Interior Color / Finish:</b> Dark Mahogany Stain Interior  <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Limited Opening Hardware, Order Sash Lift, Integrated Sensor  <b>Screen:</b> Full Screen, Black, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only)  <b>Grille:</b> GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), Brown, Black  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 198".</p>			
	Rough Opening: 38 - 1/4" X 62 - 1/4"				

## WINDOWS 1G, 1H, 1I, and 1J

# 2277 LONGFELLOW SITE PLAN W/ ELEVATIONS

1'-1'



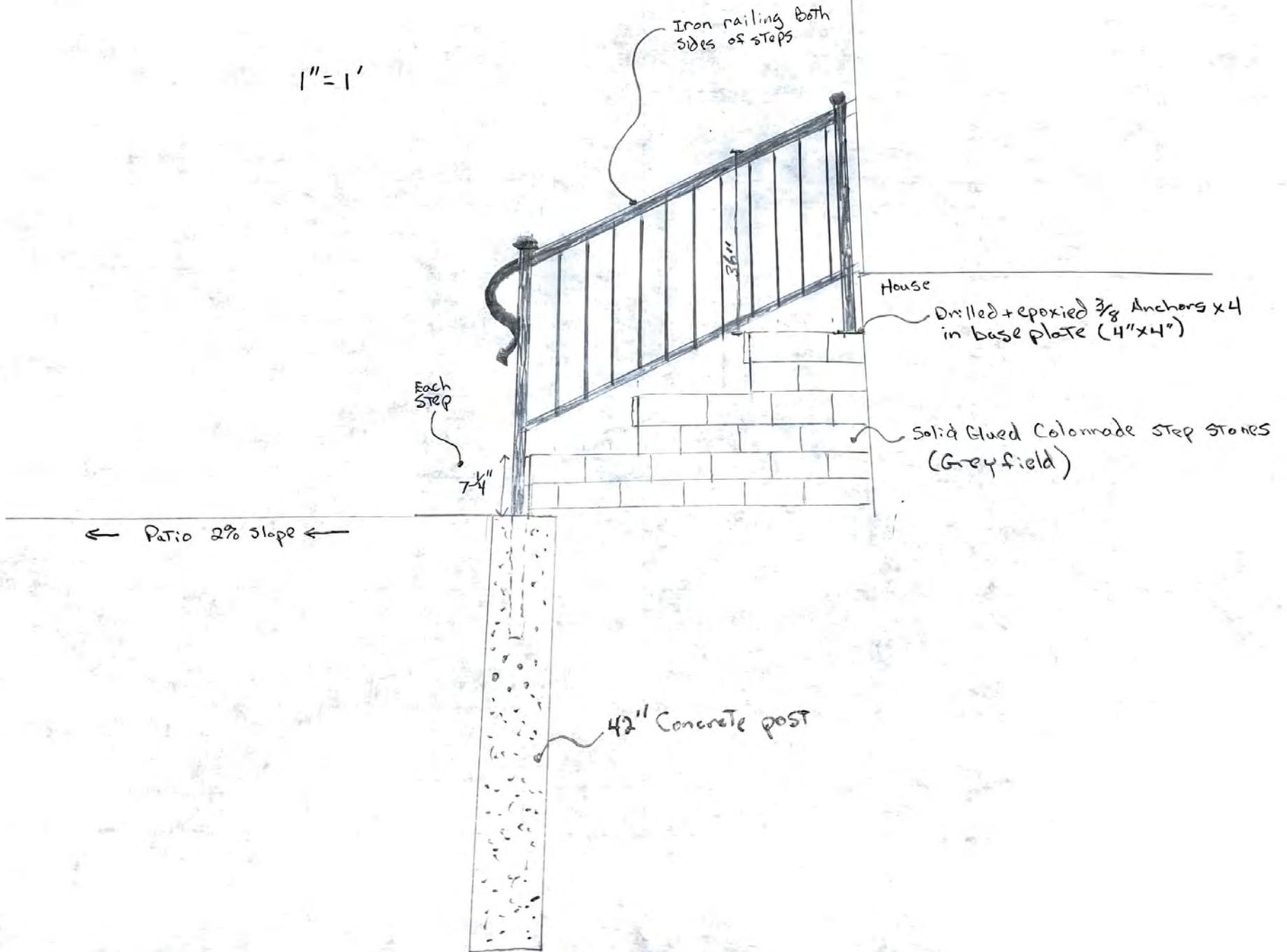
CITY OF DETROIT

1/8" = 1 ft.

