Meeting No. 7-2026: Thursday, July 16, 2026

CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION AGENDA
7:00 p.m.

Peter Fosselman, Chair
Seth Denbo, Michael Goldfinger, Anita Neal Powell, Mercy Shenge

Cynthia Walters, Acting City Attorney
Megan Flick, Principal Planner
Katie Gerbes, Comprehensive Planning Manager

Agenda item times are estimates only. Items may be considered at times other than those indicated.

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex.
The meetings can be viewed on Rockville 11 (Channel 11 on county cable) and livestreamed at www.rockvillemd.gov/rockville11.
Each meeting is also available for viewing soon after the meeting is held, at www.rockvillemd.gov/videoondemand.

7:00 pm **I. COMMITTEE / ORGANIZATION REPORTS**

- **A.** Peerless Rockville - Peerless Rockville Staff
- **B.** Lincoln Park Historical Foundation - Anita Neal Powell
- **C.** Public Comments/Open Forum
- **D.** HDC and Staff Comments

7:05 pm **II. CONSENT AGENDA**

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

A. APPROVAL OF MINUTES:
June 18, 2026

B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:

1. Tax Credit Application 2026-334-TAX
Owner: Danielle Verbeck
Address: 550 Reading Avenue
Amount Requested: $8,500
Amount Recommended: $8,500

2. Tax Credit Application 2026-332-TAX
Owner: Jeanne Omeara
Address: 419 W. Montgomery Avenue
Amount Requested: $15,593.40
Amount Recommended: $3,375.00

3. Tax Credit Application 2026-312-TAX
Owner: Robert Drummond
Address: 229 W. Montgomery Avenue
Amount Requested: $42,541.62
Amount Recommended: $42,541.62

4. Tax Credit Application 2026-301-TAX
Owner: Darren Liang
Address: 127 Bullard Circle
Amount Requested: $8,450
Amount Recommended: $8,450

5. Tax Credit Application 2026-289-TAX
Owner: Americana Centre Condominium
Address: 118 Monroe Street
Amount Requested: $290,270.27
Amount Recommended: $171,028

6. Tax Credit Application 2026-275-TAX
Owner: Janet Hunt-McCool and Thomas J McCool
Address: 709 Grandin Avenue
Amount Requested: $3,460
Amount Recommended: $3,460

7. Tax Credit Application 2026-265-TAX
Owner: Lewis Parker and May Cheng
Address: 409 W. Montgomery Avenue
Amount Requested: $41,803
Amount Recommended: $41,803

7:15 PM **III. PRESENTATION AND APPROVAL**

A. Fiscal Year 2026 Historic District Commission Annual Report

7:30 PM **IV. CERTIFICATE OF APPROVAL**

A. 2026-375-COA
Applicant: Case Design
Owner: Meg S Duskin & Terence J Griffin

Address: 10 Thomas Street
Request: Certificate of Approval to construct a two-story addition to the rear of the existing house, along with two one-story additions and a new screened porch.

7:45 PM **V. EVALUATION OF SIGNIFICANCE**

A. 2026-330-EOS
Applicant: Kyle Hughes, MHG Engineering
Patrick Bloomfield, PT Blooms
Address: 200 Monroe Street
Request: Evaluation of Significance (demolition proposed).

8:15 PM **VI. DISCUSSION**

A. OLD BUSINESS

B. NEW BUSINESS
- Zoning Ordinance Rewrite & Comprehensive Map Amendment
- Sectional Map Amendment for 24 Martins Lane
- Historic Preservation Event

9:00 PM **VII. ADJOURN**

The HDC adjourns by 10:00 pm, unless extended by the Chair.

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2026	
MEETING DATE	**APPLICATION DUE DATE**
July 16, 2026	June 12, 2026
AUGUST RECESS	**********
September 17, 2026	August 14, 2026
October 15, 2026	September 11, 2026
November 19, 2026	October 16, 2026
December 17, 2026	November 13, 2026
January 21, 2027	December 18, 2026

HISTORIC DISTRICT COMMISSION HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. **Pre-meeting Platform: Webex**

   A. Applicant Access: Provided by Community Planning and Development Services/IT
   B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. **Pre-Meeting Preparations/Requirements:**

   A. Written Testimony and Exhibits Written testimony and exhibits may be submitted by email to *history@rockvillemd.gov*.

   Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Historic District Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Historic District Commission by email.

   B. Webex Orientation for Applicants

      I. Applicants must contact *history@rockvillemd.gov* no later than five (5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

   C. Oral Testimony by Applicants and the Public

      I. Applicants – Applicants must provide a list of presenters and witnesses who will testify on behalf of the Application to *history@rockvillemd.gov* no later than five (5) days prior to the date of the hearing.

      II. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to *history@rockvillemd.gov* no later than 9:00 am on the day of the hearing to be placed on the testimony list.

      If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to *history@rockvillemd.gov*.

3. **Conduct of Online Meeting and Public Hearing:**

   A. Rules of Procedure
   The Meeting and Public Hearing will be held in accord with the Historic District Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed on the Historic District Commission webpage on the city website.

B. Review of Applications/Cases

The ordinary, but not mandatory, order or procedure for the conduct of the consideration of each application, subject to modifications by the Chair, shall be as follows:

- Introduction and summary of case by staff, including a staff recommendation;
- Questions by the Commission to staff;
- Statement by the applicant and/or his/her agent;
- Questions by the Commission to applicant or agent;
- Public comment;
- Cross-examination of speakers by the applicant, if requested;
- Applicant's rebuttal;
- Consideration and vote by the Commission.

Per the Rules of Procedure, the Chairperson may limit speakers as follows: applicant – five (5) minutes; others – three (3) minutes.

C. Continuance of Hearing

The Historic District Commission, at its discretion, reserves the right to continue the hearing until another date.

PLEASE NOTE:

These procedures are designed to ensure that applicants and members of the public are able to be heard on each matter as fully as is possible within the technological constraints of an online meeting and hearing. Please follow the procedures precisely so that the HDC and staff are able to receive all testimony and comments. When it is your turn to speak:

- Please clearly state your name and address for the record.
- Statements should relate to the subject matter of the hearing.
- Proper, civil language is required at all times.
- Please also be patient.

The HDC and City Staff are doing their best to run the meeting and hearing as efficiently as possible. Thank you in advance for your cooperation.

I. COMMITTEE/ ORGANIZATION REPORTS

A. Peerless Rockville - Peerless Rockville Staff
B. Lincoln Park Historical Foundation - Anita Neal Powell
C. Public Comments/Open Forum
D. HDC and Staff Comments

II. CONSENT AGENDA

A. APPROVAL OF MINUTES:

1. June 18, 2026

B. REVIEW AND ACTION – MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:

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Amount Requested: $42, 541.62
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4. Tax Credit Application 2026-301-TAX
Owner: Darren Liang
Address: 127 Bullard Circle
Amount Requested: $8,450
Amount Recommended: $8,450

5. **Tax Credit Application 2026-289-TAX**
   Owner: Americana Centre Condominium
   Address: 118 Monroe Street
   Amount Requested: $290,270.27
   Amount Recommended: $171,028

6. **Tax Credit Application 2026-275-TAX**
   Owner: Janet Hunt-McCool and Thomas J McCool
   Address: 709 Grandin Avenue
   Amount Requested: $3,460
   Amount Recommended: $3,460

7. **Tax Credit Application 2026-265-TAX**
   Owner: Lewis Parker and May Cheng
   Address: 409 W. Montgomery Avenue
   Amount Requested: $41,803
   Amount Recommended: $41,803

Submitted: July 16, 2026
Approved: _____

MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 6-2026
Thursday, June 18, 2026

The City of Rockville Historic District Commission convened at 7:00 PM

Commissioners Present:

Peter Fosselman - Chair
Seth Denbo, Michael Goldfinger, Anita Neal Powell and Mercy Shenge

Staff Present:

Megan Flick, Principal Planner
Katie Gerbes, Comprehensive Planning Manager
Cynthia Walters, Acting City Attorney

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville – Nancy Pickard, Executive Director

- Peerless Rockville welcomed more than 100 guests to a tour of the Glenview Mansion in May, which marked the 100th anniversary of the 1924 addition to the mansion.
- The Rockville 250: Our American Story pictorial exhibit opened in May, chronicling the history of Rockville for the past 250 years. The Red Brick Courthouse will be open on Saturday, June 27 from 1 – 4 pm as a part of Heritage Days.
- On June 20th, Peerless Rockville is partnering with Jerusalem-Mt. Pleasant United Methodist Church for a lecture called "How Freedom Came to Rockville" to celebrate Juneteenth. The lecture will explore paths to freedom taken by enslaved individuals and Rockville residents before nationwide emancipation. It will also talk about the US Colored Troops from Rockville that were stationed in Texas for the first Juneteenth.
- The next Peerless event at Glenview is titled The Maryland 400: Revolutionary War Soldiers in the Battle of Brookland will be given by the Senior Maryland State Archivist on July 9.

B. Lincoln Park Historical Foundation - Anita Neal Powell, President

- 135th anniversary of Lincoln Park took place on May 30. Footage of the parade and festivities will be shown on Rockville's Channel 11.
- Ms. Powell attended a conference called Preserving Black History and Museums to learn more about opportunities to preserve the history of Lincoln Park.
- LPHF will be hosting an event in September 2026 to highlight 250 years of the nation and 100 years of Black history. More information is forthcoming.

DRAFT

C. Public Comments/Open Forum

- Hannelore Quigley – Rockville Cemetery has an event taking place on Sunday, September 20 to celebrate the 300th anniversary of Christ Episcopal Church and Rockville Cemetery. The event is a partnership with the church and Greater Rockville Chamber of Commerce. The event will include a church service and reenactment of some of the figures buried at the cemetery.
- Magda Brown – Magda Brown is chair of the city's Human Rights Commission introduced herself and encouraged opportunities for collaboration between the two bodies.

D. HDC and Staff Comments

- Commissioner Neal Powell expressed interest in hosting a preservation conference in November 2026 and to work with Commissioner Goldfinger to organize and plan the event. A date for the event has not been established.
- City staff noted that on June 23 is an event to unveil a new historic marker at the site of the Twinbrook Swimming Pool.
- City staff acknowledged Sheila Bashiri, Preservation Planner, on her upcoming retirement. The Commission presented Ms. Bashiri with a token of appreciation to celebrate her retirement.

II. CONSENT AGENDA

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

A. APPROVAL OF MINUTES:

May 21, 2026

Commissioner Denbo moved to approve the minutes.
RESULT: APPROVED 5-0
MOTION: Commissioner Denbo
SECOND: Commissioner Goldfinger
IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION
June 18, 2026. Agenda Item II-A
Historic District Commission
Video time stamp 13:50

III. CERTIFICATE OF APPROVAL

A. 2026-354-COA

Applicant: City of Rockville Recreation and Parks Department
Address: 603 Edmonston Drive
Request: Certificate of Approval to remove a declining boxwood feature at the front of the Glenview Mansion and replace with tall fescue blend sod.

Commissioner Shenge moved to recommend application 2026-354-COA for approval.

RESULT: APPROVED 5-0
MOTION: Commissioner Shenge
SECOND: Commissioner Goldfinger
IN FAVOR: Commissioners Shenge, Denbo, Fosselman, Goldfinger, and Neal Powell

FURTHER DISCUSSION
June 18, 2026. Agenda Item III-A
Historic District Commission
Video time stamp 14:14; 16:20

B. 2026-358-COA

Applicant: City of Rockville Recreation and Parks Department
Address: 603 Edmonston Drive
Request: Certificate of Approval to plant 30 trees as a landscaping screen dividing the front mall of the Glenview Mansion from the picnic area of Civic Center Park.

Commissioner Goldfinger moved to recommend application 2026-358- COA for approval.

RESULT: APPROVED 5-0
MOTION: Commissioner Goldfinger
SECOND: Commissioner Denbo
IN FAVOR: Commissioners Shenge, Denbo, Fosselman, Goldfinger, and Neal Powell

FURTHER DISCUSSION
June 18, 2026. Agenda Item III-B
Historic District Commission
Video time stamp 17:35; 18:56

IV. EVALUATION OF SIGNIFICANCE

A. 2026-331-EOS

Applicant: Jason Ekus, Pavilion Real Estate
Address: 24 Martins Lane
Request: Evaluation of Significance (demolition proposed).

Commissioner Neal Powell moved to recommend application 2026-331-EOS for designation.

RESULT: APPROVED 4-1
MOTION: Commissioner Neal Powell
SECOND: Commissioner Denbo
IN FAVOR: Commissioners Shenge, Denbo, Fosselman, and Neal Powell
OPPOSED: Commissioner Goldfinger

FURTHER DISCUSSION
June 18, 2026. Agenda Item IV-A

Historic District Commission
Video time stamp 19:39; 1:23:55

V. DISCUSSION

A. OLD BUSINESS

1. **HDC Letter recognizing Preservation Month**
2. **Demolition by Neglect**

FURTHER DISCUSSION
June 18, 2026. Agenda Item V-A
Historic District Commission
Video time stamp 1:25:20

VI. ADJOURNMENT

The meeting adjourned at 8:42pm.

Respectfully submitted,

Megan Flick

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 7, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: 2026-334-TAX

Project#:	Address:	Amount Applied For:
2026-334-TAX	550 READING AVE ROCKVILLE MD 20850	$8,050.00
Applicant: Danielle Verbeck		Amount Recommended: $8,050.00

Danielle Verbeck is the owner of 550 Reading Avenue; Rockville, MD; 20850 , which is known as the Homewood Historic District. They are requesting Montgomery County tax credits for the removal of a large dead oak tree that threatened the structural integrity on this historic building.

The submitted receipt totals $8,050.00 The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance. Staff recommends an approval of the 25% tax credit for $8,050.00 of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Tax Credit Summary and Eligibility

Property Address: 550 Reading Avenue

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
Tree Removal	Pogo Trees	10/30/2025	22920	Remove large dead oak tree	Yes	$ 6,500.00	$ 6,500.00	$ 6,500.00	Paid via credit card	Tree removal is only an eligible expense if the tree threatens the structural integrity of the house.
				Haul resulting wood	Yes	$ 750.00	$ 750.00	$ 750.00	Paid via credit card	
				Grind stump, haul stump grindings, backfill with topsoil	Yes	$ 800.00	$ 800.00	$ 800.00	Paid via credit card	
					TOTALS	***$ 8,050.00***	***$ 8,050.00***	***$ 8,050.00***		

Application for Historic Preservation Tax Credit

Owner's Name Danielle Verbeck

Owner's Mailing Address 550 Reading Avenue, Rockville, MD, 20850

Address where the work was completed 550 Reading Avenue, Rockville, MD, 20850

Daytime Telephone Number [redacted]

Cell Phone number [redacted]

Email Address [redacted]

Property Tax Account Number 00177843

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: Homewood

Have you applied for or did this project receive a Historic Area Work Permit? ☑ Yes ☐ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☑ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☐ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☑ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature Danielle A. Verbeck Date 4/14/26

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Narrative describing work performed

In September 2025 we had Olney Gardens Inc (t/a Pogo Tree Experts) visit our property to assess the safety of a large oak tree immediately off of the back porch. In his letter, the arborist, Pogo Sherwood, indicated that, "The tree is showing visible signs of rapid decline, making it structurally unsound and subject to catastrophic failure. No remedial actions would repair current damage. Due to its proximity to the house, any failure would result in damage to the property and risk to the residents. For this reason, my best recommendation for future safety is removal of this tree."

After receiving historic district commission approval, removal of the tree occurred in October 2025. I am submitting a historic preservation tax credit application in respect of the cost of the tree removal, stump removal, and removal of tree/stump grindings.

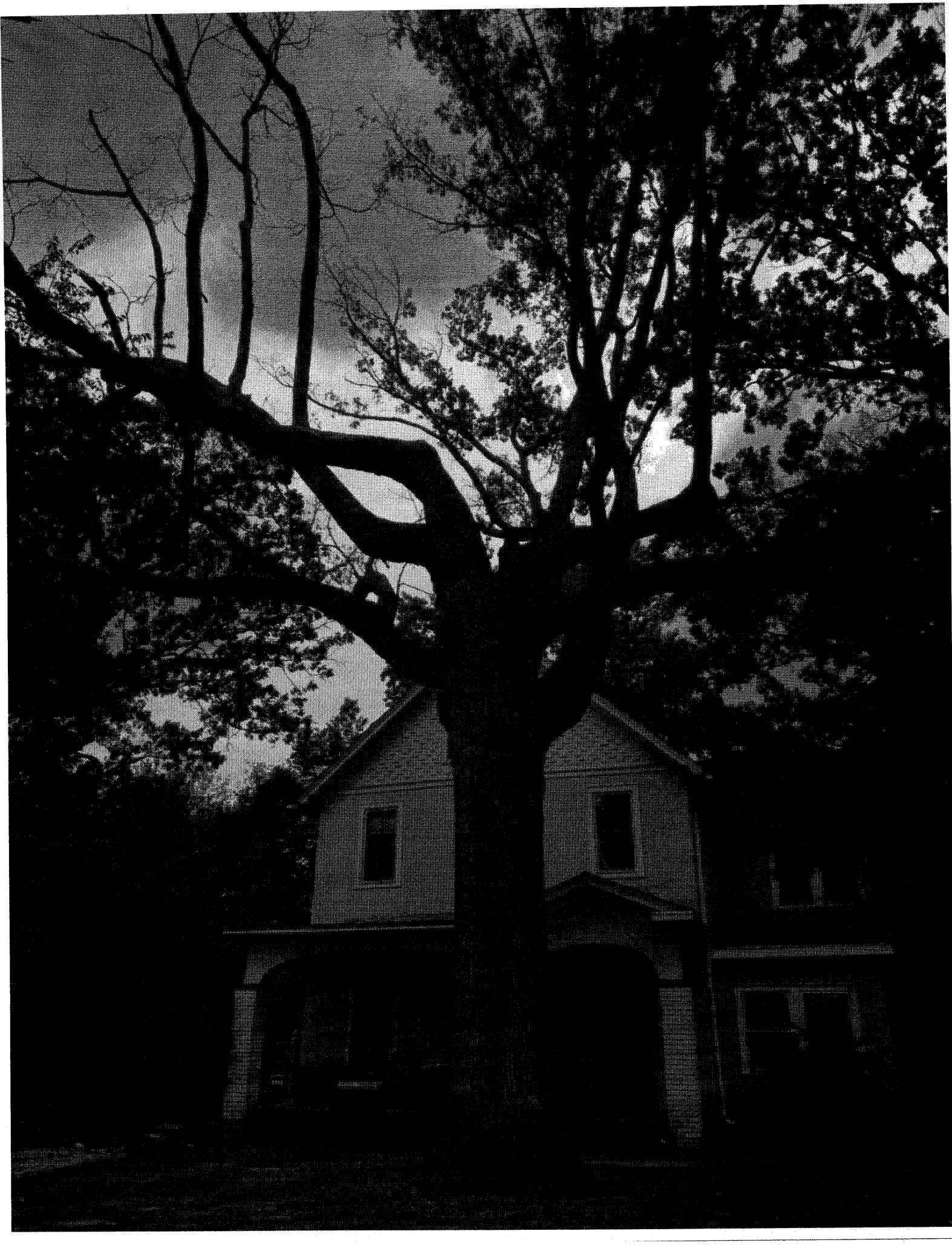
I am submitting this application based upon information included on the City of Rockville's Historic Tax Credits webpage. The webpage indicates that tree removal is not eligible **unless the tree touches the house or threatens structural integrity**.

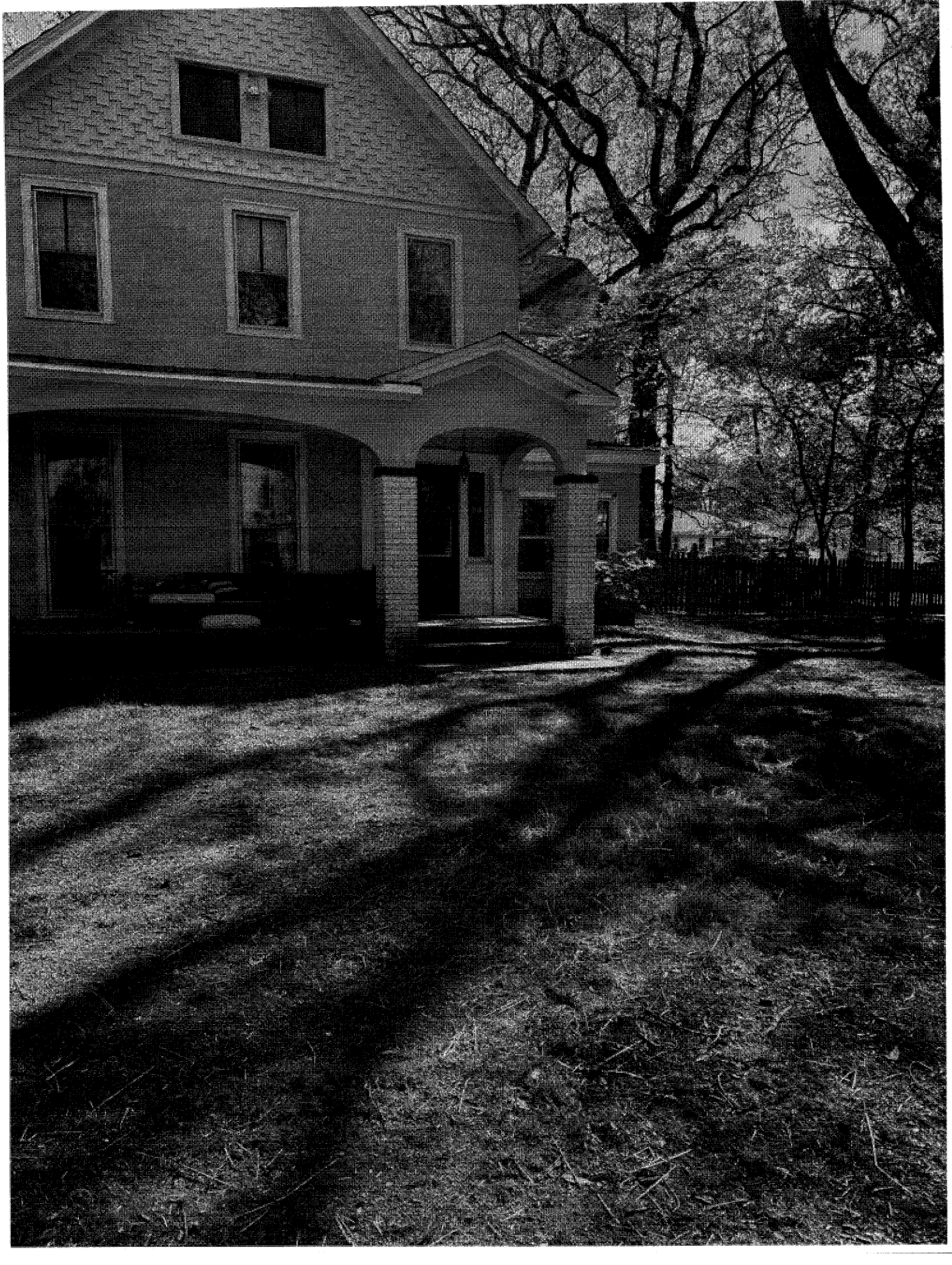
Thank you for your consideration and please advise if you require any further information.

Additionally, while this application is being submitted on 4/14/26, after the 4/1/2026 deadline, I'm hoping you will consider the application. The delay was caused, in part, due to confusion on how to apply online for the historic preservation tax application as the City of Rockville website appears to provide a link only to the Montgomery County tax preservation credit application and not the City of Rockville MGO Connect application page where the application is required to be submitted.

Kind regards,

Danielle Verbeck





Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Remove large dead oak tree from backyward	Pogo Trees	$6,500.00	22,920
Haul resulting wood	Pogo Trees	$750	22920
Grind stump, haul stump grindings, backfill w/ topsoil	Pogo Trees	$800	22920
	Total of Eligible Expenses	$ 6,050.00	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

Owner/Applicant

4/14/26

Date

pogo
TREE EXPERTS

Olney Gardens Inc. T/A Pogo Tree Experts
17328 Georgia Ave
Olney, MD 20832
+[redacted]
[redacted]
pogotree.com

BILL TO	SHIP TO
Dani Verbeck 550 Reading Ave Rockville, MD 20850	Dani Verbeck 550 Reading Ave Rockville, MD 20850

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22920	10/30/2025	$8,050.00	11/29/2025	Net 30	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/17/2025	Remove large dead Oak from backyard as proposed	1	6,500.00	6,500.00
10/17/2025	Haul resulting wood	1	750.00	750.00
	Grind stump, haul stump grindings, backfill stump with topsoil as proposed	1	800.00	800.00

Ways to pay

View and pay

SUBTOTAL	8,050.00
TAX	0.00
TOTAL	8,050.00
BALANCE DUE	**$8,050.00**

Gmail Danielle Verbeck [redacted]

Payment confirmation: Invoice #22920-(Olney Gardens Inc. T/A Pogo Tree Experts)

1 message

QuickBooks Payments <quickbooks@notification.intuit.com> 19 March 2026 at 11:37
To: [redacted]

INTUIT quickbooks

Manage payment

You paid $8050.00

to **Olney Gardens Inc. T/A Pogo Tree Experts** on 03/19/2026

Payment details

Invoice no.	22920
Invoice amount	$8050.00
Total amount	**$8050.00**
Status	Paid
Payment method	[redacted]
Authorization ID	[redacted]

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

Olney Gardens Inc. T/A Pogo Tree Experts

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 8, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: Application 2026-332-TAX

Project #:	Address:	Amount Applied For:
2026-332-TAX	419 W. Montgomery Ave.	$15,593.40

Applicant:	Amount Recommended:
Jeanne Omeara	$3,375.00

Jeanne Omeara, is the owner of 419 W. Montgomery Avenue, which is known as the Braunberg House, located in the West Montgomery Avenue Historic District. They are requesting Montgomery County tax credits for the replacement of a gas boiler and installation of chimney liner on this historic building. The applicant has requested a total of $15,593.40 for this work.

After detailed review of the submitted application, invoices, receipts and other supporting information, the replacement gas boiler has been determined not to be an eligible expense. The installation of a chimney liner, however, is eligible. As such, staff are recommending approval of the 25% tax credit on $3,375 of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination on the tax credit.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name Jeanne Omeara

Owner's Mailing Address 419 west montgomery Avenue, Rockville MD 20850

Address where the work was completed 419 west montgomery Avenue, Rockville, MD 208

Daytime Telephone Number [redacted]

Cell Phone number [redacted]

Email Address [redacted]

Property Tax Account Number 03188898

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: West Montgomery Avenue Historic Dist

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☑ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☑ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☐ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☑ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature  Date 3/27/20

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Installation of Chimney Liner	Sila Invoice number 83945	$3,375.00	1
Replace Gas Boiler(with discount)Weil-McLainCGA-5	Sila Invoice number 83945	$12,218.40	1
	Total of Eligible Expenses	**$** 15,593.40	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.



Owner/Applicant

3/27/26

Date

Narrative:
Installed Chimney Liner, we came to find out the home did not have one and for safety reasons and code with the installation of the new boiler we had one installed.
After the Chimney liner was installed the installation of a replacement Gas Boiler was installed. Weil-McLain CGA-5 84% AFUE 133,000 BTU's input Gas fired water boiler with cast iron sections.

Both items were permitted and inspected by the City of Rockville.
Both items were installed by Sila and on the same invoice which is marked by the installer as Paid in Full on the invoice.

Sila Heating Air Conditioning Plumbing

Sila
7000 Virginia Manor Road
Beltsville, Maryland 20705
(202) 338-9400

Invoice 83945
Invoice Date 7/16/2025
Completed Date 7/16/2025
Customer PO
Payment Term Due Upon Receipt
Due Date 7/16/2025

Billing Address
Jeanne O'Meara & Bruce Plunkett
419 West Montgomery Avenue
Rockville, MD 20850 USA

Job Address
Jeanne O'Meara & Bruce Plunkett
419 West Montgomery Avenue
Rockville, MD 20850 USA

Description of Work

****Cut/Slide****
10 years warranty in parts, 20 years heat exchanger. 2 years of labor
Chimney liner is required and INCLUDED

Task #	Description	Quantity	Your Price	Your Total
Standard Efficiency Boiler System Benefits	Standard Efficiency Boiler This Standard Efficiency Gas Boiler provides quick, powerful heat in even the coldest conditions. With an AFUE (Annualized Fuel Utilization Efficiency) of up to 84%, the boiler offers more efficient comfort and increased energy savings compared to an older, less efficient boiler. Factory set for outdoor temperatures in our region to maximize gas usage and modify your modulation. Enjoy a more peaceful, quiet home thanks to less frequent cycling and a more silent ignition. A Sila Sila gas-safe registered engineer will ensure your boiler is safely and properly piped and fitted, guaranteed. Manufactured in the USA.	1.00	$13,951.00	$13,951.00
GAS.8BLR.SI	Standard Efficiency Boiler Our installation experts are the best in skill, attitude and workmanship. We provide ongoing training keeping them up to date with new market developments, meaning you get the most knowledgable service experts in the business. Your system includes: • Removal & recycling of the existing system • Supply and Install Standard Efficiency Boiler listed in this Agreement • All necessary copper piping to connect new boiler • All New ball valves • New zone pump • New thermostat • All safety equipment • All necessary permits and inspections • Complete system startup, safety, and operational check • 5 Star service promise with 100% customer satisfaction guarantee	1.00	$0.00	$0.00
INS-AO-CL	Installation of Chimney Liner **The company has explained to me, and I now fully understand, the apparent condition of my fireplace, appliance, chimney, or vent system at this time. I understand that the Company has preformed a visual inspection and is not responsible for hidden or concealed defects. We have discussed visible defects, and the Company has recommended corrective actions. Since hidden construction defects and conditions of use are beyond the control of the Company, I understand that no guarantee or warranty of fire safety of any appliance is given or implied.**	1.00	$3,375.00	$3,375.00

CS0208 Weil-McLain CGA-5	CGa5 133K BTU INPUT, Boiler Kit, • 84% AFUE • 133,000 BTU's input • Gas fired water boiler with cast iron sections • Natural Draft, silent operation • Built-in low water cut off functionality • Stainless steel burners for quieter ignition, longer life, and improved combustion • 20 Year Warranty on Heat Exchanger • 2 Year Warranty on Parts	1.00 1.00	$0.00 $0.00	$0.00 $0.00
Weil McLain CGA-5-PIDN S/N: . Weil-McLain CGA-5	 • 84% AFUE • 133,000 BTU's input • Gas fired water boiler with cast iron sections • Natural Draft, silent operation • Built-in low water cut off functionality • Stainless steel burners for quieter ignition, longer life, and improved combustion • 20 Year Warranty on Heat Exchanger • 2 Year Warranty on Parts	1.00	$0.00	$0.00

Weil McLain CGA-5-PIDN S/N: .

#	Description	Total
05% Discount	5% Discount	-$866.30
05% Discount	5% Discount	-$866.30

Paid On	Type	Memo	Amount
6/11/2025	Credit Card		$5,197.80
7/30/2025	Online Payments		$10,395.60

Sub-Total	$15,593.40
Tax	$0.00
Total Due	$15,593.40
Payment	$15,593.40
Balance Due	$0.00

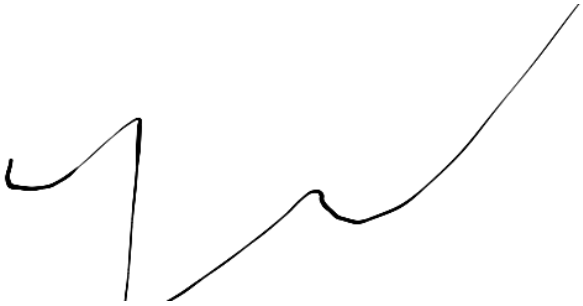
Thank you for choosing Sila

Any alteration or deviation from above specifications, involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. 1.5% per month interest charge on past due accounts. Company claims a contractor's and materialmen's lien in the amount covered by this contract on the house, the premises and/or the real estate for installing, repairing, improving, and furnishing material and equipment in and on said premises.



7/16/2025

ACCEPTANCE OF PROPOSAL: The above process, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlines above.



7/16/2025

Boiler and Chimney Liner:

BEFORE:





AFTER: CHIMNEY LINER CLOSE UP:

AMTROL
ENERGUIDE
$ 298

AFTER:BOILER



Tax Credit Summary and Eligibility

Property Address: 419 W. Montgomery Avenue

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
	Sila Heating, Air Conditioning and Plumbing	7/16/2025	83945	Standard efficiency boiler	No	$ 13,951.00	$ 15,593.40	$ -	Paid via credit card and online payments	Interior work, including HVAC and plumbing, is not eligible.
				Installation of chimney liner	Yes	$ 3,375.00		$ 3,375.00		
				Discount	No	$ (1,732.60)		$ -		n/a
					TOTALS	***$ 15,593.40***	***$ 15,593.40***	***$ 3,375.00***		

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 9, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: 2026-312-TAX

Project#:	Address:	Amount Applied For:
2026-312-TAX	229 W MONTGOMERY AVE ROCKVILLE MD 20850	$42,541.62
Applicant: Robert Drummond		Amount Recommended: $42,541.62

Robert Drummond is the owner of 229 W. Montgomery Ave. , which is known as the Miss Lucy Simpson's / Rockville Institute in the West Montgomery Avenue Historic District. They are requesting Montgomery County tax credits for siding and trim repairs, as well as prep and of the exterior elements on this historic building.

The submitted receipt totals $42,541.62 The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance. Staff recommends an approval of the 25% tax credit for $42,541.62 of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name Robert C Drummond

Owner's Mailing Address 229 W Montgomery Ave

Address where the work was completed 229 W Montgomery Ave

Daytime Telephone Number [redacted]

Cell Phone number [redacted]

Email Address [redacted]

Property Tax Account Number 00146842

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: West Montgomery Avenue Historic Dist

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☑ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☑ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☐ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☑ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature Date 3/31/26

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Prep and paint, exterior. Repair damaged siding and trim (Attachment 2)	Klappenberger & Son	$34,414.12	
Replace damaged siding on NW wall, paint (Attachments 1, 2)	Klappenberger & Son	$8,127.50	
	Total of Eligible Expenses	**$** 42,541.62	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

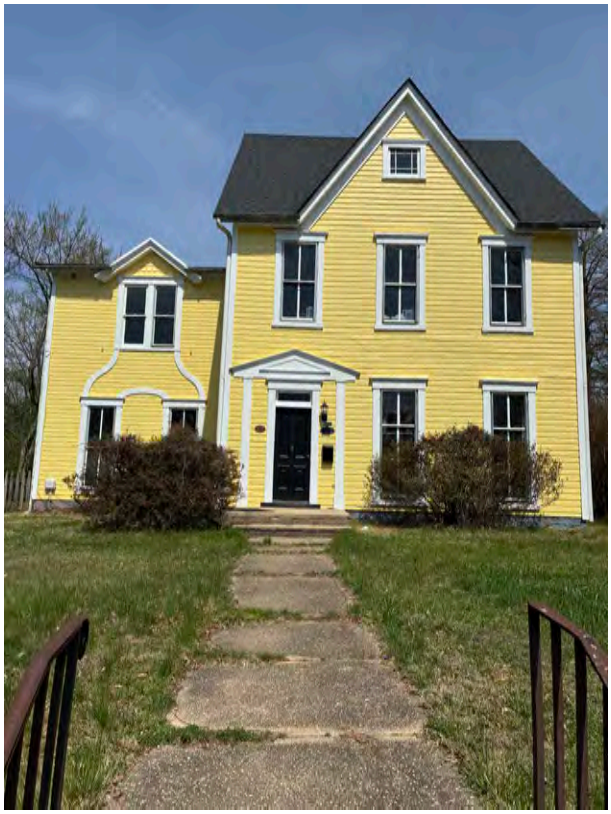
3/31/26

Owner/Applicant Date

Robert Drummond
Tax credit application
229 W Montgomery Ave
Rockville, MD 20850

The property is a three-story clapboard house built in 1879 in the West Montgomery Avenue Historic District.
The house needed work to repair flaking and peeling paint and repair/replace damaged or rotting siding and trim pieces.
Project was to prep and paint the exterior of the house and repair siding, trim and other surfaces as needed.
During the course of the work, we learned that an outside wall on the northwest side of the house, which was initially estimated to require replacement of two siding boards, needed more extensive repairs to the siding and window frame. That work was added to the original contract.
All repairs were done with like material of the same size and configuration as the existing structure.
Shutters have been retained while assessing next steps with the shutters, most of which have seemed for years to be beyond repair (during an earlier painting, the shutters were reinstalled backwards and upside-down because the sides that have been exposed to the elements for many decades were in such poor condition).
In addition to the attachment with “before” pictures, the contract PDF attachment contains extensive and detailed “before” pictures.

I’ve also appended “after” pictures.



Attachment 1:

Additional work beyond the scope of the original contract.

Total: $8,127

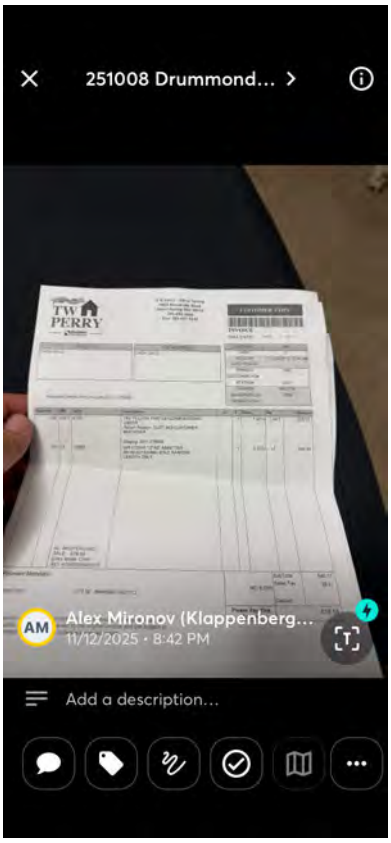
Payment shown on final invoice/ receipt

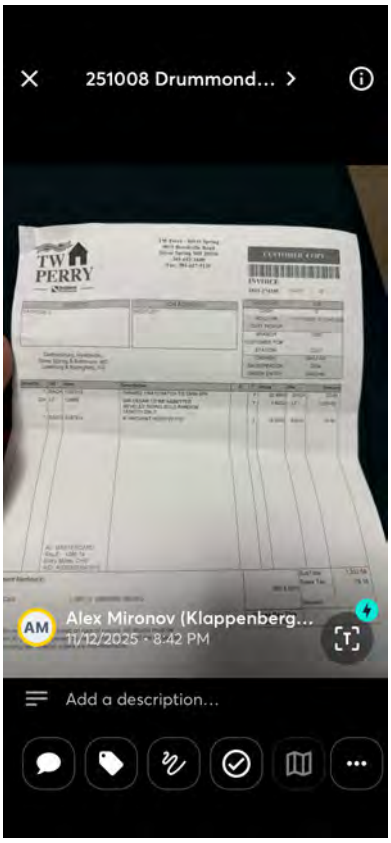
Below are itemized receipts for materials and time sheets showing additional hours for this work.











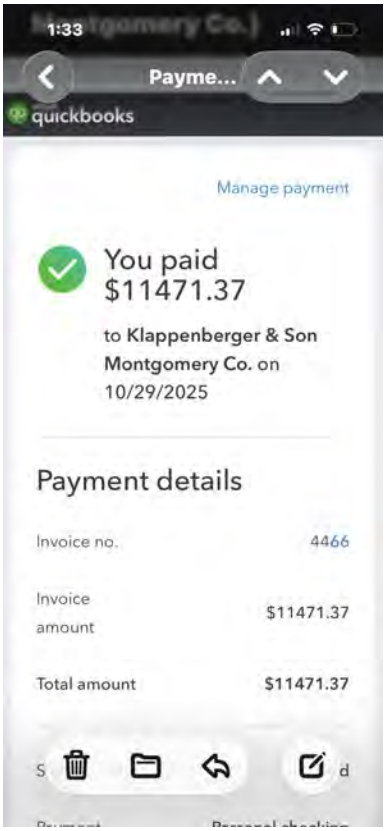

251008 Drummond...
AM
Alex Mironov (Klappenberg...
11/12/2025 • 8:41 PM
Add a description...

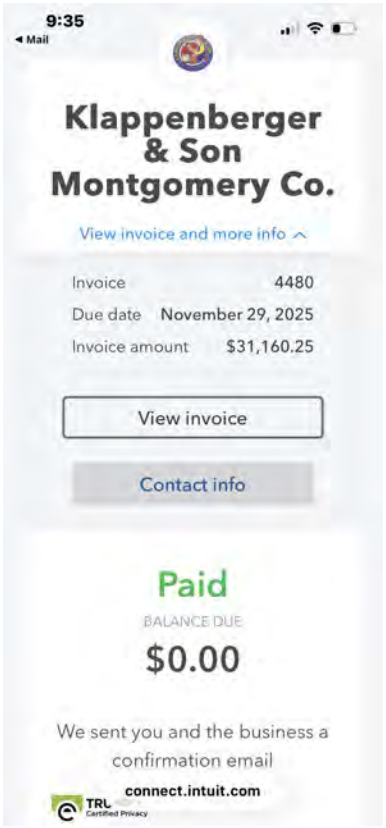

251008 Drummond...
AM
Alex Mironov (Klappenberg...
11/12/2025 • 8:41 PM
Add a description...

Attachment 2

Final invoice and receipts







Attachment 3

After photos

(Detailed before photos are shown in contract)






























229

Bob Drummond - 251008 Drummond Exterior

Prepared for

Bob Drummond
229 West Montgomery Ave
Rockville, MD 20850

Created by

Klappenberger and Son Montgomery Co.
amironov@klappenbergerandson.com

Welcome

Dear Bob,

Thank you for giving us the opportunity to bid on this project. We've put together a proposal for you based on your project requirements. Above, you will see arrows to move to the next or previous page.

After reviewing all of the pages, to accept the agreement and move forward with your project, please press the **"Accept"** button on the top of the screen to sign your name. We have been servicing this area for many years and look forward to working with you on this project.

Sincerely,

Klappenberger & Son Montgomery County

License & Insurance

Whatever your final decision, we strongly recommend you ask your contractors for these three documents: license, lead certificate, and insurance certificate.

10/03/2024 6,326,369

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 133850 SANAA'S PAINTING LLC 6094 10-02-2024
MESSAGE(S):

Maryland
DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

Wes Moore
Governor
Aruna Miller
Lt. Governor
Portia Wu
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION
CERTIFIES THAT:
SANAA'S PAINTING LLC

KLAPPENBERGER & SON MONTGOMERY CO
DBA SANAA'S PAINTING LLC 05-133850
451 HUNGERFORD DR, STE 119-316
ROCKVILLE MD 20850

IS AN AUTHORIZED: 05- CONTRACTOR/SALESMAN (CORP/PART)

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
133850	09-26-2026	N/A	6326369

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 133850 6,326,369

08 05 133850

MARYLAND HOME IMPROVEMENT COMMISSION
1100 N. EUTAW STREET
BALTIMORE, MD 21201

SANAA'S PAINTING LLC
KLAPPENBERGER & SON MONTGOMERY CO


Maryland
LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND
MARYLAND HOME IMPROVEMENT COMMISSION
CERTIFIES THAT:
SANAA'S PAINTING LLC
IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)

DBA SANAA'S PAINTING LLC 05-133850
451 HUNGERFORD DR, STE 119-316
ROCKVILLE MD 20850

133850	09-26-2026	N/A	6326369

Signature of Bearer | Secretary

MHIC License

Sanaa's Painting LLC, trading as Klappenberger & Son Montgomery County, is licensed by the Maryland Home Improvement Commission.

proActive Safety Services
3557 Springdale Rd. Suite E Cincinnati, Ohio 45251
Phone: (513) 372-6232

Certificate of Attendance and Successful Completion
Renovator Initial – English
Per 40 CFR Part 745.225



Alex Mironov
451 Hungerford Dr., Rockville, MD 20850

Certificate Number: R-I-99273-21-04665

Course Date: 09/15/2021
Examination Date: 09/15/2021
Expiration Date: 09/15/2026

Scott Teepe Jr. Jamie Hayes
Training Manager / Principle Instructor

Lead Certificate AAM

All licensed painting contractors in the state of Maryland are required by law to have a lead certification. We are fully trained, experienced, and duly certified to address lead paint, which is still quite common in older buildings.

proActive Safety Services
110 Boggs Lane, Suite 110, Cincinnati, OH 45247
Phone: 513-372-6232

Certificate of Attendance and Successful Completion

Lead Renovator Initial – English

Per 40 CFR Part 745.225

Jon Anderson
5136 Doubs Rd, Adamstown, MD 21710
Certificate Number: R-I-99273-23-02966

Course Date: 06/14/2023
Examination Date: 06/14/2023
EPA Expiration Date: 06/14/2028



Scott Teepe, Jr. Christopher Porterfield
Training Manager and Principal Instructor

Lead Certificate JDA

SANAPAI-01 EFLYNN

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Moran Group, LLC 696 Ritchie Highway Severna Park, MD 21146	CONTACT NAME: Eddy Flynn PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: eflynn@moraninsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Selective Way Insurance Company	26301
INSURED Sanaa's Painting, LLC T/A Klappenberger & Son Montgomery Co 451 Hungerford Drive, #119-316 Rockville, MD 20850	INSURER B : Chesapeake Employers' Insurance Company	11039
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			S 2242781	8/12/2025	8/12/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			S 2242781	8/12/2025	8/12/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			S 2242781	8/12/2025	8/12/2026	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED X RETENTION $ 0							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			5244596	8/11/2025	8/11/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

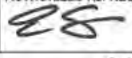
CERTIFICATE HOLDER

Proof of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Insurance Certificate

We are fully insured, which means our Customers are shielded against liability as well.

Proposal

General Notes

NEW COLOR	#COATS
Notes	1

Restoration requirements

Maintain character: Exterior changes are restricted to maintain the historic look.
Preserve features: Drastic changes to exterior features like windows, shutters, and roofs are not allowed.
Allow repairs and replacements: Repairs and exact-copy replacements are permitted and encouraged.

Siding, trim, and other replacements will be made with the same/original materials (i.e. wood).

Remove the shutters before commencing prep work.

Prior to removing the shutters, number them and document their correct location for easier re-installation.

Materials

GENERAL NOTES SUBTOTAL $0.00

Facade



	NEW COLOR	#COATS
Prep		0

Materials:
Misc Painting Supplies (tape, plastic, sandpaper, etc.) Large Bundle: n/a
Notes:
Standard Exterior Prep procedure includes:

- Carefully remove gutters & downspouts (ONLY as needed) prior to painting/staining; replace ASAP after painting/staining;
- Carefully remove furnishings, fixtures, and/or decorative items as needed to avoid potential damage thereunto;
- Carefully stage ladders, scaffolding, & any equipment required to access structure, protecting its integrity & ensuring the safety of our workers, our clients, & their visitors;
- Thoroughly protect all areas adjacent to structure as needed--including walkways, driveways, decks, & landscaping--with masking tape, plastic sheeting, canvas drop cloths, etc.;
- As needed, scrape & sand all paintable surfaces to remove any residual loose, flaking, and/or peeling paint--preparing surfaces thoroughly for primers/finish coats;
- Lightly sand previously-painted exterior surfaces, to promote better adhesion of new coatings & achieve a more uniform finish;
- PLEASE NOTE: except when replacing older substrates (e.g. trim or siding), most exterior surfaces cannot be refurbished to 'like-new' conditions; generally, we aim for 'reasonable restoration,' but realize that each client may have different expectations & each project will have unique challenges; your Estimator/Project Manager will gladly discuss these with you in advance of your project;
- Verify moisture level of wooden surfaces w/moisture meter--ensuring that they are within appropriate internal moisture content levels (usually ~16% or less for exterior paints) & that all surfaces are therefore ready to be primed/painted /stained);
- Prime all new, newly-replaced, and/or bare wood/PVC, where appropriate;
- As needed, remove old, failed or compromised caulking from exterior trim surfaces (e.g. window & door frames/casings, fascia/soffits, rake & corner boards, etc.);
- As needed, re-caulk trim surfaces (e.g. window & door frames/casings, fascia/soffits, rake & corner boards, etc.) with durable, acrylic latex and/or elastomeric caulking, as appropriate;
- Upon completion of labor, thoroughly clean work areas & properly dispose of all debris.

Remove the wasp nest

Carpentry	1

Replace four (4) siding boards on the facade



Repair window trim as needed



Fascia Materials: BM Element Guard Ext Soft Gloss: White	2
Soffit Materials: BM Element Guard Ext Soft Gloss: White	2
Siding Materials: BM Element Guard Ext Low Lustre: TBD	2
Corner Boards Materials: BM Element Guard Ext Low Lustre: White	2
Windows Materials: BM Element Guard Ext Soft Gloss: White	2
Front Door Materials: BM Aura Satin: TBD Notes: Apply two (2) finishing coats of Benjamin Moore Aura satin exterior paint.	2
Front Door Trim Materials: BM Element Guard Ext Soft Gloss: White	2
Materials	

FACADE SUBTOTAL $10,651.09

Right Side



	NEW COLOR	#COATS
Prep		0

Materials:
Misc Painting Supplies (tape, plastic, sandpaper, etc.) Large Bundle: n/a
Notes:
Carefully address all areas with failing/peeling paint:

Scrape and sand to remove the failed paint;
Verify the moisture content to ensure that it is no higher than 16%;
Spot-prime using a bonding primer.



Carpentry	1

Repair siding



Repair corner board



Fascia Materials: BM Element Guard Ext Soft Gloss: White	2
Soffit Materials: BM Element Guard Ext Soft Gloss: White	2
Siding Materials: BM Element Guard Ext Low Lustre: TBD	2
Corner Boards Materials: BM Element Guard Ext Low Lustre: White	2
Windows Materials: BM Element Guard Ext Soft Gloss: White	2
Materials	

RIGHT SIDE SUBTOTAL $8,868.70

Rear



	NEW COLOR	#COATS
Prep		0

Materials:
Misc Painting Supplies (tape, plastic, sandpaper, etc.) Large Bundle: n/a
Notes:
Carefully address all areas with failing/peeling paint:

- Scrape and sand to remove the failed paint;
- Verify the moisture content to ensure that it is no higher than 16%;
- Spot-prime using a bonding primer.

Carpentry	1

Replace three (3) siding boards and insulation inside the wall as needed:





Fascia Materials: BM Element Guard Ext Soft Gloss: White	2
Soffit Materials: BM Element Guard Ext Soft Gloss: White	2
Siding Materials: BM Element Guard Ext Low Lustre: White	2
Corner Boards Materials: BM Element Guard Ext Low Lustre: White	2
Windows Materials: BM Element Guard Ext Soft Gloss: White	2
Doors Materials: BM Aura Satin: White Notes: Apply two (2) finishing coats of Benjamin Moore Aura satin exterior paint to the doors.	2
Portico	2

Materials:
BM Element Guard Ext Soft Gloss: White
Notes:



Materials

REAR SUBTOTAL $9,988.25

Left Side



	NEW COLOR	#COATS
Prep		0

Materials:
Misc Painting Supplies (tape, plastic, sandpaper, etc.) Large Bundle: n/a
Notes:
Carefully address all areas with failing/peeling paint:

Scrape and sand to remove the failed paint;
Verify the moisture content to ensure that it is no higher than 16%;
Spot-prime using a bonding primer.

Fascia Materials: BM Element Guard Ext Soft Gloss: White	2
Soffit Materials: BM Element Guard Ext Soft Gloss: White	2
Siding Materials: BM Element Guard Ext Low Lustre: TBD	2
Corner Boards Materials: BM Element Guard Ext Low Lustre: White	2
Windows Materials: BM Element Guard Ext Soft Gloss: White	2
Materials	

LEFT SIDE SUBTOTAL $4,056.08

Power Wash Entire House



	NEW COLOR	#COATS
Power Wash		1

Using professional power washing equipment, apply a cleaning solution to the exterior surfaces of the house to remove algae, dust, and sediment. Rinse with fresh water.

Important

Power Washing Agreement Terms & Conditions:

There are two theories or methods on how to power wash a surface:

The first method is to blast it with a high level of water pressure with or without any cleaners.

This method is fast but it has a *higher chance of causing damage to areas cleaned*.

The second method is to use less pressure, but a higher volume of water. It *relies more on allowing the cleaners to do the work*. This method is a much lower risk of causing damage to areas cleaned.

Klappenberger & Son typically chooses to power wash as gently as possible while still obtaining the best possible quality results. We use a combination of specific cleaners for each specific item. We then give the cleaners the recommended time to work and give a strong rinse with a high volume of water, and avoid using high pressure. Our motto is: "*Let the chemicals to do the work*." With that said, there are times when we must use "standard" pressure washing psi ranges to get stubborn stains removed.

Because it is not possible for Klappenberger & Son to check the strength and integrity of screens, window & door trim seal, wood, siding, or lights prior to power washing, we cannot be held responsible for any damage to those items caused by power washing. We strongly recommend that the customer remove all window screens and check that windows & doors are closed securely prior to power washing being done. Not doing so is at the customer's own risk. As window screens age, the screen becomes fragile and can tear easily. You could think of removing the window screens like you would in removing an antenna before driving the car through an automatic car wash – same idea - it lowers the risk of damage that may be caused from the cleaning. Klappenberger & Son, is not responsible for any exterior or interior damage done by power washing. In signing the Proposal's customer signature line for Agreement terms & conditions, the customer is agreeing to the Power Washing Terms & Conditions.

Materials

POWER WASH ENTIRE HOUSE SUBTOTAL $850.00

LABOR $25,130.40

MATERIALS $9,283.72

GRAND TOTAL $34,414.12

Tax Credit Summary and Eligibility

Property Address: 229 W. Montgomery Avenue

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
Prep and paint exterior; repair damaged siding and trim	Klappenberger & Son	11/25/2025	4480	Contract Amount (see proposal document)	Yes	$ 34,414.12	$ 34,414.12	$ 34,414.12		
Replace damaged siding on NW wall, paint	Klappenberger & Son	11/25/2025	4480	Additional Carpentry and Glazing Repair	Yes	$ 8,127.50	$ 8,127.50	$ 8,127.50		Materials and labor logs included in application submission for this additional work. Additional work needed as unanticipated repairs needed to be made.
					TOTALS	***$ 42,541.62***	***$ 42,541.62***	***$ 42,541.62***		

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

June 29, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: 2026-301-TAX

Project#:	Address:	Amount Applied For:
2026-301-TAX	127 BULLARD CIR ROCKVILLE MD 20850	$8,450.00
Applicant: Darren Liang		Amount Recommended: $8,450.00

Darren Liang is the owner of 127 Bullard Cir , which is known as the Rose Hill Farm Barn and Milk House Historic District. They are requesting Montgomery County tax credits for installation of a natural rock drainage swale to combat erosion at the foundation on this historic building.

The submitted receipt totals $8,450.00 The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance. Staff recommends an approval of the 25% tax credit for $8,450.00 of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name Darren Liang

Owner's Mailing Address 127 Bullard Cir, Rockville MD 20850

Address where the work was completed 127 Bullard Cir, Rockville MD 20850

Daytime Telephone Number [redacted]

Cell Phone number [redacted]

Email Address [redacted]

Property Tax Account Number 03594993

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: Rose Hill Farm Barn and Milk House

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☑ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☑ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☐ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☑ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature  Date 03/23/2026

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

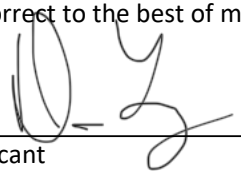
Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Installation of drainage around Barn and Milk House	Blue Collar Scholars	$8,450	11717, 11935
Total of Eligible Expenses		**$** $8,450	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.



Owner/Applicant

03/23/2026

Date

Application for Historic Preservation Tax Credit

Property Address: 127 Bullard Circle, Rockville, MD 20850

This application is for maintenance work for the Rose Hill Barn and Milk House located at 127 Bullard Circle, Rockville, MD 20850. The barn and milk house were built in 1910, and the barn is currently used as a garage for us at 127 Bullard Circle and is located on the south side of the property.



Figure 1. Front of Rose Hill Barn (r) and Milk House (l)

The barn and milkhouse both have metal sheet roofs but do not have gutter systems. As a result of heavy rains, the ground near the foundation of the barn is eroding the ground about 1.5 feet, and the foundation is becoming visible (image 1: long side of barn; image 2: side between barn and milk house).



Figure 2 (l). Long Side of Barn with exposed foundation

Figure 3 (r). Between Barn and Milk House, with exposed foundation and erosion of land





In order to maintain both the visual and structural safety of the barn and milk house, and with gutters not appropriate to their historic preservation, we contracted Blue Collar Scholars landscaping to evaluate installation of natural rock drainage swale to direct falling rain water away from the property.

The team buried piping covered by the natural rock to direct the flow of water coming off the roof towards the back of the property (facing Autumn Wind Way). This improvement has provided appropriate drainage to both sides of each the barn and milk house, and with a natural look. The drainage was added only to the portions of the barn and milk house where the roof angles downwards (to the sides); no changes impacted the barn/milk house nor the front or back views of the barn and milk house themselves.





The invoice for this work is attached to this document, and is for $8,450, paid in two increments (50% at deposit, 50% at completion - those receipts are also attached.

Both the barn and milk house (as well as the surrounding landscaping) are in better condition to manage heavy rains now than before. We believe the issue has been resolved effectively.

-Darren Liang

Appendix:

- Full Invoice
- Deposit Receipt
- Final Receipt

Blue Collar Scholars

9220 Villa Drive
Bethesda, MD 20817 US
info@bluecollarscholars.net
http://www.BlueCollarScholars.Net

INVOICE

BILL TO
Darren Liang
127 Bullard Cir
Rockville, MD 20850

INVOICE	11717
DATE	05/08/2025
TERMS	Due on receipt
DUE DATE	05/08/2025

ACTIVITY	QTY	RATE	AMOUNT
Drainage and Walkway Full Scope of Work & Project Estimate	0.50	8,450.00	4,225.00

Historic Barn Drainage Mitigation & Stone Path Installation

Project Overview:
The client is experiencing water drainage and erosion issues due to the lack of gutter systems on two historic barns (one large, one small), both with metal sheet roofing. Rainwater is falling directly from the roof edges, eroding the surrounding soil and undermining the structural integrity of the barn foundations. Because gutter systems are not appropriate for the historic preservation of these structures, we propose the installation of gravel drainage swales with buried piping to redirect water runoff safely away from the foundations.

---

1. Right Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Excavation of a 3’ wide x 1’ deep trench from the front right corner (at driveway) to the back right corner, then extended 5–10 feet beyond for water outflow.
• Installation of 6” perforated corrugated drain pipe wrapped in non-woven mesh filter sock to prevent debris entry and reduce clogging.
• Backfill with 3–5” river gravel (rounded decorative stone) for proper drainage and erosion control.
• Final grading to ensure positive flow away from the barn foundation.

---

2. Left Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Trench starts at the right-hand corner of the small barn, runs along the left side of the large barn to the back left corner, and extends another 5–10 feet for proper discharge.
• Same trench and pipe specifications as above:
• 3’ wide x 1’ deep trench
• 6” perforated pipe with mesh sleeve
• Backfill with 3–5” river gravel

• Integrated to mirror the drainage volume on the large barn's right-hand side.

---

3. Left Side of Small Barn – Gravel Swale & Lateral Drain

Scope:
• Installation of a 2' wide x 1' deep gravel swale along the left side of the small barn.
• Use of 4" perforated drain pipe with mesh filter sock, suited for reduced water flow on this side.
• Trench extends 5–10' past the barn toward the rear for drainage exit.
• Backfilled with the same 3–5" rounded river gravel to match adjacent work and facilitate percolation.

---

4. Stepping Stone Path Between Barns

Scope:
• Supply and install 4 large stepping stones (approx. 18"x18" natural or pre-cast bluestone or concrete pavers).
• Placement:
• From the driveway edge toward the gap between barns.
• Lead toward the entry of the small barn to provide a clean and functional walking path.
• Proper compaction of the sub-base and use of gravel/sand bedding to ensure stability.

Materials & Execution Notes:
• All trenches to be lined with landscape fabric prior to stone and pipe installation to limit sediment infiltration.
• Pipes to be pitched a minimum of 1% slope to promote directional flow.
• All labor includes excavation, hauling, disposal, pipe laying, stone placement, and final grading.
• Work will be performed with sensitivity to the historic structures and surrounding property.

Total Cost for All Work (Labor & Materials):
$8,450

Ways to pay

View and pay

PAYMENT	4,225.00
BALANCE DUE	**$0.00**
	PAID

Blue Collar Scholars

9220 Villa Drive
Bethesda, MD 20817 US
info@bluecollarscholars.net
http://www.BlueCollarScholars.Net

INVOICE

BILL TO
Darren Liang
127 Bullard Cir
Rockville, MD 20850

INVOICE	11935
DATE	06/10/2025
TERMS	Due on receipt
DUE DATE	06/12/2025

ACTIVITY	QTY	RATE	AMOUNT
Drainage and Walkway Full Scope of Work & Project Estimate	0.50	8,450.00	4,225.00

Historic Barn Drainage Mitigation & Stone Path Installation

Project Overview:
The client is experiencing water drainage and erosion issues due to the lack of gutter systems on two historic barns (one large, one small), both with metal sheet roofing. Rainwater is falling directly from the roof edges, eroding the surrounding soil and undermining the structural integrity of the barn foundations. Because gutter systems are not appropriate for the historic preservation of these structures, we propose the installation of gravel drainage swales with buried piping to redirect water runoff safely away from the foundations.

---

1. Right Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Excavation of a 3’ wide x 1’ deep trench from the front right corner (at driveway) to the back right corner, then extended 5–10 feet beyond for water outflow.
• Installation of 6” perforated corrugated drain pipe wrapped in non-woven mesh filter sock to prevent debris entry and reduce clogging.
• Backfill with 3–5” river gravel (rounded decorative stone) for proper drainage and erosion control.
• Final grading to ensure positive flow away from the barn foundation.

---

2. Left Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Trench starts at the right-hand corner of the small barn, runs along the left side of the large barn to the back left corner, and extends another 5–10 feet for proper discharge.
• Same trench and pipe specifications as above:
• 3’ wide x 1’ deep trench
• 6” perforated pipe with mesh sleeve
• Backfill with 3–5” river gravel

• Integrated to mirror the drainage volume on the large barn's right-hand side.

---

3. Left Side of Small Barn – Gravel Swale & Lateral Drain

Scope:
• Installation of a 2' wide x 1' deep gravel swale along the left side of the small barn.
• Use of 4" perforated drain pipe with mesh filter sock, suited for reduced water flow on this side.
• Trench extends 5–10' past the barn toward the rear for drainage exit.
• Backfilled with the same 3–5" rounded river gravel to match adjacent work and facilitate percolation.

---

4. Stepping Stone Path Between Barns

Scope:
• Supply and install 4 large stepping stones (approx. 18"x18" natural or pre-cast bluestone or concrete pavers).
• Placement:
• From the driveway edge toward the gap between barns.
• Lead toward the entry of the small barn to provide a clean and functional walking path.
• Proper compaction of the sub-base and use of gravel/sand bedding to ensure stability.

Materials & Execution Notes:
• All trenches to be lined with landscape fabric prior to stone and pipe installation to limit sediment infiltration.
• Pipes to be pitched a minimum of 1% slope to promote directional flow.
• All labor includes excavation, hauling, disposal, pipe laying, stone placement, and final grading.
• Work will be performed with sensitivity to the historic structures and surrounding property.

Total Cost for All Work (Labor & Materials):
$8,450

Ways to pay

BANK

View and pay

PAYMENT	4,225.00
BALANCE DUE	**$0.00**
	PAID

Blue Collar Scholars

9220 Villa Drive
Bethesda, MD 20817 US
info@bluecollarscholars.net
http //www BlueCollarScholars Net

INVOICE

BILL TO
Darren Liang
127 Bullard Cir
Rockville, MD 20850

INVOICE	11717
DATE	05/08/2025
TERMS	Due on receipt
DUE DATE	05/08/2025

ACTIVITY	QTY	RATE	AMOUNT
Drainage and Walkway Full Scope of Work & Project Estimate	0.50	8,450.00	4,225.00

Historic Barn Drainage Mitigation & Stone Path Installation

Project Overview:
The client is experiencing water drainage and erosion issues due to the lack of gutter systems on two historic barns (one large, one small), both with metal sheet roofing. Rainwater is falling directly from the roof edges, eroding the surrounding soil and undermining the structural integrity of the barn foundations. Because gutter systems are not appropriate for the historic preservation of these structures, we propose the installation of gravel drainage swales with buried piping to redirect water runoff safely away from the foundations.

___

1. Right Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Excavation of a 3’ wide x 1’ deep trench from the front right corner (at driveway) to the back right corner, then extended 5–10 feet beyond for water outflow.
• Installation of 6” perforated corrugated drain pipe wrapped in non-woven mesh filter sock to prevent debris entry and reduce clogging.
• Backfill with 3–5” river gravel (rounded decorative stone) for proper drainage and erosion control.
• Final grading to ensure positive flow away from the barn foundation.

___

2. Left Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Trench starts at the right-hand corner of the small barn, runs along the left side of the large barn to the back left corner, and extends another 5–10 feet for proper discharge.
• Same trench and pipe specifications as above:
• 3’ wide x 1’ deep trench
• 6” perforated pipe with mesh sleeve
• Backfill with 3–5” river gravel

• Integrated to mirror the drainage volume on the large barn's right hand side

---

3 Left Side of Small Barn Gravel Swale & Lateral Drain

Scope
• Installation of a 2' wide x 1' deep gravel swale along the left side of the small barn
• Use of 4" perforated drain pipe with mesh filter sock, suited for reduced water flow on this side
• Trench extends 5 10' past the barn toward the rear for drainage exit
• Backfilled with the same 3 5" rounded river gravel to match adjacent work and facilitate percolation

---

4 Stepping Stone Path Between Barns

Scope
• Supply and install 4 large stepping stones (approx 18"x18" natural or pre cast bluestone or concrete pavers)
• Placement
• From the driveway edge toward the gap between barns
• Lead toward the entry of the small barn to provide a clean and functional walking path
• Proper compaction of the sub base and use of gravel/sand bedding to ensure stability

---

Materials & Execution Notes
• All trenches to be lined with landscape fabric prior to stone and pipe installation to limit sediment infiltration
• Pipes to be pitched a minimum of 1% slope to promote directional flow
• All labor includes excavation, hauling, disposal, pipe laying, stone placement, and final grading
• Work will be performed with sensitivity to the historic structures and surrounding property

---

Total Cost for All Work (Labor & Materials)
$8,450

Ways to pay

View and pay

PAYMENT	4,225.00
BALANCE DUE	**$0.00**
	PAID

Blue Collar Scholars

9220 Villa Drive
Bethesda, MD 20817 US
info@bluecollarscholars.net
http //www BlueCollarScholars Net

INVOICE

BILL TO
Darren Liang
127 Bullard Cir
Rockville, MD 20850

INVOICE	11935
DATE	06/10/2025
TERMS	Due on receipt
DUE DATE	06/12/2025

ACTIVITY	QTY	RATE	AMOUNT
Drainage and Walkway Full Scope of Work & Project Estimate	0.50	8,450.00	4,225.00

Historic Barn Drainage Mitigation & Stone Path Installation

Project Overview:
The client is experiencing water drainage and erosion issues due to the lack of gutter systems on two historic barns (one large, one small), both with metal sheet roofing. Rainwater is falling directly from the roof edges, eroding the surrounding soil and undermining the structural integrity of the barn foundations. Because gutter systems are not appropriate for the historic preservation of these structures, we propose the installation of gravel drainage swales with buried piping to redirect water runoff safely away from the foundations.

———

1. Right Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Excavation of a 3’ wide x 1’ deep trench from the front right corner (at driveway) to the back right corner, then extended 5–10 feet beyond for water outflow.
• Installation of 6” perforated corrugated drain pipe wrapped in non-woven mesh filter sock to prevent debris entry and reduce clogging.
• Backfill with 3–5” river gravel (rounded decorative stone) for proper drainage and erosion control.
• Final grading to ensure positive flow away from the barn foundation.

———

2. Left Side of Large Barn – Gravel Swale & Subsurface Drainage

Scope:
• Trench starts at the right-hand corner of the small barn, runs along the left side of the large barn to the back left corner, and extends another 5–10 feet for proper discharge.
• Same trench and pipe specifications as above:
• 3’ wide x 1’ deep trench
• 6” perforated pipe with mesh sleeve
• Backfill with 3–5” river gravel

• Integrated to mirror the drainage volume on the large barn's right hand side

____

3 Left Side of Small Barn Gravel Swale & Lateral Drain

Scope
• Installation of a 2' wide x 1' deep gravel swale along the left side of the small barn
• Use of 4" perforated drain pipe with mesh filter sock, suited for reduced water flow on this side
• Trench extends 5 10' past the barn toward the rear for drainage exit
• Backfilled with the same 3 5" rounded river gravel to match adjacent work and facilitate percolation

____

4 Stepping Stone Path Between Barns

Scope
• Supply and install 4 large stepping stones (approx 18"x18" natural or pre cast bluestone or concrete pavers)
• Placement
• From the driveway edge toward the gap between barns
• Lead toward the entry of the small barn to provide a clean and functional walking path
• Proper compaction of the sub base and use of gravel/sand bedding to ensure stability

____

Materials & Execution Notes
• All trenches to be lined with landscape fabric prior to stone and pipe installation to limit sediment infiltration
• Pipes to be pitched a minimum of 1% slope to promote directional flow
• All labor includes excavation, hauling, disposal, pipe laying, stone placement, and final grading
• Work will be performed with sensitivity to the historic structures and surrounding property

____

Total Cost for All Work (Labor & Materials)
$8,450

Ways to pay

BANK

View and pay

PAYMENT	4,225.00
BALANCE DUE	**$0.00**
	PAID

Tax Credit Summary and Eligibility

Property Address: 127 Bullard Circle

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
Installation of draingage around Barn and Milk House	Blue Collar Scholars	5/8/2025	11717	Drainage and walkway	Yes	$ 4,225.00	$ 4,225.00	$ 4,225.00		
		6/10/2025	11935	Drainage and walkway	Yes	$ 4,225.00	$ 4,225.00	$ 4,225.00		
					TOTALS	*$ 8,450.00*	*$ 8,450.00*	*$ 8,450.00*		

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 8, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: Application 2026-289-TAX

Project #:	Address	Amount Applied For:
2026-289-TAX	118 Monroe Street	$290,270.27
Applicant: Reena Vohra		Amount Recommended: $171,028

Reena Vohra is the property manager for 118 Monroe Street, which is known as the Americana Centre Historic District. They are requesting Montgomery County tax credits for soffit and roof repairs, and façade repairs that include concrete repair and waterproofing on this historic building. The applicant has requested a total of $290,270.25 for this work.

After detailed review of the submitted application, invoices, receipts and other supporting information, staff are recommending a tax credit on a total of $171,028. Several of the invoices provided by the applicant were for work that is not eligible for a tax credit, per Montgomery County's guidance. The value of the work that is not eligible has been removed from staff's recommendation for approval of the 25% tax credit for $171,028 worth of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination on the tax credit.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name AMERICANA CENTRE CONDOMINIUM

Owner's Mailing Address 118 MONROE STREET, STE 106, ROCKVILLE, MD 20850

Address where the work was completed SAME AS ABOVE

Daytime Telephone Number [redacted]

Cell Phone number _____

Email Address [redacted]

Property Tax Account Number 521061990

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: AMERICANA CENTRE CONDO

Have you applied for or did this project receive a Historic Area Work Permit? ☑ Yes ☐ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☑ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☑ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☑ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature [signature] Date 03/16/2026

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
EXTERIOR FACADE REPAIRS	SK & A	$30,912.00	
	EV AIR TIGHT	135,236.00	
	PALMER BROTHERS	$22,925.00	
	HI RISE WINDOWS	$16,891.24	
	W&E FLOORING	$5,815.16	
EXTERIOR BUILDING REPAIRS	EXTERIOR MEDICS	$4,800.00	
UNDERGROUND ELECTRICAL FEED	POWER SYSTEM ELECTRIC	$21,420.00	
EXTERIOR SPRINKLER ROOM DOOR INSTALL	DIVINE DOORS	$11,127.88	
LOADING DOCK DOORS INSTALL	DIVINE DOORS	$10,610.10	
UNDERGROUND PIPE LEAK REPAIR	VITO PLUMBING	$18,992.00	
SIDEWALK REPAIRS AFTER UNDERGROUND PIPE REPAIRS	FM QUALITY	$3,500.00	
EXTERIOR BRICK WALL REPAIR OF SPRINKLER ROOM	FM QUALITY	$4,500.00	
EXTERIOR DOOR INSTALL OF SPRINKLER ROOM	DIVINE DOORS	$3,540.89	
	Total of Eligible Expenses	$ 290,270.27	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

Reena Vohra — Owner/Applicant

3/16/2026 — Date

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HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

SMISLOVA (SK&A) TOTAL - $30,912

SKA is an engineering firm engaged to provide engineering services for the exterior façade project, with responsibilities that included completing repairs in six individual units.
118-1410, 118-1310, 118-1210, 4-1305, 4-1205, 4-1105

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
11362	SK & A	8/21/2025	Americana Centre (R0650)	$4,060.00
10653	SK & A	5/23/2025	Americana Centre (R0650)	$2,415.00
12315	SK & A	11/21/2025	Americana Centre (R0650)	$8,663.00
12031	SK & A	10/17/2025	Americana Centre (R0650)	$3,810.00
11916	SK & A	9/18/2025	Americana Centre (R0650)	$5,950.00
12778	SK & A	12/16/2025	Americana Centre (R0650)	$6,014.00
			TOTAL	**$30,912**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #		Description / Account Desc		Invoice Amt	Amount Paid	Balance
SMISLOVA KEHNEMUI AND ASSOCIATES PA (Active)										
614220	R	11362	08/28/2025	[redacted]				4,060.00	4,060.00	00.00
		08/21/2025	08/21/2025			2025-08-21T00:00:00				
R0650 Americana Cent			No			Structure-Prof. Fees		4,060.00	4,060.00	00.00
			Checks: 38707		opr1		08/28/2025		4,060.00	
587557	R	10653	05/29/2025					2,415.00	2,415.00	00.00
		05/23/2025	05/23/2025			2025-05-23T00:00:00				
R0650 Americana Cent			No			Consulting Fees		2,415.00	2,415.00	00.00
			Checks: 38551		opr1		05/29/2025		2,415.00	
640156	R	12315	11/24/2025					8,663.00	8,663.00	00.00
		11/21/2025	11/21/2025			2025-11-21T00:00:00				
R0650 Americana Cent			No			Facade		8,663.00	8,663.00	00.00
			Checks: 38892		opr1		11/25/2025		8,663.00	
640155	R	12031	11/24/2025					3,810.00	3,810.00	00.00
		10/17/2025	10/17/2025			2025-10-17T00:00:00				
R0650 Americana Cent			No			Facade		3,810.00	3,810.00	00.00
			Checks: 38892		opr1		11/25/2025		3,810.00	
640154	R	11916	11/24/2025					5,950.00	5,950.00	00.00
		09/18/2025	09/18/2025			2025-09-18T00:00:00				
R0650 Americana Cent			No			Facade		5,950.00	5,950.00	00.00
			Checks: 38892		opr1		11/25/2025		5,950.00	
649879	R	12778	12/30/2025					6,014.00	6,014.00	00.00
		12/16/2025	12/16/2025			2025-12-16T00:00:00				
R0650 Americana Cent			No			Facade		6,014.00	6,014.00	00.00
			Checks: 38948		opr1		12/30/2025		6,014.00	
Vendor Totals			Invoices:					30,912.00		00.00
			Credits:						00.00	
			Checks:						30,912.00	

Total. $30,912

SK&A

Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

August 21, 2025
Project No: 1-25536-00
Invoice No: 11362

Project 1-25536-00 Americana Centre 2025 Leaks Bldgs 4 & 118

Americana Centre 2025 Leaks Bldgs 4 & 118
Rockville, MD
Attn: Reena Vohra [redacted]

Professional Services from July 10, 2025 through August 13, 2025

Professional Personnel

	Hours	Rate	Amount	
Principal	9.00	270.00	2,430.00	
Engineer Technician	6.00	130.00	780.00	
Structural Engineer III	5.00	170.00	850.00	
Totals	20.00		4,060.00	
Total Labor				**4,060.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	4,060.00	0.00	4,060.00	
Limit			30,000.00	
Remaining			25,940.00	
		Total this Invoice		**$4,060.00**

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount
SMISLOVA KEHNEMU AND		09/02/2025 12:22:24		Declined	[redacted]	000000	4,060.00	0.00
SMISLOVA KEHNEMU AND		09/02/2025 12:29:10		Authorized		380665	4,060.00	0.00
SMISLOVA KEHNEM AND	SK&A	09/02/2025 17:29:10	09/03/2025 08:16:04	Posted		380665-4361324M	4,060.00	4,060.00
								Total Posted: 4,060.00

ns per page

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount
SMISLOVA KEHNEMUI AND		05/30/2025 13:32:56		Authorized	[redacted]	904613	2,415.00	0.00
SMISLOVA KEHNEMUI AND	SK&A	05/30/2025 18:32:55	05/31/2025 08:04:48	Posted		904613-4464189M	2,415.00	2,415.00
								Total Posted: 2,415.00

Items per page

SK&A

Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

November 21, 2025
Project No: 1-25536-00
Invoice No: 12315

Project 1-25536-00 Americana Centre 2025 Leaks Bldgs 4 & 118

Americana Centre 2025 Leaks Bldgs 4 & 118
Rockville, MD
Attn: Reena Vohra [redacted]

Professional Services from October 09, 2025 through November 12, 2025

Professional Personnel

	Hours	Rate	Amount	
Principal	8.50	270.00	2,295.00	
Engineer Technician	21.00	130.00	2,730.00	
Director of T&I	.50	245.00	122.50	
Senior Engineering Technician	.50	145.00	72.50	
Structural Engineer III	17.50	170.00	2,975.00	
Sr BIM Technician/CAD	2.00	150.00	300.00	
Totals	50.00		8,495.00	
Total Labor				**8,495.00**

Unit Billing

Concrete Cylinders (ASTM C39)			
11/12/2025	9.0 Cylinders @ 16.00	144.00	
Hold Cylinders			
11/12/2025	3.0 Cylinders @ 8.00	24.00	
Total Units	**1.0 times**	**168.00**	**168.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	8,663.00	13,820.00	22,483.00	
Limit			30,000.00	
Remaining			7,517.00	
		Total this Invoice		**$8,663.00**

Outstanding Invoices

Number	Date	Balance
11916	9/18/2025	5,950.00
12031	10/17/2025	3,810.00
Total		**9,760.00**

Cleared Check Image



AvidXchange, Inc.
PO Box 36550
Charlotte, NC 28231
704.609.7991

Please post payment for:
American Genius Corporation, Inc.
Fee/Service Reimbursement - Approved
Payment ID 28252
Payment delivered by AvidPay Bill Payment

CHECK NO. 7224933832

Kaufcheberas Associates $125.00

DATE	AMOUNT
12/09/2025	$*****18,423.00

VOID AFTER 180 DAYS

PAY Eighteen Thousand Four Hundred Twenty Three And 0/100 Dollars

TO THE ORDER OF SMISLOVA KEHNEMUI AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20854-6975

AUTHORIZED SIGNATURE

⑈7224933832⑈ ⑆054001038⑆ 3596817009⑇

(065000090)
CAPITAL ONE, NA
005401290 12122025
RICHMOND, VA 101 23
Deposit 331695979

SK&A

Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

October 17, 2025
Project No: 1-25536-00
Invoice No: 12031

Project 1-25536-00 Americana Centre 2025 Leaks Bldgs 4 & 118

Americana Centre 2025 Leaks Bldgs 4 & 118
Rockville, MD
Attn: Reena Vohra [redacted]

Professional Services from September 11, 2025 through October 8, 2025

Professional Personnel

	Hours	Rate	Amount	
Principal	3.00	270.00	810.00	
Engineer Technician	10.00	130.00	1,300.00	
Structural Engineer III	10.00	170.00	1,700.00	
Totals	23.00		3,810.00	
Total Labor				**3,810.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	3,810.00	10,010.00	13,820.00	
Limit			30,000.00	
Remaining			16,180.00	
		Total this Invoice		**$3,810.00**

Outstanding Invoices

Number	Date	Balance
11916	9/18/2025	5,950.00
Total		**5,950.00**

Cleared Check Image



AvidXchange Inc
PO Box 96696
Charlotte, NC 28296
704-806-7560

Please post payment for:
Amerigas Centro Corporate Group, Inc.
Fortiphyte Residential - 5675282
Payment ID: 38952
Payment delivered by AvidPay Bill Payment

CHECK NO. 7226933832
Bayfield Indiana Association 8 1123410

DATE	AMOUNT
12/09/2025	$*******18,423.00

MEMO: Please write your vendor number on your payment

PAY Eighteen Thousand Four Hundred Twenty Three And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF SMISLOVA KEHNEMUI AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20854-6975

AUTHORIZED SIGNATURE

⑈7226933832⑈ ⑆054001039⑆ 35968170095⑈

⑆054001039⑆
CAPITAL ONE, NA
0080401290 12122025
RICHMOND, VA 101 23
Deposit 331695997①

SK&A

Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

September 18, 2025
Project No: 1-25536-00
Invoice No: 11916

Project 1-25536-00 Americana Centre 2025 Leaks Bldgs 4 & 118

Americana Centre 2025 Leaks Bldgs 4 & 118
Rockville, MD
Attn: Reena Vohra [redacted]

Professional Services from August 14, 2025 through September 10, 2025

Professional Personnel

	Hours	Rate	Amount	
Principal	8.50	270.00	2,295.00	
Engineer Technician	24.00	130.00	3,120.00	
Structural Engineer III	.50	170.00	85.00	
Structural Engineer I	2.00	150.00	300.00	
Sr BIM Technician/CAD	1.00	150.00	150.00	
Totals	36.00		5,950.00	
Total Labor				**5,950.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	5,950.00	4,060.00	10,010.00	
Limit			30,000.00	
Remaining			19,990.00	
		Total this Invoice		**$5,950.00**

Cleared Check Image



CHECK NO. 7224933832

DATE 12/05/2025

AMOUNT $*******18,423.00

PAY Eighteen Thousand Four Hundred Twenty Three And 0/100 Dollars

TO THE ORDER OF SMISLOVA KEHNEMUI AND ASSOCIATES PA
12435 PARK POTOMAC AVE STE 300
POTOMAC, MD 20854-6975

⑈7224933832⑈ ⑆054001290⑆ 359681700991⑈

⑆054001290⑆
CAPITAL ONE, NA
054001290 12022025
RICHMOND, VA 101 23
Deposit 359695971

SK&A

Americana Centre Condominium Inc
118 Monroe Street
Suite 106
Rockville, MD 20850

December 16, 2025
Project No: 1-25536-00
Invoice No: 12778

Project 1-25536-00 Americana Centre 2025 Leaks Bldgs 4 & 118

Americana Centre 2025 Leaks Bldgs 4 & 118
Rockville, MD
Attn: Reena Vohra [redacted]

Professional Services from November 13, 2025 through December 10, 2025

Professional Personnel

	Hours	Rate	Amount	
Principal	4.50	270.00	1,215.00	
Engineer Technician	2.00	130.00	260.00	
Director of T&I	3.00	245.00	735.00	
Senior Engineering Technician	2.00	145.00	290.00	
Field Technician	1.00	90.00	90.00	
Structural Engineer III	17.00	170.00	2,890.00	
Structural Engineer I	1.00	150.00	150.00	
Totals	30.50		5,630.00	
Total Labor				**5,630.00**

Unit Billing

Concrete Cylinders (ASTM C39)				
12/10/2025	21.0 Cylinders @ 16.00		336.00	
Hold Cylinders				
12/10/2025	6.0 Cylinders @ 8.00		48.00	
Total Units		**1.0 times**	**384.00**	**384.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	6,014.00	22,483.00	28,497.00	
Limit			30,000.00	
Remaining			1,503.00	
		Total this Invoice		**$6,014.00**

Cleared Check Image



FAÇADE REPAIRS 2025















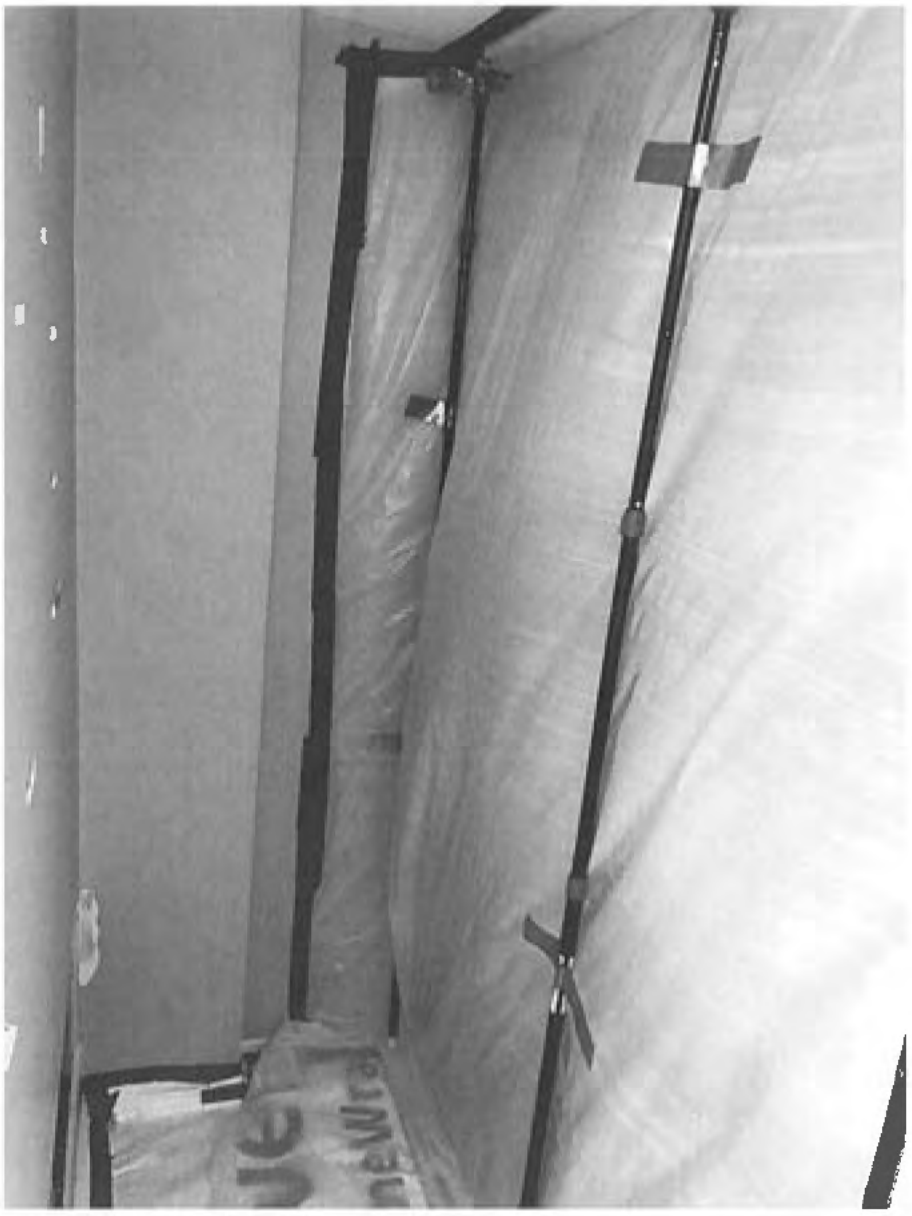































118 L 1310
Concrete. Slab damage


4 - 1305 yellow X
means bab concrete

means
crete

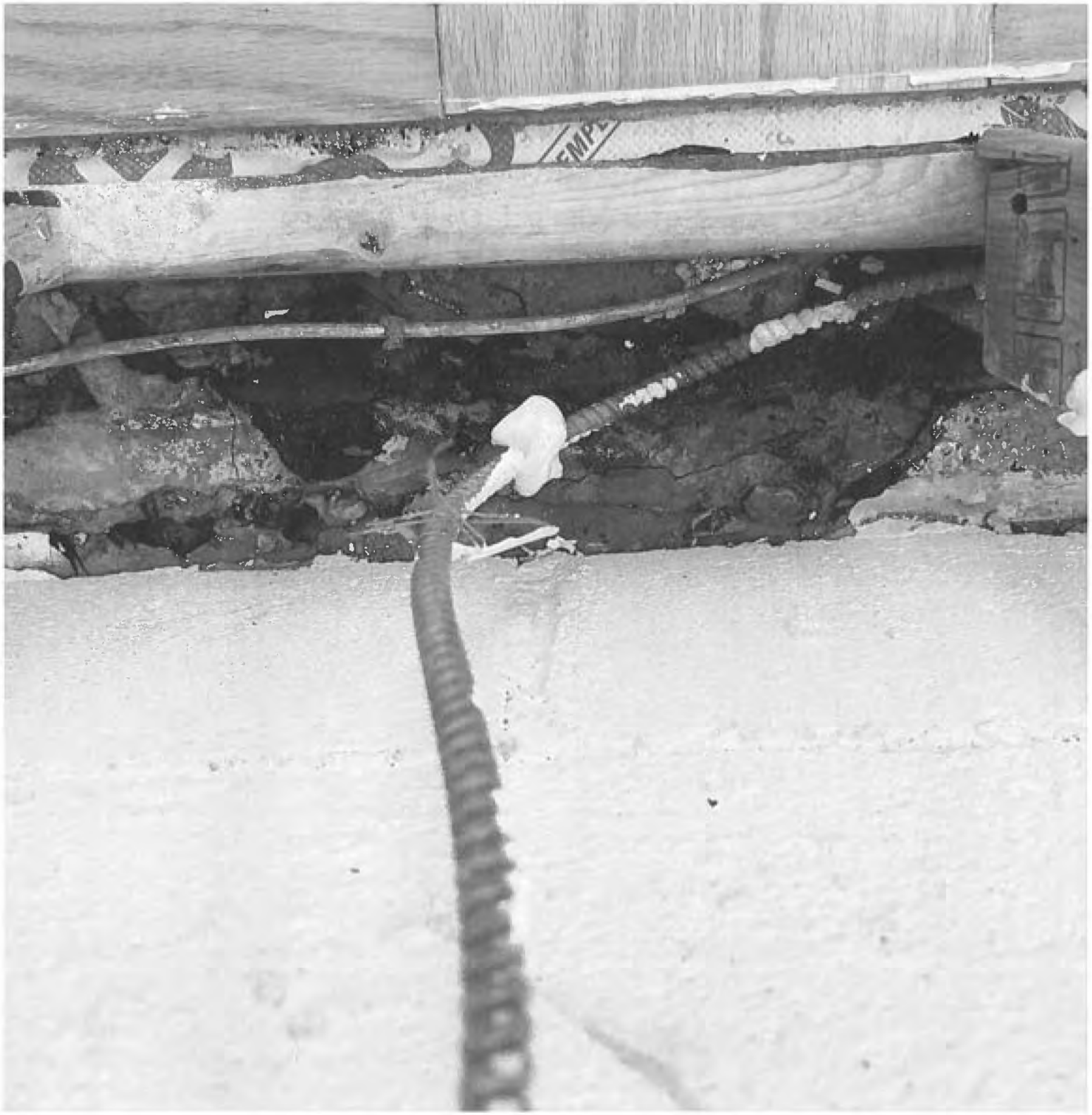
4-1305


4- # 1305

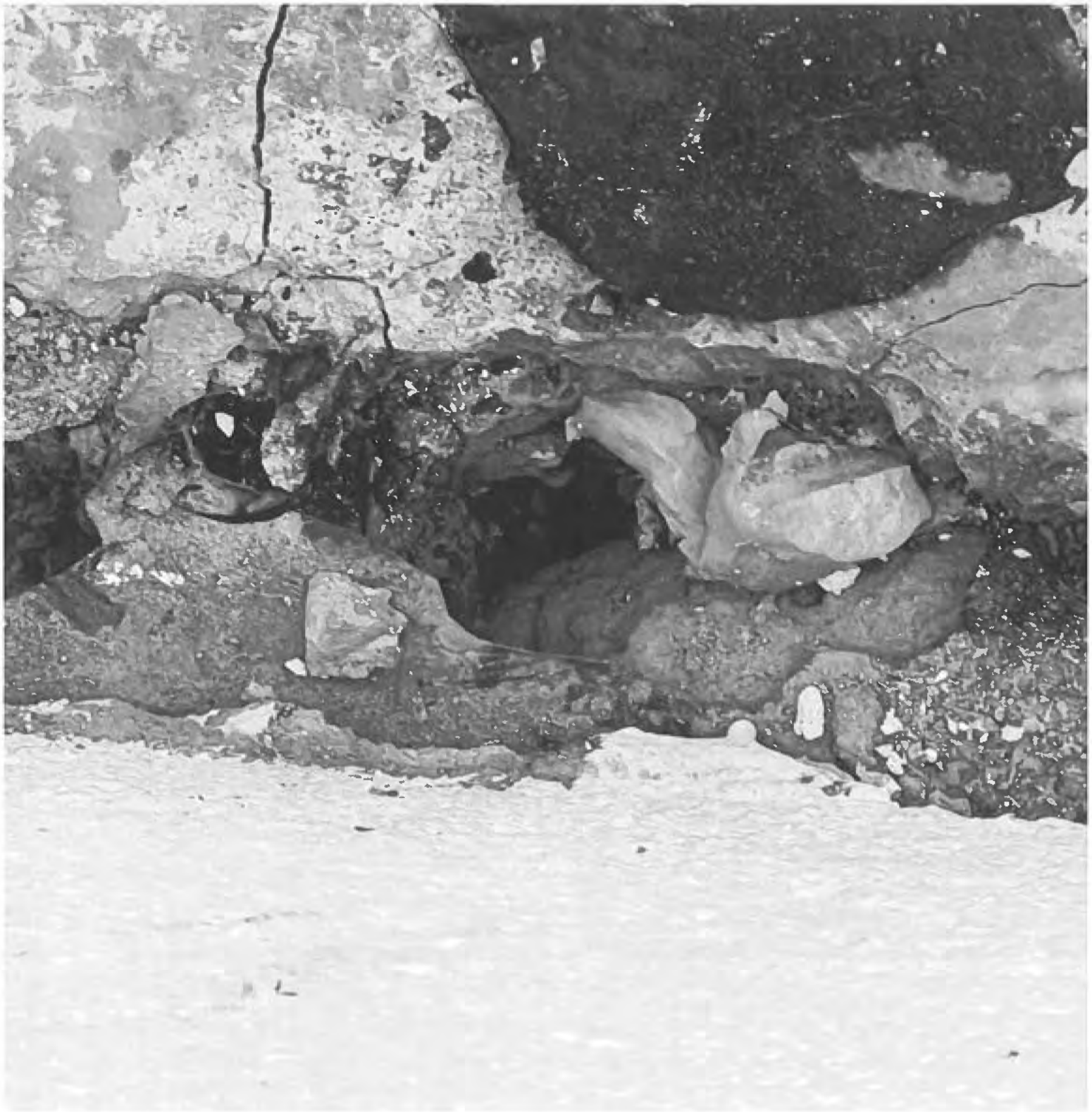

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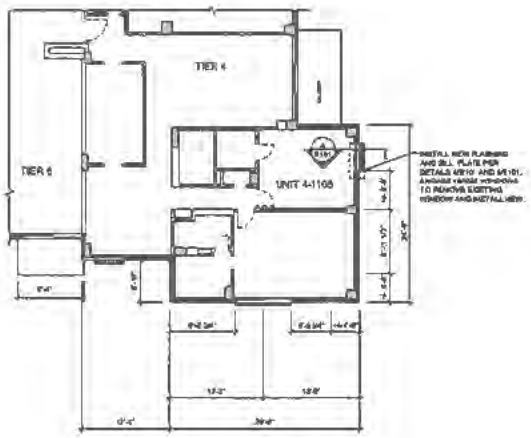












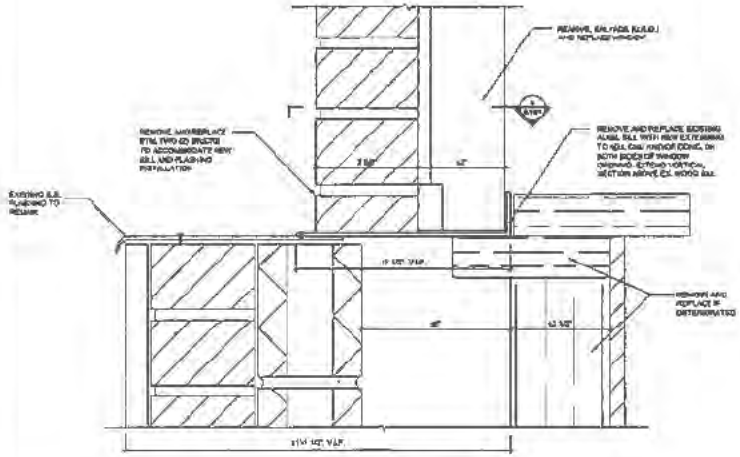
UNIT 4-1105 REPAIRS 1 S101



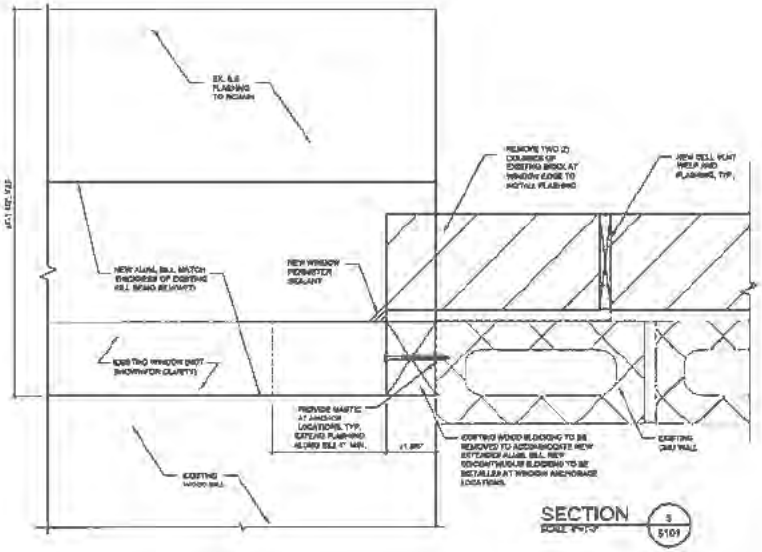
UNIT 4-1205 REPAIRS 2 S101



UNIT 4-1305 REPAIRS 3 S101



SECTION 4 S101



SECTION 5 S101

ARCHITECT
AMERICANA CENTRE CONDOMINIUM, INC.
11 N. WASHINGTON STREET, SUITE 700
ROCKVILLE, MD 20850

CONSULTANT
SK&A
Structural Integrity Associates, PA

AMERICANA CENTRE
2025 LEAKS, BLDGS 4 & 118
ROCKVILLE, MD

REVISIONS:

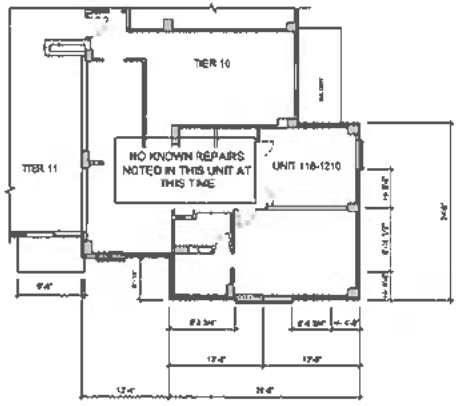
FOR PERMITTING	08-27-2025

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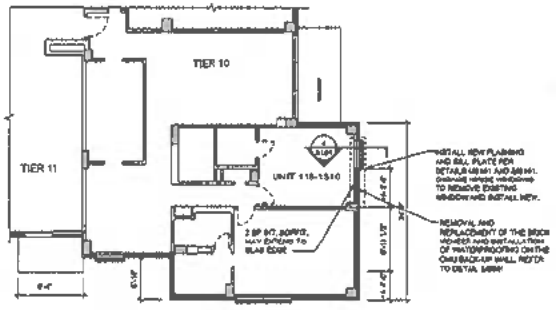
DRAWN BY:	BFS
CHECKED BY:	CLG
SK&A JOB NO:	1-25536-00
DATE:	08-25-2025
SCALE:	AS SHOWN

TITLE:
BUILDING 4
TIER 5 UNITS
AND DETAILS

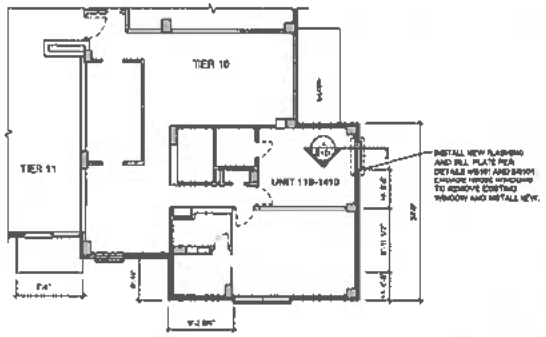
S101



UNIT 118-1210 REPAIRS



UNIT 118-1310 REPAIRS



UNIT 118-1410 REPAIRS

ARCHITECT

AMERICANA CENTRE CONDOMINIUM, INC.