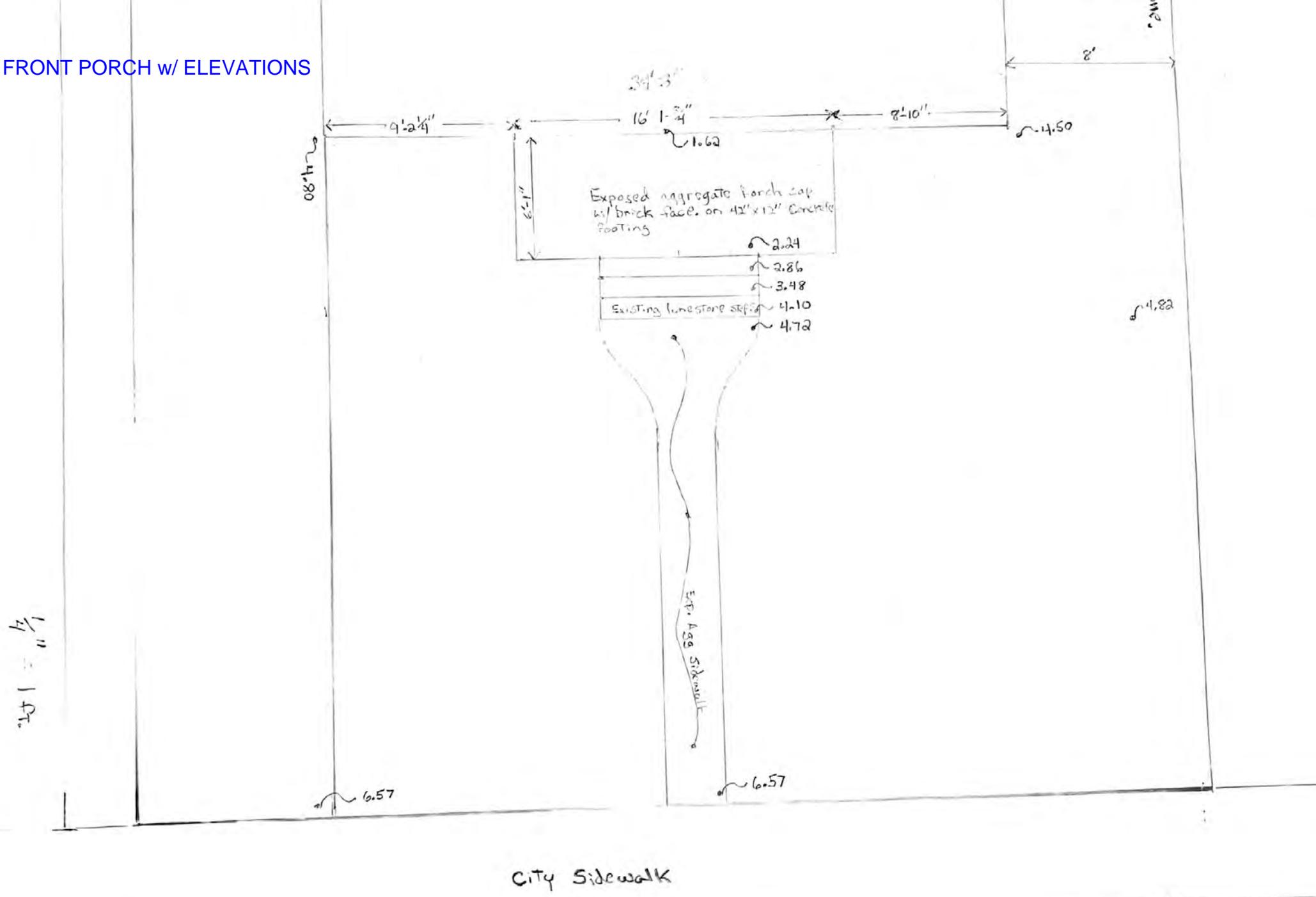
2277 Longfellow St.  
Detroit, MI 48206

# REAR STAIRS TO SUNROOM

1" = 1'

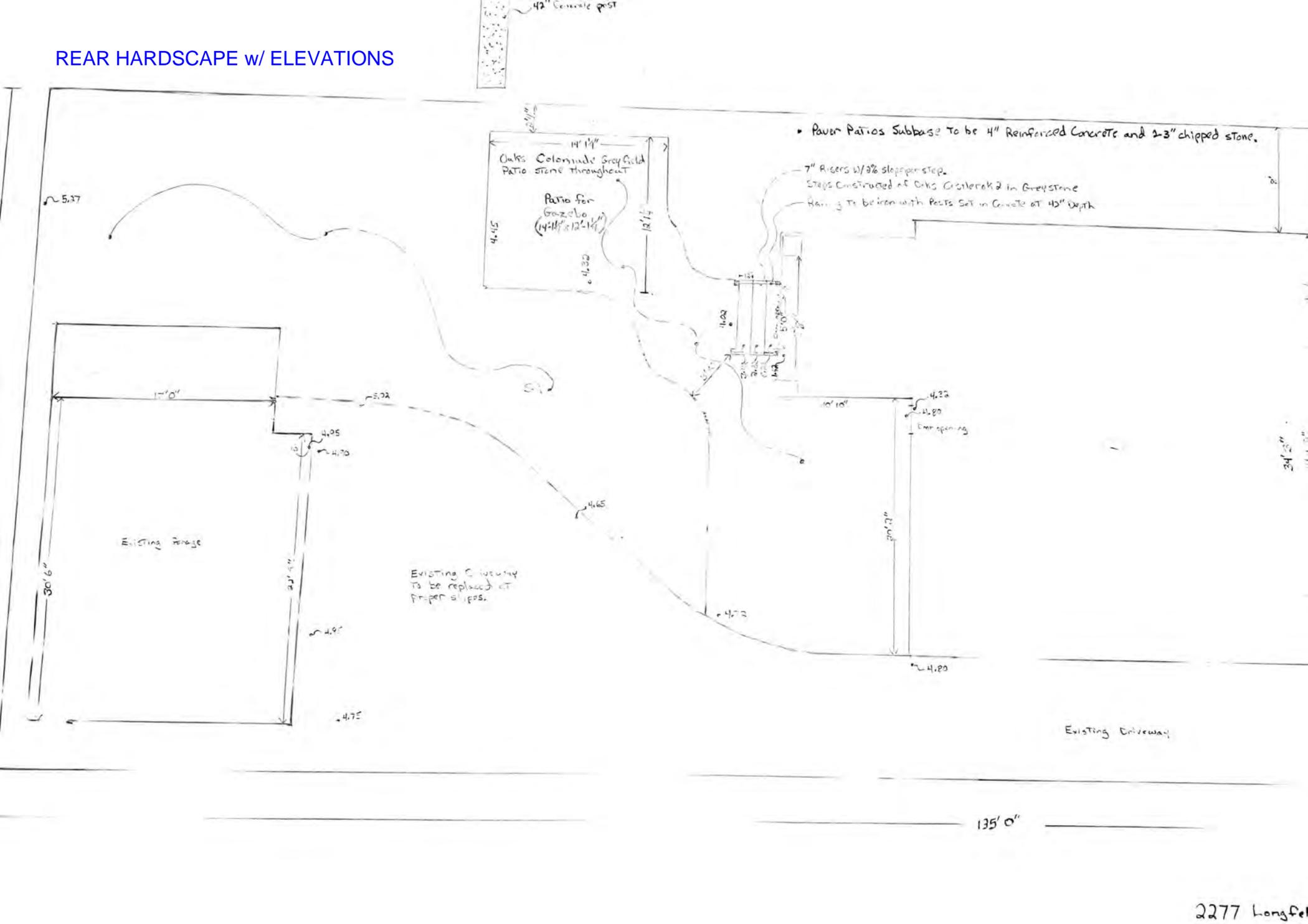


FRONT PORCH w/ ELEVATIONS