CONSULTANT

SK&A

Smislova, Kehnemui & Associates, PA

AMERICANA CENTRE
2025 LEAKS, BLDGS 4 & 118
ROCKVILLE, MD

REVISIONS:

FOR PRICING	08-27-2025

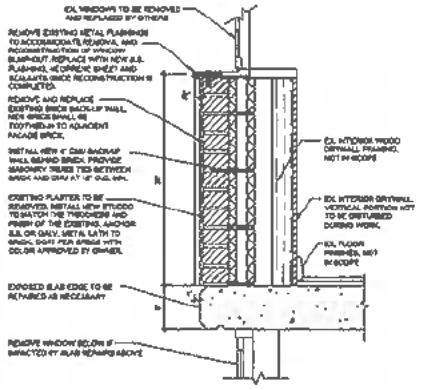
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DRAWN BY:	BFS
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SK&A JOB NO:	1-2553-00
DATE:	08-25-2025
SCALE:	AS SHOWN

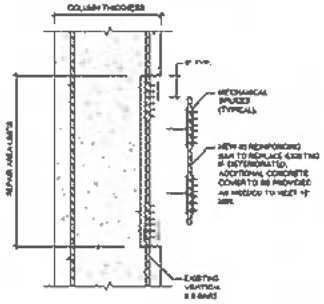
TITLE:

BUILDING 118 UNIT PLANS

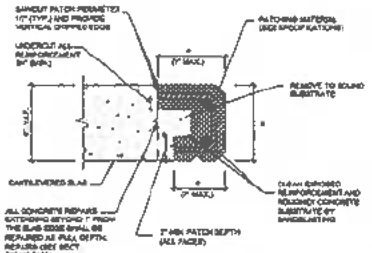
S102



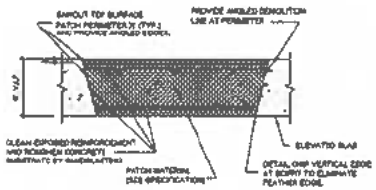
WINDOW BOX REPAIR



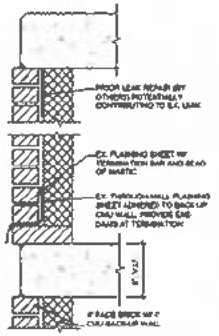
TYPICAL COLUMN REINFORCING SPLICE DETAIL AT COLUMN REPAIRS



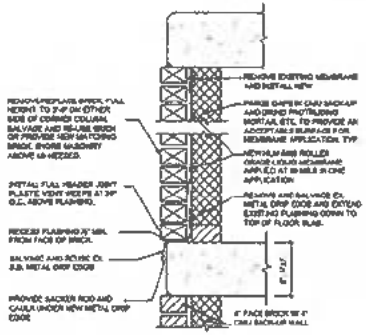
NOSING REPAIR



FULL DEPTH REPAIR

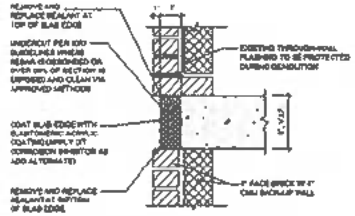


EXISTING CONDITION

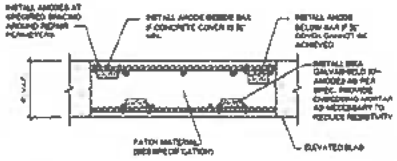


REPAIRED CONDITION

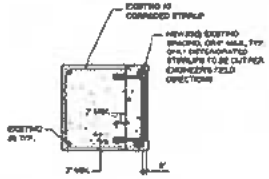
REPAIRS AT FACADE



EXPOSED SLAB EDGE REPAIR



TYP. ANODE INSTALLATION



CONCRETE COLUMN REPAIR

ARCHITECT

AMERICANA CENTRE CONDOMINIUM, INC.

CONSULTANT

SK&A

AMERICANA CENTRE
2025 LEAKS, BLDGS 4 & 118
ROCKVILLE, MD

REVISIONS:

FOR PRICING 08-27-2025

SEAL:

DRAWN BY:	BFS
CHECKED BY:	CLG
SK&A JOB NO:	1-25536-00
DATE:	08-25-2025
SCALE:	AS SHOWN

TITLE:

DETAILS

S601

SK&A Field Report

To:	Americana Centre Condominiums 118 Monroe Street Rockville, MD 20850	Project No:	1-25536-00
		Date of Visit:	October 15, 2025
Attention:	Reena Vohra, General Manager First Service Residential	Time:	11:30 AM
Regarding:	Concrete Repairs	Owner:	
Project:	Americana Centre, Building 4 Masonry & Window Water Testing	Temperature:	70° at 11:30 AM
Location:	4 Monroe Street Rockville, MD 20850	Weather:	Clear
Contractor:	EV-Air-Tight Shoemaker	Present at Site:	Romeo Escobar w/ EVAT EVAT Crew

The following was noted:

Purpose:

The purpose of this follow-up site visit was to examine the remaining concealed portion of the exterior corner concrete column at Unit 118-1210, assess the full extent of deterioration, and determine the total area requiring concrete repair.

Observations:

SK&A returned to the site following the completion of masonry brick removal at the lower half of the exterior corner column of Unit 118-1210. Upon exposure of the remaining section, SK&A performed a detailed visual and sounding inspection using a mason's hammer. The inspection revealed that the concrete along the bottom portion of the column exhibited similar cracking and delamination conditions as previously noted in the upper half (see **Photographs 1 & 2**).

Cracks were observed to extend vertically across all exposed faces, with delamination evident throughout (see **Photograph 3**). Based on these observations, SK&A determined that the deterioration affects the entire height and full width of the exterior faces of the corner column. The concrete is considered unsound across its exposed surface and will require complete removal and repair along these faces in accordance with ICRI concrete repair guidelines.

To confirm whether the deterioration extends to the interior portion of the column, SK&A recommends that building management authorize exploratory openings from inside Unit 118-1210. This will allow SK&A to evaluate the condition of the interior faces of the same column and verify if the deterioration is limited to the exterior section or extends through the full column cross-section.

During the site discussion, the EVAT superintendent informed SK&A that removal of the adjacent window assembly will be required to perform the concrete repair work effectively and to provide adequate access to the column surface.

Copies sent to:
See signature page

Signed:

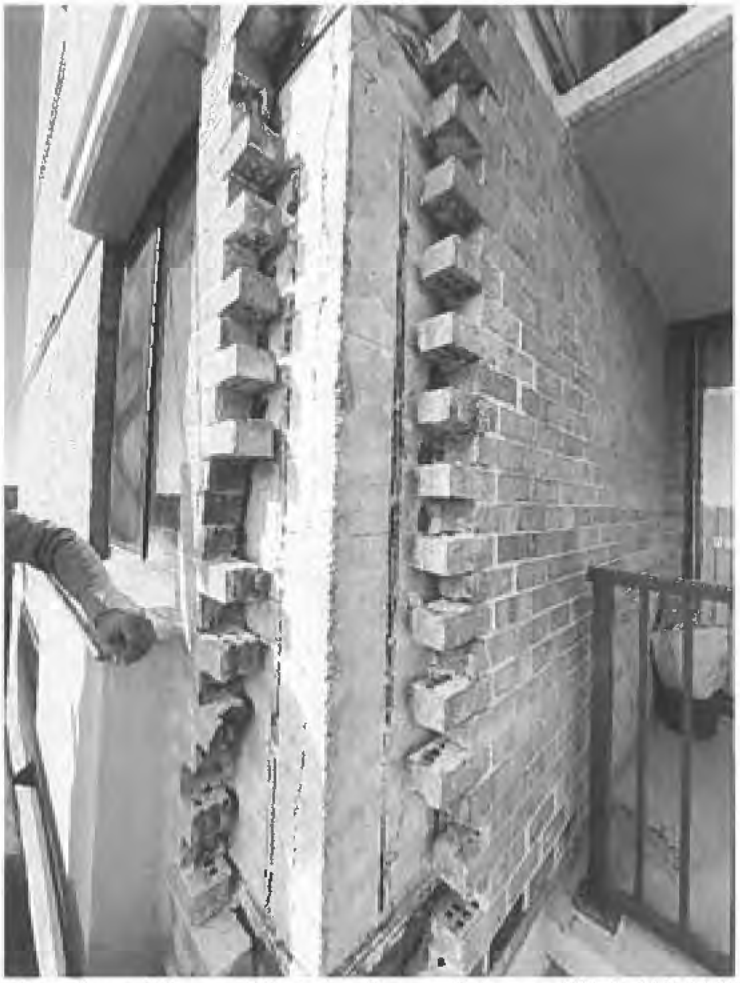
continued

Lastly, SK&A and EVAT observed cracked and delaminated concrete along the slab edge of Unit 118-1210 (see **Photograph 4**). At the exterior corner column, SK&A identified signs of displacement within the brick masonry at the slab edge and the brick masonry course directly below, where the existing joint sealant exhibited signs of failure likely associated with outward movement of the brick veneer (see **Photograph 5**). An area of potential overpour of a previous patch repair was noted as well, this can be knocked off and the area coated to match the adjacent areas (see **Photograph 6**). Additional cracked brick masonry below the slab edge was noted (see **Photograph 7**). Given the current staging setup at this drop, SK&A recommends that building management consider undertaking concrete repairs at the identified cracked and delaminated slab edge while access remains available.

Action Item(s):

1. ~~EVAT is to remove the remaining masonry brick veneer along the entire height of the corner column to allow SK&A to inspect all exterior faces of the column, verify the extent of delamination, and establish the required concrete repair quantities for execution.~~ **Exterior faces of the column were exposed and visual inspection and sounding was performed.**
2. **Building management is to coordinate and authorize exploratory openings from the interior side of Unit 118-1210 to permit SK&A to assess the condition of the column's interior faces.**
3. **Following completion of the exploratory openings, SK&A will return to the site to perform the interior inspection and confirm the final repair extents.**
4. **The observed cracked and delaminated concrete along the slab edge of Unit 118-1210 is recommended to be repaired as the staging is already placed; additionally, if desired the cracked sealant can be replaced as well. Refer to photographs 4 & 5.**

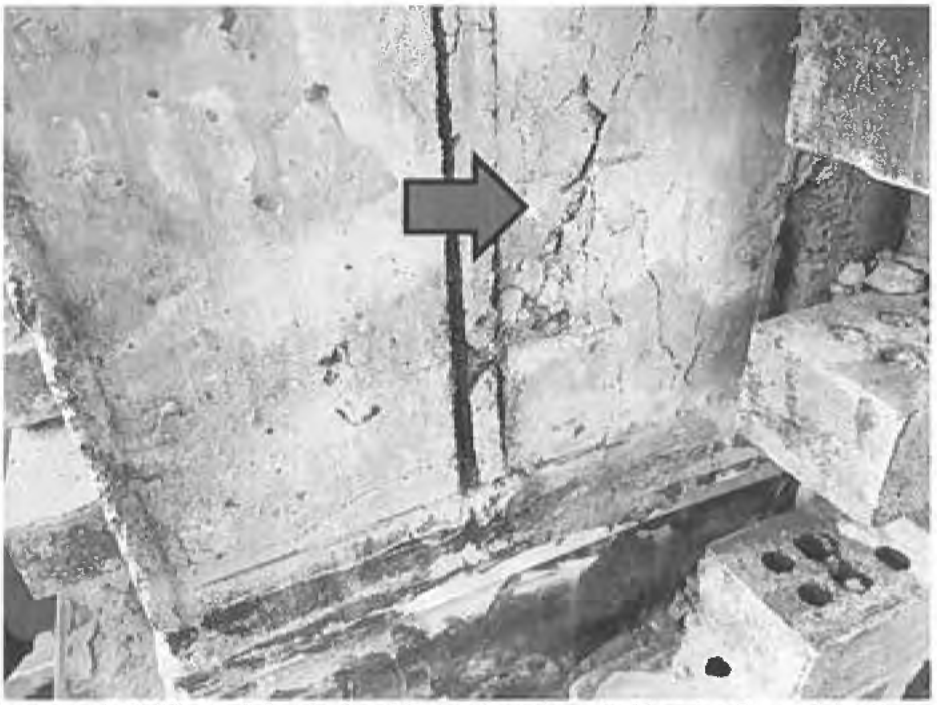
Photograph(s):



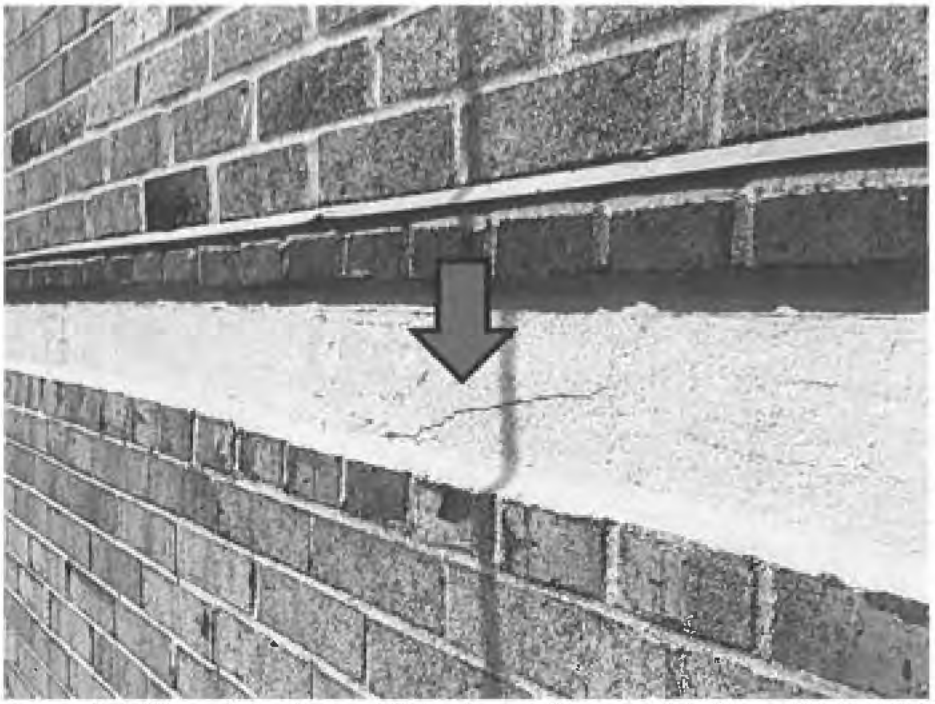
Photograph 1: Overview of Exposed Exterior Corner Column of Unit 118-1210 for Evaluation



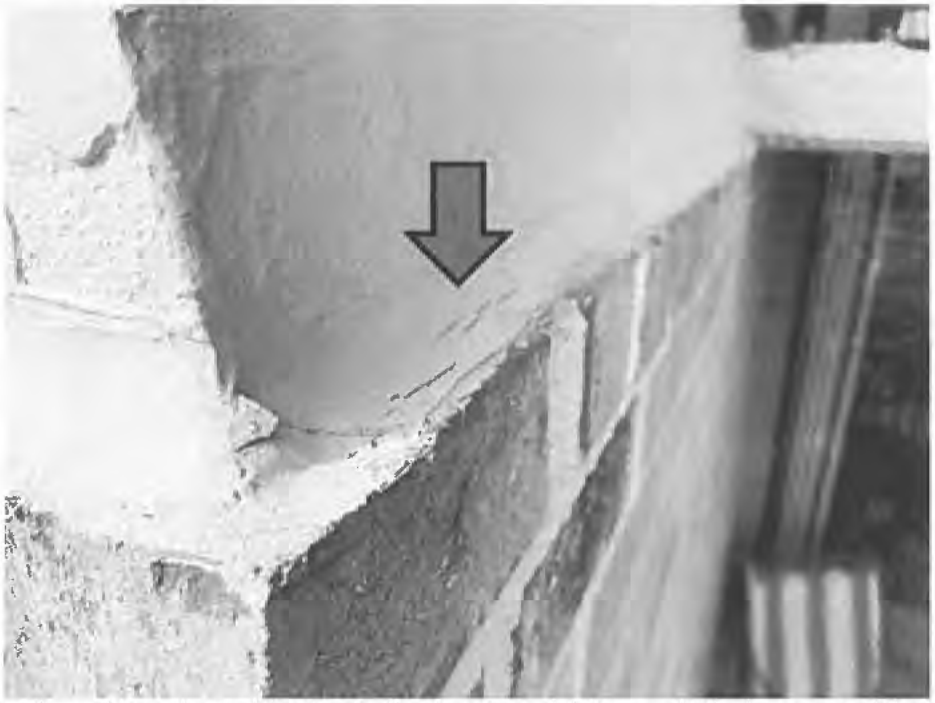
Photograph 2: View of Vertical Cracking Extending Down Beyond the Through-Wall Flashing



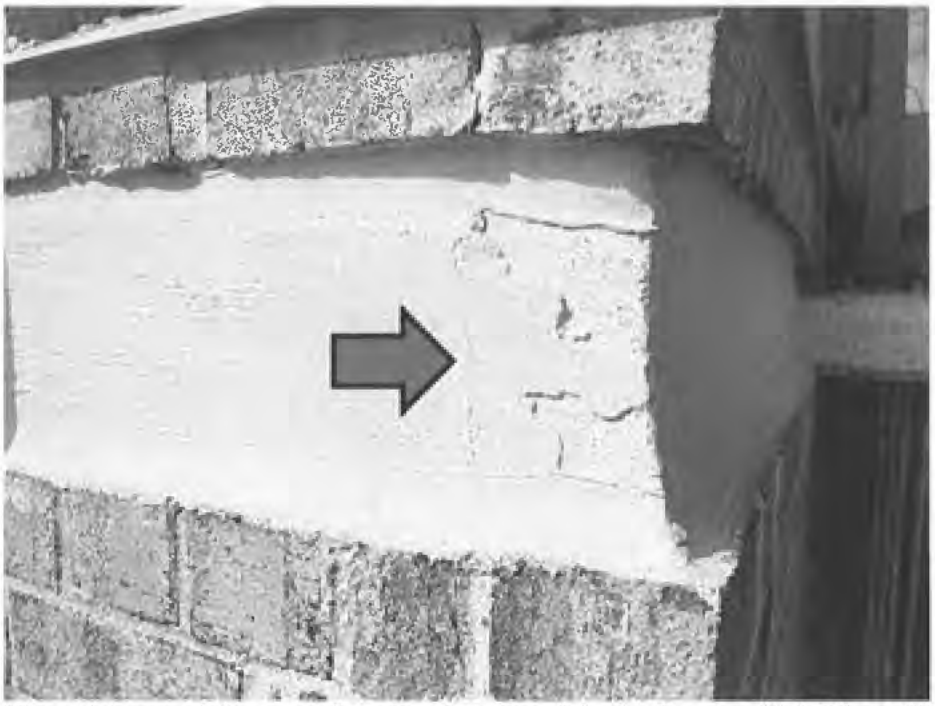
Photograph 3: View of Cracked and Delaminated on the Exterior Face of the Column



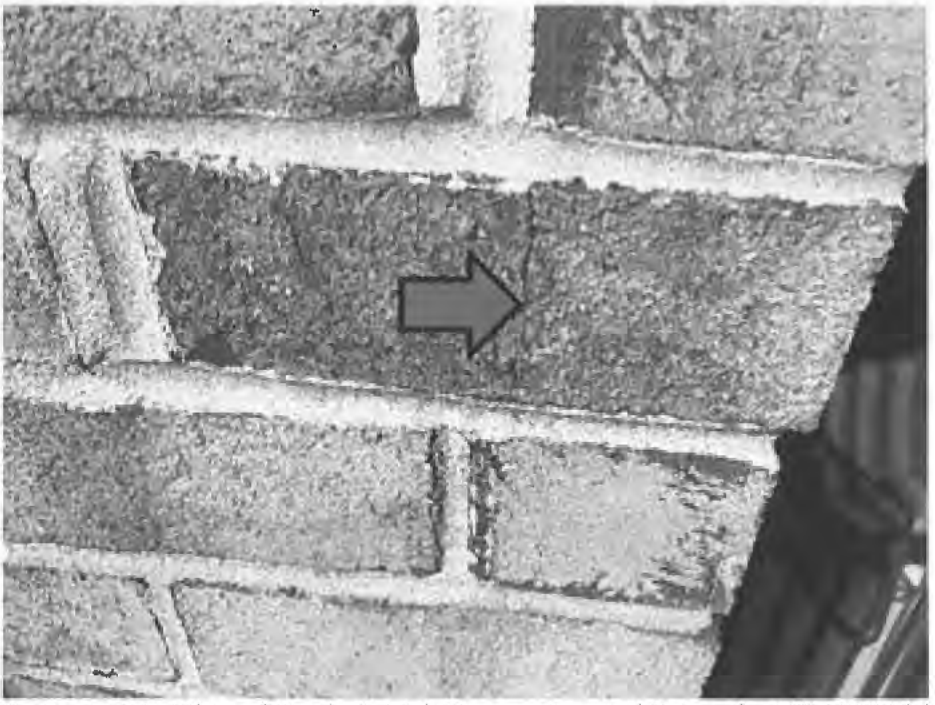
Photograph 4: View of Cracked and Delaminated Concrete Slab Edge of Unit 118-1210



Photograph 5: View of Deteriorated Sealant Indicating Potential Outward Displacement of the Brick Masonry Below



Photograph 6: View of Assumed Overpour from Previous Repair in the Concrete Slab Edge of Unit 118-1210, if Desired, this can be Knocked Off and Coated to Match the Adjacent Surroundings



Photograph 7: View of Cracked Brick Masonry Located Below the 118-1210 Slab

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

Ahmad M. Khalilullah, EIT
Structural Engineer III

AMK:CG:kw
Cc: Cindy Garman – SK&A
Jim Hughes – EVAT
Romeo Escobar – EVAT
Shop – Americana Centre

COMMONWEALTH OF VIRGINIA
CINDY LAUREN
SNOW GARMAN
Lic. No. 0402066050
PROFESSIONAL ENGINEER

SK&A

July 31, 2025

Ms. Reena Vohra, General Manager
Americana Centre Condominium
118 Monroe Street, #106
Rockville, MD 20850

Re: Americana Centre 2025 Leak Repairs
4 Monroe Place & 118 Monroe Street, Rockville, MD
Fee Proposal

Dear Ms. Vohra:

We are pleased to present this proposal for engineering services for the referenced property.

UNDERSTANDING OF PROJECT

The residential complex at Americana Centre consists of two high-rise buildings. The structures are concrete framed and were constructed in or around 1970.

SK&A previously assisted with ongoing leaks in approximately ten of the residential units between 2022 and 2024. It is our understanding that additional leaks are recently appearing within other units, including Units 4-1305, 4-1205, and 4-1105; and Units 118-1310 and 118-1203. Our scope of services is described in further detail in the following sections.

SCOPE OF SERVICES

1. Leak Testing and Design of Leak Repairs

SK&A will assist the property management team in determining the cause of the current leaks taking place onsite within each of the currently impacted Units:

- Units 4-1305, 4-1205, and 4-1105. These are all on the same Tier and the leak may originate from 4-1305, impacting the other lower units.
- Unit 118-1310 this leak is impacting a wall adjacent to a window; our understanding is this is located in the master bedroom.
- Unit 118-1202 a leak in the master bedroom, coming from the ceiling.

All the work items and reviews are intended to be focused on items pertaining to the current leaks taking place onsite. Leak testing will be performed at each unit, with interior finishes being removed by Americana or their contractors, in order to determine how the water is entering the unit. SK&A intends to use the previously generated details from the prior leaks repairs, as applicable, these include sill pan installations, window flashings, façade waterproofing, concrete repairs, etc. If additional details are found to be needed, we will prepare them.

Following leak testing, SK&A will review the results with Americana and their contractors and provide direction and quality assurance services during the implementation of the repairs. Prior to replacing finishes, leak testing will be performed to verify that the leaks have been resolved.

The scope of services description is based upon our present understanding of the project, which may alter as work progresses. If it becomes necessary to revise the scope of work, we will implement such changes by executing a written amendment to this agreement.

DELIVERABLES

For purposes of this proposal we will make the following formal document submissions:

1. Field Report for each site visit documenting results of leak testing and work being performed.

We will make additional document submissions during design, upon completion of design, or subsequently, upon the Owner's request and approval as Additional Services, on the basis of an agreed-upon fee.

COMPENSATION

We propose to perform the engineering services outlined in **Item #1, *Leak Testing and Design of Leak Repairs***, on an hourly basis per the rates on the attached *Hourly Rates* effective February 1, 2025. For your budgeting purposes, we recommend an **ALLOWANCE of $30,000** (roughly $6,000/Unit based on the average cost of prior leak repairs). This allowance shall be understood to be an estimate. In the course of the project, if the Allowance is expected to be exceeded, you will be advised in advance for approval. This Allowance does ***not include*** costs related to the removal of interior finishes, vertical access to the façade or the removal and replacement of the existing windows, as applicable. That work will be performed by others contracted separately by Americana Centre.

Reimbursable Expenses

Delivery and special mailing charges and parking fees are considered reimbursable expenses and will be billed at cost to SK&A times a multiplier of 1.10. Submittals or other documents reviewed by us will normally be emailed, unless messenger delivery is requested.

Payment Terms:

Invoices will be submitted monthly for work completed during the preceding month and will be due within 30 days.

TERMS AND CONDITIONS

See attached SC12, *SK&A Standard Terms and Conditions*.

ADDITIONAL PROVISIONS

This Agreement and the attached *Standard Terms and Conditions* represent the entire and integrated Agreement between the parties and supersede all prior negotiations, representations, or agreements, written or oral. This Agreement may be amended only by written instrument signed by all the parties.

If Client directs SK&A to perform services as set forth in this Agreement without signing the Agreement, such direction constitutes acceptance by Client of the terms of this Agreement including the *Standard Terms and Conditions* attached hereto.

Our engineering fee, as stated in this letter of agreement, is contingent on receipt of authorization to proceed with our services within 90 days of this date. Please sign and return a copy of this letter as our Notice to Proceed and retain a copy for your records. If billing information is other than client name and address noted, please furnish billing information in the space below.

We appreciate the opportunity to submit our proposal for these services. Please call us if clarification of this proposal is required.

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.

Cindy Garman, PE
Principal

CG:ks
Enc: SC12, Standard Terms and Conditions
Hourly Rates Effective February 1, 2025

The parties hereto stipulate and agree that electronic and facsimile signatures and counterpart signatures are as valid and legally binding as would be original signatures affixed simultaneously and in the presence of both signatories.

Accepted: Reena Vohra Date: 8/4/2025
Americana Centre Condominium

Board unanimously approved via email vote on 8/4/25

Billing Information: EMAIL ALL INVOICES TO
FSRESIDENTIALAPNE@AVIDBILL.COM
OR SUBMIT VIA MAIL TO:

AMERICANA CENTRE CONDO
C/O FIRSTSERVICE RESIDENTIAL, NORTHEAST
PO BOX 34778 CHARLOTTE, NC 28234

STANDARD TERMS AND CONDITIONS

Smislova, Kehnemui & Associates, PA and/or SK&A Structural Engineers, PLLC

1. Proposal Document and Standard Terms and Conditions: The scope and fees for services provided by Smislova, Kehnemui & Associates, PA and/or SK&A Structural Engineers, PLLC ("Structural Engineer" or "SK&A") are as set forth in the Proposal Document. These Standard Terms and Conditions are incorporated by reference in the Proposal Document and together the Proposal Document and the Standard Terms and Conditions form the entire contract ("Contract") between SK&A and Client. Services requested or necessary that differ from the scope of services described in the Proposal Document are Additional Services, which shall be performed only if confirmed in writing that reflects a mutually agreed scope and fee. However, where exigent circumstances render written agreement on a scope and fee impractical, Additional Services shall be compensated at SK&A's standard hourly rates plus expenses incurred. These Standard Terms and Conditions apply equally to the Proposal Document scope and to Additional Services.

2. Standard of Care: SK&A will perform services under this Agreement consistent with that level of care and skill ordinarily exercised by members of SK&A's profession, practicing under similar circumstances in the same or similar locality in the same period of time. The relationship between SK&A and Client is that of an independent contractor and not one of agency or that of a fiduciary. No warranties, whether express or implied, are made by SK&A in connection with the services, the Additional Services or any instruments of professional services such as reports, estimates, calculations, drawings, specifications, certifications and electronic files or models. Whether or not indicated on the face of a certificate or certification, any certificate or certification executed by or on behalf of SK&A constitutes a statement of professional opinion that shall be judged solely against the prevailing professional standard of care set forth herein.

3. Client's Responsibilities: Client shall provide full information regarding the requirements and budget for the Project and SK&A shall be entitled to rely on the accuracy and completeness thereof. Client, for its own benefit may, from time to time on its own or retain others to perform certain tests, inspections, and analyses or other information and materials for use by Structural Engineer. Structural Engineer may and is expected to rely on such tests, inspections, analyses, opinions, data, reports, materials, and other information without the need for independent evaluation and/or verification. If Client becomes aware of any discrepancies, errors, or omissions in the Contract Documents, or of any unanticipated job or site conditions, or of any fault or defect in the Project or nonconformance with the design documents, or of any proposed field revisions, prompt written notice thereof shall be given by Client to Structural Engineer. The Structural Engineer is not responsible for providing cost estimates for the construction of the Project, unless specifically listed in SK&A's Scope of Services. The Client has the sole responsibility for retaining a cost consultant during the design phase of the Project and the cost of construction and any costs that vary from or exceed any estimates or budgets. Structural Engineer is entitled to rely upon the estimates provided by the Client. Any modifications to the Structural Engineer's Contract Documents that are necessary to meet the Client's budget for the cost of construction shall be billed as an Additional Service.

4. Cost Estimates for Existing Building Condition Assessments: Should the Client request an estimate of remedial construction costs, such estimate will be based upon SK&A's quantity calculations concerning matters visually observed by SK&A which, in SK&A's opinion, may require repair. It is probable that additional areas requiring repairs may be detected during the actual construction work, or the extent of additional repair work may considerably vary from that originally estimated by SK&A. Also, the accuracy of the estimate may be affected by the means and methods of construction utilized by the contractor, and the physical limitations placed on the contractor by the Client or by the occupancy conditions of the building during construction. Such estimates shall therefore not constitute a warranty or representation that all items which may need repair or other attention are included, or that the actual cost of making the repairs indicated will not vary from SK&A's estimate. SK&A's estimate of construction costs is intended only to serve as a guide as to the probable costs of such repairs from which the client can develop a proposed budget for the repairs. SK&A shall not be held liable for any difference between its cost estimate and the actual remedial construction cost.

5. On-site Services and Jobsite Safety: Unless otherwise expressly set forth in the Proposal Document, on-site and any quality assurance services are limited to periodic observation of the elements of the project related to SK&A's scope of services for readily visible deviations from SK&A's drawings and specifications. Observations to be performed by SK&A shall be performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions, except as otherwise stated under the Scope of Project. Continuous and detailed monitoring or oversight of the construction is excluded from SK&A's scope and fee as are materials testing and inspection services, unless specifically listed in SK&A's Scope of Services. SK&A has no responsibility whatsoever for temporary construction, for sheeting and shoring, for scaffolding, for means, methods, techniques or sequences of construction or for the job site safety of any persons on the project other than its own employees. It is further understood that jobsite safety is the responsibility of the contractor, and that SK&A will not be responsible for contractor's or client's failure to observe or comply with the Occupational Health and Safety Act of 1970, or any state, county, or municipal law of similar import or intent. SK&A's on-site services are not for the benefit of the contractor or others performing construction work and do not relieve the contractor or others from their obligations to comply with the requirements of the contract or construction documents or applicable law. SK&A shall be entitled to reject or recommend rejection of construction work that in SK&A's judgment is inconsistent with the design intent for the completed project. However, any decision made in good faith to reject, to not reject or to call for additional testing or inspection of any construction work shall give rise to no liability on the part of the SK&A to Client or to any contractor or subcontractors or their personnel.

6. Shop Drawings, RFI's and Other Submittals: Shop Drawing and submittal review and action on the part of SK&A shall be limited to review for general conformance with the design intent for the completed project. Shop Drawing and submittal review and action do not extend to temporary construction, or to means, methods, techniques or sequences of construction or to worker or job-site safety. SK&A's review and action on shop drawings or other submittals does not extend to field conditions or dimensions or to checking for coordination

among the various trades. Where professional calculations or certifications are required by the contract documents, SK&A shall be entitled to rely on the accuracy and competence of such professional calculations and certifications. SK&A's review and action with respect to shop drawings and submittals shall be performed with a reasonable time as deemed necessary by SK&A in the exercise of sound engineering judgment. No review or action on the part of SK&A shall relieve the contractor or subcontractors of their obligation strictly to comply with the construction documents and explicitly to call out proposed substitutions. SK&A will review RFI's that raise sincere questions concerning the design intent of SK&A's drawings and specifications.

7. Existing, Hidden, Unknown or Hazardous Conditions: Where the project includes an existing building or structure, Client shall provide all known drawings, test reports and other information in its possession regarding existing, hidden or unknown conditions. SK&A shall rely upon information provided the Client, including documents concerning the original structural design and construction of the existing building, and shall therefore presume that the structural design of the building as reflected in the documents being provided by Owner, was properly completed in accordance with all governmental regulations, statutes and other requirements in effect at that time, and in accordance with the applicable standards, customs and practice of structural engineering. The visual observations performed by SK&A shall be performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions, except as otherwise stated under SK&A's Scope of Services. SK&A will observe and report upon items which are significant, in its opinion, based upon its knowledge of the client's intent to alter or repair parts of the building and continue its operation. SK&A will report those significant facts that, in its judgment, might affect the structural integrity and the decision to alter or repair said parts of the building. In reporting factually, SK&A will not speculate as to whether the concealed and uninspected portions of the structure would be consistent with the observed portions, since the conditions of construction may vary. Even where destructive investigation and testing is included in SK&A's pre-design scope, SK&A cannot and does not warrant that all existing conditions will be identified or correctly interpreted. Accordingly, Client assumes the financial and construction schedule risks associated with design changes and construction change orders in all cases where the existing conditions differ from those assumed in SK&A's design. In addition, Client shall be responsible for the costs associated with testing and inspection of existing conditions as SK&A reasonably deems necessary during the design and construction phases of the project. SK&A has no responsibility for the discovery, handling, removal, abatement, transportation or disposal of hazardous or toxic material of any kind or description.

8. Early Bid Documents/Fast Track Construction: If construction work is bid or procured based on in-progress drawings and specifications prior to the release of final coordinated documents or in advance of the issuance of a building permit for the entire project, Client assumes the complete financial risk associated with design revisions and construction change orders that arise out of or relate to incomplete, incorrect or not fully coordinated drawings and specifications prepared by or for SK&A. This assumption of risk is acknowledged by Client as a reasonable trade-off for the potential time-based benefits that may accrue through early bid documents or fast track construction.

9. Access: It is agreed that the Client will arrange for suitable and safe access to all areas of the building which are required to be observed and reported upon by us. Lack of access or exposure of portions of the structure for inspection may alter the accuracy of opinions rendered, and SK&A will not be held liable for any impact to the client of conditions which exist that were not available or made available for visual inspection prior to preparation of reports or specifications by SK&A or SK&A's subconsultants.

10. Ownership of Documents: SK&A owns and retains all intellectual property rights in its works, including all instruments of service prepared for or in connection with the project. So long as Client is not in default under the Contract, Owner has a limited, non-exclusive, right to use SK&A's works solely for construction of the project, as well as for information related to the operation, maintenance and tenant improvements. Any use of or modification to SK&A's works without the engagement of SK&A shall be strictly conditioned on a release, hold-harmless and indemnity agreement acceptable to SK&A running from Client and each user of the works in favor of SK&A and its personnel.

11. Electronic Files/CADD Files/BIM: SK&A's electronic files (including, but not limited to CADD files and BIM) are not construction documents and shall not be used by Client or others as a substitute for the latest signed and sealed set of SK&A's drawings. SK&A will make its final electronic files available to Client or others on a case-by-case basis always subject to execution of SK&A's standard electronic files release form. That form, among other things, establishes that electronic files are not warranted in any way, are not suitable for construction independent of the final sealed construction documents and are not to be relied upon in any way for accuracy, completeness, coordination or for construction of the project. Routine exchange of files with the architect and other design professionals during the design process is not subject to the provision requiring execution of the standard electronic files release form.

12. Insurance: To the extent commercially practical, SK&A will carry and continue to renew or replace its current insurance coverage for professional liability, general liability, auto and workers compensation. Insurance certificates will be provided on request.

13. Builder's Risk and Other Property Insurance: If builder's risk or property insurance cover all or any part of the building, the project or the construction work, then, to the extent losses or damages are paid by such insurance, Client and SK&A waive all rights of recovery against each other and each other's employees, consultants and contractors of every tier. Client and SK&A shall secure similar waivers from all of their contractual privies of every tier.

14. Indemnification: SK&A shall indemnify and hold harmless the Client and its officers and employees from and against damages, losses and judgments arising from claims asserted by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of SK&A, its employees and its consultants in the performance of professional service under this Agreement. The Client shall indemnify and hold harmless SK&A and its officers and employees from and against claims, damages, losses and judgments arising from third parties, including reasonable attorneys' fees and

expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Client, its employees and its other consultants.

15. Allocation of Risk: To the maximum extent permitted by law, SK&A's liability to Client, its successors, its affiliates and all persons or entities claiming by or through Client is limited in the aggregate to the amount of insurance coverage actually available to SK&A to pay such claim, loss or damages at the point in time that payment finally is adjudicated to be due after exhaustion of all appeals. This limitation of liability may be modified only if, and to the extent, Client pays for additional project-specific insurance and such additional insurance actually is in place and available to pay for claim amounts finally adjudicated as owed by SK&A in excess of SK&A's otherwise available insurance coverage. No partner, member, manager, director, officer, shareholder, employee, representative or agent of SK&A shall have any individual liability to Client. Each party waives consequential damages for claims, disputes or other matters in question arising out of or relating to this agreement. These limitations of liability shall apply to all theories of liability, including breach of contract or warranty, indemnity, tort including negligence, strict or statutory liability, or any other cause of action.

16. Invoices, Payments on Account, Late Payments: SK&A will submit invoices to the client monthly and a final bill upon completion of services. Invoices will show charges on the basis of work performed during the preceding month, reimbursable expenses due, and any previous balance. Payment is due upon receipt of invoice and is past due 30 days from invoice date. Service charge will be charged at the rate of 1.5% per month on the outstanding balance of past due accounts. It is further agreed that in the event any portion of an account remains unpaid 90 days after billing, the client shall pay all costs of collection, including reasonable attorney's fees.

17. Termination: This Contract may be suspended or terminated by SK&A in the event of Client's failure to compensate SK&A in accordance with the terms of this Contract. SK&A shall be compensated by the Client for all services performed up to and including the termination date.

18. Assigns: The Contract between SK&A and Client is solely for the benefit of SK&A and Client. No third-party beneficiaries are intended or recognized and neither SK&A nor Client shall assign the Contract, in whole or in part, to any other person or entity without the written consent of the other. Written consent to contingent assignment of the contract to a lender or other entity providing financing shall not unreasonably be withheld. Further, Client hereby consents to the assignment of the Contract by and between Smislova, Kehnemui & Associates, PA and SK&A Structural Engineers, PLLC.

19. Project Suspension or Abandonment: If the project is suspended or abandoned in whole or in part through no fault of SK&A, SK&A shall be compensated for all services performed prior to receipt of written notice from the client of such suspension or abandonment, together with any reimbursable expenses then due.

20. Disputes: Absent mutual agreement in writing to the contrary, American Arbitration Association mediation shall be a condition precedent to initiation of litigation with respect to any dispute between Client and SK&A that arises out of, touches on or relates to this Contract. However, SK&A may initiate mechanics lien proceedings without first demanding mediation. If mediation fails to resolve the dispute, disputes shall be resolved by litigation in the state or federal courts located in the city, county or district where the Project is located. The substantive and procedural laws of the jurisdiction where the project is located shall be applied in any dispute arising out of, touching on or relating to the Contract.

21. Severability: In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in the full force and effect, and binding upon the parties hereto.

SC12 (9/2022)

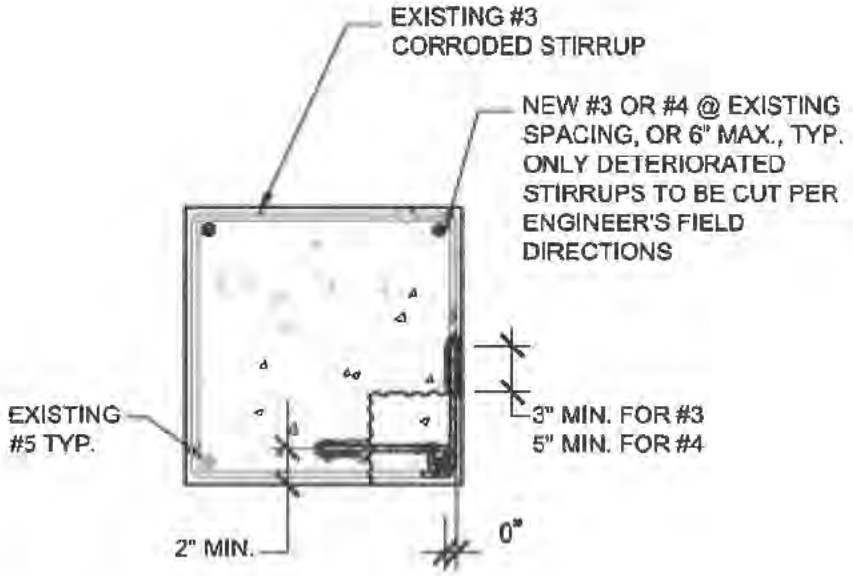
SK&A

SK&A HOURLY RATES / Effective February 1, 2025

ASCE Gr	Title	Hourly Rate
VIII	**Managing Principal**	$315.00
VIII	**Sr. Principal**	$290.00
VIII	**Sr. Consultant**	$280.00
VII	**Principal**	$270.00
VI	**Sr. Associate**	$255.00
VI	**Associate**	$235.00
VI	**Director of Testing & Inspection**	$245.00
V	**Sr. Project Manager**	$220.00
V	**Project Manager**	$210.00
IV	**Assistant Project Manager**	$190.00
III	**Structural Engineer III**	$170.00
II	**Structural Engineer II**	$160.00
I	**Structural Engineer I**	$150.00
*	**Laboratory Manager**	$145.00
*	**Sr. Engineering Technician**	$145.00
*	**Engineering Technician**	$130.00
*	**Field Technician**	$ 90.00
*	**BIM/CAD Manager**	$165.00
*	**Sr. BIM/CAD Technician**	$150.00
*	**Administrative**	$ 95.00

Please note: The above rates are effective through February 1, 2026.
SK&A reserves the right to increase these rates after February 1, 2026 in order to make proper adjustments to account for changes in operating expenses and pay scales.

SK&A	DATE:	DRAWING TITLE:	REF. SHEET NO.
Smislova, Kehnemui & Associates, PA 12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854 P 301.881.1441 F 301.881.8664 skaengineers.com	11-10-2025	CONCRETE COLUMN REPAIR	-
	SCALE: AS SHOWN	PROJECT: 2025 LEAKS, BLDGS 4 & 118 ROCKVILLE, MD	DRAWING NO. SSK-1
	PROJECT NO. 1-25536-00		



NOTES:

1. REPAIR MATERIALS AND PROCEDURES ARE DESCRIBED IN DIVISION 3 OF THE SPECIFICATIONS.
2. REINFORCEMENT WITH GREATER THAN 20% SECTION LOSS SHALL BE REPLACED IN ACCORDANCE WITH ICRI GUIDELINE NO. 310.1R.
3. MINIMUM DESIRED COVER OVER REINFORCING WITHIN REPAIR AREAS IS 1-1/2" (CONSULT ENGINEER IF THIS CANNOT BE ACHIEVED).
4. UNIT PRICE BASED ON SQUARE FOOTAGE OF PATCH AREA MEASURED AT ALL FACES OF THE REPAIR (SEE EXAMPLES ABOVE).

CONCRETE COLUMN REPAIR

8
S601

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

SPEC SECTION: 030130.7108

HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

EV AIR TIGHT (EV AT) - $135,236

EV Air Tight completed the façade repairs on the exterior of all six buildings, which included waterproofing and concrete restoration. To access and perform the exterior work, temporary interior walls were constructed within the affected units. This required removal of flooring, windows, and all drywall, allowing extensive waterproofing measures to be carried out to address significant water infiltration issues.

New windows were installed by Hi-Rise Windows, interior restoration was completed by Palmer Brothers, and W & E Flooring handled the replacement of flooring.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1-103125	EV AT	10/31/2025	Americana Centre (R0650)	$58,687.20
RT-INEVA109	EV AT	1/1/2026	Americana Centre (R0650)	$12,851.60
3	EV AT	12/31/2025	Americana Centre (R0650)	$32,981.76
INEVA560	EV AT	8/29/2025	Americana Centre (R0650)	$6,720.00
2A	EV AT	12/1/2025	Americana Centre (R0650)	$23,995.44
			TOTAL	**$135,236**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
EV AIR TIGHT SHOEMAKER (Active)									
654590	R	1-103125	01/15/2026	[redacted]			58,687.20	58,687.20	00.00
		10/31/2025	10/31/2025		AMERI06				
R0650 Americana Cent			Yes		Facade		58,687.20	58,687.20	00.00
			Checks: 38985	opr1		01/15/2026		58,687.20	
660033	R	RT-INEVA109	02/05/2026				12,851.60	12,851.60	00.00
		01/01/2026	01/01/2026		AMERI06				
R0650 Americana Cent			Yes		Facade		12,851.60	12,851.60	00.00
			Checks: 39024	opr1		02/05/2026		12,851.60	
653527	R	3	01/13/2026				32,981.76	32,981.76	00.00
		12/31/2025	12/31/2025		None				
R0650 Americana Cent			Yes		Facade		32,981.76	32,981.76	00.00
			Checks: 38978	opr1		01/13/2026		32,981.76	
617043	R	INEVA560	09/09/2025				6,720.00	6,720.00	00.00
		08/29/2025	08/29/2025		None				
R0650 Americana Cent			Yes		Facade		6,720.00	6,720.00	00.00
			Checks: 38729	opr1		09/09/2025		6,720.00	
643802	R	[redacted]	12/09/2025				23,995.44	23,995.44	00.00
		12/01/2025	12/01/2025		None				
R0650 Americana Cent			Yes		Facade		23,995.44	23,995.44	00.00
			Checks: 38915	opr1		12/09/2025		23,995.44	
Vendor Totals			**Invoices:**				135,236.00		00.00
			Credits:					00.00	
			Checks:					135,236.00	

Total - $135,236.

APPLICATION AND CERTIFICATE FOR PAYMENT | AIA DOCUMENT G702 (Instruction on reverse side) | Page One of 2 Pages

TO (OWNER): Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

PROJECT: Americana Centre Condominiums
2025 Leaks BLDGS 4 and 118
118 Monroe Street
Rockville, MD 20850

Application NO: 1
Date: 10/1/2025
Period To: 10/31/2025
Architects:
Project No: 35-25-117187

Distribution To:
Owner
Architect
Contractor

FROM (CONTRACTOR)
EV Air-Tight LLC
8516 Rainswood Drive
Landover, MD 20785

VIA:

REFERENCE # INEVA673

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
	Total		
Approved this month			
Number	Date Approved		
Extra Work		22,592.00	
	Totals	22,592.00	-
Net change by Change Orders			22,592.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by payment shown herein is now due.

CONTRACTOR:

By: [signature] Date: 11/13/25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the contract
Continuation Sheet, AIA Document G703, is attached

1. Original Contract Sum.....$		56,964.00
2. Net change by Change Orders.....$		22,592.00
3. Contract Sum To Date (line 1+2).....$		79,556.00
4. Total Completed and Stored to Date.....$ (Column G on G703)		65,208.00
5. Retainage:		
a. 10 % of Completed Work $ (column D+E on G703)	6,520.80	
b. 10 % of Stored Material $ (column F on G703)		
Total Retainage (line 5a + 5b or Total of Column I on G703.....$		6,520.80
6. TOTAL EARNED LESS RETAINAGE.....$ (line 4 less line 5 Total)		58,687.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 form prior certificate.....$		
8. CURRENT PAYMENT DUE.....$		58,687.20
9. BALANCE TO FINISH , PLUS RETAINAGE.....$		20,868.80

State of Maryland, County of Anne Arundel
Subscribed and sworn to before me this 13 day of Nov 2025
Notary Public Kelsey Kneiss
My Commission expires: 6/23/2027

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

AMOUNT CERTIFIED.....$ 58,687.20
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: [signature] Date: 11/14/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CONTINUATION SHEET — AIA DOCUMENT G703 — Page 2 of 2

AIA Document G702 application and certificate for payment, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

Application Number: # 1
Application Date: 10/1/2025
Period to 10/31/2025

A	B	C				D		E		F		G		H	I	J
ITEM NO	DESCRIPTION OF WORK 2025 Leaks BLDGS 4 and 118	CONTRACT AMOUNT SCHEDULED VALUE				WORK COMPLETED										
		QUANTITY	UNIT	UNIT COST	EXTENDED VALUE	QUANTITY FROM PREVIOUS PERIOD	PREVIOUS PERIOD	QUANTITY FROM THIS PERIOD	THIS PERIOD	QUANTITY MATERIALS PRESENTLY STORED	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL QUANTITY COMPLETED AND STORED TO DATE	TOTAL COMPLETED & STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 10%
	Mobilization	1	LS	$ 7,500.00	$ 7,500.00		-	1.00	7,500.00	-	-	1.00	7,500.00	100%	-	750.00
	General Conditions	1	LS	$ 11,872.00	$ 11,872.00		-	0.50	5,936.00	-	-	0.50	5,936.00	50%	5,936.00	593.60
	Building 4															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00		-	1.00	1,500.00	-	-	1.00	1,500.00	50%	1,500.00	150.00
	Window protection - 3 units	3	EA	$ 1,200.00	$ 3,600.00		-	3.00	3,600.00	-	-	3.00	3,600.00	100%	-	360.00
	Remove and reinstall window box - 1 unit	1	EA	$ 6,912.00	$ 6,912.00		-	0.50	3,456.00	-	-	0.50	3,456.00	50%	3,456.00	345.60
	Full depth repairs	3	SF	$ 120.00	$ 360.00		-	3.00	360.00	-	-	3.00	360.00	100%	-	36.00
	Slab edge repairs	8	LF	$ 240.00	$ 1,920.00		-	8.00	1,920.00	-	-	8.00	1,920.00	100%	-	192.00
	Building 118															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00		-	2.00	3,000.00	-	-	2.00	3,000.00	100%	-	300.00
	Window protection - 2 units	2	EA	$ 1,200.00	$ 2,400.00		-	2.00	2,400.00	-	-	2.00	2,400.00	100%	-	240.00
	Soffit repairs	2	SF	$ 200.00	$ 400.00		-	2.00	400.00	-	-	2.00	400.00	100%	-	40.00
	Remove brick, waterproof wall and reinstall brick with flashings	1	EA	$ 18,000.00	$ 18,000.00		-	1.00	18,000.00	-	-	1.00	18,000.00	100%	-	1,800.00
	Extra Work															
	Slab edge repairs - Unit 118-1205 and Unit 4-1310	35	LF	$ 240.00	$ 8,400.00		-	35.00	8,400.00	-	-	35.00	8,400.00	100%	-	840.00
	Full depth repairs - Unit 4-1205	59	SF	$ 120.00	$ 7,080.00		-	59.00	7,080.00	-	-	59.00	7,080.00	100%	-	708.00
	Soffit/Column repairs - Unit 118-1310	1	SF	$ 200.00	$ 200.00		-	1.00	200.00	-	-	1.00	200.00	100%	-	20.00
	Remove and reinstall window box - Unit 4-1305	1	EA	$ 6,912.00	$ 6,912.00		-	0.50	3,456.00	-	-	0.50	3,456.00	50%	3,456.00	345.60
	TOTAL GARAGE				79,556.00	-	-		85,208.00	-	-	119.50	85,208.00	82%	14,348.00	8,520.80

RELEASE OF LIEN AND WAIVER OF CLAIM (PARTIAL)

TO: Americana Centre Condominiums, Owner

FROM: Ev-Air-Tight, LLC, Contractor
8516 Rainswood Drive
Hyattsville, Maryland 20785

NOTE: All references herein to the term "Contractor" shall include materialman and the term "Contract" shall include Material Supply Agreements, Purchase Orders, etc).

RE: Contract between Owner and Contractor
("Contract") for the Project: Americana Centre Condo - 2025 Leaks
("Project") (the Project and the real property upon which it is situated are collectively referred to as the "Property")

The undersigned Contractor, in consideration of the payment in the sum of Fifty Eight Thousand Six Hundred Eighty Seven Dollars and Twenty Cents ($58,687.20) paid the Contractor by Owner in payment for the Contractor's Application for Payment/Cost Certification No. 1, making total payments to the Contractor to date, inclusive of the current payment and all prior payments, of Fifty Eight Thousand Six Hundred Eighty Seven Dollars and Twenty Cents ($58.687.20) hereby releases and waives any and all mechanics', materialman's or like lien, and all rights to file any such lien now or in the future, against the Project or the Property, for all of the Work performed or furnished and materials and equipment supplied by Contractor (except retainage and pending change orders for which payment has not been made and claims which have been submitted to the Owner in strict compliance with the requirements of the Contract) pursuant to the Contract as of and including the last day of the month of Contractor's current Application for Payment/Cost Certification (No. 1) for which payment is being made by the Owner; and

Hereby agrees to promptly pay and release of record all mechanic's, materialman's and like liens filed by itself or others in connection with the Work covered by the Contract and this Partial Release of Lien and Waiver of Claim (except liens related to retainage and pending change orders for which payment has not been made and those claims which have been submitted to the Owner in strict compliance with the requirements of the Contract), which may now or in the future effect the Project or Property (Contractor agrees that this obligation is and shall be specifically enforceable), and to defend and indemnify and save the Owner harmless from any liability or expense because of any such liens or the enforcement or release thereof and agrees to reimburse Owner for any losses or expenses incurred by them should any such claim, lien or a right to lien be asserted by the undersigned or by any laborer, materialman or subcontractor of the undersigned, including without limitation, attorney's fees incurred in the defense thereof; and

Hereby acknowledges that the undersigned has fully paid for all labor and materials included in Contractor's prior requisition for payment and agrees to promptly pay in full for all labor and materials included in Contractor's requisition for the subject payment; and

Hereby represents that no other person and/or party with whom Contractor has dealt has any right to file a mechanic's, materialman's and like lien against the Project or the Property or has any other claims on account of any work performed or material furnished by or through said Contractor: and

Hereby waives and releases any and all actions, debts, claims and demands against the Owner on account of all work, services, equipment and materials performed and furnished by Contractor prior to the date hereof, in connection with the construction of the Project and arising under the Contract (except pending change orders for which payment has not been made, retainage, and those claims which have been submitted to the Owner in strict compliance with the requirements of the Contract); and

Hereby agrees that all references herein to the Owner shall be deemed to include the respective principals, partners, stockholders, director, officers, employees, agents, mortgage lenders for the Project, attorneys, representatives, successors and assigns.

In testimony whereof, the said party of the first part has on the 13th day of November, 2025 caused these presents to be signed by James Hughes, Project Manager and attested by its secretary, and its corporate seal to be affixed and does hereby appoint James Hughes its true and lawful attorney in fact acknowledge and deliver these presents as its act and deed.

CONTRACTOR:

Ev-Air-Tight, LLC

By: _____

Title: Project Manager

(Corporate Seal)

State of: Maryland
County of: Anne Arundel

I, Kelsey Kneiss, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James Hughes who is personally well known to me as the person named in the foregoing Release of Lien and Waiver of Claim (PARTIAL), bearing date on the 13th day of November, 2025 personally appeared before me in said jurisdiction and as Project Manager of Ev-Air-Tight, LLC and by virtue of the power vested in him by said Release of Lien and Waiver of Claim (PARTIAL), acknowledge the same to be the act and deed of James Hughes.

Given under my hand and seal this 13th day of November, 2025.

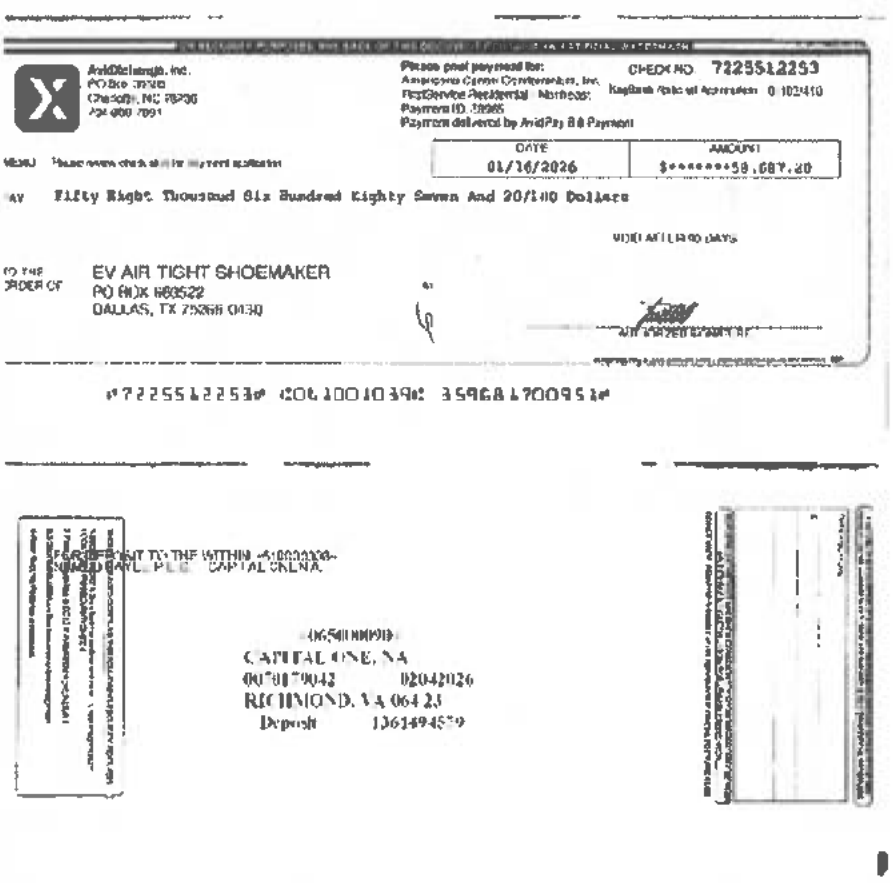
(Notarial Seal)

Notary Public: Kelsey Kneiss

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

My Commission Expires: June 23, 2027

Cleared Check Image



AvidXchange, Inc.
PO Box 19410
Charlotte, NC 28219
704 999 7991

Please post payment for:
Aspyreon Comm Communities, Inc.
FirstService Residential Northeast:
Payment ID: 73565
Payment delivered by AvidPay 3.0 Payment

CHECK NO 7225512253

KeyBank National Association 0 102410

DATE	AMOUNT
01/16/2026	$*******58,687.80

PAY Fifty Eight Thousand Six Hundred Eighty Seven And 80/100 Dollars

VOID AFTER 180 DAYS

TO THE ORDER OF EV AIR TIGHT SHOEMAKER
PO BOX 660522
DALLAS, TX 75266 0030

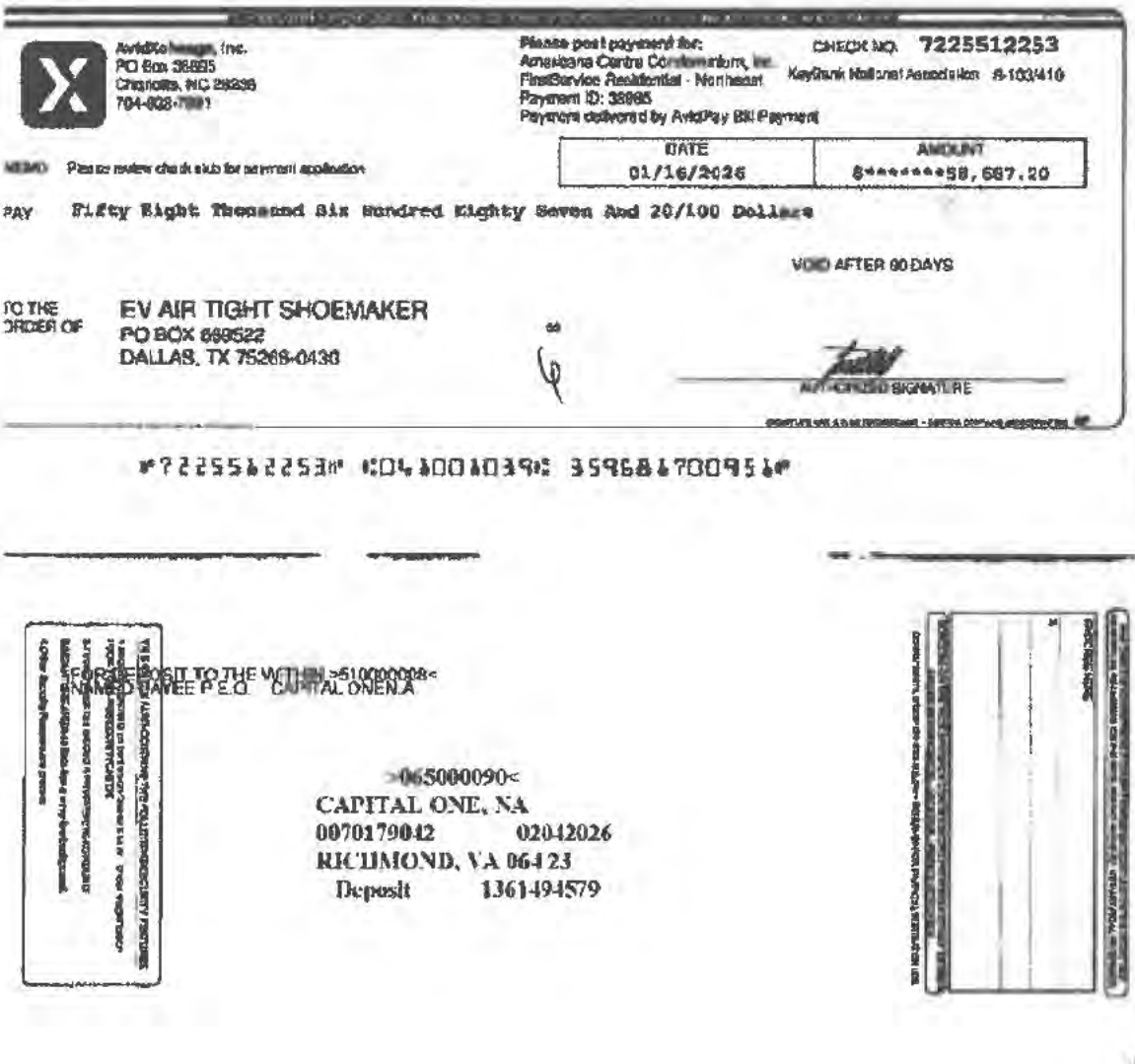
AUTHORIZED SIGNATURE

⑈7225512253⑈ ⑆061000104⑆ 359681700951⑈

FOR DEPOSIT TO THE WITHIN ACCOUNT
CAPITAL ONE, N.A.

⑆065000090⑆
CAPITAL ONE, NA
00*00*9043 02042026
RICHMOND, VA 064 23
Deposit 136149459

Cleared Check Image



AvidXchange, Inc.
PO Box 35885
Charlotte, NC 28235
704-688-7881

Please post payment for:
Americana Centre Condominium, Inc.
FirstService Residential - Northeast
Payment ID: 35885
Payment delivered by AvidPay Bill Payment

CHECK NO. 7225512253
KeyBank National Association 5-103/410

MEMO Please review check stub for payment application

DATE	AMOUNT
01/16/2026	$********58,687.20

PAY Fifty Eight Thousand Six Hundred Eighty Seven And 20/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
EV AIR TIGHT SHOEMAKER
PO BOX 669522
DALLAS, TX 75266-0430

AUTHORIZED SIGNATURE

⑈7225512253⑈ ⑆065000090⑆ 3596847009516⑈

FOR DEPOSIT TO THE WITHIN >510000008<
NAMED PAYEE P.E.O. CAPITAL ONE,N.A

>065000090<
CAPITAL ONE, NA
0070179042 02042026
RICHMOND, VA 06423
Deposit 1361494579

APPLICATION AND CERTIFICATE FOR PAYMENT | AIA DOCUMENT G702 (Instruction on reverse side) | Page One of 2 Pages

TO (OWNER): Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

PROJECT: Americana Centre Condominiums
2025 Leaks BLDGS 4 and 118
118 Monroe Street
Rockville, MD 20850

Application NO: 4
Date: 1/1/2026
Period To: 1/10/2026
Architects:
Project No: 35-25-117187

Distribution To:
Owner
Architect
Contractor

FROM (CONTRACTOR)
EV Air-Tight LLC
8516 Rainswood Drive
Landover, MD 20785

VIA :

REFERENCE # RT-INEVA109

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
Total			
Approved this month			
Number	Date Approved		
Extra Work		22,592.00	
		48,960.00	
	Totals	71,552.00	-
Net change by Change Orders			71,552.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by payment shown herein is now due.

CONTRACTOR:

By: [signature] Date: 1/9/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the contract
Continuation Sheet, AIA Document G703, is attached

1. Original Contract Sum.....$		56,964.00
2. Net change by Change Orders.....$		71,552.00
3. Contract Sum To Date (line 1+2).....$		128,516.00
4. Total Completed and Stored to Date.....$ (Column G on G703)		128,516.00
5. Retainage:		
a. 10 % of Completed Work $ (column D+E on G703)	0.00	
b. 10 % of Stored Material $ (column F on G703)		
Total Retainage (line 5a + 5b or Total of Column I on G703.....$		-
6. TOTAL EARNED LESS RETAINAGE.....$ (line 4 less line 5 Total)		128,516.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 form prior certificate.....$		115,664.40
8. CURRENT PAYMENT DUE.....$		12,851.60
9. BALANCE TO FINISH , PLUS RETAINAGE.....$		-

State of Maryland, County of Anne Arundel
Subscribed and sworn to before me this 9 day of Jan 2026
Notary Public Kelsey Kneiss
My Commission expires: 6/23/2027

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

AMOUNT CERTIFIED.....$
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CONTINUATION SHEET — AIA DOCUMENT G703 — Page 2 of 2

AIA Document G702 application and certificate for payment, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

Application Number: 8 — 4
Application Date: — 1/1/2026
Period to — 1/10/2026

A	B	C				D		E		F		G		H	I	J
ITEM NO	DESCRIPTION OF WORK 2025 Leaks BLDGS 4 and 118	CONTRACT AMOUNT SCHEDULED VALUE				WORK COMPLETED										
		QUANTITY	UNIT	UNIT COST	EXTENDED VALUE	QUANTITY FROM PREVIOUS PERIOD	PREVIOUS PERIOD	QUANTITY FROM THIS PERIOD	THIS PERIOD	QUANTITY MATERIALS PRESENTLY STORED	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL QUANTITY COMPLETED AND STORED TO DATE	TOTAL COMPLETED & STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 0%
	Mobilization	1	LS	$ 7,500.00	$ 7,500.00	1.00	7,500.00		-	-	-	1.00	7,500.00	100%	-	-
	General Conditions	1	LS	$ 11,872.00	$ 11,872.00	1.00	11,872.00		-	-	-	1.00	11,872.00	100%	-	-
	Building 4															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00	2.00	3,000.00		-	-	-	2.00	3,000.00	100%	-	-
	Window protection - 3 units	3	EA	$ 1,200.00	$ 3,600.00	3.00	3,600.00		-	-	-	3.00	3,600.00	100%	-	-
	Remove and reinstall window box - 1 unit	1	EA	$ 6,912.00	$ 6,912.00	1.00	6,912.00		-	-	-	1.00	6,912.00	100%	-	-
	Full depth repairs	3	SF	$ 120.00	$ 360.00	3.00	360.00		-	-	-	3.00	360.00	100%	-	-
	Slab edge repairs	8	LF	$ 240.00	$ 1,920.00	8.00	1,920.00		-	-	-	8.00	1,920.00	100%	-	-
	Building 118															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00	2.00	3,000.00		-	-	-	2.00	3,000.00	100%	-	-
	Window protection - 2 units	2	EA	$ 1,200.00	$ 2,400.00	2.00	2,400.00		-	-	-	2.00	2,400.00	100%	-	-
	Soffit repairs	2	SF	$ 200.00	$ 400.00	2.00	400.00		-	-	-	2.00	400.00	100%	-	-
	Remove brick, waterproof wall and reinstall brick with flashings	1	EA	$ 16,000.00	$ 16,000.00	1.00	16,000.00		-	-	-	1.00	16,000.00	100%	-	-
	Extra Work															
	Slab edge repairs - Unit 118-1205 and Unit 4-1310	35	LF	$ 240.00	$ 8,400.00	35.00	8,400.00		-	-	-	35.00	8,400.00	100%	-	-
	Full depth repairs - Unit 4-1205	59	SF	$ 120.00	$ 7,080.00	59.00	7,080.00		-	-	-	59.00	7,080.00	100%	-	-
	Soffit/Column repairs - Unit 118-1310	1	SF	$ 200.00	$ 200.00	1.00	200.00		-	-	-	1.00	200.00	100%	-	-
	Remove and reinstall window box - Unit 4-1305	1	EA	$ 6,912.00	$ 6,912.00	1.00	6,912.00		-	-	-	1.00	6,912.00	100%	-	-
	Extra Work - Column Repair at Unit 118-1210															
	Proposal 10/31/25	1	LS	$ 48,960.00	$ 48,960.00	1.00	48,960.00		-	-	-	1.00	48,960.00	100%	-	-
	TOTAL GARAGE				128,516.00	123.00	128,516.00		-	-	-	123.00	128,516.00	100%	-	-

RELEASE OF LIEN AND WAIVER OF CLAIM (FINAL)

TO: Americana Centre Condominium, Owner

FROM: Ev-Air-Tight, LLC, Contractor
8516 Rainswood Drive
Hyattsville, Maryland 20785

NOTE: All references herein to the term "Contractor" shall include materialman and the term "Contract" shall include Material Supply Agreements, Purchase Orders, etc).

RE: Contract Between Owner and Contractor
("Contract") for the Project: Americana Centre Condo - 2025 Leaks
("Project") (the Project and the real property upon which it is situated are collectively referred to as the "Property")

The undersigned Contractor, in consideration of previous payments in the total sum of One Hundred Twenty Eight Thousand Five Hundred Sixteen Dollars ($128,516.00) inclusive of the payment in the amount of Twelve Thousand Eight Hundred Fifty One Dollars and Sixty Cents ($12,851.60) for the Contractor's Final Application for Payment/Cost Certification No. 4 to be made in exchange hereof, to Contractor by the Owner in payment for all the work performed or furnished and materials supplied by Contractor pursuant to the Contract, releases and waives forever any and all mechanics', materialman's or like lien, and all rights to file any such lien now or in the future, against the Project or the Property for all of the Work performed or furnished and materials and equipment supplied by Contractor pursuant to the Contract as of the date hereof; and

Hereby agrees to promptly pay and release of record all mechanic's, materialman's and like liens filed by itself or others in connection with the Work covered by the Contract and this Final Release of Lien and Waiver of Claim which may now or in the future effect the Project or Property (Contractor agrees that this obligation is and shall be specifically enforceable), and to defend and indemnify and save the Owner harmless from any liability or expense because of any such liens or the enforcement or release thereof and agrees to reimburse Owner for any losses or expenses incurred by them should any such claim, lien or a right to lien be asserted by the undersigned or by any laborer, materialman or subcontractor of the undersigned, including without limitation, attorney's fees incurred in the defense thereof; and

Hereby acknowledges that the undersigned has fully paid for all labor and materials included in Contractor's requisition for the subject Final payment and all previous partial payments; and

Hereby represents that no other person and/or party with whom Contractor has dealt has any right to file a mechanic's, materialman's and like lien against the Project or the Property or has any other claims on account of any work performed or material furnished by or through said Contractor; and

Hereby waives and releases any and all actions, debts, claims and demands against the Owner on account of all work, services, equipment and materials performed and furnished by Contractor as of the date of Owner's Final Payment to contractor and, in connection with the Project and arising

under or relating to the Contract (except for claims which have been submitted to the Owner in strict compliance with the requirements of the Contract and which are unresolved) and

Hereby agrees that all references herein to the Owner shall be deemed to include the respective principals, partners, stockholders, director, officers, employees, agents, mortgage lenders for the Project, attorneys, representatives, successors and assigns.

In testimony whereof, the said party of the first part has on the 9th day of January, 2026 caused these presents to be signed by Jim Hughes and attested by its secretary, and its corporate seal to be affixed and does hereby appoint Jim Hughes its true and lawful attorney in fact acknowledge and deliver these presents as its act and deed.

CONTRACTOR:

Ev-Air-Tight, LLC

ATTEST:

_____ By: _____ (Seal)

Title: Project Manager

(Corporate Seal)

State of Maryland
County of Anne Arundel

I, Kelsey Kneiss, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jim Hughes who is personally well known to me as the person named in the foregoing Release of Lien and Waiver of Claim (FINAL), bearing date on the 9th day of January, 2026, personally appeared before me in said jurisdiction and as Project Manager for Ev-Air-Tight, LLC and by virtue of the power vested in him by said Release of Lien and Waiver of Claim (FINAL), acknowledge the same to be the act and deed of Jim Hughes.

Given under my hand and seal this 9th day of January, 2026.

(Notarial Seal)

Notary Public: Kelsey Kneiss

My Commission Expires: June 23, 2027

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

APPLICATION AND CERTIFICATE FOR PAYMENT | AIA DOCUMENT G702 (Instruction on reverse side) | Page One of 2 Pages

TO (OWNER): Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

PROJECT: Americana Centre Condominiums
2025 Leaks BLDGS 4 and 118
118 Monroe Street
Rockville, MD 20850

Application NO: 3
Date: 12/1/2025
Period To: 12/31/2025
Architects:
Project No: 35-25-117187

Distribution To:
Owner
Architect
Contractor

FROM (CONTRACTOR)
EV Air-Tight LLC
8516 Rainswood Drive
Landover, MD 20785

VIA :

REFERENCE # INEVA765

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
	Total		
Approved this month			
Number	Date Approved		
Extra Work		22,592.00	
		48,960.00	
	Totals	71,552.00	-
Net change by Change Orders			71,552.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by payment shown herein is now due.

CONTRACTOR:

By: Date: 12/22/25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the contract
Continuation Sheet, AIA Document G703, is attached

1. Original Contract Sum.....$		56,964.00
2. Net change by Change Orders.....$		71,552.00
3. Contract Sum To Date (line 1+2).....$		128,516.00
4. Total Completed and Stored to Date.....$ (Column G on G703)		128,516.00
5. Retainage:		
a. 10 % of Completed Work $ (column D+E on G703)	12,851.60	
b. 10 % of Stored Material $ (column F on G703)		
Total Retainage (line 5a + 5b or Total of Column I on G703.....$		12,851.60
6. TOTAL EARNED LESS RETAINAGE.....$ (line 4 less line 5 Total)		115,664.40
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 form prior certificate.....$		82,682.64
8. CURRENT PAYMENT DUE.....$		32,981.76
9. BALANCE TO FINISH , PLUS RETAINAGE.....$		12,851.60

State of Maryland, County of Anne Arundel
Subscribed and sworn to before me this 22 day of Dec 2025
Notary Public Kelsey Kneiss
My Commission expires: 6/23/2027

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

AMOUNT CERTIFIED.....$ 32,981.76
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: Date: 01/09/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702 application and certificate for payment, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

Application Number: # 3
Application Date: 12/1/2025
Period to 12/31/2025

A	B	C				D		E		F		G		H	I	J
ITEM NO	DESCRIPTION OF WORK 2025 Leaks BLDGS 4 and 118	CONTRACT AMOUNT SCHEDULED VALUE				WORK COMPLETED										
		QUANTITY	UNIT	UNIT COST	EXTENDED VALUE	QUANTITY FROM PREVIOUS PERIOD	PREVIOUS PERIOD	QUANTITY FROM THIS PERIOD	THIS PERIOD	QUANTITY MATERIALS PRESENTLY STORED	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL QUANTITY COMPLETED AND STORED TO DATE	TOTAL COMPLETED & STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 10%
	Mobilization	1	LS	$ 7,500.00	$ 7,500.00	1.00	7,500.00		-	-	-	1.00	7,500.00	100%	-	750.00
	General Conditions	1	LS	$ 11,872.00	$ 11,872.00	0.80	9,497.60	0.20	2,374.40	-	-	1.00	11,872.00	100%	-	1,187.20
	Building 4															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00	2.00	3,000.00		-	-	-	2.00	3,000.00	100%	-	300.00
	Window protection - 3 units	3	EA	$ 1,200.00	$ 3,600.00	3.00	3,600.00		-	-	-	3.00	3,600.00	100%	-	360.00
	Remove and reinstall window box - 1 unit	1	EA	$ 6,912.00	$ 6,912.00	1.00	6,912.00		-	-	-	1.00	6,912.00	100%	-	691.20
	Full depth repairs	3	SF	$ 120.00	$ 360.00	3.00	360.00		-	-	-	3.00	360.00	100%	-	36.00
	Slab edge repairs	8	LF	$ 240.00	$ 1,920.00	8.00	1,920.00		-	-	-	8.00	1,920.00	100%	-	192.00
	Building 118															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00	2.00	3,000.00		-	-	-	2.00	3,000.00	100%	-	300.00
	Window protection - 2 units	2	EA	$ 1,200.00	$ 2,400.00	2.00	2,400.00		-	-	-	2.00	2,400.00	100%	-	240.00
	Soffit repairs	2	SF	$ 200.00	$ 400.00	2.00	400.00		-	-	-	2.00	400.00	100%	-	40.00
	Remove brick, waterproof wall and reinstall brick with flashings	1	EA	$ 16,000.00	$ 16,000.00	1.00	16,000.00		-	-	-	1.00	16,000.00	100%	-	1,600.00
	Extra Work															
	Slab edge repairs - Unit 118-1205 and Unit 4-1310	35	LF	$ 240.00	$ 8,400.00	35.00	8,400.00		-	-	-	35.00	8,400.00	100%	-	840.00
	Full depth repairs - Unit 4-1205	59	SF	$ 120.00	$ 7,080.00	59.00	7,080.00		-	-	-	59.00	7,080.00	100%	-	708.00
	Soffit/Column repairs - Unit 118-1310	1	SF	$ 200.00	$ 200.00	1.00	200.00		-	-	-	1.00	200.00	100%	-	20.00
	Remove and reinstall window box - Unit 4-1305	1	EA	$ 6,912.00	$ 6,912.00	1.00	6,912.00		-	-	-	1.00	6,912.00	100%	-	691.20
	Extra Work - Column Repair at Unit 118-1210															
	Proposal 10/31/25	1	LS	$ 48,960.00	$ 48,960.00	0.30	14,688.00	0.70	34,272.00	-	-	1.00	48,960.00	100%	-	4,896.00
	TOTAL GARAGE				128,516.00	122.10	91,669.60		36,646.40	-	-	123.00	128,316.00	100%	-	12,831.60

RELEASE OF LIEN AND WAIVER OF CLAIM (PARTIAL)

TO: Americana Centre Condominium, Owner

FROM: Ev-Air-Tight, LLC, Contractor
8516 Rainswood Drive
Hyattsville, Maryland 20785

NOTE: All references herein to the term "Contractor" shall include materialman and the term "Contract" shall include Material Supply Agreements, Purchase Orders, etc).

RE: Contract between Owner and Contractor
("Contract") for the Project: Americana Centre Condominium - 2025 Leaks
("Project") (the Project and the real property upon which it is situated are collectively referred to as the "Property")

The undersigned Contractor, in consideration of the payment in the sum of Six Thousand Seven Hundred Fifty Dollars ($32,981.76) paid the Contractor by Owner in payment for the Contractor's Application for Payment/Cost Certification No. 3, making total payments to the Contractor to date, inclusive of the current payment and all prior payments, of Twenty Eight Thousand Three Hundred fifty Dollars ($115,664.40) hereby releases and waives any and all mechanics', materialman's or like lien, and all rights to file any such lien now or in the future, against the Project or the Property, for all of the Work performed or furnished and materials and equipment supplied by Contractor (except retainage and pending change orders for which payment has not been made and claims which have been submitted to the Owner in strict compliance with the requirements of the Contract) pursuant to the Contract as of and including the last day of the month of Contractor's current Application for Payment/Cost Certification (No. 3) for which payment is being made by the Owner; and

Hereby agrees to promptly pay and release of record all mechanic's, materialman's and like liens filed by itself or others in connection with the Work covered by the Contract and this Partial Release of Lien and Waiver of Claim (except liens related to retainage and pending change orders for which payment has not been made and those claims which have been submitted to the Owner in strict compliance with the requirements of the Contract), which may now or in the future effect the Project or Property (Contractor agrees that this obligation is and shall be specifically enforceable), and to defend and indemnify and save the Owner harmless from any liability or expense because of any such liens or the enforcement or release thereof and agrees to reimburse Owner for any losses or expenses incurred by them should any such claim, lien or a right to lien be asserted by the undersigned or by any laborer, materialman or subcontractor of the undersigned, including without limitation, attorney's fees incurred in the defense thereof; and

Hereby acknowledges that the undersigned has fully paid for all labor and materials included in Contractor's prior requisition for payment and agrees to promptly pay in full for all labor and materials included in Contractor's requisition for the subject payment; and

Hereby represents that no other person and/or party with whom Contractor has dealt has any right to file a mechanic's, materialman's and like lien against the Project or the Property or has any other claims on account of any work performed or material furnished by or through said Contractor; and

Hereby waives and releases any and all actions, debts, claims and demands against the Owner on account of all work, services, equipment and materials performed and furnished by Contractor prior to the date hereof, in connection with the construction of the Project and arising under the Contract (except pending change orders for which payment has not been made, retainage, and those claims which have been submitted to the Owner in strict compliance with the requirements of the Contract); and

Hereby agrees that all references herein to the Owner shall be deemed to include the respective principals, partners, stockholders, director, officers, employees, agents, mortgage lenders for the Project, attorneys, representatives, successors and assigns.

In testimony whereof, the said party of the first part has on the 22nd day of December, 2025 caused these presents to be signed by James Hughes, Project Manager and attested by its secretary, and its corporate seal to be affixed and does hereby appoint James Hughes its true and lawful attorney in fact acknowledge and deliver these presents as its act and deed.

CONTRACTOR:

Ev-Air-Tight, LLC

By: _____

Title: Project Manager

(Corporate Seal)

State of: Maryland
County of: Anne Arundel

I, Kelsey Kneiss, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James Hughes who is personally well known to me as the person named in the foregoing Release of Lien and Waiver of Claim (PARTIAL), bearing date on the 22nd day of December, 2025 personally appeared before me in said jurisdiction and as Project Manager of Ev-Air-Tight, LLC and by virtue of the power vested in him by said Release of Lien and Waiver of Claim (PARTIAL), acknowledge the same to be the act and deed of James Hughes.

Given under my hand and seal this 22nd day of December, 2025.

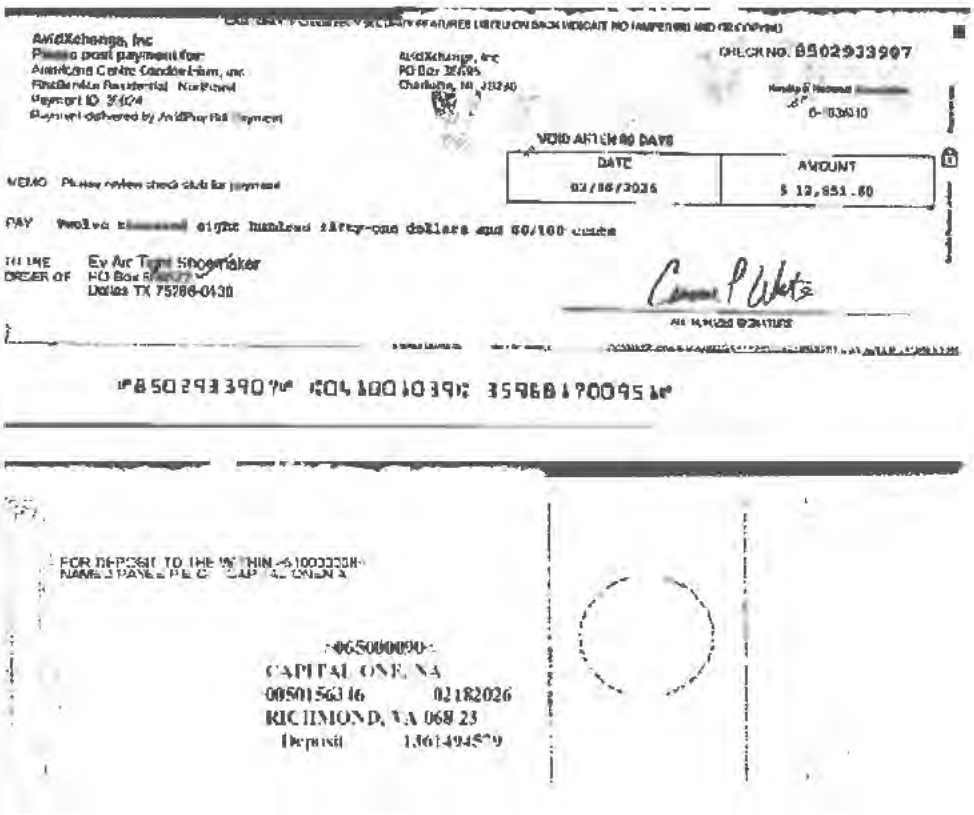
(Notarial Seal)

Notary Public: Kelsey Kneiss

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

My Commission Expires: June 23, 2027

Cleared Check Image



AvidXchange, Inc
Please post payment for:
Anderson Creek Condominium, Inc
Fidelis Residential Northland
Payment ID: 31424
Payment delivered by AvidPay Payment

AvidXchange, Inc
PO Box 32485
Charlotte, NC 28240

CHECK NO. 8502933907

VOID AFTER 90 DAYS

DATE	AMOUNT
02/18/2026	$ 12,851.60

MEMO Please review check stub for payment

PAY Twelve thousand eight hundred fifty-one dollars and 60/100 cents

TO THE ORDER OF Ev Ac Tent Shoemaker
PO Box [illegible]
Dallas TX 75266-0430

Authorized Signature

⑈8502933907⑈ ⑆041001039⑆ 3596817009516⑈

FOR DEPOSIT TO THE WITHIN-S100000H-
NAME STATE P.E.C. CAPITAL ONE N.A.

⑆065000090⑆
CAPITAL ONE, NA
00501563 16 02182026
RICHMOND, VA 068 23
Deposit 136149459

Cleared Check Image



Invoice #	INEVA560
Invoice Date	8/29/2025
Terms	NET 30
Due Date	9/28/2025
PO / Ref #	Job# 35-25-113062
Reference	
PayApp/AIA#	
Start Date	
End Date	

Bill To:
Americana Centre Condominium
FirstService Residential- Northeast
PO Box 34778
Charlotte NC 28234

Work Location:
Americana Centre Condo- Water Testing Multiple Units
118 Monroe Street
Rockville MD 20850

Service Description	WO#	Qty	Unit Price	Price
Water testing at Units #4-1105, #4-1305, #118-1310, #118-1202, & #118-1302 4 Crew Days @ $1,680/day= $6,720.00		1.00	$6,720.00	$6,720.00
			Subtotal	$6,720.00
			Tax	$0.00
			Invoice Amount	$6,720.00
			Amount Due:	**$6,720.00**

Remit Payment To:
Ev-Air-Tight, LLC

Remittance Email: customerpayments@evairtight.com

ACH Payment	Check Payment
Account Name: Ev-Air-Tight, LLC Bank Account Number: 1361494579 ACH Routing Number: 065000090 Bank Name: Capital One Bank Address: 1680 Capital One Drive McLean, VA 22102	Lockbox Address: PO Box 669522 Dallas, TX 75266-9522

Cleared Check Image



ArchExchange, Inc.
PO Box 28606
Charlotte, NC 28236
704-900-7691

Please post payment for:
American Green Condominium, Inc.
Reference [redacted] - Rent/Deposit
Payment ID: 36759
Payment delivered by AvidPay Bill Payment

CHECK NO. 7222926081

DATE 09/10/2025

AMOUNT $*******6,720.00

PAY Six Thousand Seven Hundred Twenty And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
EV AIR TIGHT SHOEMAKER
PO BOX 868522
DALLAS, TX 75286-8522

AUTHORIZED SIGNATURE

⑆122287608⑆ ⑆054000396⑆ 35968270095⑈

ENDORSEMENTS
CAPITAL ONE, NA
054000396 09222025
RICHMOND, VA 86623
Deposit 136149459

APPLICATION AND CERTIFICATE FOR PAYMENT | AIA DOCUMENT G702 (Instruction on reverse side) | Page One of 2 Pages

TO (OWNER): Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

PROJECT: Americana Centre Condominiums
2025 Leaks BLDGS 4 and 118
118 Monroe Street
Rockville, MD 20850

Application NO: 2
Date: 11/1/2025
Period To: 11/31/2025
Architects:
Project No: 35-25-117187

Distribution To:
Owner
Architect
Contractor

FROM (CONTRACTOR)
EV Air-Tight LLC
8516 Rainswood Drive
Landover, MD 20785

VIA :

REFERENCE # INEVA722

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		Additions	Deductions
Total			
Approved this month			
Number	Date Approved		
Extra Work		22,592.00	
		48,960.00	
	Totals	71,552.00	-
Net change by Change Orders			71,552.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by payment shown herein is now due.

CONTRACTOR:

By: Date: 11/26/25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the contract
Continuation Sheet, AIA Document G703, is attached

1. Original Contract Sum		$ 56,964.00
2. Net change by Change Orders		$ 71,552.00
3. Contract Sum To Date (line 1+2)		$ 128,516.00
4. Total Completed and Stored to Date (Column G on G703)		$ 91,869.60
5. Retainage:		
a. 10 % of Completed Work $ (column D+E on G703)	$ 9,186.96	
b. 10 % of Stored Material $ (column F on G703)		
Total Retainage (line 5a + 5b or Total of Column I on G703)		$ 9,186.96
6. TOTAL EARNED LESS RETAINAGE (line 4 less line 5 Total)		$ 82,682.64
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 form prior certificate		$ 58,687.20
8. CURRENT PAYMENT DUE		$ 23,995.44
9. BALANCE TO FINISH , PLUS RETAINAGE		$ 45,833.36

State of Maryland, County of Anne Arundel
Subscribed and sworn to before me this 25 day of NOV 2025
Notary Public Kelsey Kneiss
My Commission expires: 6/23/2027

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

AMOUNT CERTIFIED $ 23,995.44
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: Date: 11/26/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

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CONTINUATION SHEET — AIA DOCUMENT G703 — Page 2 of 2

AIA Document G702 application and certificate for payment, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

Application Number: # 2
Application Date: 11/1/2025
Period to 11/31/2025

A	B	C				D		E		F		G		H	I	J
ITEM NO	DESCRIPTION OF WORK 2025 Leaks BLDGS 4 and 118	CONTRACT AMOUNT SCHEDULED VALUE				WORK COMPLETED										
		QUANTITY	UNIT	UNIT COST	EXTENDED VALUE	QUANTITY FROM PREVIOUS PERIOD	PREVIOUS PERIOD	QUANTITY FROM THIS PERIOD	THIS PERIOD	QUANTITY MATERIALS PRESENTLY STORED	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL QUANTITY COMPLETED AND STORED TO DATE	TOTAL COMPLETED & STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 10%
	Mobilization	1	LS	$ 7,500.00	$ 7,500.00	1.00	7,500.00		-	-	-	1.00	7,500.00	100%	-	750.00
	General Conditions	1	LS	$ 11,872.00	$ 11,872.00	0.50	5,936.00	0.30	3,561.60	-	-	0.80	9,497.60	80%	2,374.40	949.76
	Building 4															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00	1.00	1,500.00	1.00	1,500.00	-	-	2.00	3,000.00	100%	-	300.00
	Window protection - 3 units	3	EA	$ 1,200.00	$ 3,600.00	3.00	3,600.00		-	-	-	3.00	3,600.00	100%	-	360.00
	Remove and reinstall window box - 1 unit	1	EA	$ 6,912.00	$ 6,912.00	0.50	3,456.00	0.50	3,456.00	-	-	1.00	6,912.00	100%	-	691.20
	Full depth repairs	3	SF	$ 120.00	$ 360.00	3.00	360.00		-	-	-	3.00	360.00	100%	-	36.00
	Slab edge repairs	8	LF	$ 240.00	$ 1,920.00	8.00	1,920.00		-	-	-	8.00	1,920.00	100%	-	192.00
	Building 118															
	Interior protection - 2 units	2	EA	$ 1,500.00	$ 3,000.00	2.00	3,000.00		-	-	-	2.00	3,000.00	100%	-	300.00
	Window protection - 2 units	2	EA	$ 1,200.00	$ 2,400.00	2.00	2,400.00		-	-	-	2.00	2,400.00	100%	-	240.00
	Soffit repairs	2	SF	$ 200.00	$ 400.00	2.00	400.00		-	-	-	2.00	400.00	100%	-	40.00
	Remove brick, waterproof wall and reinstall brick with flashings	1	EA	$ 16,000.00	$ 16,000.00	1.00	16,000.00		-	-	-	1.00	16,000.00	100%	-	1,600.00
	Extra Work															
	Slab edge repairs - Unit 118-1205 and Unit 4-1310	35	LF	$ 240.00	$ 8,400.00	35.00	8,400.00		-	-	-	35.00	8,400.00	100%	-	840.00
	Full depth repairs - Unit 4-1205	59	SF	$ 120.00	$ 7,080.00	59.00	7,080.00		-	-	-	59.00	7,080.00	100%	-	708.00
	Soffit/Column repairs - Unit 118-1310	1	SF	$ 200.00	$ 200.00	1.00	200.00		-	-	-	1.00	200.00	100%	-	20.00
	Remove and reinstall window box - Unit 4-1305	1	EA	$ 6,912.00	$ 6,912.00	0.50	3,456.00	0.50	3,456.00	-	-	1.00	6,912.00	100%	-	691.20
	Extra Work - Column Repair at Unit 118-1210															
	Proposal 10/31/25	1	LS	$ 48,960.00	$ 48,960.00		-	0.30	14,688.00	-	-	0.30	14,688.00	30%	34,272.00	1,468.80
	TOTAL GARAGE				128,516.00	119.50	85,296.00		26,661.60	-	-	122.10	91,869.60	71%	36,646.40	9,186.96

RELEASE OF LIEN AND WAIVER OF CLAIM (PARTIAL)

TO: Americana Centre Condominium, Owner

FROM: Ev-Air-Tight, LLC, Contractor
8516 Rainswood Drive
Hyattsville, Maryland 20785

NOTE: All references herein to the term "Contractor" shall include materialman and the term "Contract" shall include Material Supply Agreements, Purchase Orders, etc).

RE: Contract between Owner and Contractor
("Contract") for the Project: Americana Centre Condo - 2025 Leaks
("Project") (the Project and the real property upon which it is situated are collectively referred to as the "Property")

The undersigned Contractor, in consideration of the payment in the sum of Twenty Three Thousand Nine Hundred Ninety Five Dollars and Forty Four Cents ($23,995.44) paid the Contractor by Owner in payment for the Contractor's Application for Payment/Cost Certification No. 2, making total payments to the Contractor to date, inclusive of the current payment and all prior payments, of Eighty Two Thousand Six Hundred Eighty Two Dollars and Sixty Four Cents ($82,682.64) hereby releases and waives any and all mechanics', materialman's or like lien, and all rights to file any such lien now or in the future, against the Project or the Property, for all of the Work performed or furnished and materials and equipment supplied by Contractor (except retainage and pending change orders for which payment has not been made and claims which have been submitted to the Owner in strict compliance with the requirements of the Contract) pursuant to the Contract as of and including the last day of the month of Contractor's current Application for Payment/Cost Certification (No. 2) for which payment is being made by the Owner; and

Hereby agrees to promptly pay and release of record all mechanic's, materialman's and like liens filed by itself or others in connection with the Work covered by the Contract and this Partial Release of Lien and Waiver of Claim (except liens related to retainage and pending change orders for which payment has not been made and those claims which have been submitted to the Owner in strict compliance with the requirements of the Contract), which may now or in the future effect the Project or Property (Contractor agrees that this obligation is and shall be specifically enforceable), and to defend and indemnify and save the Owner harmless from any liability or expense because of any such liens or the enforcement or release thereof and agrees to reimburse Owner for any losses or expenses incurred by them should any such claim, lien or a right to lien be asserted by the undersigned or by any laborer, materialman or subcontractor of the undersigned, including without limitation, attorney's fees incurred in the defense thereof; and

Hereby acknowledges that the undersigned has fully paid for all labor and materials included in Contractor's prior requisition for payment and agrees to promptly pay in full for all labor and materials included in Contractor's requisition for the subject payment; and

Hereby represents that no other person and/or party with whom Contractor has dealt has any right to file a mechanic's, materialman's and like lien against the Project or the Property or has any other claims on account of any work performed or material furnished by or through said Contractor; and

Hereby waives and releases any and all actions, debts, claims and demands against the Owner on account of all work, services, equipment and materials performed and furnished by Contractor prior to the date hereof, in connection with the construction of the Project and arising under the Contract (except pending change orders for which payment has not been made, retainage, and those claims which have been submitted to the Owner in strict compliance with the requirements of the Contract); and

Hereby agrees that all references herein to the Owner shall be deemed to include the respective principals, partners, stockholders, director, officers, employees, agents, mortgage lenders for the Project, attorneys, representatives, successors and assigns.

In testimony whereof, the said party of the first part has on the 26th day of November, 2025 caused these presents to be signed by James Hughes, Project Manager and attested by its secretary, and its corporate seal to be affixed and does hereby appoint James Hughes its true and lawful attorney in fact acknowledge and deliver these presents as its act and deed.

CONTRACTOR:

Ev-Air-Tight, LLC

By: _____

Title: Project Manager

(Corporate Seal)

State of: Maryland
County of: Anne Arundel

I, Kelsey Kneiss, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James Hughes who is personally well known to me as the person named in the foregoing Release of Lien and Waiver of Claim (PARTIAL), bearing date on the 26th day of November, 2025 personally appeared before me in said jurisdiction and as Project Manager of Ev-Air-Tight, LLC and by virtue of the power vested in him by said Release of Lien and Waiver of Claim (PARTIAL), acknowledge the same to be the act and deed of James Hughes.

Given under my hand and seal this 26th day of November, 2025.

(Notarial Seal)

Notary Public: Kelsey Kneiss

KELSEY KNEISS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 23, 2027

My Commission Expires: June 23, 2027

Cleared Check Image

















1210 Column

and box
ween the window
cked top to bottom











Work area

HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

PALMER BROTHERS - $22,925

Interior restoration of the drywalls affected by the façade repairs was completed by Palmer Brothers after EV Air Tight completed the façade repairs on the exterior of all six buildings, which included waterproofing and concrete restoration. To access and perform the exterior work, temporary interior walls were constructed within the affected units. This required removal of flooring, windows, and all drywall, allowing extensive waterproofing measures to be carried out to address significant water infiltration issues.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
119266	PALMER BROTHERS	1/20/2026	Americana Centre (R0650)	$5,875.00
119190	PALMER BROTHERS	12/17/2025	Americana Centre (R0650)	$5,650.00
119189	PALMER BROTHERS	12/17/2025	Americana Centre (R0650)	$6,800.00
119104	PALMER BROTHERS	11/10/2025	Americana Centre (R0650)	$4,600.00
			TOTAL	**$22,925.00**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
PALMER BROTHERS PAINTING CONTRACTORS INC (Active)									
668073	R	119337	03/04/2026	[redacted]			2,925.00	2,925.00	00.00
		03/03/2026	03/03/2026		None				
R0650 Americana Cent			No		Building R & M		2,925.00	2,925.00	00.00
			Checks: 39082		opr1	03/05/2026		2,925.00	
655545	R	119266	01/20/2026				5,875.00	5,875.00	00.00
		01/20/2026	01/20/2026		FRSSR				
R0650 Americana Cent			No		Facade		5,875.00	5,875.00	00.00
			Checks: 38993		opr1	01/21/2026		5,875.00	
647433	R	119190	12/18/2025				5,650.00	5,650.00	00.00
		12/17/2025	12/17/2025		FRSSR				
R0650 Americana Cent			No		Facade		5,650.00	5,650.00	00.00
			Checks: 38933		opr1	12/18/2025		5,650.00	
647432	R	119189	12/18/2025				6,800.00	6,800.00	00.00
		12/17/2025	12/17/2025		FRSSR				
R0650 Americana Cent			No		Facade		6,800.00	6,800.00	00.00
			Checks: 38933		opr1	12/18/2025		6,800.00	
638378	R	119104	11/18/2025				4,600.00	4,600.00	00.00
		11/10/2025	11/10/2025		FRSSR				
R0650 Americana Cent			No		Facade		4,600.00	4,600.00	00.00
			Checks: 38877		opr1	11/18/2025		4,600.00	
636236	R	119102	11/11/2025				3,840.00	3,840.00	00.00
		11/06/2025	11/06/2025		FRSSR				
R0650 Americana Cent			No		Building R & M		3,840.00	3,840.00	00.00
			Checks: 38863		opr1	11/11/2025		3,840.00	
Vendor Totals			Invoices:				29,690.00		00.00
			Credits:					00.00	
			Checks:					29,690.00	

Total - # 22,925

Invoice
119104

Palmer Brothers
Painting & General Contracting

Address:
8121-A Piney Branch Rd
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 11/10/2025
PM:
Frank Romero

Bill to:
Americana Centre Condominium
(c/o): FirstService Residential
Attn: Reena Vohra
118 Monroe St
Rockville, MD 20850

Job ID: 225-50661

Location:
Americana Centre Condominium
118 Monroe St
Unit #1310
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed	Amount
Completed the scope of work outlined in proposal #50661 for drywall repairs and painting as follows:	
Location: Unit #1310 - Bedroom ceilings and walls	$ 4,600.00

Performed drywall and painting repairs as requested by General Manager Reena Vohra following the walk-through on 09/18/25. The work included:

- Repairing damaged sections of walls and ceilings as needed.
- Re-texturing the ceiling to match the existing texture.
- Furnishing and installing new framing and insulation as required.
- Purchasing and hanging approximately 5 sheets of drywall on the wall section.
- Taping, blocking, and finishing all drywall seams.
- Caulking as necessary at wall transitions and trim.
- Spot priming ceiling repairs (affected areas only).
- Applying one coat of primer-sealer on the new drywall.
- Applying one full coat of flat latex white paint to the entire ceiling.
- Applying two coats of high-quality latex paint on walls, color-matched to the existing finish.
- Purchasing, installing, and painting new wood baseboards as needed, matching the existing trim.

Payment Due: 12/10/2025

Total **$ 4,600.00**

Payment by check
Please remit to:
Palmer Brothers Painting
8121-A Piney Branch Road
Silver Spring, MD 20910

Payment by ACH:
Contact our office at (301) 587-0100.