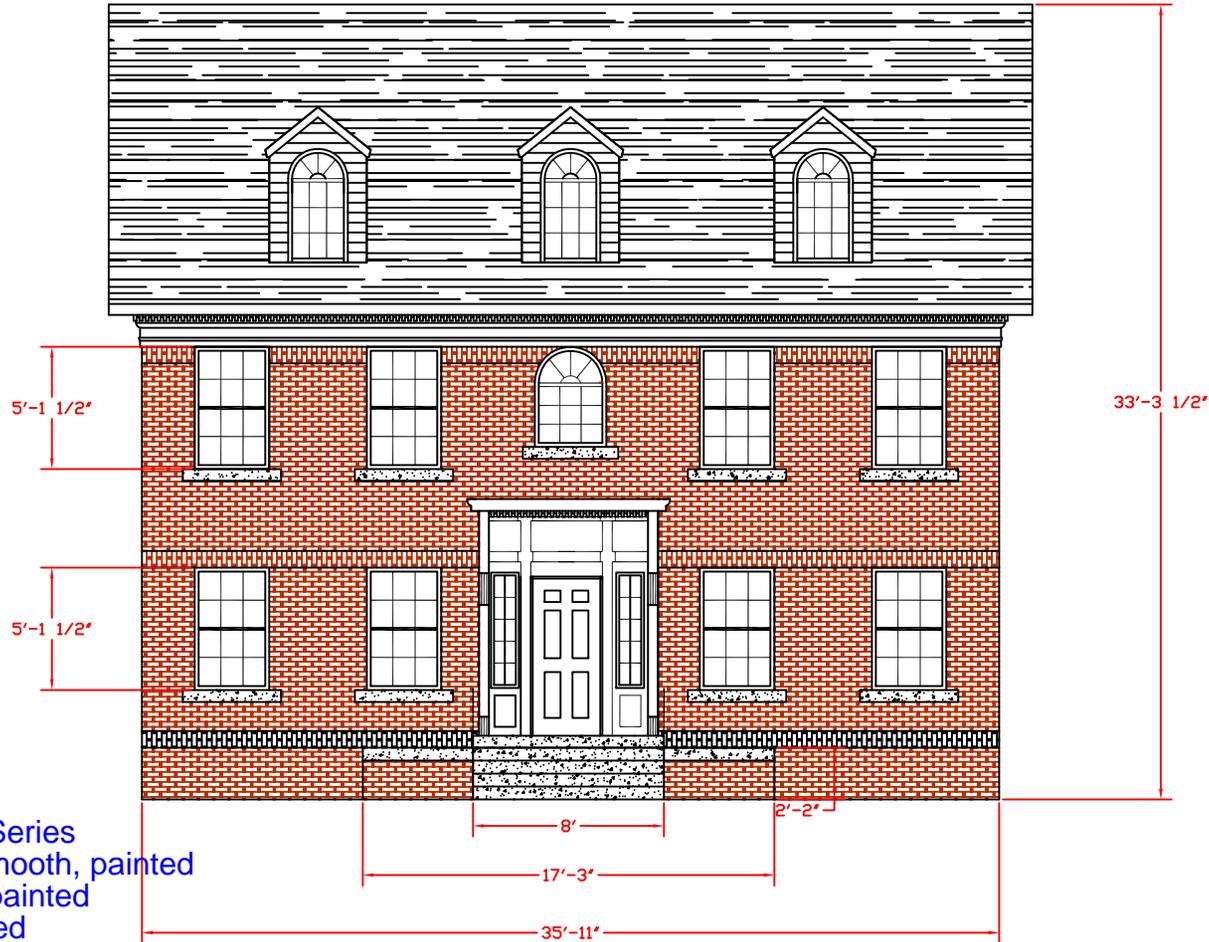


1/4" = 1 ft.

# REAR HARDSCAPE w/ ELEVATIONS



PROPOSED EXTERIOR FRONT



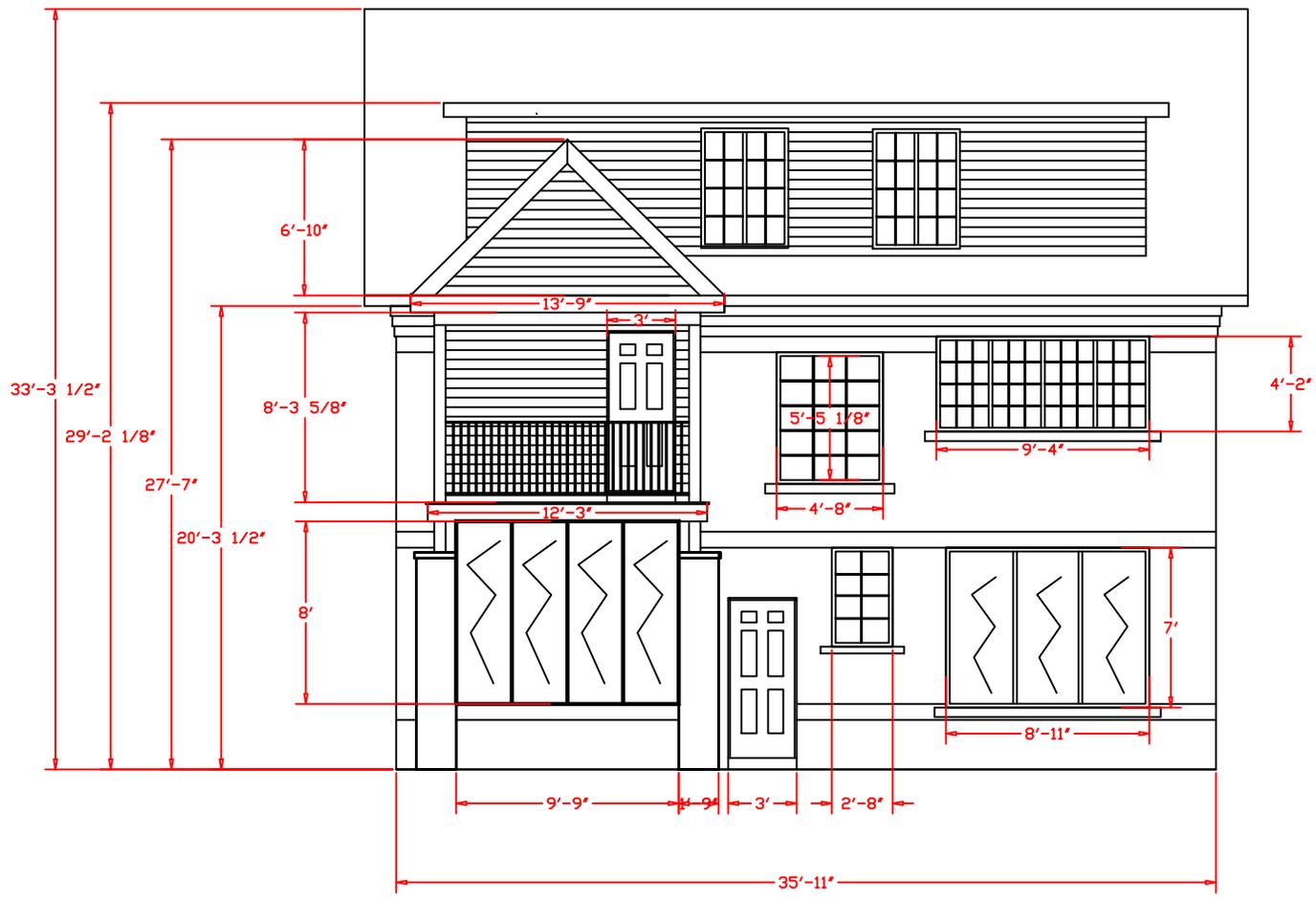
Composition:

- Windows: Pella Lifestyle Series
- Siding: Hardi Plank, 5", smooth, painted
- Front Door Wall - Wood, painted
- Majority Exterior - Brick, red
- Porch Surface - Exposed Aggregate
- Stair Tread - Limestone
- Window Sills - Limestone
- Soffit - Wood, painted
- Roof - Shingle, asphalt architectural
- Gutters - Standard Metal, trim color

COMPLETION RENDERING 2277 LONGFELLOW	
ADRESSE 2277 LONGFELLOW ST	
TITRE FRONT	
DES. PAR DANIEL ROY	VER. PAR DANIEL ROY
DATE AOUT 2021	
ECHELLE 1/8" = 1'-0"	1 4