Payment by Credit Card:
Call our office at (301) 587-0100

Please be advised that credit card payments are subject to a 3% processing fee.

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount
Palmer Brothers Painting		11/19/2025 14:13:59		Authorized	[redacted]	895961	4,692.00	0.00
Palmer Brothers Painting	PALMER BROTHERS PAINTI	11/19/2025 20:13:58	11/20/2025 06:09:32	Posted		895961-4480685M	4,692.00	4,692.00
								Total Posted: 4,692.00

Invoice
119189

Palmer Brothers
Painting & General Contracting

Address:
8121-A Piney Branch Rd
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 12/17/2025
PM:
Frank Romero

Bill to: Americana Centre Condominium
(c/o): FirstService Residential
Attn: Reena Vohra
118 Monroe St
Rockville, MD 20850

Job ID: 225-50774

Location: Americana Centre - 1205 East
118 Monroe St
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed	Amount
Location: **Building 4, Unit #1205 East**	$ 6,800.00

Completed the work scope outlined in Proposal #50774 for interior repairs and painting of the bedroom walls and ceiling in Unit 1205 East, as requested by the General Manager, Ms. Reena Vohra.

Payment Due: 1/16/2026

Total **$ 6,800.00**

Payment by check
Please remit to: **Palmer Brothers Painting**
8121-A Piney Branch Road
Silver Spring, MD 20910

Payment by ACH: Contact our office at (301) 587-0100.

Payment by Credit Card: Call our office at (301) 587-0100

Please be advised that credit card payments are subject to a 2% processing fee

POLICE # 115163

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount	Adc
Palmer Brothers Painting		12/19/2025 10:39:36		Authorized	[redacted]	503710	12,699.00	0.00	
Palmer Brothers Painting	PALMER BROTHERS PAINTI	12/19/2025 16:39:32	12/20/2025 05:51:45	Posted		503710-4486525M	12,699.00	12,699.00	
								Total Posted: 12,699.00	

ms per page

Invoice
119190

Palmer Brothers
Painting & General Contracting

Address:
8121-A Piney Branch Rd
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 12/17/2025
PM:
Frank Romero

Bill to: Americana Centre Condominium
(c/o): FirstService Residential
Attn: Reena Vohra
118 Monroe St
Rockville, MD 20850

Job ID: 225-50776

Location: Americana Centre Condominium
118 Monroe St
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed	Amount
Location: **Building 4, Unit #1305 East**	$ 5,650.00

Completed the work scope outlined in Proposal #50776 for interior repairs and painting of the bedroom walls and ceiling in Unit 1305 East, as requested by the General Manager, Ms. Reena Vohra.

Payment Due: 1/16/2026

Total **$ 5,650.00**

Payment by check
Please remit to: **Palmer Brothers Painting**
8121-A Piney Branch Road
Silver Spring, MD 20910

Payment by ACH: Contact our office at (301) 587-0100.

Payment by Credit Card: Call our office at (301) 587-0100

Please be advised that **credit card payments** are subject to a **2% processing fee**

Virtual Card Transaction History

Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount
Palmer Brothers Painting		12/19/2025 10:39:36		Authorized	[redacted]	503710	12,699.00	0.00
Palmer Brothers Painting	PALMER BROTHERS PAINTI	12/19/2025 16:39:32	12/20/2025 05:51:45	Posted		503710-4486525M	12,699.00	12,699.00
								Total Posted: 12,699.00

10 ▼ items per page

Invoice
119266

Palmer Brothers
Painting & General Contracting

Address:
8121-A Piney Branch Rd
Silver Spring, MD 20910

Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Date: 01/20/2026
PM:
Frank Romero

Bill to: Americana Centre Condominium
(c/o): FirstService Residential
Attn: Reena Vohra
118 Monroe St
Rockville, MD 20850

Job ID: 225-50834

Location: Americana Centre Condominium
118 Monroe St
Rockville, MD 20850

Customer ID: FRSSR
Draw ID: 1
PO #:

Description of the work being billed	Amount
Location: **Building 118, Unit 1210** Completed the scope of work outlined in Proposal #50834 for bedroom wall and ceiling repairs and painting, as requested by General Manager Reena Vohra, following the walk-through conducted on 12/16/2025. Areas: **Bedroom (Walls & Ceiling)** The work included: - Performing necessary repairs to damaged walls and ceiling surfaces. - Furnishing and installing new framing and insulation as required. - Purchasing and installing approximately three (3) sheets of drywall. - Re-attaching bulkhead framing to the concrete ceiling. - Taping, blocking, and finishing all repaired areas. - Applying a full skim coat to the entire ceiling, including re-texturing as needed. - Caulking as necessary. - Spot priming repaired ceiling areas (affected areas only). - Applying one (1) full coat of latex primer-sealer on new drywall. - Applying one (1) full coat of flat white latex ceiling paint to the entire ceiling. - Applying two (2) full coats of high-quality latex paint on the walls. - Purchasing and installing new wood baseboards as needed and painting.	$ 5,875.00

Payment Due: 2/19/2026

Total **$ 5,875.00**

Payment by check
Please remit to:
Palmer Brothers Painting
8121-A Piney Branch Road
Silver Spring, MD 20910

Payment by ACH:
Contact our office at (301) 587-0100

Payment by Credit Card:
Call our office at (301) 587-0100

Please be advised that credit card payments are subject to a 2% processing fee.

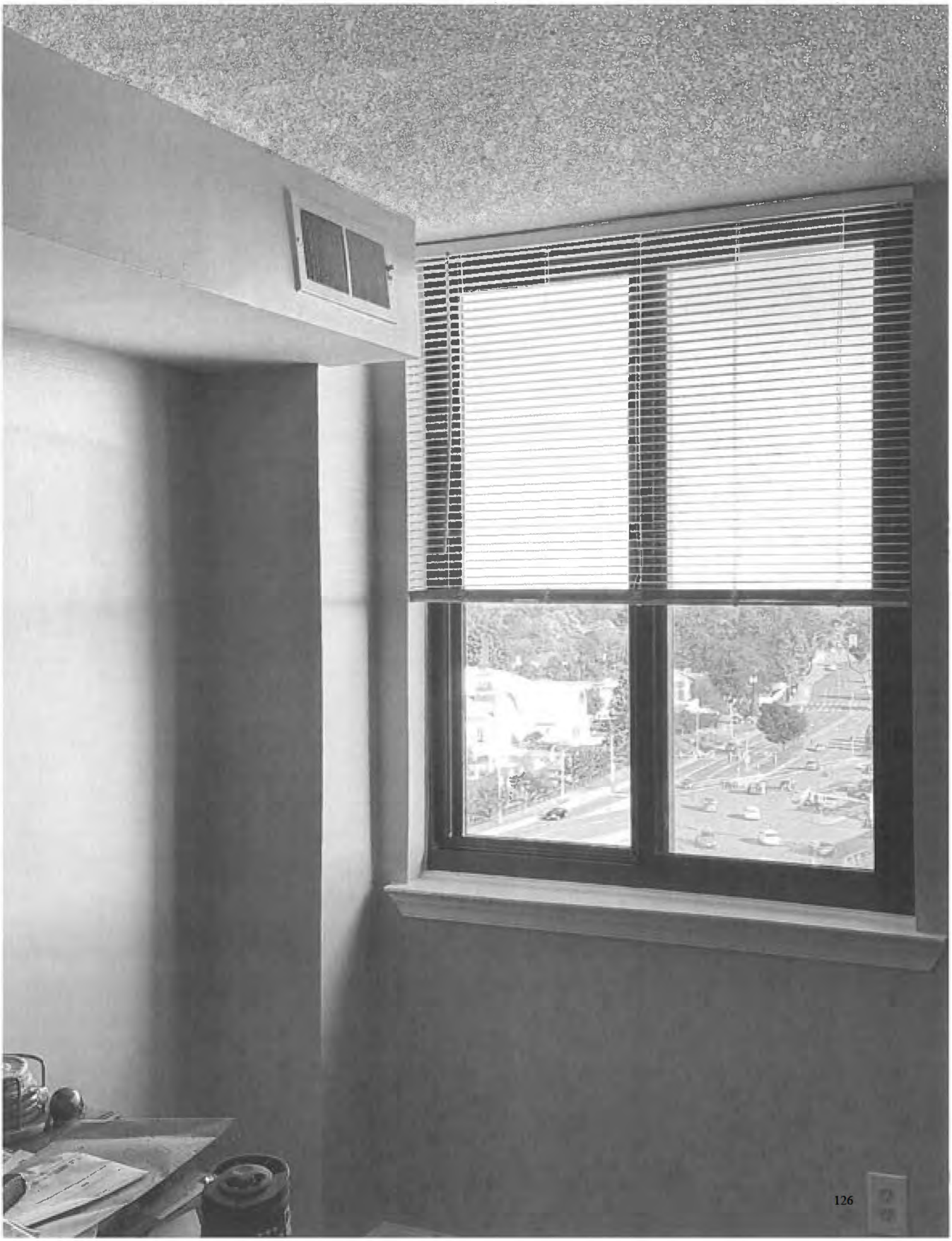
Virtual Card Transaction History

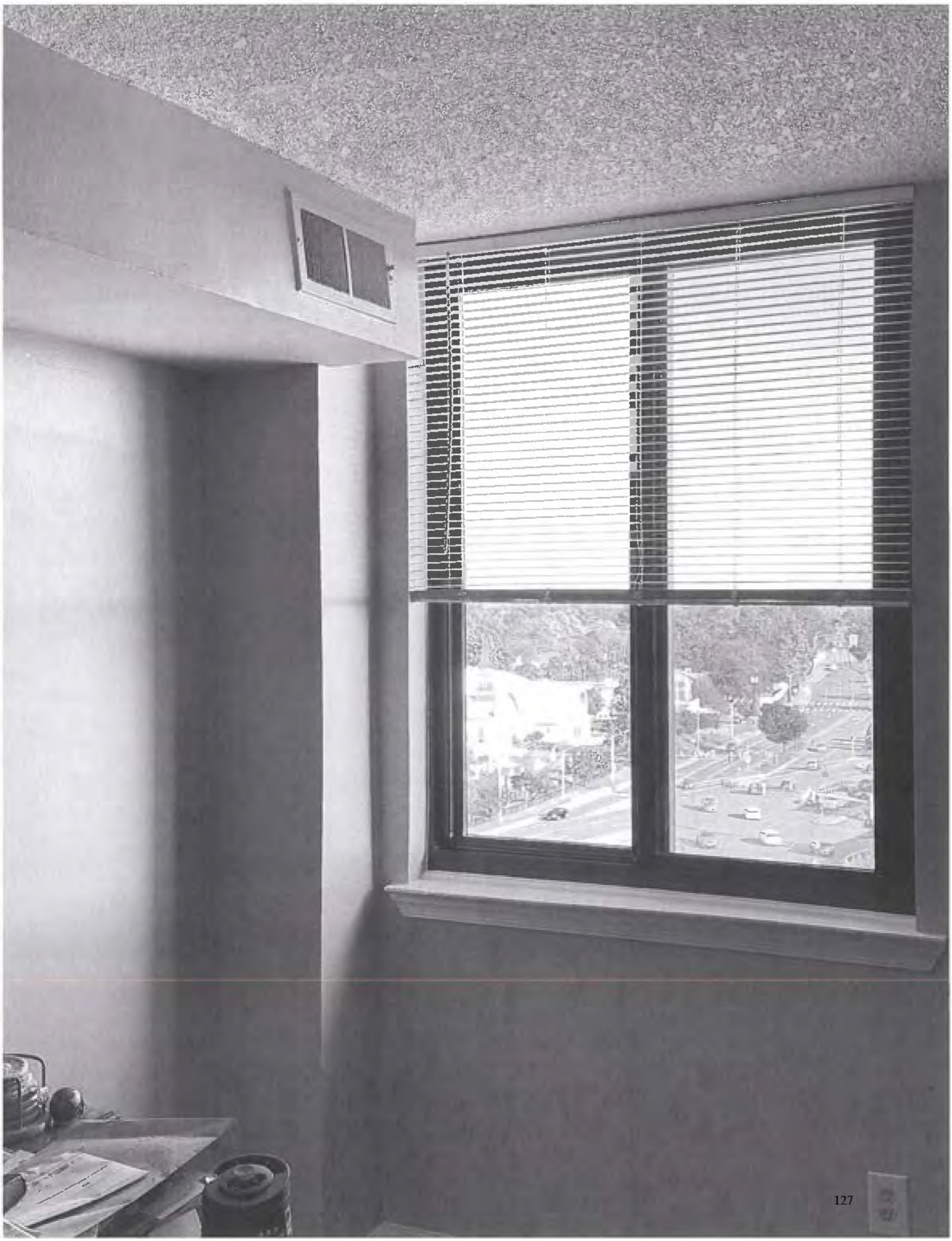
Cardholder Name	Merchant Name	Transaction Time	Posted Time	Action	Card Number	Approval Code	Authorized Amount	Posted Amount	A
PALMER PALMER		01/26/2026 10:41:55		Authorized	[redacted]	427368	5,992.50	0.00	
PALMER PALMER	PALMER BROTHERS PAINT	01/26/2026 16:41:54	01/27/2026 05:53:51	Posted		427368-4265763M	5,992.50	5,992.50	
								Total Posted: 5,992.50	

items per page




Botanica
DRUG






R-Matte Plus-3
ADVANTAGES
PRO







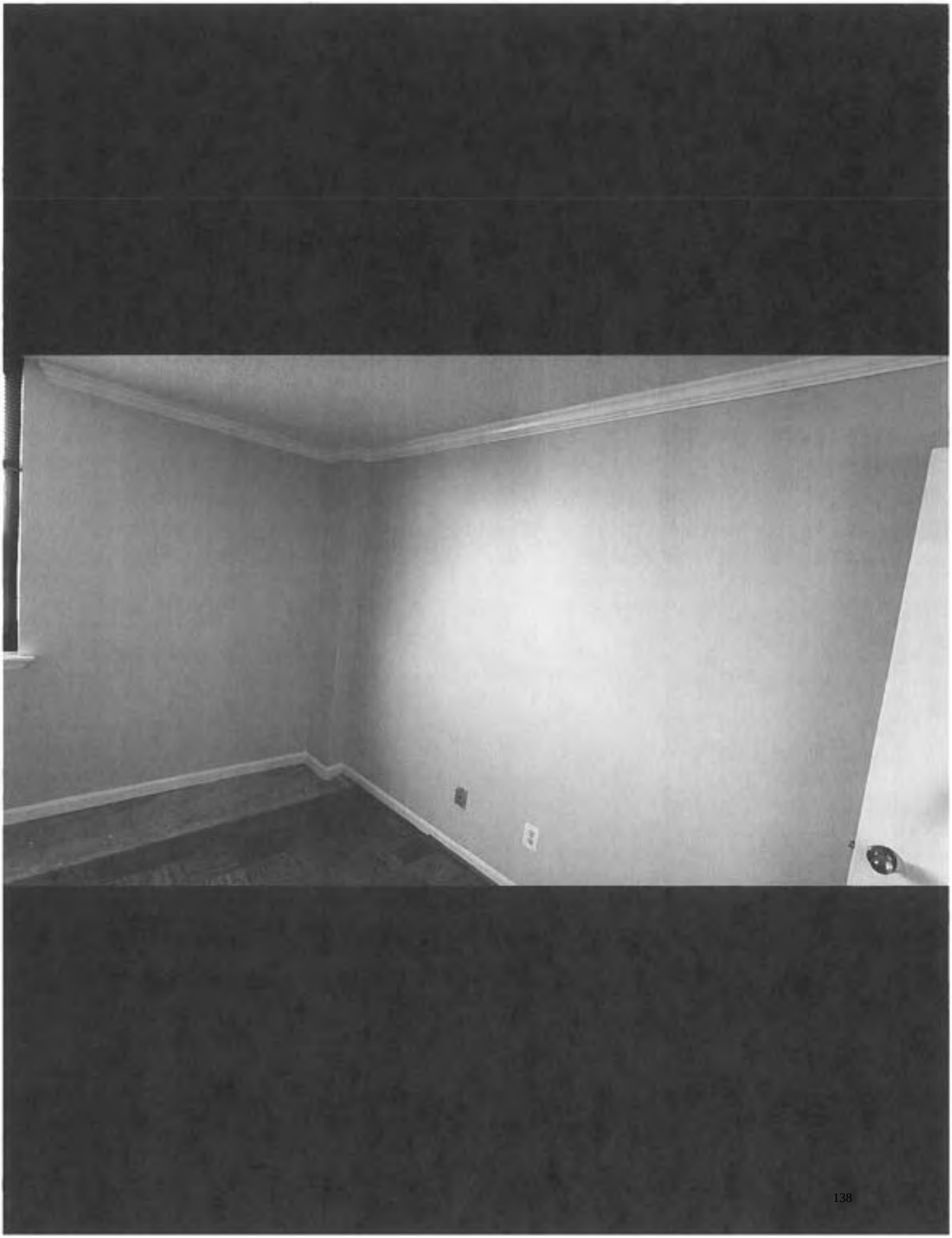


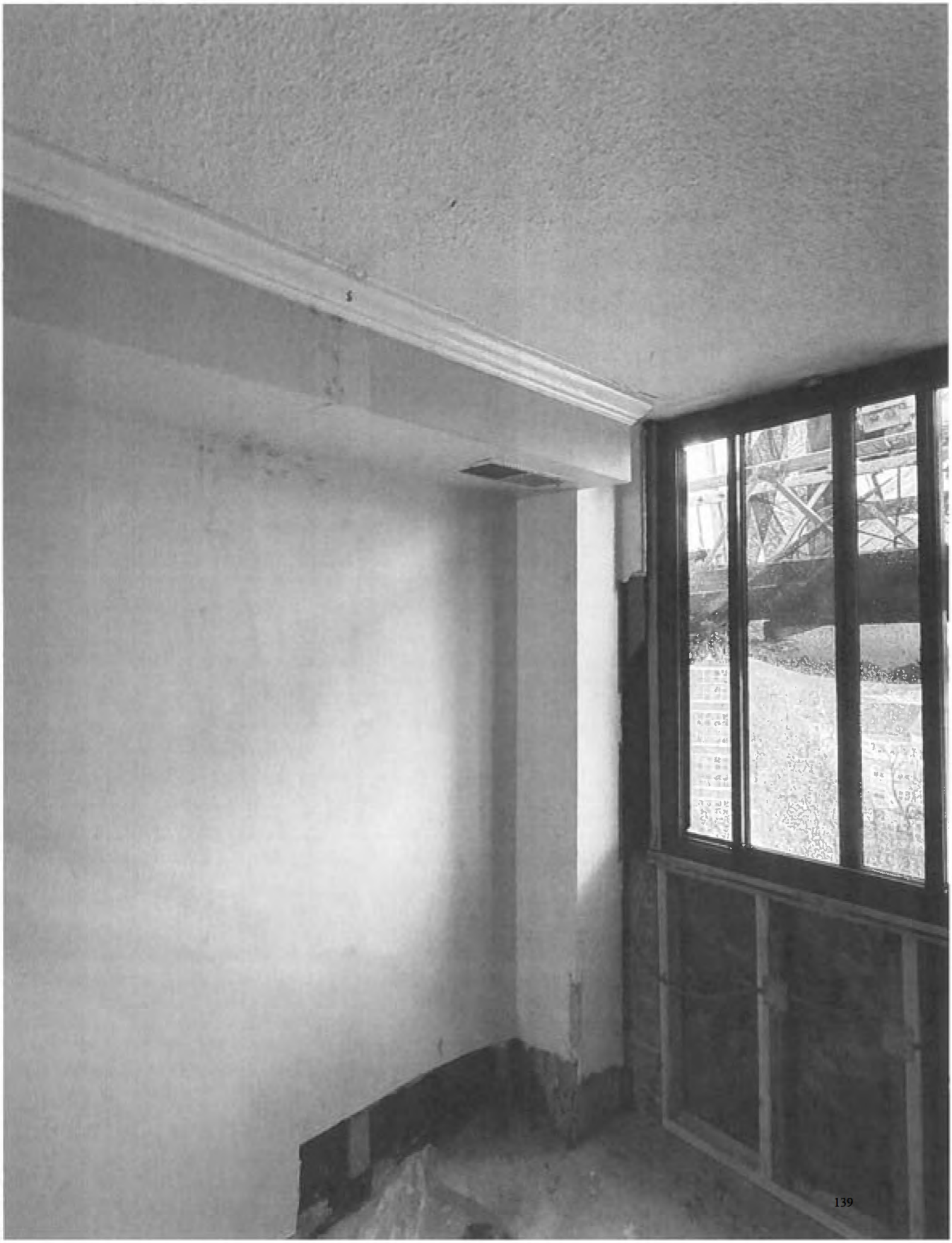















R-Matte® Plus-3
Sika®
HIGH PERFORMANCE FOAM
COMPLETE INSULATION FOR THE HOME
Garage
Basement
R-Matte® Plus-3
THICKNESS
R-VALUE
½ inch
R-3.2
¾ inch
R-5.0
1 inch
R-6.0
1 ½ inch
R-9.6
2 inch
R-13.1
ADVANTAGES
Thinner Profile
Durable Aluminum Facer
Easy to Install
PIMA



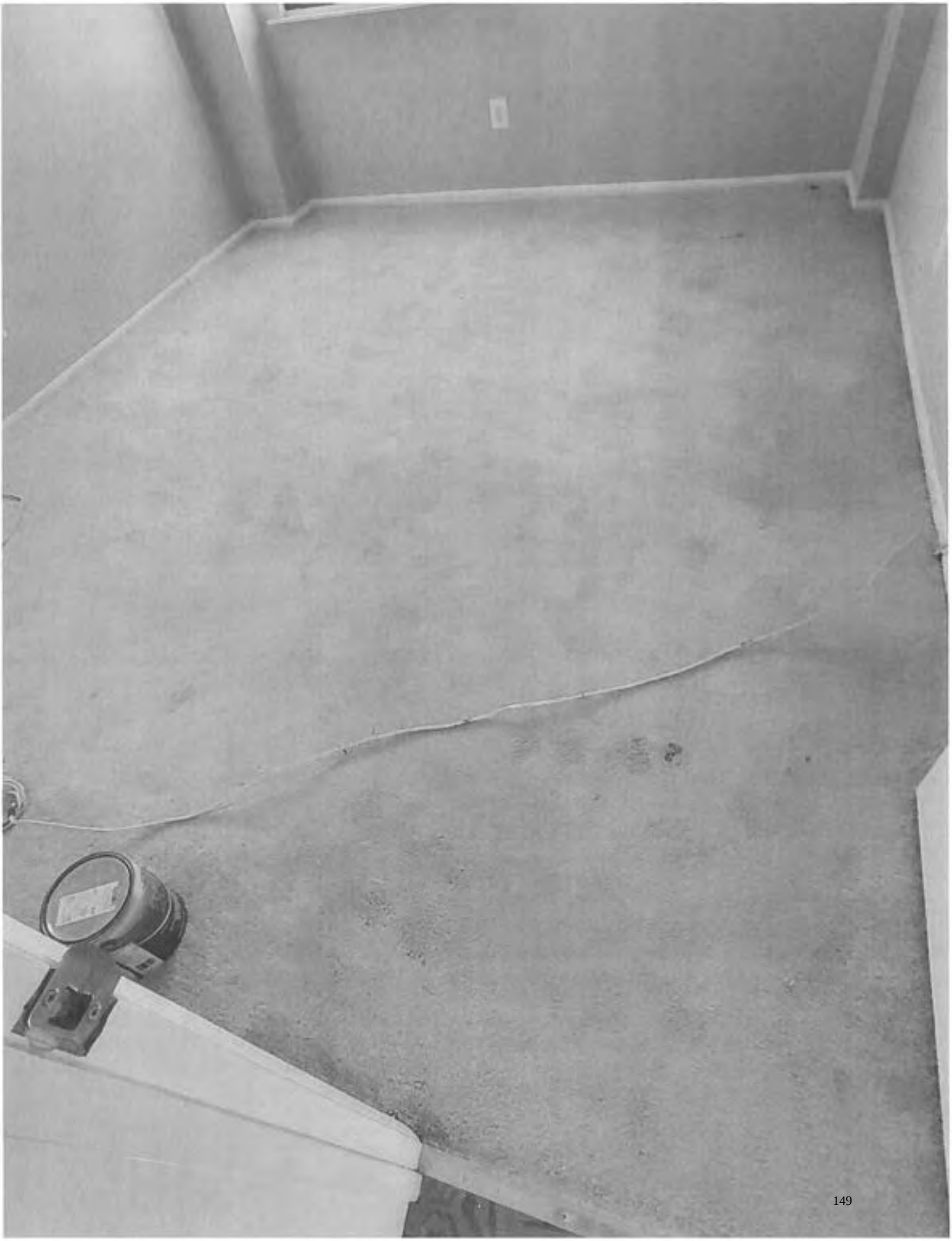








GRIPPER





HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

HIRISE WINDOWS - $16,891.24

New windows were installed by Hi-Rise Windows after EV Air Tight completed the façade repairs on the exterior of all six buildings, which included waterproofing and concrete restoration. To access and perform the exterior work, temporary interior walls were constructed within the affected units. This required removal of old windows. Since the old windows can not be installed after they are removed from its frame, new windows were installed for all six units.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6560-A	HIRISE WINDOWS	12/4/2025	Americana Centre (R0650)	$3,108.54
6559	HIRISE WINDOWS	12/4/2025	Americana Centre (R0650)	$9,647.89
6479	HIRISE WINDOWS	9/10/2025	Americana Centre (R0650)	$4,134.81
			TOTAL	**$16,891.24**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
HIRISE WINDOWS (Active)									
668036	R	6560-A	03/04/2026	[redacted]			3,108.54	3,108.54	00.00
		12/04/2025	12/04/2025		2025-12-04T00:00:00				
R0650 Americana Cent			No		Facade		3,108.54	3,108.54	00.00
			Checks: 39081	opr1		03/05/2026		3,108.54	
643847	R	6559	12/09/2025				9,647.89	9,647.89	00.00
		12/04/2025	12/04/2025		2025-12-04T00:00:00				
R0650 Americana Cent			No		Facade		9,647.89	9,647.89	00.00
			Checks: 38916	opr1		12/09/2025		9,647.89	
619330	R	6479	09/16/2025				4,134.81	4,134.81	00.00
		09/10/2025	09/10/2025		2025-09-10T00:00:00				
R0650 Americana Cent			No		Facade		4,134.81	4,134.81	00.00
			Checks: 38743	opr1		09/17/2025		4,134.81	
Vendor Totals			**Invoices:**				**16,891.24**		**00.00**
			Credits:					**00.00**	
			Checks:					**16,891.24**	

Total - $16,891.24

HiRISE WINDOWS
window & door replacement

Invoice

DATE	INVOICE #
9/10/2025	6479

7990 Old Georgetown Road
Suite 9D
Bethesda, Maryland 20814

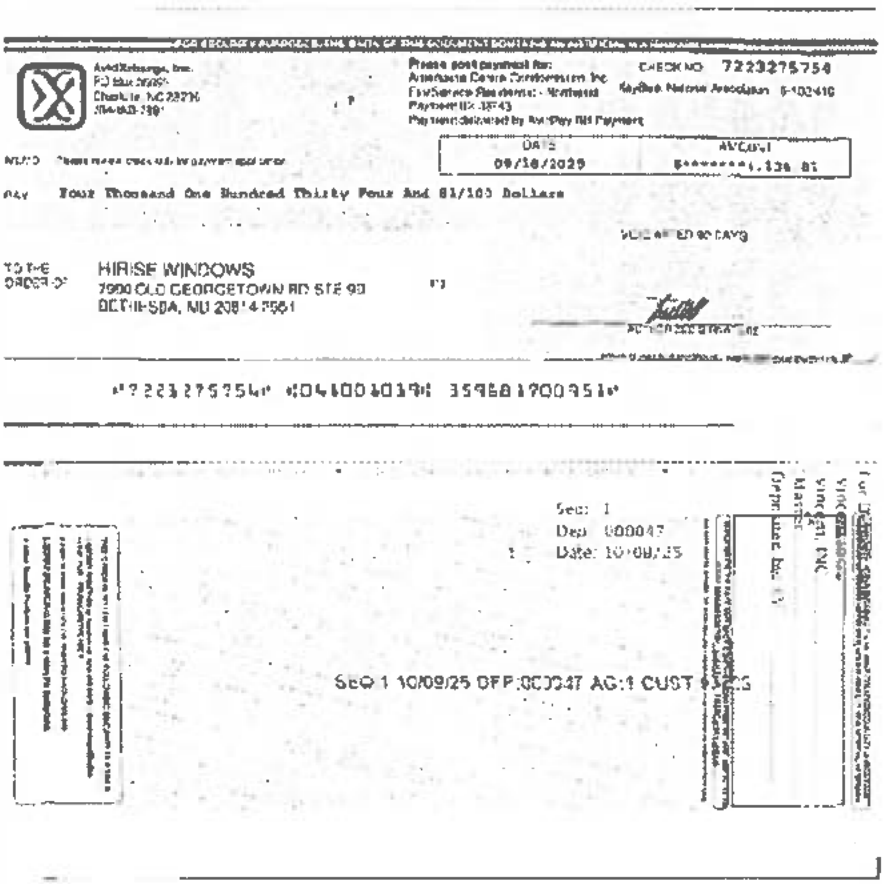
Phone # 301-881-8500
Fax # 888-558-9406

BILL TO	SHIP TO
Americana Centre Condominium 118 Monroe Street Rockville, MD 20850	

PROJECT	P.O. NO.	TERMS
		Due on receipt

ITEM	DESCRIPTION	QTY	AMOUNT
I-WI - MD	30% Deposit for window replacement		4,134.81
		Total	$4,134.81

Cleared Check Image



CHECK NO 7223275754

DATE 09/30/2025

Four Thousand One Hundred Thirty Four And 81/100 Dollars

PAY TO THE ORDER OF HIRISE WINDOWS
7900 OLD GEORGETOWN RD STE 90
BETHESDA, MD 20814-7561

"7223275754" ⑆064000401⑈ 3596817009⑆51"

Seq: 1
Dep: 000047
Date: 10/08/25

SEQ 1 10/09/25 DEP:000047 AG:1 CUST

HiRISE WINDOWS
window & door replacement

Invoice

DATE	INVOICE #
12/4/2025	6559

7990 Old Georgetown Road
Suite 9D
Bethesda, Maryland 20814

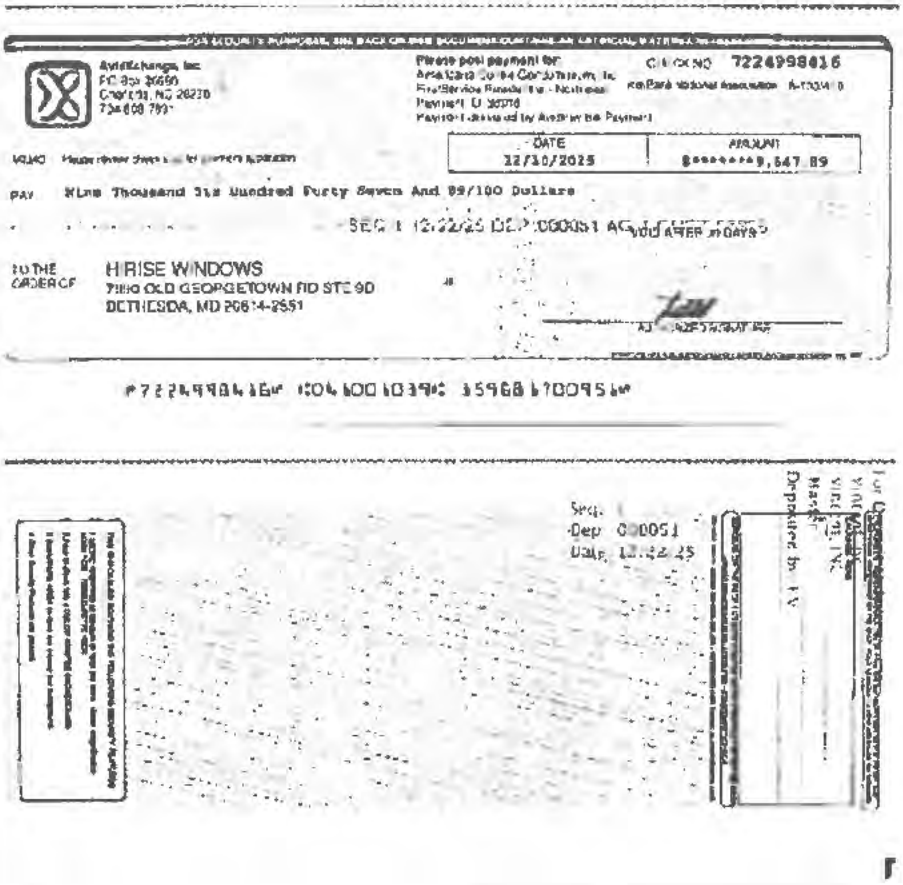
Phone # 301-881-8500
Fax # 888-558-9406

BILL TO	SHIP TO
Americana Centre Condominium 118 Monroe Street Rockville, MD 20850	

PROJECT	P.O. NO.	TERMS
		Due on receipt

ITEM	DESCRIPTION	QTY	AMOUNT
I-WI - MD	Final Payment for window replacement.		9,647.89
		Total	$9,647.89

Cleared Check Image



AvidExchange, Inc.
PO Box 30650
Charlotte, NC 28230
704-609-7997

Please post payment for:
AvidPaid Online Construction, Inc.
FireService Foundation - Northeast
Payment ID 30376
Payment Processed by AvidPay Bill Payment

CHECK NO 7224998416

DATE	AMOUNT
12/10/2025	$*******9,647.89

MEMO

PAY Nine Thousand Six Hundred Forty Seven And 89/100 Dollars

SEQ 1 12/22/25 DEP 000051 ACH VOID AFTER 30 DAYS

TO THE ORDER OF
HIRISE WINDOWS
7880 OLD GEORGETOWN RD STE 9D
BETHESDA, MD 20814-2551

AUTHORIZED SIGNATURE

⑈7224998416⑈ ⑆054000030⑆ 35968170095⑈

Seq: 1
Dep 000051
Date 12/22/25

Do not write, stamp or sign below this line
Reserved for financial institution use

HiRISE WINDOWS
window & door replacement

Invoice

DATE	INVOICE #
12/4/2025	6560-A

7990 Old Georgetown Road
Suite 9D
Bethesda, Maryland 20814

Phone # 301-881-8500
Fax # 888-558-9406

BILL TO	SHIP TO
EvAir Tight 8516 Rainswood Drive Hyattsville, MD 20785	Americana Centre Condominium 118 Monroe Street Rockville, MD 20850

PROJECT	P.O. NO.	TERMS
		Due on receipt

ITEM	DESCRIPTION	QTY	AMOUNT
I-WI - MD	Americana Centre Condominium - Furnish and install (1) extra 47" x 61" sliding window.		3,108.54
		Total	$3,108.54

HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

W & E FLOORING INC. - $5,815.16

W & E Flooring handled the replacement of flooring after EV Air Tight completed the façade repairs on the exterior of all six buildings, which included waterproofing and concrete restoration. To access and perform the exterior work, temporary interior walls were constructed within the affected units. Only floors for three units were damaged due to the construction of the temporary wall. The other units did not have any damage to the flooring.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1264	W & E FLOORING INC.	12/1/2025	Americana Centre (R0650)	$2,491.00
1265	W & E FLOORING INC.	12/1/2025	Americana Centre (R0650)	$2,491.00
1273	W & E FLOORING INC.	12/29/2025	Americana Centre (R0650)	$833.16
			TOTAL	**$5,815.16**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/12/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
W & E FLOORING INC. (Active)									
610089	R	1236	08/13/2025	[redacted]			1,285.75	1,285.75	00.00
		08/09/2025	08/09/2025		2025-08-09T00:00:00				
R0650 Americana Cent			No		Building R & M		1,285.75	1,285.75	00.00
			Checks: 38674	opr1		08/14/2025		1,285.75	
644136	R	1259	12/09/2025				300.00	300.00	00.00
		11/10/2025	11/10/2025		2025-11-10T00:00:00				
R0650 Americana Cent			No		Building R & M		300.00	300.00	00.00
			Checks: 38918	opr1		12/09/2025		300.00	
644137	R	1264	12/09/2025				2,491.00	2,491.00	00.00
		12/01/2025	12/01/2025		2025-12-01T00:00:00				
R0650 Americana Cent			No		Facade		2,491.00	2,491.00	00.00
			Checks: 38918	opr1		12/09/2025		2,491.00	
644138	R	1265	12/09/2025				2,491.00	2,491.00	00.00
		12/01/2025	12/01/2025		2025-12-01T00:00:00				
R0650 Americana Cent			No		Facade		2,491.00	2,491.00	00.00
			Checks: 38918	opr1		12/09/2025		2,491.00	
649920	R	1153	12/30/2025				150.00	150.00	00.00
		12/29/2025	12/29/2025		2025-12-29T00:00:00				
R0650 Americana Cent			No		Building R & M		150.00	150.00	00.00
			Checks: 38950	opr1		12/30/2025		150.00	
649921	R	1273	12/30/2025				833.16	833.16	00.00
		12/29/2025	12/29/2025		2025-12-29T00:00:00				
R0650 Americana Cent			No		Facade		833.16	833.16	00.00
			Checks: 38950	opr1		12/30/2025		833.16	
Vendor Totals			Invoices:				7,550.91		00.00
			Credits:					00.00	
			Checks:					7,550.91	

Total - $5815.16

W & E Flooring, Inc.

#1264

11847 Summer Oak Drive • Germantown, MD 20874

301-461-2636

Specialized Installation
Floor, Hardwood, Laminate, Ceramic
Carpet and Repair Old Floor
Commercial & Residential

Name: Americana Centre Condo. Date: 12-01-25

Address: 118 Monroe st # 1205 Phone (W) [redacted] Ext. _____ (H) _____

City: Rockville State: MD Zip: 20850 Sales Associate: _____

Email: _____ **Fax:** _____ **Cell:** _____

Stock No	Quantity	Merchandise/Service Description	Unit Price	Amount
		Replace Water-Damaged Floor		
		Installation parque Floor		
		Installation Cork		
		Labor and material		2350
		San and Natural Color		

Rooms: Living Room | Dining Room | Family Room | Den | Hall 1st Flr | Steps Up | BRM 1 | BRM 2 | BRM 3 | BRM 4 | MSTR BRM | Hall 2nd Flr | Steps Down | Basement | Kitchen | Bath | Foyer | Laundry Room | Other | Take up and dispose of old carpet/pad

Special Instructions:

50% DEPOSIT REQUIRED ON ALL ORDERS

Finance ☐ Cash ☐ Check ☐ Charge ☐

Labor	
Merch. Tot.	
Sales Tax	$ 141
Total Sale	$ 2491
Deposit	
Deposit	
Balance	
Finance Prog.	
Installer	Paid In Full

TERMS AND CONDITIONS: W & E FLOORING, INC, RESERVED THE RIGHT TO ANY EQUITABLE ADJUSTMENTS NECESSARY IN THE EVENT OF A SALESPERSON'S ERROR. ALL INSTALLATIONS ARE GUARANTEED FOR ONE YEAR. DOESN'T INCLUDE CUTTING OFF ANY DOORS THAT DO NOT CLEAR CARPET OR OTHER NEWLY INSTALLED FLOORS. WE ARE NOT RESPONSIBLE FOR BREAKAGE OF SHOE MOLDING, DAMAGE TO FURNITURE, PAINT, WALLS, ETC. WE ARE NOT RESPONSIBLE FOR VACUUMING AFTER INSTALLATION. NO GUARANTEE ON ANY JOB UNLESS GLUED DOWN OR TACK-STRIP METHOD IN USE. SELLER IS NOT RESPONSIBLE FOR ANY VARIATION IN DYE LOTS. ALL STOCK MATERIAL/REMNANT ARE SOLD AS IS. MERCHANDISE HELD LONGER THEN 10 DAYS WILL INCUR STORAGE CHARGES. THERE WILL BE SEPARATE CHARGES FOR DELIVERY OF AREA RUGS, REMNANT, TAKING UP AND DISPOSAL OF OLD CARPET & PAD, STEPS, METAL REDUCERS, UPHOLSTERIES, HEAVY FURNITURE (PIANO, POOL TABLE, APPLIANCES, ETC) AND TIME OF INSTALLATION. IN THE EVENT THIS CONTRACT IS PLACED WITH AN ATTORNEY FOR COLLECTION, BUYER AGREES TO PAY ALL ATTORNEYS' FEES PLUS COURT COST. A $25.00 SERVICE CHARGE WILL BE ASSESSED FOR ANY RETURNED CHECK. ANY BALANCE DUE MUST BE PAID AT THE TIME OF INSTALLATION. NO STATEMENT OR REPRESENTATION SHALL BE BINDING ON SELLER UNLESS MADE IN WRITING AND SIGNED BY AUTHORIZED AGENT. ALL SALES FINAL. NO REFUNDS.

W & E FLOORING'S EMPLOYEES WORK DILIGENTLY EACH AND EVERY DAY TO EARN OUR CUSTOMER'S CONFIDENCE. WE UNDERSTAND OUR SERVICES MAKE THE DIFFERENCE. THANK YOU FOR YOUR ORDER.

ACCEPTED AND AGREED SUBJECT TO TERMS AND CONDITIONS SET FORTH ON ABOVE CONTENT.

MEASURE DATE	INSTALLATION DATE	DATE JOB COMPLETED	C.O.D	I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK.

HOW DID YOU HEAR FROM US: ☐ REPEAT CUSTOMER ☐ REFERRAL ☐ NEWSPAPER ☐ RADIO

W & E Flooring, Inc.

#1265

11847 Summer Oak Drive • Germantown, MD 20874

301-461-2636

Specialized Installation
Floor, Hardwood, Laminate, Ceramic
Carpet and Repair Old Floor
Commercial & Residential

Name: Americana Centre Condo Date: 12-01-25

Address: 118 Monroe St #t Phone (W) [redacted] Ext. _____ (H) _____

City: Rockville State: MD Zip: 20850 Sales Associate: _____

Email: _____ **Fax:** _____ **Cell:** _____

Stock No.	Quantity	Merchandise/Service Description	Unit Price	Amount
		Replace Water Damaged Floor		
		Installation Parque Floor		
		Installation Cork		
		San Color Natural		
		Labor and Material		$ 2350
		Paid		

Living Room	Dining Room	Family Room	Den	Hall 1st Flr	Supp Up	BRM 1	BRM 2	BRM 3	BRM 4	MSTR BRM	Hall 2nd Flr	Supp Down	Basement	Kitchen	Bath	Foyer	Laundry Room	Other	Take up and dispose of old carpet/pad

Special Instructions:

50% DEPOSIT REQUIRED ON ALL ORDERS

Finance ☐ Cash ☐ Check ☐ Charge ☐

Labor	
Merch. Tot	
Sales Tax	$141
Total Sale	$2491
Deposit	
Deposit	
Balance	
Finance Prog.	
Installer	Paid In Full

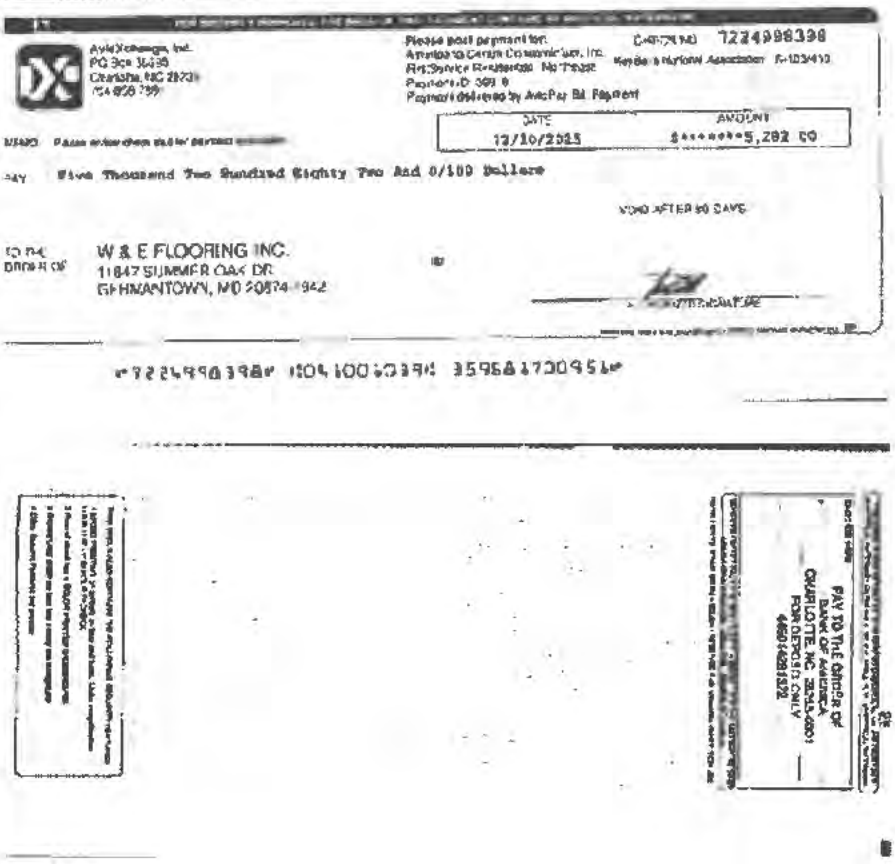
TERMS AND CONDITIONS: W & E FLOORING, INC. RESERVED THE RIGHT TO ANY EQUITABLE ADJUSTMENTS NECESSARY IN THE EVENT OF A SALESPERSON'S ERROR. ALL INSTALLATIONS ARE GUARANTEED FOR ONE YEAR. DOESN'T INCLUDE CUTTING OFF ANY DOORS THAT DO NOT CLEAR CARPET OR OTHER NEWLY INSTALLED FLOORS. WE ARE NOT RESPONSIBLE FOR BREAKAGE OF SHOE MOLDING, DAMAGE TO FURNITURE, PAINT, WALLS, ETC. WE ARE NOT RESPONSIBLE FOR VACUUMING AFTER INSTALLATION. NO GUARANTEE ON ANY JOB UNLESS GLUED DOWN OR TACK-STRIP METHOD IN USE. SELLER IS NOT RESPONSIBLE FOR ANY VARIATION IN DYE LOTS. ALL STOCK MATERIAL/REMNANT ARE SOLD AS IS. MERCHANDISE HELD LONGER THEN 30 DAYS WILL INCUR STORAGE CHANGES. THERE WILL BE SEPARATE CHARGES FOR DELIVERY OF AREA RUGS, REMNANT, TAKING UP AND DISPOSAL OF OLD CARPET & PAD, STEPS, METAL REDUCERS, UPHOLSTERIES, HEAVY FURNITURE (PIANO, POOL TABLE, APPLIANCES, ETC.) AND TIME OF INSTALLATION. IN THE EVENT THIS CONTRACT IS PLACED WITH AN ATTORNEY FOR COLLECTION, BUYER AGREES TO PAY ALL ATTORNEYS' FEES PLUS COURT COST. A $26.00 SERVICE CHARGE WILL BE ASSESSED FOR ANY RETURNED CHECK. ANY BALANCE DUE MUST BE PAID AT THE TIME OF INSTALLATION. NO STATEMENT OR REPRESENTATION SHALL BE BINDING ON SELLER UNLESS MADE IN WRITING AND SIGNED BY AUTHORIZED AGENT. ALL SALES FINAL. NO REFUNDS.

W & E FLOORING'S EMPLOYEES WORK DILIGENTLY EACH AND EVERY DAY TO EARN OUR CUSTOMER'S CONFIDENCE.
WE UNDERSTAND OUR SERVICES MAKE THE DIFFERENCE. THANK YOU FOR YOUR ORDER.
ACCEPTED AND AGREED SUBJECT TO TERMS AND CONDITIONS SET FORTH ON ABOVE CONTENT.

MEASURE DATE	INSTALLATION DATE	DATE JOB COMPLETED	C.O.D	I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK.

HOW DID YOU HEAR FROM US: ☐ REPEAT CUSTOMER ☐ REFERRAL ☐ NEWSPAPER ☐ RADIO

Cleared Check Image



AvidXchange, Inc.
PO Box 36439
Charlotte, NC 28236
(704) 626-7391

Please mail payment to:
AvidXchange Corporation, Inc.
Re: Service Restoration No Please
Payment ID 369 9
Payment delivered by AvidPay Bill Payment

CHECK NO. 7224998398
KeyBank National Association 41-103410

DATE	AMOUNT
12/10/2025	$*******5,282.00

MEMO Please endorse check before cashing

PAY Five Thousand Two Hundred Eighty Two And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
W & E FLOORING INC.
11847 SUMMER OAK DR
GERMANTOWN, MD 20874-1942

⑈7224998398⑈ ⑆041000393⑆ 3595841730951⑈

W & E Flooring, Inc.

#1273

11847 Summer Oak Drive • Germantown, MD 20874

301-461-2636

Specialized Installation
Floor, Hardwood, Laminate, Ceramic
Carpet and Repair Old Floor
Commercial & Residential

1210

Name: Americana centre Date: 12-29-25

Address: 118 Monroe st #106 Phone (W) [redacted] Ext. _____ (H) _____

City: Rockville State: MD Zip: _____ Sales Associate: _____

Email: _____ **Fax:** _____ **Cell:** _____

Stock No.	Quantity	Merchandise/Service Description	Unit Price	Amount
		Installation parque Floor		
		Installation padding		
		Installation carpet		
		Labor and Material		$786
		Approved		

Living Room	Dining Room	Family Room	Den	Hall 1st Flr	Steps Up	BRM 1	BRM 2	BRM 3	BRM 4	MSTR BRM	Hall 2nd Flr	Steps Down	Base-ment	Kitchen	Bath	Foyer	Laundry Room	Other	Take up and dispose of old carpet/pad

Special Instructions:

60% DEPOSIT REQUIRED ON ALL ORDERS

Finance ☐ Cash ☐ Check ☐ Charge ☐

Labor	
Merch. Tot.	
Sales Tax	$47.16
Total Sale	$833.16
Deposit	
Deposit	
Balance	
Finance Prog.	
Installer	Paid In Full

TERMS AND CONDITIONS: W & E FLOORING, INC. RESERVED THE RIGHT TO ANY EQUITABLE ADJUSTMENTS NECESSARY IN THE EVENT OF A SALESPERSON'S ERROR. ALL INSTALLATIONS ARE GUARANTEED FOR ONE YEAR. DOESN'T INCLUDE CUTTING OFF ANY DOORS THAT DO NOT CLEAR CARPET OR OTHER NEWLY INSTALLED FLOORS. WE ARE NOT RESPONSIBLE FOR BREAKAGE OF SHOE MOLDING, DAMAGE TO FURNITURE, PAINT, WALLS, ETC. WE ARE NOT RESPONSIBLE FOR VACUUMING AFTER INSTALLATION. NO GUARANTEE ON ANY JOB UNLESS GLUED DOWN OR TACK-STRIP METHOD IN USE. SELLER IS NOT RESPONSIBLE FOR ANY VARIATION IN DYE LOTS. ALL STOCK MATERIAL/REMNANT ARE SOLD AS IS. MERCHANDISE HELD LONGER THEN 30 DAYS WILL INCUR STORAGE CHANGES. THERE WILL BE SEPARATE CHARGES FOR DELIVERY OF AREA RUGS, REMNANT, TAKING UP AND DISPOSAL OF OLD CARPET & PAD, STEPS, METAL REDUCERS, UPHOLSTERIES, HEAVY FURNITURE (PIANO, POOL TABLE, APPLIANCES, ETC.) AND TIME OF INSTALLATION. IN THE EVENT THIS CONTRACT IS PLACED WITH AN ATTORNEY FOR COLLECTION, BUYER AGREES TO PAY ALL ATTORNEYS' FEES PLUS COURT COST. A $20.00 SERVICE CHARGE WILL BE ASSESSED FOR ANY RETURNED CHECK. ANY BALANCE DUE MUST BE PAID AT THE TIME OF INSTALLATION. NO STATEMENT OR REPRESENTATION SHALL BE BINDING ON SELLER UNLESS MADE IN WRITING AND SIGNED BY AUTHORIZED AGENT. ALL SALES FINAL. NO REFUNDS.

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WE UNDERSTAND OUR SERVICES MAKE THE DIFFERENCE. THANK YOU FOR YOUR ORDER.
ACCEPTED AND AGREED SUBJECT TO TERMS AND CONDITIONS SET FORTH ON ABOVE CONTENT.

MEASURE DATE	INSTALLATION DATE	DATE JOB COMPLETED	C.O.D	I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK.

HOW DID YOU HEAR FROM US: ☐ REPEAT CUSTOMER ☐ REFERRAL ☐ NEWSPAPER ☐ RADIO

Cleared Check Image



Please post payment for:
CHECK NO. 7225280973

DATE
12/30/2025

AMOUNT
$***983.16

PAY Nine Hundred Eighty Three And 16/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
W & E FLOORING INC.
11947 SUMMER OAK DR
GERMANTOWN, MD 20874-1942

AUTHORIZED SIGNATURE

⑈7225280973⑈ ⑆064000478⑆ 3593817009534⑈

PAY TO THE ORDER OF
BANK OF AMERICA
FOR DEPOSIT ONLY

HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

EXTERIOR MEDICS INC - $4,880.00

Exterior Medics performed soffit and roof repairs to few garden buildings.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
0119405	EXTERIOR MEDICS INC	12/23/2025	Americana Centre (R0650)	$4,880.00
			TOTAL	**$4,880.00**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
EXTERIOR MEDICS INC (Active)									
649689	R	0119405	12/30/2025	[redacted]			4,880.00	4,880.00	00.00
		12/23/2025	12/23/2025		None				
R0650 Americana Cent			No		Building R & M		4,880.00	4,880.00	00.00
			Checks: 38946		opr1	12/30/2025		4,880.00	
Vendor Totals			Invoices:				4,880.00		00.00
			Credits:					00.00	
			Checks:					4,880.00	

INVOICE

Invoice #:	0119405
Date:	23-Dec-2025
Terms:	Due Upon Receipt
Due Date:	23-Dec-2025
Project #:	25-3455.020

Exterior Medics, LLC
7540 Accotink Park Rd
Springfield, VA 22150
Phone: 703-884-1508
Web: https://www.exteriormedics.com/

BILL TO:
First Service-Americana Centre
118 Monroe St #106
Rockville MD 20850

PROJECT ADDRESS:
118 Monroe Street, Ste #106
Rockville MD 20850

NO.	DESCRIPTION	AMOUNT
1	Soffit & Roof Repair	4,880.00

Click Here to Pay Online

Thank you for your business!

Subtotal:	4,880.00
Less Discount:	0.00
Tax Total:	0.00
Invoice Total:	**4,880.00**
Payments:	0.00
Amount Due:	**4,880.00**

Amounts past due will be subject to a late payment fee, not to exceed the maximum allowed under state or federal law.

When you provide a check as a form of payment, you authorize us either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Cleared Check Image



Please post payment for:
CHECK NO 7225280971
Payment Date 12/30/2025
Payment ID 39366
Payment delivered by AvidPay EBI Payment

DATE 12/30/2025
AMOUNT $*****4,890.00

PAY Four Thousand Eight Hundred Eighty And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
EXTERIOR MEDICS INC
7540 ACCOTINK PARK RD
SPRINGFIELD VA 22150-3644

AUTHORIZED SIGNATURE

⑈7225280971⑈ ⑆054001039⑆ 35968470095⑈

Exterior Medics

[redacted] Accotink Park Road Springfield VA [redacted]
www.exteriormedics.com - info@exteriormedics.com
O: [redacted]

VA Class A License No: [redacted]
MHIC No: [redacted]
D.C. License No: [redacted]

MARYLAND CUSTOM REMODELING AND HOME IMPROVEMENT CONTRACT

Client(s) Name(s):	Telephone Number:
Reena Vohra	484-274-7236
Customer(s) Job Location Street Address:	**Customer(s) Billing Street Address (If different from job):**
18 Monroe Street #301 and 20 Monroe Street Rockville, MD 20850	C/o FSR-118 Monroe Street #106 Rockville, MD 20850
Secondary Contact Telephone Number:	**E-mail address:**
	[redacted]

This Custom Remodeling and Home Improvement Contract ("Contract") is made and entered into on the date first written below next to the Client's signature ("Effective Date") by and between Exterior Medics LLC, a Virginia limited liability company ("Contractor" or "Exterior Medics") and the Client identified above ("Client"). Contractor and Client are sometimes referred to herein individually as "Party" or collectively as "Parties."

Scope of Work: Contractor proposes certain renovations and improvements to the above referenced property (the "Project") for the Client as more particularly described in the Scope of Work incorporated into this Contract and attached here as **Exhibit "A"** ("Work").

Estimated Starting and Completion Dates: Contractor will commence work within 14 business days after the last to occur of the following ("Start Date"): (1) all the materials required are available and on hand; (2) the deposit has been paid; or (3) the appropriate permit(s) has been issued. The Contractor estimates that the work will be substantially complete within 4 days after the Start Date, subject to such delays as are permissible under this Contract.

Total Contract Price: Client will pay the Contractor for Contractor's performance of the Contract. The contract sum is _____ DOLLARS and ___ CENTS ($_____.__) subject to additions and deductions as stated herein ("Total Contract Price"). Client will pay Contractor the Total Contract Price in accordance with the Payment Schedule attached to this Contract as **Exhibit "B"** and incorporated herein by reference.

Project Summary

SOFFIT AND ROOF REPAIR PROJECT TOTAL	$4,880.00
½ REQUESTED DEPOSIT	$0.00
BALANCE DUE ON COMPLETION	$4,880.00

The Buyer(s) has reviewed and understands the specifications and pricing as listed above. The Buyer(s) hereby acknowledges receipt of Detailed Specifications for each Trade, Notice of Cancelation, BUYERS RIGHT TO CANCEL, and a copy of the pamphlet, "Protect Your Family from Lead in Your Home," informing Buyer(s) of the potential risk of lead hazard exposure from renovation. Buyer(s) received all information on the date of this proposal before the commencement of any work.

Please initial each page to ACCEPT this proposal as a contract to perform THE WORK AS SPECIFIED. If unserviceable deck material is found, the following charges apply: ½" CDX replacement $155.00 per sheet, ¾" CDX replacement $163.00 per sheet, ½" FRT replacement $142.00 per sheet, 1x6 & 1x8 Plank Decking replacement per linear foot $13.50, 1x10 & 1x12 Plank Decking replacement per linear foot $15.50, 1x6 & 1x8 Fascia Board replacement $15.50 per linear foot, 1x10 & 1x12 Fascia Board replacement $16.50 per linear foot, carpentry and structural work uncovered during the repair and not listed above will be priced and agreed upon prior to moving forward with the project. Hourly carpentry is priced at $85.00 per man, per hour, not including the price for materials. Unless noted otherwise, one layer of roofing/siding removal is included in base price. If additional layers of material are found, each layer will be removed at a per S.F. rate of $0.30. If hazardous materials are discovered (asbestos, lead), the client will be notified of necessary additional costs and appropriate protocol will be followed.

Warranty does not cover damage relating to, or resulting from, personal repairs or alterations, misuse, abuse, vandalism, settlement or structure movement, damage or faulty design of structure, damage to interior walls and personal property, acts of God including, but not limited to hurricanes, tornadoes, floods, earthquakes, fires, snow or ice damming, or other natural phenomena, growth of mold or mildew, fungi, bacteria, or any organism on any surface of the exterior of the home or lack of proper maintenance of the home or products installed. This Warranty applies only to work performed by Exterior Medics, Inc.

Buyer(s) hereby acknowledge that they have read this proposal and have received a completed, signed and dated copy of the proposal.

Buyer Signature: Reena Vohra Date: 12/11/2026

Managing Agent for Americana Centre Condo

Approved by Exterior Medics, Inc. Naomi Aguirre Diaz Date: 12-11-25

Exterior Medics
7540 Accotink Park Road, Springfield VA 22150
Tel: 1-800-ASK-A-PRO Fax: (703)942-6554
Class A License #2705186126 www.exteriormedics.com

This proposal is for the intended use of the individual or entity listed in this proposal. This proposal contains proprietary information and may not be duplicated without the express written consent of Exterior Medics, Inc. Additionally, this proposal contains trade secrets of Exterior Medics, Inc. and is subject to Va. Code Ann. § 59.1-336, MD Code §11-1201, and D.C. Code § 36-401

Areas of Concern







This proposal is for the intended use of the individual or entity listed in this proposal. This proposal contains copyrighted material that shall not be used by others, without the express written consent of Exterior Medics, Inc. Additionally, this proposal contains trade secrets of Exterior Medics, Inc. and is subject to Va. Code Ann. § 59.1-336, MD Code §11-1201, and D.C. Code § 36-401

Areas of Concern Continued





This proposal is for the intended use of the individual or entity listed in this proposal. This proposal contains copyrighted material that shall not be used by others, without the express written consent of Exterior Medics, Inc. Additionally, this proposal contains trade secrets of Exterior Medics, Inc. and is subject to Va. Code Ann. § 59.1-336, MD Code §11-1201, and D.C. Code § 36–401





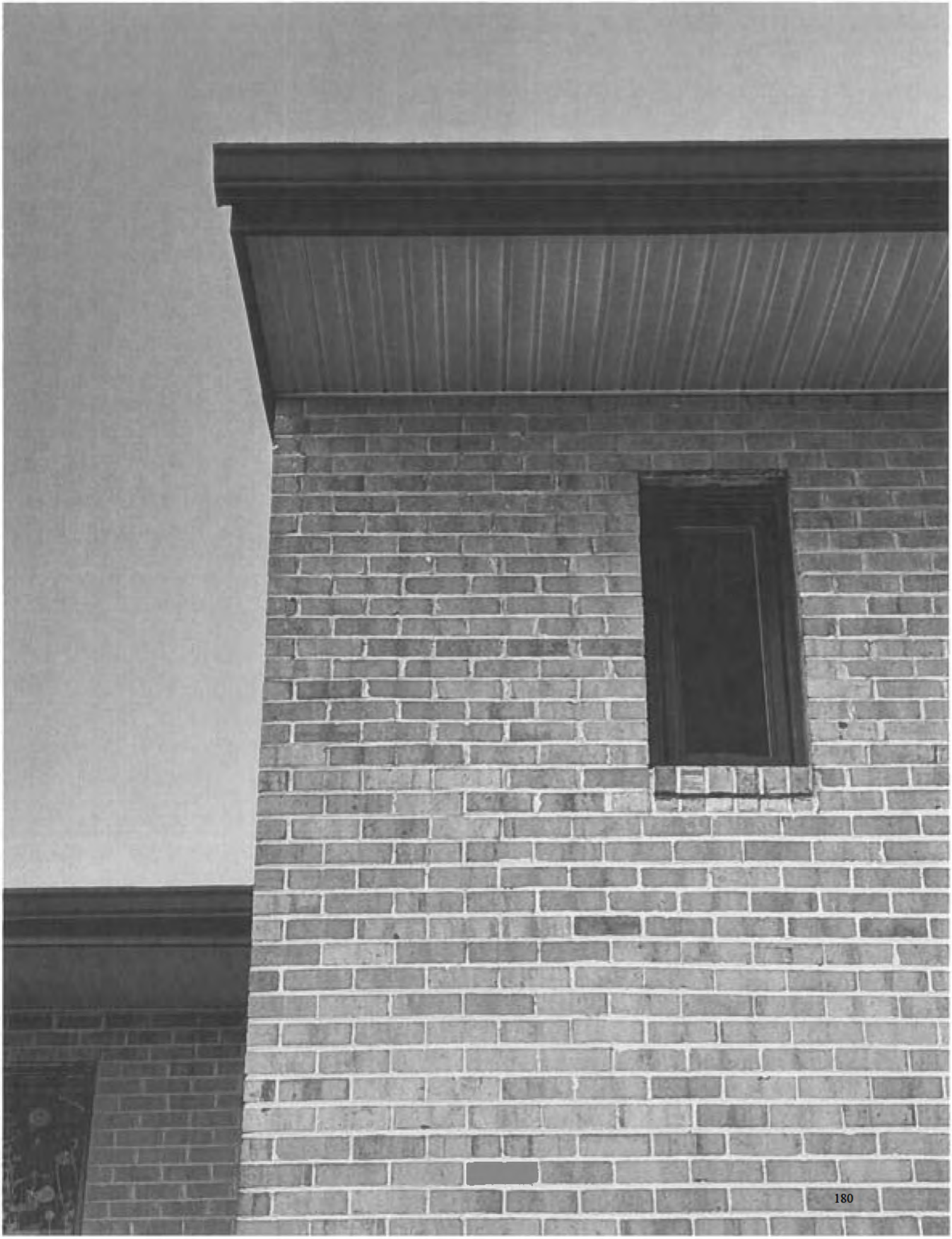





AÉROSTALE



























HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

POWER SYSTEMS

ELECTRIC CORPORATION - $21,420

PSE was engaged to complete two exterior electrical projects. They replaced the aging marquee lights on both high-rise buildings with new systems, and they also performed emergency repairs on the underground electrical feed serving buildings 110, 112, and 114. These issues had been impacting the emergency power supply, and PSE restored proper service through the repairs.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
M41652096-1	PSE INC.	6/30/2025	Americana Centre (R0650)	$1,520.00
M40511340	PSE INC.	6/30/2025	Americana Centre (R0650)	$7,250.00
M41652096-2	PSE INC.	7/31/2025	Americana Centre (R0650)	$5,937.88
M41652096-3	PSE INC.	8/19/2025	Americana Centre (R0650)	$6,712.12
			TOTAL	**$21,420**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
POWER SYSTEMS ELECTRIC CORPORATION (Active)									
600925	R	M41652096-1	07/15/2025	[redacted]			1,520.00	1,520.00	00.00
		06/30/2025	06/30/2025		813824				
R0650 Americana Cent			No		Electrical R & M		1,520.00	1,520.00	00.00
			Checks: 38614	opr1		07/15/2025		1,520.00	
601620	R	M40511340	07/17/2025				7,250.00	7,250.00	00.00
		06/30/2025	06/30/2025		813824				
R0650 Americana Cent			No		Electrical R & M		7,250.00	7,250.00	00.00
			Checks: 38625	opr1		07/17/2025		7,250.00	
614191	R	M41652096-2	08/28/2025				5,937.88	5,937.88	00.00
		07/31/2025	07/31/2025		813824				
R0650 Americana Cent			No		Electrical Cables		5,937.88	5,937.88	00.00
			Checks: 38706	opr1		08/28/2025		5,937.88	
614192	R	M41652096-3	08/28/2025				6,712.12	6,712.12	00.00
		08/19/2025	08/19/2025		813824				
R0650 Americana Cent			No		Electrical Cables		6,712.12	6,712.12	00.00
			Checks: 38706	opr1		08/28/2025		6,712.12	
637049	R	M44310092	11/13/2025				226.50	226.50	00.00
		10/31/2025	10/31/2025		813824				
R0650 Americana Cent			No		Electrical R & M		226.50	226.50	00.00
			Checks: 38867	opr1		11/13/2025		226.50	
653766	R	M44430072	01/13/2026				264.50	264.50	00.00
		10/31/2025	10/31/2025		813824				
R0650 Americana Cent			No		Electrical R & M		264.50	264.50	00.00
			Checks: 38981	opr1		01/13/2026		264.50	
660182	R	M45772315	02/05/2026				302.08	302.08	00.00
		01/27/2026	01/27/2026		813824				
R0650 Americana Cent			No		Electrical R & M		302.08	302.08	00.00
			Checks: 39027	opr1		02/05/2026		302.08	
583443	R	M40184295	05/13/2025				1,130.35	1,130.35	00.00
		04/30/2025	04/30/2025		813824				
R0650 Americana Cent			No		Electrical R & M		1,130.35	1,130.35	00.00
			Checks: 38515	opr1		05/13/2025		1,130.35	
Vendor Totals			Invoices:				23,343.43		00.00
			Credits:					00.00	
			Checks:					23,343.43	

21420

PSE
MD, VA, DC Power Systems Electric

INVOICE

Invoice #: M41652096-1
Customer Id: 813824
Invoice Date: 06/30/2025
Due Date: 07/25/2025

Power Systems Electric Corporation
603-1 Dover Rd
Rockville, MD 20850-1282
Ph: 301-279-6777

Bill To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Ship To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Thank you for the opportunity to be of service! *Finance charges of 2% per month may be applied to past due balances*

Reference #: Terms: NET25

PARTIAL BILLING 6/30/2025
INVOICE #M41652096-1

EMERGENCY CALL received at 8:33 p.m. on 6/17/2025, from Jim Paler.

Furnished necessary labor and materials to check a report of no partial power at the following location:

118 Monroe Street:
Located the common area electrical service and found a loss of power to the B and C phases of the emergency panel. Attempted to locate fault and was unsuccessful, ran a temporary feed and restored power to the emergency lighting and fire alarm panels.

PSEC returned to site during normal business hours on 6/23/2025 and made the following repairs:

118 Monroe Street:
Located a trough containing the feed from the main distribution panel, took voltage readings and found proper voltage present on all three conductors feeding in and out of the trough. Took additional voltage readings at the disconnect and found proper voltage on two of the three conductors. Obtained necessary information needed to re-feed the emergency panels. Left temporary feed installed on previous emergency service.

Upon receipt of authorization and materials, PSEC will return to site to complete the needed re-feed and restore proper operation.

Description		Amount
Labor		**$1,197.00**
Other		**$175.00**
Parts		**$148.00**
	Subtotal	**$1,520.00**
	Total	**$1,520.00**

ACH Transaction Information

Payment ID: 181712030

Debit Information

Payer Name	Originating Bank Account	Bank	funds Requested	Clearing Origina...	Clearing ODFI	Amount	Transaction Date	Trace Number
Americana Centre Condominium Inc	5020	CAPITAL ONE CHECKING	07/15/2025 20:34:44	1	Key Bank	1,520.00	07/15/2025 20:37:15	0[illegible]30063559

Credit Information

Clearing Origina...	Clearing ODFI	Funds Transmitted	Payee Name	Payee Bank Account	Bank	Amount	Transaction Date	Trace Number
1	Key Bank	07/16/2025 18:10:20	POWER SYSTEMS ELECTRIC CORPORATION	6157	TD Bank	1,520.00	07/16/2025 18:13:32	[redacted]

PSE
MD, VA, DC Power Systems Electric

INVOICE

Invoice #: M40511340
Customer Id: 813824
Invoice Date: 06/30/2025
Due Date: 07/25/2025

Power Systems Electric Corporation
603-1 Dover Rd
Rockville, MD 20850-1282
Ph: 301-279-6777

Bill To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Ship To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Thank you for the opportunity to be of service! *Finance charges of 2% per month may be applied to past due balances*

Reference #: Terms: NET25

CONTRACT BILLING

Furnished necessary labor and materials to perform the following electrical work as per our signed contract dated 5/29/2025.

118 Monroe Street

* Removed the damaged PVC conduit and (5) junction boxes on the back side of the marquee.
* Removed the (5) fixtures on the front of the marquee.
* Installed (5) new junction boxes with approximately 80' of new surface mounted 1/2" EMT conduit between the new junction boxes on the backside of the marquee.
* Removed and replaced the (5) existing 8B junction boxes behind the fixtures and installed new 8B boxes as needed.
* Installed (5) new Rab Lighting 22-watt, 3000k LED down light fixtures on the front side of the marquee.
* Pulled approximately 100' of new #12 THHN wiring.
* Made connections and tested for proper operation.

4 Monroe Place

* Removed the damaged junction box on the back side of the marquee.
* Removed the (3) fixtures on the front of the marquee
* Installed (5) new junction boxes with approximately 80' of new surface mounted 1/2" EMT conduit between the new junction boxes on the backside of the marquee.
* Removed and replaced the (5) existing 8B junction boxes behind the fixtures and installed new 8B boxes as needed.
* Drilled through the marquee wall from the (5) fixture locations to the backside of the marquee.
* Installed (5) new Rab Lighting 22-watt, 3000k LED down light fixtures on the front side of the marquee.
* Pulled approximately 100' of new #12 THHN wiring
* Made connections and tested for proper operation.

Total Contract: $7,250.00

Description		Amount
Labor		$3,648.00
Other		$0.00
Parts		$3,602.00
	Subtotal	$7,250.00
	Total	$7,250.00

ACH Transaction Information

Payment ID: 181997240

Debit Information

Payer Name	Originating Bank Account	Bank	Funds Requested	Clearing Origina...	Clearing ODFI	Amount	Transaction Date	Trace Number
Americana Centre Condominium Inc	5020	CAPITAL ONE CHECKING	07/17/2025 20:34:02	[redacted]	Key Bank	7,250.00	07/17/2025 20:35:29	[redacted]

Credit Information

Clearing Origina...	Clearing ODFI	Funds Transmitted	Payee Name	Payee Bank Account	Bank	Amount	Transaction Date	Trace Number
[redacted]	Key Bank	07/18/2025 13:14:06	POWER SYSTEMS ELECTRIC CORPORATION	6157	TD Bank	7,250.00	07/18/2025 15:15:21	[redacted]

PSE
MD, VA, DC Power Systems Electric

INVOICE

Invoice #: M41652096-2
Customer Id: 813824
Invoice Date: 07/31/2025
Due Date: 08/25/2025

Power Systems Electric Corporation
603-I Dover Rd
Rockville, MD 20850-1282
Ph: 301-279-6777

Bill To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Ship To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Thank you for the opportunity to be of service! *Finance charges of 2% per month may be applied to past due balances*

Reference #: Terms: NET25

PARTIAL BILLING 7 31 2025
INVOICE #M41652096-2

CONTRACT BILLING - PROGRESSIVE BILLING

Upon receipt of authorization and materials, PSEC returned to site and made the following repairs as per our signed contract dated 7 24 2025.

1. From the front left corner of 118 Monroe perform an underground bore of approx. 120 feet to the front of the breezeway between building 112 & building 114 and install a new 1" HDPE conduit under the roadway and sidewalks.
2. Provide and install an inground splice box for each end of the new underground conduit and pour pea gravel below and around each box to prevent settling/sinking and prevent water building up around the splicing.
3. From the inground spice box in front of building 112/114, install approx. 60 feet of surface mounted 3/4" EMT conduit over and into the associated electrical room.
4. From the inground spice box in front of building 118, install approx. 20 feet of surface mounted 3/4" EMT conduit into the main electrical room.
5. Provide and install #10 THHN conductors for a 3-phase 30 amp 277/480 volt circuit in the new pipe between buildings.
6. Disconnect the existing temporary wiring in building 112.
7. Terminate the new 3-phase 30 amp 277/480 volt circuit in both rooms and test for proper operation.

Total Contract: Not to Exceed $12,650.00
Total amount due on our Invoice #M41652096-2 is $5,937.88.
Total amount remaining to be invoiced is $6,712.12.

Thank you for payment received on our Invoice #M41652096-1 in the amount of $1,520.00, received 7/18/2025 via ACH.

Description		Amount
Labor		**$4,142.00**
Parts		**$1,795.88**
	Subtotal	**$5,937.88**
	Total	**$5,937.88**

PSE
MD, VA, DC Power Systems Electric

INVOICE

Invoice #: M41652096-3
Customer Id: 813824
Invoice Date: 08/19/2025
Due Date: 09/13/2025

Power Systems Electric Corporation
603-1 Dover Rd
Rockville, MD 20850-1282
Ph: 301-279-6777

Bill To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Ship To:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850

Thank you for the opportunity to be of service! *Finance charges of 2% per month may be applied to past due balances*

Reference #: Terms: NET25

FINAL BILLING 8/14/2025
INVOICE #M41652096-3

CONTRACT BILLING - COMPLETION
Upon receipt of authorization and materials, PSEC returned to site and made the following repairs as per our signed contract dated 7/24/2025.

1. From the front left corner of 118 Monroe performed an underground bore of approx. 120 feet to the front of the breezeway between building 112 & building 114 and install a new 1" HDPE conduit under the roadway and sidewalks.
2. Provided and installed an inground splice box for each end of the new underground conduit and poured pea gravel below and around each box to prevent settling/sinking and prevent water building up around the splicing.
3. From the inground spice box in front of building 112/114, installed approx. 60 feet of surface mounted 3/4" EMT conduit over and into the associated electrical room.
4. From the inground spice box in front of building 118, installed approx 20 feet of surface mounted 3/4" EMT conduit into the main electrical room.
5. Provided and installed #10 THHN conductors for a 3-phase 30 amp 277/480 volt circuit in the new pipe between buildings.
6. Disconnected the existing temporary wiring in building 112.
7. Terminated the new 3-phase 30 amp 277/480 volt circuit in both rooms and tested for proper operation.

Total Contract: Not to Exceed $12,650.00
Total amount due on our Invoice #M41652096-2 is $5,937.88. This invoice remains unpaid at this time.
Total amount due on our Invoice #M41652096-3 is $6,712.12.

Description		Amount
Labor		**$0.00**
Parts		**$6,712.12**
	Subtotal	**$6,712.12**
	Total	**$6,712.12**

ACH Transaction Information

Payment ID: 185907609

Debit Information

Payer Name	Originating Bank Account	Bank	Funds Requested	Clearing Origina...	Clearing ODFI	Amount	Transaction Date	Trace Number
[redacted] Inc	5030	CAPITAL ONE CHECKING	08/28/2025 20:53:14	2	Key Bank	[redacted]650.00	08/28/2025 20:54:59	[redacted]

Credit Information

Clearing Origina...	Clearing ODFI	Funds Transmitted	Payee Name	Payee Bank Account	Bank	Amount	Transaction Date	Trace Number
2	Key Bank	08/29/2025 18:10:22	POWER SYSTEMS ELECTRIC CORPORATION	6157	TD Bank	[redacted]650.00	08/29/2025 16:13:08	[redacted]

ACH Transaction Information

Payment ID: 185907609

Debit Information

Payer Name	Originating Bank Account	Bank	Funds Requested	Clearing Origina...	Clearing ODFI	Amount	Transaction Date	Trace Number
Americana Centre Condominium Inc	5020	CAPITAL ONE CHECKING	08/28/2025 20:33:14	2	Key Ba	2650.00	08/28/2025 20:34:09	[redacted]

Credit Information

Clearing Origina...	Clearing ODFI	Funds Transmitted	Payee Name	Payee Bank Account	Bank	Amount	Transaction Date	Trace Number
2	Key Bank	08/29/2025 08:12:02	POWER SYSTEMS ELECTRIC CORPORATION	6157	TD Bank	2650.00	08/29/2025 09:13:08	[redacted]

Docusign Envelope ID: DF1B5706-AF1A-4BDC-9A76-A90CF8D3F61A

Power Systems Electric

From | **Power Systems Electric Corp**
603-1 Dover Road
Rockville MD 20850
(301) 279-6777

Quote No. 2019996

Type	Administrative
Prepared By	M02 Dept.
Created On	07/15/2025
Valid Until	08/31/2025

Quote For | **Americana Centre Condominium c/o FirstService Residential**
Americana Centre Condominium
118 Monroe Street
Rockville MD 20850
(301) 340-7770

Description of Work

WORK ORDER STATUS REPORT

Date: 7/15/25

Attn: Renna Vohra

Company: FirstService Residential

SERVICE LOCATION & JOB INFORMATION

Property Name: Americana Center Condominium

Address: 118 Monroe Street

City & State: Rockville, MD

PSEC Job #: 41652096

Date and Time Received: 6/17/25 @ 8:33pm

Customer Provided PO#: N/A

Current Cost to Date: $1,520.00

Description of work performed:

1. PSE electrician was dispatched for emergency service on 6/17/25 to investigate reported loss of power to (3) buildings. Upon arrival, tech found loss of B and C phase on emergency panel in building 118. Tech unable to locate the fault at night. Ran a temp out of the 120/208 panel in the same room to temporarily back feed both the emergency lighting circuit and fire alarm panel. Tech to return in further troubleshoot the loss of power.
2. PSE electrician returned to site on 6/23/25 to further investigate and locate circuit wiring. Tech located the trough containing the feed from MDP as well as the conduit feeding out to 112. Tech tested voltage at trough and found proper voltage on all 3 conductors feeding in to and out of the trough. Used a locator to identify the path of the buried conduit, No addition boxes found. Determined the circuit is damaged underground. Tech tested voltage at disconnect at 112 and found voltage on 2 of the 3 conductors feeding into the disconnect. Gathered the needed info to re feed the emergency panels.

Additional Cost not to exceed for Completion: $12,650.00

Description of work remaining:

1. From the front left corner of 118 Monroe perform an underground bore of approx. 120 feet to the front of the breezeway between building 112 & building 114 and install a new 1" HDPE conduit under the roadway and sidewalks.
2. Provide and install an inground splice box for each end of the new underground conduit and pour pea gravel below and around each box to prevent settling/sinking and prevent water building up around the splicing.

3. From the inground spice box in front of building 112/114, install approx. 60 feet of surface mounted 3/4" EMT conduit over and into the associated electrical room.
4. From the inground spice box in front of building 118, install approx. 20 feet of surface mounted 3/4" EMT conduit into the main electrical room.
5. Provide and install #10 THHN conductors for a 3-phase 30 amp 277/480 volt circuit in the new pipe between buildings.
6. Disconnect the existing temporary wiring in building 112.
7. Terminate the new 3-phase 30 amp 277/480 volt circuit in both rooms and test for proper operation.

Notes & Exclusions:

1. Our price is based on having access to the properties as needed to maintain job progress.
2. Our price is based on performing this installation without an established ground frost line of ground freeze.
3. Our price does not include repairs (if any) to the existing circuit wiring.
4. Price includes necessary trenching, wiring, conduit, back-fill, applying of seed in the trench, compression tamping, re-raking trench line, grading top of compacted trench line and applying second layer of grass seed with straw coverage or mulching as needed. Final restoration, if any, of grass sod, landscaped planting areas, concrete driveway coating, asphalt roadway coating has not been included in this quotation.
5. The proposed method of underground cable installation includes protective conduit with a 5 year limited warranty against failure or ground faults due to workmanship, defects, or faulty installation. Warranty does not cover settling of soil or other causes beyond our control. The proposed method of installation protects the below grade cable from nicks or sheath penetrations common in direct burial cable.

Thank you for the opportunity to be of service.

Mike Moretti - Service Manager - MD

Representing Power Systems Electric Corporation

PLEASE ELECTONICALLY APPROVAL THIS FORM BY CLICKING THE GREEN APPROVE BUTTON IN THE TOP RIGHT CORNER OR YOU MAY PRINT, SIGN AND RETURN THIS FORM VIA EMAIL AS AUTHORIZATION TO PROCEED. WORK SHALL COMMENCE UPON RECEIPT OF SIGNED OR ELECTRONIC AUTHORIZATION.

Terms: 1/3 Deposit Required & Progressive Billing at the Discretion of PSEC, Net Due Upon Receipt of Invoice.

I/we accept the above quotation including terms and conditions on back of quotation. A late payment charge of 2% per month (24% per year) will be charged on all invoices over 30 days.

Services to be completed

[Electrical Panel] Location - Building

1) From the front left corner of 118 Monroe perform an underground bore of approx. 120 feet to the front of the breezeway between building 112 & building 114 and install a new 1" HDPE conduit under the roadway and sidewalks.
2) Provide and install an inground splice box for each end of the new underground conduit and pour pea gravel below and around each box to prevent settling/sinking and prevent water building up around the splicing.
3) From the inground spice box in front of building 112/114, install approx. 60 feet of surface mounted 3/4" EMT conduit over and into the associated electrical room.
4) From the inground spice box in front of building 118, install approx. 20 feet of surface mounted 3/4" EMT conduit into the main electrical room.
5) Provide and install #10 THHN conductors for a 3-phase 30 amp 277/480 volt circuit in the new pipe between buildings.
6) Disconnect the existing temporary wiring in building 112.
7) Terminate the new 3-phase 30 amp 277/480 volt circuit in both rooms and test for proper operation.

GRAND TOTAL **$12,650.00**

Terms and Conditions

TERMS AND CONDITIONS

1. Power Systems Electric Corporation **(PSEC)** is not responsible for any charges that could be made by the Utility Company in connection with this work. Customer will pay such charges, if any, directly to the appropriate Utility Company. Any special arrangements for appointments should be made directly between the

Customer and the Utility Company. Therefore, payment of our invoice (s) shall not be delayed due to unfinished work related to Utility Company. Our contract shall be considered complete and final payment (s) and/or outstanding balances are due upon final electrical inspection of work. Final payment (s) shall not be withheld pending the Power Company scheduling of new service or connections.

2. PSEC is not responsible for restoration of any plaster, decorations, landscaping, grass area, blacktop, concrete or other materials, if any, damaged by us because of this installation or work.

3. Underground cable work and excavations if applicable and indicated in scope of work text; price includes necessary trench, back fill and grass seed with straw cover. However, final restoration of disturbed areas, if any, is not included in this scope of work.

4. Underground excavations; scope of work does not include excavation or removal of rock, if any. Additional charges will apply for work that involves excavation or removal of rock and customer agrees to any such additional charges.

5. In the event the party **(PSEC)** entitled to payments due under this agreement does not receive such payments when due, the party **(PSEC)** entitled to payment may terminate this agreement upon 10 days written notice. Such termination shall cause all amounts due or to become due under this Agreement to be immediately payable without further demand or notice, and the party **(PSEC)** entitled to payment may reduce such debt to judgment. Additionally, **Customer** understands and agrees to pay any reasonable costs incurred by **PSEC** in connection withenforcement of its rights and remedies, including, but not limited toreasonable attorneys fees, other collection costs plus interest on overdue amounts at the highest rate allowed by law.

6. This contract is based on **PSEC** installing the scope of work without changes. If **Customer** makes changes, we reserve the right to invoice the **Customer** for the entire installation on a time and materials basis and **Customer** agrees to pay such invoice.

7. The scope of work and contract is based on **PSEC** making the installation during normal **PSEC** working hours (Monday through Friday, 7:30 AM 4:00 PM), if **Customer** selects or desires work to be done at others times, it is understood and agreed by **Customer** that additional overtime charges may apply.

8. Customer understands and agrees that the scope of work is based on **PSEC** making the installation without waiting, should the **Customer** hold up mechanics in their work or cause them to lose time by waiting, the **Customer** is to pay for such time lost.

9. This contract is made directly between **PSEC** and the **Customer**. We therefore look directly to the **Customer** for prompt payment; hence, payment of our invoice (s) shall not be delayed pending payments to **Customer** by third parties, insurance company, etc.

10. Materials supplied by **PSEC** and delivered to and/or stored on the job site become the responsibility of the **Customer** or **Owner(s)** of that property, and/or the managing agent/company.

11. Materials and equipment, unless indicated otherwise on the front of this contract and approved by **PSEC** in writing, may become the property of **PSEC** in the event of **Customer** default in payment to **PSEC**.

12. Attention to the terms and conditions are printed on the front of this contract/quotation and it is **Customers** responsibility to read and understand same before signing contract, failure of **Customer**, or person signing contract in behalf of **Customer,** to read same will not release them from full compliance with all the terms and conditions.

13. PSEC IS NOT AN INSURER: DISCLAIMER OF WARRANTIES LIMITED LIABILITY

13a.Customer agrees and understands; that **PSEC** shall maintain general liability, vehicle and workman's compensation insurance in force for **PSEC** employees and work as preformed by **PSEC**; that **PSEC** is not an insurer and that insurance, if any, covering customers property, personal injury, including death, and real or personal property loss or damage in, about or to the premises shall be obtained by the **Customer**; that **PSEC MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**; that the equipment or services are designed as improvements, but not to eliminate certain risks or loss and that the dollar amounts charged by **PSEC** are not sufficient to warrant or guarantee that no loss or damage will occur; that **PSEC** is not liable for any loss or damage which may occur even if due to the active or passive, joint or several negligence of **PSEC**, its agents, servants, employees, suppliers or sub-contractors. Any claim brought in product or strict liability and/or breach of warranty express or implied, and/or breach of contract express or implied, notwithstanding the above provisions, should there arise any liability on the part of **PSEC**. Such liability shall be limited to the maximum sum of $2000.00, regardless of whether any loss or damage was caused by or contributed to by any conduct, act, or omission of **PSE**, its agents, servants, or employees, and this liability shall be exclusive. Some states do not allow the limitation or exclusion of incidental or consequential damages or limitation or exclusion of implied warranties; therefore, the above limitations or exclusions may not apply.

13b. LEGAL LIABILITY LIMITATIONS: It is expressly understood and agreed between the client and PSE that in the event of any allegation(s) by the client of any breach of contract, breach of duty, error or omission against PSE, its officers, directors, employees, agents and/or contractors, the assertion of a claim arising from said allegation(s) shall be against PSE. Under no circumstances shall the client assert any allegation against an individual officer, director, employee, agent and/or contractor in any individual capacity. The remedy for any and all claims is expressly limited to PSE in its corporate capacity.

14. PSEC shall perform this scope of work in accordance to National Electric Code Requirements, in a quality and workman like manner.

15. THIS Agreement shall be deemed to have been in Rockville, Maryland and shall be governed by the laws of the State of Maryland. Any action commenced against **PSEC** arising out of this Agreement or any of their services shall be commenced in Montgomery County, MD. The parties expressly waive jury-by-jury trial. No suit or action shall be brought against **PSEC** more than one (1) year after the accrual of the cause of action therefore.

16. THIS Agreement and quotation contains the full understanding of the parties and can be modified only in writing and signed by the parties.

17. Power Systems Electric Corporation, for purposes of this contract shall be known as and referred to as **PSEC.**

18. AUTHORITY: The person signing this contract warrants that they have the authority to sign as, or on behalf of, the client for whom or for whose benefit the PSE services are rendered.

3/01, 7/01, 12/03,9/05, 05/06

By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

Name: Debbie Jackson Date: 7/24/2025

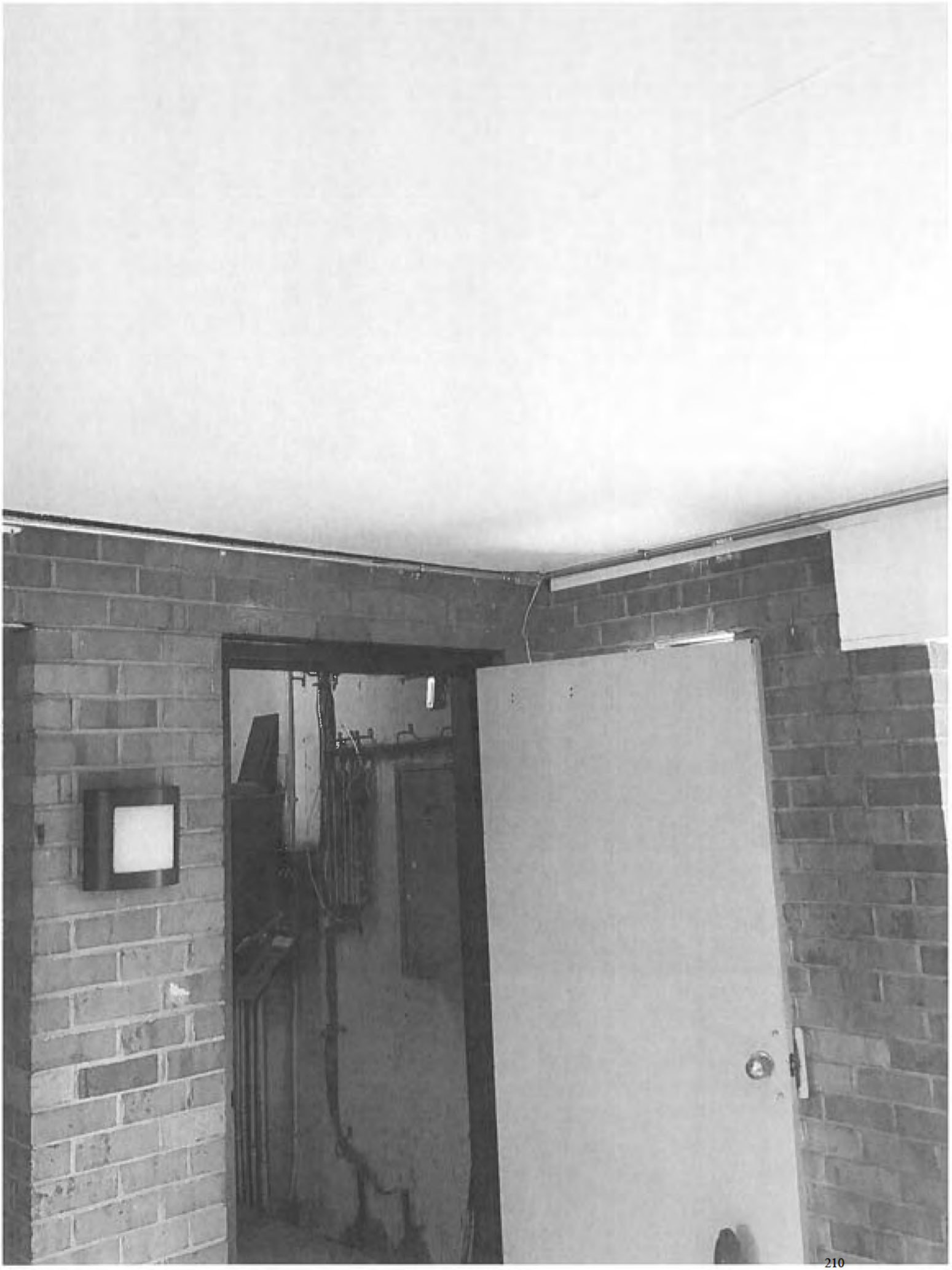
Signature: Signed by: Debbie Jackson F6D1695882454AA



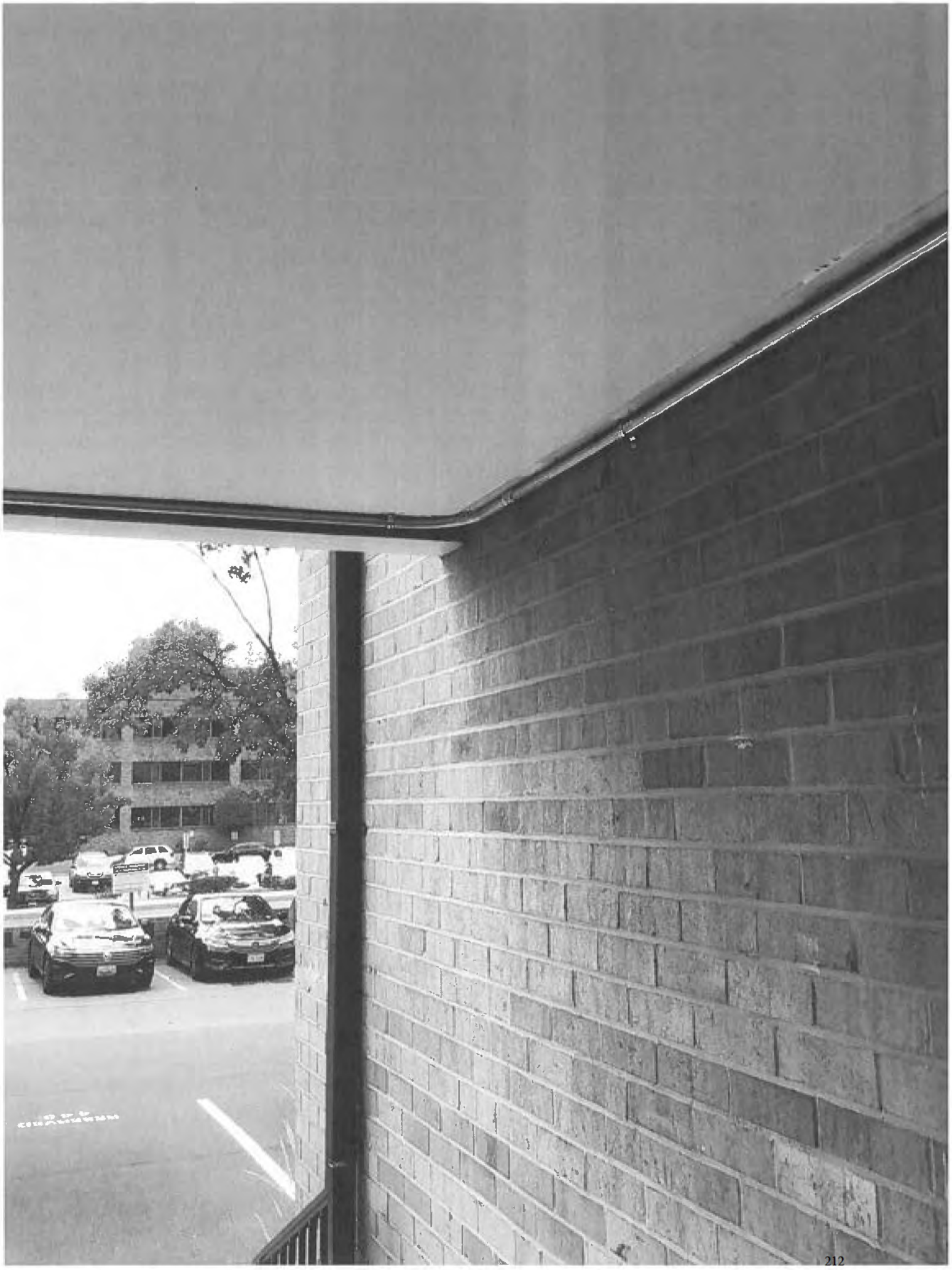
















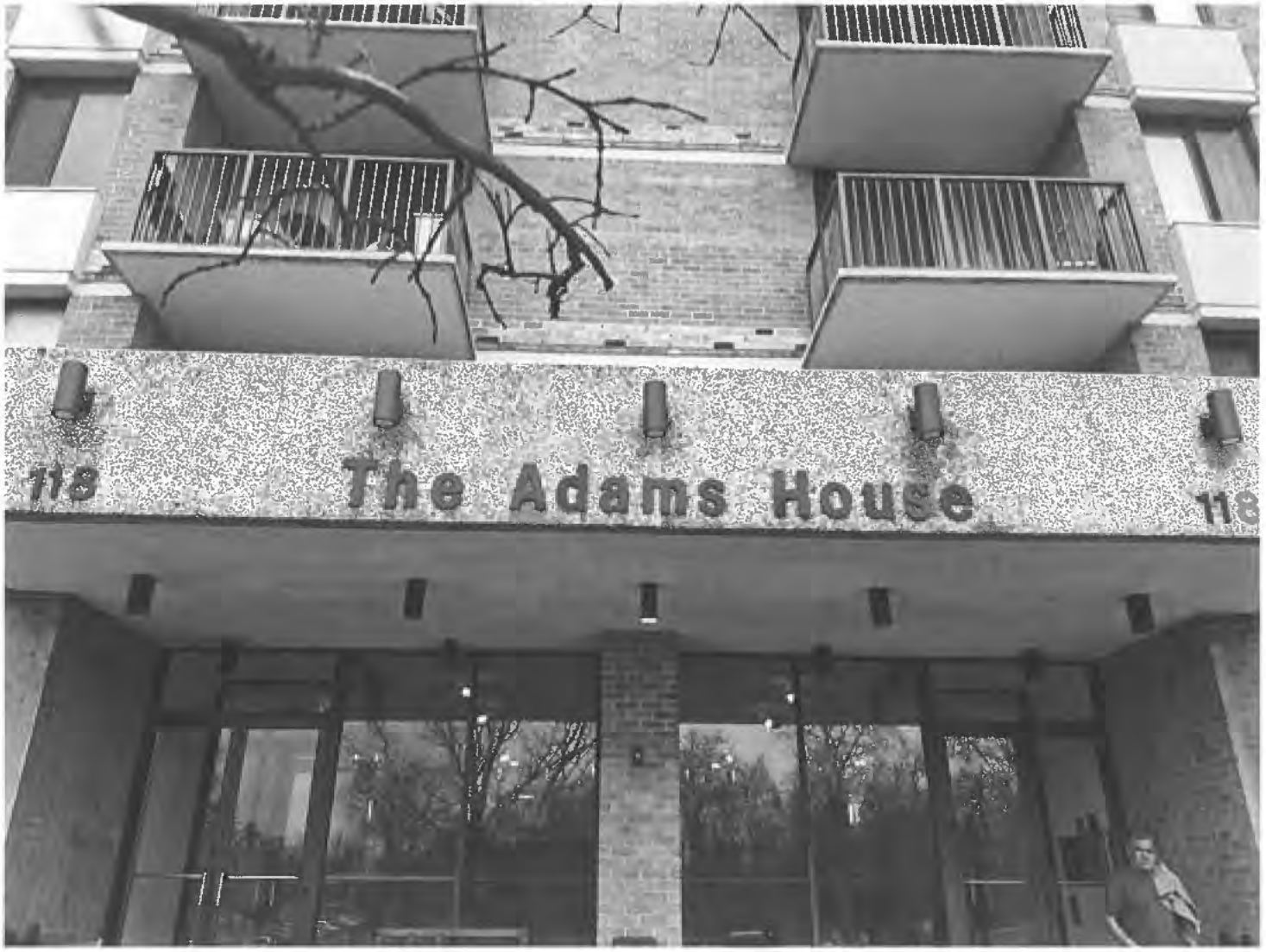






NEW MARQUE
LIGHTS
Bldg 4

New Marquee Lights Bldg '18


118
The Adams House


Hilton Hotel

HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

DIVINE DOOR AND LOCK LLC - $25,278.87

Divine Door and Lock were contracted to replace the exterior loading dock doors and the trash room doors for both high-rise buildings, ensuring that all new doors met the required NFPA fire-rating standards. Additionally, Divine Door and Lock installed new metal fire-rated doors for the sprinkler room located in the garage.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
346	DIVINE DOOR AND LOCK LLC	10/14/2025	Americana Centre (R0650)	$5,563.94
345	DIVINE DOOR AND LOCK LLC	10/14/2025	Americana Centre (R0650)	$5,563.94
312	DIVINE DOOR AND LOCK LLC	10/2/2025	Americana Centre (R0650)	$5,305.05
382	DIVINE DOOR AND LOCK LLC	10/17/2025	Americana Centre (R0650)	$3,540.89
311	DIVINE DOOR AND LOCK LLC	8/28/2025	Americana Centre (R0650)	$5,305.05
			TOTAL	**$25,278.87**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
DIVINE DOOR AND LOCK LLC (Active)									
663867	R	390	02/19/2026	[redacted]			1,986.20	1,986.20	00.00
		01/08/2026	01/08/2026		None				
R0650 Americana Cent			Yes		Building R & M		1,986.20	1,986.20	00.00
			Checks: 39047		cpr1	02/19/2026		1,986.20	
647271	R	346	12/18/2025				5,563.94	5,563.94	00.00
		10/14/2025	10/14/2025		None				
R0650 Americana Cent			Yes		Exterior Loading Dock Doors		5,563.94	5,563.94	00.00
			Checks: 38930		cpr1	12/18/2025		5,563.94	
647270	R	345	12/18/2025				5,563.94	5,563.94	00.00
		10/14/2025	10/14/2025		None				
R0650 Americana Cent			Yes		Exterior Loading Dock Doors		5,563.94	5,563.94	00.00
			Checks: 38930		cpr1	12/18/2025		5,563.94	
643777	R	382	12/09/2025				3,540.89	3,540.89	00.00
		10/17/2025	10/17/2025		None				
R0650 Americana Cent			Yes		Building R & M		3,540.89	3,540.89	00.00
			Checks: 38914		cpr1	12/09/2025		3,540.89	
631473	R	365	10/28/2025				235.00	235.00	00.00
		10/23/2025	10/23/2025		None				
R0650 Americana Cent			Yes		Building R & M		235.00	235.00	00.00
			Checks: 38824		cpr1	10/28/2025		235.00	
629503	R	312	10/21/2025				5,305.05	5,305.05	00.00
		10/02/2025	10/02/2025		None				
R0650 Americana Cent			Yes		Exterior Trash Room Doors		5,305.05	5,305.05	00.00
			Checks: 38811		cpr1	10/21/2025		5,305.05	
629502	R	311	10/21/2025				5,305.05	5,305.05	00.00
		08/28/2025	08/28/2025		None				
R0650 Americana Cent			Yes		Exterior Trash Room Doors		5,305.05	5,305.05	00.00
			Checks: 38811		cpr1	10/21/2025		5,305.05	
605513	R	303	07/31/2025				1,445.50	1,445.50	00.00
		06/12/2025	06/12/2025		None				
R0650 Americana Cent			Yes		Building R & M		1,445.50	1,445.50	00.00
			Checks: 38656		cpr1	07/31/2025		1,445.50	
Vendor Totals			Invoices:				28,945.57		00.00
			Credits:					00.00	
			Checks:					28,945.57	

Total-$ 25,278.87

Divine
Door & Lock LLC
Po Box 1211
Laurel, MD 20725
301-701-1717

#346
Job Invoice

DATE ORDERED: Oct. 14, 2025	ORDER TAKEN BY: Ericks, Perla
PHONE NO.	CUSTOMER ORDER #: 00346
JOB LOCATION: @ Same Bldg 4 Loading Dock	
JOB PHONE: 301-340-7770	STARTING DATE: Dec 9, 2025
TERMS: Net 30 Days	

SOLD TO
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850
Attn: Reena Vohra

QTY.	MATERIAL	UNIT	AMOUNT
1	Pair of Hollow Metal 18 gauge		
	Doors, Modified to fit opening		
	Galvanized, prime coated, Flush		
	w/astragal & vision kit		
6	Ball Bearing NRP Hinges		
2	Mechanical Flushbolts		
2	1" Slidebolts		
2	Rain drip brush sweeps		
2	Standard Brush sweeps		
1	Heavy Duty Door Closer		
1	Grade 1 commercial style Lever		
1	Latch Protector		
1	Armored Door loop/ wire transfer		
	TOTAL MATERIALS	4,036	74

DESCRIPTION OF WORK
Remove & Dispose of old and damaged doors
Install new doors and all related hardware listed

MISCELLANEOUS CHARGES

TOTAL MISCELLANEOUS

LABOR	HRS.	RATE	AMOUNT
Service call			
Labor			
TOTAL LABOR			1285 00

WORK ORDERED: Reena Vohra
DATE ORDERED: October 14, 2025
DATE COMPLETED: December 12 2025

CUSTOMER APPROVAL SIGNATURE _____

AUTHORIZED SIGNATURE _____

TOTAL LABOR	1285 00
TOTAL MATERIALS	4,036 74
TOTAL MISCELLANEOUS	—
SUBTOTAL	5,321 74
TAX	242 25
GRAND TOTAL	5563 99

A-2817-3817 / T-3856 10-11

Cleared Check Image



AvidXchange Inc.
PO Box 35090
Charlotte, NC 28235
704-653-7851

Please post payment for:
Ansel Point Centre Condominium, Inc.
Residential - Northeast
Payment ID: 39365
Payment delivered by AvidPay Ch Payment

CHECK NO. 7225151546

VOID: Please review check stub for payment application

DATE: 12/10/2025

AMOUNT: $********11,127.68

PAY: Eleven Thousand One Hundred Twenty Seven And 68/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF: DIVINE DOOR AND LOCK LLC
304 MARGANZA S
LAUREL, MD 20724-2408

PLEASE SIGN ON THE SIGNATURE LINE

⑈7225151546⑈ ⑆041001039⑆ 359681700951⑈

PAY TO THE ORDER OF
DIVINE DOOR AND LOCK LLC
304 MARGANZA S
LAUREL, MD 20724-2408



Divine
Door & Lock LLC

Po Box 1211
Laurel, MD 20725
301-701-1717

#345
Job Invoice

DATE ORDERED	ORDER TAKEN BY
Oct 14, 2025	Erik S. Peck
PHONE NO. [redacted]	CUSTOMER ORDER # 00345

SOLD TO
American Centre Condominium
118 Monroe Street
Rockville, MD 20850
Attn: Reena Vohra

JOB LOCATION
@ Same Bldg 118 Loading Dock
JOB PHONE 301-340-7770
STARTING DATE Dec 9, 2025
TERMS Net 30 Days

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
1	Pair of Hollow Metal 18gauge		-	Remove & Dispose of old/damaged door
	Doors; Modified to fit opening,		-	Install new doors and all
	Galvanized Prime Coated, Flush			related hardware listed
	w/astragal & Vision kit			
6	Ball Bearing NRP Hinges			
2	Manual Flushbolts			
2	HD Slide bolts			
2	Roundrip Brush sweeps			MISCELLANEOUS CHARGES
2	Standard Bash sweeps			
1	HD Door Closer Alum			
1	Garnett / Commercial Style Cover			
1	Latch Protector			
1	Armored Door Peephole viewer			
				TOTAL MISCELLANEOUS
				LABOR / HRS. / RATE / AMOUNT
			-	Service Call
			-	Labor
	TOTAL MATERIALS		4,036 74	TOTAL LABOR 1,285

WORK ORDERED	Reena Vohra
DATE ORDERED	October 14, 2025
DATE COMPLETED	December 12, 2025

TOTAL LABOR	1,285
TOTAL MATERIALS	4,036 7
TOTAL MISCELLANEOUS	—
SUBTOTAL	5,321 7
TAX	242 2
GRAND TOTAL	5,563 9

CUSTOMER APPROVAL SIGNATURE _____

AUTHORIZED SIGNATURE _____

A-2817-3817 / T-3866 10-11

Cleared Check Image



Avid Exchange, Inc.
PO Box 31095
Charlotte, NC 28236
704-626-7891

Please post payment for:
Arrowhead Centre Condominium, Inc.
FirstService Residential - Northeast
Payment ID: 30103
Payment delivered by AvidPay Bill Payment

CHECK NO. 7225151544

DATE	AMOUNT
12/10/2025	$*******11,127.68

VOID Thank you for choosing AvidPay

PAY Eleven Thousand One Hundred Twenty Seven And 68/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF DIVINE DOOR AND LOCK LLC
30 MARGANZA S
LAUREL, MD 20724-2408

AUTHORIZED SIGNATURE

"7225151544" :054100010390: 3598817009511"

PAY TO THE ORDER OF
BANK OF AMERICA
LAUREL MD 207074810
FOR DEPOSIT ONLY
DIVINE DOOR AND LOCK LLC
[illegible]



Divine
Door & Lock LLC

Po Box 1211
Laurel, MD 20725
301-701-1717

#312

Job Invoice

DATE ORDERED: August 28, 2025
ORDER TAKEN BY: Erick S. Perla
PHONE NO: [redacted]
CUSTOMER ORDER #: 00312

SOLD TO:
Americana Centre Condominium
118 Monroe Street
Rockville MD 20850
Attn: Reena Vohra

JOB LOCATION: @ Same Building 4 Trash Room
JOB PHONE: 301-340-7770
STARTING DATE: October 2, 2025
TERMS: Net 30 Days

QTY.	MATERIAL	UNIT	AMOUNT
1	Hollow Metal Frame &		
	Double Door Package		
	Fire Rating 90 Minutes		
	Flush with Astragal		
6	Ball Bearing Hinges		
2	Automatic Flush Bolts		
2	DOOR Closers Alum.		
1	Commercial Grade Lever		
	Handle Full Chrome		
2	Alum Door sweeps brush		
	TOTAL MATERIALS	3,226	46

DESCRIPTION OF WORK

Remove & Dispose of customers damaged Frame & DOORS
Install new Frame & Doors
Instal new DOOR closers, Lever Handle, sweeps and Automatic Flushbolts.

MISCELLANEOUS CHARGES

TOTAL MISCELLANEOUS

LABOR	HRS.	RATE	AMOUNT
Service call Labor			
TOTAL LABOR			1885 00

WORK ORDERED: Reena Vohra
DATE ORDERED: August 28, 2025
DATE COMPLETED: October 2, 2025

CUSTOMER APPROVAL SIGNATURE

AUTHORIZED SIGNATURE

TOTAL LABOR	1,885 00
TOTAL MATERIALS	3226 46
TOTAL MISCELLANEOUS	—
SUBTOTAL	5,111 46
TAX	193 54
GRAND TOTAL	5,305 00

A-2817-3817 / T-3866

10-11

Cleared Check Image



AvidExchange, Inc.
PO Box 35045
Charlotte, NC 28235
704 653 7891

Please post payment for:
Aerotherm Service Corporation, Inc
Full Service Residential - Non Prem
Payment ID: 30091
Payment delivered by AvidPay Bill Payment

CHECK NO 7224182101
PayBack National Association 6-163 410

DATE	AMOUNT
10/21/2025	$*******10,610.10

VOID

PAY Ten Thousand Six Hundred Ten And 10/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
DIVINE DOOR AND LOCK LLC
334 MARGANZA S
LAUREL, MD 20724-2406

AUTHORIZED SIGNATURE

⑈7224182101⑈ ⑆041000039⑆ 35968170095 1⑈

PAY TO THE ORDER OF
DIVINE DOOR AND LOCK LLC
FOR DEPOSIT ONLY
BANK OF AMERICA
LAUREL, MD 20707-4810



Divine
Door & Lock LLC

Po Box 1211
Laurel, MD 20725
301-701-1717

#311

Job Invoice

DATE ORDERED: August 28, 2025	ORDER TAKEN BY: Enrico S. Pulo
PHONE NO.: [redacted]	CUSTOMER ORDER #: 00311
JOB LOCATION: @Same Building 118 Trash room	
JOB PHONE: 301-340-7770	STARTING DATE: October 10, 2025
TERMS: Net 30 Days	

SOLD TO:
Americana Centre Condominium
118 Monroe Street
Rockville, MD 20850
Attn: Reena Vohra

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
1	Hollow Metal Frame &			Remove & Dispose of customers
	Double Door Package			damaged Frame & Doors
	Fire Rated 90 Minutes			Install new Frame & Doors
	Flush with Astragal			Install new door closers, Lever
6	Ball Bearing Hinges			Handle, sweep and Aluminum
2	Automatic Flush Bolts			Flushbolts.
2	Door Closers Alum			
1	Commercial Grade Lever			
	Handle Dull Chrome			
2	Alum Door sweeps Brush			
	TOTAL MATERIALS		3,226 46	

MISCELLANEOUS CHARGES	
TOTAL MISCELLANEOUS	

LABOR	HRS.	RATE	AMOUNT
service call			
Labor			
TOTAL LABOR			1685 0

WORK ORDERED: Reena Vohra	
DATE ORDERED: August 28, 2025	
DATE COMPLETED: October 10, 2025	

TOTAL LABOR	1,885 0
TOTAL MATERIALS	3,226 4
TOTAL MISCELLANEOUS	—
SUBTOTAL	5,111 4
TAX	193 5
GRAND TOTAL	5,305 0

CUSTOMER APPROVAL SIGNATURE _____

AUTHORIZED SIGNATURE _____

Cleared Check Image



Divine
Door & Lock LLC
Po Box 1211
Laurel, MD 20725
301-701-1717

#382

Job Invoice

DATE ORDERED: Oct. 17, 2025
ORDER TAKEN BY: Erick S. Peña
PHONE NO.: [redacted]
CUSTOMER ORDER #: 00382
JOB LOCATION: @ Same Building 11B Pump Room
JOB PHONE: 301-340-7770
STARTING DATE: November 12 202
TERMS: Net 30 Days

SOLD TO
Americana Centre Condominium
1K6 Monroe Street
Rockville, MD 20850
Attn: Reena Vohra

QTY	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
1	Hollow Metal UL Listed Fire Frame & Door LH w/ agl. Prep and closer Re-enforced.			- Install new Frame & Door packag on Pump Room - Install existing Lever handle - Install new brush sweep - Bondo screws and caulk Perimeter of Frame - Install new Closer
3	Ball Bearing NRP Hinges 4.5 x 4.5-26D			
1	Alum Brush Sweep			

MISCELLANEOUS CHARGES

- New Surface Mount Closer Alum Finish (NOTE: Installation charged in proposed price already)	197.5
TOTAL MISCELLANEOUS	197 5

LABOR	HRS.	RATE	AMOUNT
- Service call	1	[illegible]	85 ca
- Labor 2 Men	8		1200 00
TOTAL LABOR			1285 0

TOTAL MATERIALS: 1,930 70

WORK ORDERED: Reena Vohra
DATE ORDERED: October 17, 2025
DATE COMPLETED: November 25, 2025

TOTAL LABOR	1285 0
TOTAL MATERIALS	1930 7
TOTAL MISCELLANEOUS	197 5
SUBTOTAL	3,413 2
TAX	127 6
GRAND TOTAL	3,540 89

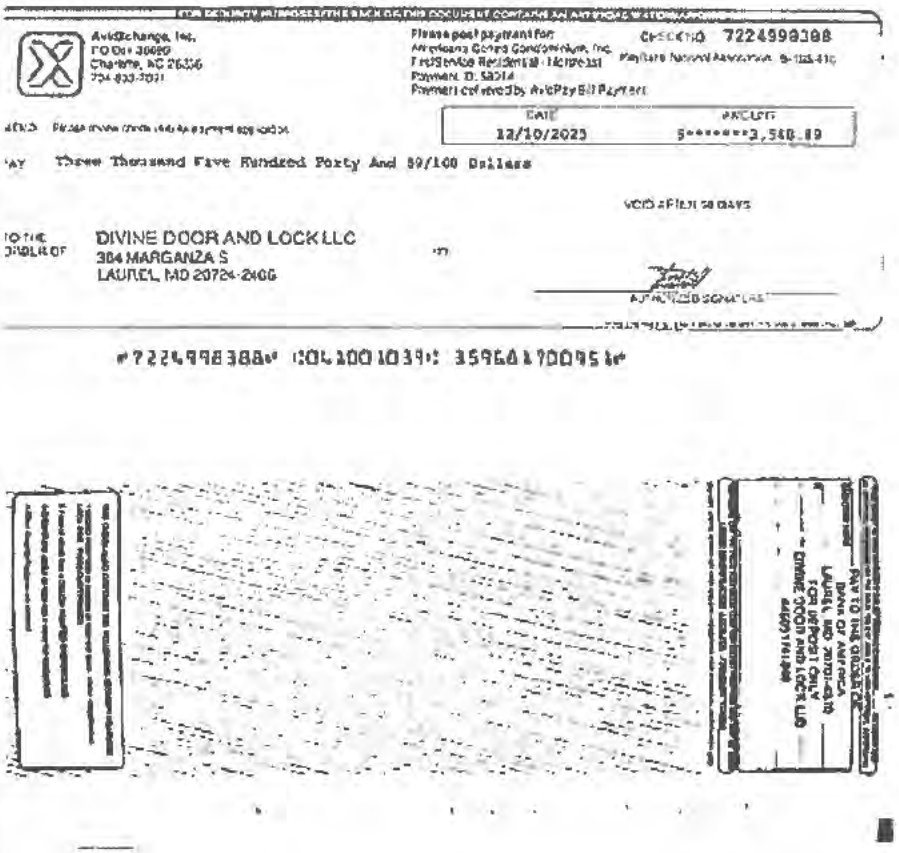
CUSTOMER APPROVAL SIGNATURE _____

AUTHORIZED SIGNATURE _____

A-2817-3817 / T-3866

10-11

Cleared Check Image



AvidExchange, Inc.
PO Box 30089
Charlotte, NC 28230
704-653-7021

Please post payment for:
Arrowpoint Gates Condominium, Inc.
FirstService Residential - Maryland
Payment ID: 58014
Payment delivered by AvidPay Bill Payment

CHECK NO 7224998388
Mayflower National Association

DATE
12/10/2025

AMOUNT
$**********3,540.89

PAY Three Thousand Five Hundred Forty And 89/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
DIVINE DOOR AND LOCK LLC
384 MARGANZA S
LAUREL, MD 20724-2406

AUTHORIZED SIGNATURE

⑈7224998388⑈ ⑆054100103⑆ 3596819009516⑈

DIVINE DOOR AND LOCK LLC
384 MARGANZA S
LAUREL, MD 20724-2406

PAY TO THE ORDER OF
$3,540.89
Three Thousand Five Hundred Forty And 89/100 Dollars

Arrowpoint Gates Condominium, Inc.
Payment ID: 58014

DETACH THIS STUB BEFORE DEPOSITING CHECK

Proposal



Divine
Door & Lock LLC

Po Box 1211
Laurel, MD 20725
301-701-1717

PROPOSAL SUBMITTED TO: Americana Centre Condominium	JOB NAME Loading Dock Doors	JOB # 00346
118 Monroe Street, # 106	JOB LOCATION (IF DIFFERENT) @ Same Bldg. 4	
Rockville, MD 20850	DATE September 9, 2025	PHONE # 301-340-7770
Attn: Jim Palmer / Chief Engineer	EMAIL [redacted]	

We hereby submit specifications and estimates for: Replacing the loading dock doors. Furnishing all labor, tools/ equipment, supervision and any other services required but not limited to the following:

SCOPE OF WORK: Remove and dispose of customers damaged doors. Install new doors and all related hardware listed below. We will install new door closer, lever handle lock, hinges, flushbolts, slidebolts for extra hold on inactive door, door sweeps and latch protector. We will also install a new wire transfer armored door loop for the electrical wire which provides power to the electric strike. The existing strike will be the only material that will be reused.

NOTE: Doors are prime coated gray. Final paint color to be done by others.

Supply and Install The Following:

- (1X) - Pair of Hollow Metal Doors Modified to fit opening, Galv Prime Painted, Flush / Astragal / Vision Kit
- (6X) - Ball Bearing Hinges - (2X) - Manual Flush Bolts - (2X) - HD Slide Bolts - (4X) - Sweeps
- (1X) - HD Door Closers Alum. - (1X) - Grade 1 Commercial Style Lever - (1X) - Latch Protector
- (1X) - Armored Door Loop/Wire Transfer

NOTE: Safety measures will be in place and work area kept clean at all times. All work to must be performed during regular business hours: Mon - Sat, 8am - 5pm. Additional work/service provided other than the above, to be billed on a separate invoice.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 5,563.94 Five Thousand Five Hundred Sixty Three 94/100 Dollars

with payments to be made as follows: NET 30 DAYS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted — *Erick S. Perla*

Note — this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance Board Approved on 09/24/25 at BOD Meeting

Signature Reena Vohra

A-NC3919 / T-3858 09-11

Proposal

Divine
Door & Lock LLC
Po Box 1211
Laurel, MD 20725
301-701-1717

PROPOSAL SUBMITTED TO: Americana Centre Condominium	JOB NAME Loading Dock Doors	JOB # 00345
118 Monroe Street, # 106	JOB LOCATION (IF DIFFERENT) @ Same Bldg.118	
Rockville, MD 20850	DATE September 9, 2025	PHONE # 301-340-7770
Attn: Jim Palmer / Chief Engineer	EMAIL [redacted]	

We hereby submit specifications and estimates for: Replacing the loading dock doors. Furnishing all labor, tools/ equipment, supervision and any other services required but not limited to the following:

SCOPE OF WORK: Remove and dispose of customers damaged doors. Install new doors and all related hardware listed below. We will install new door closer, lever handle lock, hinges, flushbolts, slidebolts for extra hold on inactive door, door sweeps and latch protector. We will also install a new wire transfer armored door loop for the electrical wire which provides power to the electric strike. The existing strike will be the only material that will be reused.

NOTE: Doors are prime coated gray. Final paint color to be done by others.

Supply and Install The Following:

- (1X) - Pair of Hollow Metal Doors Modified to fit opening, Galv Prime Painted, Flush / Astragal / Vision Kit
- (6X) - Ball Bearing Hinges - (2X) - Manual Flush Bolts - (2X) - HD Slide Bolts - (4X) - Sweeps
- (1X) - HD Door Closers Alum. - (1X) - Grade 1 Commercial Style Lever - (1X) - Latch Protector
- (1X) - Armored Door Loop/Wire Transfer

NOTE: Safety measures will be in place and work area kept clean at all times. All work to must be performed during regular business hours: Mon - Sat, 8am - 5pm. Additional work/service provided other than the above, to be billed on a separate invoice.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 5,563.94 Five Thousand Five Hundred Sixty Three 94/100 Dollars

with payments to be made as follows: NET 30 DAYS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted — *Erick S. Perla*

Note — this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

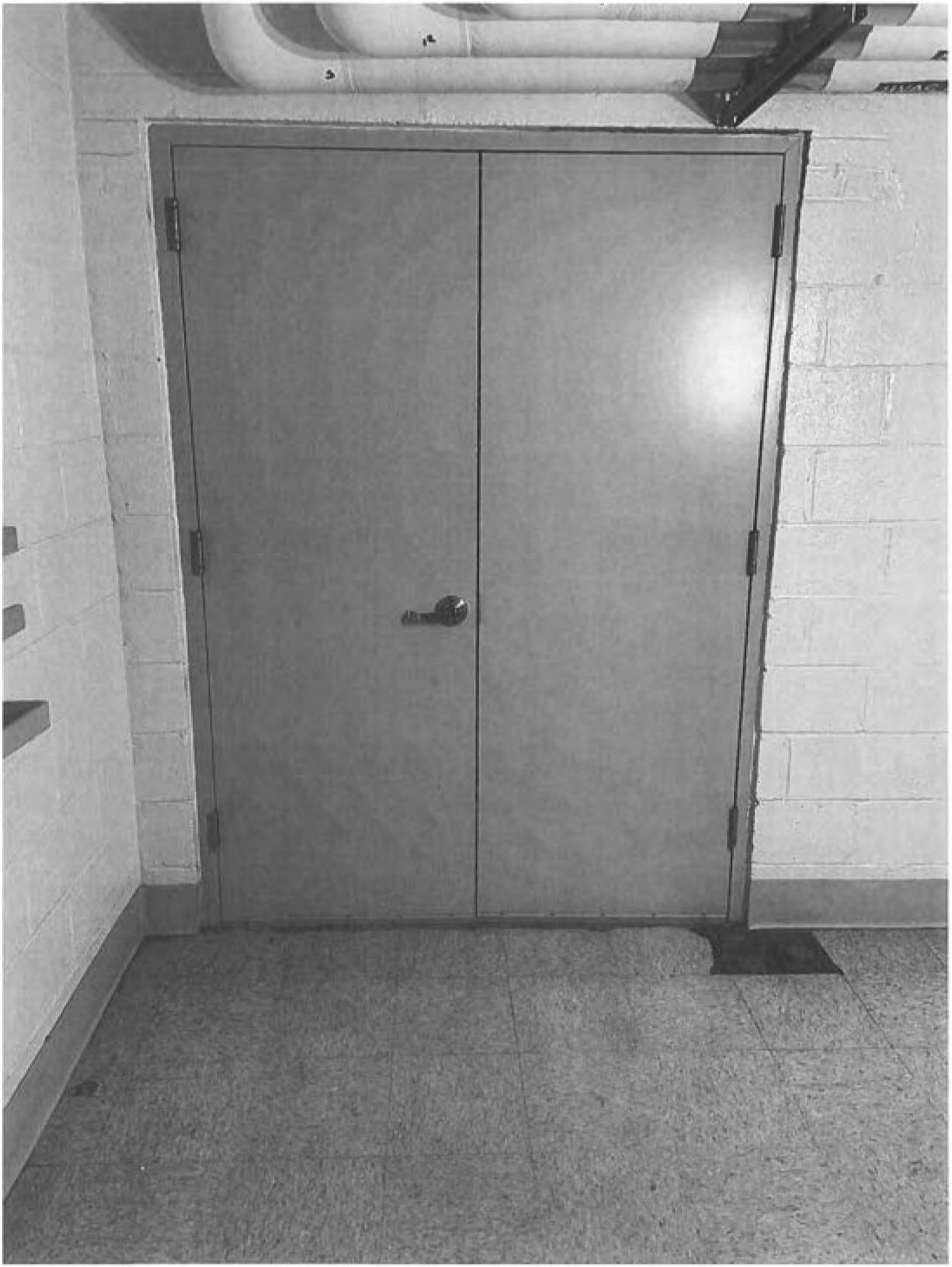
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

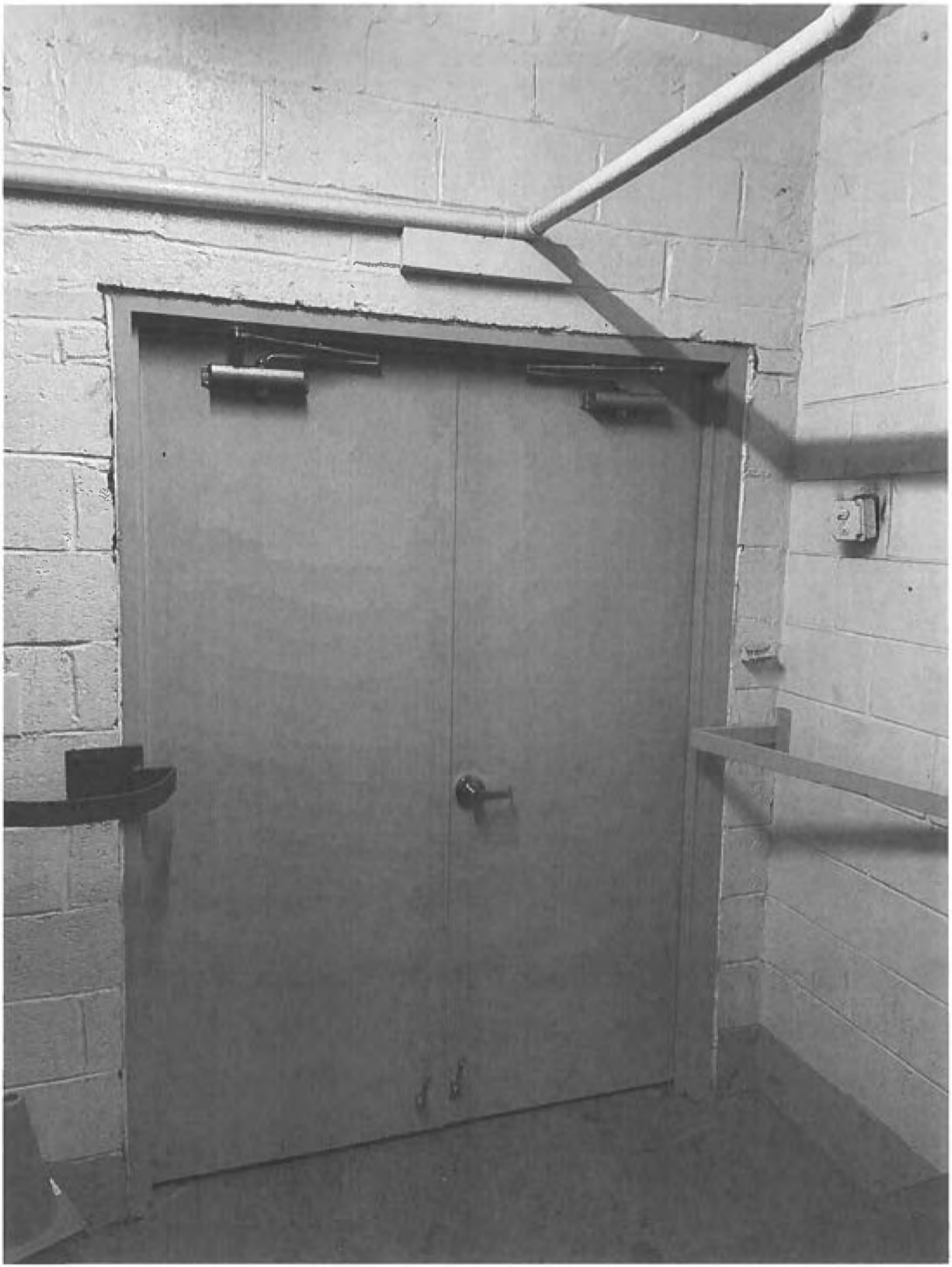
Signature _____

Date of Acceptance Board Approved on 09/24/25 at BOD Meeting

Signature Reena Vohra

A:\NC0819 / T-3850 09 11






EXIT

Proposal



Divine
Door & Lock LLC
Po Box 1211
Laurel, MD 20725
301-701-1717

PROPOSAL SUBMITTED TO: Americana Centre Condominium	JOB NAME Trash Room Frame/Doors	JOB # 00311
118 Monroe Street, # 106	JOB LOCATION (IF DIFERENT) @ Same Bldg. 118	
Rockville, MD 20850	DATE June 25, 2025	PHONE # 301-340-7770
Attn: Jim Palmer / Chief Engineer	EMAIL [redacted]	

We hereby submit specifications and estimates for: Replacing the trash room frame and doors. Furnishing all labor, tools/ equipment, supervision and any other services required but not limited to the following:

SCOPE OF WORK: Remove and dispose of customers damaged frame and doors. Install new frame and doors. Grind, bondo screws and prime where needed. Install new surface mounted door closers. Install new passage lever handle. Install new automatic flush bolts and door bottom sweeps.

NOTE: Frame and doors are prime coated gray. Final paint color to be done by others.

Supply and Install The Following:

- (1X) - Hollow Metal Frame and Double Door Package. Fire Rating for 90 Mins, Flush With Astragal.
- (6X) - Ball Bearing Hinges - (2X) - Automatic Flush Bolts - (2X) - Door Closers Alum.
- (1X) - Commercial Grade Lever Handle - (2X) - Door Sweeps Alum Brush

NOTE: Safety measures will be in place and work area kept clean at all times. All work to must be performed during regular business hours: Mon - Sat, 8am - 5pm. Additional work/service provided other than the above, to be billed on a separate invoice.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 5,305.05 Five Thousand Three Hundred Five 05/100 Dollars

with payments to be made as follows: NET 30 DAYS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Erick S. Perla

Note — this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature Reena Vohra

Date of Acceptance 8/28/2025

Signature _____

A-NC3810 / T-3880 06-11

Proposal



Divine
Door & Lock LLC
Po Box 1211
Laurel, MD 20725
301-701-1717

PROPOSAL SUBMITTED TO: Americana Centre Condominium	JOB NAME Trash Room Frame/Doors	JOB # 00311
118 Monroe Street, # 106	JOB LOCATION (IF DIFFERENT) @ Same Bldg. 118	
Rockville, MD 20850	DATE June 25, 2025	PHONE # 301-340-7770
Attn: Jim Palmer / Chief Engineer	EMAIL [redacted]	

We hereby submit specifications and estimates for: Replacing the trash room frame and doors. Furnishing all labor, tools/ equipment, supervision and any other services required but not limited to the following:

SCOPE OF WORK: Remove and dispose of customers damaged frame and doors. Install new frame and doors. Grind, bondo screws and prime where needed. Install new surface mounted door closers. Install new passage lever handle. Install new automatic flush bolts and door bottom sweeps.

NOTE: Frame and doors are prime coated gray. Final paint color to be done by others.

Supply and Install The Following:

- (1X) - Hollow Metal Frame and Double Door Package. Fire Rating for 90 Mins, Flush With Astragal.
- (6X) - Ball Bearing Hinges - (2X) - Automatic Flush Bolts - (2X) - Door Closers Alum.
- (1X) - Commercial Grade Lever Handle - (2X) - Door Sweeps Alum Brush

NOTE: Safety measures will be in place and work area kept clean at all times. All work to must be performed during regular business hours: Mon - Sat, 8am - 5pm. Additional work/service provided other than the above, to be billed on a separate invoice.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 5,305.05 Five Thousand Three Hundred Five 05/100 Dollars

with payments to be made as follows: NET 30 DAYS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted — *Erick S. Perla*

Note — this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature *Reena Vohra*

Date of Acceptance 8/28/2025

Signature

A NC3810 / Y-3850 09-11

Proposal



Divine
Door & Lock LLC
Po Box 1211
Laurel, MD 20725
301-701-1717

PROPOSAL SUBMITTED TO: Americana Centre Condominium	JOB NAME: Pump Room Frame & Door	JOB #: 00382	
118 Monroe Street, # 106	JOB LOCATION (IF DIFFERENT): @ Same Bldg 118 Pump Room		
Rockville, MD 20850	DATE: October 21, 2025	PHONE #: 301-340-7770	
Attn: Jim Palmer / Reena Vohra	EMAIL: [redacted]		

We hereby submit specifications and estimates for: The replacement of a metal Frame and Door. Furnishing all labor, tools/ equipment, supervision and any other services required but not limited to the following:

SCOPE OF WORK:

We will remove and dispose of customers damaged frame and door. Install new UL Listed Fire Frame and Door. Grind, bondo screws and prime where needed. Re-install existing surface mount door closer and existing lever handle lock. Install new rain drip sweep on door bottom. Caulk all perimeters of frame.

NOTE: Frame and doors are prime coated gray. Final paint color to be done by others.

Supply and Install The Following:

- (1x) - Hollow Metal UL Listed Fire Frame and Door Package
- (3X) - Ball Bearing NRP Hinges
- (1x) - Aluminum Brush Sweep

NOTE: Safety measures will be in place and work area kept clean at all times. All work to must be performed during regular business hours: Mon - Sat, 8am - 5pm. Additional work/service provided other than the above, to be billed on a separate invoice.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

$ 3,331.54 Three Thousand Three Hundred Thirty One ---------- 54/100 Dollars

with payments to be made as follows: NET 30 DAYS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted: *Erick S. Perla*

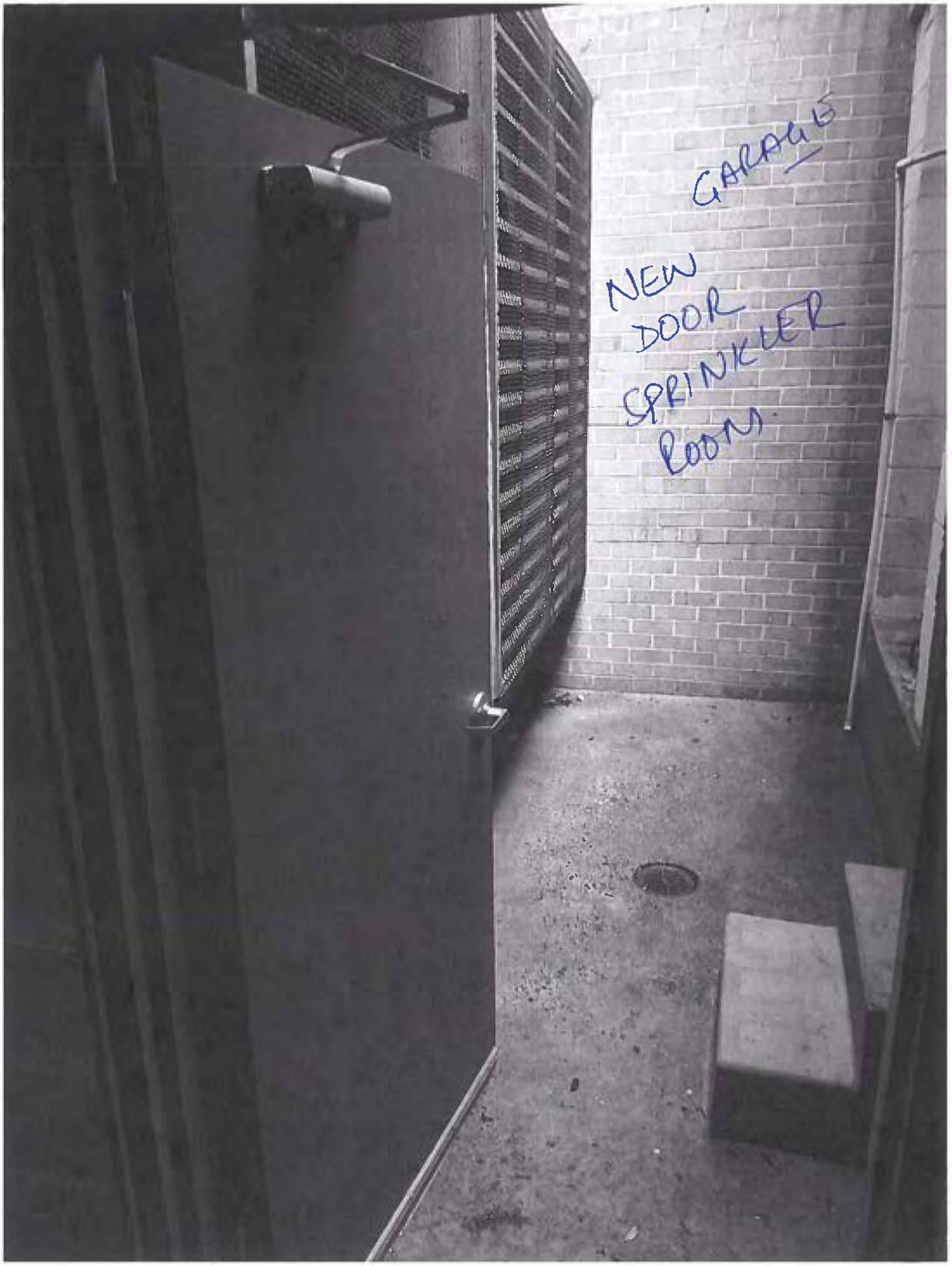
Note — this proposal may be withdrawn by us if not accepted within 30 days.

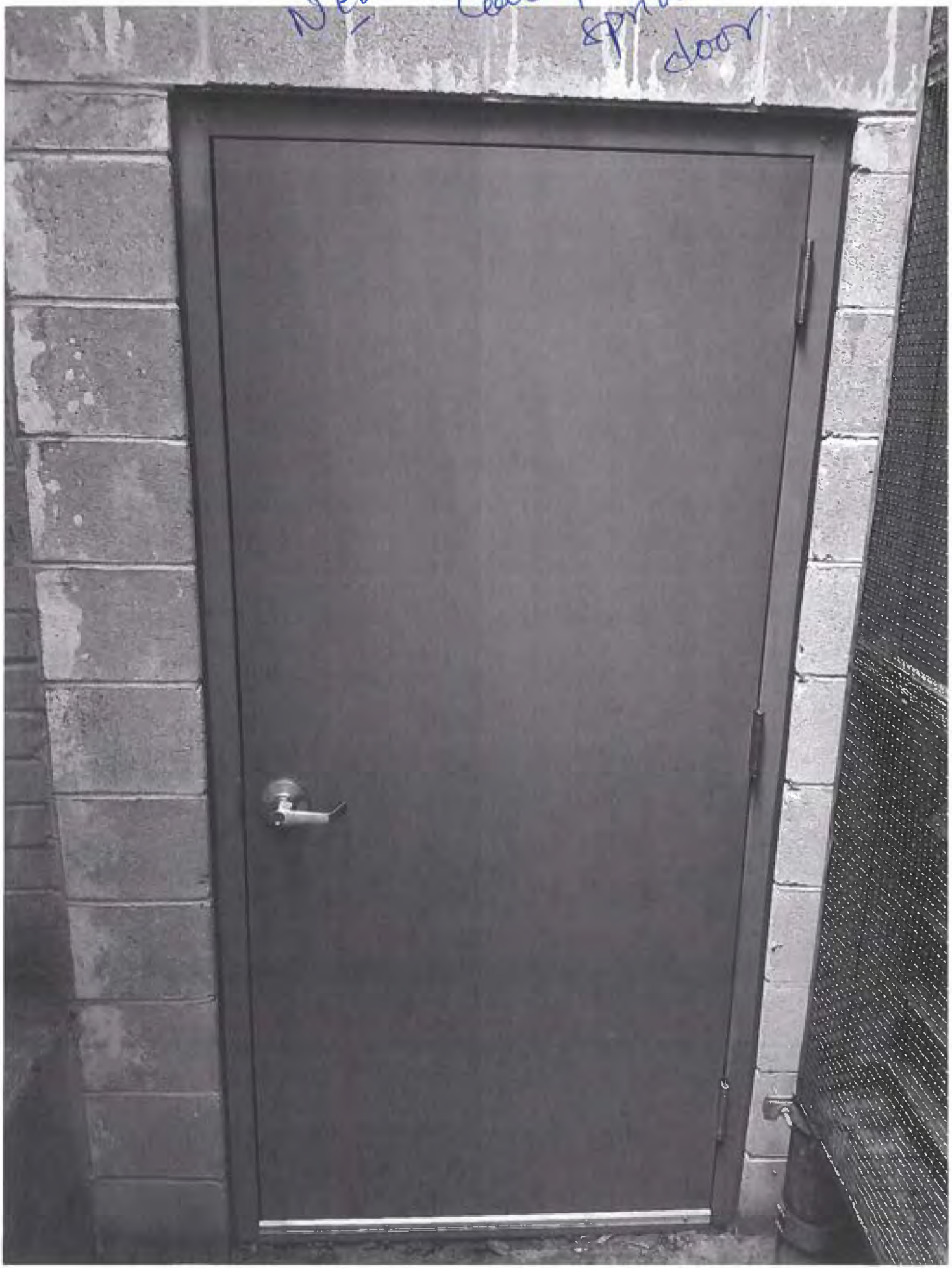
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: [signature]

Date of Acceptance: Approved @ BOD meeting on 10/22/25 Signature: Managing Agent for Americana Centre


GARAGE
NEW
DOOR
SPRINKLER
ROOM


NEW. Coverage
& sprinkler
door

HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

VITO SERVICES - $18,992

Vito Services was engaged after an underground domestic hot water line leak was discovered. During excavation, the sidewalk had to be completely removed to access and repair the pipe. The plumbing company repaired the hot water line, and a separate vendor (FM Quality) restored the sidewalk. The original proposal from Vito Services totaled $20,992, but they provided a discount of $2,000.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
305980	VITO SERVICES	10/20/2025	Americana Centre (R0650)	$11,992.00
269137614	VITO SERVICES	10/10/2025	Americana Centre (R0650)	$7,000.00
			TOTAL	**$18,992.00**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch # / Entity	Typ	Invoice / Inv Date	GL Date / Due Date / 1099 Line	Account / Account #	Description / Account Desc		Invoice Amt	Amount Paid	Balance
VITO SERVICES (Active)									
631568	R	305980	10/28/2025	[redacted]			11,992.00	11,992.00	00.00
		10/20/2025	10/20/2025		2025-10-20T00:00:00				
R0650 Americana Cent			No		Contingency		11,992.00	11,992.00	00.00
			Checks: 38827	opr1		10/28/2025		11,992.00	
629581	R	269137614	10/21/2025				7,000.00	7,000.00	00.00
		10/10/2025	10/10/2025		2025-10-10T00:00:00				
R0650 Americana Cent			No		Contingency		7,000.00	7,000.00	00.00
			Checks: 38809	opr1		10/21/2025		7,000.00	
Vendor Totals			**Invoices:**				**18,992.00**		**00.00**
			Credits:					**00.00**	
			Checks:					**18,992.00**	

$ 18,992

VITO Services
681 Southlawn Lane
Rockville, Maryland 20850
301-315-6100
Billing@vitoservices.com

BILL TO
Americana Centre Condominiums
118 Monroe Street #STE 106
Rockville, MD 20850 USA

INVOICE	INVOICE DATE
305980	10/20/2025

JOB ADDRESS
Americana Centre Condominium
110 Monroe Street
Rockville, MD 20850 USA

Completed Date 10/20/2025
Technicians Edwin Garcia
Taqi Shirzad
Customer PO #
Payment Term Due Upon Receipt
Due Date 10/20/2025

DESCRIPTION OF WORK

Click "View" to see full proposal. Thank you for your interest in our services. Based on our survey and our discussions James Vito, Inc. will provide the necessary labor, material to complete the work as specified below.
SCOPE Of WORK:

1. Saw cut and jack hammer area where the leak is between sidewalk and parking lot approximately 15 to 20'.
2. Shut down water to excavate about a 5' area on each side of the break to make about a 10' repair on the 2-1/2" hot cold domestic and the ¾" recirculation lines.
3. The repairs will be made with L copper and pro press fittings.
4. Turn water back on and check new piping for any leaks.
5. Any foam that was damaged during excavation of the bundle will be repaired.
6. Back fill ditch to leave 4"-6 inches for black top and sidewalk to be repaired by others.
7. All concrete and black top that was excavated will be hauled away.
6. Clean up the work areas and remove all job-related debris.

Total Contract $20,992.00
Customer Discount $-2000.00

NOTES:
- Clear access to the home and equipment must be provided on the day of the scheduled work.
- All work to be performed during normal working hours (M-F) 7AM to 5PM excluding holidays
- Requests for additional work or items requested will result in an authorized change order and additional costs.
- This proposal is valid for ten (10) days from the date of this proposal.

EXLUSIONS
- No warranty on any existing equipment, piping or wiring not changed or updated by Vito Services.
- No painting, remodeling, carpentry, building permits, excavation work, core drilling, blue prints, load calculations, or finishing work is included in this proposal.

Cleared Check Image



VITO Services
681 Southlawn Lane
Rockville, Maryland 20850
301-315-6100
Billing@vitoservices.com

BILL TO
Americana Centre Condominiums
118 Monroe Street #STE 106
Rockville, MD 20850 USA

INVOICE	INVOICE DATE
269137614	10/10/2025

JOB ADDRESS
Americana Centre Condominium
110 Monroe Street
Rockville, MD 20850 USA

Customer PO #
Payment Term Due Upon Receipt
Due Date 10/10/2025

DESCRIPTION OF WORK

SCOPE Of WORK:

1. Saw cut and jack hammer area where the leak is between sidewalk and parking lot approximately 15 to 20'.
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- This proposal is valid for ten (10) days from the date of this proposal.

EXLUSIONS
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- No painting, remodeling, carpentry, building permits, excavation work, core drilling, blue prints, load calculations, or finishing work is included in this proposal.
- Sheetrock to be repaired by others.

FINANCING:
Financing with approval is available, Vito Services offers two plans, no minimum amount down is required:
12 months with payments same as cash 0% APR. *Must pay off in full by due date of • last payment.
- 73 months at a fixed 7.99% APR.

Cleared Check Image



VITO Services

MD Plumbing	7488
MD HVAC	3209
WSSC	PFG-00211
VA	2701021865
DC Plumbing	PC437
DC HVAC	LC901746

Billing Address

Americana Centre Condominiums
118 Monroe Street #STE 106
Rockville, MD 20850 USA

Job Address

Americana Centre Condominium
110 Monroe Street
Rockville, MD 20850 USA

Estimate 269127567
Date 10/10/2025
Name Plumbing Estimate

SCOPE OF WORK

Click "View" to see full proposal. Thank you for your interest in our services. Based on our survey and our discussions James Vito, Inc. will provide the necessary labor, material to complete the work as specified below.
SCOPE Of WORK:

1. Saw cut and jack hammer area where the leak is between sidewalk and parking lot approximately 15 to 20'.
2. Shut down water to excavate about a 5' area on each side of the break to make about a 10' repair on the 2-1/2" hot cold domestic and the ¾" recirculation lines.
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- Sheetrock to be repaired by others.

FINANCING:
Financing with approval is available, Vito Services offers two plans, no minimum amount down is required:

Bobcat
S27
Bobcat

CAUTION
CAUTION
CAUTION





LongArm

924
L26
bobcat


E26
Bobcat


LongArm

t-26


LongArm



HISTORIC TAX CREDIT 2025

INVOICE SUMMARY

FM QUALITY SERVICES LLC - $8,000

FM Quality Services was contracted to restore the sidewalk that was damaged during the underground plumbing repairs performed by Vito Plumbing. In addition, FM Quality completed the brick façade and concrete repairs for the sprinkler room in the garage. The metal fire-rated door for the sprinkler room was subsequently installed by Divine Doors.

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
123	FM QUALITY SERVICES LLC	11/3/2025	Americana Centre (R0650)	$3,500.00
RO65010725	FM QUALITY SERVICES LLC	10/23/2025	Americana Centre (R0650)	$4,500.00
			TOTAL	**$8,000.00**

Vendor History Report
R0650 Americana Centre Condominium, Inc.
01/01/2025 to 03/11/2026

Vch #	Typ	Invoice / Inv Date	GL Date / Due Date	Account		Description		Invoice Amt	Amount Paid	Balance
Entity			1099 Line	Account #		Account Desc				
FM QUALITY SERVICES LLC (Active)										
636135	R	123	11/11/2025	[redacted]				3,500.00	3,500.00	00.00
		11/03/2025	11/03/2025			None				
R0650 Americana Cent			Yes			Contingency		3,500.00	3,500.00	00.00
			Checks: 38861		opr1		11/11/2025		3,500.00	
633475	R	RO65010725	11/04/2025					4,500.00	4,500.00	00.00
		10/23/2025	10/23/2025			None				
R0650 Americana Cent			Yes			Building R & M		4,500.00	4,500.00	00.00
			Checks: 38846		opr1		11/04/2025		4,500.00	
Vendor Totals			Invoices:					8,000.00		00.00
			Credits:						00.00	
			Checks:						8,000.00	

Total $8,000



12113 Lanham Severn Rd
Bowie, MD, 20720-4555
+1 (202) 316-7321
nandomflores@icloud.com

FM Quality Services LLC

Invoice

Bill To:

Americana Centre Condominium INC
[redacted]
bettye.heaven@fsresidential.com,
[redacted]
Keith.Emanuel@fsresidential.com
118 Monroe St unit 106
Rockville, MD 20850
(301) 340-7770

Invoice No:	123
Date:	11/03/2025
Terms:	NET 14
Due Date:	11/17/2025

Description	Quantity	Rate	Amount
Side walk repair	1	$3,500.00	$3,500.00

Subtotal	$3,500.00
Total	$3,500.00
Paid	$0.00
Balance Due	**$3,500.00**

Cleared Check Image



AvidXchange, Inc.
PO Box 30086
Charlotte, NC 28230

Please post payment to:

CHECK NO. 7224512217

DATE
11/11/2025

AMOUNT
$3,500.00

PAY Three Thousand Five Hundred And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF
FM QUALITY SERVICES LLC
12615 LANHAM SEVERN RD
BOWIE, MD 20720-4555

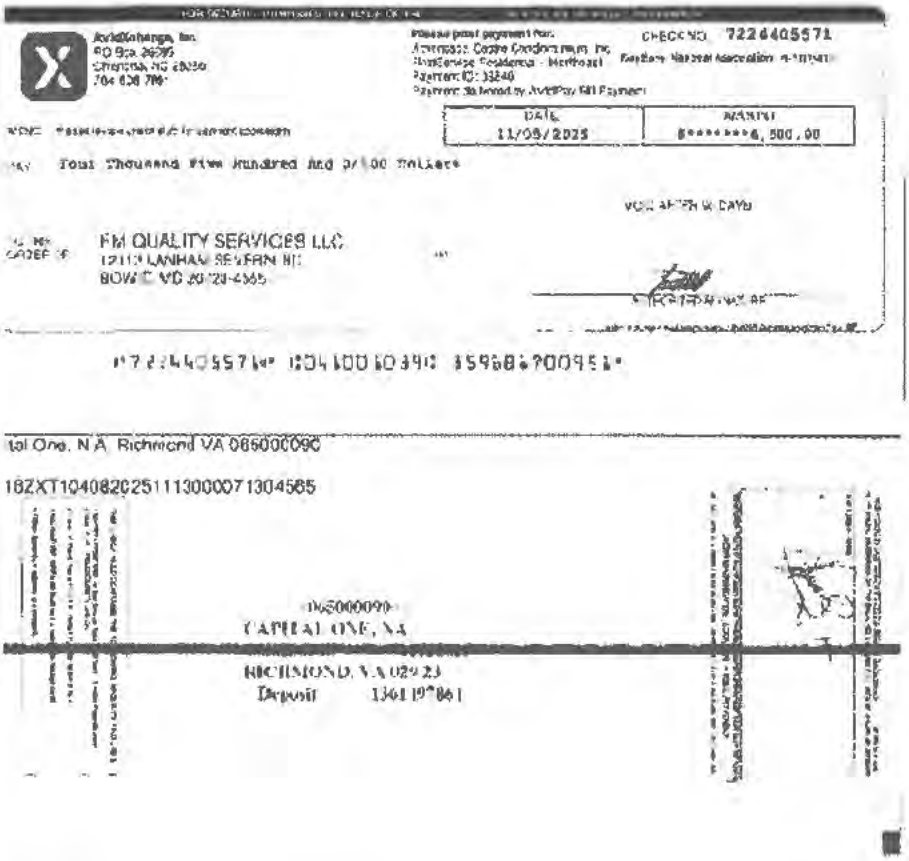
⑈7224512217⑈ ⑆065000090⑆ 3597681700795⑈

12 One, N A Richmond VA 065000090

21EHY54 062025111800007 280527

CAPITAL ONE, NA
RICHMOND, VA 0065 23
Deposit 136149786

Cleared Check Image



CHECK NO. 7224405571

DATE 11/05/2025

AMOUNT $*****6,500.00

PAY Four Thousand Five Hundred And 0/100 Dollars

VOID AFTER 90 DAYS

TO THE ORDER OF FM QUALITY SERVICES LLC
12110 LANHAM SEVERN RD
BOWIE MD 20720-4365

AUTHORIZED SIGNATURE

⑈7224405571⑈ ⑆054100039⑆ 3599867009 51⑈

Capital One, N.A. Richmond VA 056000090

18ZXT10408202511130000071304565

056000090
CAPITAL ONE, NA
RICHMOND, VA 02923
Deposit 1361197861





CAUTION

CAUTION

FM Quality Services, LLC
12113 Lanham Severn Rd.
Bowie, MD 20720

OCTUBER 17,2025
Attention: Americana Centre Condominium INC.
118 Monroe St unit 106
Rockville, MD 20850
301-340-7770
Re: Jim Palmer

FM Quality Services, LLC proposes to furnish and install the necessary labor and materials to perform the masonry work on the above-referenced project. Demolition and construction of a block wall with roods and concrete 100% solid.

Price as Follows:

Lump sum……...$4,500.00

MASONRY

Specific Qualifications:
- CMU fire rating determined by equivalent thickness.
- Price includes miscellaneous demolition, infills and new wall.
- Price includes install of hollow metal door frames in new masonry. Doors furnished by others.
- Price includes grouting door jambs solid.
- Price includes field-fabricated lintels to cross installed doors.
- Price includes normal weight CMU.

Exclusions:

- Testing and special inspections.
- As-built drawings.
- Shop drawings.
- Costs associated with additional safety requirements above OSHA standards.

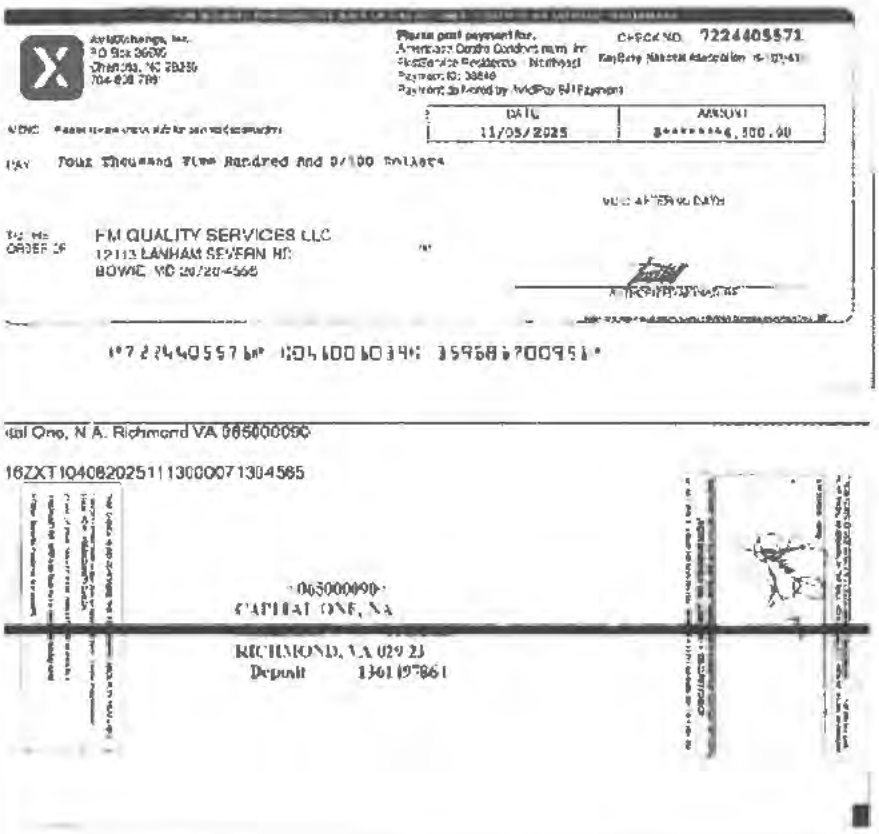
If you have any questions regarding the above, please do not hesitate to contact the undersigned @ (202) 316-7321.
Very truly yours,

Fernando Martinez

Managing Agent
for Americana Centre

Approved @ BOD meeting
on 10/22/25

Cleared Check Image



CHECK NO. 7224405571

DATE 11/05/2025

AMOUNT $*******6,500.00

PAY Four Thousand Five Hundred And 0/100 Dollars

VOID AFTER 90 DAYS

PAY TO THE ORDER OF FM QUALITY SERVICES LLC
12113 LANHAM SEVERN RD
BOWIE, MD 20720-4568

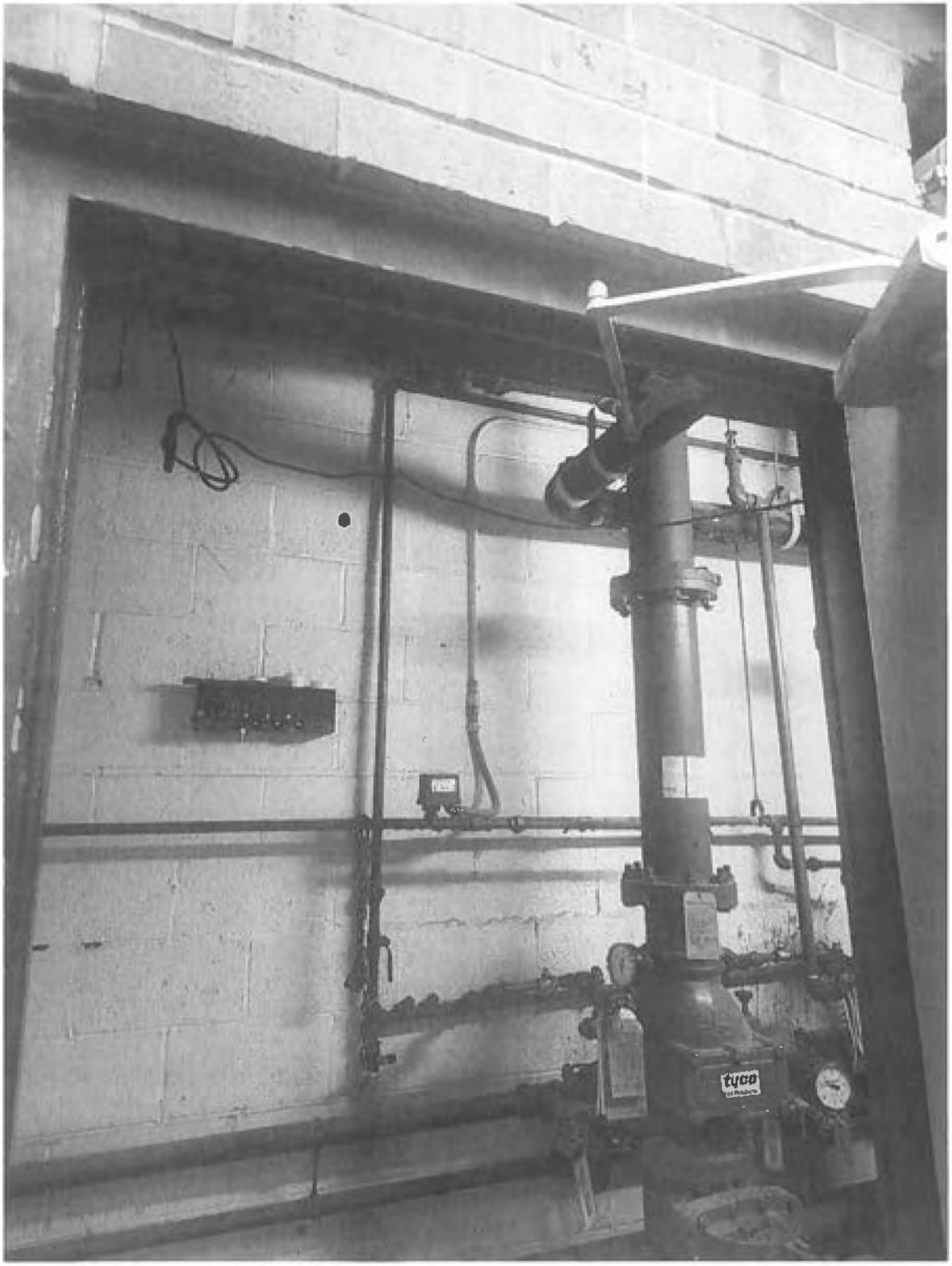
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Capital One, N.A. Richmond VA 065000090

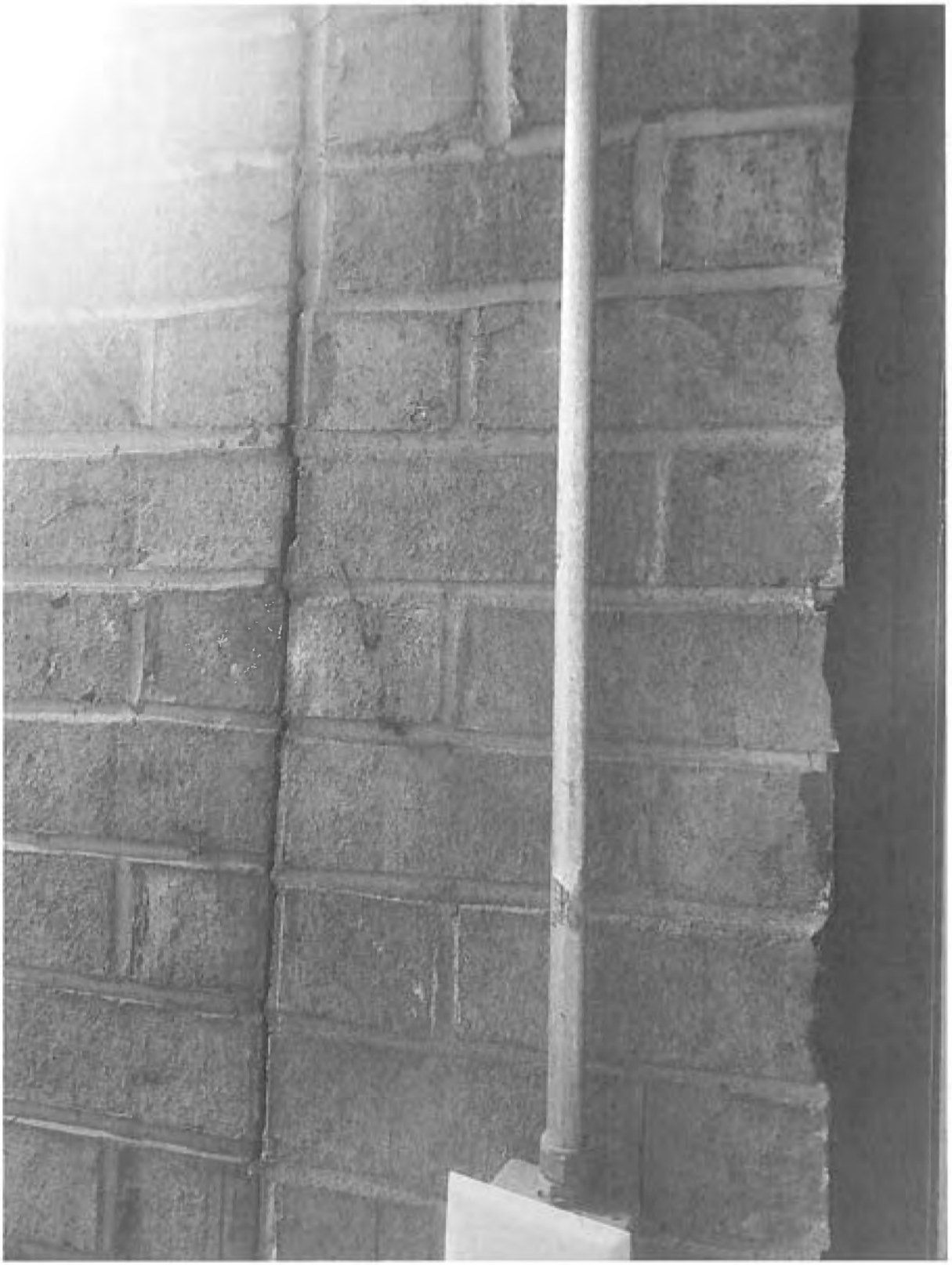
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⑆065000090⑆
CAPITAL ONE, NA
RICHMOND, VA 029 23
Deposit 1361197861




tyco



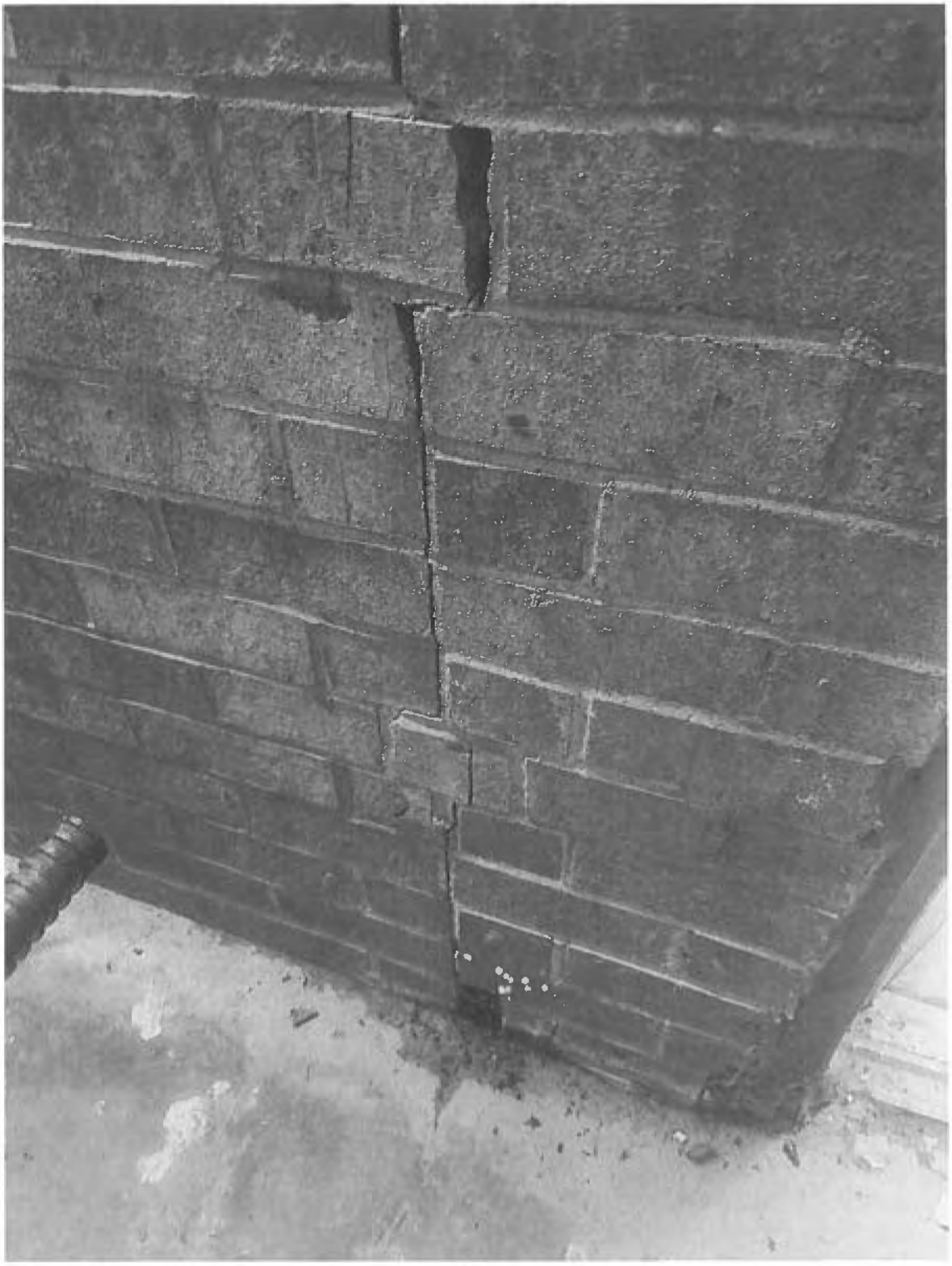




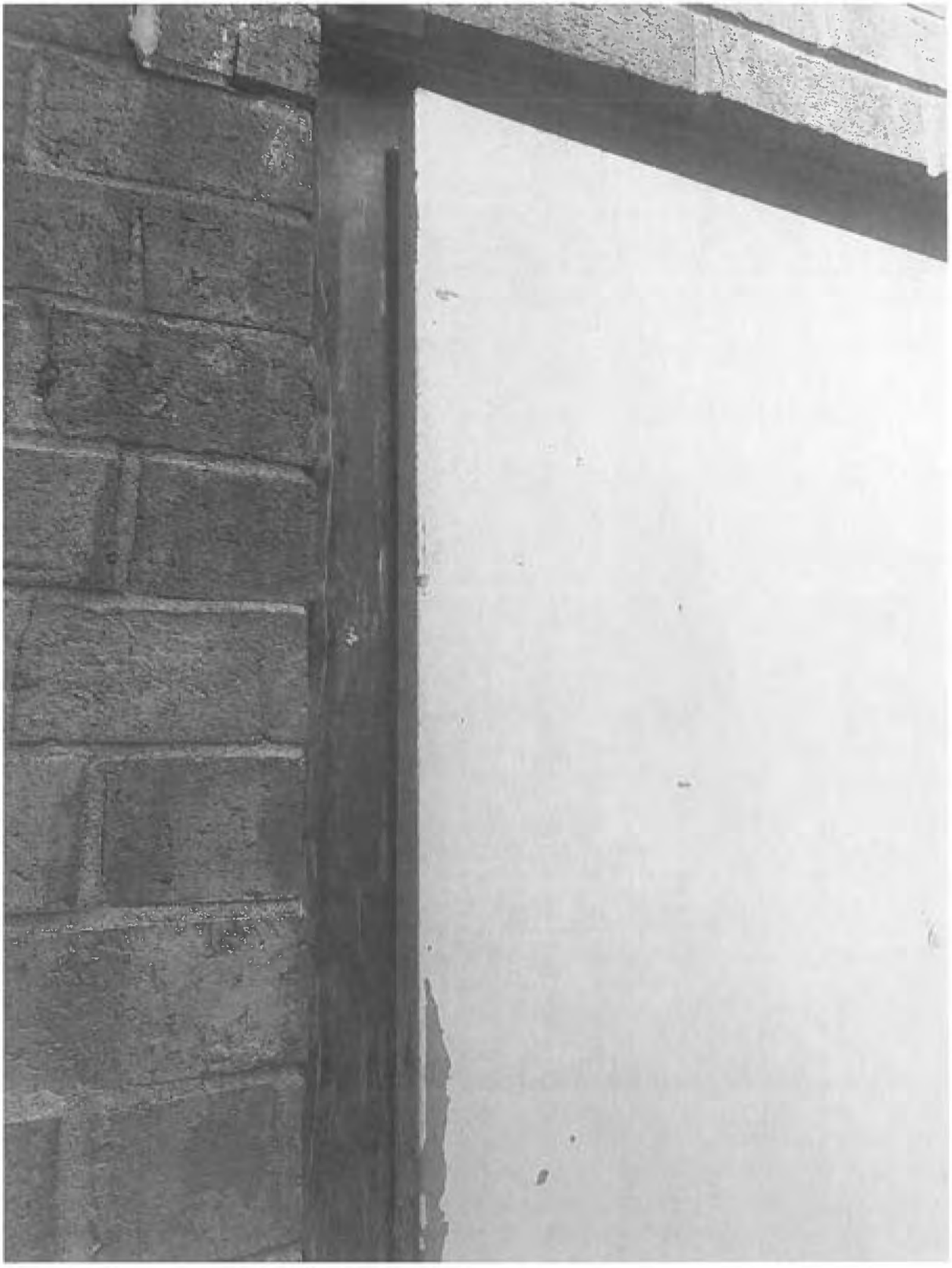


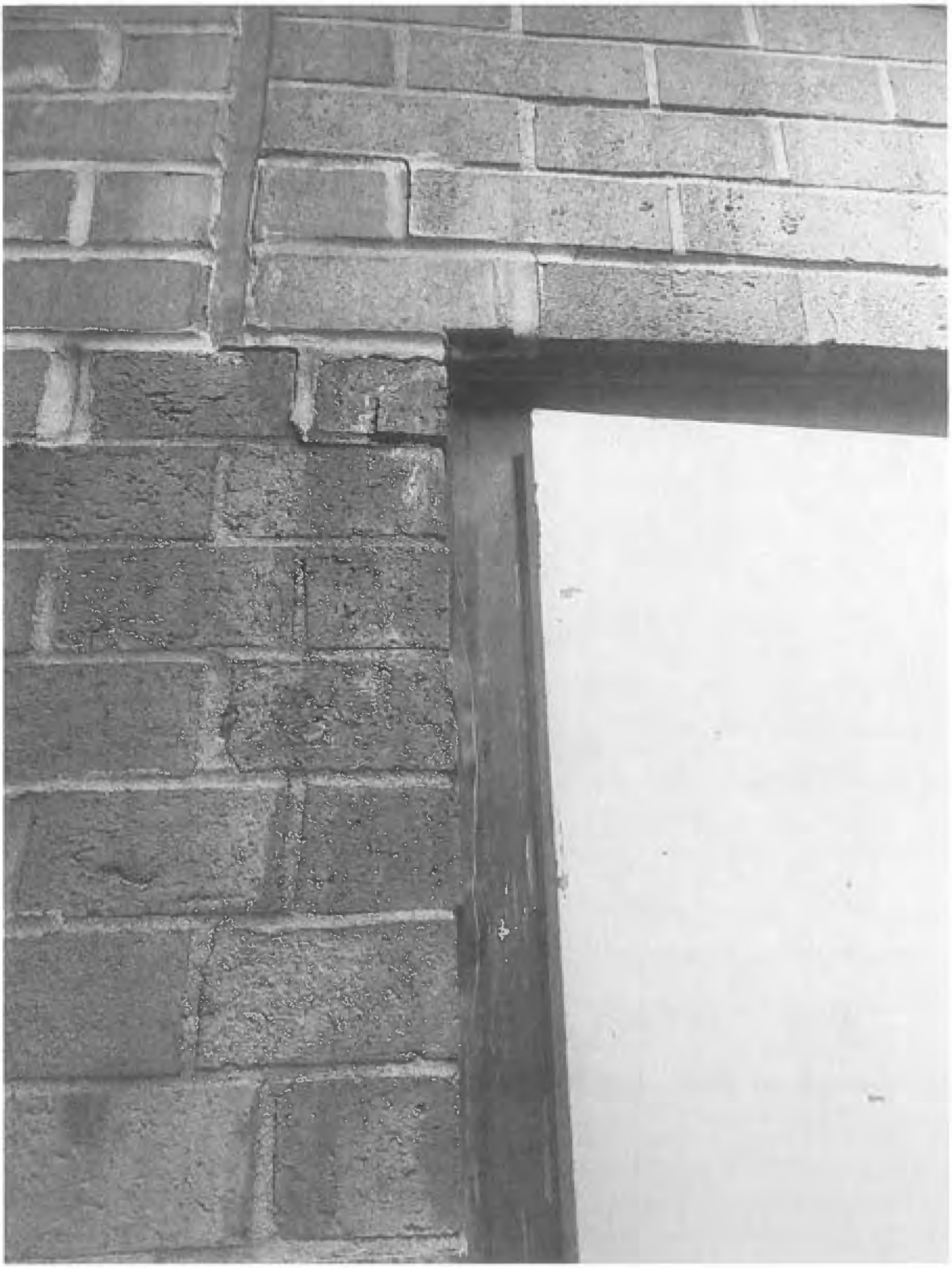


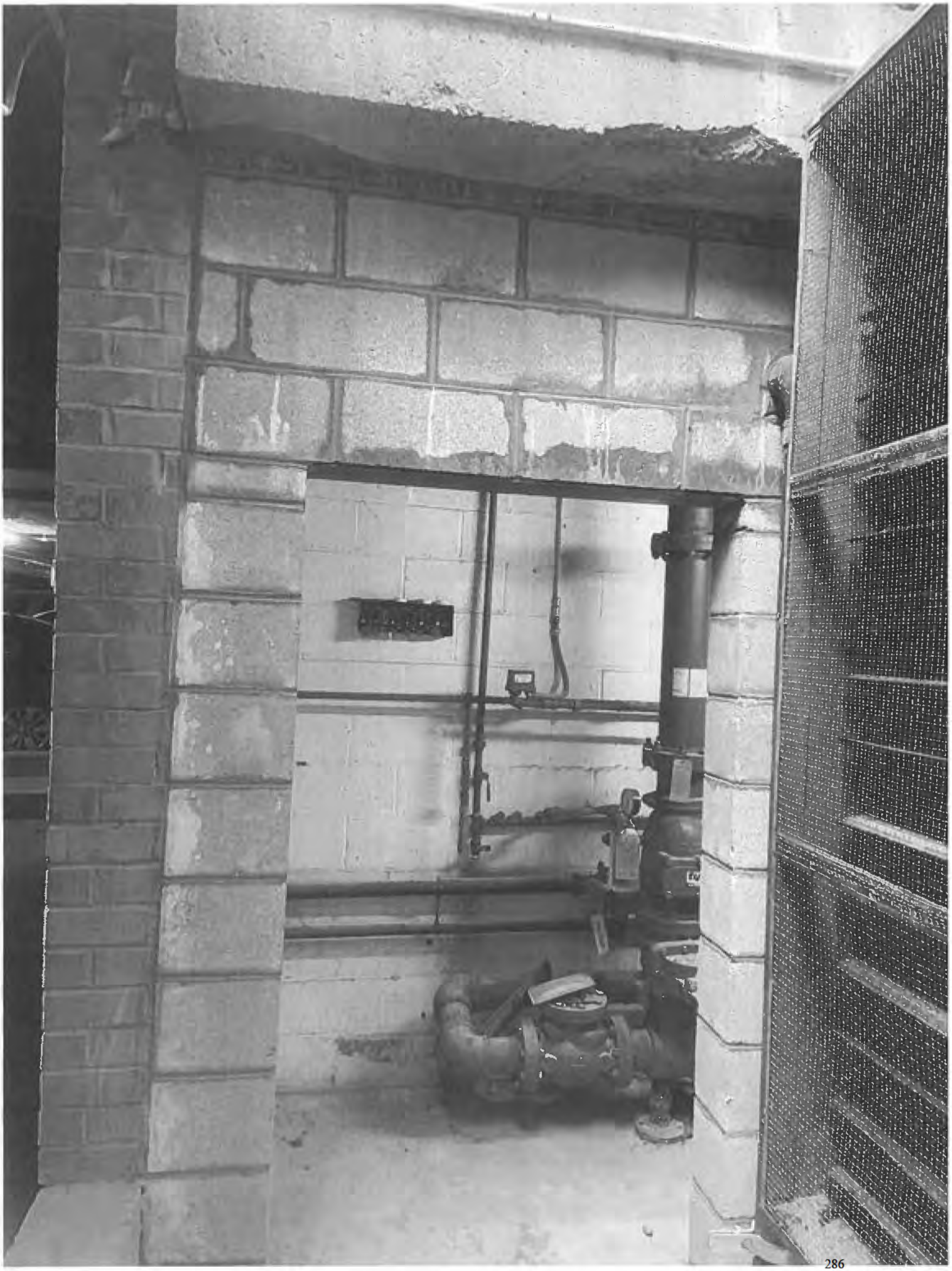


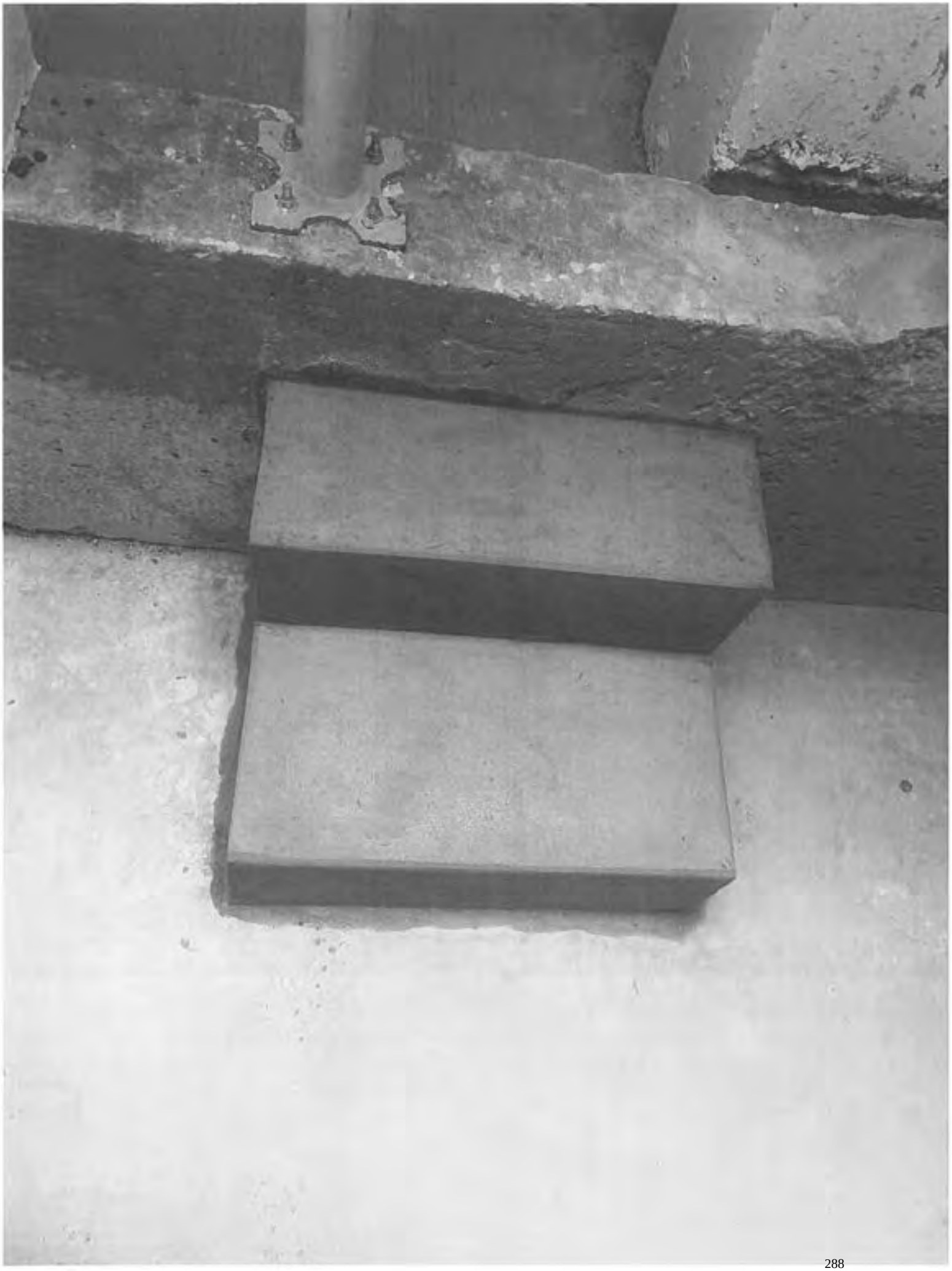






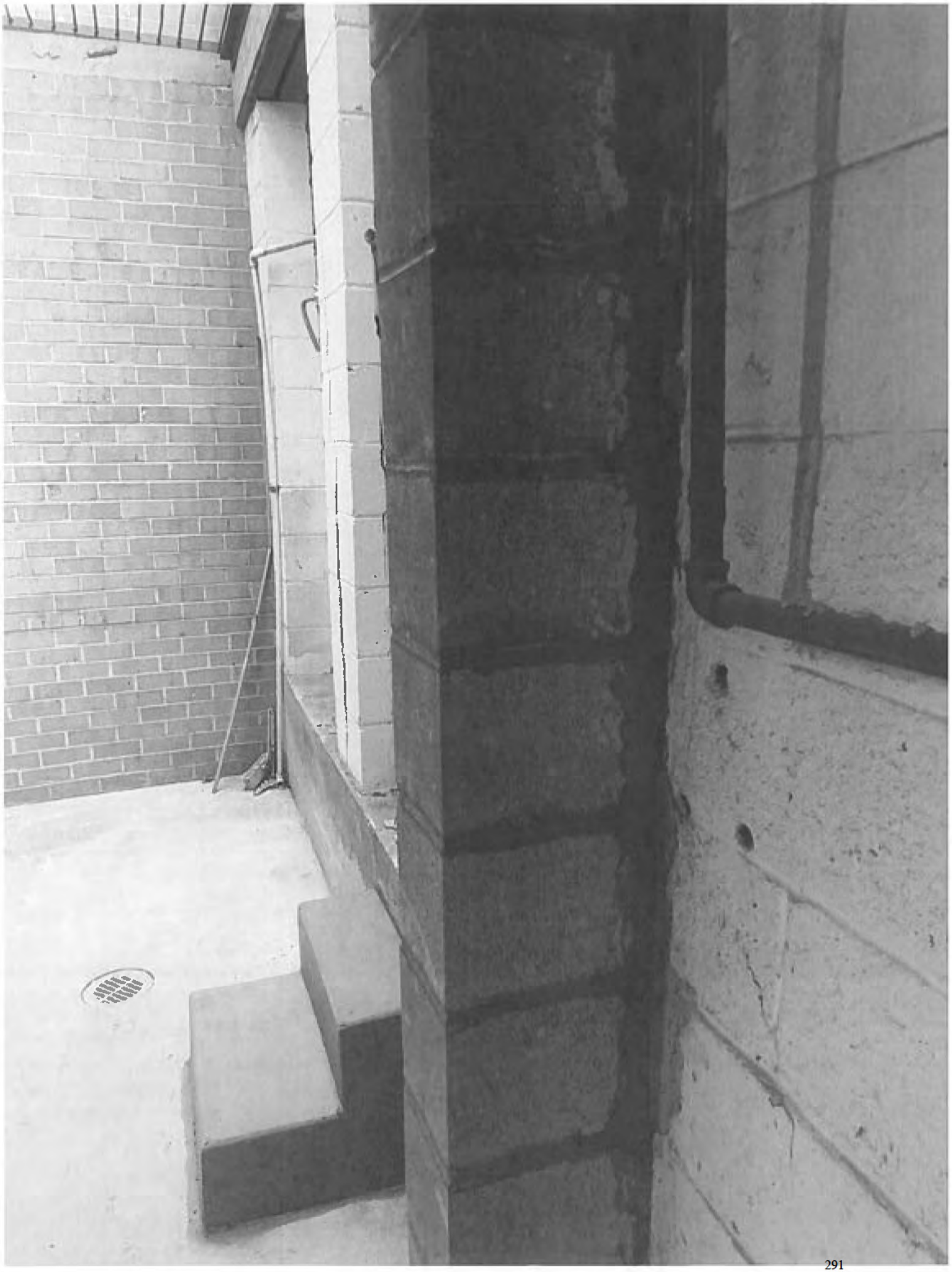












Tax Credit Summary and Eligibility

Property Address: 118 Monroe Street

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Before & After Photos?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
Facade Repairs	SK&A	8/21/2025	11362	Professional Services from 7/10/25 - 8/13/25 - Leaks Bldgs 4 & 118	Yes	☑	$ 4,060.00	$ 4,060.00	$ 4,060.00		
		5/23/2025	10653	Professional Services from 4/10/25 - 5/14/25 - Bldg 114 Roof Truss	Yes	☑	$ 2,415.00	$ 2,415.00	$ 2,415.00		
		11/21/2025	12315	Professional Services from 10/9/25 - 11/12/25 - Leaks Bldgs 4 & 118	Yes	☑	$ 8,663.00				
		10/17/2025	12031	Professional Services from 9/11/25 - 10/8/25 - Leaks Bldgs 4 & 118	Yes	☑	$ 3,810.00	$ 18,423.00	$ 18,423.00		
		9/18/2025	11916	Professional Services from 8/14/25 - 9/10/25 - Leaks Bldgs 4 & 118	Yes	☑	$ 5,950.00				
		12/16/2025	12778	Professional Services from 11/13/25 - 12/10/25 - Leaks Bldgs 4 & 118	Yes	☑	$ 6,014.00	$ 6,014.00	$ 6,014.00		
							$ 30,912.00	**$ 30,912.00**	**$ 30,912.00**		
Soffit and Roof Repairs	Exterior Medics Inc	12/23/2025	119405	Soffit and roof repair	Yes	☑	$ 4,880.00	$ 4,880.00	$ 4,880.00		
							$ 4,880.00	**$ 4,880.00**	**$ 4,880.00**		
Facade Repairs - waterproofing and concrete restoration	EV Air Tight	8/29/2025	INEVA560	Water testing at units #4-1105, #4-1305, #118-1310, #118-1202 and #118-1302	Yes	☑	$ 6,720.00	$ 6,720.00	$ 6,720.00		
		11/1/2025	INEVA722	Column repair at unit 118-1210; remove and reinstall window boxes	Yes	☑	$ 23,995.44	$ 23,995.44	$ 23,995.44		
		1/1/2026	RT-INEVA109	Retainage for facade repairs	Yes	☑	$ 12,851.60	$ 12,851.60	$ 12,851.60		
		10/1/2025	INEVA673	Protection, waterproofing and slab repairs at Buildings 4 & 118	Yes	☑	$ 58,687.20	$ 58,687.20	$ 58,687.20		
		12/1/2025	INEVA765	Column repair at unit 118-1210	Yes	☑	$ 32,981.76	$ 32,981.76	$ 32,981.76		
							$ 135,236.00	**$ 135,236.00**	**$ 135,236.00**		
							$ 171,028.00	$ 171,028.00	$ 171,028.00		
Ineligible Expenses											
Interior restoration of drywalls affected by the facade repairs.	Palmer Brothers	1/20/2026	119266	Wall and ceiling repairs; painting - unit #118-1210	No	☑	$ 5,875.00	$ 5,992.50	$ -		Not eligible as work is interior work. Payment includes 2% credit card processing fee
		11/10/2025	119104	Drywall repairs and painting - Unit #1310	No	☑	$ 4,600.00	$ 4,692.00	$ -		
		12/17/2025	119189	Interior repairs and painting - unit #1205 East	No	☑	$ 6,800.00	$ 12,699.00	$ -		
		12/17/2025	119190	Interior repairs and painting - unit #1305 East	No	☑	$ 5,650.00		$ -		
							$ 22,925.00	**$ 23,383.50**	**$ -**		
Installation of New Windows	Hirise Windows	12/4/2025	6560-A	Furinish and install 1 47' x 61' sliding window	No	☐	$ 3,108.54	missing	$ -		Replacement of windows and doors are not eligible expenses.
		12/4/2025	6559	Final payment for window replacement	No	☐	$ 9,647.89	$ 9,647.89	$ -		
		9/10/2025	6479	30% deposit for window replacement	No	☐	$ 4,134.81	$ 4,134.81	$ -		
							$ 16,891.24	**$ 13,782.70**	**$ -**		
Repair damaged flooring as result of exterior facade repairs	W&E Flooring Inc.	12/1/2025	1264	Replace water damanged floor - unit 118-1205	No	☑	$ 2,491.00	$ 5,282.00	$ -		Not eligible as work is interior work.
		12/1/2025	1265	Replace water damanged floor - unit 118	No	☑	$ 2,491.00		$ -		
		12/29/2025	1273	Installation of flooring, labor and materials - unit 118-106	No	☑	$ 833.16	$ 983.16	$ -		
							$ 5,815.16	**$ 6,265.16**	**$ -**		
Replacement of marquee lights, underground electrical feed repairs	Power Systems Electric, Inc.	6/30/2025	M41652096-1	Diagnosis/repair of partial power outage at 118 Monroe	No	☑	$ 1,520.00	$ 1,520.00	$ -		Not eligible as work is electrical.
		6/30/2025	M40511340	Junction boxes and wiring at building 118; junction box and marquee repairs at 4 Monroe	No	☑	$ 7,250.00	$ 7,250.00	$ -		
		7/31/2025	M41652096-2	Conduit and underground electricall work at building 118	No	☑	$ 5,937.88	$ 12,650.00	$ -		
		8/19/2025	M41652096-3	Electrical work at buildings 118, 112/114	No	☑	$ 6,712.12		$ -		
							$ 21,420.00	**$ 21,420.00**	**$ -**		
Replace exterior loalding dock and trash room doors; new doors for sprinkler room is garage.	Divine Door and Lock	10/14/2025	346	Remove old and replace new doors at Bldg 4 loading dock	No	☑	$ 5,563.94	$ 11,127.88	$ -		Replacement of windows and doors are not eligible expenses.
		10/14/2025	345	Remove old and replace new doors at Bldg 118 loading dock	No	☑	$ 5,563.94		$ -		
		8/28/2025	312	Remove old and replace with new door at Bldg 4 trash room	No	☑	$ 5,305.05	$ 10,610.10	$ -		
		8/28/2025	311	Remove old and replace with new door at Bldg 118 trash room	No	☑	$ 5,305.05		$ -		
		10/17/2025	382	Install new door in Bldg 118 pump room	No	☑	$ 3,540.89	$ 3,540.89	$ -		
							$ 25,278.87	**$ 25,278.87**	**$ -**		
Repair hot water line and sidewalk restoration	Vito Services	10/20/2025	305980	Open sidewalk, repair water pipes, sidewalk repairs	No	☑	$ 18,992.00	$ 11,992.00	$ -		Work not eligible for tax credit.
					No	☑		$ 7,000.00	$ -		
							$ 18,992.00	**$ 18,992.00**	**$ -**		
Concrete Repairs	FM Quality Services LLC	11/3/2025	123	Sidewalk repair	No	☑	$ 3,500.00	$ 3,500.00	$ -		Sidewalk reparis are not eligible expenses.
		10/17/2025	n/a	Demolition and construction of a block wall with rods and concrete	No	☑	$ 4,500.00	$ 4,500.00	$ -		Work is not on exterior facade of building.
							$ 8,000.00	**$ 8,000.00**	**$ -**		

Amount Requested

Total Invoices	$ 290,350.27
Total Paid	$ 288,150.23
Total Eligible	$ 171,028.00

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

June 29, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: 2026-275-TAX

Project#:	Address:	Amount Applied For:
2026-275-TAX	709 GRANDIN AVE ROCKVILLE MD 20850	$3,460.00
Applicant:		Amount Recommended:
Janet Hunt-McCool		$3,460.00

Janet Hunt-McCool is the owner of 709 Grandin Ave , which is known as the Corrick-Robertson House Historic District. They are requesting Montgomery County tax credits for exterior painting of windows, doors, steps, columns, handicap ramp and trim on this historic building.

The submitted receipt totals $3,460.00 The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance. Staff recommends an approval of the 25% tax credit for $3,460.00 of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name JANET HUNT-McCOOL & THOMAS J McCOOL

Owner's Mailing Address 709 Grandin Ave Rockville MD 20850

Address where the work was completed 709 Grandin Ave Rockville MD 20850

Daytime Telephone Number [redacted]

Cell Phone number [redacted]

Email Address [redacted]

Property Tax Account Number 00206753

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: Carrick-Robertson

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☒ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☐ Yes ☒ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☐ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☒ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature Janet Hunt Date 3-7-2026

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Exterior painting	Jaime Alverado	$1,820.00	1
calk and trim painting windows	Jaime Alverado	$1,640.00	2
	Total of Eligible Expenses	$ 3,460.00	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

Janet C Hunt-McCook

Owner/Applicant Date

Ordinary Maintenance 709 Grandin Ave., Rockville MD 20850 (Corrick-Robertson House)

During 2025 two different exterior maintenance works were completed. They are March 12 exterior trim painting, as explained on the invoice; and March17 calk replacement and painting of all window trim except 3 floor to ceiling windows on front elevation.

The painting included the columns and handicap ramp on east elevation. While these features are not original, there were in place when the house received Rockville Historic Designation.

INVOICE

Jaime Alvarado

46 Draper Circle

Stafford VA

301 653 3545

Date: April 17, 2025

Client:

Janet McCool

709 Grandin Ave.

Rockville MD 20850

Remove old calk and add new exterior calk to all windows, Paint window trim, all windows except 3 under front porch

Labor and materials: one thousand six hundred dollars forty dollars

Paid in full in cash $1640



Jaime Alvarado

4-17-25

Date

INVOICE

Jaime Alvarado

46 Draper Circle

Stafford VA

301 653 3545

Date: March 12, 2025

Client:

Janet McCool

709 Grandin Ave.

Rockville MD 20850

Exterior painting: 4 front columns, front wooden door and porch trim as needed, back steps east side exterior, handicap ramp (paint sides, polyurethane treads to weatherproof) east side, crawl space door (south rear).

Labor and materials: one thousand eight hundred twenty dollars

Paid in full in cash $1820

Jaime Alvarado

3/12/25

Date




















709
























709
1893


709
1893





Tax Credit Summary and Eligibility

Property Address: 709 Grandin Avenue

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
Exterior Painting	Jaime Alverado	3/12/2025	n/a	Exterior painting: 4 front columns, front wooden door and porch trim, back steps, handicap ramp, crawl space door.	yes	$ 1,820.00	$ 1,820.00	$ 1,820.00		
Caulk and trim painting windows	Jaime Alverado	4/17/2025	n/a	Remove old caulk and add new exterior caulk to all windows, paint window trim for all windows except 3 under front porch	yes	$ 1,640.00	$ 1,640.00	$ 1,640.00		
					TOTALS	***$ 3,460.00***	***$ 3,460.00***	***$ 3,460.00***		

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 1, 2026

TO: Historic District Commission

FROM: Katie Gerbes

SUBJECT: Montgomery County Tax Credit Eligibility Determination: 2026-265-TAX

Project#:	Address:	Amount Applied For:
2026-265-TAX	409 W MONTGOMERY AVE ROCKVILLE MD 20850	$41,803.00
Applicant:		Amount Recommended:
Lewis Parker		$41,803.00

Lewis Parker is the owner of 409 W Montgomery Ave , which is known as the England/Ward Villa in the West Montgomery Avenue Historic District. They are requesting Montgomery County tax credits for stucco repairs and painting of the trim, windows and doors on this historic building.

The submitted receipt totals $41,803.00 The paid invoices and photographs have been submitted. The items submitted for the tax credit are eligible as necessary maintenance. Staff recommends an approval of the 25% tax credit for $41,803.00 of eligible expenses.

For properties that are historically designated by the City of Rockville, the process for approving historic tax credits involves: 1) Rockville's Historic District Commission recommending that Montgomery County approve the tax credits, then 2) Montgomery County Department of Finance review and make a final determination.

Staff recommends that the HDC review the application and approve a motion with your recommendation of approval to the Montgomery County Department of Finance. The County will make the final determination and contact the property owners.

ATTACHMENTS: Application with receipts and photos

Application for Historic Preservation Tax Credit

Owner's Name Lewis Parker / May Cheng

Owner's Mailing Address 409 W Montgomery Ave Rockville, MD 20850

Address where the work was completed 409 W Montgomery Ave Rockville, MD 20850

Daytime Telephone Number [redacted]

Cell Phone number [redacted]

Email Address [redacted]

Property Tax Account Number 00233494

I. The property is listed in the Master Plan for Historic Preservation as:

Site Name or Historic District: West End Historic District

Have you applied for or did this project receive a Historic Area Work Permit? ☐ Yes ☑ No
If so, please attach a copy of your approval memo from the Historic Preservation Office or the Department of Permitting Services.

Did you apply for or did this project receive a Maryland state or federal historic preservation tax credit? ☑ Yes ☐ No
If so, please attach a copy of your complete application.

II. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my county property taxes for the following work:

☑ Restoration and preservation work at an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☐ Ordinary Maintenance on a historic site or historic resource within an historic district where the amount expended exceeds $1,000.

III. I have read the attached guidance on how to apply and the *Helpful Guidance and Tips for Complete Tax Credit Packages;* have completed my application package including all attachments; and have completed and signed the Receipts Transmittal Form.

Signature Date 2/25/26

If you are unable to use the electronic signature field, please make sure that you are using Adobe Acrobat to complete the form.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed. Itemize expenditures below, keying them to the proof of payment.