PROPOSED EXTERIOR\_REAR

NOTE: Brick color redacted for ease of viewing



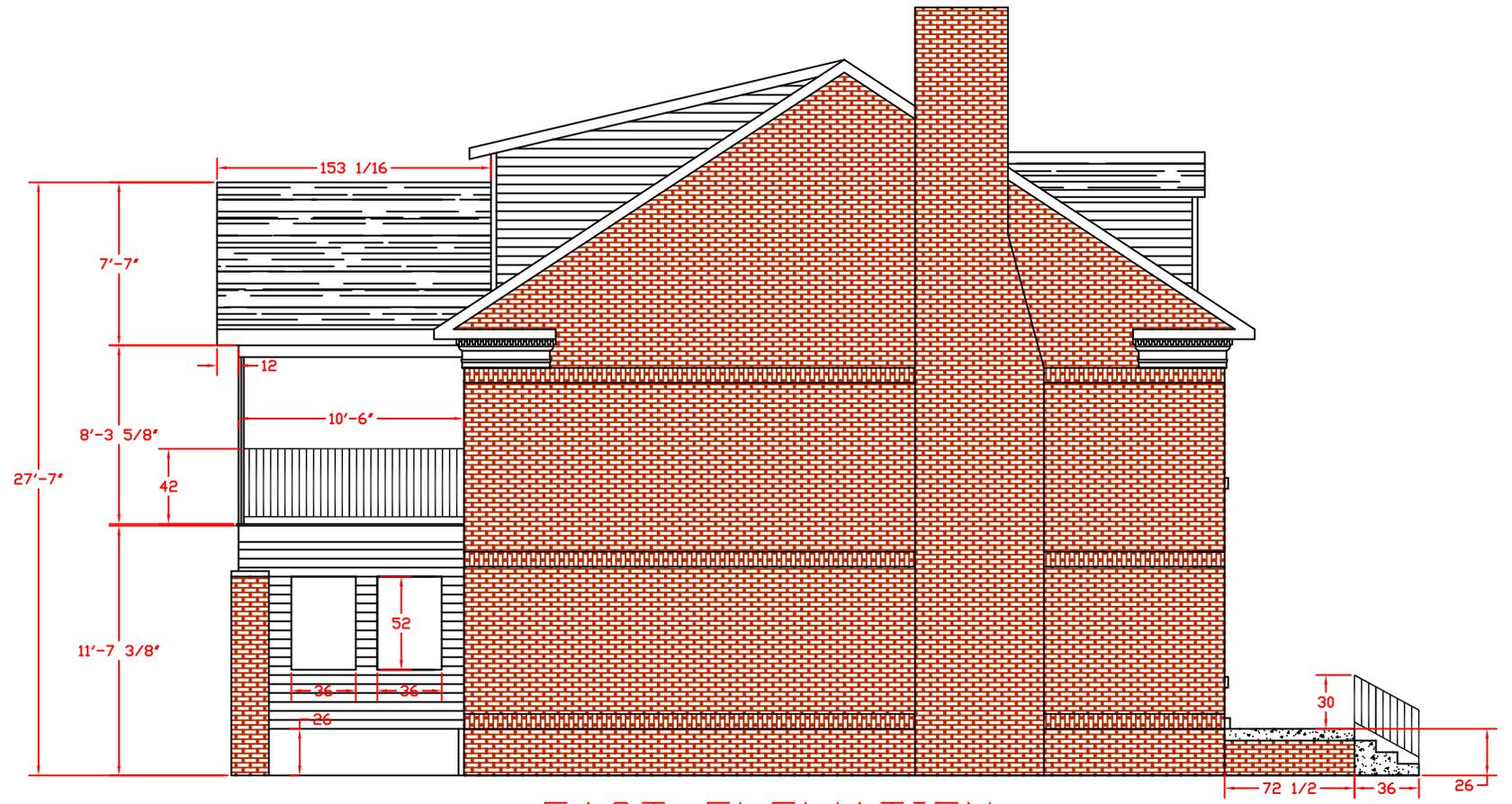
PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

COMPLETION  
RENDERING  
2277 LONGFELLOW

ADRESSE 2277 LONGFELLOW ST	
TITRE BACK	
DES. PAR DANIEL ROY	VER. PAR DANIEL ROY
DATE A00T 2021	
ECHELLE 1/8 = 1'-0"	

2/4



EAST ELEVATION  
WINDOWS NOT SHOWN

PORCH & SUN DETAIL	
2277 LONGFELLOW	
ADRESSE	
TITRE LEFT	
DES. PAR DANIEL ROY	VER. PA DANIEL
DATE AOUT 2021	
ECHELLE 1/8" = 1'-0"	