Work Item Description	Contractor/Supplier	Amount	Receipt #
Initial payment for stucco repairs	Robey, Inc	$16,951.50	1
Final payment for stucco repairs	Robey, Inc	$24,851.50	2
	Total of Eligible Expenses	**$** 41,803	

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

02/25/26

Owner/Applicant Date

RECEIVED
By Alan Gibson at 10:01 am, Feb 03, 2025

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Maryland Historical Trust
Historic Revitalization Tax Credit

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Revised 10/25/2023

MHT Project Number (MHT office use only) 2024-160

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's electronic signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Property Name England / Ward Villa

Street 409 W Montgomery Ave

City Rockville Zip 20850 County Montgomery

MHT Easement Property? ☐ Yes ☐ No ☐ Unknown

☑ A Part 1 – Evaluation of Significance was submitted Date submitted 09/01/2024 Date of certification (if applicable) 10/10/2024

2. Project Data

☑ Primary/secondary residence ☐ Mixed-use residential/commercial ☐ Owner-occupied residential co-op unit

Date of building construction 1890 Floor area before / after rehabilitation 3500 / 3500 sq ft

Start date (estimated) 04/2025 Completion date (estimated) 03/2026

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

☐ Insurance claim reimbursement funds ☐ Other local and/or state funding (i.e. grants or loans) Specify funding source

*Estimated qualified rehabilitation expenditures are capped at $250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

***Estimated Qualified Rehabilitation Expenditures** $75,000

3. Project Contact (if different from applicant)

Name Company

Street City State

Zip Telephone Email Address

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) ☑ I am the fee-simple owner of the above-described property or (2) ☐ if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Lewis Parker Signature Lewis Parker Digitally signed by Lewis Parker Date: 2025.01.09 08:44:37 -05'00' Date 01/09/2025

Street 409 W Montgomery Ave City Rockville State MD

Zip 20850 Telephone [redacted] Email Address [redacted]

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application* – Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

☐ is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☒ is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☐ is not consistent with the Secretary of the Interior's Standards for Rehabilitation, eligibility requirements, and/or does not comply with program requirements and therefore certification is denied.

☐ Is not adequately documented in the application and therefore cannot be reviewed.

Collin Ingraham
Collin Ingraham (Mar 11, 2025 18:38 EDT)

3/11/2025
Date

Maryland Historical Trust Authorized Signature

☒ MHT conditions or comments attached

Maryland Department of Planning
MARYLAND HISTORICAL TRUST
100 Community Place, Crownsville, Maryland 21032 http://mht.maryland.gov

CONDITIONS SHEET
Historic Revitalization Certification Application

MHT Project Number: 2024-160

Property Name and Address: 409 W Montgomery Ave, Rockville MD, 20850

The rehabilitation of this property as described in the Historic Revitalization Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

1. Many insulation methods have the potential to damage historic fabric and must not be used in historic buildings. The use of spray foam insulation can harden and damage historic fabric and is not a reversible or appropriate treatment. In keeping with *Standard 7*, spray foam insulation is not approvable. In order to meet the *Standards*, insulation must either be blown-in insulation (horizontal applications) or rolled batt/board insulation (vertical applications).
2. Per *Standard 6* and Preservation Brief #22: The Preservation and Repair of Historic Stucco, a stucco mix that is compatible with the historic stucco must be used. Stucco repairs must match the existing in color, finish, texture, and other visual qualities.
3. Deteriorated exterior woodwork should be repaired rather than replaced. Replacement of exterior woodwork should only be limited to areas beyond repair. Where woodwork is deteriorated beyond repair and require replacements, new woodwork must match the existing size, design, materials when possible and other visual qualities. If large sections or whole features need replacement, they must be documented and submitted on an Amendment form for review and approval prior to installation.

Notes: If repairs to the roof are needed, please submit an Amendment form to MHT explaining the added work as well as product information for the materials that will be used prior to beginning work.

Please note that failure to comply with any of the above conditions may result in a denial of final certification.

Collin Ingraham
Collin Ingraham (Mar 11, 2025 18:38 EDT)

3/11/2025

Date **Maryland Historical Trust Authorized Signature**

RECEIVED
By Alan Gibson at 12:49 pm, Mar 11, 2025

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM

Revised 10/25/2023

MHT Project Number (MHT office use only) 2024-160

Instructions: Use this sheet to amend an application already submitted. This page must bear the applicant's electronic signature and must be dated.

1. **Property name** England/Ward Villa
   Property address 409 W Montgomery Ave Rockville, MD 20850

2. **This form** ☐ **includes additional information requested by MHT for an application currently on hold.**
   ☐ **updates applicant or contact information.**
   ☑ **amends a previously submitted** ☐ **Part 1** ■ **Part 2** ☐ **Part 3 application.**

Summarize information here; continue on following page if necessary.

As discussed with MHT, this amendment is being submitted to remove item 2, Historic Outbuilding, from the Part 2 Application for project 2024-160. Currently, the planning for the project is on hold pending additional budget and design decisions. We respectfully request approval to continue with the other items in the Part 2 Application.

3. **Project Contact** (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one or both boxes, as applicable] (1) ☑ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Lewis Parker Signature Lewis Parker Digitally signed by Lewis Parker Date: 2025.03.11 12:37:08 -04'00' Date 3/11/2025

Organization _____

Street 409 W Montgomery Ave City Rockville State MD

Zip 20850 Telephone [redacted] Email Address [redacted]

MHT Official Use Only

The Maryland Historical Trust has reviewed this amendment to the Historic Revitalization Tax Credit Application and has determined that the amendment:

☒ is consistent with the Secretary of the Interior's Standards for Rehabilitation.
☐ is consistent with the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ is not consistent with the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Collin Ingraham
Collin Ingraham (Mar 11, 2025 18:38 EDT)

3/11/2025
Date

Maryland Historical Trust Authorized Signature

☐ MHT conditions or comments attached

HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM

Property name England/Ward Villa

Property address 409 W Montgomery Ave Rockville, MD 20850

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name: England / Ward Villa

Property address: 409 W Montgomery Ave Rockville, MD 20850

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1 **Feature** Stucco Siding **Date of Feature** 1930s

Describe existing feature and its condition

Smooth stucco was applied over the original wood siding in the 1930s for insulation purposes. The stucco has deteriorated and is cracked and sagging/peeling in many areas. There is likely to be water penetration and damage. Exterior trim is peeling and rotted in some areas.

Photo numbers 1, 2, 3 Drawing numbers

Describe work and impact on feature

Repair / replace stucco as needed consistent with existing stucco. Original exterior sheathing may be damaged and in need of repair or replacement. Assess and repair insulation if needed. Sand, caulk, paint exterior trim.

Number 2 **Feature** Historic Outbuilding **Date of Feature** 1920s

Describe existing feature and its condition

A gable-roofed outbuilding that was once used as a cow shed or carriage house. This historic outbuilding is in poor condition with much of the structure rotted with water/insect damage and in danger of collapse. The roof needs to be replaced and foundation may need to be repaired.

Photo numbers 6-11 Drawing numbers

Describe work and impact on feature

Repair and restore the historic outbuilding as needed, saving as much of the original structure as possible.

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name: England / Ward Villa

Property address: 409 W Montgomery Ave Rockville, MD 20850

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 3 **Feature** Front/side porch **Date of Feature** 1890

Describe existing feature and its condition

Front/side porch wraps around the east side of the front/side elevation. It is in fair condition but needs to be sanded/painted. May need roof repairs.

Photo numbers 4, 5 Drawing numbers

Describe work and impact on feature

Repair, sand, caulk, and paint porch as needed.

Number 4 **Feature** Original windows **Date of Feature** 1890

Describe existing feature and its condition

The original windows are in fair condition, but many of them were painted shut at some point. The operable windows need to be restored with appropriate weather sealing materials as needed.

Photo numbers 12, 13, 14 Drawing numbers

Describe work and impact on feature

Repair/restore original windows, including sashes, hardware, window frame, cords, weights, etc. as needed. There are 13 original windows. The windows on the second floor are painted, probably with lead paint. These will need to be stripped and repainted. The first floor windows were not painted. Some windows don't operate correctly or at all, and all of them are drafty. The windows will need to be removed, stripped, re-glazed, and weather sealed. The sash cords and weights may need to be repaired/replaced. Weatherstripping will need to be added.

MANDATORY APPLICATION CHECKLIST

Property Address 409 W Montgomery Ave Rockville, MD 20850

Instructions: After completing your Part 2 application, fill out this checklist to ensure that your application contains at least the minimum documentation required for MHT staff review. This checklist is based on the detailed information included in the Homeowner Instructions. Read and check each line carefully; **the application review period will not begin until a completed application with checklist is submitted.**

- ☑ **APPLICATION FORM**- I filled in all applicable fields. I understand that MHT staff may not fill in any missing information on behalf of me; therefore if my application is missing information it will be returned.
- ☑ **SIGNATURE-** I signed and dated the Part 2 application and Mandatory Application Checklist in accordance with MHT's signature guidelines.
- ☑ **DESCRIPTION OF REHABILITATION WORK-** I have described ALL proposed work planned for the next 24 months to the interior and exterior of my property, including ineligible work items that I do not anticipate receiving a tax credit for. I understand that all work must meet the Secretary of the Interior's *Standards* and be reviewed and approved by MHT.
- ☑ **SUPPPLEMENTARY MATERIALS-** If applicable to my project, I have attached site plans, demolition plans, architectural plans, HVAC plans, replacement window/door drawings and/or product specifications.
- ☑ **PHOTOGRAPHS-** I have prepared all photographs in accordance MHT's photographic guidelines.
- ☑ **REVIEW FEE -** I will pay a $10 Part 2 review fee when sent an electronic invoice by the Maryland Historical Trust. I understand that payment must be made within ten (10) days of receiving the invoice.
- ☑ **DUPLICATE COPY OF ALL APPLICATION MATERIALS-** I have saved a complete copy of all materials for my records.

☑ **I attest that I have read and understand the Historic Revitalization Tax Credit Application and Instructions.**

Name Lewis Parker Signature Lew Parker Digitally signed by Lewis Parker Date: 2025.01.09 06:26:29 -05'00' Date 01/09/2025

binder

Final Audit Report 2025-03-11

Created:	2025-03-11
By:	Alan Gibson (alan.gibson@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAscsLH8teij7AqX_luoVJSqgp4b6KszRF

"binder" History

Document created by Alan Gibson (alan.gibson@maryland.gov)
2025-03-11 - 7:39:33 PM GMT

Document emailed to collin.ingraham@maryland.gov for signature
2025-03-11 - 7:39:39 PM GMT

Email viewed by collin.ingraham@maryland.gov
2025-03-11 - 10:37:29 PM GMT

Signer collin.ingraham@maryland.gov entered name at signing as Collin Ingraham
2025-03-11 - 10:37:58 PM GMT

Document e-signed by Collin Ingraham (collin.ingraham@maryland.gov)
Signature Date: 2025-03-11 - 10:38:00 PM GMT - Time Source: server

Agreement completed.
2025-03-11 - 10:38:00 PM GMT

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

RECEIVED
By Alan Gibson at 11:14 am, Sep 11, 2025

Revised 10/25/2023

MHT Project Number (MHT office use only) 2024-160

Instructions: This page must bear the applicant's electric signature and must be dated. A copy of this form will be provided to the Comptroller of the Treasury.

1. Property Name England / Ward Villa

Street 409 W Montgomery Ave

City Rockville Zip 20850 County Montgomery

Is the property a certified historic structure? ☑ yes ☐ no If yes, date of MHT certification 10/10/2024 OR date of National Register/local listing _____

2. Project Data Project start date 03/17/2025 Project completion date 09/09/2025

Did the project take more than 24 months to complete? ☐ yes* ☑ no *If answer is yes, you may only claim expenditures incurred in a 24 month period ending with or within the taxable year.

Is the required "Part 3- Itemized Expense Spreadsheet" included with corresponding paid invoices/receipts? ☐ yes

Total rehabilitation costs (including new construction, site work, appliances, etc.)		$ 42,315.78
Total ineligible expenses attributed to new construction, site work, appliances, etc.	-	$ 0
Total ineligible funding, including but not limited to state or local grants or insurance reimbursement funds as described in the Part 2 (see instructions).	-	$ 0
Total Qualified Rehabilitation Expenditures (QRE) **-Do not round numbers** (the 20% tax credit will be based on this amount, which may not exceed $250,000)	=	$ 42,315.78

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant List all additional owners on next page.

I hereby apply for certification of the rehabilitation work described above for purposes of the Historic Revitalization Tax Credit. I hereby attest that, to the best of my knowledge, the information provided is correct, and that the completed rehabilitation is consistent with the work described in Part 2 of the Maryland Historic Revitalization Tax Credit Application Part- 2 certified by the Maryland Historical Trust. I also attest that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own, as my residence, the property or the portion of the property, described above, excepting those curatorship properties owned by DNR. I understand that intensional falsification of factual representations in this application are subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Lewis Parker Signature Lewis Parker Digitally signed by Lewis Parker Date: 2025.09.09 13:05:55 -04'00' Date 09/09/2025

Last 4 digits of SSN (or Taxpayer Identification Number) 7603

Street 409 W Montgomery Ave City Rockville State MD

Zip 20850 Telephone [redacted] Email Address [redacted]

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application* – Part 3 for the above-listed "certified historic structure" and has determined that:

☒ the completed rehabilitation is consistent with the Secretary of the Interior's *Standards for Rehabilitation* and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." Questions concerning specific tax consequences or interpretations of Maryland tax law should be addressed to the Comptroller of the Treasury. Completed projects may be inspected by an authorized representative of the MHT Director to determine if the work meets the Standards for Rehabilitation. The MHT Director reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

☐ the completed rehabilitation is not consistent with the Secretary of the Interior's Standards for Rehabilitation, eligibility requirements, and/or does not comply with program requirements and therefore certification is denied.

9/11/2025
Date

Collin Ingraham
Collin Ingraham (Sep 15, 2025 10:49:36 EDT)
Maryland Historical Trust Authorized Signature

☐ MHT comments attached

HOMEOWNER CERTIFICATION APPLICATION
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

Property name: England / Ward Villa

Property address: 409 W Montgomery Ave Rockville, MD 20850

5. Additional Owners Continue on additional sheets as needed to list all owners.

Name: May Cheng — SSN or Taxpayer Identification Number: xxx-xx-2509

Street Address: 409 W Montgomery Ave

City: Rockville — State: MD — Zip: 20850

Name _____ — SSN or Taxpayer Identification Number _____

Street Address _____

City _____ — State _____ — Zip _____

Name _____ — SSN or Taxpayer Identification Number _____

Street Address _____

City _____ — State _____ — Zip _____

Name _____ — SSN or Taxpayer Identification Number _____

Street Address _____

City _____ — State _____ — Zip _____

6. Itemized Expense Spreadsheet Attach the itemized spreadsheet and supporting documentation (paid invoices/receipts/cancelled checks) to the Part 3 Application. Supporting documentation must be keyed to the spreadsheet. Include both eligible and ineligible expenses.

HOMEOWNER CERTIFICATION APPLICATION

PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

MANDATORY APPLICATION CHECKLIST

Property Address 409 W Montgomery Ave Rockville, MD 20850

Instructions: After completing your Part 3 application, fill out this checklist to ensure that your application contains at least the minimum documentation required for MHT staff review. This checklist is based on the detailed information included in the Homeowner Instructions. Read and check each section carefully; **the application review period will not begin until a completed application with checklist is submitted.**

- ■ **APPLICATION FORM**- I filled in all applicable fields including the last 4 digits of the social security number of all owners (if jointly owned). I understand that MHT staff may not fill in any missing information on behalf of me; therefore if my application is missing information it will be returned.

- ■ **SIGNATURE-** I signed and dated the Part 3 application and Mandatory Application Checklist in accordance with MHT's signature guidelines.

- ■ **ITEMIZED EXPENSE SPREADSHEET-** I have included a spreadsheet of all of my itemized expenses, filled out according to the instructions, with eligible and ineligible expenses clearly delineated. For each item on the spreadsheet I have included supporting documentation consisting of BOTH (1) a copy of the invoice or receipt, showing which goods or services were purchased, and (2) certifiable proof of payment such as a credit card receipt or canceled check. All supporting documentation is keyed to the spreadsheet.

- ■ **PHOTOGRAPHS -** I have prepared all photographs in accordance MHT's photographic guidelines.

- ■ **REVIEW FEE-** I will pay the remainder of review fee when sent an electronic invoice by the Maryland Historical Trust. I understand that payment must be made within ten (10) days of receiving the invoice. The review fee is 3% of the credit amount based on the GREATER of the Part 2 estimated Total Qualified Rehabilitation Expenditures (QRE) or the final total QRE in the Part 3 application, minus the $10 Part 2 review fee.

  - If Part 3 final QRE is higher than the estimated Part 2 QRE: ((Part 3 QRE x .20) x .03)- $10 = final review fee

  - If Part 3 final QRE is lower than the estimated Part 2 QRE: ((Part 2 QRE x .20) x .03)- $10 = final review fee

- ■ **DUPLICATE COPY OF ALL APPLICATION MATERIALS-** I have saved a complete copy of all materials for my records.

☑ **I attest that I have read and understand the Historic Revitalization Tax Credit Application and Instructions.**

Name Lewis Parker Signature Lew Park Digitally signed by Lewis Parker Date: 2025.09.09 13:07:35 -04'00' Date 09/09/2025

2024-160

Final Audit Report 2025-09-15

Created:	2025-09-11
By:	Alan Gibson (alan.gibson@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxz-h6eU1stklgvIZhBH2RXpeHsKpgZ_3

"2024-160" History

Document created by Alan Gibson (alan.gibson@maryland.gov)
2025-09-11 - 3:32:15 PM GMT

Document emailed to collin.ingraham@maryland.gov for signature
2025-09-11 - 3:32:21 PM GMT

Email viewed by collin.ingraham@maryland.gov
2025-09-15 - 2:49:09 PM GMT

Signer collin.ingraham@maryland.gov entered name at signing as Collin Ingraham
2025-09-15 - 2:49:34 PM GMT

Document e-signed by Collin Ingraham (collin.ingraham@maryland.gov)
Signature Date: 2025-09-15 - 2:49:36 PM GMT - Time Source: server

Agreement completed.
2025-09-15 - 2:49:36 PM GMT

Adobe Acrobat Sign

Project Narrative:

409 W Montgomery Ave, also known as the Viers/England villa, faces south on West Montgomery Avenue. This long, narrow lot runs from West Montgomery to a rear alley. The alley provides access to a rear parking area and two outbuildings. The England / Ward villa at 409 W Montgomery Avenue is significant as the finest remaining example of Italianate architecture in the City of Rockville. It retains its integrity by having few alterations, and was recently sold to Ms. Cheng and Mr. Parker after having remained in the Ward family for almost seventy years. Towering trees and random evergreens are clustered on the east and west property lines; shrubbery and running vines are planted near the house and its outbuildings. A brick walk, steps, and flanking piers are located near West Montgomery Avenue leading to the house.

This is an L-shaped, 2 1/2 story Italianate house with a recently renovated rear addition. The front and side gables are clipped to form a jerkinhead roof shape. A square tower rises inside the ell with a pinnacle roof that flares down to meet the roofline. Most of the house sits on a stone foundation, except for the front bay that has a brick foundation and the rear addition's original cement foundation was repaired and strengthened. The original frame siding was covered in a smooth stucco in the 1930s. The roof of the house has wooden shingles, and the addition and porches seamed tin/steel. The windows are either two-over-two or one-over-one with wooden louvered shutters and original hardware.

There is an outbuilding that was originally a cow shed or carriage house that is in poor condition, and is currently used as a storage shed/garage. An original chicken coop was replaced with a studio/workshop in 2018. The 1930s addition was repaired and expanded in 2019 and added a new kitchen, downstairs bath, with master bedroom and bath upstairs.

The project is to repair the stucco siding at 409 W. Montgomery Ave in Rockville. The stucco was applied over the original wood siding, probably in the 1930s, for insulation and easier maintenance. Over time, the stucco became unstable, peeling, cracking, and sagging in numerous areas, which could cause water penetration and additional damage. In addition, exterior trim paint was peeling and in disrepair.

This project involved installing scaffolding around the house, remove existing damaged stucco, inspect exposed sheathing, grind the repaired and existing undamaged stucco, install a new base coat and finish coat. Also, sand, caulk and repaint all exterior wood trim.

The project was approved and certified by the Maryland Historic Trust, project number 160-409.

ROBEY

9001 Baltimore Rd., Suite 200
Frederick, MD 21704

Invoice

Date	Invoice #
3/14/2025	6582

Bill To
Lewis Parker 409 W Montgomery Ave. Rockville, MD 20850

Terms	Project
Due upon receipt	2570002-409 W Montgomery Ave.

Description	Contract Amt	Prior Billed	Prior %	Curr %	Total %	Amount This Invoice
Draw #1- 1/2 Due at Start - Stucco Repair	33,903.00			50.00%	50.00%	16,951.50

Late payment will result in 18% finance charge accrued on monthly basis.

Invoice Total Due $16,951.50

Phone #	Fax #
410-751-7788	410-751-7744

Total Current Balance Due $16,951.50

Payment receipt

You paid $16,951.50

to Robey on 3/14/2025

Invoice no.	6582
Invoice amount	$16,951.50
Total	**$16,951.50**

Status	Paid
Payment method	Bank
Authorization ID	[redacted]

Thank you

Robey

nick.kief@robeyinc.com

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

ROBEY

9001 Baltimore Rd., Suite 200
Frederick, MD 21704

Invoice

Date	Invoice #
4/7/2025	6602

Bill To

Lewis Parker
409 W Montgomery Ave.
Rockville, MD 20850

Terms	Project
Due upon receipt	2570002-409 W Montgomery Ave.

Description	Contract Amt	Prior Billed	Prior %	Curr %	Total %	Amount This Invoice
Draw #2 - Complete - Stucco Repair	33,903.00	16,951.50	50.00%	50.00%	100.00%	16,951.50
Change Order #1 - Front Porch Additional Work	7,900.00			100.00%	100.00%	7,900.00

Late payment will result in 18% finance charge accrued on monthly basis.

Invoice Total Due $24,851.50

Phone #	Fax #
410-751-7788	410-751-7744

Total Current Balance Due $24,851.50

Docusign Envelope ID: 6EE8AC9C-E26E-48C7-90AA-C26F1D29C8B3

Robey Stucco
9001 Baltimore Rd., Suite 200
Frederick MD 21704
410-751-7788
Fax:410-751-7744

Change Order

Order#: 1

Order Date: 03/19/2025

To: Lewis Parker
409 W Montgomery Ave
Rockville MD 20850

Project: 2570002
409 W Montgomery Ave
409 W Montgomery Ave
Rockville MD 20850

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By:

Customer Order:

Specifications Attached ☐

Description of Work	Amount
Additional work	7,900.00

Notes

Sand,scrape, and apply wood filler.

Apply 2 coats of paint to trim, windows, doors, the front porch and ceiling.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change **7,900.00**

The original Contract Sum was	33,903.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	33,903.00
The Contract Sum will be changed by this Change Order	7,900.00
The new Contract Sum including this Change Order will be	41,803.00
The Contract Time will be changed by	0 Days

Owner: Signed by: Lewis Parker 7DFD036B8CB04AA... Date: 3/20/2025

Contractor: DocuSigned by: Joe Lopez 2A22BCCE3420493... Date: 3/20/2025

Payment receipt

You paid $24,851.50

to Robey on 4/11/2025

Invoice no.	6602
Invoice amount	$24,851.50
Total	**$24,851.50**

Status	Paid
Payment method	Bank
Authorization ID	[redacted]

Thank you

Robey

nick.kief@robeyinc.com

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.




City of Rockville
Circa
1890
HISTORIC PROPERTY
409




City of Rockville
Circa
1890
HISTORIC PROPERTY
409

409


AIRE




City of Rockville
Circa
1890
HISTORIC PROPERTY

409


409







Tax Credit Summary and Eligibility

Property Address: 409 W. Montgomery Avenue

Task	Contractor	Invoice Date	Invoice Number	Invoice Description	Eligible Expense?	Invoice Amount	Amount Paid	Approved Amount	Payment Information	Notes
Stucco Repairs	Robey, Inc.	4/7/2025	6602	Draw #2 - Stucco Repair	Yes	$ 16,951.50	$ 24,851.50	$ 16,951.00		
		4/7/2025	6602	Prep and paint trim, windows, doors, porch and ceiling	Yes	$ 7,900.00		$ 7,900.00		
	Robey, Inc.	3/14/2025	6582	Draw #1 - Stucco Repair	Yes	$ 16,951.50	$ 16,951.50	$ 16,951.00		
					TOTALS	***$ 41,803.00***	***$ 41,803.00***	***$ 41,802.00***		

III. PRESENTATION AND APPROVAL

A. Fiscal Year 2026 Historic District Commission Annual Report

City of Rockville
Community Planning & Development Services

HISTORIC DISTRICT COMMISSION
ANNUAL REPORT

Accomplishments for FY26 (July 1, 2025 – June 30, 2026)

Regulatory and Review Authority

- Conducted 12 Certificate of Approval reviews. 11 of the applications were approved.
- Conducted 10 Evaluation of Significance reviews for the purpose of demolition. 1 was recommended for historic designation.
- Conducted 2 Courtesy Reviews for the benefit of the applicant.
- Received 7 Montgomery County Tax Credit applications for processing.

Public Education and Outreach Activities

- Sent tax credit reminders and applications to all historic property owners.
- Developed language for historic marker at the Twinbrook Pool.
- Distributed bronze historic markers to 5 properties.
- Provided feedback to the Department of Recreation and Parks during the development of the King Farm Farmstead Master Plan.

HDC Member Trainings

- National Alliance of Preservation Commissions (NAPC) *Virtual Summer Short Course*.
- National Alliance of Preservation Commissions (NAPC) "*Historic Context Studies: Putting the People in Preservation.*"

HDC Administration/Staff Actions

- Administratively approved 12 Certificate of Approval applications.
- Completed Certified Local Government (CLG) FY25 Annual Report.
- Transitioned historic property tax credit applications to the MyGovernmentOnline (MGO) platform.
- Developed revisions to the historic preservation sections of the Zoning Ordinance as a part of the broader Zoning Ordinance Rewrite project. Presented these recommendations to the Planning Commission and Mayor and Council to be included in the new Zoning Ordinance, adopted on June 29, 2026.
- Developed standard operating procedures (SOPs) for historic preservation regulatory reviews.
- Updated our inventory of locally designated historic properties database.
- Assessed the time spent and value provided doing regulatory reviews as part of a department-wide fee study analysis.
- Accepted grant award from the Maryland Heritages Areas Authority for Phase 2 of the Avery Road Colored Cemetery project. Issued a solicitation for and selected an archaeology consultant for this phase of the project.
- Reviewed and completed signoffs on projects in Permit Plan/MGO.

- Prepared HDC meeting agendas, reports, and minutes.
- Updated the Historic Preservation webpages to ensure accurate and up to date information.
- Reviewed Natural Resources Inventories / Forest Stand Delineations (NRI/FSD) for historic preservation impacts.
- Consulted and made recommendations to the Development Review Committee.

HDC Staff Activities / Professional Development

- Served on the Board of Maryland Association of Historic District Commissions (MAHDC).
- Attended Maryland Historical Trust Preservation Planner Roundtable.
- Attended 2-day Webinar "*NAPC Virtual Summer Short Course."*

Objectives for FY27 (July 1, 2026 – June 30, 2027)

Regulatory and Review Authority

- Review and make decisions Certificate of Approval applications within the 45-day time period established by state law.
- Review Evaluation of Significance applications within the 210-day period established by state law.
- Conduct Courtesy Reviews in a timely fashion to provide potential applicants with feedback on their project(s).
- Review and recommend Montgomery County Tax Credit applications.
- Develop updated procedures for the timely review of Certificates of Administrative Approval, given the adopted Zoning Ordinance's expansion of alterations eligible for administrative approval.

Public Education and Outreach Activities

- Install historic marker sign at Twinbrook Pool.
- Continue historic plaque program for homeowners, providing designated properties with a bronze plaque to display on the exterior of their property. Order additional plaques as needed for historic properties that are missing their marker.

HDC Member Activities

- Attend National Trust for Historic Preservation webinars and trainings, as needed and appropriate.
- Attend Maryland Association of Historic Districts (MAHDC) trainings, as needed and appropriate.
- Attend National Alliance of Preservation Commission (NAPC) trainings, as needed and appropriate.

HDC Administration/Staff Actions

- Review and provide comment for Section 106 Program referrals, as needed.
- Continue assessment of the Avery Road Colored Cemetery and Benjamin Smith Homestead sites through various non-destructive means to confirm the existence of any below grade resources.
- Continue to identify funding opportunities to supplement the needs of the Historic Preservation Division.

IV. CERTIFICATE OF APPROVAL

A. 2026-375-COA

Applicant: Case Design

Owner: Meg S Duskin & Terrence J Griffin

Address: 10 Thomas Street

Request: Certificate of Approval to construct a two-story addition at the rear of the house, including a new screened porch and covered side porch.

Historic District Commission
Staff Report: Certificate of Approval
2026-375-COA | 10 Thomas Street

MEETING DATE: July 16, 2026

REPORT DATE: July 9, 2026

FROM: Megan Flick
Principal Planner
mflick@rockvillemd.gov

APPLICANTION: Certificate of Approval to build a two-story addition to the rear of the existing house, along with two one-story additions and a new screened porch.

APPLICANT: Kate Adams, Case Design
4701 Sangamore Road, NP-40 Bethesda, MD 20816

OWNER: Meg Duskin & Tere Griffin
10 Thomas Street, Rockville, MD 20850

FILING DATE: 6/22/26

RECOMMENDATION: Finding that the proposal to build a two-story addition meets the *Secretary of the Interior's Standards for Rehabilitation #9 and #10* and *Technical Guide for Alterations #4: New Additions*, staff recommends approval.

SITE DESCRIPTION

Location	West End
Land Use Designation	Residential Detached
Historic District	West Montgomery Avenue
Zoning District	R-90
Existing Use	Residential Detached
Parcel Area	14,700 sf
Subdivision	West End Park 0503
Building Floor Area	1,564 sf
Dwelling Units	1



Aerial View of 10 Thomas Street.

HISTORIC SIGNIFICANCE

The shotgun gable-front home was built in 1882 and serves as an example of a vernacular cottage residence, noteworthy for its unaltered condition and architectural integrity. The property was designated in 1974 as part of the West Montgomery Avenue Historic District.

10 Thomas Street represents speculative construction occurring in Rockville during the last decades of the 19th century, constructed as a speculative venture in “R.T.Veirs’ Addition to Rockville” by local educator Cooke Luckett. The Lyddane family, owners of the Derwood Flouring Mills, bought the property and owned it for 17 years until selling it to Dr. Barrett P. Willson, a young dentist, whose family occupied the property until 1962. The home is thus commonly referred to as the Dr. Willson Cottage. It was later purchased by Walter Fields, who continued the tradition of prior owners by not altering the cottage. The property then changed hands amongst several other owners until the current owners bought it in 1998. It has retained its architectural integrity and historic character with minimal alterations.



10 Thomas Street in 1961.

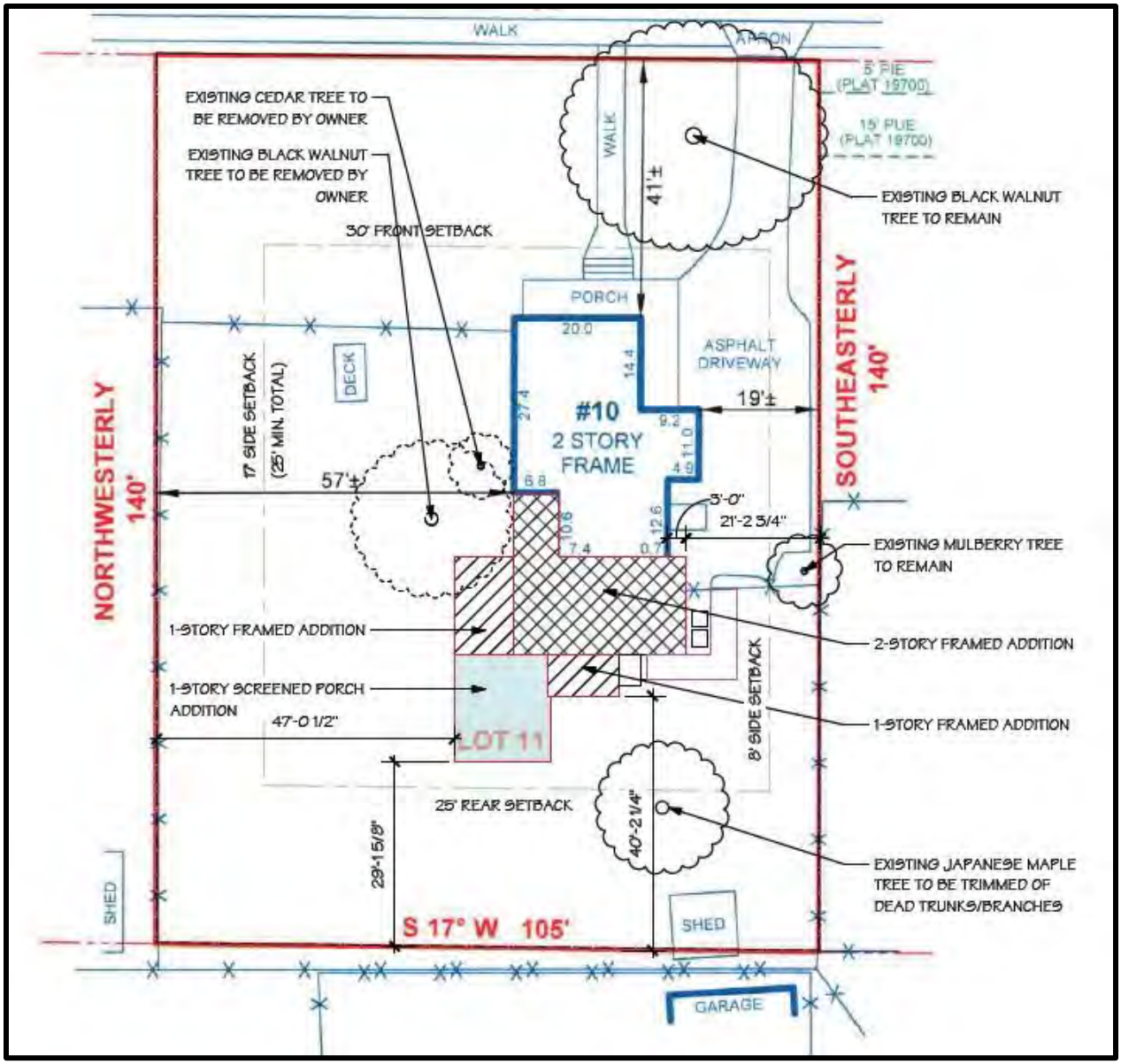
DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

The applicant proposes to expand the house by building a two-story framed addition to the rear of the home with two additional one-story additions and a one-story screened porch addition. The main addition will be a two-story, slab-on-grade addition to the rear of the house at the basement and main floor levels. The existing flooring will be removed and a total of two new bedrooms and one full bath will be added to the basement level. Additionally, a sunroom will be added at the main level. As part of the building process, the sides and rear of the home will be altered.

Alterations include the removal of two existing windows on each side of the home (four windows total), including trim, casing, and shutters. Shutters will be salvaged and stored for reuse on the addition. An additional seven windows will be removed on the rear of the home, again salvaging shutters. The existing rear porch will be removed in its entirety, including floor and roof framing, footings, columns and roofing. The existing exterior framed wall and siding on the rear of the home will also be removed.

The entirety of the addition will be clad with 6-inch wide TruExterior Boral dutch lap siding that will be painted to match the rest of the home. The additions will include new Timberline GAF fiberglass shingle roofs, designed to blend in with the original home. New half round metal gutters and downspouts will be installed throughout the addition. A total of 19 total new windows – 16 double-hung and three awning- windows- Anderson 200 series with Boral trim - are proposed throughout the addition.

The construction will also require the removal of the existing cedar tree and existing black walnut tree on the southwest corner of the home. The applicant is actively pursuing the Certificate of Administrative Approval process to get staff approval to remove the two trees, which the City Forester agrees with given the proximity of these trees to the home.



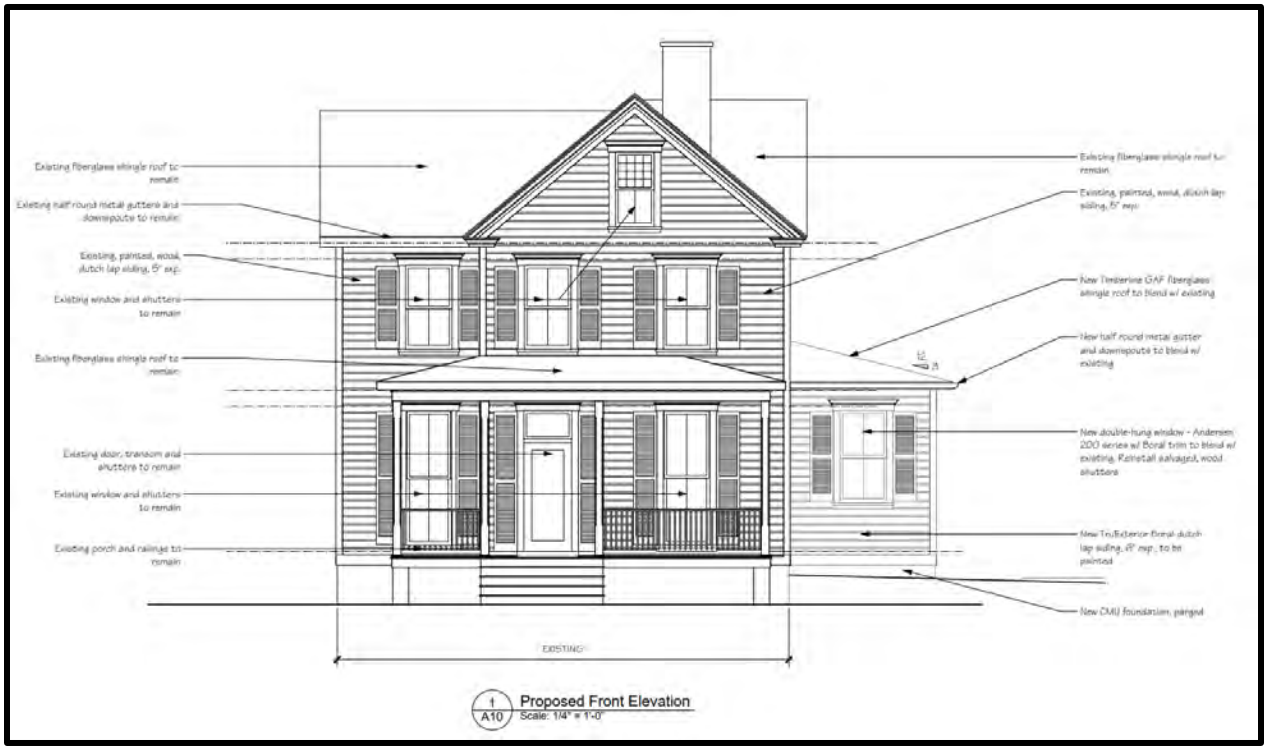
Site Plan for the Proposed Additions

Front (West) Elevation



Existing Front (West) Façade of Home.

The front elevation of the home will be modified by the adding of a one-story addition on the southern side of the home. A new Timberline GAF fiberglass shingle roof with half round metal gutters and downspouts will blend in with the existing elements of the home. One new double-hung Anderson 200 series window with Boral trim will be centered on the addition, flanked by the salvaged wood shutters from the windows that have been removed to allow for the addition. TruExterior Boral dutch lap siding will be installed on the exterior façade.



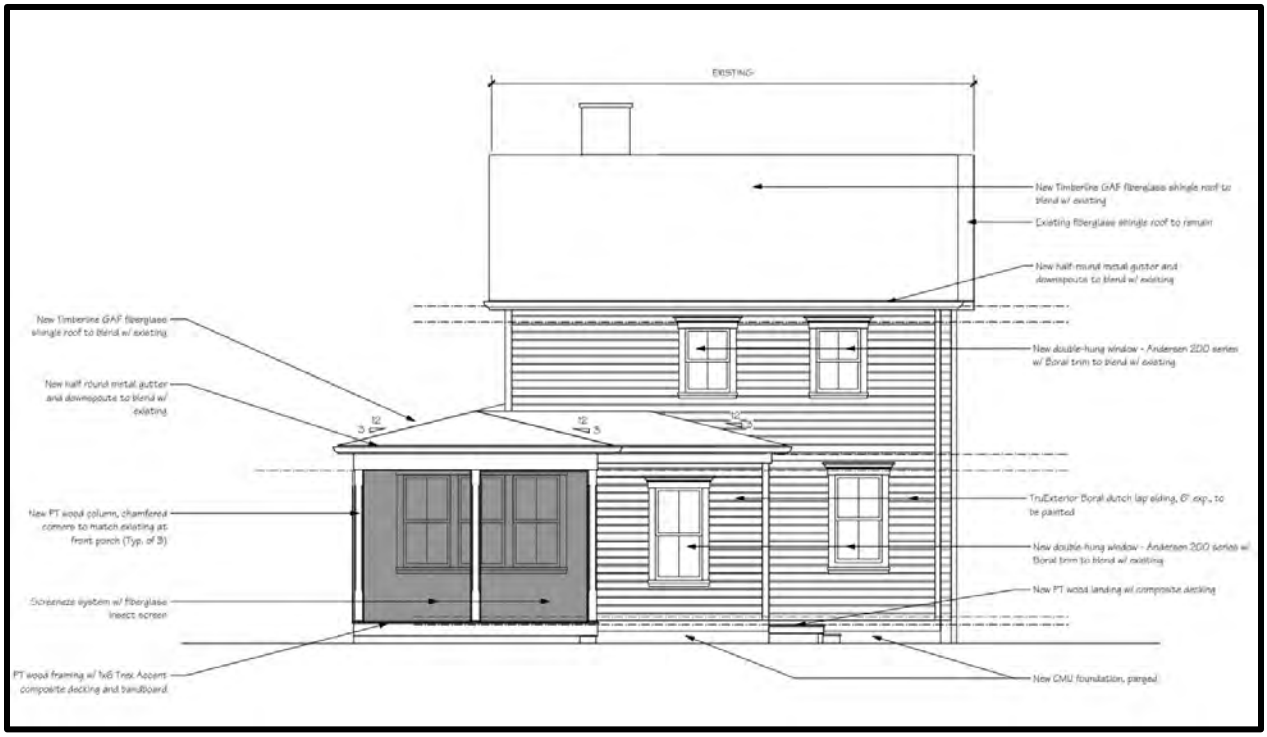
Proposed Front (West) Elevation.

Rear (East) Elevation



Existing Rear (East) Elevation.

The two-story rear elevation will include four new double-hung Andersen 200 series windows with Boral trim. A small wood landing with composite decking will provide entrance to the one-story addition and screened in porch. To the left of the rear elevation is the single story screened in porch made of the Screeneze fiberglass system with new wood columns with chamfered corners to match the existing columns on the front porch.



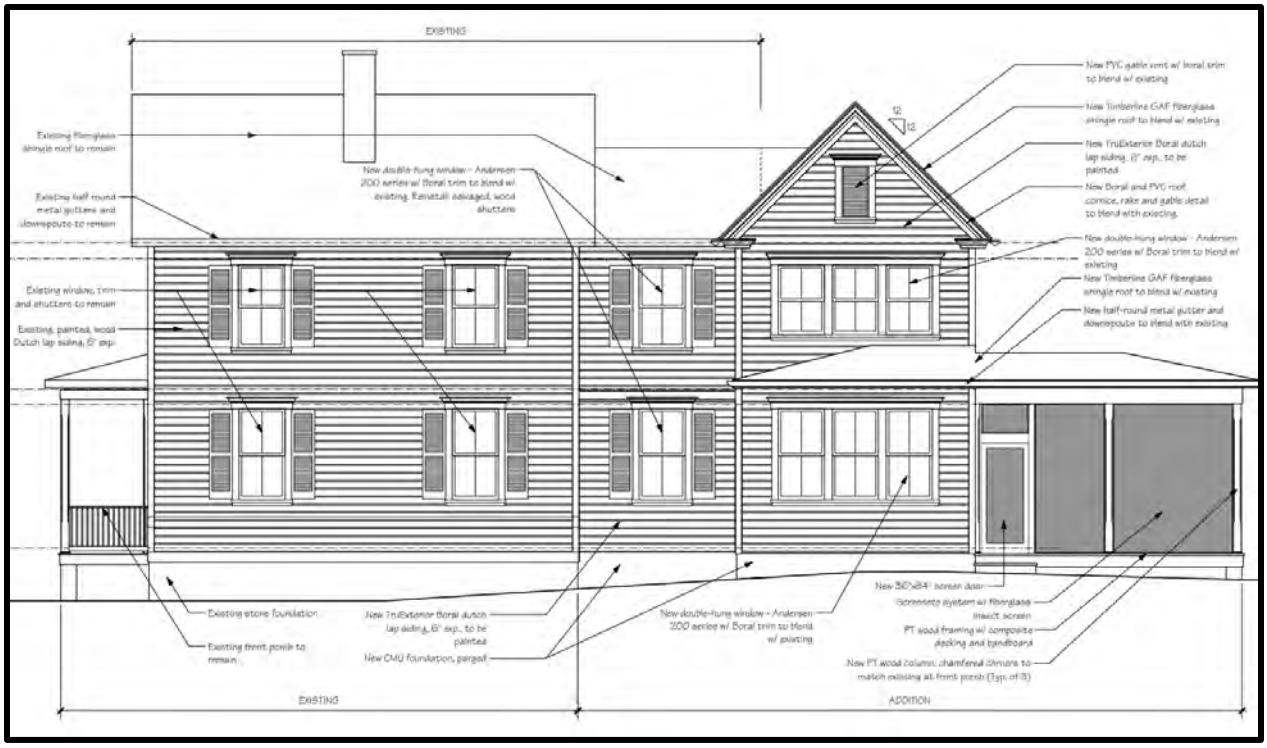
Proposed Rear (East) Elevation.

North Side Elevation



North Side View – Existing

Two new double-hung, Andersen 200 series windows with Boral trim, flanked by reinstalled wood shutters are stacked on the left side of the two-story addition on this side. In the center of the addition is a gable roof with a PVC gable vent with boral trim. New boral and PVC roof cornice, rake and gable details will be added to blend in with the existing features of the home. Below the gable are two sets of three double-hung Andersen 200 series windows. On the rightmost side of the addition is a one story screened in porch comprised of the Screeneze fiberglass system, accessed via a new 36” x 84” screen door.



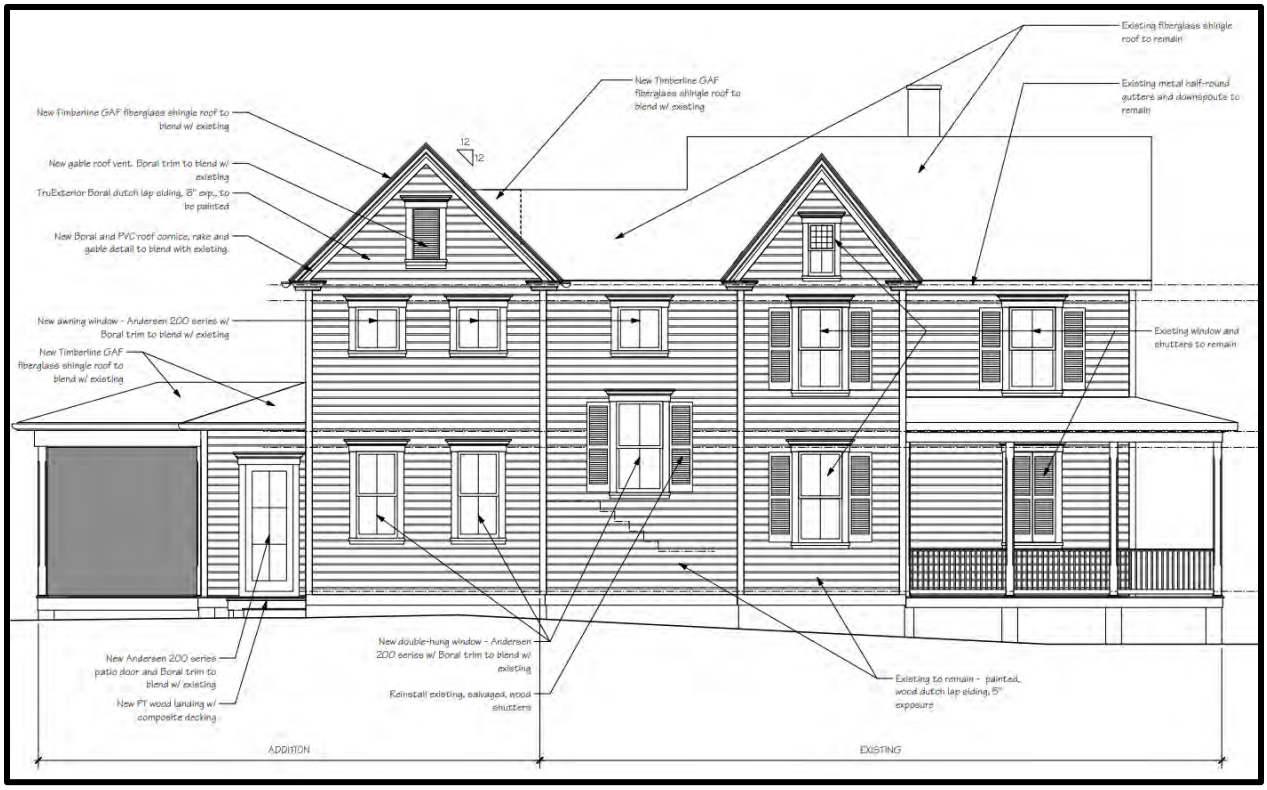
North Side View - Proposed

South Side Elevation



South Side Elevation – Existing

On the south façade, the addition is visible on the left side of the elevation. The proposed screened in porch is visible, as well as a new Andersen 200 series patio door. As is the case with the north elevation, in the center of the two-story addition is a gable roof with a PVC gable vent with boral trim. New boral and PVC roof cornice, rake and gable details will also be added. The two-story addition features two new Andersen 200 series awning windows on the second story and two new double-hung Andersen 200 series windows on the lower floor. One additional Andersen 200 series awning window is proposed to be added to the second floor of the existing house, in line with the proposed awning windows on the addition.



South Side Elevation - Proposed

ANALYSIS AND FINDINGS

The applicant proposes constructing a two-story addition at the rear of the property. The construction of the addition will require the removal of 11 existing windows, a rear porch and framed wall and siding along the north and south façades. In accordance with the *Secretary of Interiors Standards for Rehabilitation Standard #9*, "*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."* The windows and siding are not necessarily considered characterizing features of the property; although the rear porch may be representative of historic architectural style at the time of construction. Despite removal of these historic materials/features, the spatial relationships will remain intact with the replacement of the windows in nearly identical positions that maintain the size, scale, and proportion of the features. The new work will be distinct from the original, though building materials and features will blend with the architectural character, especially with the reuse of the salvaged original wooden shutters.

Furthermore, *Secretary of the Interior's Standards for Rehabilitation Standard #10* states, "*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*." New construction maintains the spatial relationships of the existing features and new materials blend with the historic character. If the new features were removed, the architectural character and historic integrity of the home would remain as most of the original home will be unaltered. The removal of existing windows could post an issue, as they would be noticeably gone if the new construction was removed.

Rockville Technical Guide for Alterations #4: New Additions recommends the following practices:

1. *Make retention of the building's historic character and materials the focus of the addition's design. Use existing roofline, trim lines, materials and massing for guidance in the new design.*
2. *Avoid the loss of historic materials and features such as trees, outbuildings and landscape walls.*
3. *Whenever possible, place addition on rear. Build back on the lot rather than up.*
4. *Design the addition so it does not overwhelm the historic building, or adjacent neighbors, in scale or massing.*
5. *The design of doors, windows, shutters, trim and exterior siding should all be compatible with the historic structure, although modern materials may be considered by the HDC.*

The addition is located at the rear of the property and is minimally visible from the front façade along Thomas Street. The height of the proposed addition is in alignment with the existing roofline and massing of the original home, and the design of the proposed doors, windows, trim and siding are compatible with the existing home. Two trees are proposed to be removed to make way for the addition, though they have been determined by the Forestry Inspector to require removal as a safety measure due to their proximity to the existing home. Based on the analysis above, the proposal meets these requirements.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the proposal to build a two-story addition, two one-story additions, and a screened in porch at 10 Thomas Street meets the *Secretary of the Interior's Standards for Rehabilitation #9 and #10*, and *Technical Guide for Exterior Alteration #4*, staff recommends approval.

EXHIBITS

A. Aerial Map
B. Zoning Map
C. Secretary of the Interior's Standards for Rehabilitation
D. Application

EXHIBIT A – AERIAL MAP



EXHIBIT B – ZONING MAP

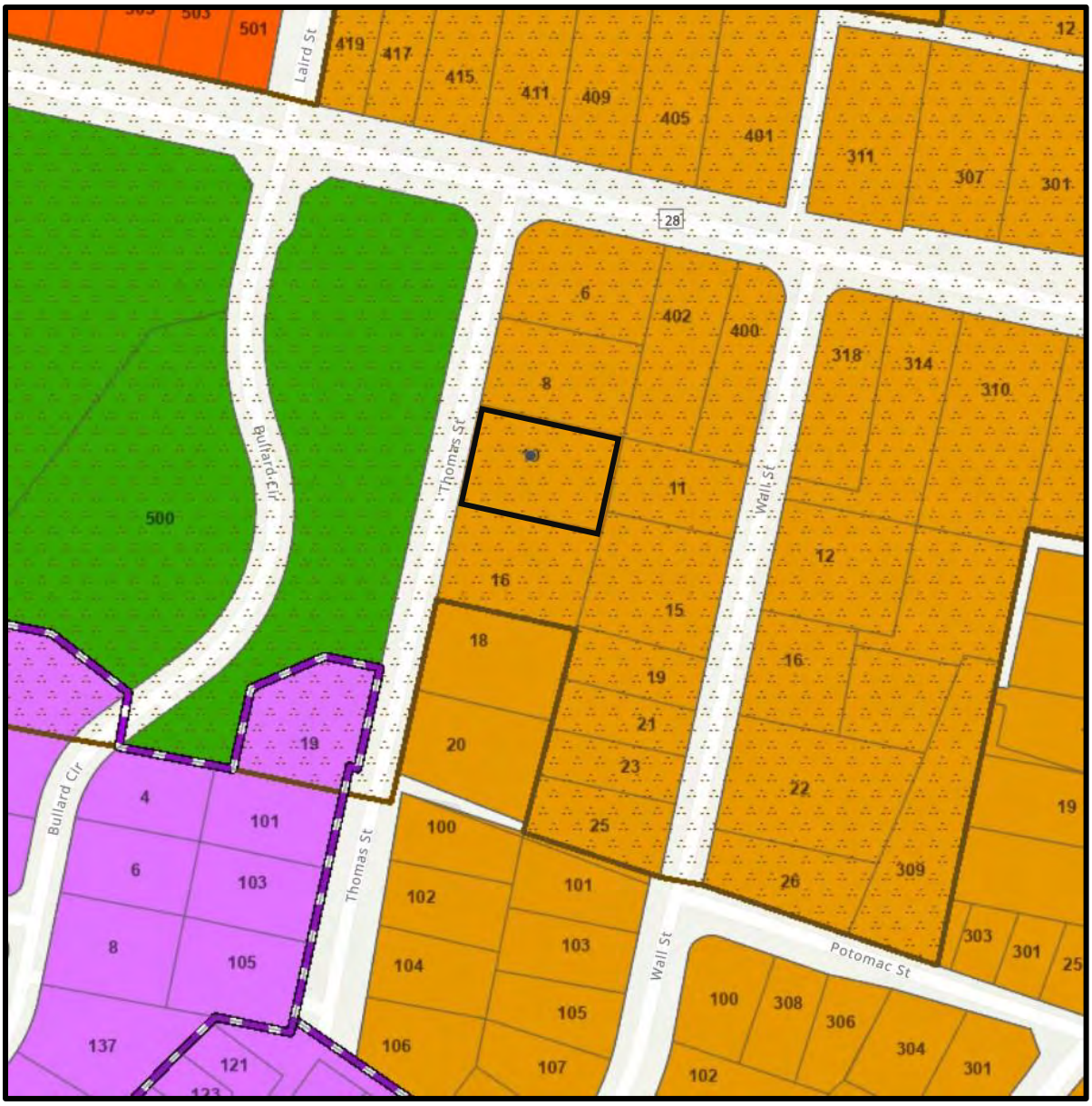




EXHIBIT C: SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Rockville

HDC - Certificate of Approval and Courtesy Review

Online Request #: 3447714

Project #: 2026-375-COA

Submitted by:
Kwasi Hemeng

Location: **10 THOMAS ST**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Kate** Last Name: **Adams** Suffix:

Business Name: **Case Design**

Mailing Address: **4701 Sangamore Road, NP-40**

City: **Bethesda** State: **MD** Zip: **20816**

Property Owner's Contact Information

Title: First Name: **Meg** Last Name: **Duskin** Suffix:

Business Name:

Mailing Address: **10 Thomas St**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Signature *

Kate Adams

Project Description *

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

Two-story addition to rear of existing house, to include a new screen porch and new covered side porch.

Scope of Work:	Addition
Other Scope of Work	
INSPECTION OF THE PROPERTY * City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.	72620
HEARING/MEETING APPEARANCE * Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.	72621
FILING DEADLINES * Applications are due five weeks preceding the regularly scheduled HDC meeting. Click HERE to see the schedule of filing deadlines.	72622
PUBLIC NOTICE SIGN * Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.	72623
Type of Application	Certificate of Approval

Documents Uploaded

The following documents are attached to the Application.

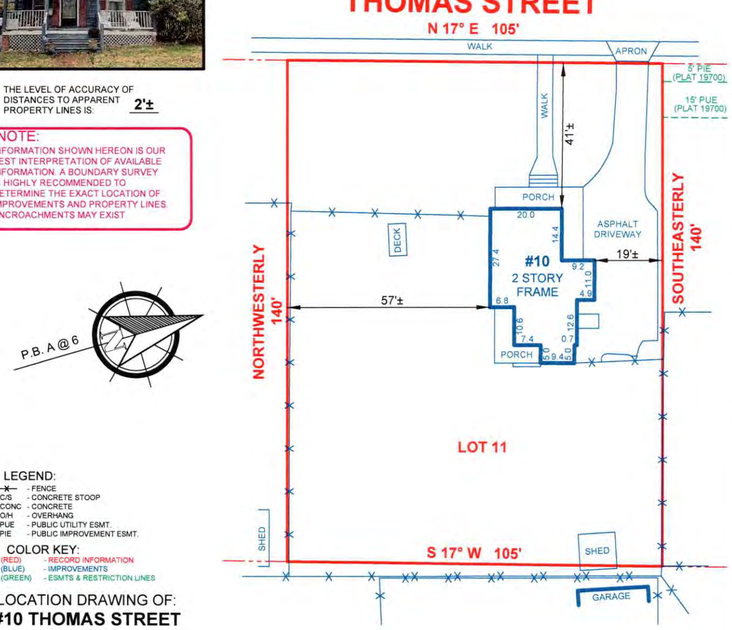
Architectural Drawings	**duskin architectural plans.pdf**

Architectural Drawings	**existing streetscape photos.pdf**
	renderings.pdf
Digital Brochure	**andersen 200 series doublehung window details.pdf**
	andersen 200 series patio door details.pdf
	andersen 200 series brochure.pdf
	timberline hdz brochure.pdf
	truexterior siding and trim brochure.pdf
Digital Photographs	**existing exterior photos.pdf**
Letter of Authorization	**10thomasst loa.pdf**
Site Plan	**duskin site plan.pdf**



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **2'±**

NOTE:
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PIE - PUBLIC IMPROVEMENT ESMT.

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(GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:
#10 THOMAS STREET
LOT 11
R.T. VEIRS ADDITION TO ROCKVILLE
PLAT BOOK A, PLAT 6
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: 03-30-2026
DRAWN BY: AP FILE #: 262227-200

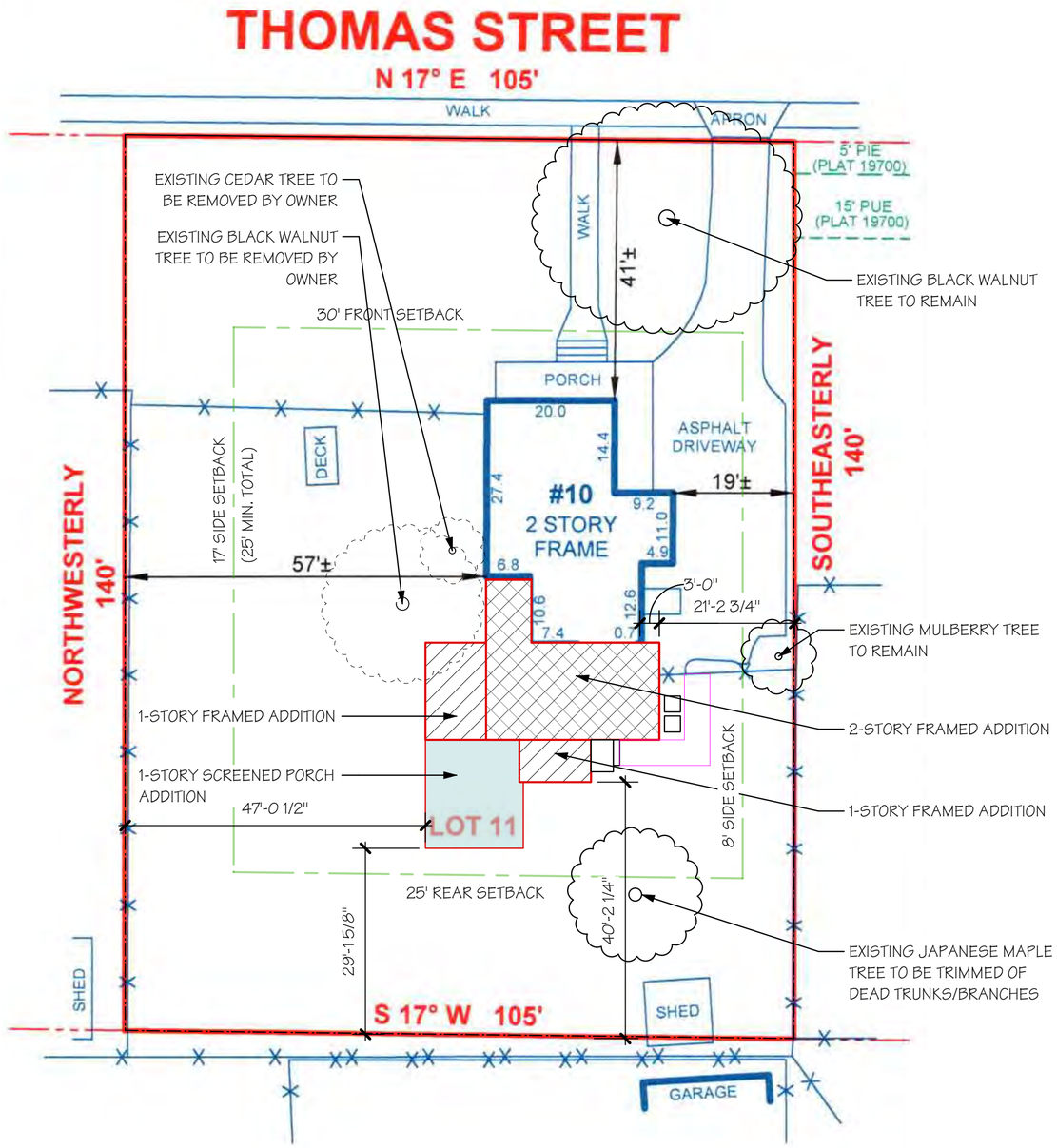
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JEROME C. MANALIAG
No. 21325
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

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1 Z01 **Plat/Existing Site Plan**
Scale: 1" = 30'



2 Z01 **Proposed Site Plan**
Scale: 1/16" = 1'-0"

LEGEND
- = PROPOSED 1-STORY ADDITION
- = PROPOSED 2-STORY ADDITION
- = PROPOSED SCREENED PORCH

Permit

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Development: DV/SM
Management: BK
Project No: 30-56-0056
Design: KA

Duskin Residence
Proposed Remodel Project
10 Thomas St, Rockville, MD 20850

Existing & Proposed Site Plans

Drawing Log
12.13.2024 - Measure
01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

Date: 7/6/2026
Scale: 1/4" = 1'-0"
Sheet: C02
Of: 15

PROJECT DATA:

OWNER: MEG DUSKIN & TERENCE GRIFFIN

ADDRESS: 10 THOMAS STREET
ROCKVILLE, MD 20850

PROJECT DESCRIPTION:
Two-story, slab-on-grade addition to rear of house, at basement and main floor levels. Remove existing flooring, add total of two new bedrooms and one full bath at addition at basement level. Add sunroom at main level.

ZONING DATA:

ZONE:	R-90
HDZ:	West Montgomery Ave. Historic District
MAP:	GR22
SUBDIVISION:	0503
NEIGHBORHOOD:	4010503.16
LOT:	11
DISTRICT:	
BLOCK:	
PLAT NO.	
YEAR BUILT:	1882
ABOVE GRADE AREA:	1,564 SF
FIN. BASEMENT AREA:	
PROPERTY LAND AREA:	14,700 SF
AREA OF WORK:	1,581 SF

VICINITY MAP:



Document Sheet Index

Sheet No.		Description
A05	1	Demo Elevation - Right Side
A01	1	Existing First Floor Plan
A02	1	Existing Second Floor Plan
A06	1	Demo Elevation - Rear
A03	1	Existing Elevations
C01	1	Cover Sheet
A07	1	Demo Elevation - Left Side
A04	1	Existing/Demo Elevation - Front
A08	1	Proposed First Floor Plan
A09	1	Proposed Second Floor Plan
C02	1	Existing & Proposed Site Plans
A10	1	Proposed Front Elevation
A13	1	Proposed Left Side Elevation
A12	1	Proposed Rear Elevation
A11	1	Proposed Right Side Elevation
15		TOTAL SHEETS

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Cover Sheet

Date: 7/6/2026
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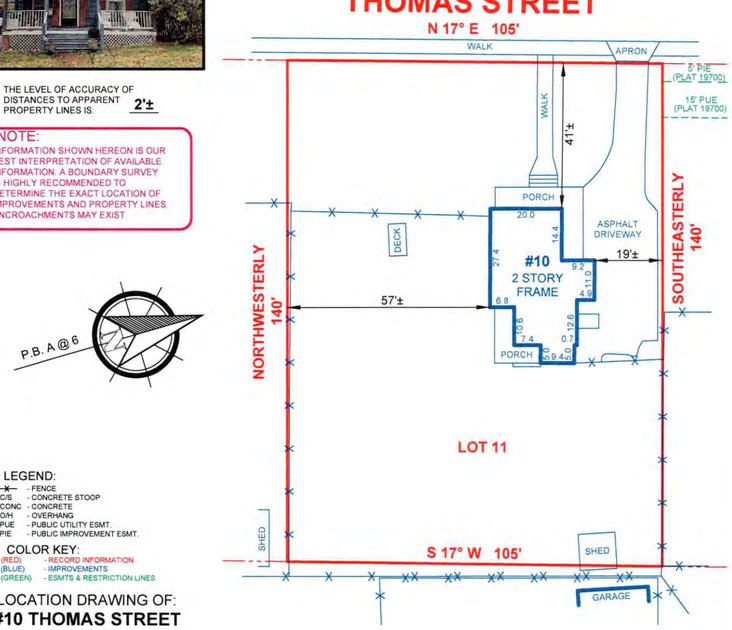
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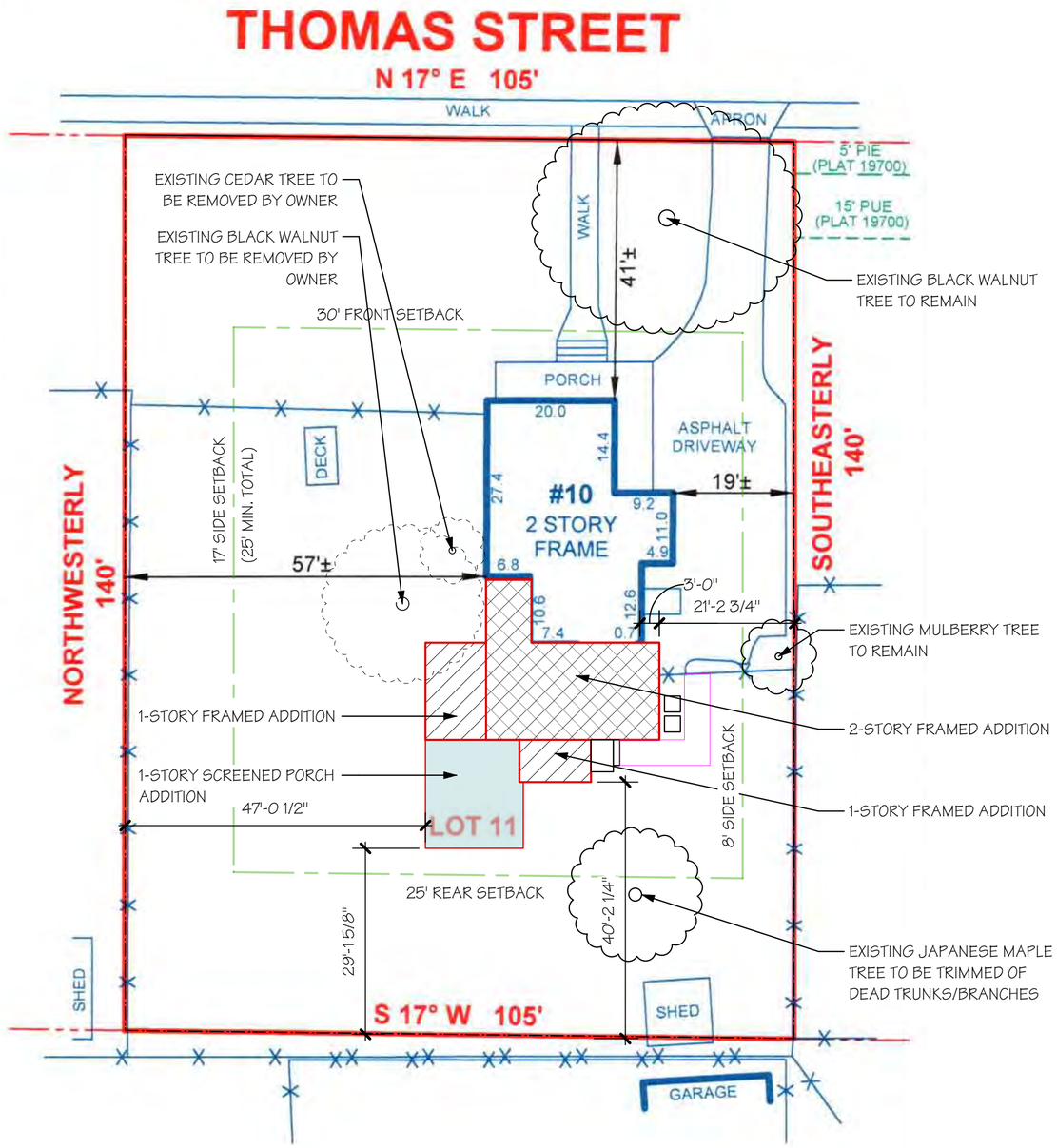
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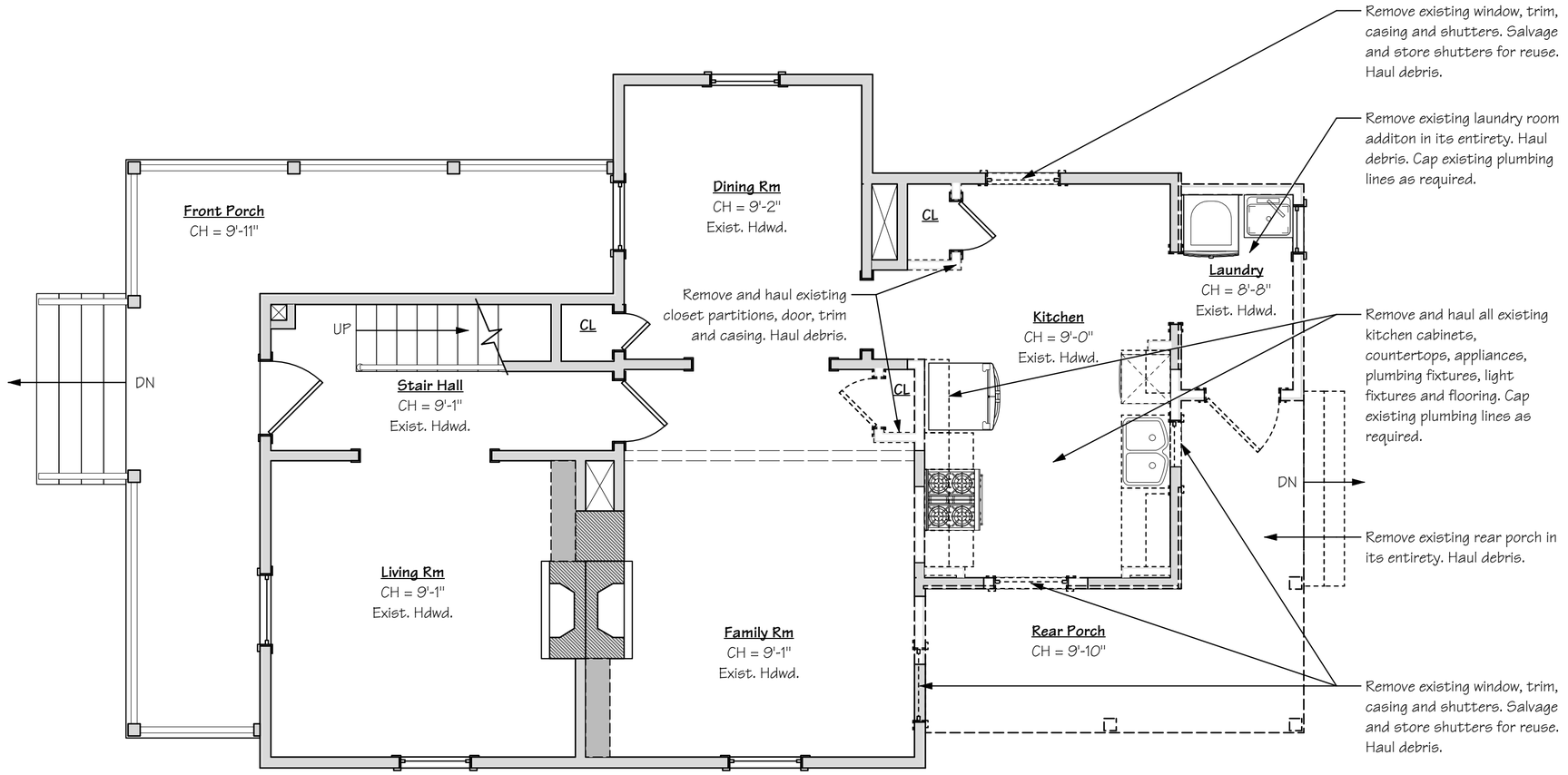
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Proposed Remodel Project
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Existing & Proposed Site Plans

Drawing Log
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01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

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Scale: 1/4" = 1'-0"
Sheet: C02
Of: 15



1 / A01 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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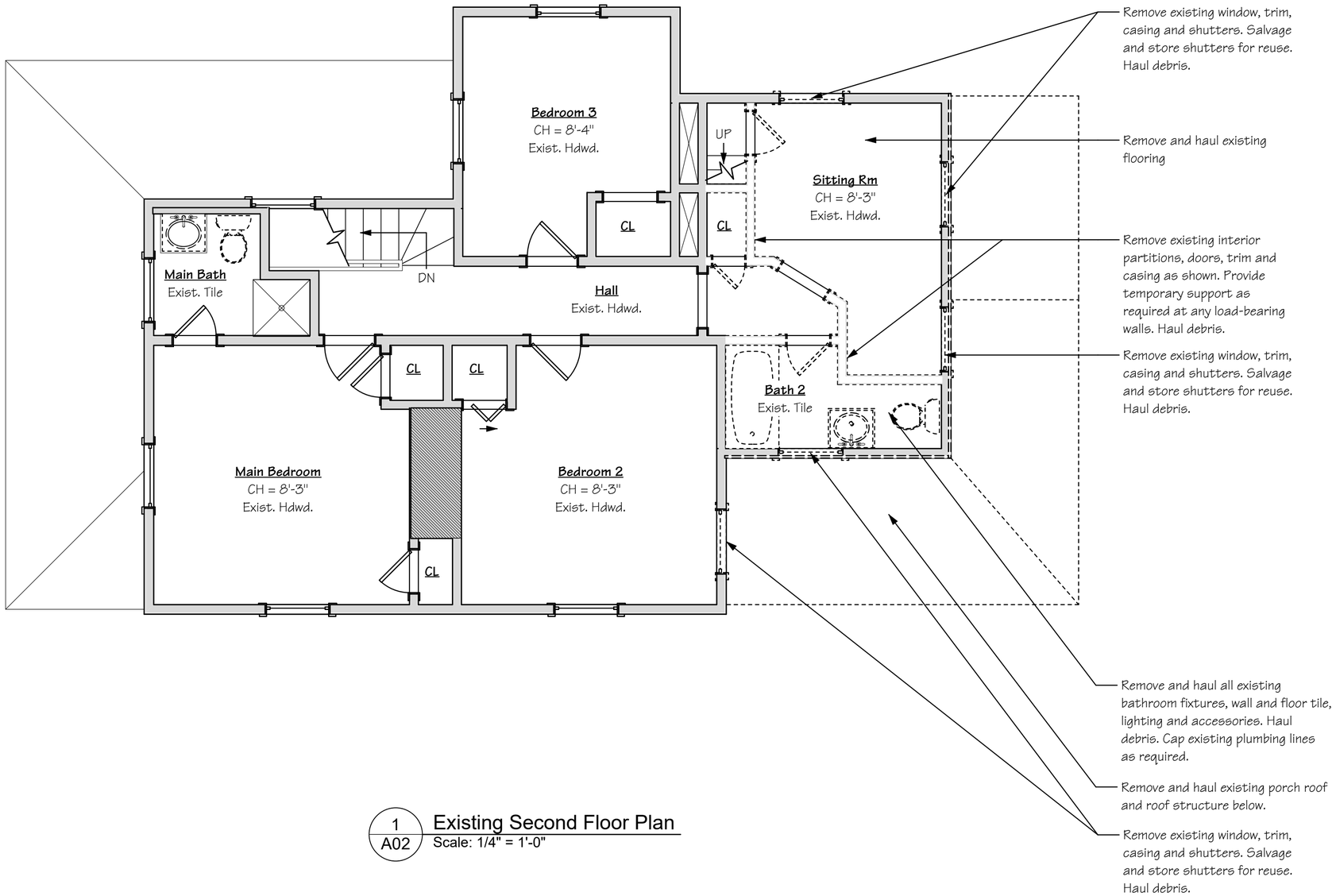
Existing First Floor Plan

Drawing Log
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1 / A02 Existing Second Floor Plan
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Existing Second Floor Plan

Drawing Log
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1 / A03 Existing Front Elevation
Scale: 1/8" = 1'-0"



2 / A03 Existing Right Side Elevation
Scale: 1/8" = 1'-0"



3 / A03 Existing Rear Elevation
Scale: 1/8" = 1'-0"



4 / A03 Existing Left Side Elevation
Scale: 1/8" = 1'-0"

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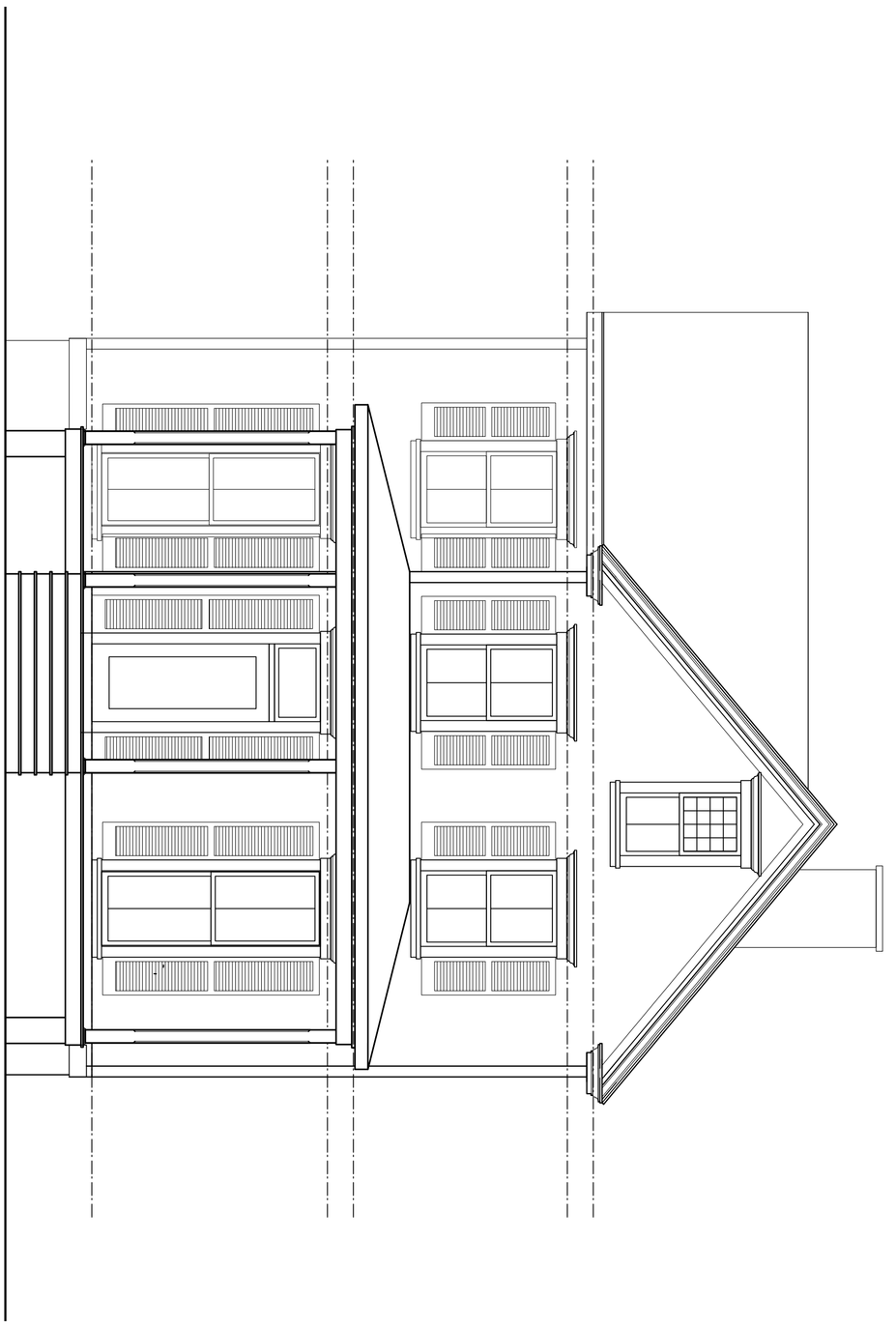
Existing Elevations

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1 / A04 Existing/Demolition Elevation - Front
Scale: 1/4" = 1'-0"

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Sheet:	Of:
A04	15

Drawing Log

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Duskin Residence

Proposed Remodel Project

10 Thomas St, Rockville, MD 20850

Existing/Demo Elevation - Front

Project No:	Development:
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Design:	**Management:**
KA	BK

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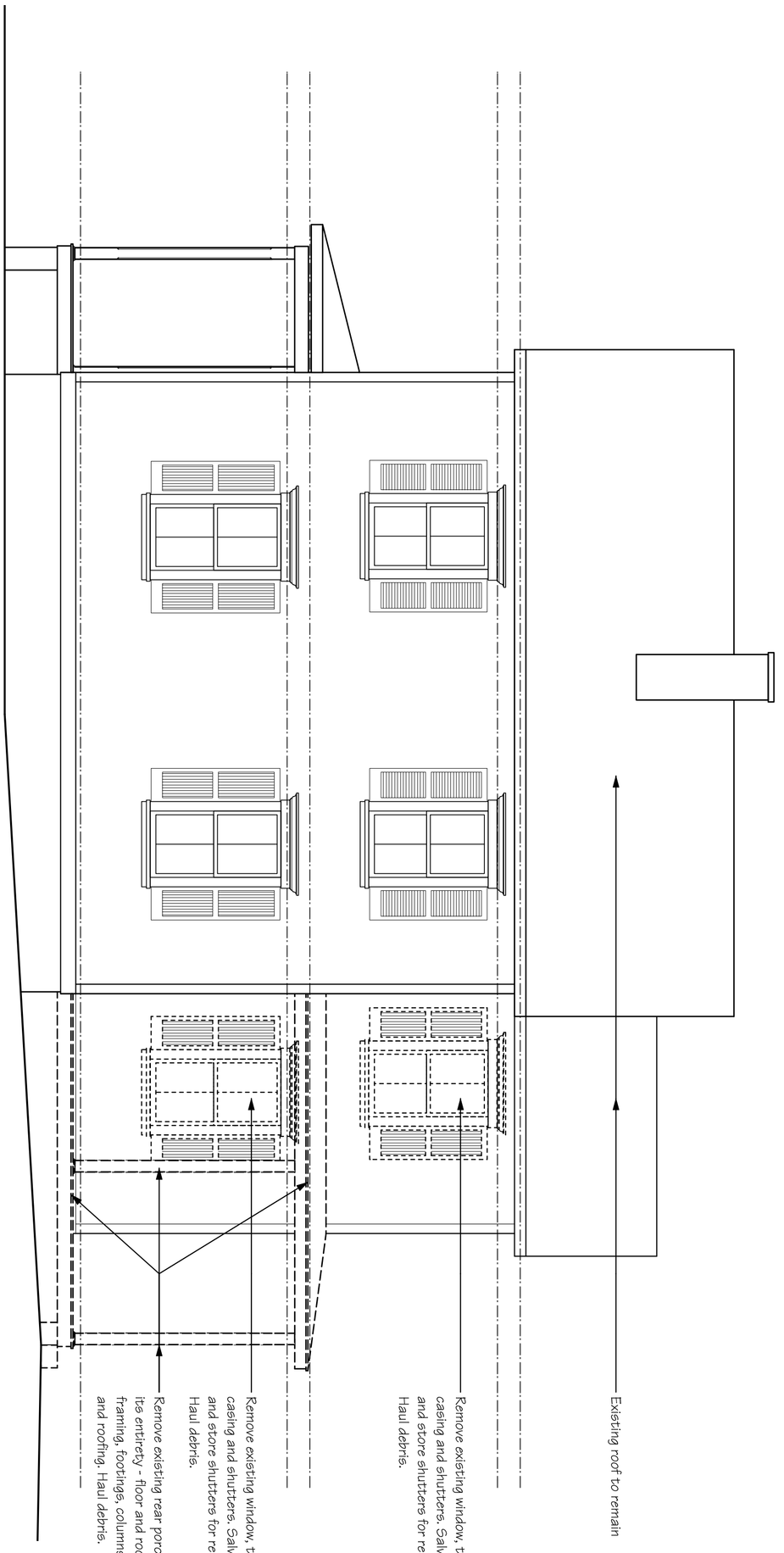
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1 / A05 Demolition Elevation - Right Side
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Sheet:	Of:
A05	15

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Duskin Residence

Proposed Remodel Project

10 Thomas St, Rockville, MD 20850

Demo Elevation - Right Side

Project No:	Development:
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Design:	**Management:**
KA	BK

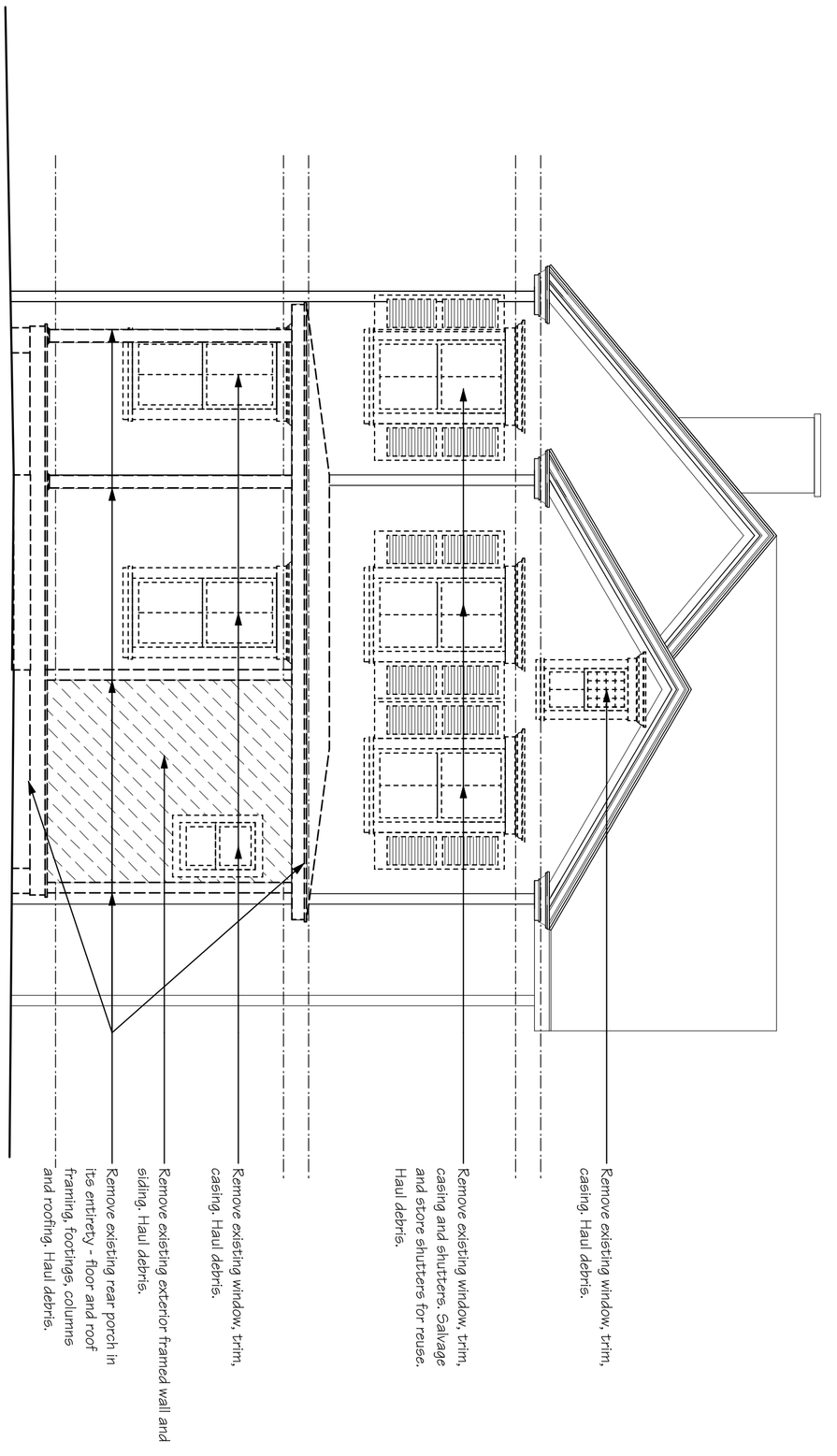
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1 / A06 Demolition Elevation - Rear

Scale: 1/4" = 1'-0"

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Sheet:	Of:
A06	15

Drawing Log

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Duskin Residence

Proposed Remodel Project

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Demo Elevation - Rear

Project No:	Development:
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Design:	**Management:**
KA	BK

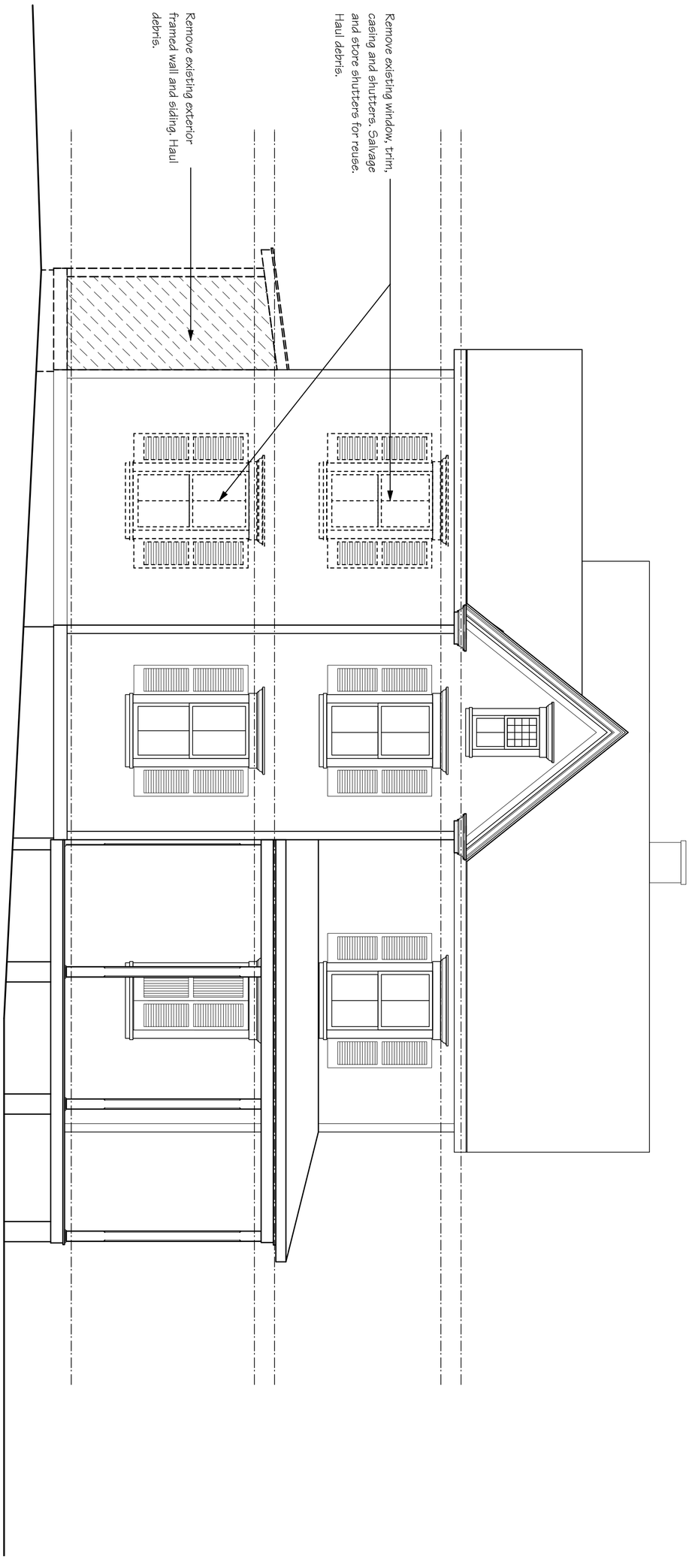
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1 / A07 Demolition Elevation - Left Side

Scale: 1/4" = 1'-0"

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Date:	Scale:
7/6/2026	1/4" = 1'-0"

Sheet:	Of:
A07	15

Drawing Log

12.13.2024 - Measure
01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

Duskin Residence

Proposed Remodel Project

10 Thomas St, Rockville, MD 20850

Demo Elevation - Left Side

Project No:	Development:
30-58-0056	DV/SM
Design:	**Management:**
KA	BK

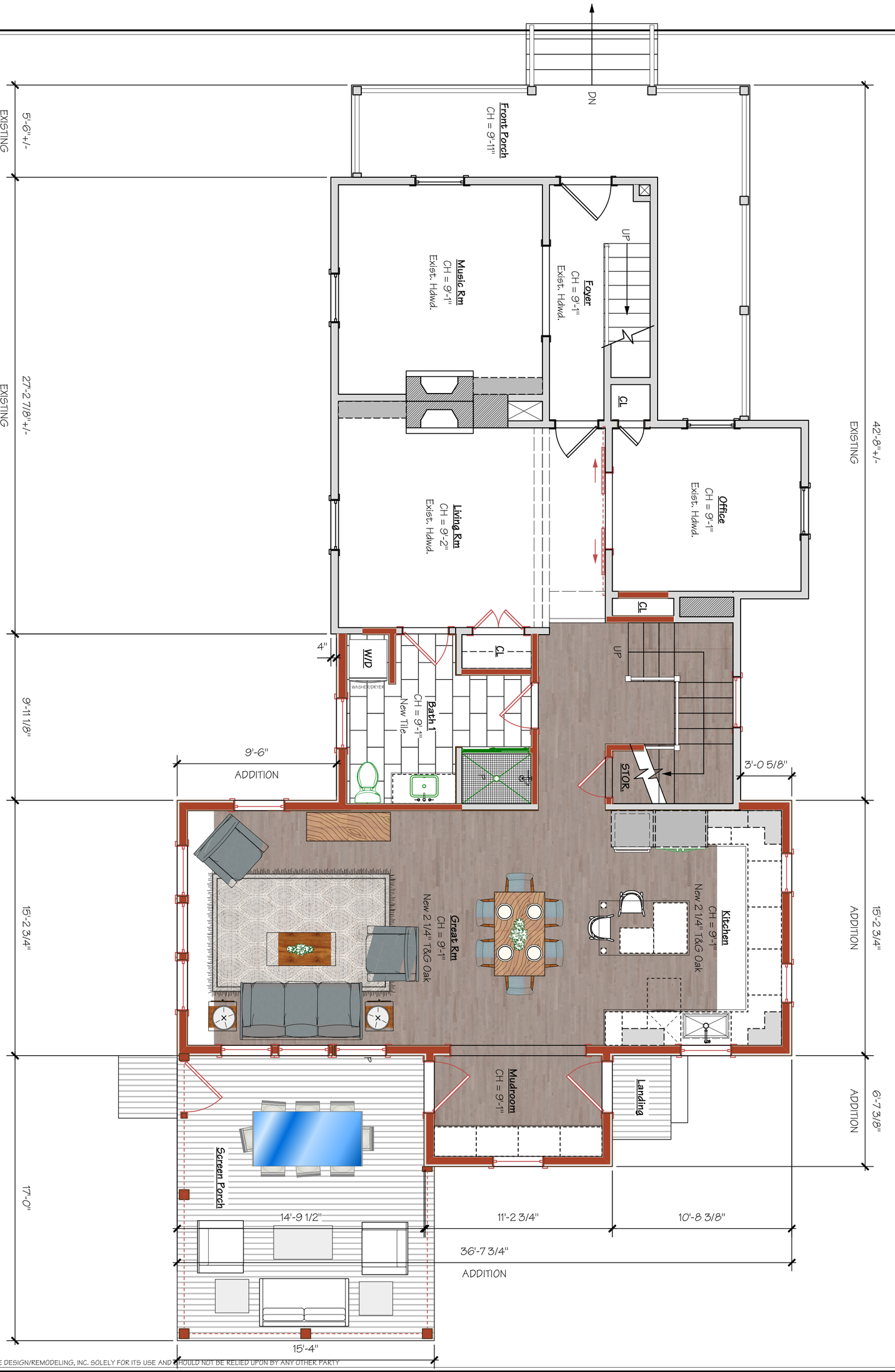
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1 / A08 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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Sheet:	Of:
A08	15

Drawing Log

12.13.2024 - Measure
01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

Duskin Residence

Proposed Remodel Project

10 Thomas St, Rockville, MD 20850

Proposed First Floor Plan

Project No:	Development:
30-58-0056	DV/SM
Design:	**Management:**
KA	BK

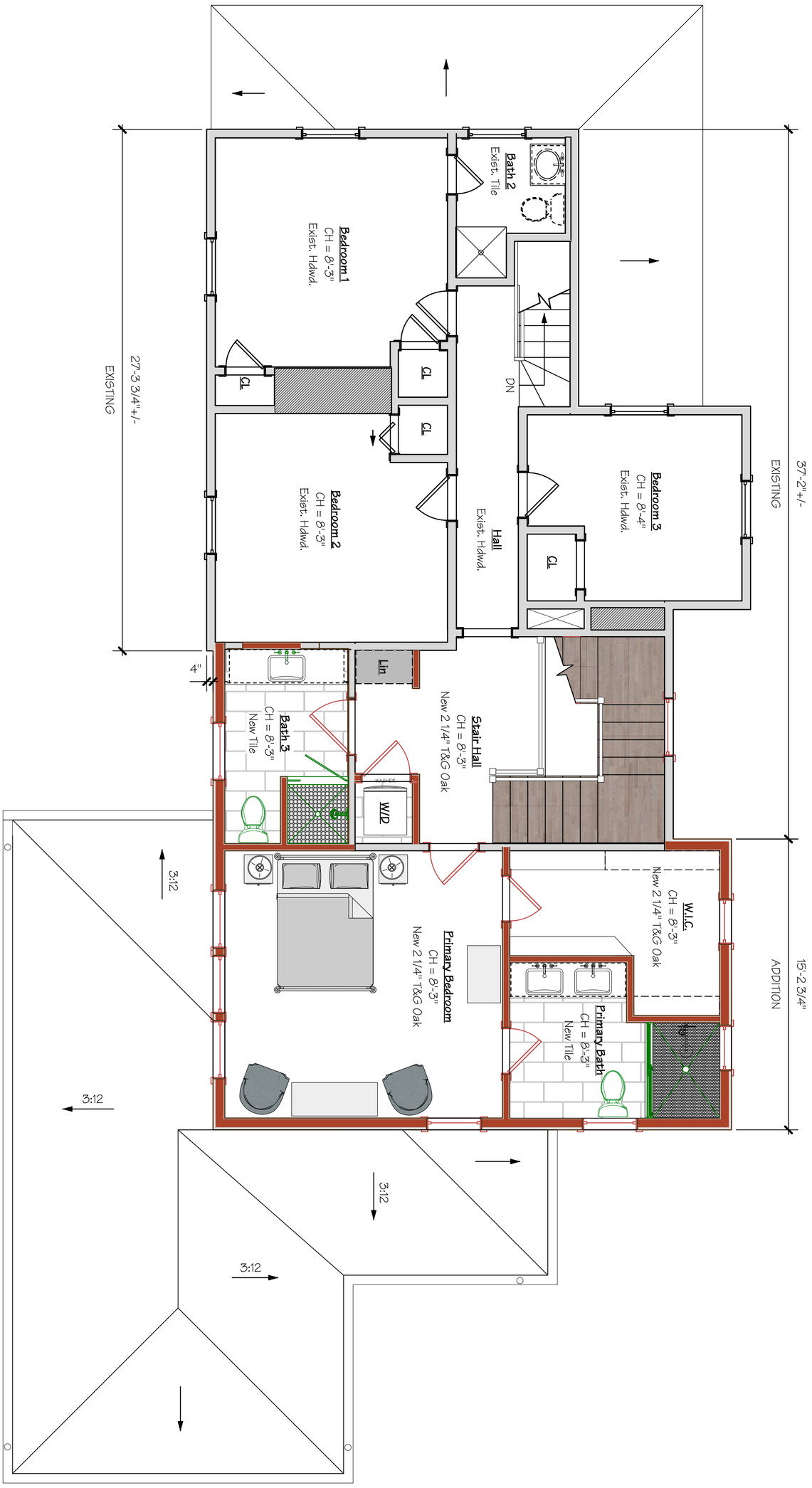
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2 / A09 Proposed Second Floor Plan

Scale: 1/4" = 1'-0"

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Date:	Scale:
7/6/2026	1/4" = 1'-0"

Sheet:	Of:
A09	15

Drawing Log

12.13.2024 - Measure
01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

Duskin Residence

Proposed Remodel Project

10 Thomas St, Rockville, MD 20850

Proposed Second Floor Plan

Project No:	Development:
30-58-0056	DV/SM
Design:	**Management:**
KA	BK

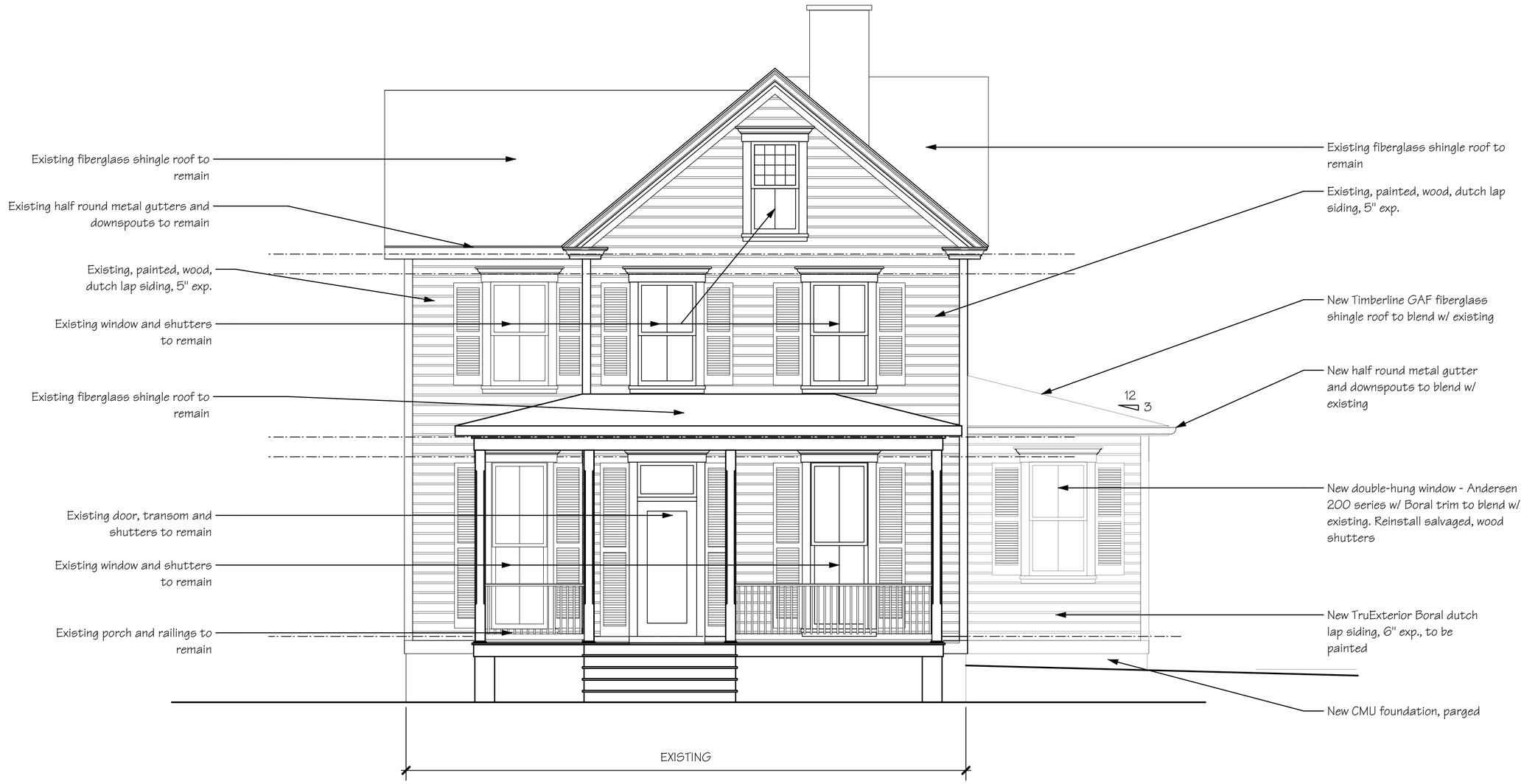
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1 / A10 Proposed Front Elevation
Scale: 1/4" = 1'-0"

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Development: DV/SM
Management: BK
Project No: 30-58-0056
Design: KA

Duskin Residence
Proposed Remodel Project
10 Thomas St, Rockville, MD 20850

Proposed Front Elevation

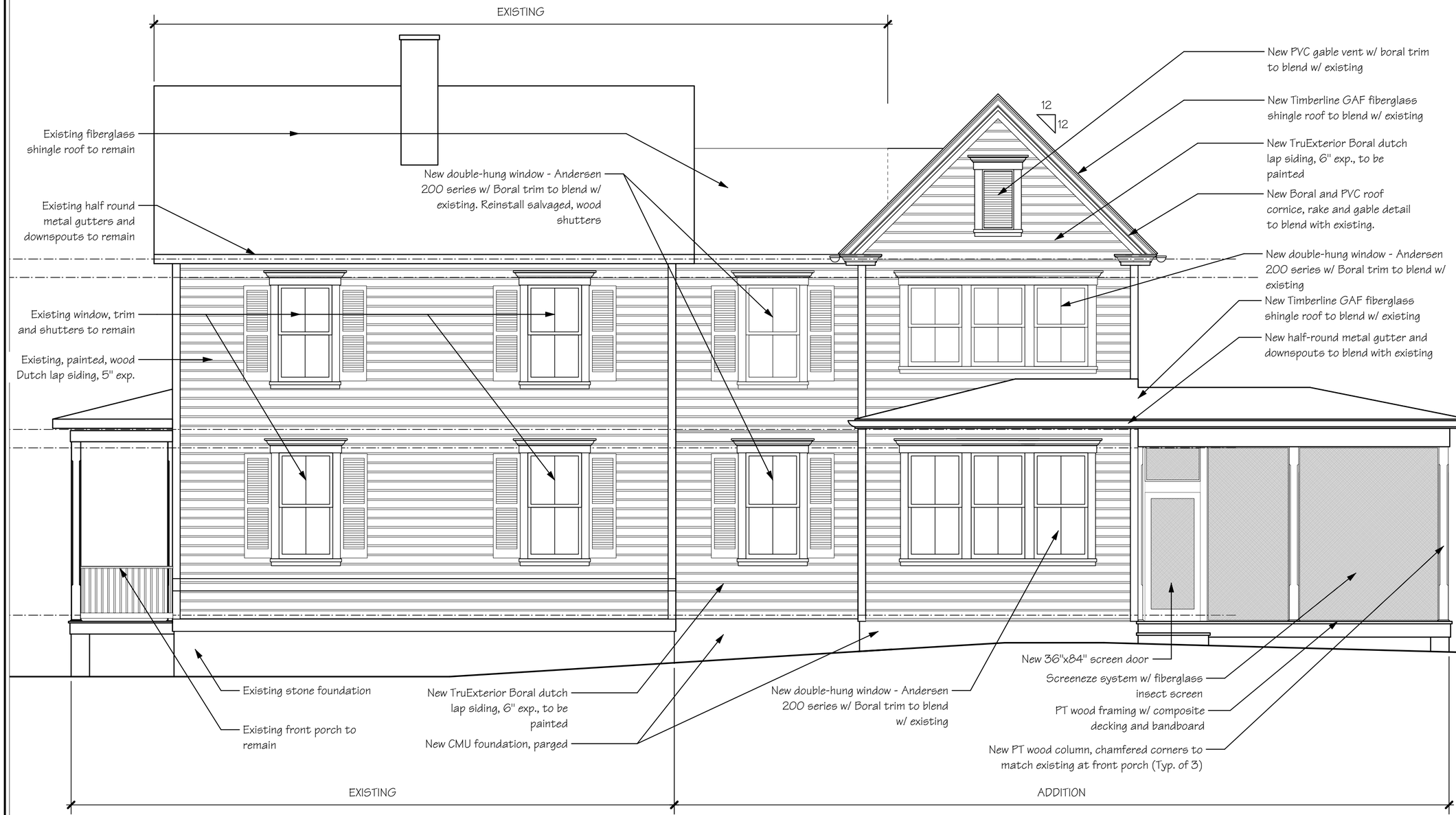
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Date: 7/6/2026
Scale: 1/4" = 1'-0"
Sheet: A10
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1 / A11 **Proposed Right Side Elevation**
Scale: 1/4" = 1'-0"

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Development: DV/SM
Management: BK
Project No: 30-58-0056
Design: KA

Duskin Residence
Proposed Remodel Project
10 Thomas St, Rockville, MD 20850

Proposed Right Side Elevation

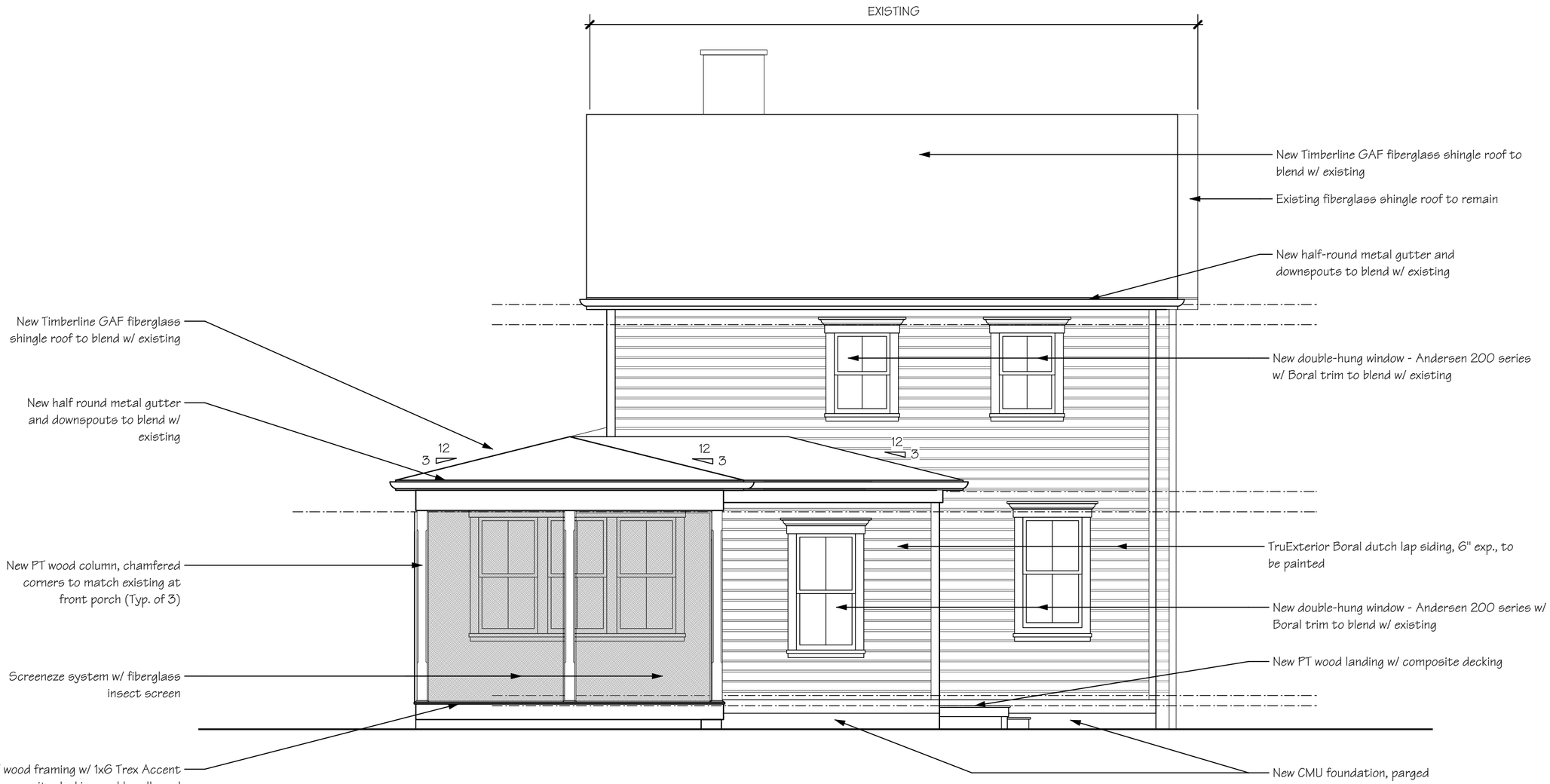
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01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

Date: 7/6/2026
Scale: 1/4" = 1'-0"
Sheet: A11
Of: 15

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1 / A12 **Proposed Rear Elevation**
Scale: 1/4" = 1'-0"

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Development: DV/SM
Management: BK
Project No: 30-58-0056
Design: KA

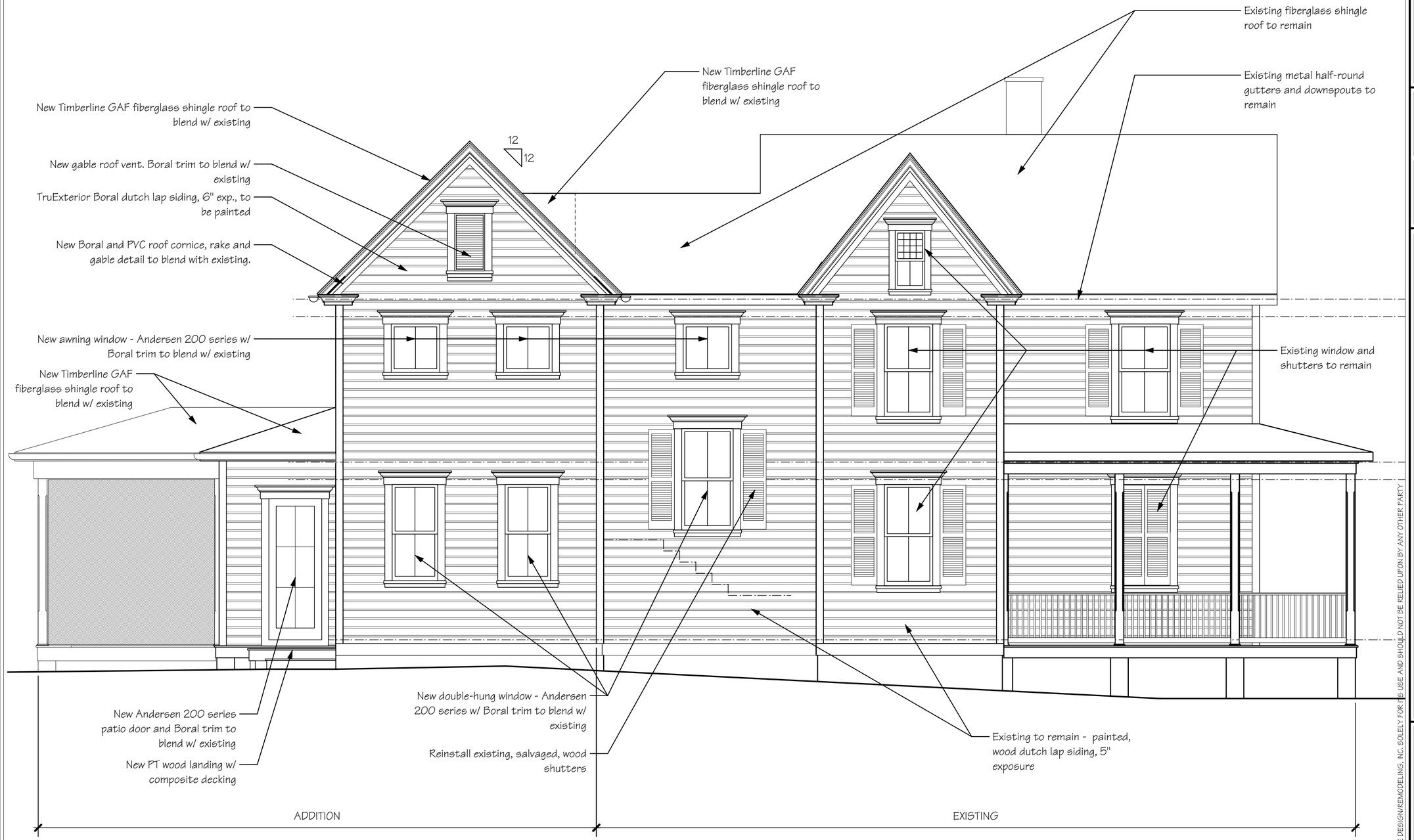
Duskin Residence
Proposed Remodel Project
10 Thomas St, Rockville, MD 20850

Proposed Rear Elevation

Drawing Log
12.13.2024 - Measure
01.16.2025 - Casestudy V1
05.22.2026 - Casestudy V2

Date: 7/6/2026
Scale: 1/4" = 1'-0"
Sheet: A12
Of: 15

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1 / A13 Proposed Left Side Elevation
Scale: 1/4" = 1'-0"

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Management: BK
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Design: KA

Duskin Residence
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10 Thomas St, Rockville, MD 20850

Proposed Left Side Elevation

Drawing Log
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05.22.2026 - Casestudy V2

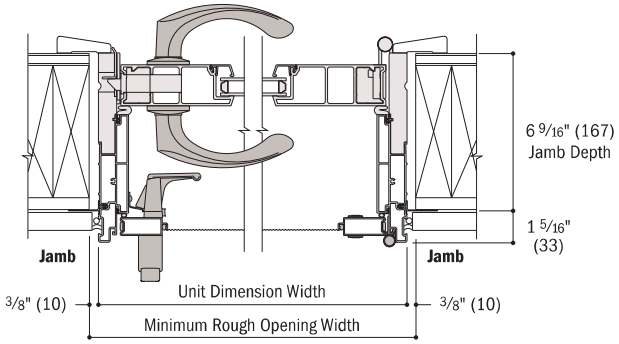
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Permit

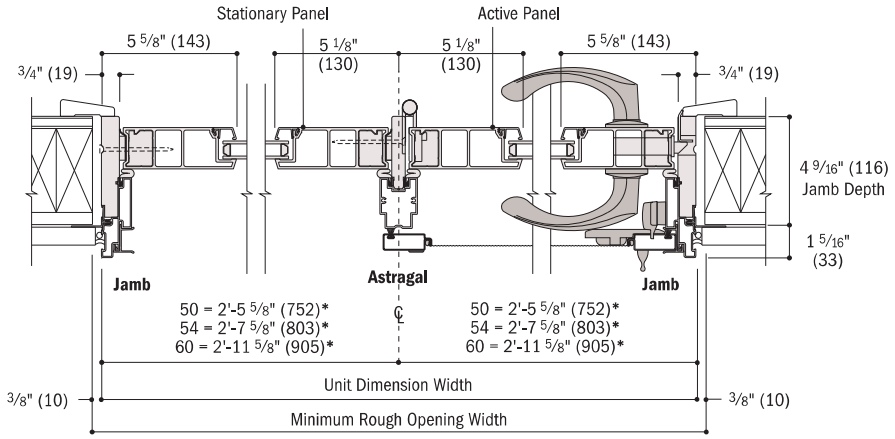
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Hinged Inswing Patio Door Details – 4 9/16" (116) and 6 9/16" (167) Jamb Depths

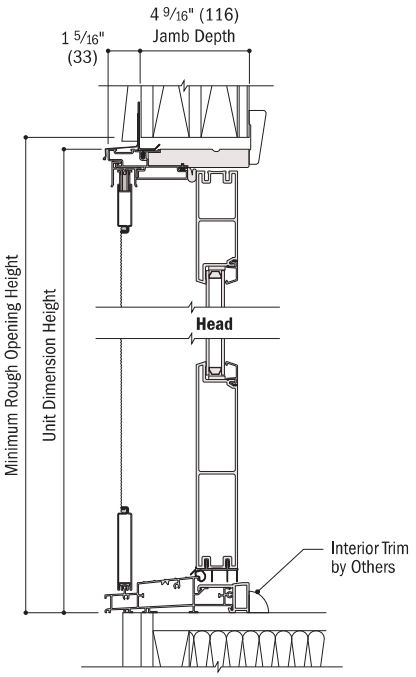
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Single-Panel



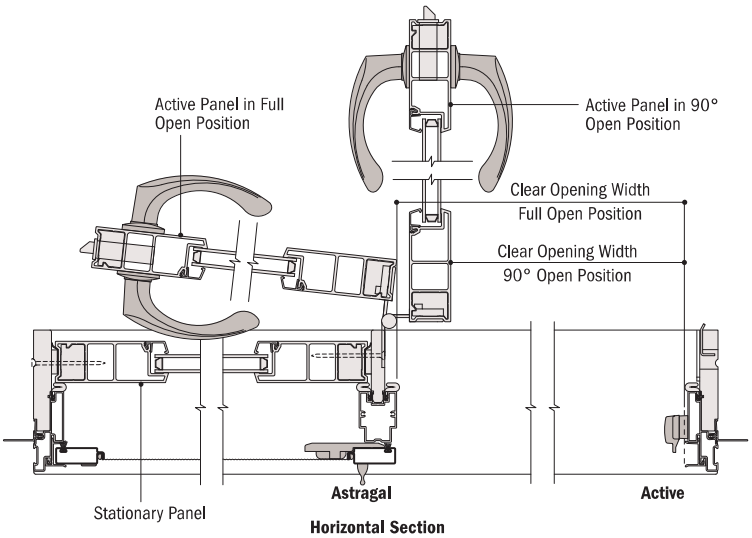
Horizontal Section
Two-Panel



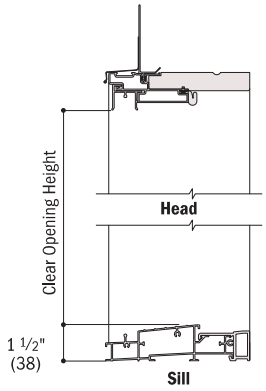
Vertical Section

Clear Opening Details

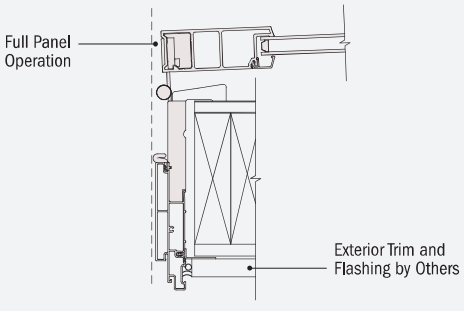
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Two-Panel, Stationary-Active (open)



Vertical Section



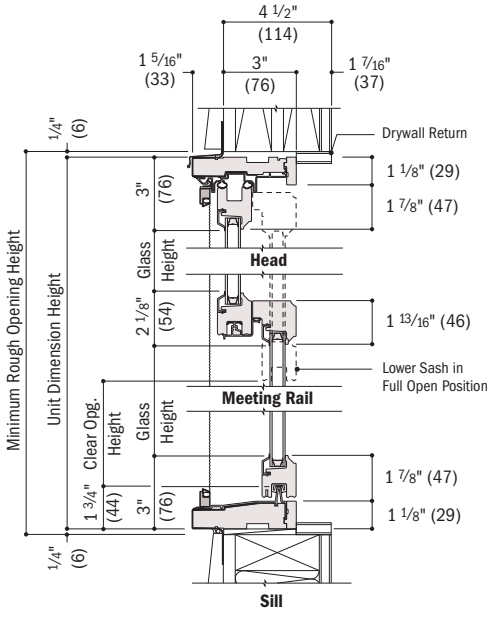
Jamb-Hinged Patio Door in 2 x 6 Wall

- 4 9/16" (116) and 6 9/16" (167) base jamb depth measurements are from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Dimensions indicate location of astragal centerline.

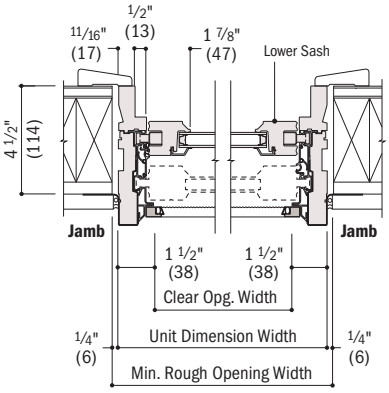
200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



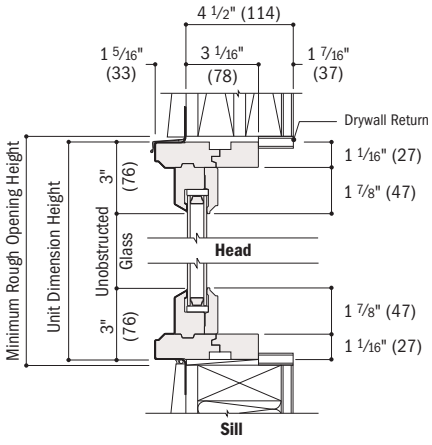
Vertical Section



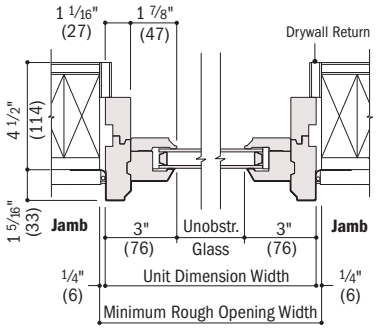
Horizontal Section

Tilt-Wash Picture/Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

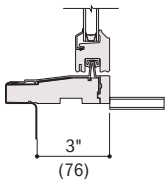


Horizontal Section

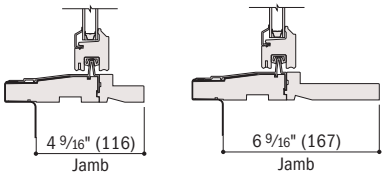
Extension Jamb Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

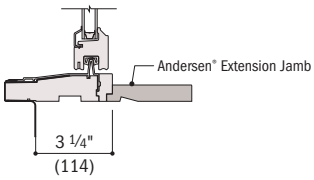
Jamb for Drywall Return



Factory-Applied Extension Jambs

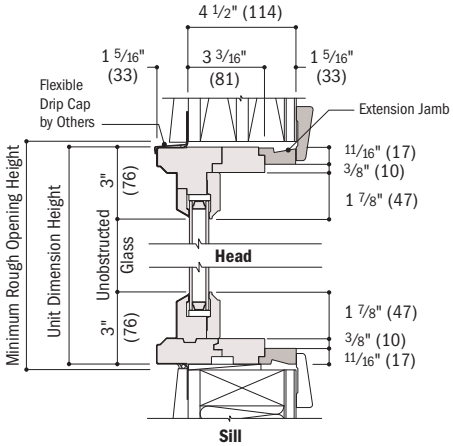


Field-Applied Extension Jamb



Tilt-Wash Half Circle Window Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
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- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

ANDERSEN®
WINDOWS & DOORS

200 SERIES



THE WARMTH OF
WOOD AT AN
UNCOMMON
VALUE

2024-25 PRODUCT GUIDE FOR PROFESSIONALS

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ENERGY STAR AWARD 2024
PARTNER OF THE YEAR
Sustained Excellence

Andersen Corporation, including its subsidiaries, has been named a 2024 ENERGY STAR® Partner of the Year – Sustained Excellence Award winner, the highest honor given by ENERGY STAR, for continued leadership in protecting the environment through superior energy efficiency achievements.





AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,** and to be the #1 trusted and recommended window and door brand** by pros.

200 SERIES PRODUCTS

The 200 Series product line is the best place to start if you're looking for simple, clad-wood windows. It's focused only on our most popular sizes and options to deliver uncommon value while still living up to our high-quality design and performance standards.

*2022 Andersen brand surveys of U.S. realtors, contractors, builders and homeowners.
**2022 Andersen brand surveys of U.S. contractors, builders, architects and homeowners.

PERFORMANCE

Our 200 Series products deliver Andersen quality at an uncommon value. Built from wood with our Perma-Shield® exterior cladding, they offer durability, long-term beauty and options to fit your project needs. And like all Andersen® products, they're supported by over 120 years of commitment to quality and service.

DESIGN

200 Series windows and patio doors are designed with narrow profiles to maximize light and views.

RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and patio doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors offer superior weather resistance and are virtually maintenance free.



ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 7.0 certified throughout the United States.

Visit **andersenwindows.com/energystar** for more information and to verify the product with your glass option is certified in your area.

ASK ABOUT ENERGY STAR

KEEPS THE WEATHER OUT

Weather-resistant construction and careful selection of weatherstripping by product types seal out drafts, wind and water, whatever the weather.

PERFORMANCE GRADE (PG) UPGRADE FOR PERMA-SHIELD® GLIDING PATIO DOORS

PG upgrade is available for select 200 Series Perma-Shield gliding patio doors. Products with PG upgrade achieve higher air, water and structural ratings as opposed to standard products.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER® LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



EXTERIORS & INTERIORS

200 Series Tilt-Wash Double-Hung & Gliding Windows

EXTERIOR COLORS

White | Sandtone

INTERIOR OPTIONS

Pine | White

---

200 Series Narroline® Gliding Patio Doors

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone | Dark Bronze | Black

INTERIOR WOOD SPECIES & INTERIOR PAINT COLORS

Pine | Maple (NEW!) | Oak (NEW!) | White | Dark Bronze (NEW!) | Black (NEW!)

Painted interiors are on pine.

200 Series Perma-Shield® Gliding Patio Doors

EXTERIOR & INTERIOR COLORS

White | Canvas | Sandtone | Terratone | Dark Bronze | Black

Interior color will match the exterior color selected.

200 Series Hinged Inswing Patio Doors

EXTERIOR COLORS

White | Sandtone | Terratone

INTERIOR COLOR

White

Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.
Naturally occurring variations in grain, color and texture of wood make each window one of a kind.
All wood interiors are unfinished unless a finish is specified.

EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® material, an environmentally smart composite that contains 40% pre-consumer recycled wood fiber by weight.

INSTALLS IN ABOUT 5 MINUTES

Time saving and cost effective

Innovative attachment strip

No nail holes, no visible fasteners, no painting

Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.



Cocoa bean trim with Sandtone window*

Visit **andersenwindows.com/exteriortrim** to learn more.

EXTERIOR TRIM COLORS

White | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Red Rock | Forest Green | Dove Gray | Black

*Exterior trim shown with an Andersen 400 Series casement window.
Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

GLASS

Andersen has the glass you need to get the performance you want. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Technology	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●◐○	●●●●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E with HeatLock Technology	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●●○	●●●○
Sun*	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●●○	●○○○	●●●◐	●●○○
PassiveSun with HeatLock Technology	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●○○○	●●●◐	●●○○
Clear Dual-Pane	High visibility, with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of July 2024. Visit andersenwindows.com/energystar for ENERGY STAR map and ENERGY STAR Most Efficient information. Contact your Andersen supplier for unit NFRC performance values.

HEATLOCK® TECHNOLOGY

Applied to the room-side glass surface, our HeatLock coating reflects heat back into the home for improved performance.

ADDITIONAL OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.



Obscure



Satin Etch

TRIPLE-PANE GLASS FOR GLIDING PATIO DOORS** NEW!

Three panes of glass combine with either argon gas blend or air, and low-E coatings to provide enhanced energy performance. Adding triple-pane glass to one of our gliding patio doors results in a lower U-Factor value than using dual-pane glass.

GLASS SPACER OPTIONS FOR PATIO DOORS

Choose black or stainless steel glass spacers to create a customized look for gliding or hinged patio doors. Black glass spacers blend in with the color of the door for a sleek design or serve as a shadow line.



Black



Stainless Steel

BLINDS-BETWEEN-THE-GLASS FOR GLIDING PATIO DOORS

Blinds-between-the-glass are located between the panes of insulated glass, protected from dust and damage, and never need cleaning. White blinds are available on select Perma-Shield® gliding patio doors.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

Visit **andersenwindows.com/glass** for additional information.

*Sun glass available on 200 Series patio doors only.
**Triple-pane glass available on 200 Series gliding patio doors only.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

ANDERSEN® 200 SERIES WINDOWS



TILT-WASH DOUBLE-HUNG WINDOWS

Tilt-wash double-hung windows are available in our most popular sizes, and feature low-maintenance exteriors and real wood interiors. The tilt-wash design makes them easy to clean from inside the home. The tilt-wash transom and tilt-wash picture windows are available in matching sizes.



TILT-WASH HALF CIRCLE WINDOWS

Tilt-wash half circle windows are available to fit over tilt-wash double-hung windows.



GLIDING WINDOWS

Gliding windows feature low-maintenance exteriors and wood interiors. A single sash glides horizontally for full top-to-bottom ventilation, an excellent choice for rooms that face walkways, porches or decks because the sash doesn't open outward. Picture windows are available in matching sizes.

For more window options, visit **andersenwindows.com/windows.**

WINDOW HARDWARE

200 Series Tilt-Wash Double-Hung Windows



Lock & Keeper

Stone | **White**

Optional finishes:*
Antique Brass | Black
Bright Brass | Oil Rubbed Bronze
Satin Nickel



Optional Classic Series™ Lift*

Stone | **White**

200 Series Gliding Windows



Lock & Keeper

Stone | **White**

Optional finishes:*
Antique Brass
Black
Bright Brass
Oil Rubbed Bronze
Satin Nickel

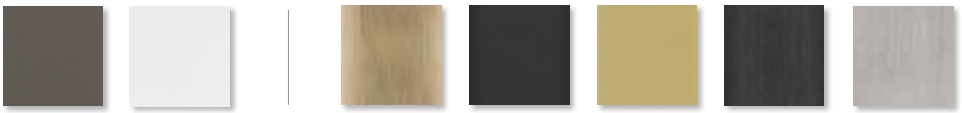


Classic Series Pull

Stone | **White**

Stone finish is standard for pine interiors. White finish is standard for white interiors.
Bold name denotes finish shown.

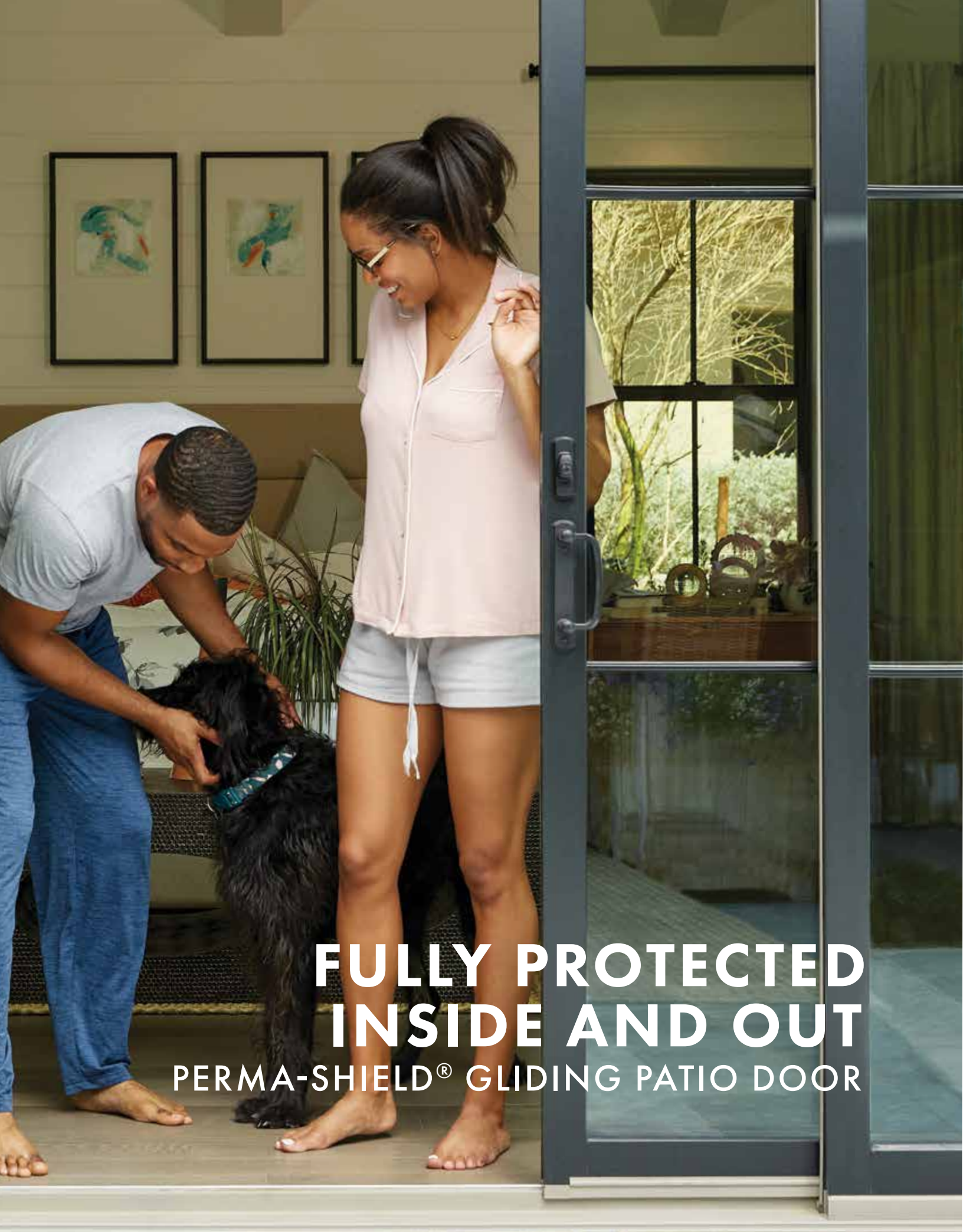
HARDWARE FINISHES



Stone | White | Antique Brass | Black | Bright Brass | Oil Rubbed Bronze** | Satin Nickel

*Hardware is sold separately.
**Oil rubbed bronze is a "living finish" that will change with time and use, see limited warranty for details.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.





FULLY PROTECTED INSIDE AND OUT

PERMA-SHIELD® GLIDING PATIO DOOR

ANDERSEN® 200 SERIES PATIO DOORS

NARROLINE® GLIDING PATIO DOORS

Narroline gliding patio doors combine the beauty of natural wood with sleek, contemporary profiles to maximize views. Choose from pine, maple or oak wood interior, or one of three painted interior options. They're available in two- and four-panel configurations, and in custom sizes.





PERMA-SHIELD® GLIDING PATIO DOORS

Perma-Shield gliding patio doors are protected inside and out with rigid vinyl cladding to give homes a contemporary look while keeping maintenance to a minimum. They're available in two-panel configurations and in custom sizes. Convenient blinds-between-the-glass are available on select sizes.

HINGED INSWING PATIO DOORS

Hinged inswing patio doors are built with fiberglass panel construction, traditional styling and white interiors, and are available in three exterior colors. Their hook deadbolt lock provides extra strength, a more weathertight seal and added security compared to ordinary deadbolt locks. They're available in one- and two-panel configurations.



Andersen patio doors are not intended for use as entry doors.

ANDERSEN® PATIO DOOR HARDWARE*

Andersen offers Yuma,® Encino,® Newbury® and Anvers® patio door hardware options that feature solid drop-forged brass for added strength, while the Albany and Tribeca® hardware options are made of zinc die-cast with durable powder-coated finishes. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.



Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Distressed Bronze** | Distressed Nickel | Oil Rubbed Bronze** | Satin Nickel | Stone | White

*Hardware is sold separately.
**These finishes are "living finishes" that will change with time and use, see limited warranty for details.
Mix-and-match interior and exterior style and finish hardware options are available.
Bright brass and satin nickel finishes on patio door hardware are a PVD finish and feature a 10-year limited warranty.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.



DESIGNER HARDWARE FOR HINGED PATIO DOORS

PAGES 12-13

DESIGNER HINGED DOOR HARDWARE*

Our designer hardware collections are carefully curated from today's leading hardware brands. They have a luxurious look and substantial feel, and can match perfectly with other hardware and accessories throughout the home. Available on Andersen® hinged patio doors, folding doors and entry doors.

Ashley Norton NEW!
ARCHITECTURAL HARDWARE

All handle styles are available with an urban or traditional escutcheon plate, and in all hardware finishes.



ALESSA

Shown in white medium with urban escutcheon plate.



ALEXIS

Shown in natural bronze with urban escutcheon plate.



APOLLO

Shown in satin nickel with urban escutcheon plate.



ATLAS

Shown in matte black with urban escutcheon plate.



CHURCHILL

Shown in dark bronze with traditional escutcheon plate.



EMPIRE

Shown in polished nickel with traditional escutcheon plate.



MERIDIAN

Shown in white bronze with traditional escutcheon plate.

HARDWARE FINISHES



Dark Bronze** | Dark Oil Rubbed** | Flat Black | Matte Black | Natural Bronze** | Polished Chrome | Polished Nickel** | Satin Nickel | White Bronze** | White Medium**

SCAN TO LEARN MORE

Explore all door hardware options at **andersenwindows.com/doorhardware**.

*Hardware is sold separately.
**These finishes are "living finishes" that will change with time and use, see limited warranty for details.
Ashley Norton Inc. manufactures and supports the limited warranty for Ashley Norton hardware.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

BALDWIN NEW!

All styles are available in all hardware finishes.



L021

Shown in satin nickel.



L023

Shown in satin black.



5162

Shown in satin black.



5173

Shown in satin brass.



5455V

Shown in oil rubbed bronze.



5485V

Shown in non-lacquered brass.

HARDWARE FINISHES



Non-Lacquered Brass** | Oil Rubbed Bronze** | Satin Black | Satin Brass | Satin Nickel

---

FSB®



1035

Black Anodized Aluminum

Satin Stainless Steel



1075

Black Anodized Aluminum

Satin Stainless Steel



1076

Black Anodized Aluminum

Satin Stainless Steel



1102

Satin Stainless Steel

HARDWARE FINISHES



Black Anodized Aluminum | Satin Stainless Steel

Bold name denotes finish shown.

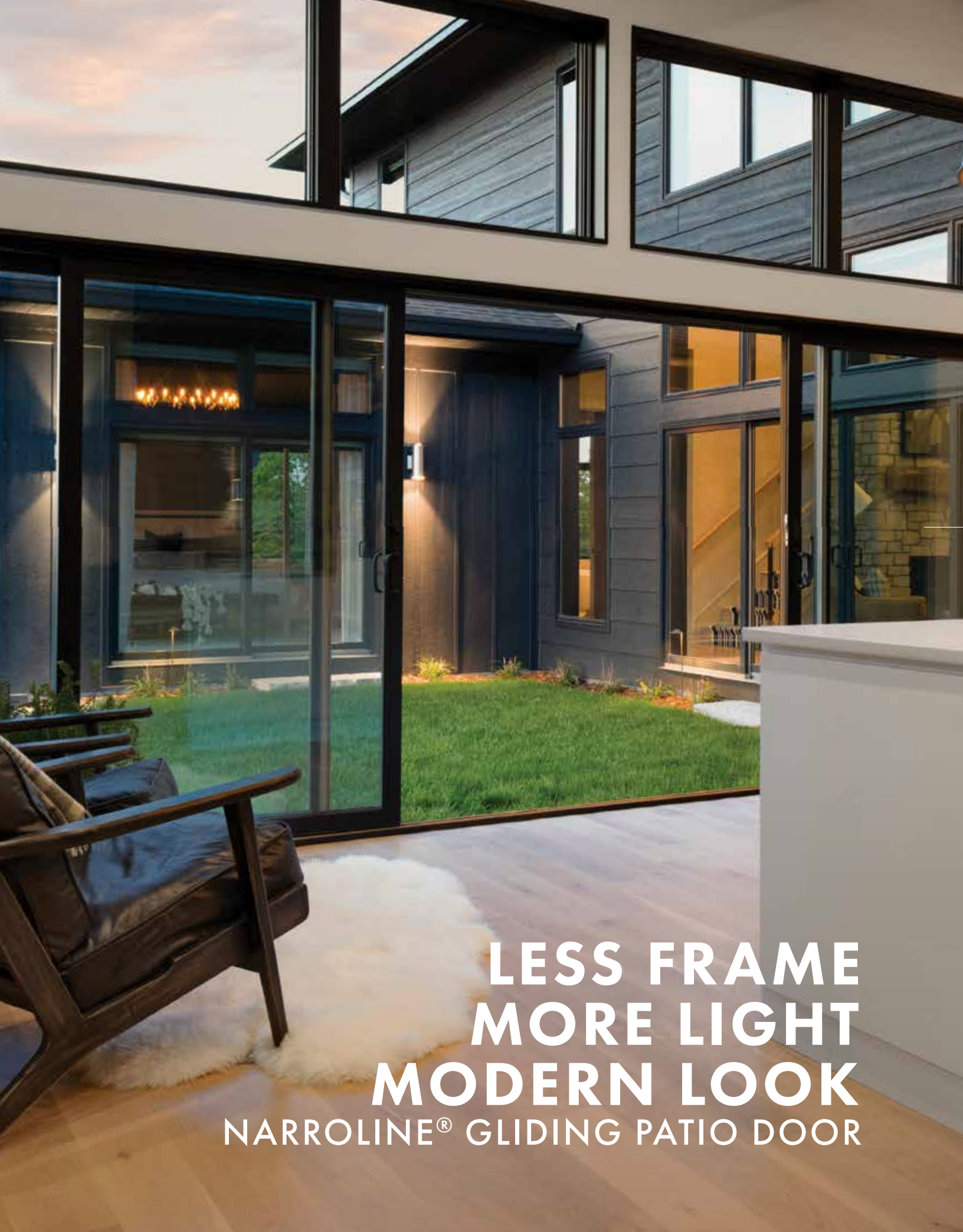
*Hardware is sold separately.

**These finishes are "living finishes" that will change with time and use, see limited warranty for details.

Baldwin Hardware manufactures and supports the limited warranty for Baldwin Estate hardware.

All trademarks where denoted are marks of their respective owners.

Printing limitations prevent exact replication of finishes.
See your Andersen supplier for actual finish samples.



LESS FRAME MORE LIGHT MODERN LOOK

NARROLINE® GLIDING PATIO DOOR

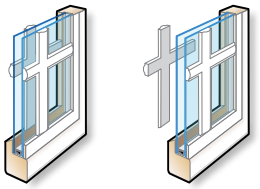
GRILLES

Grilles are available in a variety of widths, configurations, and patterns to fit any architectural style or project need.



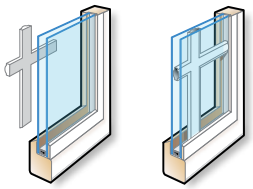
Full Divided Light Options

Permanent grilles on the interior and exterior with a spacer between the glass (left). For improved thermal performance, choose full divided light with an energy spacer (right) — a 3 mm gap around a narrow spacer minimizes the transfer of heat and cold to the interior glass.



Simulated Divided Light Options

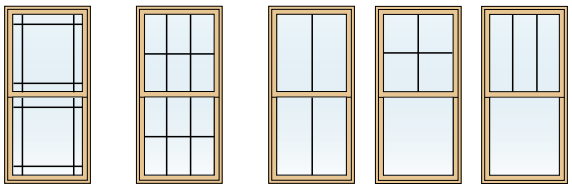
Permanent grilles on the exterior and interior with no spacer between the glass (left). We also offer permanent exterior grilles with removable interior grilles (right) available in natural wood or prefinished white.



Convenient Cleaning Options

Removable interior grilles come off for easy cleaning (left). Andersen® Finelight™ grilles-between-the-glass* (right) are installed between the glass panes and feature a contoured ¾" (19) profile.

Grille Patterns**



Grille Bar Widths

Actual width shown.



INSECT SCREENS

TruScene® and conventional insect screens are available for double-hung and gliding windows. For patio doors, conventional screens are available in the configurations shown below.

Windows

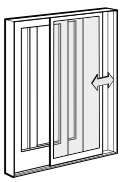


Full insect screen for double-hung and gliding windows. Half insect screen for lower sash of double-hung windows.

Gliding Patio Doors

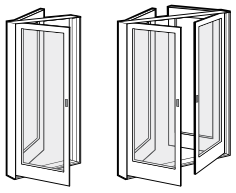


Premium retractable screen for two- and four-panel doors.

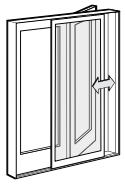


Gliding screen for two- and four-panel doors.

Hinged Inswing Patio Doors



Hinged screen for single-panel doors. Double-hinged screens for two-panel doors when both panels open.



Gliding screen for two-panel doors when only one panel opens.

*⅞" (22) and 1⅛" (29) are not available in Finelight grilles-between-the-glass.
**For all standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

†Specify number of same-size rectangles across or down.
Dimensions in parentheses are in millimeters.

COMPARISON CHART

Use the quick reference chart below to decide which Andersen® products best fit your project needs.

FEATURES	200 SERIES WINDOWS		200 SERIES PATIO DOORS		
	Tilt-Wash Double-Hung	Gliding	Narroline® Gliding	Perma-Shield® Gliding	Hinged Inswing
Low-Maintenance Exteriors					
White	●	●	●	●	●
Canvas			●	●	
Sandtone	●	●	●	●	●
Terratone			●	●	●
Dark Bronze			●	●	
Black			●	●	
Interiors					
Pine	●	●	●		
Maple			●		
Oak			●		
White	●	●	●		●
Dark Bronze			●		
Black			●		
Same as Exterior				●	
Easy Cleaning					
Tilt-to-Clean Sash	●				
Dual-Pane Glass Additional dual-pane glass options are available. See page 5 for details. Glass options for doors are tempered.					
Low-E	●	●	●	●	●
Low-E SmartSun™	●	●	●	●	●
Low-E Sun			●	●	●
Clear Dual-Pane	●	●	●	●	●
HeatLock® Technology	●	●	●	●	●
Triple-Pane Glass See patio door product sections for triple-pane glass options. Glass options for doors are tempered.					
Triple-Pane Glass			●	●	
Glass Spacers					
Black			●	●	●
Stainless Steel	●	●	●	●	●
Grilles & Blinds					
Full Divided Light	●	●	●	●	●
Full Divided Light With Energy Spacer	●	●	●	●	●
Simulated Divided Light	●	●	●	●	●
Removable Interior Grilles	●	●	●	●	●
Finelight™ Grilles-Between-the-Glass	●	●	●	●	●
Blinds-Between-the-Glass				●	
Performance Option					
Performance Grade (PG) Upgrade				●	
Standard Sizes					
Minimum Width	1'-7 ½" (495)	2'-11 ½" (902)	4'-11 ¼" (1505)	4'-11 ¼" (1505)	2'-6 ⅛" (765)
Maximum Width	3'-3 ½" (1003)	5'-11 ½" (1816)	15'-9" (4801)	8'-0" (2438)	5'-11 ¼" (1810)
Minimum Height	2'-11 ½" (902)	1'-5 ½" (445)	6'-7 ½" (2019)	6'-7 ½" (2019)	6'-7 ½" (2019)
Maximum Height	5'-11 ½" (1816)	4'-11 ½" (1511)	7'-11 ½" (2426)	7'-11 ½" (2426)	7'-11 ½" (2426)
Custom Sizes			●	●	



TILT-WASH DOUBLE-HUNG WINDOWS

Tables of Sizes 19-20
Specifications 20-21
Grille Patterns 21
Window Details 22
Joining Details 22
Combination Designs 57
Product Performance 65

TILT-WASH DOUBLE-HUNG WINDOWS

FEATURES

FRAME

Ⓐ Exterior frame members are treated with water-repellent preservative and covered with a Perma-Shield® rigid vinyl cladding that maintains an attractive appearance while minimizing maintenance.

Ⓑ Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are available.

Ⓒ A full-perimeter installation flange makes installation easy and fast with little or no adjustment. It's fixed, seamless and integrated with the exterior frame.

Ⓓ Flexible weatherstrip around all four sides is factory installed, and provides a tight seal between the sash and frame.

SASH

An in-sash balancer minimizes the view of the jamb liner, maximizing the amount of wood in the frame. The window can be secured through the side jambs to stud walls without hitting the balancer.

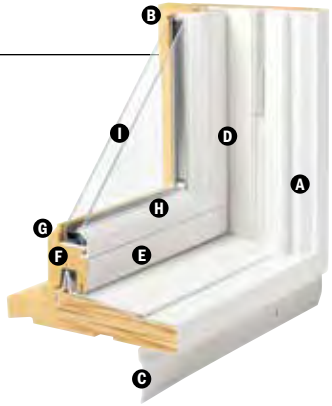
Ⓔ A polyester stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

Ⓕ Wood sash members are treated with a water-repellent wood preservative for long-lasting* protection and performance.

Ⓖ Sash interior surfaces are unfinished pine. Prefinished white interiors are also available.

The convenient tilt-wash design makes it easy to clean the window from the inside.





TWO-TONE OPTION

Available with a two-tone color configuration, featuring a prefinished white interior and a Sandtone exterior. Some exterior components are visible from the interior. Corresponding picture and transom windows, as well as grilles, are available to match.

GLASS

Ⓗ A rigid vinyl glazing bead combined with a high-grade silicone glazing bed keep the glass bonded firmly to the sash, and help minimize water and air infiltration.

Ⓘ Glass options include:

- Low-E glass
- Low-E HeatLock® glass
- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock glass
- Clear dual-pane glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Visit andersenwindows.com/warranty for details.

**Hardware is sold separately.

†Oil rubbed bronze is a "living finish" that will change with time and use, see limited warranty for details.

††TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

"Flexacron" is a registered trademark of PPG Industries, Inc.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Dimensions in parentheses are in millimeters.

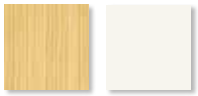
EXTERIORS & INTERIORS

EXTERIOR COLORS



White Sandtone

INTERIOR OPTIONS



Pine White

HARDWARE



Lock & Keeper

Stone | **White**

Optional finishes:**
Antique Brass | Black | Bright Brass
Oil Rubbed Bronze | Satin Nickel

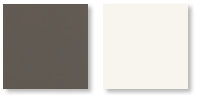


Optional Classic Series™ Lift**

Stone | **White**

Stone finish is standard for pine interiors, and white finish is standard for white interiors. Bold name denotes finish shown.

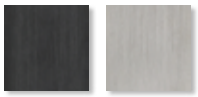
HARDWARE FINISHES



Stone White



Antique Brass Black Bright Brass



Oil Rubbed Bronze† Satin Nickel

ACCESSORIES Sold Separately

FRAME

Extension Jambs

Standard jamb depth is 3 ¼" (83). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered. Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 4 9/16" (114) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron) or four sides (picture frame casing).

Drywall Return

Available with a 3" (76) jamb depth with a flat interior surface for easy drywall return application. Available in unfinished pine or prefinished white.

HARDWARE

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone or white. A field-applied window opening control device is also available.

INSECT SCREENS

Choose full insect screen or half insect screen. Half insect screen allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Our TruScene insect screens let in over 25% more fresh air†† and provide 50% greater clarity than conventional Andersen® insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal gray powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. See page 15 for details.

EXTERIOR TRIM

Available with Andersen exterior trim. See the Exterior Trim section starting on page 51.

Table of Tilt-Wash Double-Hung and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

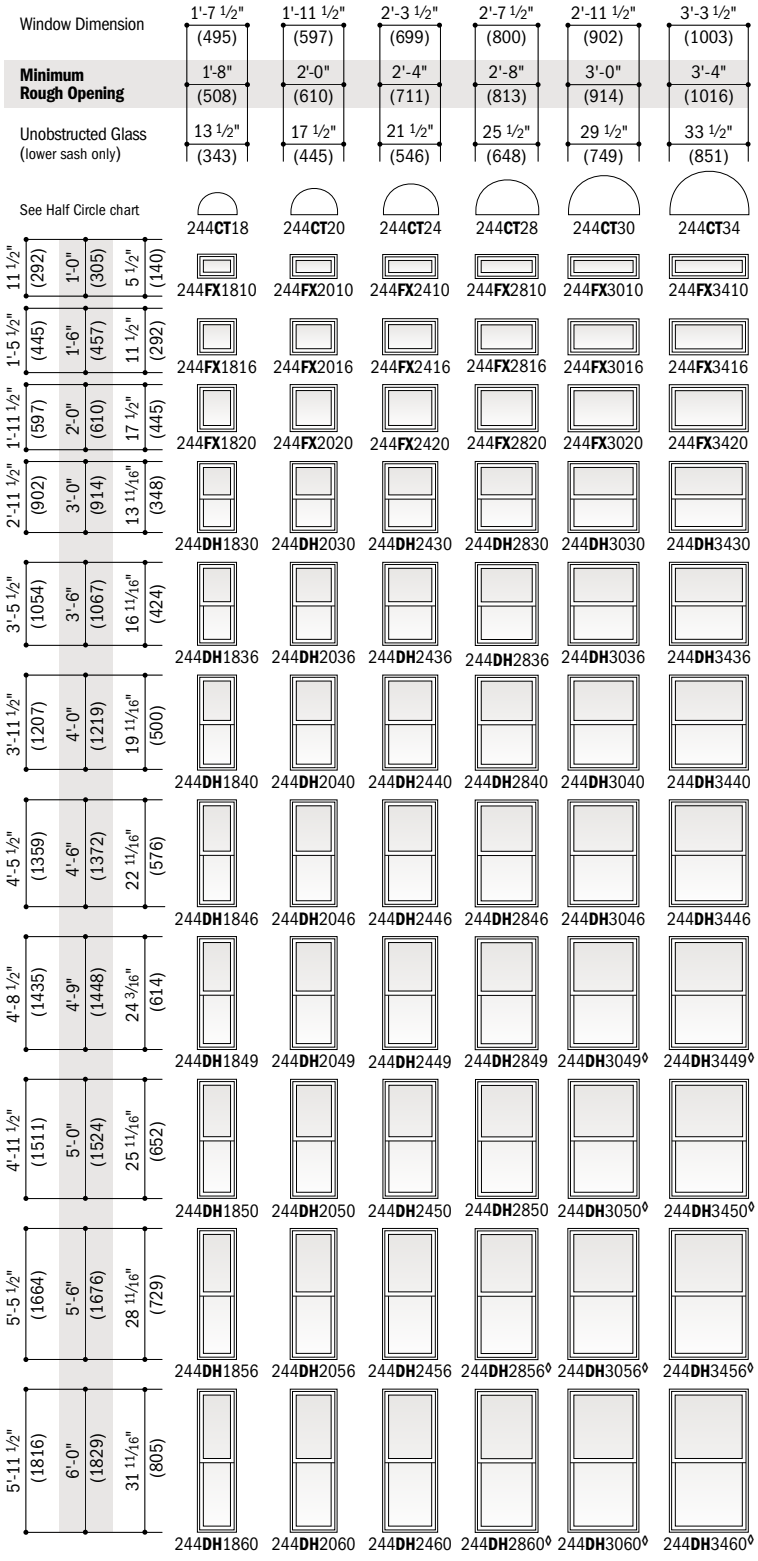
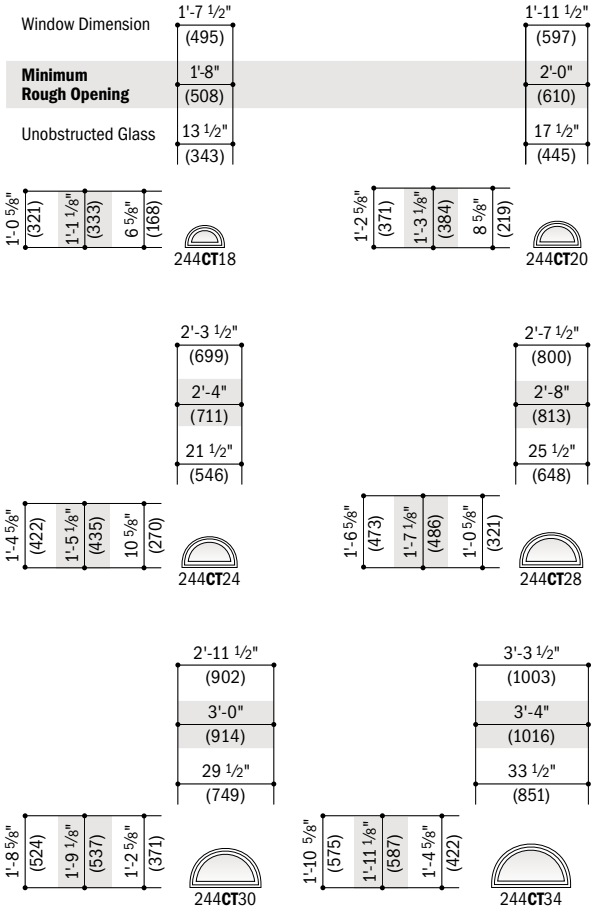


Table of Tilt-Wash Half Circle Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96



Grille patterns shown on page 21.

Details shown on page 22.

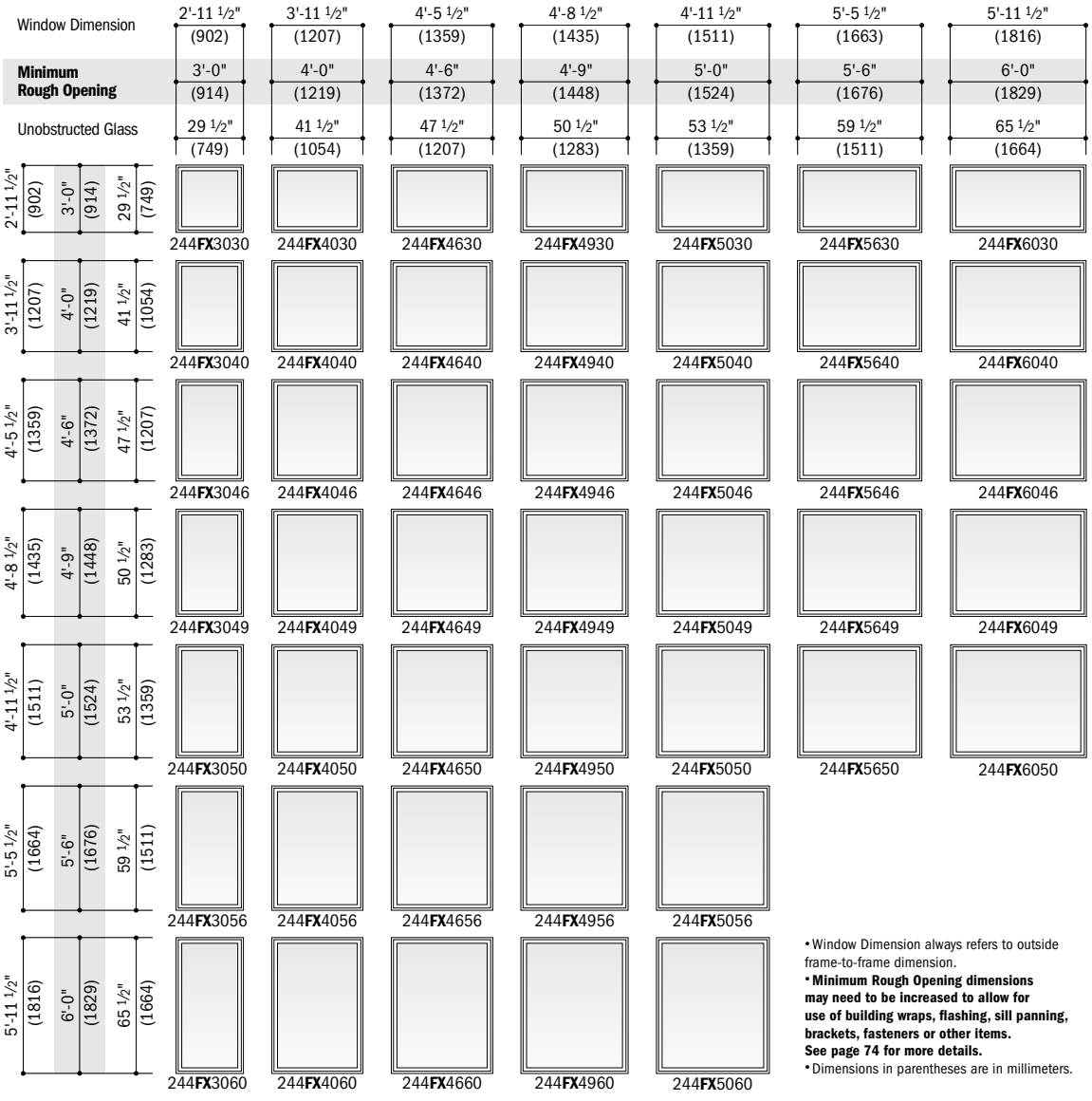
- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See table on page 21.

TILT-WASH DOUBLE-HUNG WINDOWS

Table of Tilt-Wash Picture Window Sizes

Scale ⅛" (3) = 1'-0" (305) – 1:96



Grille patterns shown on page 21. Details shown on page 22.

- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

Tilt-Wash Picture Window Area Specifications

Window Number	Glass Area Sq. Ft./(m^2)		Overall Window Area Sq. Ft./(m^2)	
244**FX**3030	6.04	(0.56)	8.75	(0.81)
244**FX**3040	8.50	(0.79)	11.71	(1.09)
244**FX**3046	9.73	(0.90)	13.19	(1.23)
244**FX**3049	10.35	(0.96)	13.93	(1.29)
244**FX**3050	10.96	(1.02)	14.67	(1.36)
244**FX**3056	12.19	(1.13)	16.15	(1.50)
244**FX**3060	13.42	(1.25)	17.63	(1.64)
244**FX**4030	8.50	(0.79)	11.71	(1.09)
244**FX**4040	11.96	(1.11)	15.67	(1.46)
244**FX**4046	13.69	(1.27)	17.65	(1.64)
244**FX**4049	14.55	(1.35)	18.64	(1.73)
244**FX**4050	15.42	(1.43)	19.63	(1.82)
244**FX**4056	17.15	(1.59)	21.61	(2.01)
244**FX**4060	18.88	(1.75)	23.59	(2.19)
244**FX**4630	9.73	(0.90)	13.19	(1.23)

Window Number	Glass Area Sq. Ft./(m^2)		Overall Window Area Sq. Ft./(m^2)	
244**FX**4640	13.69	(1.27)	17.65	(1.64)
244**FX**4646	15.67	(1.46)	19.88	(1.85)
244**FX**4649	16.66	(1.55)	21.00	(1.95)
244**FX**4650	17.65	(1.64)	22.11	(2.05)
244**FX**4656	19.63	(1.82)	24.34	(2.26)
244**FX**4660	21.61	(2.01)	26.56	(2.47)
244**FX**4930	10.35	(0.96)	13.93	(1.29)
244**FX**4940	14.55	(1.35)	18.64	(1.73)
244**FX**4946	16.66	(1.55)	21.00	(1.95)
244**FX**4949	17.71	(1.65)	22.17	(2.06)
244**FX**4950	18.76	(1.74)	23.35	(2.17)
244**FX**4956	20.87	(1.94)	25.70	(2.39)
244**FX**4960	22.97	(2.13)	28.05	(2.61)
244**FX**5030	10.96	(1.02)	14.67	(1.36)
244**FX**5040	15.42	(1.43)	19.63	(1.82)

Window Number	Glass Area Sq. Ft./(m^2)		Overall Window Area Sq. Ft./(m^2)	
244**FX**5046	17.65	(1.64)	22.11	(2.05)
244**FX**5049	18.76	(1.74)	23.35	(2.17)
244**FX**5050	19.88	(1.85)	24.59	(2.28)
244**FX**5056	22.11	(2.05)	27.06	(2.51)
244**FX**5060	24.34	(2.26)	29.54	(2.75)
244**FX**5630	12.19	(1.13)	16.15	(1.50)
244**FX**5640	17.15	(1.59)	21.61	(2.01)
244**FX**5646	19.63	(1.82)	24.34	(2.26)
244**FX**5649	20.87	(1.94)	25.70	(2.39)
244**FX**5650	22.11	(2.05)	27.06	(2.51)
244**FX**6030	13.42	(1.25)	17.63	(1.64)
244**FX**6040	18.88	(1.75)	23.59	(2.19)
244**FX**6046	21.61	(2.01)	26.56	(2.47)
244**FX**6049	22.97	(2.13)	28.05	(2.61)
244**FX**6050	24.34	(2.26)	29.54	(2.75)

- Dimensions in parentheses are in square meters.

Tilt-Wash Double-Hung Window Opening and Area Specifications

Window Number	Clear Opening Area Sq. Ft./(m²)	Clear Opening in Full Open Position Width Inches/(mm)	Clear Opening in Full Open Position Height Inches/(mm)	Glass Area Sq. Ft./(m²)	Vent Area Sq. Ft./(m²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./(m²)
244**DH**1830	1.72 (0.16)	16 9/16" (421)	14 15/16" (380)	2.56 (0.24)	1.72 (0.16)	48 9/16" (1233)	4.81 (0.45)
244**DH**1836	2.06 (0.19)	16 9/16" (421)	17 15/16" (456)	3.12 (0.29)	2.06 (0.19)	42 9/16" (1081)	5.62 (0.52)
244**DH**1840	2.41 (0.22)	16 9/16" (421)	20 15/16" (532)	3.69 (0.34)	2.41 (0.22)	36 9/16" (929)	6.43 (0.60)
244**DH**1846	2.75 (0.26)	16 9/16" (421)	23 15/16" (608)	4.25 (0.40)	2.75 (0.26)	30 9/16" (776)	7.24 (0.67)
244**DH**1849	2.93 (0.27)	16 9/16" (421)	25 7/16" (647)	4.53 (0.42)	2.93 (0.27)	27 9/16" (700)	7.65 (0.71)
244**DH**1850	3.10 (0.29)	16 9/16" (421)	26 15/16" (685)	4.81 (0.45)	3.10 (0.29)	24 9/16" (624)	8.06 (0.75)
244**DH**1856	3.44 (0.32)	16 9/16" (421)	29 15/16" (761)	5.37 (0.45)	3.44 (0.32)	18 9/16" (471)	8.87 (0.82)
244**DH**1860	3.79 (0.35)	16 9/16" (421)	32 15/16" (837)	5.94 (0.55)	3.79 (0.35)	12 9/16" (319)	9.68 (0.90)
244**DH**2030	2.14 (0.20)	20 9/16" (522)	14 15/16" (380)	3.32 (0.31)	2.14 (0.20)	48 9/16" (1233)	5.79 (0.54)
244**DH**2036	2.56 (0.24)	20 9/16" (522)	17 15/16" (456)	4.05 (0.38)	2.56 (0.24)	42 9/16" (1081)	6.77 (0.63)
244**DH**2040	2.99 (0.28)	20 9/16" (522)	20 15/16" (532)	4.78 (0.44)	2.99 (0.28)	36 9/16" (929)	7.75 (0.72)
244**DH**2046	3.42 (0.32)	20 9/16" (522)	23 15/16" (608)	5.51 (0.51)	3.42 (0.32)	30 9/16" (776)	8.73 (0.81)
244**DH**2049	3.63 (0.34)	20 9/16" (522)	25 7/16" (647)	5.88 (0.55)	3.63 (0.34)	27 9/16" (700)	9.22 (0.86)
244**DH**2050	3.85 (0.36)	20 9/16" (522)	26 15/16" (685)	6.24 (0.58)	3.85 (0.36)	24 9/16" (624)	9.71 (0.90)
244**DH**2056	4.28 (0.40)	20 9/16" (522)	29 15/16" (761)	6.97 (0.65)	4.28 (0.40)	18 9/16" (471)	10.69 (0.99)
244**DH**2060	4.71 (0.44)	20 9/16" (522)	32 15/16" (837)	7.70 (0.72)	4.71 (0.44)	12 9/16" (319)	11.67 (1.08)
244**DH**2430	2.55 (0.24)	24 9/16" (624)	14 15/16" (380)	4.08 (0.38)	2.55 (0.24)	48 9/16" (1233)	6.78 (0.63)
244**DH**2436	3.06 (0.28)	24 9/16" (624)	17 15/16" (456)	4.98 (0.46)	3.06 (0.28)	42 9/16" (1081)	7.93 (0.74)
244**DH**2440	3.57 (0.33)	24 9/16" (624)	20 15/16" (532)	5.88 (0.55)	3.57 (0.33)	36 9/16" (929)	9.07 (0.84)
244**DH**2446	4.09 (0.38)	24 9/16" (624)	23 15/16" (608)	6.77 (0.63)	4.09 (0.38)	30 9/16" (776)	10.22 (0.95)
244**DH**2449	4.34 (0.40)	24 9/16" (624)	25 7/16" (647)	7.22 (0.67)	4.34 (0.40)	27 9/16" (700)	10.79 (1.00)
244**DH**2450	4.60 (0.43)	24 9/16" (624)	26 15/16" (685)	7.67 (0.71)	4.60 (0.43)	24 9/16" (624)	11.36 (1.06)
244**DH**2456	5.11 (0.48)	24 9/16" (624)	29 15/16" (761)	8.56 (0.80)	5.11 (0.48)	18 9/16" (471)	12.51 (1.16)
244**DH**2460	5.62 (0.52)	24 9/16" (624)	32 15/16" (837)	9.46 (0.88)	5.62 (0.52)	12 9/16" (319)	13.65 (1.27)
244**DH**2830	2.97 (0.28)	28 9/16" (725)	14 15/16" (380)	4.84 (0.45)	2.97 (0.28)	48 9/16" (1233)	7.77 (0.72)
244**DH**2836	3.56 (0.33)	28 9/16" (725)	17 15/16" (456)	5.91 (0.55)	3.56 (0.33)	42 9/16" (1081)	9.08 (0.91)
244**DH**2840	4.16 (0.39)	28 9/16" (725)	20 15/16" (532)	6.97 (0.65)	4.16 (0.39)	36 9/16" (929)	10.39 (0.97)
244**DH**2846	4.75 (0.44)	28 9/16" (725)	23 15/16" (608)	8.03 (0.75)	4.75 (0.44)	30 9/16" (776)	11.70 (1.09)
244**DH**2849	5.05 (0.47)	28 9/16" (725)	25 7/16" (647)	8.56 (0.80)	5.05 (0.47)	27 9/16" (700)	12.36 (1.15)
244**DH**2850	5.35 (0.50)	28 9/16" (725)	26 15/16" (685)	9.09 (0.84)	5.35 (0.50)	24 9/16" (624)	13.02 (1.21)
244**DH**2856 ◊	5.94 (0.55)	28 9/16" (725)	29 15/16" (761)	10.16 (0.94)	5.94 (0.55)	18 9/16" (471)	14.33 (1.33)
244**DH**2860 ◊	6.54 (0.61)	28 9/16" (725)	32 15/16" (837)	11.22 (1.04)	6.54 (0.61)	12 9/16" (319)	15.64 (1.45)
244**DH**3030	3.38 (0.31)	32 9/16" (827)	14 15/16" (380)	5.60 (0.52)	3.38 (0.31)	48 9/16" (1233)	8.75 (0.81)
244**DH**3036	4.06 (0.38)	32 9/16" (827)	17 15/16" (456)	6.83 (0.64)	4.06 (0.38)	42 9/16" (1081)	10.23 (0.95)
244**DH**3040	4.74 (0.44)	32 9/16" (827)	20 15/16" (532)	8.06 (0.75)	4.74 (0.44)	36 9/16" (929)	11.71 (1.09)
244**DH**3046	5.42 (0.50)	32 9/16" (827)	23 15/16" (608)	9.29 (0.86)	5.42 (0.50)	30 9/16" (776)	13.19 (1.23)
244**DH**3049 ◊	5.76 (0.54)	32 9/16" (827)	25 7/16" (647)	9.91 (0.92)	5.76 (0.54)	27 9/16" (700)	13.93 (1.29)
244**DH**3050 ◊	6.09 (0.57)	32 9/16" (827)	26 15/16" (685)	10.52 (0.98)	6.09 (0.57)	24 9/16" (624)	14.67 (1.36)
244**DH**3056 ◊	6.77 (0.63)	32 9/16" (827)	29 15/16" (761)	11.75 (1.09)	6.77 (0.63)	18 9/16" (471)	16.15 (1.50)
244**DH**3060 ◊	7.45 (0.69)	32 9/16" (827)	32 15/16" (837)	12.98 (1.21)	7.45 (0.69)	12 9/16" (319)	17.63 (1.64)
244**DH**3430	3.80 (0.35)	36 9/16" (929)	14 15/16" (380)	6.36 (0.59)	3.80 (0.35)	48 9/16" (1233)	9.74 (0.91)
244**DH**3436	4.56 (0.42)	36 9/16" (929)	17 15/16" (456)	7.76 (0.72)	4.56 (0.42)	42 9/16" (1081)	11.38 (1.06)
244**DH**3440	5.32 (0.49)	36 9/16" (929)	20 15/16" (532)	9.16 (0.85)	5.32 (0.49)	36 9/16" (929)	13.03 (1.21)
244**DH**3446	6.08 (0.57)	36 9/16" (929)	23 15/16" (608)	10.55 (0.98)	6.08 (0.57)	30 9/16" (776)	14.68 (1.36)
244**DH**3449 ◊	6.46 (0.60)	36 9/16" (929)	25 7/16" (647)	11.25 (1.05)	6.46 (0.60)	27 9/16" (700)	15.50 (1.44)
244**DH**3450 ◊	6.84 (0.64)	36 9/16" (929)	26 15/16" (685)	11.95 (1.11)	6.84 (0.64)	24 9/16" (624)	16.32 (1.52)
244**DH**3456 ◊	7.61 (0.71)	36 9/16" (929)	29 15/16" (761)	13.34 (1.24)	7.61 (0.71)	18 9/16" (471)	17.97 (1.67)
244**DH**3460 ◊	8.37 (0.78)	36 9/16" (929)	32 15/16" (837)	14.74 (1.37)	8.37 (0.78)	12 9/16" (319)	19.61 (1.82)

Tilt-Wash Transom Window Specifications

Window Number	Glass Area Sq. Ft./(m²)	Overall Window Area Sq. Ft./(m²)
244**FX**1810	0.52 (0.05)	1.56 (0.15)
244**FX**1816	1.08 (0.10)	2.37 (0.22)
244**FX**1820	1.64 (0.15)	3.18 (0.30)
244**FX**2010	0.67 (0.06)	1.88 (0.17)
244**FX**2016	1.40 (0.13)	2.86 (0.27)
244**FX**2020	2.13 (0.20)	3.84 (0.36)
244**FX**2410	0.82 (0.08)	2.20 (0.20)
244**FX**2416	1.72 (0.16)	3.34 (0.31)
244**FX**2420	2.61 (0.24)	4.49 (0.42)
244**FX**2810	0.97 (0.09)	2.52 (0.23)
244**FX**2816	2.04 (0.19)	3.83 (0.36)
244**FX**2820	3.10 (0.29)	5.14 (0.48)
244**FX**3010	1.13 (0.11)	2.84 (0.26)
244**FX**3016	2.36 (0.22)	4.31 (0.40)
244**FX**3020	3.59 (0.33)	5.79 (0.54)
244**FX**3410	1.28 (0.12)	3.15 (0.29)
244**FX**3416	2.68 (0.25)	4.80 (0.45)
244**FX**3420	4.07 (0.38)	6.45 (0.60)

• Dimensions in parentheses are in square meters.

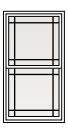
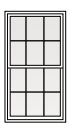
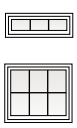
Tilt-Wash Half Circle Area Specifications

Window Number	Glass Area Sq. Ft./(m²)	Overall Window Area Sq. Ft./(m²)
244**CT**18	0.50 (0.05)	1.43 (0.13)
244**CT**20	0.84 (0.08)	1.98 (0.18)
244**CT**24	1.26 (0.12)	2.61 (0.24)
244**CT**28	1.77 (0.16)	3.33 (0.31)
244**CT**30	2.37 (0.22)	4.15 (0.39)
244**CT**34	3.06 (0.28)	5.04 (0.47)

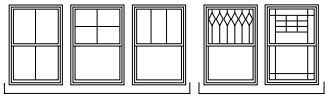
• Dimensions in parentheses are in square meters.

• Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096).
• Dimensions in parentheses are in millimeters or square meters.
◊ Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

Grille Patterns

	Prairie A	Colonial		Prairie A	Colonial		Sunburst	Renaissance
Tilt-Wash Double-Hung			**Tilt-Wash Transom** **Tilt-Wash Picture**			**Tilt-Wash Half Circle**		

Number of lights and overall pattern varies with window size. Patterns may not be available in all configurations or sizes. Additional picture window patterns are available, contact your Andersen supplier.



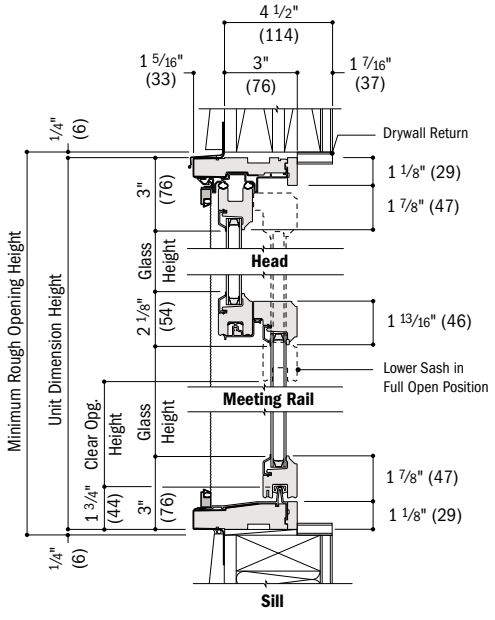
Specified Equal Light Examples | Custom Pattern Examples

Patterns are available for all units also in upper sash only (USO). Specified equal light and custom patterns are also available. For more grille options, see page 15 or visit **andersenwindows.com/grilles**.

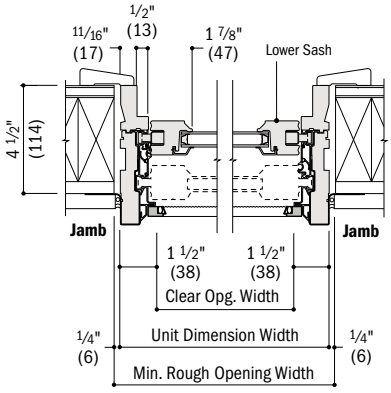
TILT-WASH DOUBLE-HUNG WINDOWS

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



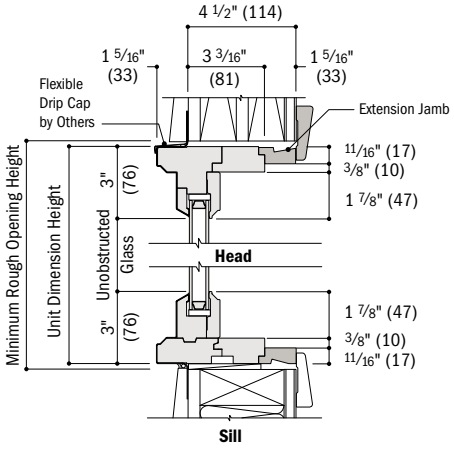
Vertical Section



Horizontal Section

Tilt-Wash Half Circle Window Detail

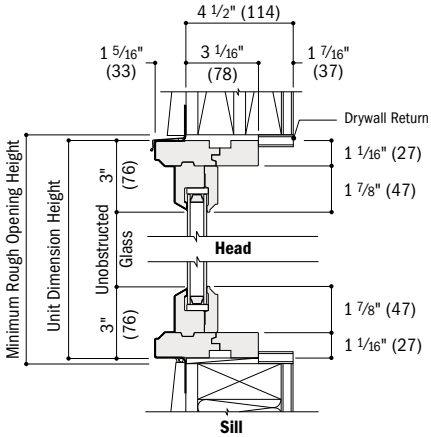
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



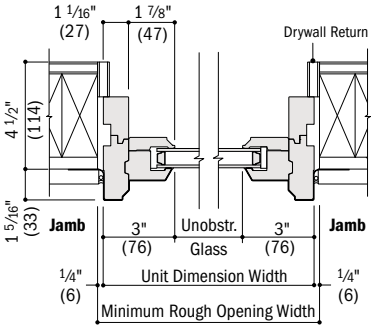
Vertical Section

Tilt-Wash Picture/Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

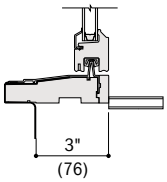


Horizontal Section

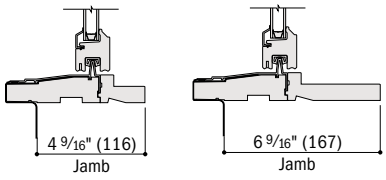
Extension Jamb Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

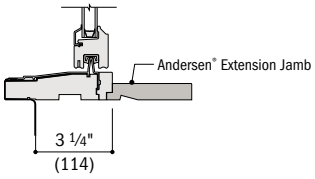
Jamb for Drywall Return



Factory-Applied Extension Jambs



Field-Applied Extension Jamb



Vertical (ribbon) Joining Detail

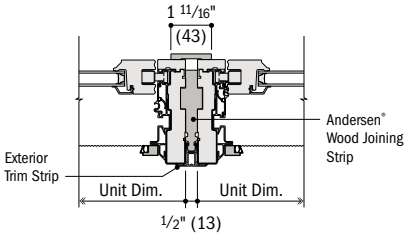
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths plus 1/2" (13) per join.

Overall Minimum Rough Opening Width

Overall window dimension width plus 1/2" (13).



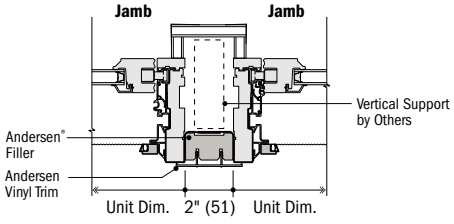
Horizontal Section

Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support by others in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

For more information on joining, refer to the Combination Designs section starting on page 57.

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Structural performance of any combination is only as high as the lowest structural performance of any individual product or join in the combination.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.



GLIDING WINDOWS

Tables of Sizes 25-26
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Window Details 27-28
Product Performance 65

FEATURES

FRAME

Ⓐ The exterior of the frame is covered with a seamless Perma-Shield® rigid vinyl to eliminate corner joints/welds and strengthen rigidity. It provides an attractive appearance while minimizing maintenance.

Ⓑ A laminated veneer lumber frame provides increased rigidity and minimizes racking during installation. It's treated with a water-repellent wood preservative for long-lasting* protection and performance.

Ⓒ A full-perimeter installation flange makes installation easy and fast with little or no adjustment. It's fixed, seamless and integrated with the frame for weathertightness.

Ⓓ Flexible weatherstrip around all four sides is factory installed, and provides a tight seal between the sash and frame.

SASH

Ⓔ A polyester stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

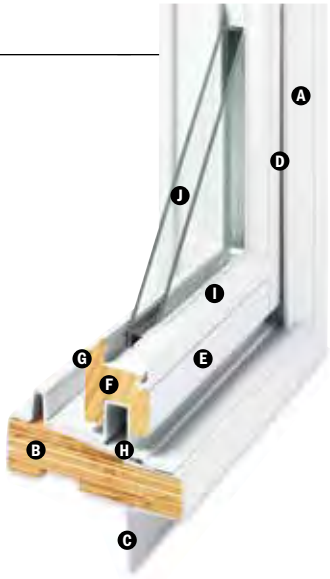
Ⓕ Wood sash members are treated with a water-repellent wood preservative for long-lasting* protection and performance.

Ⓖ Sash interior surfaces are unfinished pine. Prefinished white interiors are also available.

Ⓗ A raised track system makes operation less sensitive to dirt build-up for continually smooth performance.

TWO-TONE OPTION

Available with a two-tone color configuration, featuring a prefinished white interior and a Sandtone exterior. Some exterior components are visible from the interior. Corresponding picture windows, as well as grilles, are available to match.



GLASS

Ⓘ A rigid vinyl glazing bead, combined with a high-grade silicone glazing bed, keeps the glass bonded firmly to the sash, and helps minimize water and air infiltration.

Ⓙ Glass options include:

- Low-E glass
- Low-E HeatLock® glass
- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock glass
- Clear dual-pane glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Visit andersenwindows.com/warranty for details.

**Hardware is sold separately.

†Oil rubbed bronze is a "living finish" that will change with time and use, see limited warranty for details.

††TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

"Flexacron" is a registered trademark of PPG Industries, Inc.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Dimensions in parentheses are in millimeters.

EXTERIORS & INTERIORS

EXTERIOR COLORS

White | Sandtone

INTERIOR OPTIONS

Pine | White

HARDWARE



Lock & Keeper

Stone | **White**

Optional finishes:**
Antique Brass | Black
Bright Brass
Oil Rubbed Bronze
Satin Nickel



Classic Series™ Pull

Stone | **White**

Stone finish is standard for pine interiors, and white finish is standard for white interiors. Bold name denotes finish shown.

HARDWARE FINISHES

Stone | White

Antique Brass | Black | Bright Brass

Oil Rubbed Bronze† | Satin Nickel

ACCESSORIES Sold Separately

FRAME

Extension Jambs

Standard jamb depth is 2 ¾" (70). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered. Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 4 9/16" (114) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron) or four sides (picture frame casing).

Drywall Return

The 200 Series gliding window has a 2 ¾" (70) jamb depth with a flat interior surface for easy drywall return.

GRILLES

Grilles are available in a variety of configurations and widths. See page 15 for details.

EXTERIOR TRIM

Available with Andersen® exterior trim. See the Exterior Trim section on page 51.

HARDWARE

Window Opening Control Device Kit



A window opening control device kit is available that limits the sash travel to less than 4" (102) when the window is first opened. Available factory applied or field applied, in stone or white.

INSECT SCREENS

Insect screens are available with frame colors to match product exteriors.

TruScene® Insect Screens

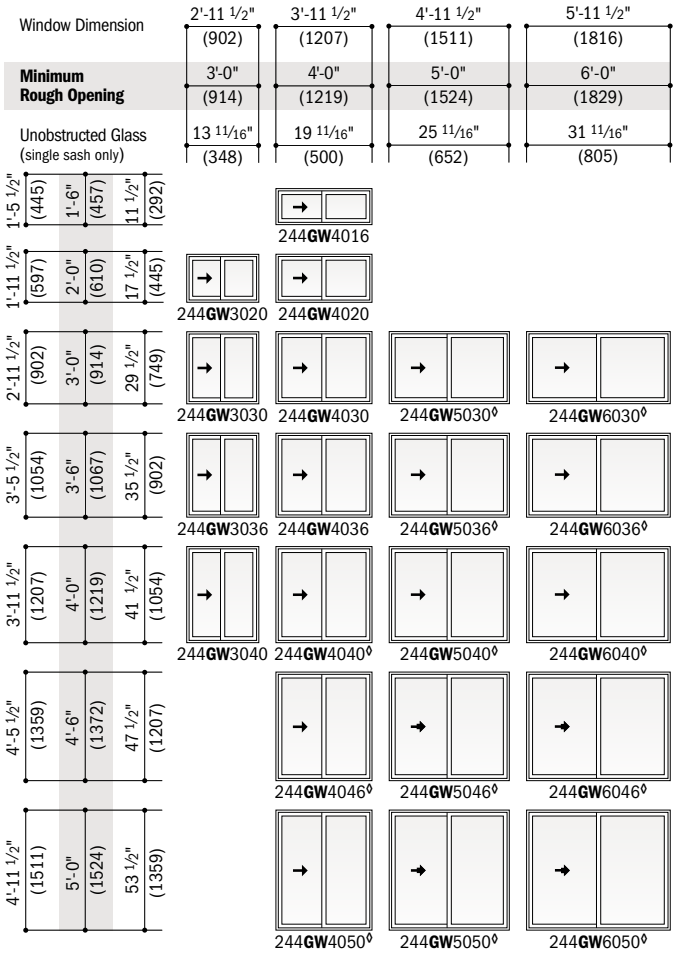
Our TruScene insect screens let in over 25% more fresh air†† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

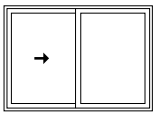
Conventional Insect Screens

Conventional insect screens have charcoal gray powder-coated aluminum screen mesh.

Table of Gliding Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96





Active Stationary

Viewed from the exterior.

Grille patterns shown on page 26.

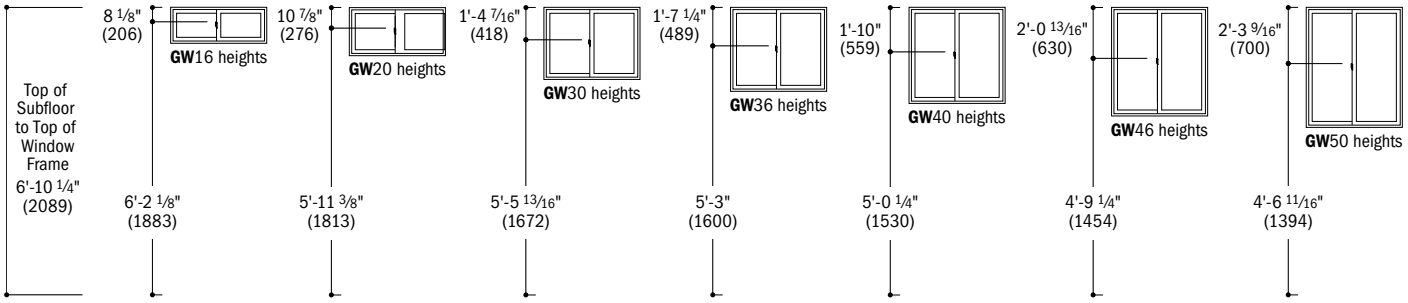
Details shown on page 27.

- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See table on page 27.

Lock Location

Dimensions shown are from top of lock. Calculations based on installation with bottom of header height at 6'-10 1/2" (2096) from top of subfloor.

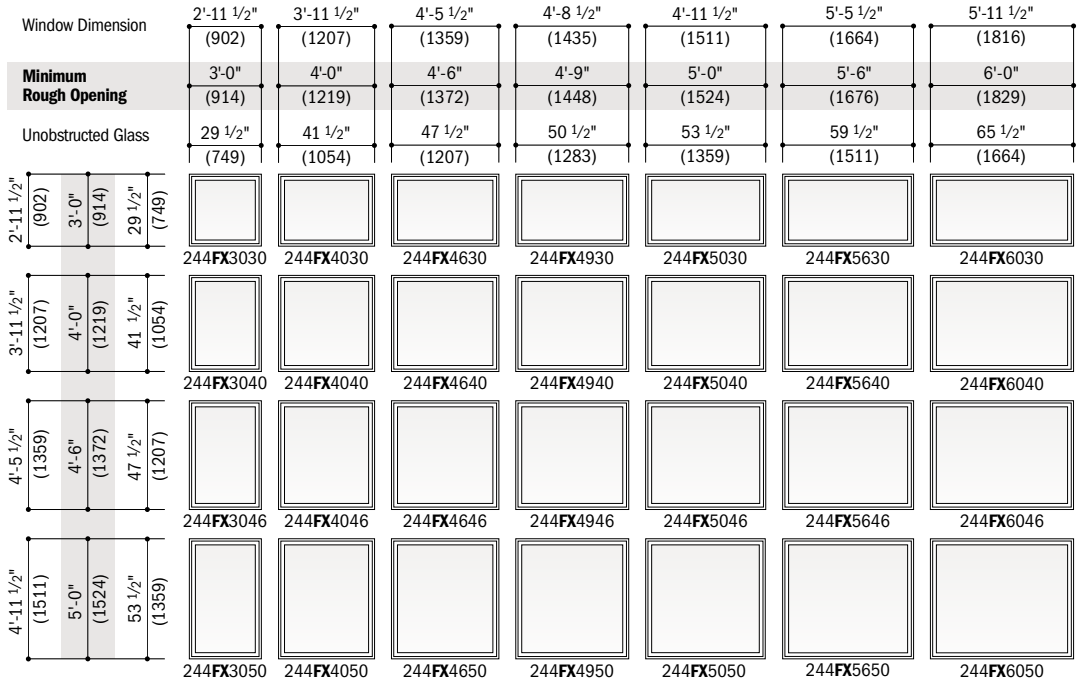


- Dimensions in parentheses are in millimeters.

GLIDING WINDOWS

Table of Picture Window Sizes

Scale ⅛" (3) = 1'-0" (305) – 1:96

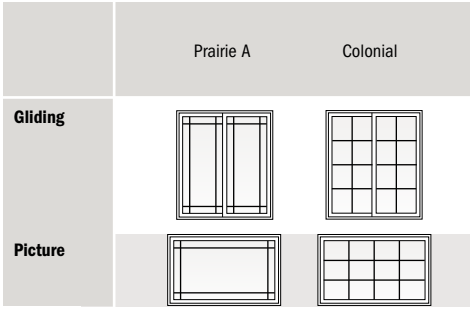


- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

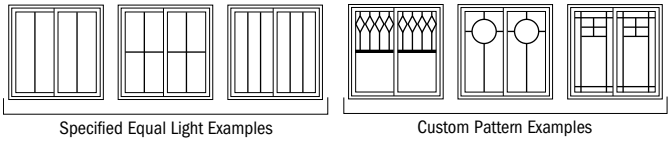
Basic frame dimensions for gliding windows and picture windows are different. When joining, specify common extension jamb dimensions [i.e., 4 9/16" (116) or 6 9/16" (167)].

Grille patterns shown below. Details shown on page 28.

Grille Patterns



Number of lights and overall pattern varies with window size. Patterns may not be available in all configurations or sizes. Additional picture window patterns are available, contact your Andersen supplier. Specified equal light and custom patterns are also available. For more grille options, see page 15 or visit **andersenwindows.com/grilles.**



Gliding Window Opening and Area Specifications

Window Number	Clear Opening Area Sq. Ft./(m²)	Clear Opening Full Open Position Width Inches/(mm)	Clear Opening Full Open Position Height Inches/(mm)	Glass Area Sq. Ft./(m²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./(m²)
244**GW**3020	2.10 (0.20)	15" (381)	20 1/8" (511)	3.32 (0.31)	60 7/16" (1535)	5.79 (0.54)
244**GW**3030	3.34 (0.31)	15" (381)	32 1/8" (816)	5.60 (0.52)	48 7/16" (1230)	8.75 (0.81)
244**GW**3036	3.97 (0.37)	15" (381)	38 1/8" (968)	6.74 (0.63)	42 7/16" (1078)	10.23 (0.95)
244**GW**3040	4.59 (0.43)	15" (381)	44 1/8" (1121)	7.88 (0.73)	36 7/16" (925)	11.71 (1.09)
244**GW**4016	2.06 (0.19)	21" (533)	14 1/8" (359)	3.14 (0.29)	66 7/16" (1687)	5.77 (0.54)
244**GW**4020	2.93 (0.27)	21" (533)	20 1/8" (511)	4.78 (0.44)	60 7/16" (1535)	7.75 (0.72)
244**GW**4030	4.68 (0.44)	21" (533)	32 1/8" (816)	8.06 (0.75)	48 7/16" (1230)	11.71 (1.09)
244**GW**4036	5.56 (0.52)	21" (533)	38 1/8" (968)	9.70 (0.90)	42 7/16" (1078)	13.69 (1.27)
244**GW**4040 ◊	6.43 (0.60)	21" (533)	44 1/8" (1120)	11.34 (1.05)	36 7/16" (925)	15.67 (1.46)
244**GW**4046 ◊	7.31 (0.68)	21" (533)	50 1/8" (1273)	12.98 (1.21)	30 7/16" (773)	17.65 (1.64)
244**GW**4050 ◊	8.18 (0.76)	21" (533)	56 1/8" (1425)	14.62 (1.36)	24 7/16" (620)	19.63 (1.82)
244**GW**5030 ◊	6.02 (0.56)	27" (686)	32 1/8" (816)	10.52 (0.98)	48 7/16" (1230)	14.69 (1.37)
244**GW**5036 ◊	7.14 (0.66)	27" (686)	38 1/8" (968)	12.66 (1.18)	42 7/16" (1078)	17.15 (1.59)
244**GW**5040 ◊	8.27 (0.77)	27" (686)	44 1/8" (1121)	14.80 (1.38)	36 7/16" (925)	19.63 (1.82)
244**GW**5046 ◊	9.39 (0.87)	27" (686)	50 1/8" (1273)	16.94 (1.57)	30 7/16" (773)	22.11 (2.05)
244**GW**5050 ◊	10.52 (0.98)	27" (686)	56 1/8" (1425)	19.08 (1.77)	24 7/16" (620)	24.59 (2.28)
244**GW**6030 ◊	7.36 (0.68)	33" (838)	32 1/8" (816)	12.98 (1.21)	48 7/16" (1230)	17.63 (1.64)
244**GW**6036 ◊	8.73 (0.81)	33" (838)	38 1/8" (968)	15.62 (1.45)	42 7/16" (1078)	20.61 (1.92)
244**GW**6040 ◊	10.11 (0.94)	33" (838)	44 1/8" (1121)	18.26 (1.70)	36 7/16" (925)	23.59 (2.19)
244**GW**6046 ◊	11.48 (1.07)	33" (838)	50 1/8" (1273)	20.90 (1.94)	30 7/16" (773)	26.56 (2.47)
244**GW**6050 ◊	12.86 (1.20)	33" (838)	56 1/8" (1425)	23.54 (2.19)	24 7/16" (620)	29.54 (2.74)

• Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096).
• Dimensions in parentheses are in millimeters or square meters.
◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

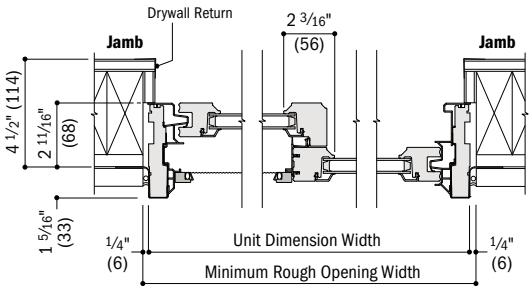
Picture Window Area Specifications

Window Number	Glass Area Sq. Ft./(m²)	Overall Window Area Sq. Ft./(m²)
244**FX**3030	6.04 (0.56)	8.75 (0.81)
244**FX**3040	8.50 (0.79)	11.71 (1.09)
244**FX**3046	9.73 (0.90)	13.19 (1.23)
244**FX**3050	10.96 (1.02)	14.67 (1.36)
244**FX**4030	8.50 (0.79)	11.71 (1.09)
244**FX**4040	11.96 (1.11)	15.67 (1.46)
244**FX**4046	13.69 (1.27)	17.65 (1.64)
244**FX**4050	15.42 (1.43)	19.63 (1.82)
244**FX**4630	9.73 (0.90)	13.19 (1.23)
244**FX**4640	13.69 (1.27)	17.65 (1.64)
244**FX**4646	15.67 (1.46)	19.88 (1.85)
244**FX**4650	17.65 (1.64)	22.11 (2.05)
244**FX**4930	10.35 (0.96)	13.93 (1.29)
244**FX**4940	14.55 (1.35)	18.64 (1.73)
244**FX**4946	16.66 (1.55)	20.99 (1.95)
244**FX**4950	18.76 (1.74)	23.35 (2.17)
244**FX**5030	10.96 (1.02)	14.67 (1.36)
244**FX**5040	15.42 (1.43)	19.63 (1.82)
244**FX**5046	17.65 (1.64)	22.11 (2.05)
244**FX**5050	19.88 (1.85)	24.59 (2.28)
244**FX**5630	12.19 (1.13)	16.15 (1.50)
244**FX**5640	17.15 (1.59)	21.61 (2.01)
244**FX**5646	19.63 (1.82)	24.34 (2.26)
244**FX**5650	22.11 (2.05)	27.06 (2.51)
244**FX**6030	13.42 (1.25)	17.63 (1.64)
244**FX**6040	18.88 (1.75)	23.59 (2.19)
244**FX**6046	21.61 (2.01)	26.56 (2.47)
244**FX**6050	24.34 (2.26)	29.54 (2.75)

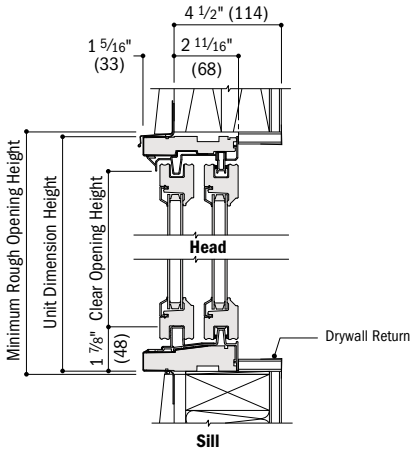
• Dimensions in parentheses are in square meters.

Gliding Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

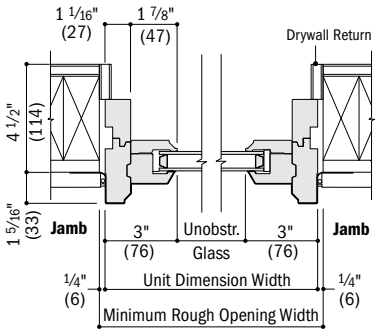


Vertical Section

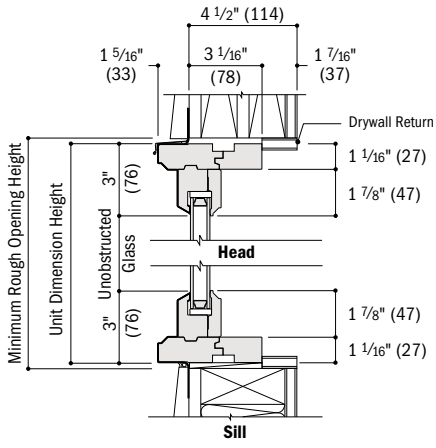
• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
• Dimensions in parentheses are in millimeters.

Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

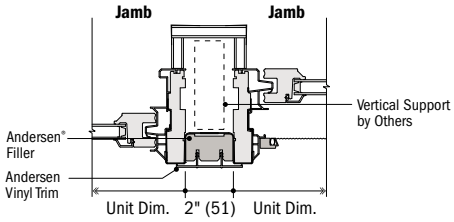


Vertical Section

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support by others in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

Gliding and Gliding

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Structural performance of any combination is only as high as the lowest structural performance of any individual product or join in the combination.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.



NARROLINE® GLIDING PATIO DOORS

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Custom Sizes 33
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Joining Details 35
Combination Designs 57
Product Performance 65

CUSTOM SIZING
in ⅛" (3) increments

CUSTOM SIZES

Dimensions in parentheses are in millimeters.

NARROLINE® GLIDING PATIO DOORS

FEATURES

FRAME

Ⓐ All basic exterior frame members are covered with a Perma-Shield® rigid vinyl cladding that maintains an attractive appearance while minimizing maintenance.

Ⓑ Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

Ⓒ Interior frame trim pieces match the interior of the panel. Available in pine, maple or oak wood species and prefinished white, dark bronze or black.

Ⓓ A flexible vinyl weatherstrip on the head and side jambs provides a positive seal between the frame and panels.

Factory-assembled two-panel doors are available and arrive at the job site ready to install. Unassembled doors are also available and require job site assembly.

SILL

Ⓔ For single stationary and two-panel doors, the sills have an anodized aluminum track with a stainless steel cap that resists stain, rust and denting.* On four-panel doors, the sill has an attractive water-repellent baked-on finish in a neutral gray color. A thermal barrier reduces conductive heat loss and limits condensation on the inside. The exterior portion of the sill is also anodized aluminum.

For single stationary and two-panel doors, sills can also be ordered with the water-repellent baked-on finish in a neutral gray color.

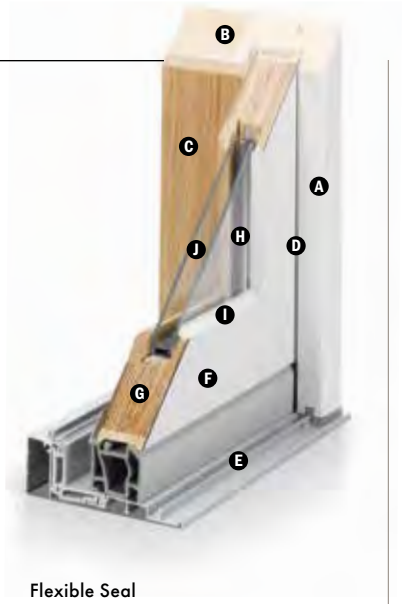
PANEL

Ⓕ The exterior of the wood door panel is protected by a low-maintenance urethane base finish.

Ⓖ Laminated veneer lumber panels provide excellent structural stability and energy efficiency.

Panel interior surfaces are unfinished pine, ready for stain or paint finish.

Dual ball-bearing rollers on door panels provide smooth gliding operation with self-contained leveling adjusters.



Flexible Seal



A full-length combination weatherstrip/interlock system provides a flexible seal at the meeting stile.

GLASS

Ⓗ Glass spacers are available in black or stainless steel.

Ⓘ Panels are silicone bed glazed and finished with an interior wood stop.

Ⓙ Dual-pane glass options include:

- Low-E tempered glass
- Low-E HeatLock® tempered glass
- Low-E SmartSun™ tempered glass
- Low-E SmartSun HeatLock tempered glass
- Low-E Sun tempered glass
- Clear dual-pane tempered glass

For even greater energy performance, 1" (25) triple-pane glass is available in these options:

- Low-E tempered glass
- Low-E Enhanced tempered glass
- Low-E Enhanced HeatLock tempered glass
- Low-E SmartSun tempered glass
- Low-E SmartSun Enhanced tempered glass
- Low-E SmartSun Enhanced HeatLock tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

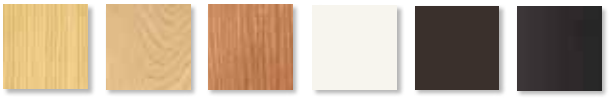
EXTERIORS & INTERIORS

EXTERIOR COLORS



White | Canvas | Sandtone | Terratone | Dark Bronze | Black

INTERIOR WOOD SPECIES & INTERIOR PAINT COLORS



Pine | Maple | Oak | White | Dark Bronze | Black

Painted interiors are on pine.

HARDWARE Sold Separately



YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Stone
White

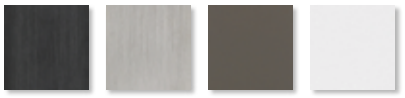
TRIBECA®
Black
Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Distressed Bronze** | Distressed Nickel



Oil Rubbed Bronze** | Satin Nickel | Stone | White

Mix-and-match interior and exterior style and finish hardware options are available.

Bright brass and satin nickel finishes on patio door hardware are a PVD finish and feature a 10-year limited warranty.

Albany and Tribeca hardware are zinc die cast with durable powder-coated finish. Other hardware is solid drop-forged brass.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Dimensions in parentheses are in millimeters.

*Visit andersenwindows.com/warranty for details.

**These finishes are "living finishes" that will change with time and use, see limited warranty for details.

Andersen patio doors are not intended for use as entry doors.

ACCESSORIES Sold Separately

HARDWARE

Reachout Locking Hardware



The unique Andersen® reachout locking hardware pulls the door panel snugly into the jamb for a weather tight seal and enhanced security.

FRAME

Extension Jambs

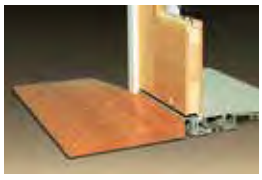
Standard jamb depth is 4 9/16" (116). Pine, maple and oak veneers or prefinished white interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/8" (181).

Threshold



A maple or oak threshold is available for finishing the interior of the sill.

Ramped Sill Insert



Ramped sills in maple or oak provide a smooth transition from interior to exterior, and can be used with a retractable insect screen but not a gliding insect screen. Check with local and federal officials to determine if product meets accessibility codes. Shown with an Andersen 400 Series Frenchwood® gliding patio door.

Sill Support



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This will offer support to the outermost sill section when needed. Available in a neutral gray finish.

HARDWARE

Exterior Keyed Lock



A six-pin key cylinder lock allows the door to be locked and unlocked from the exterior. Available in finishes that coordinate with the hardware.

Auxiliary Foot Lock

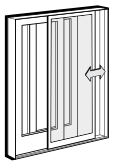


Provides an extra measure of security when the door is in a locked position. The lock can be set so the door is fully closed or partially open to provide a secure venting position. Available in all hardware finishes.

INSECT SCREENS

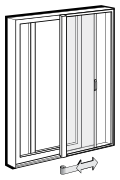
Screens have a long-lasting* fiberglass screen mesh with a charcoal gray finish. Frames are color matched to the exterior of the door.

Gliding Screen



Patented square-corner joint construction adds considerable strength to the frame members. Gliding screens have Delrin® injection-molded bottom rollers with self-contained leveling adjusters, providing smooth operation. Interior and exterior pulls and latch are provided. Available for two-and four-panel doors.

Retractable Screen



Our premium retractable screen for two- and four-panel doors has an integrated design, allowing it to glide side to side across the width of the opening and disappear when not in use. The screen features high-weather and retention performance, tear-resistant screen mesh, and quality metal hardware, along with an owner-to-owner 10-year limited warranty. Available in all exterior colors.

GRILLES

Grilles are available in a variety of configurations and widths. See page 15 for details.

EXTERIOR TRIM

Available with Andersen exterior trim. See the Exterior Trim section starting on page 51.

SIDELIGHTS

Stationary units can be selected for use as sidelights. See the size table on page 32 for size options.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

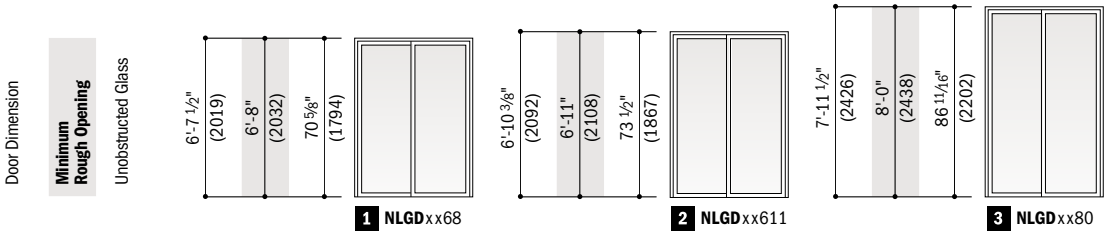
*Visit andersenwindows.com/warranty for details.

"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

Andersen patio doors are not intended for use as entry doors.

Dimensions in parentheses are in millimeters.

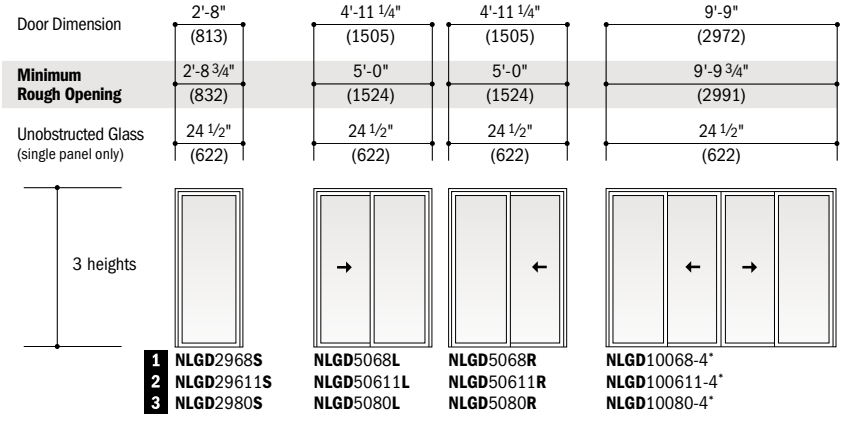
Patio Door Heights

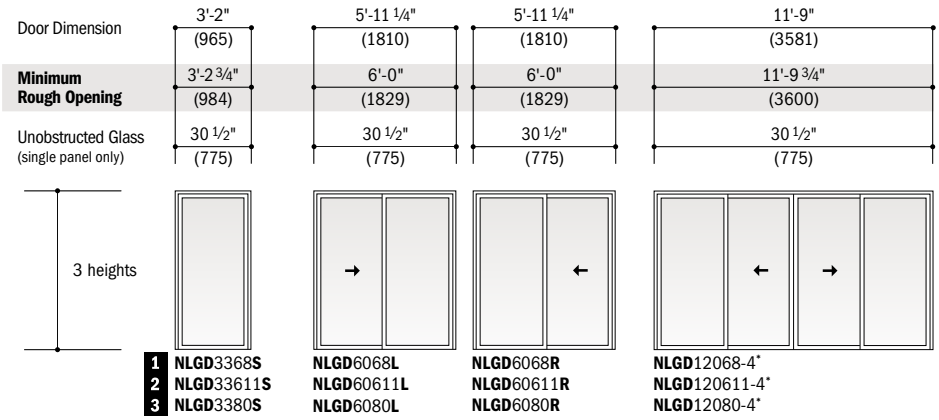


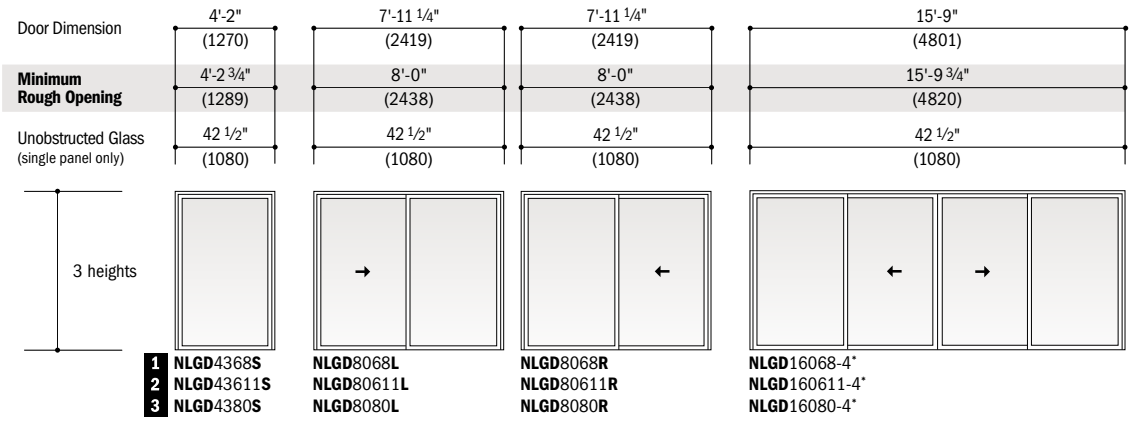
For all four-panel gliding patio doors, add 1/4" (6) to the Minimum Rough Opening height dimension.

Table of Narroline® Gliding Patio Door Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96









Custom-size doors are available in 1/8" (3) increments. See page 33 for custom sizes and specifications.

Viewed from the exterior. Arrow indicates direction of panel operation. Stationary (**S**) doors can be used as an individual unit or as a sidelight.

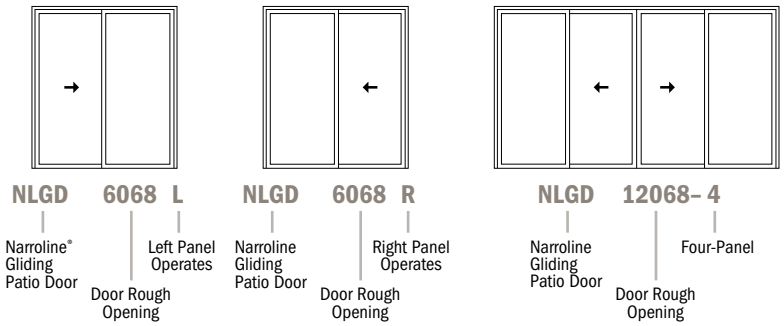
Grille patterns shown on page 34.
Details shown on pages 34-35.

- Door Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

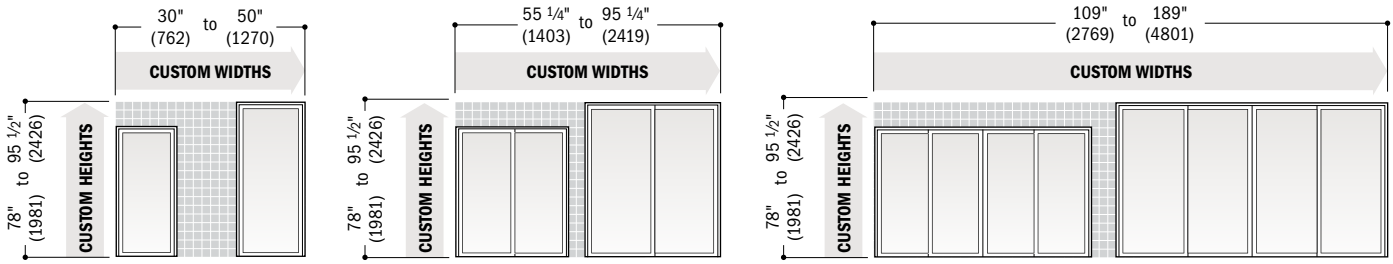
*Add 1/4" (6) to the Minimum Rough Opening height dimension for four-panel doors.

Order Designation Descriptions

Viewed from the exterior.



Custom Sizes and Specification Formulas



Clear Opening	Minimum R.O.	Unobst. Glass
Two-Panel **Width** = (width ÷ 2) – 7.5" (191) **Height** = height – 4.125" (105) **Four-Panel** **Width** = (width ÷ 2) – 13.75" (349) **Height** = height – 4.125" (105)	**Single-Panel & Two-Panel** **Width** = width + 3/4" (19) **Height** = height + 1/2" (13) **Four-Panel** **Width** = width + 3/4" (19) **Height** = height + 3/4" (19)	**Single-Panel** **Width** = width – 9.5" (241) **Height** = height – 8.859" (225) **Two-Panel** **Width** = width – 10.25" (260) **Height** = height – 8.859" (225) **Four-Panel** **Width** = width – 19.0" (483) **Height** = height – 8.859" (225)

Available in 1/8" (3) increments between minimum and maximum widths and heights shown. Some restrictions apply. Measurement guide can be found at **andersenwindows.com/measure**.

• **Clear Opening** formulas provide dimensions for determining area available for egress. Vent opening, or area available for passage of air, is equal to clear opening. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
• Dimensions in parentheses are in millimeters.

Two-Panel and Four-Panel Narroline® Gliding Patio Door Opening and Area Specifications

Door Number	Clear Opening Area Sq. Ft./(m²)		Clear Opening in Full Open Position Width Inches/(mm)		Clear Opening in Full Open Position Height Inches/(mm)		Glass Area Sq. Ft./(m²)		Vent Area Sq. Ft./(m²)		Overall Door Area Sq. Ft./(m²)	
NLGD5068	11.58	(1.08)	22 1/8"	(562)	75 3/8"	(1915)	24.03	(2.23)	11.58	(1.08)	32.71	(3.04)
NLGD6068	14.72	(1.37)	28 1/8"	(714)	75 3/8"	(1915)	29.92	(2.78)	14.72	(1.37)	39.34	(3.66)
NLGD8068	21.00	(1.95)	40 1/8"	(1020)	75 3/8"	(1915)	41.69	(3.87)	21.00	(1.95)	52.59	(4.89)
NLGD10068	23.42	(2.18)	44 3/4"	(1137)	75 3/8"	(1915)	48.08	(4.47)	23.42	(2.18)	64.59	(6.00)
NLGD12068	29.70	(2.76)	56 3/4"	(1441)	75 3/8"	(1915)	59.84	(5.56)	29.71	(2.76)	77.84	(7.23)
NLGD16068	42.27	(3.93)	80 3/4"	(2051)	75 3/8"	(1915)	83.36	(7.74)	42.27	(3.93)	104.34	(9.69)
NLGD50611	12.04	(1.12)	22 1/8"	(562)	78 3/16"	(1986)	25.01	(2.32)	12.04	(1.12)	33.89	(3.15)
NLGD60611	15.31	(1.42)	28 1/8"	(714)	78 3/16"	(1986)	31.14	(2.89)	15.31	(1.42)	40.76	(3.79)
NLGD80611	21.84	(2.03)	40 1/8"	(1020)	78 3/16"	(1986)	43.39	(4.03)	21.84	(2.03)	54.49	(5.06)
NLGD100611	24.30	(2.26)	44 3/4"	(1137)	78 3/16"	(1986)	50.04	(4.65)	24.30	(2.26)	66.93	(6.22)
NLGD120611	30.81	(2.86)	56 3/4"	(1441)	78 3/16"	(1986)	62.28	(5.79)	30.81	(2.86)	80.66	(7.49)
NLGD160611	43.85	(4.07)	80 3/4"	(2051)	78 3/16"	(1986)	86.76	(8.06)	43.84	(4.07)	108.12	(10.04)
NLGD5080	14.04	(1.30)	22 1/8"	(562)	91 3/8"	(2321)	29.48	(2.74)	14.04	(1.30)	39.29	(3.65)
NLGD6080	17.85	(1.66)	28 1/8"	(714)	91 3/8"	(2321)	36.70	(3.41)	17.85	(1.66)	47.25	(4.39)
NLGD8080	25.46	(2.37)	40 1/8"	(1020)	91 3/8"	(2321)	51.14	(4.75)	25.46	(2.37)	63.17	(5.87)
NLGD10080	28.40	(2.64)	44 3/4"	(1137)	91 3/8"	(2321)	58.96	(5.48)	28.40	(2.64)	77.59	(7.21)
NLGD12080	36.01	(3.35)	56 3/4"	(1441)	91 3/8"	(2321)	73.40	(6.82)	36.01	(3.35)	93.51	(8.69)
NLGD16080	51.24	(4.76)	80 3/4"	(2051)	91 3/8"	(2321)	102.28	(9.50)	51.24	(4.76)	125.34	(11.65)

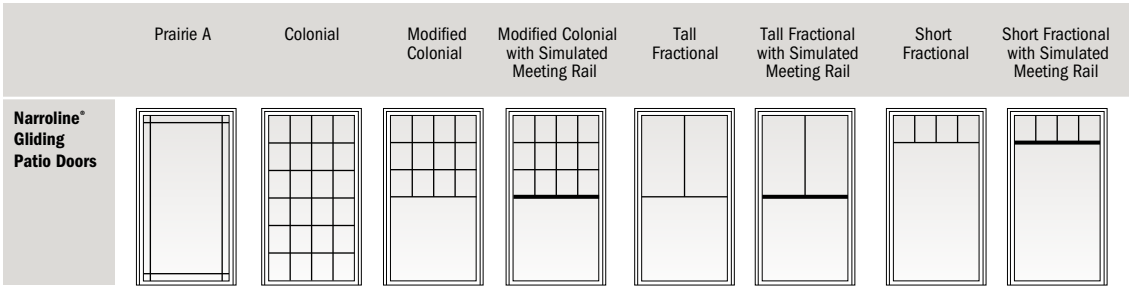
• Dimensions in parentheses are in millimeters or square meters.

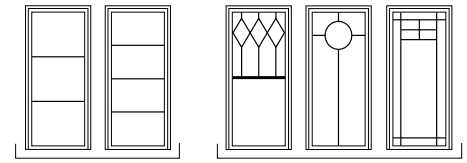
Stationary Narroline® Gliding Patio Door Area Specifications

Door Number	Glass Area Sq. Ft./(m²)		Overall Door Area Sq. Ft./(m²)	
NLGD2968	12.02	(1.12)	17.67	(1.64)
NLGD3368	14.96	(1.39)	20.98	(1.95)
NLGD4368	20.84	(1.94)	27.60	(2.56)
NLGD29611	12.51	(1.16)	18.31	(1.70)
NLGD33611	15.57	(1.45)	21.74	(2.02)
NLGD43611	21.69	(2.02)	28.60	(2.66)
NLGD2980	14.74	(1.37)	21.22	(1.97)
NLGD3380	18.35	(1.71)	25.20	(2.34)
NLGD4380	25.57	(2.34)	33.16	(3.08)

• Dimensions in parentheses are in square meters.

Grille Patterns



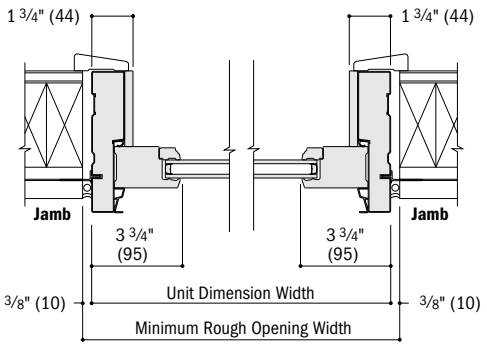


Specified Equal Light Examples Custom Pattern Examples

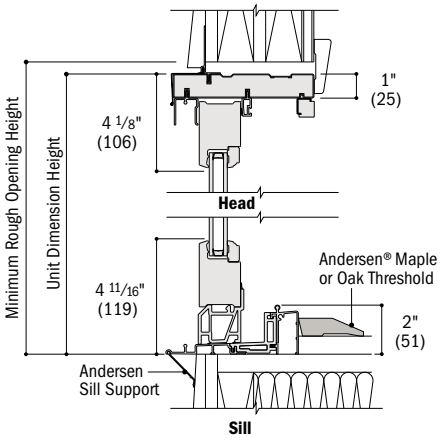
Number of lights and overall pattern varies with door size. Patterns may not be available in all configurations or sizes. Specified equal light and custom patterns are also available. For more grille options, see page 15 or visit **andersenwindows.com/grilles**.

Narroline® Gliding Patio Door Details

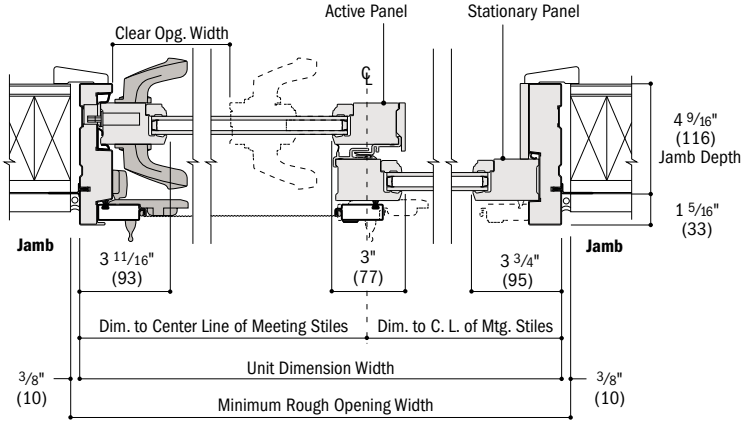
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



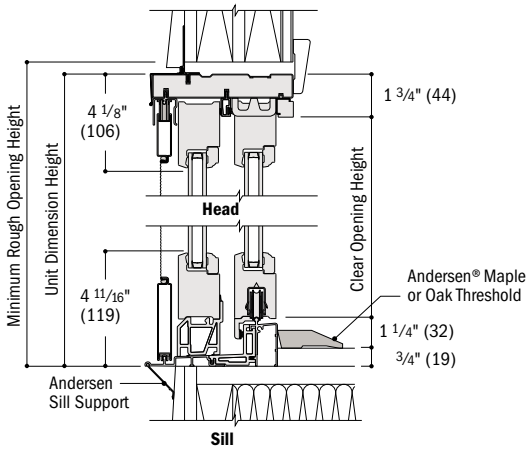
Horizontal Section
Stationary



Vertical Section
Stationary



Horizontal Section
Two-Panel



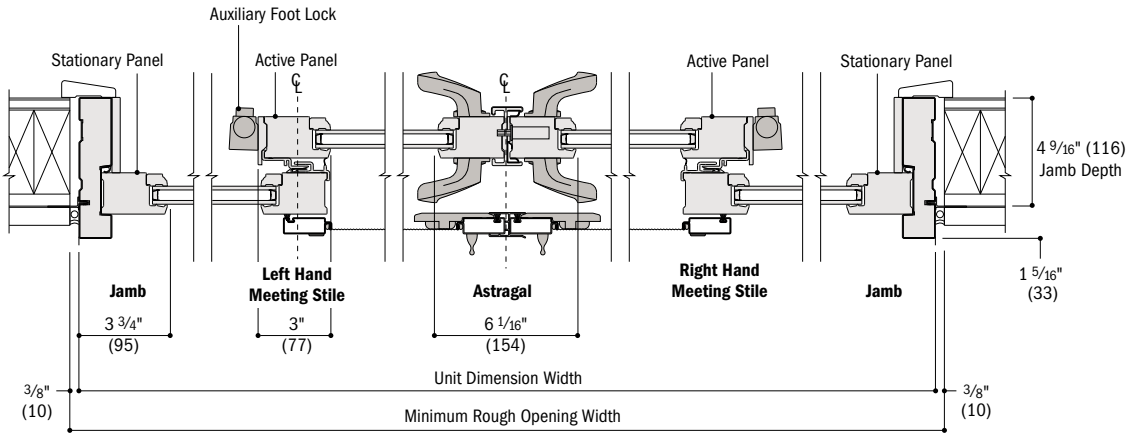
Vertical Section

continued on next page

- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Narroline® Gliding Patio Door Details *(continued)*

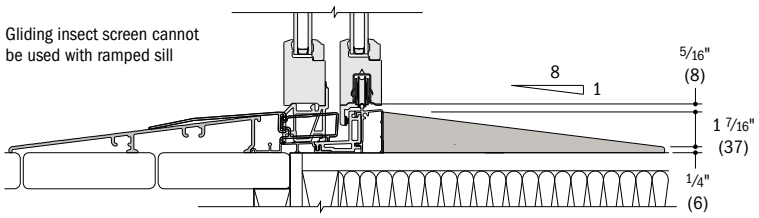
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Four-Panel

Ramped Sill Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

Vertical Joining Detail – Jamb-to-Jamb

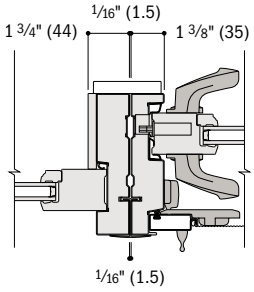
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths plus 1/16" (1.5) per join.

Overall Minimum Rough Opening Width

Overall door width plus 3/4" (19).

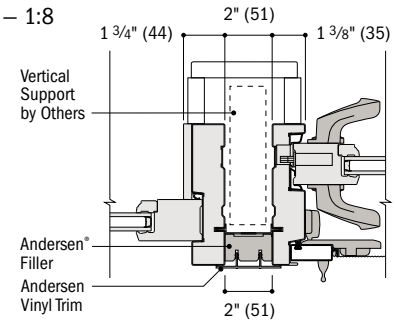


Horizontal Section
Narroline® Gliding to Narroline Gliding

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, doors may be installed into separate rough openings having vertical support by others in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Narroline® Gliding and Narroline Gliding

Vertical Joining Detail – Fiberglass

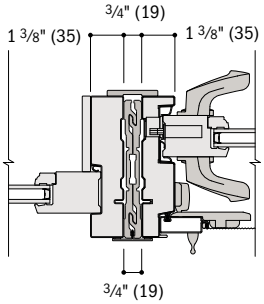
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths plus 3/4" (19) per join.

Overall Minimum Rough Opening Width

Overall door width plus 3/4" (19).



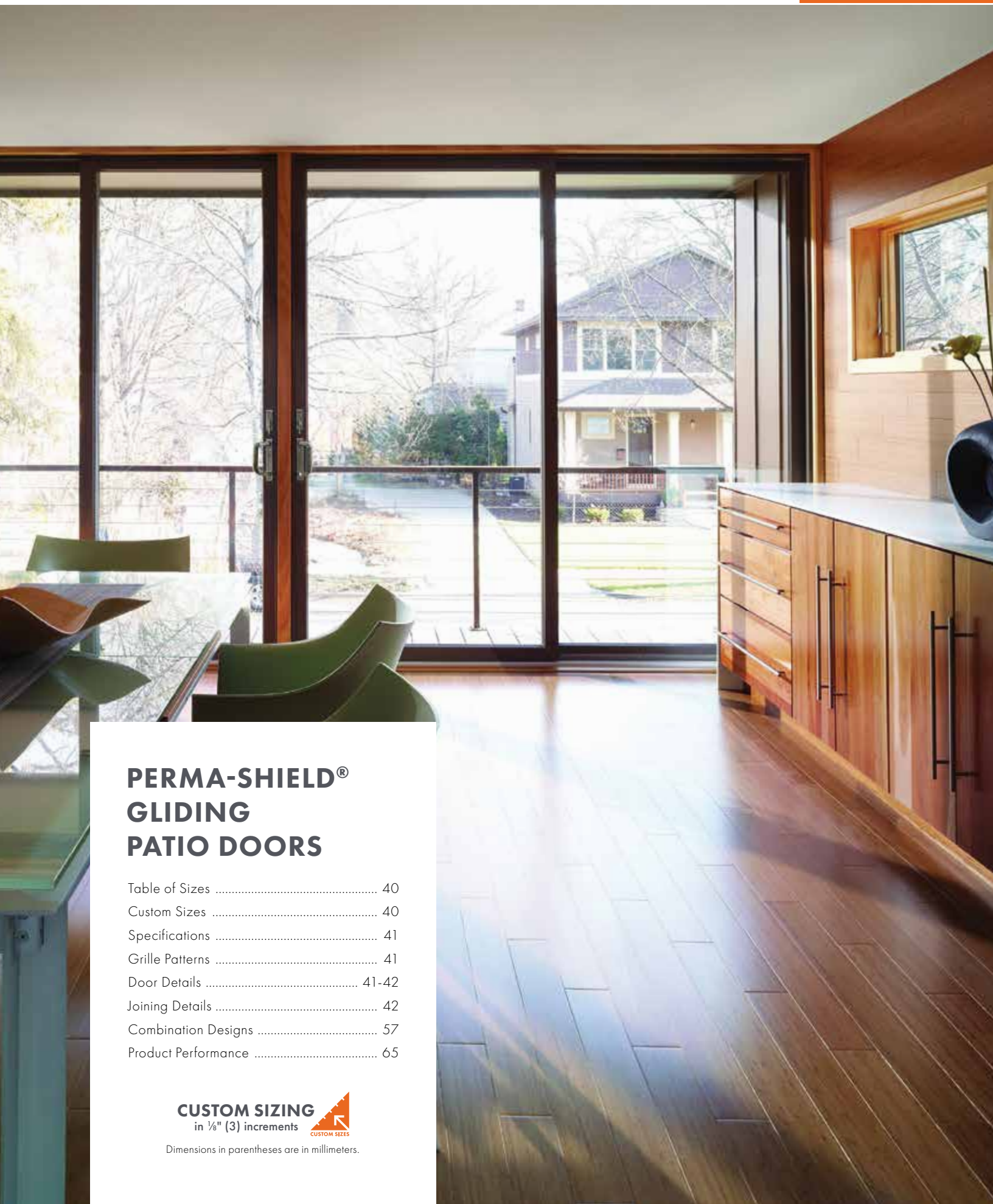
Horizontal Section
Narroline® Gliding to Narroline Gliding

Andersen does not recommend joining of receiver jamb to receiver jamb.

For more information on joining, refer to the Combination Designs section starting on page 57.

- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Structural performance of any combination is only as high as the lowest structural performance of any individual product or join in the combination.
- Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.

NOTES



PERMA-SHIELD® GLIDING PATIO DOORS

Table of Sizes 40
Custom Sizes 40
Specifications 41
Grille Patterns 41
Door Details 41-42
Joining Details 42
Combination Designs 57
Product Performance 65

CUSTOM SIZING
in ⅛" (3) increments

CUSTOM SIZES

Dimensions in parentheses are in millimeters.

PERMA-SHIELD® GLIDING PATIO DOORS

FEATURES



FRAME

A All basic exterior frame members are covered with a Perma-Shield® rigid vinyl cladding that maintains an attractive appearance while minimizing maintenance.

B Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

Factory-assembled two-panel doors are available and arrive at the job site ready to install. Unassembled doors are also available and require job site assembly.

C A flexible vinyl weatherstrip on the head and side jambs provides a positive seal between the frame and panels.

SILL

D The sill has an anodized aluminum track with a stainless steel cap that resists stains, rust and denting.* A thermal barrier reduces conductive heat loss and limits condensation on the inside.

PANEL

E All panel surfaces are covered with a Perma-Shield® rigid vinyl cladding that maintains an attractive appearance while minimizing maintenance.

F Laminated veneer lumber panels provide excellent structural stability and energy efficiency.

Dual rollers on the door panels provide smooth gliding operation with self-contained leveling adjusters.

Flexible Seal



A full-length combination weatherstrip/interlock system provides a flexible seal at the meeting stile.

GLASS

G Glass spacers are available in black or stainless steel.

H A high-performing thermoplastic glazing bead features a flexible lip that provides superior weathertightness and long-term durability.

I Dual-pane glass options include:

- Low-E tempered glass
- Low-E HeatLock® tempered glass
- Low-E SmartSun™ tempered glass
- Low-E SmartSun HeatLock tempered glass
- Low-E Sun tempered glass
- Clear dual-pane tempered glass

For even greater energy performance, 1" (25) triple-pane glass is available in these options:

- Low-E tempered glass
- Low-E Enhanced tempered glass
- Low-E Enhanced HeatLock tempered glass
- Low-E SmartSun tempered glass
- Low-E SmartSun Enhanced tempered glass
- Low-E SmartSun Enhanced HeatLock tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

EXTERIORS & INTERIORS

EXTERIOR & INTERIOR COLORS



White | Canvas | Sandtone | Terratone | Dark Bronze | Black

Interior color will match the exterior color selected.

HARDWARE Sold Separately



YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

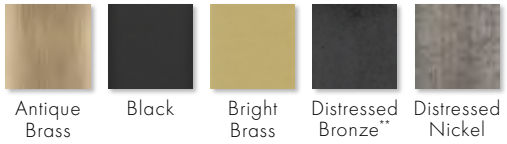
ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Stone
White

TRIBECA®
Black
Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Distressed Bronze** | Distressed Nickel



Oil Rubbed Bronze** | Satin Nickel | Stone | White

*Visit andersenwindows.com/warranty for details.
**These finishes are "living finishes" that will change with time and use, see limited warranty for details.
Andersen patio doors are not intended for use as entry doors.
Mix-and-match interior and exterior style and finish hardware options are available.
Bright brass and satin nickel finishes on patio door hardware are a PVD finish and feature a 10-year limited warranty.
Albany and Tribeca hardware are zinc die cast with durable powder-coated finish. Other hardware is solid forged brass.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
Dimensions in parentheses are in millimeters.

Blinds-Between-the-Glass



Blinds-between-the-glass are available for white gliding patio doors in select sizes when ordered with Low-E tempered glass. White ½" (13) aluminum slat blinds come mounted between two panes of insulated glass. Blinds are magnetically controlled, and can be tilted, raised and lowered using low-profile controls. Available in 33611, 5068, 51168 and 61611 door sizes. Contact your Andersen supplier for more information.

HARDWARE

Reachout Locking Hardware



The unique Andersen® reachout locking hardware pulls the door panel snugly into the jamb for a weather tight seal and enhanced security.

PERFORMANCE OPTIONS

Performance Grade (PG) Upgrade

PG upgrade is available for select sizes of standard non-impact Perma-Shield® gliding patio doors. Heavy-duty rollers and reinforced frame and panel components allow these units to achieve higher performance ratings. PG upgrade ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit andersenwindows.com.

ACCESSORIES Sold Separately

FRAME

Extension Jambs

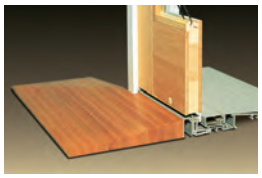
Standard jamb depth is 4 9/16" (116). Pine, maple and oak veneers or prefinished white interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/8" (181).

Threshold



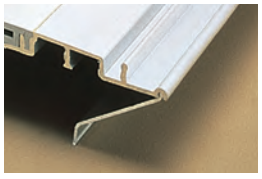
A maple or oak threshold is available for finishing the interior of the sill.

Ramped Sill Insert



Ramped sills in maple or oak provide a smooth transition from interior to exterior, and can be used with a retractable insect screen but not a gliding insect screen. Check with local and federal officials to determine if product meets accessibility codes. Shown with an Andersen 400 Series Frenchwood® gliding patio door.

Sill Support



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This will offer support to the outermost sill section when needed. Available in a neutral gray finish.

HARDWARE

Exterior Keyed Lock



A six-pin key cylinder lock allows the door to be locked and unlocked from the exterior. Available in finishes that coordinate with the hardware.

Auxiliary Foot Lock

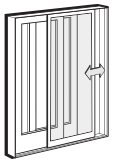


Provides an extra measure of security when the door is in a locked position. The lock can be set so the door is fully closed or partially open to provide a secure venting position. Available in all hardware finishes.

INSECT SCREENS

Screens have a long-lasting* fiberglass screen mesh with a charcoal gray finish. Frames are color matched to the exterior of the door.

Gliding Screen



Patented square-corner joint construction adds considerable strength to the frame members. Gliding screens have Delrin® injection-molded bottom rollers with self-contained leveling adjusters, providing smooth operation. Interior and exterior pulls and latch are provided.

Retractable Screen



Our premium retractable screen for has an integrated design, allowing it to glide side to side across the width of the opening and disappear when not in use. The screen features high-weather and retention performance, tear-resistant screen mesh, and quality metal hardware, along with an owner-to-owner 10-year limited warranty. Available in all exterior colors.

GRILLES

Grilles are available in a variety of configurations and widths. See page 15 for details.

EXTERIOR TRIM

Available with Andersen exterior trim. See the Exterior Trim section starting on page 51.

SIDELIGHTS

Stationary units can be selected for use as sidelights. See the size table on page 40 for size options.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Visit andersenwindows.com/warranty for details.

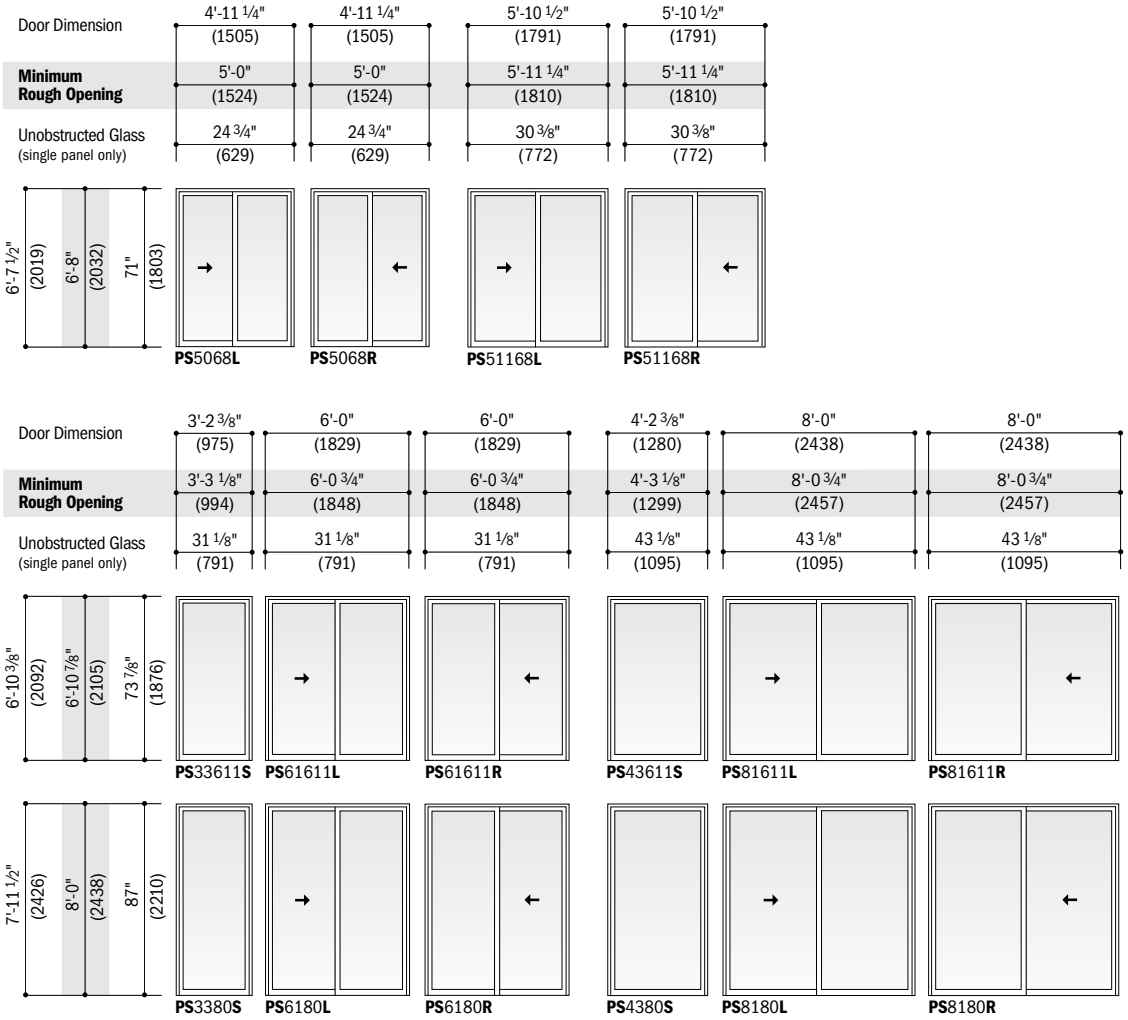
"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

Andersen patio doors are not intended for use as entry doors.

Dimensions in parentheses are in millimeters.

Table of Perma-Shield® Gliding Patio Door Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96



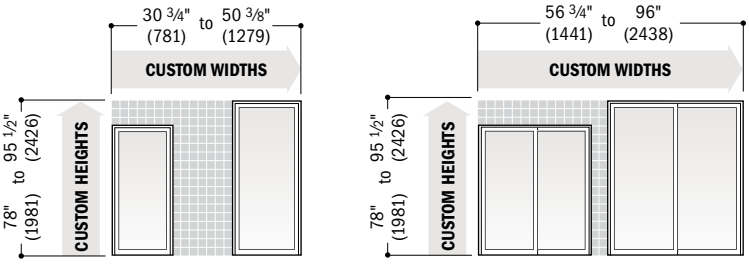
Custom-size doors are available in 1/8" (3) increments. See below for custom sizes and specifications.

Viewed from the exterior. Arrow indicates direction of panel operation. Stationary (**S**) doors can be used as an individual unit or as a sidelight.

Grille patterns shown on page 41.
Details shown on pages 41-42.

- Door Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.
- For doors with blinds-between-the-glass, unobstructed glass width dimension is reduced.

Custom Sizes and Specification Formulas



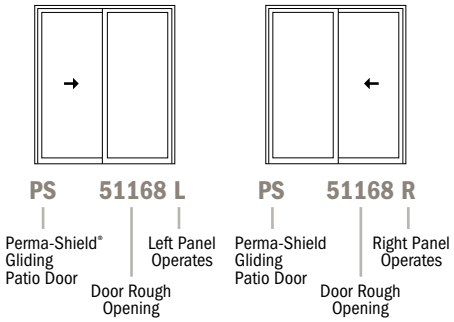
Available in 1/8" (3) increments between minimum and maximum widths and heights shown. Some restrictions apply. Measurement guide can be found at **andersenwindows.com/measure**.

Clear Opening	Minimum R.O.	Unobst. Glass
Two-Panel **Width** = (width ÷ 2) – 7.5" (191) **Height** = height – 4.155" (106)	**Width** = width + 3/4" (19) **Height** = height + 1/2" (13)	**Single-Panel** **Width** = width – 7.25" (184) **Height** = height – 8.562" (217) **Two-Panel** **Width** = width – 9.75" (248) **Height** = height – 8.562" (217)

- **Clear Opening** formulas provide dimensions for determining area available for egress. Vent opening, or area available for passage of air, is equal to clear opening. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
- Dimensions in parentheses are in millimeters.

Order Designation Descriptions

Viewed from the exterior.



Two-Panel Perma-Shield® Gliding Patio Door Opening and Area Specifications

Door Number	Clear Opening Area Sq. Ft./(m²)	Clear Opening in Full Open Position Width Inches/(mm)	Clear Opening in Full Open Position Height Inches/(mm)	Glass Area Sq. Ft./(m²)	Vent Area Sq. Ft./(m²)	Overall Door Area Sq. Ft./(m²)
PS5068	11.64 (1.08)	22 1/8" (562)	75 3/4" (1924)	24.90 (2.31)	11.64 (1.08)	32.71 (3.04)
PS51168	14.60 (1.36)	27 3/4" (705)	75 3/4" (1924)	30.40 (2.82)	14.60 (1.36)	38.92 (3.62)
PS61611	15.56 (1.45)	28 1/2" (724)	78 5/8" (1997)	32.40 (3.01)	15.56 (1.45)	41.19 (3.83)
PS81611	22.11 (2.05)	40 1/2" (1029)	78 5/8" (1997)	44.20 (4.11)	22.11 (2.05)	54.92 (5.10)
PS6180	18.16 (1.69)	28 1/2" (724)	91 3/4" (2330)	37.60 (3.49)	18.16 (1.69)	47.75 (4.44)
PS8180	25.80 (2.40)	40 1/2" (1029)	91 3/4" (2330)	52.10 (4.84)	25.80 (2.40)	63.67 (5.92)

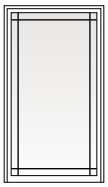
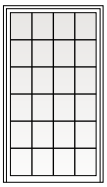
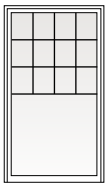
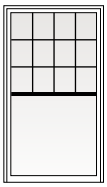
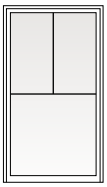
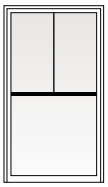
• Dimensions in parentheses are in millimeters or square meters.

Stationary Perma-Shield® Gliding Patio Door Area Specifications

Door Number	Glass Area Sq. Ft./(m²)	Overall Door Area Sq. Ft./(m²)
PS33611	16.00 (1.49)	21.95 (2.04)
PS43611	22.10 (2.05)	28.82 (2.68)
PS3380	19.71 (1.83)	25.45 (2.36)
PS4380	27.04 (2.51)	29.35 (2.73)

• Dimensions in parentheses are in square meters.

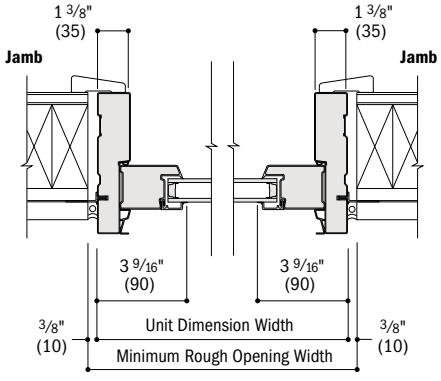
Grille Patterns

	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail
Perma-Shield® Gliding Patio Doors								

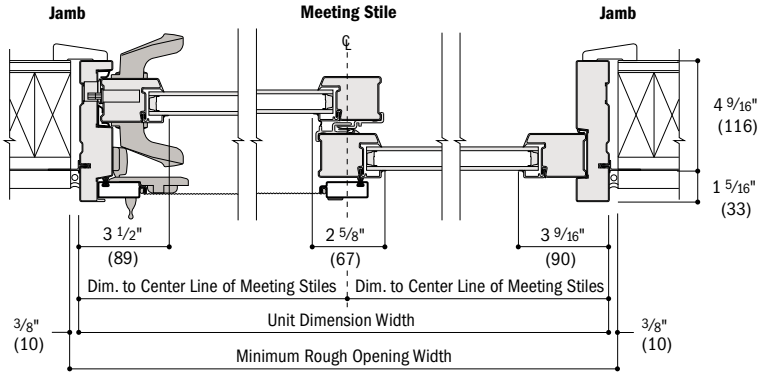
Number of lights and overall pattern varies with door size. Patterns may not be available in all configurations or sizes. Specified equal light and custom patterns are also available. For more grille options, see page 15 or visit **andersenwindows.com/grilles**.

Perma-Shield® Gliding Patio Door Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Stationary



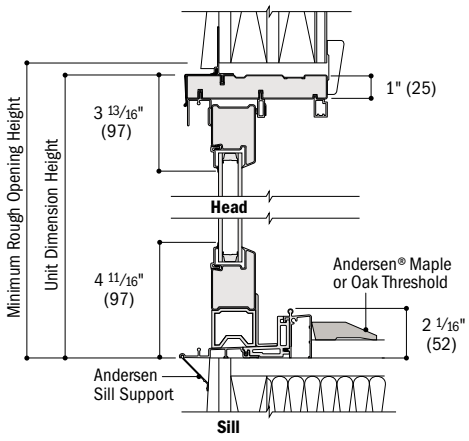
Horizontal Section
Two-Panel

continued on next page

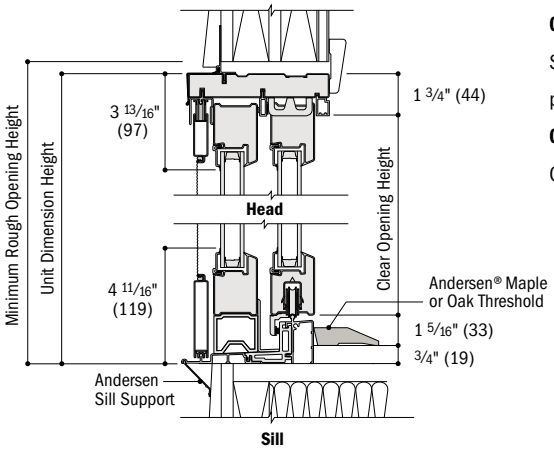
• Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
• Dimensions in parentheses are in millimeters.

Perma-Shield® Gliding Patio Door Details *(continued)*

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section
Stationary



Vertical Section

Vertical Joining Detail – Jamb-to-Jamb

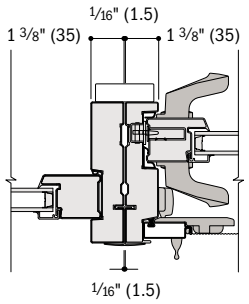
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths plus 1/16" (1.5) per join.

Overall Minimum Rough Opening Width

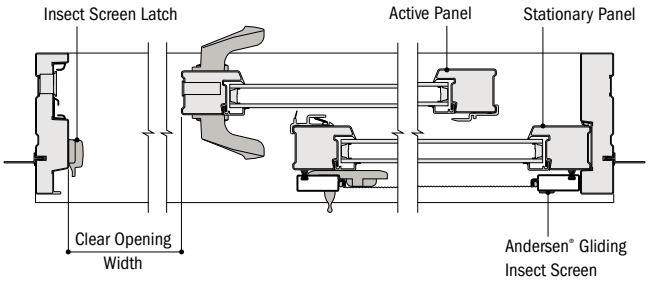
Overall door width plus 3/4" (19).



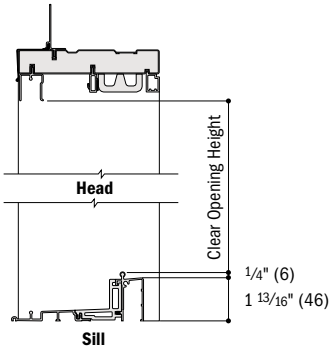
Horizontal Section
Perma-Shield® Gliding to Perma-Shield Gliding

Clear Opening Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Two-Panel



Vertical Section

Vertical Joining Detail – Fiberglass

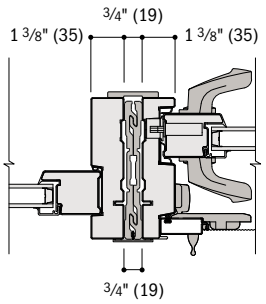
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths plus 3/4" (19) per join.

Overall Minimum Rough Opening Width

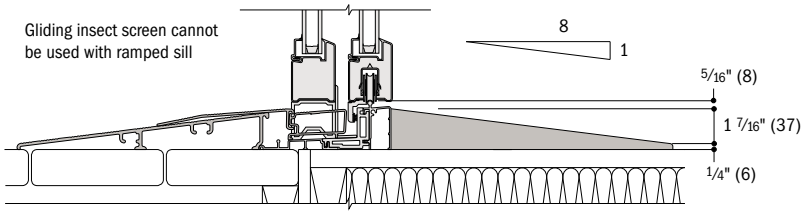
Overall door width plus 3/4" (19).



Horizontal Section
Perma-Shield® Gliding to Perma-Shield Gliding

Ramped Sill Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

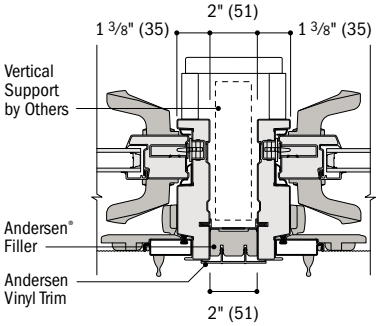
Andersen does not recommend joining of receiver jamb to receiver jamb. For more information on joining, refer to the Combination Designs section starting on page 57.

- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Structural performance of any combination is only as high as the lowest structural performance of any individual product or join in the combination.
- Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, doors may be installed into separate rough openings having vertical support by others in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Perma-Shield® Gliding and Perma-Shield Gliding



HINGED INSWING PATIO DOORS

Table of Sizes 46-47
Specifications 48
Grille Patterns 49
Door Details 49-50
Joining Details 50
Combination Designs 57
Product Performance 65

HINGED INSWING PATIO DOORS

FEATURES



FRAME

A The exterior frame is clad with aluminum that maintains an attractive appearance while minimizing maintenance.

B A preservative-treated wood subframe with a frame end protector at the sill resists rot, and provides long-lasting* protection and performance.

The frame is predrilled for convenient installation. Specially designed plugs cover the installation screws for a clean appearance.

C Durable rubberized Santoprene® gasket-type weatherstrip is applied to the sides and head jamb of the frame and engages when the door panel is closed, providing effective protection against water and air infiltration.



Choose either a 6⁹⁄₁₆" (167), shown below left, or a 4⁹⁄₁₆" (116) jamb depth, shown below right.



SILL

D A unique anodized aluminum sill design controls water and helps funnel it away from the door to minimize water infiltration. Also available with an optional bronze anodized sill.

E A unique sweep/sill interface completes the perimeter protection and allows for easier operation of the door, limiting weatherstrip friction between the sweep and sill.

PANEL

F A durable, low-maintenance interior and exterior resists weather and rot. Sturdy fiberglass construction provides long-lasting* performance. The insulated bottom rail enhances energy efficiency.

G Unique corner keys allow for tight, attractive corners.

H Traditional door styling features a tall bottom rail and wide stiles. The panel is built to tolerances within 1⁄32" (1) for smooth operation and maximum durability.

Adjustable Hinges

Adjustable hinges help provide a weathertight seal and smooth operation. Available in antique brass, bright brass, oil rubbed bronze, satin nickel and white.



GLASS

I Glass spacers are available in black or stainless steel.

J Panels are silicone bed glazed and finished with an interior wood stop.

K Dual-pane glass options include:

- Low-E tempered glass
- Low-E HeatLock® tempered glass
- Low-E SmartSun™ tempered glass
- Low-E SmartSun HeatLock tempered glass
- Low-E Sun tempered glass
- Clear dual-pane tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

EXTERIORS & INTERIORS

EXTERIOR COLORS



White | Sandtone | Terratone

INTERIOR COLOR



White

ANDERSEN® HARDWARE Sold Separately



YUMA®
Distressed Bronze
Distressed Nickel



ENCINO®
Distressed Bronze
Distressed Nickel



NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ALBANY
Black
Stone
White



TRIBECA®
Black
Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Distressed Bronze** | Distressed Nickel



Oil Rubbed Bronze** | Satin Nickel | Stone | White

DESIGNER HARDWARE Sold Separately

See pages 12-13 for designer hinged patio door hardware options.

In addition to Andersen hardware, Andersen also offers Ashley Norton,® Baldwin,® and FSB® designer hardware, which is available in an extensive variety of styles and finishes for hinged patio doors.

*Visit andersenwindows.com/warranty for details.
**These finishes are "living finishes" that will change with time and use, see limited warranty for details.
Andersen patio doors are not intended for use as entry doors.
Mix-and-match interior and exterior style and finish options are available.
Bright brass and satin nickel finishes on patio door hardware are a PVD finish and feature a 10-year limited warranty.
Albany and Tribeca hardware are zinc die cast with durable powder-coated finish. Other hardware is solid forged brass.
All trademarks where denoted are marks of their respective owners.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
Dimensions in parentheses are in millimeters.

HARDWARE

Locking System



A hook deadbolt lock comes pre-installed, reducing installation time. The mortised lock and hook design provides strength and added security compared to bored locks with standard deadbolts.

Multi-point locks are standard on 7'-6" (2286) and 8'-0" (2438) height patio doors. Multi-point locks can be ordered for 6'-8" (2032) and 6'-11" (2108) patio doors as an option. Contact your Andersen supplier for availability.

OPTIONAL LOW-THRESHOLD ACCESSIBLE DOOR



Andersen offers a single-panel accessible door that is 3'-2 1/8" (968) wide with a 10 1/4" (260)-high bottom rail and a 1/2" (13)-high low-threshold sill. The low threshold sill is only available in a bronze anodized finish and is not available for other door widths.

ACCESSORIES Sold Separately

FRAME

Extension Jambs

Standard jamb depth is 4 9/16" (116). A 6 9/16" (167) jamb depth is also available. Prefinished white interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/8" (181).

Interior extension jambs on inswing units will restrict the full opening of the door. These extension jambs can also be added to 6 9/16" (167) jambs.

HARDWARE

Exterior Keyed Lock



A six-pin keyed cylinder lock is available in styles and finishes that coordinate with Andersen® door hardware. This lock allows the hinged patio door to be locked and unlocked from the exterior.

Strike Plate Extension

Antique brass, bright brass, oil rubbed bronze and satin nickel strike plate extensions are available for 5 1/4" (133), 6 9/16" (167) and 7 1/8" (181) wall depths.

Handle Extension



Extends interior door handle an additional 1" (25) from the door interior panel to accommodate blinds or shades. Kit includes one handle extender and spindle. A second extender may be added to to the spindle to increase the length an additional 1" (25) to a 2" (51) total extension. Extenders are available in finishes that coordinate with Andersen door hardware.

Construction Lock

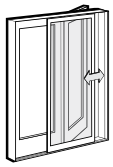


This hardware can be used to help secure the structure during the construction phase of the project. It features an undersized escutcheon plate, which makes on-site finishing easier. Shown on a 400 Series Frenchwood® hinged patio door.

INSECT SCREENS

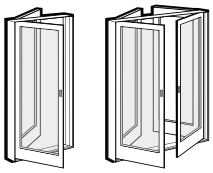
Screens have a long-lasting* fiberglass screen mesh with a charcoal gray finish. Frames are color matched to the exterior of the door.

Gliding Screen



Available for two-panel doors when only one panel opens. Features Delrin® material injection-molded bottom rollers with self-contained leveling adjusters.

Hinged Screens



Available for single-panel doors and two-panel doors when both panels open.

GRILLES

Available in a variety of configurations and widths. See page 15 for details.

EXTERIOR TRIM

Available with Andersen exterior trim. See the Exterior Trim section starting on page 51.

SIDELIGHTS

Stationary units can also be selected for use as sidelights. See the size table on page 46 for size options.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Visit andersenwindows.com/warranty for details.

"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

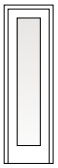
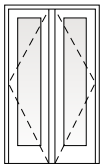
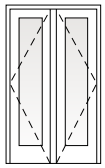
Andersen patio doors are not intended for use as entry doors.

Dimensions in parentheses are in millimeters.

HINGED INSWING PATIO DOORS

Table of Hinged Inswing Patio Door Sizes

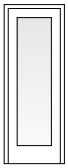
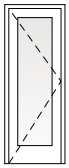
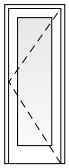
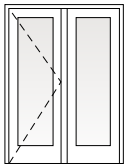
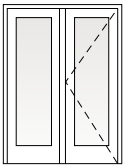
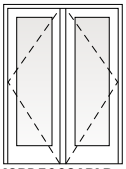
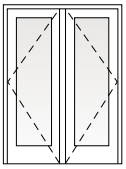
Scale ⅛" (3) = 1'-0" (305) – 1:96

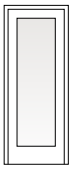
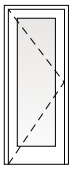
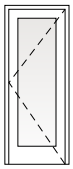
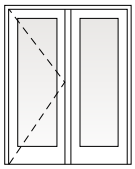
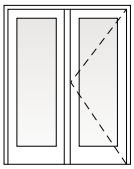
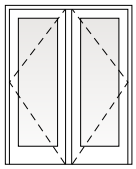
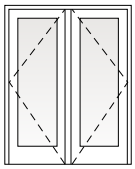
Door Dimension	2'-0 ½" (620)		4'-0" (1219)			4'-0" (1219)							
Minimum Rough Opening	2'-1" (634)		4'-1" (1242)			4'-1" (1242)							
Unobstructed Glass (single panel only)	13 ¼" (336)		13 ¼" (336)			13 ¼" (336)							
4 heights													
1	**ISPD**2168**S**		**ISPD**4168**APLR**			**ISPD**4168**PALR**							
2	**ISPD**21611**S**		**ISPD**41611**APLR**			**ISPD**41611**PALR**							
3	**ISPD**2176**S**		**ISPD**4176**APLR**			**ISPD**4176**PALR**							
4	**ISPD**2180**S**		**ISPD**4180**APLR**			**ISPD**4180**PALR**							

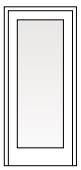
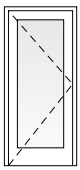
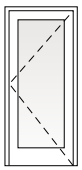
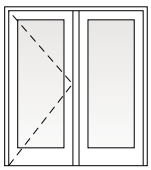
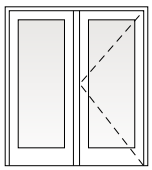
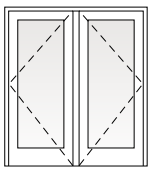
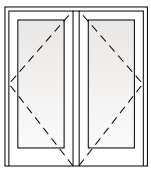
Stationary (**S**) doors can be used as an individual unit or as a sidelight.

Grille patterns shown on page 49.

Details shown on pages 49-50.

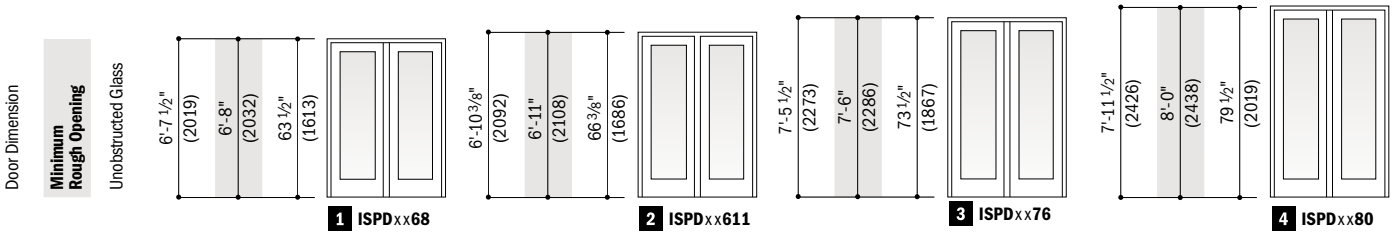
Door Dimension	2'-6 ⅛" (765)	2'-6 ⅛" (765)	2'-6 ⅛" (765)	4'-11 ¼" (1504)		4'-11 ¼" (1504)		4'-11 ¼" (1504)		4'-11 ¼" (1504)			
Minimum Rough Opening	2'-7" (787)	2'-7" (787)	2'-7" (787)	5'-0" (1524)		5'-0" (1524)		5'-0" (1524)		5'-0" (1524)			
Unobstructed Glass (single panel only)	18 ⅞" (479)	18 ⅞" (479)	18 ⅞" (479)	18 ⅞" (479)		18 ⅞" (479)		18 ⅞" (479)		18 ⅞" (479)			
4 heights													
1	**ISPD**2768**S**	**ISPD**2768**AR**	**ISPD**2768**AL**	**ISPD**5068**ASR**		**ISPD**5068**SAL**		**ISPD**5068**APLR**		**ISPD**5068**PALR**			
2	**ISPD**27611**S**	**ISPD**27611**AR**	**ISPD**27611**AL**	**ISPD**50611**ASR**		**ISPD**50611**SAL**		**ISPD**50611**APLR**		**ISPD**50611**PALR**			
3	**ISPD**2776**S**	**ISPD**2776**AR**	**ISPD**2776**AL**	**ISPD**5076**ASR**		**ISPD**5076**SAL**		**ISPD**5076**APLR**		**ISPD**5076**PALR**			
4	**ISPD**2780**S**	**ISPD**2780**AR**	**ISPD**2780**AL**	**ISPD**5080**ASR**		**ISPD**5080**SAL**		**ISPD**5080**APLR**		**ISPD**5080**PALR**			

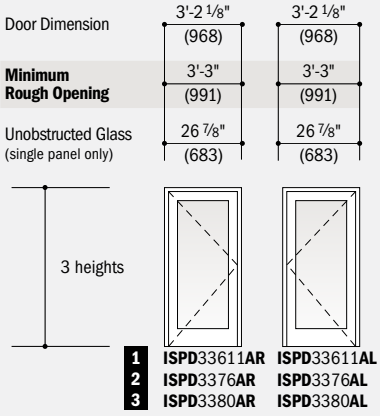
Door Dimension	2'-8 ⅛" (816)	2'-8 ⅛" (816)	2'-8 ⅛" (816)	5'-3 ¼" (1607)		5'-3 ¼" (1607)		5'-3 ¼" (1607)		5'-3 ¼" (1607)			
Minimum Rough Opening	2'-9" (838)	2'-9" (838)	2'-9" (838)	5'-4" (1626)		5'-4" (1626)		5'-4" (1626)		5'-4" (1626)			
Unobstructed Glass (single panel only)	20 ⅞" (530)	20 ⅞" (530)	20 ⅞" (530)	20 ⅞" (530)		20 ⅞" (530)		20 ⅞" (530)		20 ⅞" (530)			
4 heights													
1	**ISPD**2968**S**	**ISPD**2968**AR**	**ISPD**2968**AL**	**ISPD**5468**ASR**		**ISPD**5468**SAL**		**ISPD**5468**APLR**		**ISPD**5468**PALR**			
2	**ISPD**29611**S**	**ISPD**29611**AR**	**ISPD**29611**AL**	**ISPD**54611**ASR**		**ISPD**54611**SAL**		**ISPD**54611**APLR**		**ISPD**54611**PALR**			
3	**ISPD**2976**S**	**ISPD**2976**AR**	**ISPD**2976**AL**	**ISPD**5476**ASR**		**ISPD**5476**SAL**		**ISPD**5476**APLR**		**ISPD**5476**PALR**			
4	**ISPD**2980**S**	**ISPD**2980**AR**	**ISPD**2980**AL**	**ISPD**5480**ASR**		**ISPD**5480**SAL**		**ISPD**5480**APLR**		**ISPD**5480**PALR**			

Door Dimension	3'-0 ⅛" (918)	3'-0 ⅛" (918)	3'-0 ⅛" (918)	5'-11 ¼" (1810)		5'-11 ¼" (1810)		5'-11 ¼" (1810)		5'-11 ¼" (1810)			
Minimum Rough Opening	3'-1" (940)	3'-1" (940)	3'-1" (940)	6'-0" (1829)		6'-0" (1829)		6'-0" (1829)		6'-0" (1829)			
Unobstructed Glass (single panel only)	24 ⅞" (632)	24 ⅞" (632)	24 ⅞" (632)	24 ⅞" (632)		24 ⅞" (632)		24 ⅞" (632)		24 ⅞" (632)			
4 heights													
1	**ISPD**3168**S**	**ISPD**3168**AR**	**ISPD**3168**AL**	**ISPD**6068**ASR**		**ISPD**6068**SAL**		**ISPD**6068**APLR**		**ISPD**6068**PALR**			
2	**ISPD**31611**S**	**ISPD**31611**AR**	**ISPD**31611**AL**	**ISPD**60611**ASR**		**ISPD**60611**SAL**		**ISPD**60611**APLR**		**ISPD**60611**PALR**			
3	**ISPD**3176**S**	**ISPD**3176**AR**	**ISPD**3176**AL**	**ISPD**6076**ASR**		**ISPD**6076**SAL**		**ISPD**6076**APLR**		**ISPD**6076**PALR**			
4	**ISPD**3180**S**	**ISPD**3180**AR**	**ISPD**3180**AL**	**ISPD**6080**ASR**		**ISPD**6080**SAL**		**ISPD**6080**APLR**		**ISPD**6080**PALR**			

- Door Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

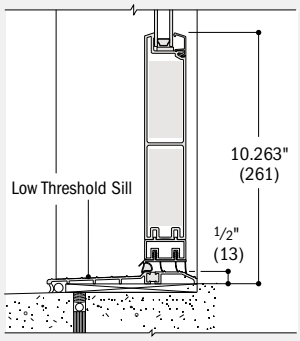
Patio Door Heights





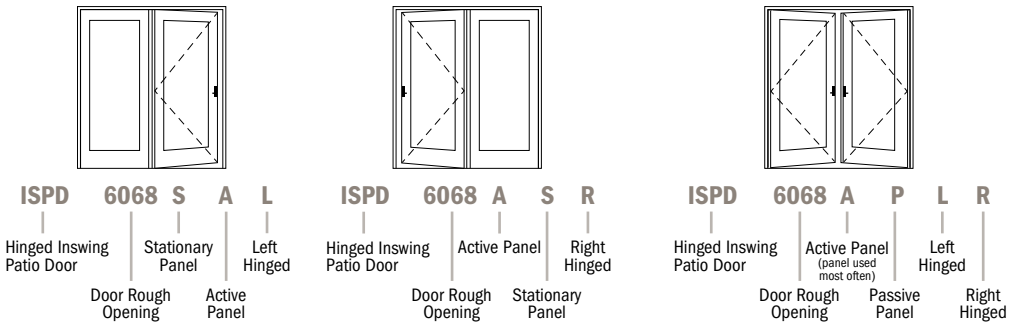
Accessibility Width Patio Door Also Available

For easier access, this single panel door offers a 32" (813) clear opening width when the panel is open 90°, a 1/2" (13) threshold and a bottom rail height of 10 1/4" (260). This door has a limited water rating (LW) due to the low-threshold sill.



Order Designation Descriptions

Viewed from the exterior.



- Door Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 74 for more details.**
- Dimensions in parentheses are in millimeters.

Hinged Inswing Patio Door Opening and Area Specifications

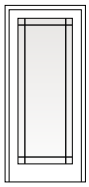
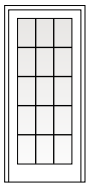
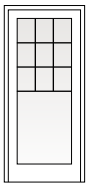
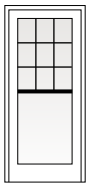
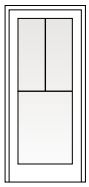
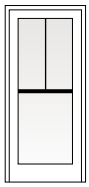
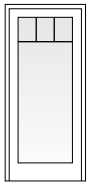
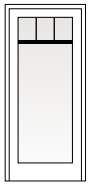
Door Number	Number of Panels in Open Position*	Clear Opening Area Sq. Ft./(m²)		Clear Opening Maximums 90° Open Position Width Inches/(mm)		Clear Opening Maximums Full Open Position Width Inches/(mm)		Clear Opening Maximums Height Inches/(mm)		Glass Area Sq. Ft./(m²)		Vent Area Sq. Ft./(m²)		Overall Door Area Sq. Ft./(m²)	
ISPD2768	1	13.52	(1.26)	25 3/8"	(644)	27 9/16"	(701)	76 3/4"	(1949)	8.32	(0.77)	13.52	(1.26)	16.61	(1.54)
ISPD2968	1	14.58	(1.36)	27 3/8"	(695)	29 9/16"	(752)	76 3/4"	(1949)	9.20	(0.85)	14.58	(1.36)	17.72	(1.65)
ISPD3168	1	16.71	(1.55)	31 3/8"	(797)	33 9/16"	(853)	76 3/4"	(1949)	10.96	(1.02)	16.71	(1.55)	19.93	(1.85)
ISPD4168	2	21.87	(2.03)	41"	(1042)	45 1/2"	(1156)	76 3/4"	(1949)	11.67	(1.08)	21.87	(2.03)	26.50	(2.46)
ISPD4168	1	10.52	(0.98)	19 3/4"	(501)	21 15/16"	(558)	76 3/4"	(1949)	11.67	(1.08)	10.52	(0.98)	26.50	(2.46)
ISPD5068	2	27.87	(2.59)	52 1/4"	(1328)	56 3/4"	(1441)	76 3/4"	(1949)	16.63	(1.55)	27.87	(2.59)	32.71	(3.04)
ISPD5068	1	13.52	(1.26)	25 3/8"	(644)	27 9/16"	(701)	76 3/4"	(1949)	16.63	(1.55)	13.52	(1.26)	32.71	(3.04)
ISPD5468	2	30.00	(2.79)	56 1/4"	(1430)	60 3/4"	(1543)	76 3/4"	(1949)	18.39	(1.71)	30.00	(2.79)	34.92	(3.24)
ISPD5468	1	14.58	(1.36)	27 3/8"	(695)	29 9/16"	(752)	76 3/4"	(1949)	18.39	(1.71)	14.58	(1.36)	34.92	(3.24)
ISPD6068	2	34.26	(3.18)	64 1/4"	(1633)	68 3/4"	(1746)	76 3/4"	(1949)	21.92	(2.04)	34.26	(3.18)	39.34	(3.65)
ISPD6068	1	16.71	(1.55)	31 3/8"	(797)	33 9/16"	(853)	76 3/4"	(1949)	21.92	(2.04)	16.71	(1.55)	39.34	(3.65)
ISPD27611	1	14.02	(1.30)	25 3/8"	(644)	27 9/16"	(701)	79 5/8"	(2022)	8.69	(0.81)	14.02	(1.30)	17.21	(1.60)
ISPD29611	1	15.13	(1.41)	27 3/8"	(695)	29 9/16"	(752)	79 5/8"	(2022)	9.61	(0.89)	15.13	(1.41)	18.36	(1.71)
ISPD31611	1	17.34	(1.61)	31 3/8"	(797)	33 9/16"	(853)	79 5/8"	(2022)	11.45	(1.06)	17.34	(1.61)	20.65	(1.92)
ISPD33611**	1	18.68	(1.74)	33 3/8"	(847)	35 9/16"	(904)	80 5/8"	(2048)	11.45	(1.06)	18.68	(1.74)	21.79	(2.03)
ISPD41611	2	22.69	(2.11)	41"	(1042)	45 1/5"	(1156)	79 5/8"	(2022)	12.20	(1.13)	22.69	(2.11)	27.46	(2.55)
ISPD41611	1	10.91	(2.01)	19 3/4"	(501)	21 15/16"	(558)	79 5/8"	(2022)	12.20	(1.13)	10.91	(1.01)	27.46	(2.55)
ISPD50611	2	28.90	(2.69)	52 1/4"	(1328)	56 3/4"	(1441)	79 5/8"	(2022)	17.38	(1.62)	28.91	(2.69)	33.89	(3.15)
ISPD50611	1	14.02	(1.30)	25 3/8"	(644)	27 9/16"	(701)	79 5/8"	(2022)	17.38	(1.62)	14.02	(1.30)	33.89	(3.15)
ISPD54611	2	31.12	(2.89)	56 1/4"	(1430)	60 3/4"	(1543)	79 5/8"	(2022)	19.23	(1.79)	31.12	(2.89)	36.18	(3.36)
ISPD54611	1	15.13	(1.41)	27 3/8"	(695)	29 9/16"	(752)	79 5/8"	(2022)	19.23	(1.79)	15.13	(1.41)	36.18	(3.36)
ISPD60611	2	35.55	(3.30)	64 1/4"	(1633)	68 3/4"	(1746)	79 5/8"	(2022)	22.91	(2.13)	35.55	(3.30)	40.76	(3.79)
ISPD60611	1	17.34	(1.61)	31 3/8"	(797)	33 9/16"	(853)	79 5/8"	(2022)	22.91	(2.13)	17.34	(1.61)	40.76	(3.79)
ISPD2776	1	15.28	(1.42)	25 3/8"	(644)	27 9/16"	(701)	86 3/4"	(2203)	9.63	(0.89)	15.28	(1.42)	18.70	(1.74)
ISPD2976	1	16.48	(1.53)	27 3/8"	(695)	29 9/16"	(752)	86 3/4"	(2203)	10.65	(0.99)	16.48	(1.53)	19.95	(1.85)
ISPD3176	1	18.89	(1.76)	31 3/8"	(797)	33 9/16"	(853)	86 3/4"	(2203)	12.69	(1.18)	18.89	(1.76)	22.43	(2.08)
ISPD3376**	1	20.33	(1.89)	33 3/8"	(847)	35 9/16"	(904)	87 3/4"	(2229)	12.69	(1.18)	20.33	(1.89)	23.68	(2.20)
ISPD4176	2	24.72	(2.29)	41"	(1042)	45 1/5"	(1156)	86 3/4"	(2203)	13.51	(1.26)	24.72	(2.30)	29.83	(2.77)
ISPD4176	1	11.89	(1.11)	19 3/4"	(501)	21 15/16"	(558)	86 3/4"	(2203)	13.51	(1.26)	11.89	(1.11)	29.83	(2.77)
ISPD5076	2	31.50	(2.93)	52 1/4"	(1328)	56 3/4"	(1441)	86 3/4"	(2203)	19.25	(1.79)	31.50	(2.93)	36.83	(3.42)
ISPD5076	1	15.28	(1.42)	25 3/8"	(644)	27 9/16"	(701)	86 3/4"	(2203)	19.25	(1.79)	15.28	(1.42)	36.83	(3.42)
ISPD5476	2	33.91	(3.15)	56 1/4"	(1430)	60 3/4"	(1543)	86 3/4"	(2203)	21.29	(1.98)	33.91	(3.15)	39.31	(3.65)
ISPD5476	1	16.48	(1.53)	27 3/8"	(695)	29 9/16"	(752)	86 3/4"	(2203)	21.29	(1.98)	16.48	(1.53)	39.31	(3.65)
ISPD6076	2	38.73	(3.60)	64 3/8"	(1633)	68 3/4"	(1746)	86 3/4"	(2203)	25.37	(2.36)	38.73	(3.60)	44.28	(4.11)
ISPD6076	1	18.89	(1.76)	31 3/8"	(797)	33 9/16"	(853)	86 3/4"	(2203)	25.37	(2.36)	18.90	(1.76)	44.28	(4.11)
ISPD2780	1	16.33	(1.52)	25 3/8"	(644)	27 9/16"	(701)	92 3/4"	(2356)	10.41	(0.97)	16.33	(1.52)	19.96	(1.85)
ISPD2980	1	17.62	(1.64)	27 3/8"	(695)	29 9/16"	(752)	92 3/4"	(2356)	11.52	(1.07)	17.62	(1.64)	21.29	(1.98)
ISPD3180	1	20.20	(1.88)	31 3/8"	(797)	33 9/16"	(853)	92 3/4"	(2356)	13.72	(1.28)	20.20	(1.88)	23.94	(2.22)
ISPD3380**	1	21.72	(2.02)	33 3/8"	(847)	35 9/16"	(904)	93 3/4"	(2381)	13.72	(1.28)	21.72	(2.02)	25.26	(2.35)
ISPD4180	2	26.43	(2.46)	41"	(1042)	45 1/5"	(1156)	92 3/4"	(2356)	14.62	(1.36)	26.43	(2.46)	31.83	(2.96)
ISPD4180	1	12.71	(1.18)	19 3/4"	(501)	21 15/16"	(558)	92 3/4"	(2356)	14.62	(1.36)	12.71	(1.81)	31.83	(2.96)
ISPD5080	2	33.68	(3.13)	52 1/4"	(1328)	56 3/4"	(1441)	92 3/4"	(2356)	20.82	(1.94)	33.68	(3.13)	39.29	(3.65)
ISPD5080	1	16.33	(1.52)	25 3/8"	(644)	27 9/16"	(701)	92 3/4"	(2356)	20.82	(1.94)	16.33	(1.52)	39.29	(3.65)
ISPD5480	2	36.25	(3.37)	56 1/4"	(1430)	60 3/4"	(1543)	92 3/4"	(2356)	23.03	(2.14)	36.25	(3.37)	41.95	(3.90)
ISPD5480	1	17.62	(1.64)	27 3/8"	(695)	29 9/16"	(752)	92 3/4"	(2356)	23.03	(2.14)	17.62	(1.64)	41.95	(3.90)
ISPD6080	2	41.40	(3.85)	64 1/4"	(1633)	68 3/4"	(1746)	92 3/4"	(2356)	27.44	(2.55)	41.40	(3.85)	47.25	(4.39)
ISPD6080	1	20.20	(1.88)	31 3/8"	(797)	33 9/16"	(853)	92 3/4"	(2356)	27.44	(2.55)	20.20	(1.88)	47.25	(4.39)

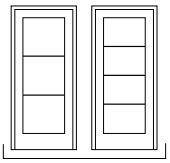
*Dimensions in parentheses are in millimeters or square meters.

*For two-panel active-passive or passive-active doors with only one panel open, clear opening is based on the active panel open and the passive panel closed.

**For easier access, a special option is available that offers a 32" (813) clear opening width at 90° and a 1/2" (13) threshold. Contact your Andersen supplier for availability.

Grille Patterns

	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail
Hinged Inswing Patio Doors								

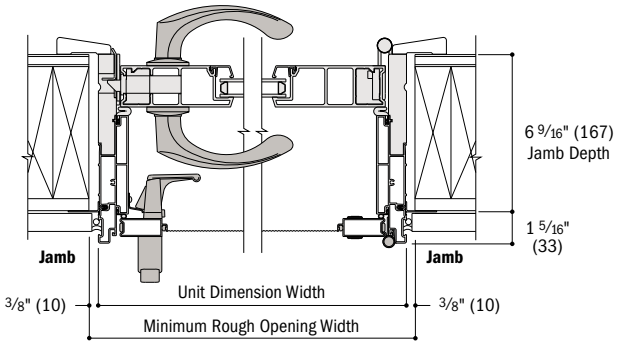

Specified Equal Light Examples

Number of lights and overall pattern varies with door size. Patterns may not be available in all configurations or sizes. Specified equal light is also available.

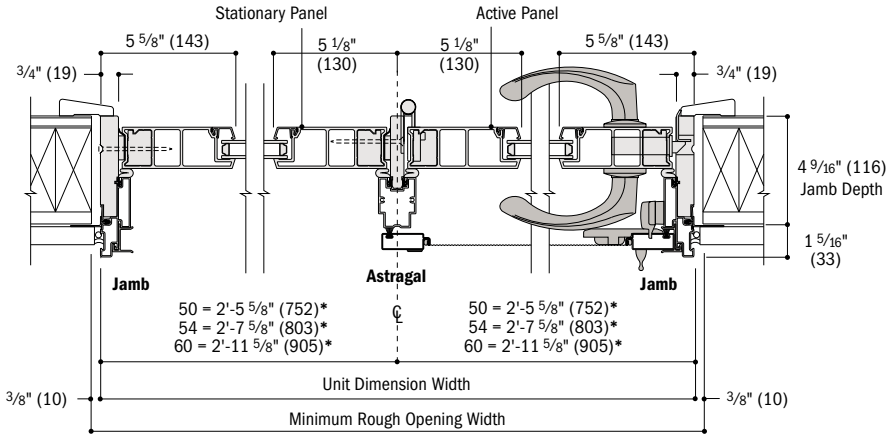
For more grille options, see page 15 or visit **andersenwindows.com/grilles**.

Hinged Inswing Patio Door Details – 4 9/16" (116) and 6 9/16" (167) Jamb Depths

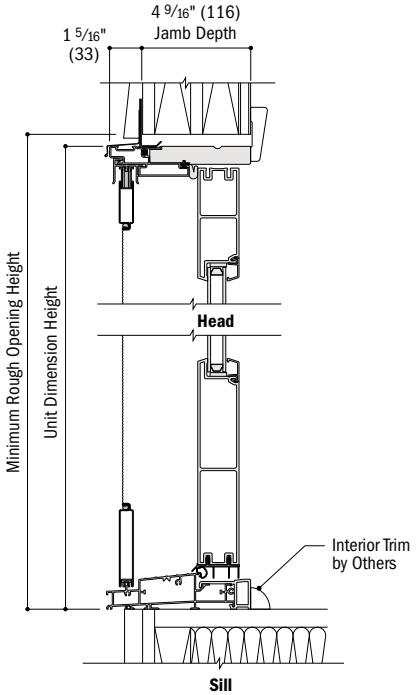
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Single-Panel



Horizontal Section
Two-Panel

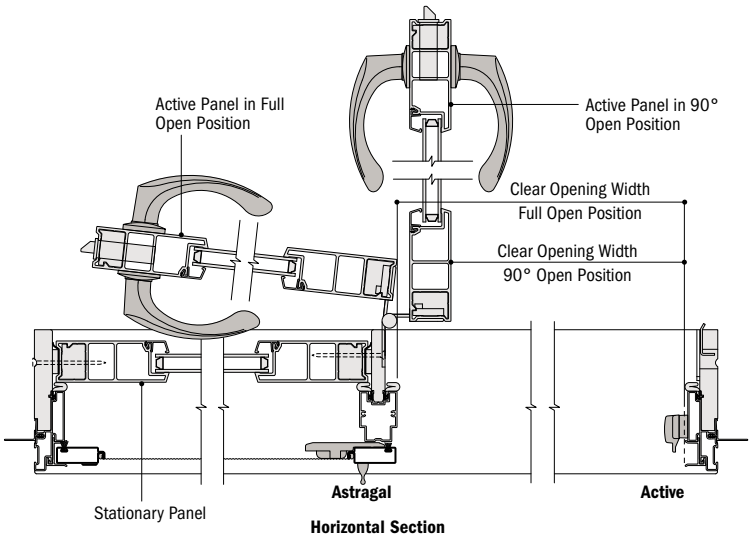


Vertical Section

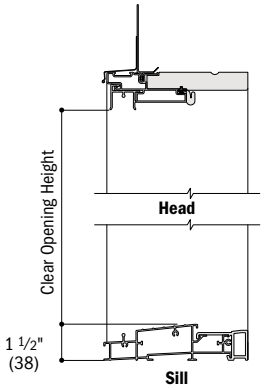
- 4 9/16" (116) and 6 9/16" (167) base jamb depth measurements are from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

*Dimensions indicate location of astragal centerline.

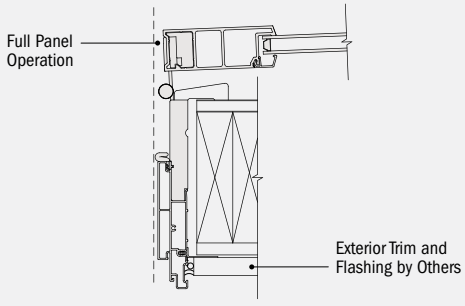
Clear Opening Details
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Two-Panel, Stationary-Active (open)



Vertical Section



Jamb-Hinged Patio Door in 2 x 6 Wall

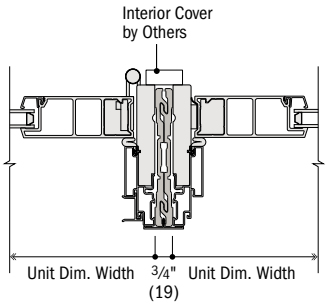
Vertical Joining Detail – Fiberglass
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths plus 3/4" (19) per join.

Overall Rough Opening Width

Overall door width plus 3/4" (19).



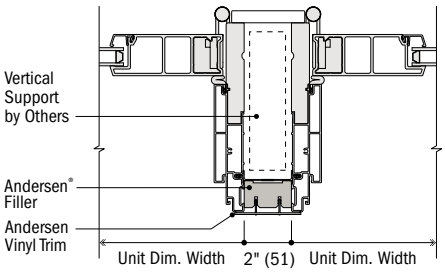
Horizontal Section
Hinged Inswing to Hinged Inswing

Andersen does not recommend joining of hinge jamb to hinge jamb.

For more information on joining, refer to the Combination Designs section starting on page 57.

Separate Rough Openings Detail
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, doors may be installed into separate rough openings having vertical support by others in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Hinged Inswing and Hinged Inswing

- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 74.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Structural performance of any combination is only as high as the lowest structural performance of any individual product or join in the combination.
- Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.



Exterior trim is shown with Andersen® 400 Series products.

EXTERIOR TRIM

Flat Casings 54
Brick Mould 55
Sill Nose 55
Decorative Drip Cap 56
Cornices 56
Mull Cover 56

EXTERIOR TRIM

FEATURES

EXTERIOR TRIM SYSTEM

Thick trim profiles overlap the window frame to create clean lines without visible sealant joints. Profiles are shown on page 53.

Ⓐ For exceptional long-lasting* performance, exterior trim is made from Fibrex® material or high-density urethane with low-maintenance exterior finishes.

Ⓑ Sill nose profile, made from Fibrex material, is placed at the sill for a traditional look.

Ⓒ Rigid vinyl exterior trim attachment strips (field applied) allow the trim to be securely fastened to the home.

Ⓓ Trim surrounds are assembled with corner keys and stainless steel fasteners for stability and strength.

ENGINEERED WITH FIBREX®

Made of Fibrex material that is an environmentally smart composite, containing 40% pre-consumer recycled wood fiber by weight.



Flat casing and sill nose in white shown with a 400 Series Terratone window.

Drip Cap

Full-length, color-matched aluminum drip cap is included with kits and surrounds.

End Caps

End caps provide a clean appearance when joining two trim members.

Corner Keys

Corner keys provide tight alignment of corner joints.

Fasteners

Screws are made of high-quality stainless steel and provide corner joints with a secure, tight fit.

Optional Head Trim

Head trim can be added above our flat casing and includes an integrated installation flange. The decorative drip cap is made from our Fibrex material. Both the 2" (51) cornice and 3 5/8" (92) cornice are made from highly durable urethane material. See page 53.

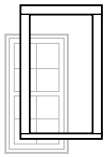
Easy Installation

- Installs independently of a water management system
- No nail holes to fill
- No visible fasteners
- No painting

INSTALLATION OPTIONS

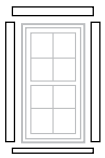
Preassembled Trim Surrounds

Factory-assembled surrounds install quickly and eliminate measuring, cutting, mitering and filling nail holes.



Precut Kits

Knock-down kits include precut and predrilled trim with all the necessary components for on-site assembly for windows.



Individual Trim Components

13' (3962) factory-finished trim lineals, end caps, corner keys, fasteners, metal drip caps and field attachment strips allow for field fabrication and assembly.



Visit **andersenwindows.com** for exterior trim installation instructions

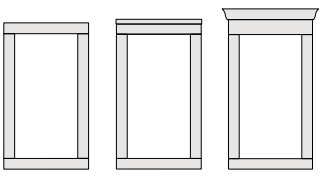
EXTERIOR TRIM COLORS

White | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Red Rock | Forest Green | Dove Gray | Black

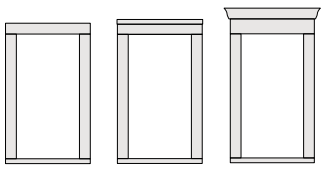
COMBINATIONS

Mix and match trim to create a variety of combinations. For more information or to design a window with exterior trim, visit **andersenwindows.com/exteriortrim**.

Flat Casing

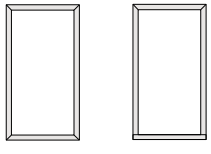


Flat casing on four sides with optional decorative drip cap or cornice.



Flat casing on three sides with sill nose with optional decorative drip cap or cornice.

Brick Mould



Brick mould on four sides.

Brick mould on three sides with sill nose.

*See the 200 Series limited warranty for exterior trim applied to 200 Series products. Visit andersenwindows.com/warranty for details.

Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

Dimensions in parentheses are in millimeters.

PROFILES



2" (51) Brick Mould in dove gray with Terratone window



3 ½" (89) Flat Casing in dark bronze with white window



4 ½" (114) Flat Casing in canvas with black window

HEAD OPTIONS



Decorative Drip Cap with 3 ½" (89) flat casing in cocoa bean with Sandtone window



2" (51) Cornice with 3 ½" (89) flat casing in cocoa bean with Sandtone window



3 5/8" (92) Cornice with 3 ½" (89) flat casing in cocoa bean with Sandtone window

SILL OPTION



2" (114) Brick Mould with sill nose in dove gray with Terratone window



3 ½" (114) Flat Casing with sill nose in dark bronze with white window



4 ½" (114) Flat Casing with sill nose in canvas with black window

ACCESSORIES

INSTALLATION

Specialty Trim



Made of highly durable factory-finished urethane material for selected shapes. Contact your Andersen supplier for availability.

Fibrex® Trim Board



Available in the same 11 colors as our exterior trim, this solid cellular Fibrex trim board can be cut or ripped to size, and fastened using nails or screws. 3 ½" (89) wide by ¾" (19) thick in 10' (3048) lengths.

Coil Stock



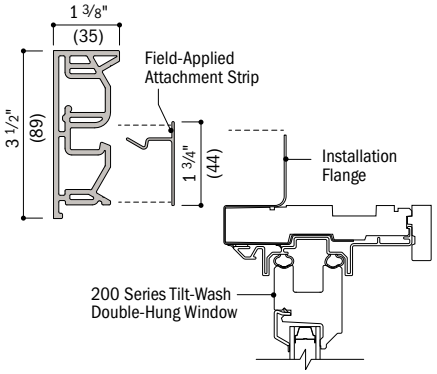
Andersen aluminum coil stock allows you to form your own profiles in the field and can be ordered to match any of our 11 exterior trim colors. Made from .018"-thick aluminum, coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 ¼" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

Exterior trim is shown with Andersen® 400 Series windows.
Dimensions in parentheses are in millimeters.

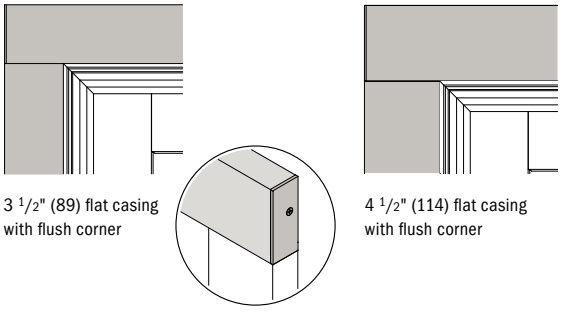
Window and Patio Door Attachment

Field-Applied Attachment Strip

A field-applied attachment strip fastens to the framing through the window or patio door installation flange and flashing tape with screws. Exterior trim connects securely to the field-applied attachment strip. Follow window and patio door installation guides for flashing instructions.



3 1/2" and 4 1/2" Flat Casings



3 1/2" (89) flat casing with flush corner

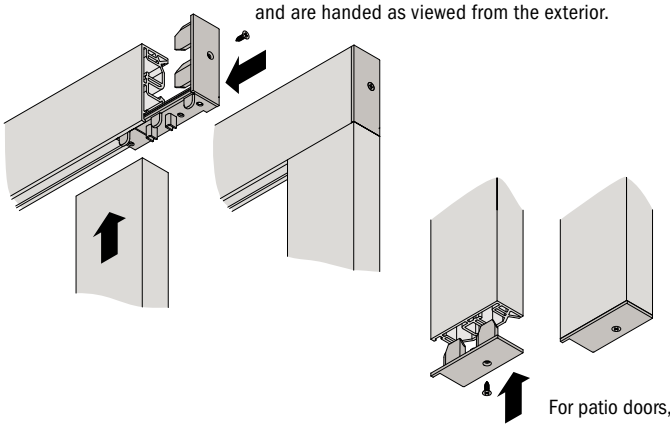
4 1/2" (114) flat casing with flush corner

Formula for dimension of window/door plus exterior trim:

Add 4 1/4" (108) per side for 4 1/2" (114) flat casing

Add 3 1/4" (83) per side for 3 1/2" (89) flat casing

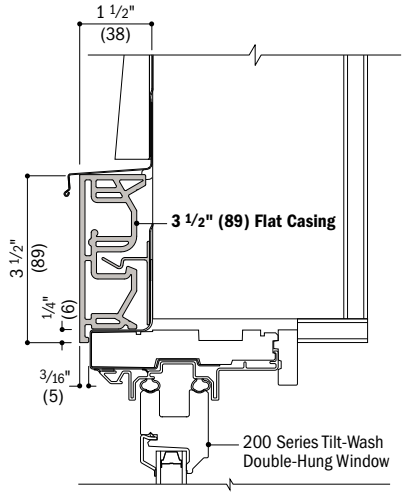
End caps are used at the corners for flat casing and are handed as viewed from the exterior.



For patio doors, end caps are used at the sill.

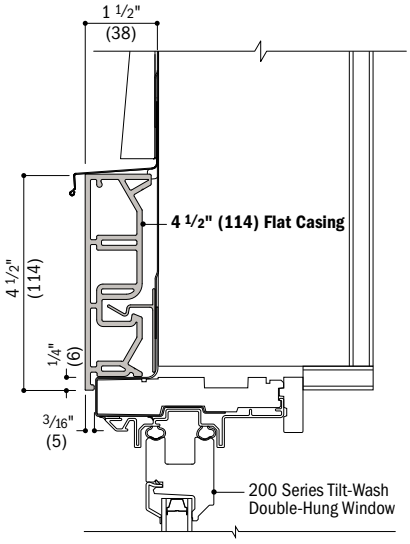
Trim Details

Scale 3" (76) = 1'-0" (305) – 1:4



Vertical Section

200 Series Tilt-Wash Double-Hung Window with 3 1/2" (89) Flat Casing

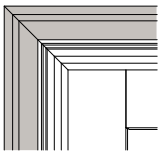


Vertical Section

200 Series Tilt-Wash Double-Hung Window with 4 1/2" (114) Flat Casing

- Dimensions in parentheses are in millimeters.
- Typical trim combinations shown. Additional combinations may also be used. Some restrictions apply. For more information, contact your Andersen supplier.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

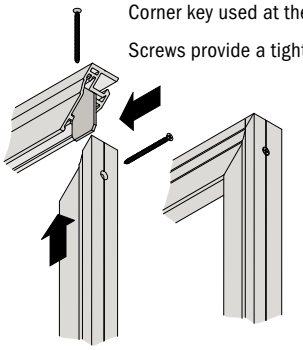
Brick Mould



Brick mould with mitered corners

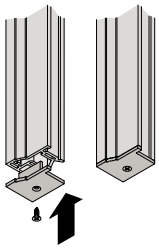
Formula for dimension of window/door plus exterior trim:

Add 1 ¾" (44) per side for brick mould



Corner key used at the corner joints.

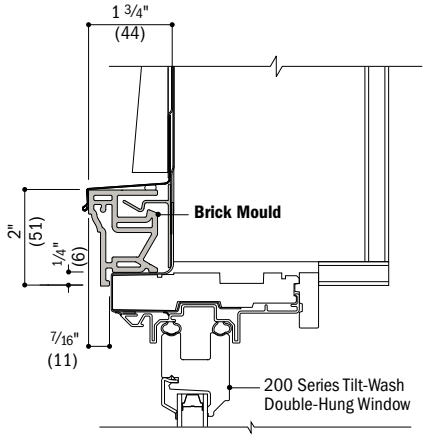
Screws provide a tight fit.



For patio doors, end caps are used at the sill.

Trim Detail

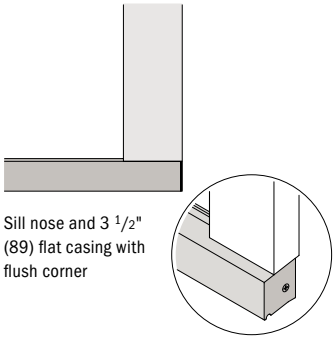
Scale 3" (76) = 1'-0" (305) – 1:4



Vertical Section

200 Series Tilt-Wash Double-Hung Window with Brick Mould

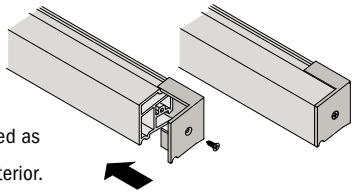
Sill Nose



Sill nose and 3 1/2" (89) flat casing with flush corner

Formula for dimension of window plus exterior trim:

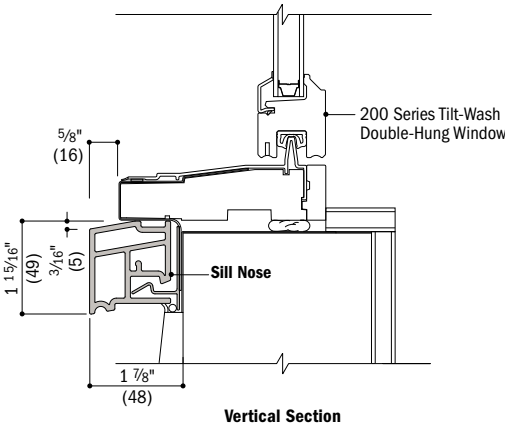
Add 1 15/16" (49) for sill nose



End caps are handed as viewed from the exterior.

Trim Detail

Scale 3" (76) = 1'-0" (305) – 1:4

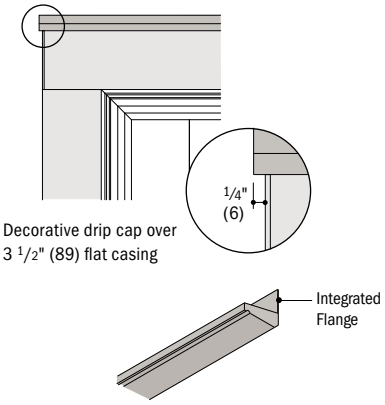


Vertical Section

200 Series Tilt-Wash Double-Hung Window with Sill Nose

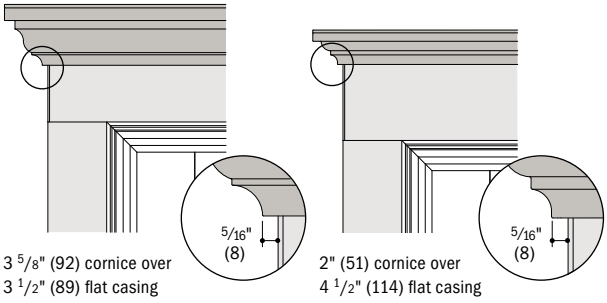
- Dimensions in parentheses are in millimeters.
- Typical trim combinations shown. Additional combinations may also be used. Some restrictions apply. For more information, contact your Andersen supplier.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

Decorative Drip Cap



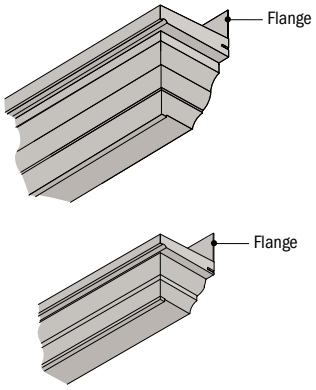
Decorative drip cap over
3 1/2" (89) flat casing

Cornices



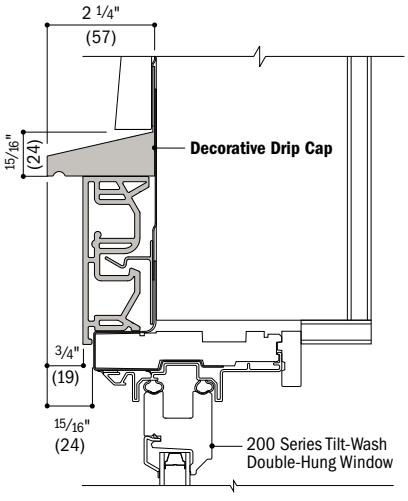
3 5/8" (92) cornice over
3 1/2" (89) flat casing

2" (51) cornice over
4 1/2" (114) flat casing

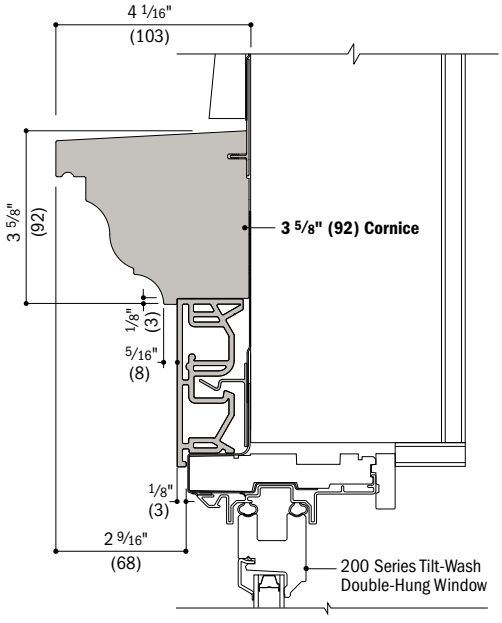


Details

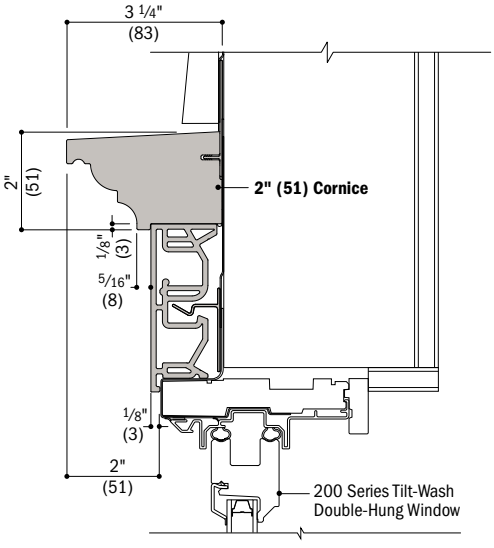
Scale 3" (76) = 1'-0" (305) – 1:4



Vertical Section
200 Series Tilt-Wash Double-Hung Window
with 3 1/2" (89) Flat Casing and Decorative Drip Cap



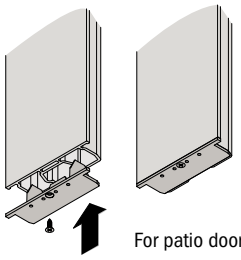
Vertical Section
200 Series Tilt-Wash Double-Hung Window
with 3 1/2" (89) Flat Casing and 3 5/8" (92) Cornice



Vertical Section
200 Series Tilt-Wash Double-Hung Window
with 3 1/2" (89) Flat Casing and 2" (51) Cornice

Mull Cover

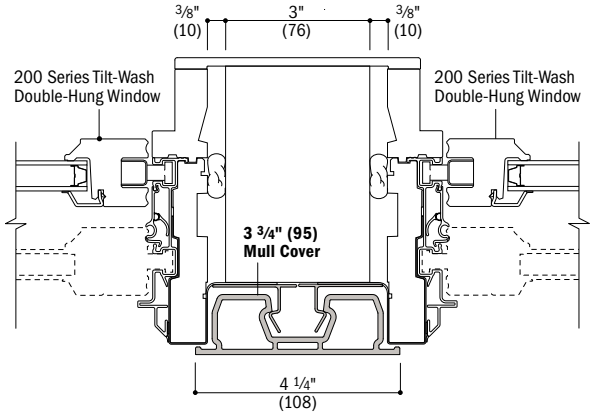
A 3 3/4" (95) mull cover is available for installations where windows or patio doors have been installed into separate rough openings to obtain a joined appearance.



For patio doors, end caps are used at the sill.

Separate Rough Openings Detail

Scale 3" (76) = 1'-0" (305) – 1:4



Horizontal Section
200 Series Tilt-Wash Double-Hung Windows and 3 3/4" (95) Mull Cover

- Dimensions in parentheses are in millimeters.
- Typical trim combinations shown. Additional combinations may also be used. Some restrictions apply. For more information, contact your Andersen supplier.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

Andersen® window and patio doors make it easy to create a wide variety of combination designs

Combination Types

Ribbons

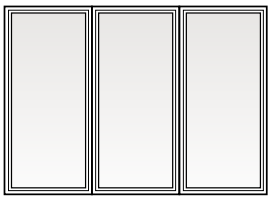
Ribbons are horizontal window combinations (vertical joins) where opposite ends (head and sill) of individual windows are fastened to the building structure.

Stacks

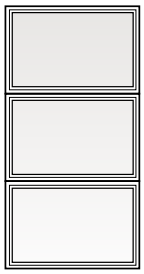
Stacks are vertical window combinations (horizontal joins) where opposite sides (both side jambs) of individual windows are fastened to the building structure.

Two basic configurations are used in combination designs: One-way configurations or two-way configurations.

One-Way

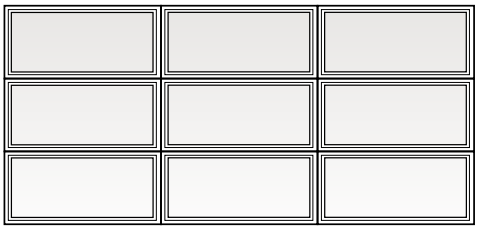


Ribbon Combination



Stack Combination

Two-Way



Multiple Ribbon/Stack Combination

Two-way combinations exist when multiple vertical stacks and horizontal ribbons are joined together. Unlike one-way combinations, the adjacent sides (head and sill, or both side jambs) of individual units are not necessarily fastened directly to the building structure. Two-way combinations are joined with both vertical and horizontal joining material, and may require reinforced joining materials and brackets depending on the local building code requirement for design wind load (measured in pounds per square foot, psf).

Determining Design Wind Load Performance

Proper combination design in conformance with local wind load requirements is vital to the success of your project. To make sure a combination is safe and that it complies with local building codes, the combination design wind load performance capacity must be determined.

Correctly determining this performance capacity involves the following three steps:

STEP 1

Determine Building Code Requirement

Make sure you have the proper local codes and have identified specified compliance values. This calculated value (psf) will be used to determine if the combination will be acceptable (STEP 3).

STEP 2

Determine Product Performance

Compare product Design Pressure Rating data to the local building code (psf) requirement. This will show whether the individual units in a combination design are acceptable.

STEP 3

Determine Combination Performance

This step helps determine whether a given product, size, configuration and joining material type will meet the local building code design wind load requirement. To determine what joining material type to use (fiberglass, steel or wood), compare the local building code design wind load requirement to the design wind load table value for a particular joining material on the following pages.

Andersen® Joining Materials

For a successful installation, one engineered to provide the required design pressure, it is important Andersen joining materials and installation accessories be specified by a project architect or contractor. For one- and two-way combinations, Andersen offers joining materials to meet specified performance requirements. Combinations are joined using either fiberglass, steel or wood material depending on the product types. Each creates a joining system that enhances the look of Andersen products without sacrificing performance.

The addition of joining materials will affect the overall rough opening dimension; see page 74. **For all joining methods, read and follow product joining installation instructions in their entirety. Visit andersenwindows.com for instructions.**

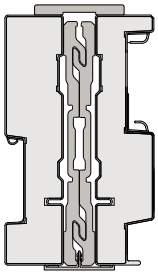
A variety of exterior trim strips for finishing the space between joined products are available in colors to match Andersen windows and patio doors. Interior casing is available in several wood types, pre-finished options, sizes and style options. Components used with each joining system will vary depending on products being joined. Contact your Andersen supplier for more information.

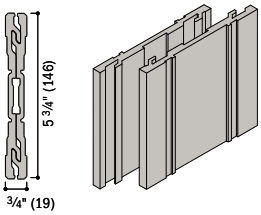
Materials vary depending on type of units being joined and wind load requirements. Non-reinforced joining material is used to create alignment and positive joining between windows. Joining materials are not connected to the rough opening structure. Non-reinforced joins can also be achieved using accessory items such as V-notch gusset plates. Contact your Andersen supplier for specific performance and product recommendations.

Reinforced joining material is used to create product alignment, positive joining and load transfer between Andersen windows and patio doors and the rough opening. They provide added strength capable of withstanding a greater range of wind load pressures. The structural performance of any combination is only as high as the lowest structural performance rating of any individual unit or joining material in the combination.

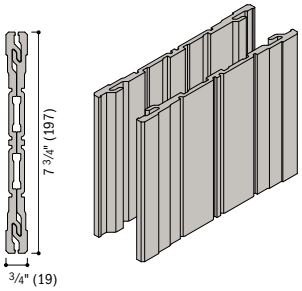
Fiberglass Joining Material

Fiberglass joining material is available for 200 Series patio door combinations. The fiberglass joining material utilizes either ¾" (19) x 5 ¾" (146) fiberglass interlocking joining plates for 4 9⁄16" (116) jamb depths or ¾" (19) x 7 ¾" (197) fiberglass interlocking joining plates for higher performance for one-way and two-way joining, and is required for hinged inswing patio doors with 6 9⁄16" (167) jambs. Joining kits are available for joining and installing patio door, sidelight and/or transom combinations at the job site. Extension jamb kits are also available. In some situations, joining material may prohibit the application of perimeter extension jambs. For more information, contact your Andersen supplier.





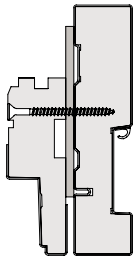
¾" (19) x 5 ¾" (146)
Fiberglass Joining Material
For 4 9⁄16" (116) jamb depths.



¾" (19) x 7 ¾" (197)
Fiberglass Joining Material
For higher performance for 1-way and 2-way joining. Required for hinged inswing patio doors with 6 9⁄16" (167) base jamb depths.

Steel Joining Material

Steel joining material is available in 8'-0 1⁄4" (2445), 9'-6" (2896) and 12'-6" (3810) lengths. Treated for corrosion resistance, a 4" (102) depth of material provides strength and rigidity. Intended for use with select Andersen 200 Series and 400 Series patio door to window joins. Adjacent windows attach to the steel joining material with screws.

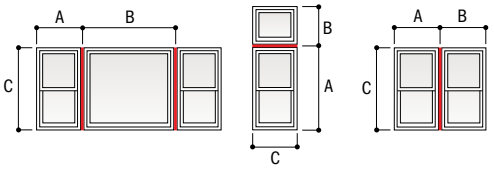


• Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
• Dimensions in parentheses are in millimeters.

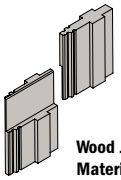
1-Way Wood Joining with Non-Reinforced Gusset Plates

200 Series Tilt-Wash Double-Hung, Picture and Transom Windows

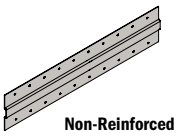
Average Adjacent Window Dimension							
(A + B) ÷ 2 = **6'-0"** (1829)	50	50	50	41	31	24
(A + B) ÷ 2 = **5'-6"** (1676)	50	50	50	41	31	24
(A + B) ÷ 2 = **5'-0"** (1524)	50	50	50	41	31	25
(A + B) ÷ 2 = **4'-6"** (1372)	50	50	50	42	32	26
(A + B) ÷ 2 = **4'-0"** (1219)	50	50	50	44	34	28
(A + B) ÷ 2 = **3'-6"** (1067)	50	50	50	47	37	31
(A + B) ÷ 2 = **3'-0"** (914)	50	50	50	50	42	35
(A + B) ÷ 2 = **2'-6"** (762)	50	50	50	50	49	40
(A + B) ÷ 2 = **2'-0"** (610)	50	50	50	50	50	50
(A + B) ÷ 2 = **1'-6"** (457)	50	50	50	50	50	50
C = (length of join)	**3'-6"** (1067)	**4'-0"** (1219)	**4'-6"** (1372)	**5'-0"** (1524)	**5'-6"** (1676)	**6'-0"** (1829)



Only one-way combinations similar to those shown above are allowed.



Wood Joining Material

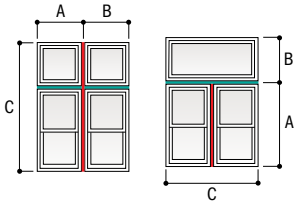


Non-Reinforced Gusset Plate

2-Way Wood Joining with V-Notch Gusset Plates

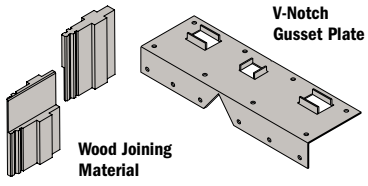
200 Series Tilt-Wash Double-Hung, Picture and Transom Windows

Average Adjacent Window Dimension									
(A + B) ÷ 2 = **6'-0"** (1829)	40	30	24						
(A + B) ÷ 2 = **5'-6"** (1676)	43	33	26	21					
(A + B) ÷ 2 = **5'-0"** (1524)	48	36	29	23					
(A + B) ÷ 2 = **4'-6"** (1372)	50	41	32	26	21				
(A + B) ÷ 2 = **4'-0"** (1219)	50	46	36	29	24	20			
(A + B) ÷ 2 = **3'-6"** (1067)	50	50	41	33	27	23			
(A + B) ÷ 2 = **3'-0"** (914)	50	50	48	39	32	27	23	20	
(A + B) ÷ 2 = **2'-6"** (762)	50	50	50	47	39	32	27	24	21
(A + B) ÷ 2 = **2'-0"** (610)	50	50	50	50	48	41	34	30	26
(A + B) ÷ 2 = **1'-6"** (457)	50	50	50	50	50	50	46	40	35
C = (length of join)	**3'-6"** (1067)	**4'-0"** (1219)	**4'-6"** (1372)	**5'-0"** (1524)	**5'-6"** (1676)	**6'-0"** (1829)	**6'-6"** (1981)	**7'-0"** (2134)	**7'-6"** (2286)



Red lines represent priority join (dimension C in table).

Only two-way combinations similar to those shown above are allowed.



V-Notch Gusset Plate

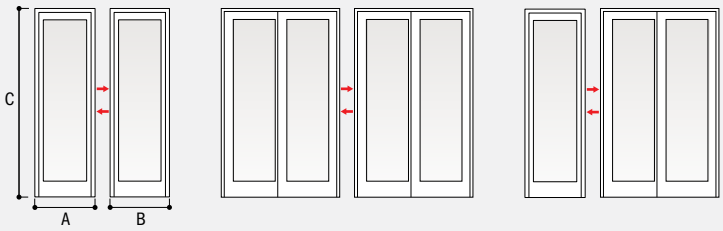
Wood Joining Material

Design Criteria for 2-Way Joining with V-Notch Gusset Plates:

- Ribbons or stacks of 5 windows or less with a maximum width/height of 12' (3658).
- No inverted T-joins or palladian configurations are allowed.
- Two-way combinations are limited to a maximum 7'-6" (2286) height and have vertical joining priority.

1-Way Jamb-to-Jamb Joining

200 Series Narroline® and Perma-Shield® Gliding Patio Doors



Maximum design pressure 20 psf

- Numerical values in charts represent structural pressure only.
- Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
- Andersen® products must be installed and anchored properly according to joining and installation guides to meet rated structural performance. Refer to product joining and installation instructions at andersenwindows.com.
- Additional wind load tables are available at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

1-Way Fiberglass Joining

200 Series Narroline® and Perma-Shield® Gliding Patio Doors, Hinged Inswing Patio Doors; 400 Series Frenchwood® Patio Door Sidelights and Transoms

4 9/16" (116) Minimum Wall Depth

Average Adjacent Door/Sidelight/Transom Dimension														
(A + B) ÷ 2 = **12'-0"** (3658)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **11'-6"** (3505)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **11'-0"** (3353)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **10'-6"** (3200)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **10'-0"** (3048)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **9'-6"** (2896)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **9'-0"** (2743)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **8'-6"** (2591)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **8'-0"** (2438)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **7'-6"** (2286)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **7'-0"** (2134)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **6'-6"** (1981)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **6'-0"** (1829)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **5'-6"** (1676)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **5'-0"** (1524)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **4'-6"** (1372)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **4'-0"** (1219)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **3'-6"** (1067)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **3'-0"** (914)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **2'-6"** (762)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **2'-0"** (610)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **1'-6"** (457)	45	45	45	45	45	45	45	45	45	45	45	45	45	
C = (length of join)	**2'-0"** (610)	**2'-6"** (762)	**3'-0"** (914)	**3'-6"** (1067)	**4'-0"** (1219)	**4'-6"** (1372)	**5'-0"** (1524)	**5'-6"** (1676)	**6'-0"** (1829)	**6'-6"** (1981)	**7'-0"** (2134)	**7'-6"** (2286)	**8'-0"** (2438)	

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1-Way Fiberglass Joining

200 Series Narroline® and Perma-Shield® Gliding Patio Doors, Hinged Inswing Patio Doors; 400 Series Frenchwood® Patio Door Sidelights and Transoms

6 9/16" (167) Minimum Wall Depth

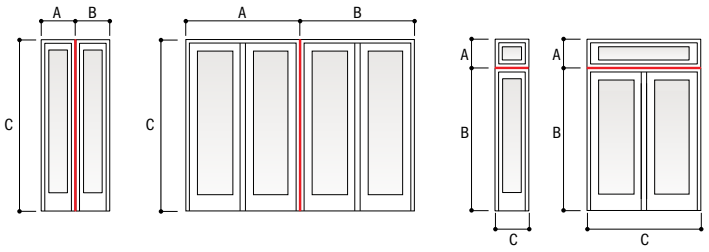
Average Adjacent Door/Sidelight/Transom Dimension														
(A + B) ÷ 2 = **12'-0"** (3658)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **11'-6"** (3505)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **11'-0"** (3048)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **10'-6"** (3200)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **10'-0"** (3048)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **9'-6"** (2896)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **9'-0"** (2743)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **8'-6"** (2591)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **8'-0"** (2438)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **7'-6"** (2286)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **7'-0"** (2134)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **6'-6"** (1981)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **6'-0"** (1829)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **5'-6"** (1676)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **5'-0"** (1524)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **4'-6"** (1372)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **4'-0"** (1219)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **3'-6"** (1067)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **3'-0"** (914)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **2'-6"** (762)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **2'-0"** (610)	45	45	45	45	45	45	45	45	45	45	45	45	45	
(A + B) ÷ 2 = **1'-6"** (457)	45	45	45	45	45	45	45	45	45	45	45	45	45	
C = (length of join)	**2'-0"** (610)	**2'-6"** (762)	**3'-0"** (914)	**3'-6"** (1067)	**4'-0"** (1219)	**4'-6"** (1372)	**5'-0"** (1524)	**5'-6"** (1676)	**6'-0"** (1829)	**6'-6"** (1981)	**7'-0"** (2134)	**7'-6"** (2286)	**8'-0"** (2438)	

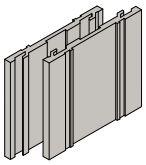
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- Numerical values in charts represent structural pressure only.
- Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
- Andersen® products must be installed and anchored properly according to joining and installation guides to meet rated structural performance. Refer to product joining and installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Hinged inswing patio doors with a 6 9/16" (167) or greater exterior extension jamb depth require 7 3/4" (197) fiberglass joining material.

1-Way Fiberglass Joining continued from previous page

45	37	30	24	20	16		
45	37	30	24	20	16		
45	37	30	24	20	16		
45	37	30	24	20	17		
45	37	30	24	20	17		
45	37	30	24	20	17		
45	37	30	25	20	17	15	
45	38	30	25	21	18	15	
45	38	31	26	21	18	16	
45	39	32	26	22	19	16	
45	40	33	27	23	20	17	15
45	41	34	29	24	21	18	15
45	43	36	30	26	22	19	16
45	45	38	32	27	24	20	18
45	45	41	35	30	26	22	19
45	45	45	38	32	28	24	21
45	45	45	42	36	31	27	24
45	45	45	45	41	35	31	27
45	45	45	45	45	41	35	31
45	45	45	45	45	45	42	37
45	45	45	45	45	45	42	45
45	45	45	45	45	45	45	45
8'-6" (2591)	**9'-0"** (2743)	**9'-6"** (2896)	**10'-0"** (3048)	**10'-6"** (3200)	**11'-0"** (3353)	**11'-6"** (3505)	**12'-0"** (3658)





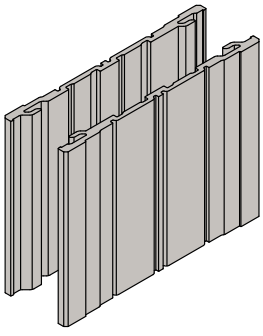
¾" (19) x 5 ¾" (146)
Fiberglass Joining Material
For 4 9/16" (116) base jamb depths.

When joining hinged inswing patio doors, do not join hinge jamb to hinge jamb.

Always use a structural header to separate transom windows from four-panel gliding patio doors.

1-Way Fiberglass Joining continued from previous page

45	45	45	45	45	39	32	27	23	20	17	15
45	45	45	45	45	39	32	27	23	20	17	15
45	45	45	45	45	39	32	27	23	20	18	15
45	45	45	45	45	39	33	28	24	21	18	16
45	45	45	45	45	39	33	28	24	21	18	17
45	45	45	45	45	40	34	29	25	21	19	17
45	45	45	45	45	40	34	29	25	22	19	17
45	45	45	45	45	41	35	30	26	23	20	18
45	45	45	45	45	43	36	31	27	24	21	19
45	45	45	45	45	44	38	33	29	25	22	20
45	45	45	45	45	45	40	34	30	26	23	21
45	45	45	45	45	45	42	36	32	28	25	22
45	45	45	45	45	45	44	39	34	30	26	23
45	45	45	45	45	45	45	42	36	32	28	25
45	45	45	45	45	45	45	45	40	35	31	28
45	45	45	45	45	45	45	45	43	38	34	30
45	45	45	45	45	45	45	45	45	43	38	34
45	45	45	45	45	45	45	45	45	45	43	39
45	45	45	45	45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45	45	45	45	45
8'-6" (2591)	**9'-0"** (2743)	**9'-6"** (2896)	**10'-0"** (3048)	**10'-6"** (3200)	**11'-0"** (3353)	**11'-6"** (3505)	**12'-0"** (3658)	**12'-6"** (3810)	**13'-0"** (3962)	**13'-6"** (4114)	**14'-0"** (4267)



¾" (19) x 7 ¾" (197)
Fiberglass Joining Material
For higher performance for 1-way and 2-way joining. Required for hinged inswing patio doors with 6 9/16" (167) or greater exterior extension jamb depths.

When joining hinged inswing patio doors, do not join hinge jamb to hinge jamb.

Always use a structural header to separate transom windows from four-panel gliding patio doors.

- Numerical values in charts represent structural pressure only.
- Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
- Andersen® products must be installed and anchored properly according to joining and installation guides to meet rated structural performance. Refer to product joining and installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Hinged inswing patio doors with a 6 9/16" (167) or greater exterior extension jamb depth require 7 ¾" (197) fiberglass joining material.

2-Way Fiberglass Joining

200 Series Narroline® and Perma-Shield® Gliding Patio Doors, Hinged Inswing Patio Doors; 400 Series Frenchwood® Patio Door Sidelights and Transoms

4 9/16" (116) Minimum Wall Depth

Average Adjacent Door/Sidelight/Transom Dimension													
(A + B) ÷ 2 = **12'-0"** (3658)	45	45	45	45	45	45	41	38	34	32	29	27	25
(A + B) ÷ 2 = **11'-6"** (3505)	45	45	45	45	45	45	43	39	36	33	31	29	27
(A + B) ÷ 2 = **11'-0"** (3353)	45	45	45	45	45	45	45	41	38	35	32	30	28
(A + B) ÷ 2 = **10'-6"** (3200)	45	45	45	45	45	45	45	43	39	36	34	31	29
(A + B) ÷ 2 = **10'-0"** (3048)	45	45	45	45	45	45	45	45	41	38	35	33	31
(A + B) ÷ 2 = **9'-6"** (2896)	45	45	45	45	45	45	45	45	44	40	37	35	32
(A + B) ÷ 2 = **9'-0"** (2743)	45	45	45	45	45	45	45	45	45	42	39	37	34
(A + B) ÷ 2 = **8'-6"** (2591)	45	45	45	45	45	45	45	45	45	45	42	39	36
(A + B) ÷ 2 = **8'-0"** (2438)	45	45	45	45	45	45	45	45	45	45	44	41	38
(A + B) ÷ 2 = **7'-6"** (2286)	45	45	45	45	45	45	45	45	45	45	45	44	41
(A + B) ÷ 2 = **7'-0"** (2134)	45	45	45	45	45	45	45	45	45	45	45	45	44
(A + B) ÷ 2 = **6'-6"** (1981)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **6'-0"** (1829)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **5'-6"** (1676)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **5'-0"** (1524)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **4'-6"** (1372)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **4'-0"** (1219)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **3'-6"** (1067)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **3'-0"** (914)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **2'-6"** (762)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **2'-0"** (610)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **1'-6"** (457)	45	45	45	45	45	45	45	45	45	45	45	45	45
C = (length of join)	**2'-0"** (610)	**2'-6"** (762)	**3'-0"** (914)	**3'-6"** (1067)	**4'-0"** (1219)	**4'-6"** (1372)	**5'-0"** (1524)	**5'-6"** (1676)	**6'-0"** (1829)	**6'-6"** (1981)	**7'-0"** (2134)	**7'-6"** (2286)	**8'-0"** (2438)

continued on next page

2-Way Fiberglass Joining

200 Series Narroline® and Perma-Shield® Gliding Patio Doors, Hinged Inswing Patio Doors; 400 Series Frenchwood® Patio Door Sidelights and Transoms

6 9/16" (167) Minimum Wall Depth

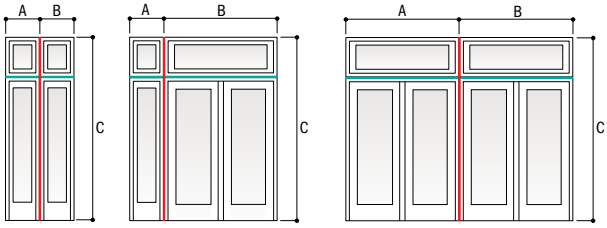
Average Adjacent Door/Sidelight/Transom Dimension													
(A + B) ÷ 2 = **12'-0"** (3658)	45	45	45	45	45	45	45	45	41	38	35	33	31
(A + B) ÷ 2 = **11'-6"** (3505)	45	45	45	45	45	45	45	45	43	40	37	34	32
(A + B) ÷ 2 = **11'-0"** (3048)	45	45	45	45	45	45	45	45	45	41	38	36	34
(A + B) ÷ 2 = **10'-6"** (3200)	45	45	45	45	45	45	45	45	45	43	40	38	35
(A + B) ÷ 2 = **10'-0"** (3048)	45	45	45	45	45	45	45	45	45	45	42	40	37
(A + B) ÷ 2 = **9'-6"** (2896)	45	45	45	45	45	45	45	45	45	45	45	42	39
(A + B) ÷ 2 = **9'-0"** (2743)	45	45	45	45	45	45	45	45	45	45	45	44	41
(A + B) ÷ 2 = **8'-6"** (2591)	45	45	45	45	45	45	45	45	45	45	45	45	44
(A + B) ÷ 2 = **8'-0"** (2438)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **7'-6"** (2286)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **7'-0"** (2134)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **6'-6"** (1981)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **6'-0"** (1829)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **5'-6"** (1676)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **5'-0"** (1524)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **4'-6"** (1372)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **4'-0"** (1219)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **3'-6"** (1067)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **3'-0"** (914)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **2'-6"** (762)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **2'-0"** (610)	45	45	45	45	45	45	45	45	45	45	45	45	45
(A + B) ÷ 2 = **1'-6"** (457)	45	45	45	45	45	45	45	45	45	45	45	45	45
C = (length of join)	**2'-0"** (610)	**2'-6"** (762)	**3'-0"** (914)	**3'-6"** (1067)	**4'-0"** (1219)	**4'-6"** (1372)	**5'-0"** (1524)	**5'-6"** (1676)	**6'-0"** (1829)	**6'-6"** (1981)	**7'-0"** (2134)	**7'-6"** (2286)	**8'-0"** (2438)

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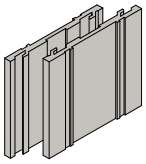
- Numerical values in charts represent structural pressure only.
- Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
- Andersen® products must be installed and anchored properly according to joining and installation guides to meet rated structural performance. Refer to product joining and installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Hinged inswing patio doors with a 6 9/16" (167) or greater exterior extension jamb depth require 7 3/4" (197) fiberglass joining material.

2-Way Fiberglass Joining continued from previous page

21	18	15					
22	18	16					
23	19	16					
24	20	17	15				
25	21	18	16				
27	22	19	16				
28	24	20	17	15			
30	25	21	18	16			
32	27	23	19	17			
34	29	24	21	18	15		
36	31	26	22	19	17		
39	33	28	24	21	18	16	
43	36	30	26	22	19	17	15
45	39	33	28	24	21	19	16
45	43	37	31	27	23	20	18
45	45	41	35	30	26	23	20
45	45	45	39	34	29	26	23
45	45	45	45	39	34	29	26
45	45	45	45	45	39	34	30
45	45	45	45	45	45	41	36
45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45
8'-6" (2591)	**9'-0"** (2743)	**9'-6"** (2896)	**10'-0"** (3048)	**10'-6"** (3200)	**11'-0"** (3353)	**11'-6"** (3505)	**12'-0"** (3658)



Red lines represent reinforced joins.
Blue lines represent non-reinforced joins.



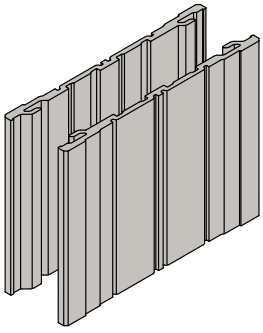
¾" (19) x 5 ¾" (146)
Fiberglass Joining Material
For 4 9/16" (116) base jamb depths.

When joining hinged inswing patio doors, do not join hinge jamb to hinge jamb.

Always use a structural header to separate transom windows from four-panel gliding patio doors.

2-Way Fiberglass Joining continued from previous page

29	27	26	25	22	20	19	17	16			
30	28	27	26	23	21	19	18	16	15		
32	30	28	27	25	22	20	19	17	16	15	
33	31	30	28	26	23	21	20	18	17	15	
35	33	31	30	27	25	22	21	19	17	16	15
37	35	33	31	28	26	24	22	20	18	17	16
39	37	35	33	30	27	25	23	21	19	18	17
41	39	37	35	32	29	26	24	22	21	19	18
44	41	39	37	34	31	28	26	24	22	20	19
45	44	42	40	36	33	30	28	25	23	22	20
45	45	45	42	39	35	32	30	27	25	23	22
45	45	45	45	42	38	35	32	29	27	25	23
45	45	45	45	45	41	38	35	32	29	27	25
45	45	45	45	45	45	41	38	35	32	30	28
45	45	45	45	45	45	45	42	38	35	33	30
45	45	45	45	45	45	45	45	43	39	36	34
45	45	45	45	45	45	45	45	45	44	41	38
45	45	45	45	45	45	45	45	45	45	45	44
45	45	45	45	45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45	45	45	45	45
45	45	45	45	45	45	45	45	45	45	45	45
8'-6" (2591)	**9'-0"** (2743)	**9'-6"** (2896)	**10'-0"** (3048)	**10'-6"** (3200)	**11'-0"** (3353)	**11'-6"** (3505)	**12'-0"** (3658)	**12'-6"** (3810)	**13'-0"** (3962)	**13'-6"** (4114)	**14'-0"** (4267)



¾" (19) x 7 ¾" (197)
Fiberglass Joining Material
For higher performance for 1-way and 2-way joining. Required for hinged inswing patio doors with 6 9/16" (167) or greater exterior extension jamb depths.

When joining hinged inswing patio doors, do not join hinge jamb to hinge jamb.

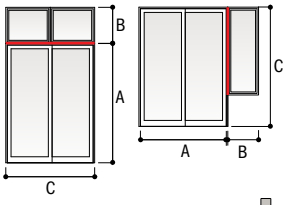
Always use a structural header to separate transom windows from four-panel gliding patio doors.

- Numerical values in charts represent structural pressure only.
- Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
- Andersen® products must be installed and anchored properly according to joining and installation guides to meet rated structural performance. Refer to product joining and installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Hinged inswing patio doors with a 6 9/16" (167) or greater exterior extension jamb depth require 7 ¾" (197) fiberglass joining material.

1-Way Steel Joining

200 Series Patio Doors & 400 Series Windows

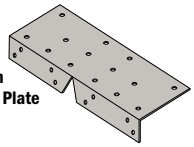
Average Adjacent Window/Door Dimension	5'-6" (1676) or less	6'-0" (1829)	6'-6" (1981)	7'-0" (2134)	7'-6" (2286)	8'-0" (2438)	8'-6" (2591)	9'-0" (2743)	9'-6" (2896)	10'-0" (3048)	10'-6" (3200)	11'-0" (3353)	11'-6" (3505)	12'-0" (3658)	12'-6" (3810)
(A + B) ÷ 2 = **12'-6"** (3810)	40	37	33	25	22										
(A + B) ÷ 2 = **12'-0"** (3658)	40	37	34	26	23										
(A + B) ÷ 2 = **11'-6"** (3505)	40	38	35	27	24										
(A + B) ÷ 2 = **11'-0"** (3353)	40	39	36	29	25										
(A + B) ÷ 2 = **10'-6"** (3200)	40	40	37	30	27	21									
(A + B) ÷ 2 = **10'-0"** (3048)	40	40	37	32	28	22									
(A + B) ÷ 2 = **9'-6"** (2896)	40	40	39	34	30	23	20								
(A + B) ÷ 2 = **9'-0"** (2743)	40	40	40	36	32	25	21								
(A + B) ÷ 2 = **8'-6"** (2591)	40	40	40	37	34	27	22								
(A + B) ÷ 2 = **8'-0"** (2438)	40	40	40	39	36	28	24								
(A + B) ÷ 2 = **7'-6"** (2286)	40	40	40	40	37	31	27	21							
(A + B) ÷ 2 = **7'-0"** (2134)	40	40	40	40	40	32	28	22							
(A + B) ÷ 2 = **6'-6"** (1981)	40	40	40	40	40	36	31	25	23						
(A + B) ÷ 2 = **6'-0"** (1829)	40	40	40	40	40	39	36	27	24	20					
(A + B) ÷ 2 = **5'-6"** (1676)	40	40	40	40	40	40	37	30	25	24					
(A + B) ÷ 2 = **5'-0"** (1524)	40	40	40	40	40	40	40	36	28	25					
(A + B) ÷ 2 = **4'-6"** (1372)	40	40	40	40	40	40	40	37	31	27	23	20			
(A + B) ÷ 2 = **4'-0"** (1219)	40	40	40	40	40	40	40	40	37	30	26	25	21		
(A + B) ÷ 2 = **3'-6"** (1067)	40	40	40	40	40	40	40	40	40	36	27	26	25		
(A + B) ÷ 2 = **3'-0"** (914)	40	40	40	40	40	40	40	40	40	40	36	30	26	23	
(A + B) ÷ 2 = **2'-6"** (762)	40	40	40	40	40	40	40	40	40	40	40	38	34	26	20
(A + B) ÷ 2 = **2'-0"** (610)	40	40	40	40	40	40	40	40	40	40	40	40	40	34	28
C = (length of join)	**5'-6"** (1676) **or less**	**6'-0"** (1829)	**6'-6"** (1981)	**7'-0"** (2134)	**7'-6"** (2286)	**8'-0"** (2438)	**8'-6"** (2591)	**9'-0"** (2743)	**9'-6"** (2896)	**10'-0"** (3048)	**10'-6"** (3200)	**11'-0"** (3353)	**11'-6"** (3505)	**12'-0"** (3658)	**12'-6"** (3810)



Intended for use with patio door to window joins only. Please refer to patio door tables for further information regarding structural support between doors.

Always use a structural header to separate transom windows from four-panel gliding patio doors.

4" (102) x 3/16" (5) Steel Joining Material



V-Notch Gusset Plate

Figure 1

Andersen recommends use of a separating structural header between the door head and sill of any transom unit(s). If you choose not to use a header and a single row of transom units is desired above the door, make sure the units are securely fastened to the adjacent framing and securely "hung" by screwing through the transom unit frame(s) into the header above. Steel joining may be required. **IMPORTANT: HEADER SAG MAY ADVERSELY AFFECT THE PROPER FUNCTIONING AND PERFORMANCE OF THE DOOR AND/OR WINDOW.** No weight from the transom unit(s) may be transferred to the door head if proper operation of the door is to be achieved.

Figure 2

Any transom combination made up of more than a single row of windows must have a separating header (by others).

Figure 3

Always use a structural header to separate transom windows from four-panel gliding patio doors. For all other door types, see Figure 1.

Figure 4

Steel reinforced joining is recommended whenever transom or sidelight windows are placed above or beside door units.

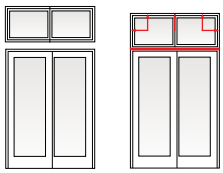


Figure 1

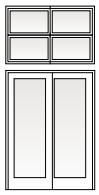


Figure 2

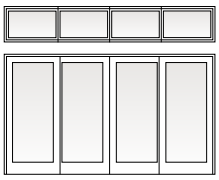


Figure 3

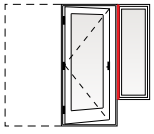


Figure 4

- Numerical values in charts represent structural pressure only.
- Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination.
- Andersen® products must be installed and anchored properly according to joining and installation guides to meet rated structural performance. Refer to product joining and installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Altitude Limits for Products With Dual-Pane Glass

The chart below gives the altitude limit in feet for 200 Series products in this guide. If the installation of a given product is at an altitude greater than that shown in this chart, a capillary breather tube must be ordered. Be aware that the use of a capillary breather tube eliminates argon gas blend fill and will result in a slightly lower thermal performance (approximately 0.02 increase in window U-Factor). For NFRC certified total unit performance on units with capillary breather tubes for higher altitude applications, see your Andersen supplier.

The use of dual-pane insulating glass without capillary breather tubes at altitudes higher than its rating will result in severe glass distortion, increased glass breakage potential and a risk of seal failure. Smaller windows are most affected by altitude changes. An increase in altitude results in a decrease in atmospheric pressure. A sealed insulating glass unit attempts to combat this change by increasing its volume to reduce its pressure. One way to increase its volume is by glass deflection. A smaller window is stiffer and does not deflect as much as a larger window; therefore, it cannot relieve the pressure as readily. Thus, the load applied to the glass is greater, resulting in a greater risk for breakage. Another way the window tries to increase its volume is by increasing the edge area; i.e., the seal area. The increased pressure applied to the edge seal load for a smaller window is therefore greater, increasing the chance for seal failure.

Andersen® Product	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000
200 Series Tilt-Wash Double-Hung Windows			DH1830 DH2030 DH1836 DH2430 DH1840 DH2830 DH1846 DH3030 DH1849 DH3430 DH1850 DH1856 DH1860	DH2036 DH2440 DH2040 DH2836 DH2046 DH2840 DH2049 DH3036 DH2050 DH3040 DH2056 DH3436 DH2060 DH3440 DH2436	DH2446 DH2449 DH2450 DH2456 DH2460 DH2846 DH3046 DH3446	DH2849 DH3049 DH3449	DH2850 DH2856 DH2860 DH3050 DH3450	DH3056 DH3060 DH3456 DH3460
200 Series Tilt-Wash Picture Windows		FX4610 FX5010				FX3030 FX5630 FX3040 FX6030 FX3046 FX3049 FX3050 FX3056 FX3060 FX4030 FX4630 FX4930 FX5030		FX4040 FX4660 FX5056 FX4046 FX4940 FX5060 FX4049 FX4946 FX5640 FX4050 FX4949 FX5646 FX4056 FX4950 FX5649 FX4060 FX4956 FX5650 FX4640 FX4960 FX6040 FX4646 FX5040 FX6046 FX4649 FX5046 FX6049 FX4650 FX5049 FX6050 FX4656 FX5050
200 Series Tilt-Wash Transom Windows		FX1810 FX2810 FX1816 FX2816 FX1820 FX3010 FX2010 FX3016 FX2016 FX3410 FX2410 FX3416 FX2416	FX2020 FX2420 FX2820 FX3020 FX3420					
200 Series Tilt-Wash Half Circle Window	CT18 CT20	CT24 CT28 CT30	CT34					
200 Series Gliding Windows			GW3020 GW3030 GW4016	GW3036 GW4036 GW3040 GW4040 GW4020 GW4046 GW4030 GW4050			GW5030 GW5050 GW5036 GW5040 GW5046	GW6030 GW6050 GW6036 GW6040 GW6046
200 Series Narroline® Gliding Patio Doors							NLGD5068 NLGD50611 NLGD5080	NLGD6068 NLGD8068 NLGD60611 NLGD80611 NLGD6080 NLGD8080
200 Series Perma-Shield® Gliding Patio Doors							PS5068	PS51168 PS81611 PS61611 PS8180 PS6180
200 Series Hinged Inswing Patio Doors		ISPD4168 ISPD4180 ISPD41611 ISPD4176			ISPD5068 ISPD5080 ISPD50611 ISPD5076	ISPD5468 ISPD5480 ISPD54611 ISPD5476		ISPD6068 ISPD6080 ISPD60611 ISPD6076

- Deflection of glass will occur on units with larger glass areas. If interior/exterior grilles are used on double-hung windows, gliding windows or gliding patio doors at higher altitudes without capillary breather tubes, some interference may occur, affecting operation.
- Altitude limits for patio doors shown in two-panel configurations. These limits also qualify for same-size panels used in single- or multi-panel configurations.
- Contact your Andersen supplier for altitude limits for custom-sized gliding patio doors.

Altitude Limits for Products With Triple-Pane Glass

The chart below gives the altitude limit in feet for 200 Series gliding patio doors in this guide. If the installation of a given product is at an altitude greater than that shown in this chart, a capillary breather tube must be ordered. Be aware that the use of a capillary breather tube eliminates argon gas blend fill and will result in a slightly lower thermal performance (approximately 0.02 increase in window U-Factor). For NFRC certified total unit performance on units with capillary breather tubes for higher altitude applications, see your Andersen supplier.

The use of triple-pane insulating glass without capillary breather tubes at altitudes higher than its rating will result in severe glass distortion, increased glass breakage potential and a risk of seal failure. Smaller windows are most affected by altitude changes. An increase in altitude results in a decrease in atmospheric pressure. A sealed insulating glass unit attempts to combat this change by increasing its volume to reduce its pressure. One way to increase its volume is by glass deflection. A smaller window is stiffer and does not deflect as much as a larger window; therefore, it cannot relieve the pressure as readily. Thus, the load applied to the glass is greater, resulting in a greater risk for breakage. Another way the window tries to increase its volume is by increasing the edge area; i.e., the seal area. The increased pressure applied to the edge seal load for a smaller window is therefore greater, increasing the chance for seal failure.

Andersen® Product	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000
200 Series Narroline® Gliding Patio Doors								NLGD5068 NLGD6068 NLGD8068 NLGD50611 NLGD60611 NLGD80611 NLGD5080 NLGD6080 NLGD8080
200 Series Perma-Shield® Gliding Patio Doors								PS5068 PS6180 PS51168 PS81611 PS61611 PS8180

- Deflection of glass will occur on units with larger glass areas. If interior/exterior grilles are used on gliding patio doors at higher altitudes without capillary breather tubes, some interference may occur, affecting operation.
- Altitude limits for patio doors shown in two-panel configurations. These limits also qualify for same-size panels used in single- or multi-panel configurations.
- Contact your Andersen supplier for altitude limits for custom-sized gliding patio doors

PERFORMANCE STANDARDS

The Window and Door Manufacturers Association (WDMA), the American Architectural Manufacturers Association (AAMA) and the Canadian Standards Association (CSA) jointly release the North American Fenestration Standard/Specification for Windows, Doors and Skylights (NAFS). NAFS is also referred to as AAMA/WDMA/CSA 101/I.S.2/A440, which is how the International Code Council (ICC) lists this standard in the International Residential Code (IRC) and International Building Code (IBC) as the means to indicate the window, door or skylights design pressure rating used to determine compliance to the job site design pressure requirements.

A product only achieves a "Performance Grade" or "PG" rating when it complies with all of the NAFS performance requirements such as ease of operation, air infiltration resistance, resistance to water penetration and resistance to forced entry, etc. A "Design Pressure Rating" or "DP" rating only depicts the design and structural load performance.

Performance Classes

The NAFS Standard/Specification defines requirements for four performance classes. Performance classes are designated R, LC, CW and AW. This classification system provides for several levels of performance. Product selection is always based on the performance and building code requirements of the particular project.

Elements of Performance Grade (PG) Designations

In order to qualify for a given performance grade (PG), test specimens need to pass all required performance tests for the following, in addition to all required auxiliary (durability) and applicable material/component tests (not shown here) for the applicable product type and desired performance class:

(a) Operating force (if applicable): Maximum operating force varies by product type and performance class.

(b) Air leakage resistance: Tested in accordance with ASTM E283 at a test pressure of 1.57 psf. Allowable air infiltration for R, LC and CW class designations is 0.3 cubic feet per minute per square foot of frame (cfm/ft^2).

(c) Water penetration resistance: Tested in accordance with ASTM E547 with the specified test pressure applied per NAFS. Test consists of four cycles. Each cycle consists of five minutes with pressure applied and one minute with the pressure released, during which the water spray is continuously applied. Water spray shall be uniformly applied at a constant rate of 5 U.S. gal/ft^2 · hr.

(d) Uniform load deflection test: Tested in accordance with ASTM E330 for both positive and negative pressure (pressure defined by NAFS) with the load maintained for a period of 10 seconds. The test specimen shall be evaluated for deflection during each load for permanent damage after each load and for any effects on the normal operation of the specimen. *Starting with the 2008 version of NAFS, design pressure (DP) will only represent the "uniform load deflection test."*

(e) Uniform load structural test: Tested in accordance with ASTM E330 for both positive and negative pressure (pressure defined by NAFS) with the load maintained for a period of 10 seconds. After loads are removed, there shall be no permanent deformation in excess of 0.4% of its span and no damage to the unit, which would make it inoperable.

(f) Forced-entry resistance (if applicable): Tested in accordance with ASTM F588 (windows), F476 (swinging doors) and F842 (sliding doors) at a performance level 10 rating.

Performance Grades (PG) and Corresponding Test Pressures (psf)

Performance Class/ Performance Grade		Air Infiltration Test Pressure		Maximum Allowable Air Infiltration/ Exfiltration Rate		Water Penetration Resistance Test Pressure		Design Pressure		Structural Test Pressure	
R	LC	Pa	psf	L/s·m^2	cfm/ft^2	Pa	psf	Pa	psf	Pa	psf
15	-	75	1.57	1.5	0.30	140	2.92	720	15.04	1080	22.56
20	-	75	1.57	1.5	0.30	150	3.13	960	20.05	1440	30.08
25	25	75	1.57	1.5	0.30	180	3.76	1200	25.06	1800	37.59
30	30	75	1.57	1.5	0.30	220	4.59	1440	30.08	2160	45.11
35	35	75	1.57	1.5	0.30	260	5.43	1680	35.09	2520	52.63
40	40	75	1.57	1.5	0.30	290	6.06	1920	40.10	2880	60.15
45	45	75	1.57	1.5	0.30	330	6.89	2160	45.11	3240	67.67
50	50	75	1.57	1.5	0.30	360	7.52	2400	50.13	3600	75.19
55	55	75	1.57	1.5	0.30	400	8.35	2640	55.14	3960	82.71
60	60	75	1.57	1.5	0.30	440	9.19	2880	60.15	4320	90.23
65	65	75	1.57	1.5	0.30	470	9.82	3120	65.16	4680	97.74
70	70	75	1.57	1.5	0.30	510	10.65	3360	70.18	5040	105.26
75	75	75	1.57	1.5	0.30	540	11.28	3600	75.19	5400	112.78
80	80	75	1.57	1.5	0.30	580	12.11	3840	80.20	5760	120.30
85	85	75	1.57	1.5	0.30	620	12.94	4080	85.21	6120	127.82
90	90	75	1.57	1.5	0.30	660	13.78	4320	90.23	6480	135.34
95	95	75	1.57	1.5	0.30	682	14.25	4560	95.24	6840	142.86
100	100	75	1.57	1.5	0.30	718	15.00	4800	100.25	7200	150.38

HALLMARK CERTIFICATION

The Window and Door Manufacturers Association (WDMA)-sponsored Hallmark Certification Program provides manufacturers with certification to the AAMA/WDMA/CSA 101/I.S.2/A440 Standard and is designed to provide builders, architects, specifiers and consumers with an easily recognizable means of identifying products that have been manufactured and tested in accordance with NAFS (AAMA/WDMA/CSA 101/I.S.2/A440) industry standards and other applicable performance standards. Conformance is determined by periodic in-plant inspections by a third-party administrator. Inspections include auditing licensee quality control procedures and processes, and a review to confirm products are manufactured in accordance with the appropriate performance standards. Periodic testing of representative product constructions and components by an independent testing laboratory is also required. When all of the program requirements are met, the licensee is authorized to use the WDMA Hallmark registered logo on their certification label as a means of identifying products and their performance ratings.

Products successfully obtaining Hallmark Certification will be labeled with a three-part code, which includes performance class, performance grade and size tested. In addition to this mandatory requirement, you are allowed to list the design pressure on a separate line.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA Hallmark Certified www.wdma.com	Andersen Corporation 200 SERIES TILT-WASH DOUBLE-HUNG WINDOW Manufacturer stipulates certification as indicated below.
STANDARD	RATING
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class R(1) – PG30(2) – Size Tested 39.5 x 71.5 in.(3) DP+30/-30(4)
AAMA/WDMA/CSA 101/I.S.2/A440-08	Class R(1) – PG30(2) – Size Tested 39.5 x 71.5 in.(3) DP+30/-30(4)

(1) – Performance Class

(2) – Performance Grade

(3) – Size Tested

(4) – Design Pressure

In the example above, the performance class is R, the performance grade (PG) is 30 pounds per square foot (psf) and the size tested is 39.5" x 71.5". What this means to the specifier is, based on the performance grade chart, the laboratory-tested air infiltration was less than 0.3 cfm/ft^2 (test pressure is always 1.57 psf and the allowable airflow is 0.3 cfm/ft^2), the product tested successfully resisted a laboratory water penetration test at a test pressure of 4.5 psf, the product tested successfully withstood a laboratory positive test pressure of 45 psf and a laboratory negative test pressure of 45 psf, and the product tested passed the laboratory requirements for operational force and forced-entry resistance. Based on this test, all products of the same design that are smaller than the tested size can be labeled with this product performance rating.

IMPORTANT

Building codes prescribe design pressure based on a variety of criteria (i.e., windspeed zone, building height, building type, job site exposure, etc.). Design pressures derived from Performance Grade (PG) test requirements should be used to determine compliance to building code required design pressures. Structural test pressures, which are tested at 1.5 times the design pressure, should **not** be used for determining design pressure code compliance. In the example above, a PG 30 performance grade rating, which passes a 30 psf design pressure, should be used for determining code compliance, not the structural test pressure of 45 psf.

If you need further details about how Andersen® products perform to this standard, contact your Andersen supplier.

If you need further information about the AAMA/WDMA/CSA 101/I.S.2/A440 standard or the Hallmark Certification Program, please contact: WDMA, 2001 K Street NW, 3rd Floor North, Washington, D.C. 20006. Phone: 202-367-1157 Website: **wdma.com**

Where designated, Andersen products are tested, certified and labeled to the requirements of the Hallmark Certification Program. Actual performance may vary based on variations in manufacturing, shipping, installation, environmental conditions and conditions of use.

Performance Grade and Air Infiltration Ratings

For current performance information, please visit **andersenwindows.com**.

Andersen® 200 Series Product	AAMA/WDMA/CSA 101/I.S.2/A440 Performance Grade (PG)	+/- Corresponding Design Pressure (DP)	Air Infiltration CFM/FT²
Tilt-Wash Windows			
Double-Hung	Class R-PG30 Size Tested 39.5" x 71.5"	30/30	< 0.2
Picture	Class LC-PG50 Size Tested 71.5" x 59.5"	50/50	< 0.2
Half Circle	Class LC-PG50 Size Tested 71.5" x 59.5"	50/50	< 0.2
Gliding Windows	Class R-PG20 Size Tested 71.5" x 59.5"	20/20	< 0.2
Narroline® Gliding Patio Doors			
Single Stationary	Class LC-PG40 Size Tested 50.0" x 95.5"	40/40	< 0.2
Two-Panel (6068)	Class LC-PG35 Size Tested 71.3" x 79.5"	35/35	< 0.2
Two-Panel (60611)	Class LC-PG40 Size Tested 71.3" x 82.4"	40/40	< 0.2
Two-Panel (8080)	Class LC-PG25 Size Tested 95.5" x 95.5"	25/25	< 0.2
Two-Panel (6080)	Class LC-PG30 Size Tested 71.3" x 95.5"	30/30	< 0.2
Four-Panel	Class LC-PG25 Size Tested 189.0" x 95.5"	25/25	< 0.2
Perma-Shield® Gliding Patio Doors			
Single Stationary	Class LC-PG45 Size Tested 50.4" x 95.5"	45/45	< 0.2
Two-Panel	Class LC-PG25 Size Tested 96.0" x 95.5"	25/25	< 0.2
Two-Panel, PG Upgrade (60611, 6068)	Class LC-PG40 Size Tested 96.0" x 82.4"	40/40	< 0.2
Hinged Inswing Patio Doors			
Single Active	Class LC-PG30 Size Tested 38.1" x 95.5"	30/30	< 0.2
Two-Panel	Class LC-PG30 Size Tested 71.3" x 95.5"	30/30	< 0.2

- Performance Grade (PG) ratings may vary from tested performance rating for larger or smaller units of a particular type.
- This data is accurate as of July 2024. Due to ongoing product changes, updated test results or new industry standards, this data may change over time.
- Where designated, Andersen products are certified and labeled to the requirements of the Hallmark Certification Program. Actual performance may vary based on variations in manufacturing, shipping, installation, environmental conditions and conditions of use.
- Contact your Andersen supplier for more information.

Sound Transmission Ratings

For current performance information, please visit **andersenwindows.com**.

Andersen® 200 Series Product	Glass Construction	Sound Transmission Class (STC)	Indoor/Outdoor Transmission Class (OITC)
Tilt-Wash WIndows			
Double-Hung	Dual-Pane	27	22
Picture	Dual-Pane	29	24
Gliding Windows	Dual-Pane	27	22
Narroline® Gliding Patio Doors			
Single Stationary	Dual-Pane	30	24
	Triple-Pane	†	†
Two-Panel	Dual-Pane	30	24
	Triple-Pane	†	†
Four-Panel	Dual-Pane	†	†
	Triple-Pane	†	†
Perma-Shield® Gliding Patio Doors			
Single Stationary	Dual-Pane	30	24
	Triple-Pane	†	†
Single Stationary With Blinds-Between-the-Glass	Dual-Pane	31	24
	Triple-Pane	†	†
Two-Panel	Dual-Pane	29	23
	Triple-Pane	29	24
Two-Panel With Blinds-Between-the-Glass	Dual-Pane	30	24
	Triple-Pane	†	†
Hinged Inswing Patio Doors			
Single Active	Dual-Pane	32	27
Two-Panel	Dual-Pane	30	24

- Sound Transmission Class (STC) and Outdoor/Indoor Transmission Class (OITC) ratings are for individual units based on independent tests and represent entire unit.
- This data is accurate as of July 2024. Due to ongoing product changes, updated test results or new industry standards, this data may change over time.
- Contact your Andersen supplier for more information.

†Data not available.

Center of Glass Performance for Products With Dual-Pane Glass

For current performance information, please visit **andersenwindows.com**.

Dual-Pane Glass

Andersen® 200 Series Product	VT[1]	SC[2]	SHGC[3]	RHG[4]	Fading Tuv[5]	Fading Tdw[6]	%RH @ center[7]	IGST[8]
Low-E								
Tilt-Wash Double-Hung and Gliding Windows	73%	0.48	0.42	99	17%	34%	61%	56°F
Picture, Transom and Half Circle Windows	72%	0.47	0.41	98	16%	33%	59%	55°F
Perma-Shield® Gliding Patio Doors	72%	0.47	0.41	98	16%	33%	59%	55°F
Narroline® Gliding and Hinged Inswing Patio Doors	72%	0.48	0.41	98	16%	33%	61%	56°F
Low-E With HeatLock® Technology								
Tilt-Wash Double-Hung and Gliding Windows	71%	0.47	0.41	97	17%	33%	44%	47°F
Picture, Transom and Half Circle Windows	70%	0.47	0.40	95	16%	32%	44%	47°F
Perma-Shield Gliding Patio Doors	70%	0.47	0.40	95	16%	32%	44%	47°F
Narroline Gliding and Hinged Inswing Patio Doors	70%	0.47	0.41	96	16%	32%	44%	47°F
Low-E SmartSun™								
Tilt-Wash Double-Hung and Gliding Windows	66%	0.31	0.27	66	5%	22%	61%	56°F
Picture, Transom and Half Circle Windows	65%	0.31	0.27	65	5%	21%	61%	56°F
Perma-Shield Gliding Patio Doors	65%	0.31	0.27	65	5%	21%	61%	56°F
Narroline Gliding and Hinged Inswing Patio Doors	65%	0.31	0.27	65	5%	21%	61%	56°F
Low-E SmartSun With HeatLock Technology								
Tilt-Wash Double-Hung and Gliding Windows	64%	0.31	0.27	64	5%	21%	46%	48°F
Picture, Transom and Half Circle Windows	63%	0.31	0.27	63	5%	20%	44%	47°F
Perma-Shield Gliding Patio Doors	63%	0.31	0.27	63	5%	20%	44%	47°F
Narroline Gliding and Hinged Inswing Patio Doors	63%	0.31	0.27	64	5%	20%	46%	48°F
Low-E Sun								
Tilt-Wash Double-Hung and Gliding Windows	39%	0.21	0.18	44	2%	13%	61%	56°F
Picture, Transom and Half Circle Windows	39%	0.20	0.18	43	2%	13%	61%	56°F
Perma-Shield Gliding Patio Doors	39%	0.20	0.18	43	2%	13%	61%	56°F
Narroline Gliding and Hinged Inswing Patio Doors	39%	0.20	0.18	44	2%	13%	61%	56°F
Low-E PassiveSun								
Tilt-Wash Double-Hung and Gliding Windows	80%	0.80	0.70	164	31%	43%	59%	55°F
Picture, Transom and Half Circle Windows	79%	0.79	0.69	161	29%	42%	59%	55°F
Perma-Shield Gliding Patio Doors	79%	0.79	0.69	161	29%	42%	59%	55°F
Narroline Gliding and Hinged Inswing Patio Doors	79%	0.79	0.69	161	29%	42%	59%	55°F
Low-E PassiveSun With HeatLock Technology								
Tilt-Wash Double-Hung and Gliding Windows	78%	0.73	0.63	148	29%	42%	42%	46°F
Picture, Transom and Half Circle Windows	77%	0.72	0.62	146	27%	40%	42%	46°F
Perma-Shield Gliding Patio Doors	77%	0.72	0.62	146	27%	40%	42%	46°F
Narroline Gliding and Hinged Inswing Patio Doors	77%	0.72	0.62	146	27%	40%	42%	46°F
Clear Dual-Pane								
Tilt-Wash Double-Hung and Gliding Windows	83%	0.91	0.79	190	63%	64%	38%	43°F
Picture, Transom and Half Circle Windows	82%	0.89	0.78	186	58%	61%	39%	44°F
Perma-Shield Gliding Patio Doors	82%	0.89	0.78	186	58%	61%	39%	44°F
Narroline Gliding and Hinged Inswing Patio Doors	82%	0.89	0.78	186	58%	61%	39%	44°F

• Based on NFRC testing/simulation conditions using Windows v7.8.57.0 and NFRC validated spectral data. 0°F outside temperature, 70°F inside temperature and a 12 mph wind.
1) Visible Transmittance (VT) measures how much light comes through the glass. The higher the value, from 0 to 1, the more daylight the glass lets in. Visible Transmittance is measured over the 380-760 nanometer portion of the solar spectrum. 2) Shading Coefficient (SC) defines the amount of heat gain through the glass compared to a single lite of clear $^1/_8$" (3) glass. 3) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 4) Relative Heat Gain (RHG) is the amount of heat gain through a glazing incorporating U-Factor and Solar Heat Gain Coefficient. 5) Transmission Ultra-Violet Energy (Tuv). The transmission of short-wave energy in the 300-380 nanometer portion of the solar spectrum. The energy can cause fabric fading. 6) Transmission Damage Function (Tdw). The transmission of UV and visible light energy in the 300-600 nanometer portion of the solar spectrum. The value includes both the UV and visible light energy that can cause fabric fading. This rating has also been referred to as the Krochmann Damage Function. This rating better predicts fading potential than UV transmission alone. The lower the Damage Function rating, the less transmission of short-wave energy through the glass that can potentially cause fabric fading. Fabric type is also a key component of fading potential. 7) Percent relative humidity before condensation occurs at the center of glass, taken using center of glass temperature. 8) Inside glass surface temperatures are taken at the center of glass.
• This data is accurate as of July 2024. Due to ongoing product changes, updated test results or new industry standards, this data may change over time. Contact your Andersen supplier for current performance information or upgrade options.
• Contact your Andersen supplier for center of glass performance data on windows with patterned glass, tempered glass and products ordered with capillary breather tubes.

Center of Glass Performance Data for Products With Triple-Pane Glass

For current performance information, please visit **andersenwindows.com**.

	Andersen® 200 Series Product	VT[1]	SC[2]	SHGC[3]	RHG[4]	Fading Tuv[5]	Fading Tdw[6]	%RH @ center[7]	IGST[8]
Triple-Pane Glass	**Low-E**								
	Narroline® and Perma-Shield® Gliding Patio Doors	66%	0.44	0.38	92	14%	30%	63%	57°F
	Low-E Enhanced								
	Narroline and Perma-Shield Gliding Patio Doors	63%	0.43	0.37	88	8%	24%	71%	60°F
	Low-E Enhanced With HeatLock® Technology								
	Narroline and Perma-Shield Gliding Patio Doors	62%	0.41	0.36	84	8%	23%	55%	53°F
	Low-E SmartSun™								
	Narroline and Perma-Shield Gliding Patio Doors	59%	0.29	0.25	62	4%	19%	66%	58°F
	Low-E SmartSun Enhanced								
	Narroline and Perma-Shield Gliding Patio Doors	57%	0.28	0.25	59	2%	16%	71%	60°F
	Low-E SmartSun Enhanced With HeatLock Technology								
	Narroline and Perma-Shield Gliding Patio Doors	56%	0.27	0.24	57	2%	16%	55%	53°F

• Based on NFRC testing/simulation conditions using Windows v7.8.57.0 and NFRC validated spectral data. 0°F outside temperature, 70°F inside temperature and a 12 mph wind. 1) Visible Transmittance (VT) measures how much light comes through the glass. The higher the value, from 0 to 1, the more daylight the glass lets in. Visible Transmittance is measured over the 380-760 nanometer portion of the solar spectrum. 2) Shading Coefficient (SC) defines the amount of heat gain through the glass compared to a single lite of clear $^{1}/_{8}$" (3) glass. 3) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 4) Relative Heat Gain (RHG) is the amount of heat gain through a glazing incorporating U-Factor and Solar Heat Gain Coefficient. 5) Transmission Ultra-Violet Energy (Tuv). The transmission of short-wave energy in the 300-380 nanometer portion of the solar spectrum. The energy can cause fabric fading. 6) Transmission Damage Function (Tdw). The transmission of UV and visible light energy in the 300-600 nanometer portion of the solar spectrum. The value includes both the UV and visible light energy that can cause fabric fading. This rating has also been referred to as the Krochmann Damage Function. This rating better predicts fading potential than UV transmission alone. The lower the Damage Function rating, the less transmission of short-wave energy through the glass that can potentially cause fabric fading. Fabric type is also a key component of fading potential. 7) Percent relative humidity before condensation occurs at the center of glass, taken using center of glass temperature. 8) Inside glass surface temperatures are taken at the center of glass.

• This data is accurate as of July 2024. Due to ongoing product changes, updated test results or new industry standards, this data may change over time. Contact your Andersen supplier for current performance information or upgrade options.

NFRC Certified Total Unit Performance for Products With Dual-Pane Glass

This information is for reference only. Performance values vary based on unit size, configurations and options. Contact your Andersen supplier for specific unit data.

Andersen® Product	High Performance Dual-Pane Glass Type		U-Factor[1]	SHGC[2]	VT[3]
200 Series Tilt-Wash Double-Hung Windows AND-N-59	Low-E	Without Grilles	0.30	0.32	0.54
		Simulated Divided Light Grilles	0.30	0.29	0.48
		Finelight™ Grilles	0.30	0.29	0.48
		Full Divided Light Grilles	0.31	0.29	0.48
	Low-E w/HeatLock®	Without Grilles	0.26	0.31	0.53
		Simulated Divided Light Grilles	0.26	0.28	0.47
		Finelight Grilles	0.26	0.28	0.47
		Full Divided Light Grilles	0.28	0.28	0.47
	Low-E SmartSun™	Without Grilles	0.29	0.21	0.49
		Simulated Divided Light Grilles	0.29	0.19	0.44
		Finelight Grilles	0.29	0.19	0.44
		Energy Spacer Divided Light Grilles	0.29	0.19	0.44
		Full Divided Light Grilles	0.30	0.19	0.44
	Low-E SmartSun w/HeatLock	Without Grilles	0.25	0.21	0.48
		Simulated Divided Light Grilles	0.25	0.19	0.43
		Finelight Grilles	0.25	0.19	0.43
		Energy Spacer Divided Light Grilles	0.25	0.19	0.43
		Full Divided Light Grilles	0.28	0.19	0.43
200 Series Gliding Windows AND-N-63	Low-E	Without Grilles	0.30	0.32	0.55
		Simulated Divided Light Grilles	0.30	0.29	0.49
		Finelight™ Grilles	0.30	0.29	0.49
		Full Divided Light Grilles	0.31	0.29	0.49
	Low-E w/HeatLock®	Without Grilles	0.26	0.31	0.53
		Simulated Divided Light Grilles	0.26	0.28	0.48
		Finelight Grilles	0.26	0.28	0.48
		Full Divided Light Grilles	0.28	0.28	0.48
	Low-E SmartSun™	Without Grilles	0.29	0.21	0.49
		Simulated Divided Light Grilles	0.29	0.19	0.44
		Finelight Grilles	0.29	0.19	0.44
		Energy Spacer Divided Light Grilles	0.29	0.19	0.44
		Full Divided Light Grilles	0.3	0.19	0.44
	Low-E SmartSun w/HeatLock	Without Grilles	0.26	0.21	0.48
		Simulated Divided Light Grilles	0.26	0.19	0.43
		Finelight Grilles	0.26	0.19	0.43
		Energy Spacer Divided Light Grilles	0.26	0.19	0.43
		Full Divided Light Grilles	0.28	0.19	0.43

Andersen® Product	High Performance Dual-Pane Glass Type		U-Factor[1]	SHGC[2]	VT[3]
200 Series Tilt-Wash Half Circle, Picture and Transom Windows AND-N-60	Low-E	Without Grilles	0.28	0.33	0.56
		Simulated Divided Light Grilles	0.28	0.30	0.50
		Finelight™ Grilles	0.28	0.30	0.50
		Full Divided Light Grilles	0.30	0.30	0.50
	Low-E w/HeatLock®	Without Grilles	0.24	0.32	0.55
		Simulated Divided Light Grilles	0.24	0.29	0.49
		Finelight Grilles	0.24	0.29	0.49
		Full Divided Light Grilles	0.26	0.29	0.49
	Low-E SmartSun™	Without Grilles	0.27	0.22	0.51
		Simulated Divided Light Grilles	0.27	0.20	0.45
		Finelight Grilles	0.27	0.20	0.45
		Energy Spacer Divided Light Grilles	0.27	0.20	0.45
		Full Divided Light Grilles	0.29	0.20	0.45
	Low-E SmartSun w/HeatLock	Without Grilles	0.23	0.21	0.50
		Simulated Divided Light Grilles	0.23	0.19	0.44
		Finelight Grilles	0.23	0.19	0.44
		Energy Spacer Divided Light Grilles	0.23	0.19	0.44
		Full Divided Light Grilles	0.26	0.19	0.44
200 Series Narroline® Gliding Patio Doors AND-N-61	Low-E	Without Grilles	0.29	0.32	0.55
		Simulated Divided Light Grilles	0.29	0.29	0.48
		Finelight™ Grilles	0.29	0.29	0.48
		Full Divided Light Grilles	0.30	0.29	0.48
	Low-E w/HeatLock®	Without Grilles	0.25	0.32	0.54
		Simulated Divided Light Grilles	0.25	0.28	0.47
		Finelight Grilles	0.25	0.28	0.47
		Full Divided Light Grilles	0.27	0.25	0.41
	Low-E Sun	Without Grilles	0.29	0.20	0.31
		Simulated Divided Light Grilles	0.29	0.18	0.27
		Finelight Grilles	0.29	0.18	0.27
		Full Divided Light Grilles	0.31	0.18	0.27
	Low-E SmartSun™	Without Grilles	0.28	0.21	0.50
		Simulated Divided Light Grilles	0.28	0.19	0.44
		Finelight Grilles	0.28	0.19	0.44
		Energy Spacer Divided Light Grilles	0.28	0.19	0.43
		Full Divided Light Grilles	0.30	0.19	0.44
	Low-E SmartSun w/HeatLock	Without Grilles	0.24	0.21	0.49
		Simulated Divided Light Grilles	0.24	0.19	0.43
		Finelight Grilles	0.24	0.19	0.43
		Energy Spacer Divided Light Grilles	0.24	0.19	0.42
		Full Divided Light Grilles	0.27	0.17	0.37

continued on next page

1) U-Factor defines the amount of heat loss through the total unit in BTU/hr-ft^2-°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com/nfrc for specific performance values. Door values represent tempered glass. 2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible light transmittance is measured over the 380-760 nanometer portion of the solar spectrum.

- NFRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.
- This data is accurate as of July 2024. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on unit size, use of tempered glass, different grille options, glass for high altitudes, etc.
- Values are for single units with given pane thickness and 3/4" (19 mm) grilles for windows and 1" (25 mm) grilles for door products.

NFRC Certified Total Unit Performance for Products With Dual-Pane Glass

This information is for reference only. Performance values vary based on unit size, configurations and options. Contact your Andersen supplier for specific unit data. *(continued)*

Andersen® Product	High Performance Dual-Pane Glass Type		U-Factor[1]	SHGC[2]	VT[3]
200 Series Perma-Shield® Gliding Patio Doors AND-N-13	Low-E4®	Without Grilles	0.28	0.32	0.56
		Blinds-Between-the-Glass*	0.34	0.32	0.56
		Simulated Divided Light Grilles	0.28	0.29	0.49
		Finelight™ Grilles	0.28	0.29	0.49
		Full Divided Light Grilles	0.31	1.76	0.29
	Low-E4 w/HeatLock®	Without Grilles	0.24	0.32	0.54
		Simulated Divided Light Grilles	0.24	0.28	0.48
		Finelight Grilles	0.24	0.28	0.48
		Full Divided Light Grilles	0.28	1.59	0.28
	Low-E4 Sun	Without Grilles	0.29	0.20	0.31
		Simulated Divided Light Grilles	0.29	0.18	0.27
		Finelight Grilles	0.29	0.18	0.27
		Full Divided Light Grilles	0.31	1.76	0.18
	Low-E4 SmartSun™	Without Grilles	0.28	0.21	0.50
		Simulated Divided Light Grilles	0.28	0.19	0.44
		Finelight Grilles	0.28	0.19	0.44
		Energy Spacer Divided Light Grilles	0.28	1.59	0.19
		Full Divided Light Grilles	0.30	1.70	0.19
	Low-E4 SmartSun w/HeatLock	Without Grilles	0.24	0.21	0.49
		Simulated Divided Light Grilles	0.24	0.19	0.43
		Finelight Grilles	0.24	0.19	0.43
		Energy Spacer Divided Light Grilles	0.24	1.36	0.19
		Full Divided Light Grilles	0.27	1.53	0.19
200 Series Hinged Inswing Patio Doors AND-N-75	Low-E	Without Grilles	0.30	0.24	0.41
		Simulated Divided Light Grilles	0.30	0.21	0.35
		Finelight™ Grilles	0.30	0.21	0.35
		Full Divided Light Grilles	0.32	1.82	0.21
	Low-E w/HeatLock®	Without Grilles	0.27	0.24	0.40
		Simulated Divided Light Grilles	0.27	0.21	0.34
		Finelight Grilles	0.27	0.21	0.34
		Full Divided Light Grilles	0.30	1.70	0.21
	Low-E Sun	Without Grilles	0.31	0.15	0.23
		Simulated Divided Light Grilles	0.31	0.13	0.19
		Finelight Grilles	0.31	0.13	0.19
		Full Divided Light Grilles	0.32	1.82	0.11
	Low-E SmartSun™	Without Grilles	0.30	0.16	0.37
		Simulated Divided Light Grilles	0.30	0.14	0.31
		Finelight Grilles	0.30	0.14	0.31
		Energy Spacer Divided Light Grilles	0.30	1.70	0.14
		Full Divided Light Grilles	0.31	1.76	0.12
	Low-E SmartSun w/HeatLock	Without Grilles	0.27	0.16	0.36
		Simulated Divided Light Grilles	0.27	0.14	0.31
		Finelight Grilles	0.27	0.14	0.31
		Energy Spacer Divided Light Grilles	0.30	1.70	0.12
		Full Divided Light Grilles	0.27	1.53	0.14

NFRC Certified Total Unit Performance for Products With Triple-Pane Glass

This information is for reference only. Performance values vary based on unit size, configurations and options. Contact your Andersen supplier for specific unit data.

Andersen® Product	High-Performance Triple-Pane Glass Type		U-Factor[1]	SHGC[2]	VT[3]
200 Series Narroline® Gliding Patio Doors AND-N-61	Low-E	Without Grilles	0.26	0.30	0.51
		Simulated Divided Light Grilles	0.26	0.27	0.44
		Finelight™ Grilles	0.27	0.27	0.44
		Full Divided Light Grilles	-	-	-
	Low-E Enhanced	Without Grilles	0.22	0.29	0.49
		Simulated Divided Light Grilles	0.22	0.26	0.43
		Finelight Grilles	0.23	0.26	0.43
		Full Divided Light Grilles	-	-	-
	Low-E Enhanced w/HeatLock®	Without Grilles	0.20	0.28	0.48
		Simulated Divided Light Grilles	0.20	0.25	0.42
		Finelight Grilles	0.21	0.25	0.42
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun™	Without Grilles	0.26	0.20	0.46
		Simulated Divided Light Grilles	0.26	0.18	0.40
		Finelight Grilles	0.26	0.18	0.40
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun Enhanced	Without Grilles	0.22	0.19	0.44
		Simulated Divided Light Grilles	0.22	0.17	0.38
		Finelight Grilles	0.22	0.17	0.38
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun Enhanced w/HeatLock	Without Grilles	0.20	0.19	0.43
		Simulated Divided Light Grilles	0.20	0.17	0.37
		Finelight Grilles	0.20	0.17	0.37
		Full Divided Light Grilles	-	-	-
200 Series Perma-Shield® Gliding Patio Doors AND-N-13	Low-E	Without Grilles	0.26	1.48	0.30
		Simulated Divided Light Grilles	0.26	1.48	0.27
		Finelight™ Grilles	0.27	1.53	0.27
		Full Divided Light Grilles	-	-	-
	Low-E Enhanced	Without Grilles	0.22	1.25	0.29
		Simulated Divided Light Grilles	0.22	1.25	0.26
		Finelight Grilles	0.22	1.25	0.26
		Full Divided Light Grilles	-	-	-
	Low-E Enhanced w/HeatLock®	Without Grilles	0.20	1.14	0.28
		Simulated Divided Light Grilles	0.20	1.14	0.25
		Finelight Grilles	0.20	1.14	0.25
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun™	Without Grilles	0.25	1.42	0.20
		Simulated Divided Light Grilles	0.25	1.42	0.18
		Finelight Grilles	0.26	1.48	0.18
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun Enhanced	Without Grilles	0.22	1.25	0.20
		Simulated Divided Light Grilles	0.22	1.25	0.17
		Finelight Grilles	0.22	1.25	0.17
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun Enhanced w/HeatLock	Without Grilles	0.20	1.14	0.19
		Simulated Divided Light Grilles	0.20	1.14	0.17
		Finelight Grilles	0.20	1.14	0.17
		Full Divided Light Grilles	-	-	-

1) U-Factor defines the amount of heat loss through the total unit in BTU/hr-ft²-°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com/nfrc for specific performance values. Door values represent tempered glass. 2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product. 3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible light transmittance is measured over the 380-760 nanometer portion of the solar spectrum.

- NFRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.
- This data is accurate as of July 2024. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on unit size, use of tempered glass, different grille options, glass for high altitudes, etc.
- Values are for single units with given pane thickness and 3/4" (19 mm) grilles for windows and 1" (25 mm) grilles for door products.

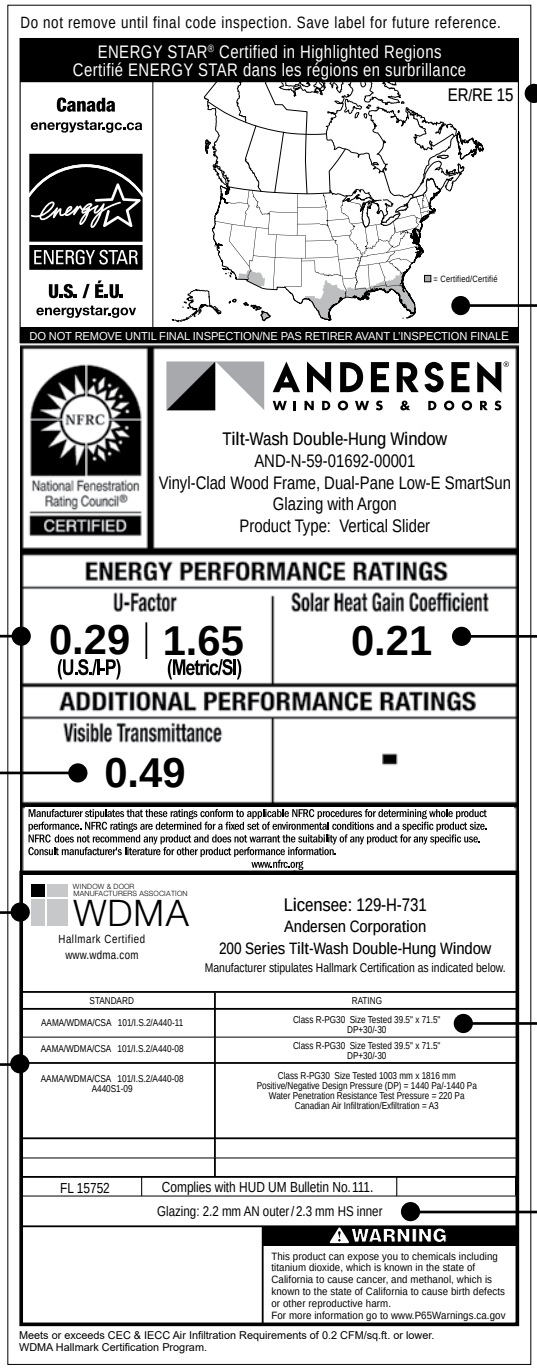
About the Label

Look for this certification label on every window and patio door you buy. The NFRC section was designed by the National Fenestration Rating Council to provide accurate information that helps you promote the energy efficiency of the homes you build. These ratings allow you – and your customers – to measure and compare the energy performance of similar products. If the product does not have this label, the NFRC has not verified its claims.

About the NFRC

The National Fenestration Rating Council (NFRC) is a nonpartisan coalition of professionals whose purpose is to provide fair, accurate and credible energy performance ratings for fenestration products. NFRC's membership includes manufacturers, suppliers, designers, specifiers, utility companies, government agencies and other building industry representatives.

Andersen Corporation is a founding member of the NFRC and continues to support its work by providing fair, accurate and credible energy performance ratings to consumers and the building industry. If you have any questions about the NFRC, its program or energy performance ratings, write them at: NFRC, 6305 Ivy Lane, Suite 410, Greenbelt, MD 20770. Phone: 301-589-1776. Website: **nfrc.org**



Energy Rating (ER) represents "Energy Rating" and is a rating used in Canada for product comparison purposes (the higher the ER number, the more energy saved during the heating season).

ENERGY STAR® Climate Zone Map is based on U-Factor and solar heat gain coefficient criteria for specific ENERGY STAR climate zones within the United States and Canada. The shading of the map shows which climate zone(s) a particular product and glass type is ENERGY STAR Version 7.0 certified in. Visit **andersenwindows.com/energystar** for more details.

U-Factor indicates how well a product prevents heat from escaping (the lower the number, the better).

Solar Heat Gain Coefficient measures how well a product blocks heat caused by sunlight (the lower the number, the more it will help reduce the use of air conditioning and as a result, reduce electrical bills and energy use).

Visible Transmittance refers to how much visible light comes through a product (the closer to 1.0, the more light is transmitted).

WDMA Hallmark Certification verifies the performance ratings of this product were tested by an independent testing laboratory and verified by a third-party certification program.

Test Standards

Performance Grade (PG) and **Design Pressure (DP) Ratings**

Glass Construction used with this product type.

• NFRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.
• "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

INSTALLATION ACCESSORIES & MATERIALS

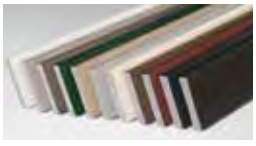
Optional installation accessories and materials are available for installing Andersen® windows and patio doors. Keep instructions and safety information in mind when considering the installation and use of any Andersen product. For more information, contact your Andersen supplier or visit **andersenwindows.com/installmaterials**.

Extension Jambs



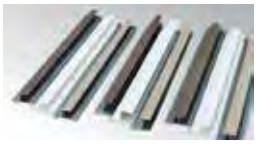
Available for most Andersen products. See product sections for details.

Fibrex® Trim Board



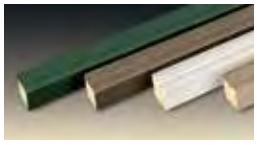
This solid cellular Fibrex trim board can be cut or ripped to size, and fastened using nails or screws. 3 ½" (89) x ¾" (19) thick in 10' (3048) lengths. Available in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black.

Vinyl Channels



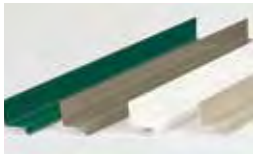
Rigid vinyl "J" and "h" channels are ½" (13) deep and come in 150" (3810) lengths. "J" channels are ¾" (19) wide and "h" channels are 1" (25) wide. "J" and "h" channels are available in white, Sandtone and Terratone. "H" channels are ¾" (19) deep and come in 84" (2134) and 150" (3810) lengths. White "H" channels are ¾" (19) wide. Sandtone and Terratone "H" channels are 1" (25) wide.

Auxiliary Casing



Made of cellular Fibrex material. 1 3⁄16" (30) x 1 3⁄16" (30) thick in 150" (3810) lengths. Available in white, canvas, Sandtone, Terratone, dark bronze, forest green and black.

Drip Cap



Included on 200 Series windows with vertical (ribbon) joins. Made from heavy 24-gauge corrosion-resistant aluminum construction and comes in 6' (1829), 10' (3048) and 12'-7 ½" (3848) lengths. Available in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black.

Coil Stock



Made from .018"-thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls and can be ordered in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black. Color-matched 1 ¼" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes. Coil stock can be cut and formed to profiles at the job site.

Straight Flashing Tape



A superior product that provides excellent adhesion to all Andersen product substrates and common building materials. Asphalt and solvent free, with a wide application temperature range and split release liner for easy and accurate application. Available in 4" (102) or 6" (152) widths in 33' (10058) or 75' (22860) lengths in a single roll or full pallet.

Color-Matched Sealant



This high-performance sealant provides excellent durability and adhesion to Andersen product substrates and common building materials. Paintable after one hour and can be applied from 10°F to 110°F. Color-matched sealant in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black, is available in a single 10.1 ounce tube or a 20 ounce foil pack. White, dark bronze and black colors in both sizes are available in a full or a half pallet.

Installation Foam



A minimally expanding low-pressure build foam that remains soft and pliable. Trimmable in as little as one hour, it repels moisture and offers superior performance in a wide range of environments. Available in a single 20 ounce commercial can or in a full pallet.

Shims

Flat self-hanging shims help with a secure installation. Available in boxes of 248 shims.

Installation Screws

Properly sized installation screws are provided for windows that will be secured through the jamb.

Foam Backer Rod

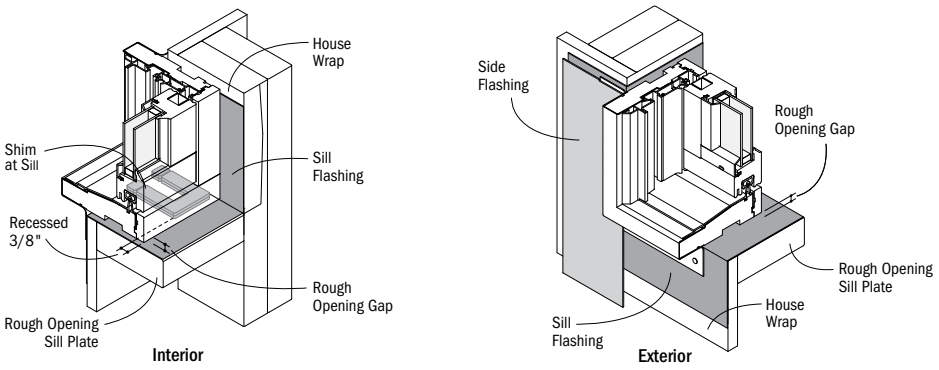
⅜" (10) backer rod helps provide an air seal around the frame. Available in 100' (30480) rolls.

Dimensions in parentheses are in millimeters.

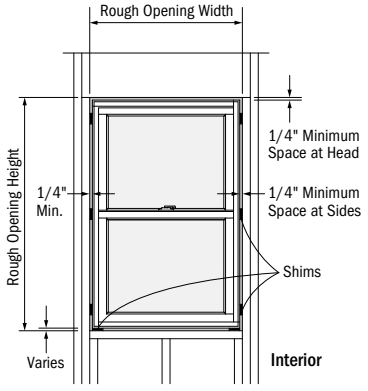
ROUGH OPENINGS

The purpose of a rough opening is to allow for proper spacing between the window or patio door unit and the building structure. The space is required for locating, leveling and squaring the unit during installation and to provide an area for insulation. A rough opening that is incorrectly sized may affect unit operation and may not allow for adequate fastening of the unit to the building structure. Andersen® rough opening dimensions are provided as a guideline to help determine the minimum amount of space needed between the window or patio door and the building structure. See appropriate product sections for rough opening guidelines for each product.

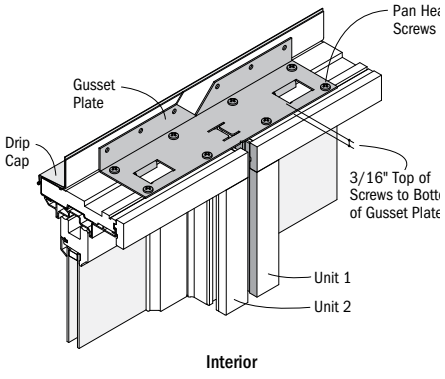
Keep in mind that rough opening dimensions may need to be altered from published guidelines, depending on installation methods, joining methods, replacement methods, etc. For example, flashing systems can reduce the amount of available rough opening space and should be factored in when calculating rough opening dimensions. The use of support or joining materials will encroach on the rough opening and may require additional rough opening space between the unit and the building structure, depending on the thickness of the flashing system and joining materials used. To facilitate drainage, the rough opening sill plate should never slope toward the interior. For challenging environments and other information, refer to EEBA's (Energy and Environmental Building Association) Water Management Guide (**eeba.org**).



Interior and exterior example of window sill flashing in a membrane drainage system.



Example of window unit installed using Andersen published minimum rough opening dimensions.



Example of two units joined together with the use of gusset plates and pan head screws that will require additional rough opening space.

IMPORTANCE OF PROPER INSTALLATION

Proper installation and maintenance of Andersen products is essential to attain optimum performance and operation. Installation instructions that provide guidelines for proper installation are typically provided with Andersen products. They are also available by visiting **andersenwindows.com**. Remember that every installation is different, and Andersen strongly recommends consultation with the local supplier or an experienced contractor, architect or structural engineer prior to the installation of any Andersen product. The method of attachment for Andersen products, fastener selection and code compliance is the responsibility of the architect, building owner, contractor, installer and/or consumer. For more complete installation details, visit **andersenwindows.com** or see your Andersen supplier.

GENERAL NOTES

When ordering, make certain you specify, then verify, the exact product, unit dimensions, configuration requirements, color and options you desire on each window or patio door. Before installing the product, we suggest you verify that it includes the features and options you ordered. Visit **andersenwindows.com** for product installation and joining guides. Printing limitations prohibit exact color duplication of products. View actual samples for building specifications. Andersen Corporation reserves the right to change details, specifications or sizes without notice. The customer assumes all risk of alterations made to Andersen products.

CODES

Appropriate selection of Andersen products that conform to all applicable laws, ordinances, building codes and safety requirements is the sole responsibility of the architect, designer, building owner and/or contractor. Check with your local building code officials for specific information. Unit wind load, performance grade and energy performance information is provided on pages 57-72. For up-to-date product performance information, visit **andersenwindows.com**. The performance of any building system depends on the design and construction of the building system in its entirety, which should meet building code requirements, as well as address product and material limitations, and local environment and climate.

DRIP CAPS

Drip caps are a specific type of flashing or trim used at the head of a window or door to direct water from the drainage plane out beyond the face of the unit.

FLASHING

Flashing is an important element in a building's water management system. It is used to shed and direct water to the building exterior or to the drainage plane. Flashing materials are typically applied starting from the bottom and working upward, with each successive layer overlapping the previous one in shingle fashion. Water infiltration problems in any type of building can be reduced by properly flashing and/or sealing around all building openings, including windows and doors.

USE OF SHIMS

Shims are used along the side jambs of windows and doors to center the unit in the rough opening and to position it plumb, level and square. In addition, shims are always required for windows under the sill at the side jambs to lift it off the rough opening sill plate. Shims also enable a straight frame for proper weatherstrip contact and unit operation. If not placed properly, unit performance and operation can be affected. Use waterproof shims capable of supporting the weight of the product. When using tapered shims, use them in pairs with the tapers opposing each other to avoid tilting the unit or twisting (rotating) of the jambs.

SEALANTS

Sealants are elastic materials used to block the passage of water and/or air while allowing movement between the two sides of the joint. A sealant should bond tightly, and be able to expand and contract to accommodate joint movement without cracking or tearing away from the substrate. Surfaces must be clean, dry and sound for adequate sealant adhesion. Choose a sealant that is compatible with, and that will adhere adequately to, all building materials used in the window and patio door area. Proper sealant joint design is based upon the expected movement of adjacent materials and the movement capability of the sealant. A general rule of thumb is that the depth of the sealant joint should be equal to half the width (D = W/2), but generally not less than ¼" (6) or more than ½" (13). Foam-plastic backer rod can be used to limit the depth of the sealant joint, to provide a backstop for tooling the sealant without damage to the bond. It also acts as a bond breaker to help minimize stress in the sealant. Sealants should be maintained seasonally, and repaired and/or replaced as needed.

Dimensions in parentheses are in millimeters.

GENERAL INSTALLATION GUIDELINES

1. Read and follow the installation guide in its entirety.
2. Decide whether you are integrating to a surface barrier or a membrane drainage system before installing the product. The appropriate method for your installation may vary based on building design, application and industry practices.
3. Make certain the drainage plane is continuous (proper overlaps to shed water, taped seams, etc.).
4. Andersen products should be installed only in the vertical position.
5. Check the rough opening to make sure it is sized properly, is square and is level.
6. Install the window or door plumb.
7. Install the window or door level.
8. Install the window or door square. Diagonal measurements should be within ⅛" (3).
9. Follow installation instructions to properly locate shims and to make sure that units are plumb, level and square. Shims are always required under the window jambs at the sill and along the jambs on the sides for windows and doors.
10. Check for squareness of unit before final anchoring of the product into the wall.
11. Anchor unit as directed with appropriate fasteners.
12. Integrate the window and door into the drainage plane of the wall using quality flashing and sealing materials. All flashing materials should be properly overlapped to shed water.
13. Allow ¼" (6) minimum space for a sealant joint around perimeter of unit between exterior finish materials and unit.
14. Insulate and seal the interior cavity between the window or door frame and the rough opening.
15. Check operation before application of interior trim.
16. Stain and/or seal all unfinished wood surfaces promptly to minimize moisture absorption.

EXTERIOR PAINTING/SEALING OF ANDERSEN® PRODUCTS

The exterior of some Andersen products may be painted or stained. However, improper painting and staining may cause damage to vinyl, aluminum and other exterior materials. Please refer to the individual product sections for details on painting Andersen product exteriors.

CAUTIONS

1. Do not apply any type of film to insulating glass. Thermal stress and glass damage can result. Andersen Corporation is not responsible for product performance when films are applied to Andersen products.
2. The use of removable insulating materials such as insulated window coverings, shutters and other shading devices may also cause thermal stress conditions and/or deformation of protective vinyl. In addition, excessive condensation may result, which can have a deteriorating effect on the window or door unit(s) involved. Andersen Corporation is not responsible for product performance when these kinds of materials or devices are applied to or used in conjunction with Andersen products.
3. In wall construction utilizing brick facades, leave adequate clearance between sill, jambs and brick for sealing and dimensional change of framework.
4. Acid solutions commonly used to wash brick and other masonry materials will damage glass, fasteners, hardware and metal flashing. Protect unit and follow cleaning product instructions carefully. Damage caused by acid solution is not covered under the Andersen limited warranty.
5. Andersen windows may be combined in almost unlimited ribbons or stacks if each unit is positively secured to structural elements on opposing sides and if the proper joining system is used. See pages 57-64 for more information.
6. Installing Andersen windows and doors into high humidity and/or chemically saturated environments such as a shower or pool may cause damage not covered under the terms of the limited warranty. Avoid interior direct water exposure. Additional product modifications and maintenance may be required.

SAFETY GLASS

Unless specifically ordered, Andersen windows are not made with safety glass and, if broken, the glass could fragment, causing injury. Andersen windows may be ordered with tempered glass which may reduce the likelihood of injury when broken. All Andersen patio doors are made with tempered glass. Differences in appearance between tempered and non-tempered glass can be expected. Slight visual distortions may be noticeable and occur normally as a result of the tempering process. Building codes require safety glass in locations adjacent to or near doors and other locations.

WINDOW AND PATIO DOOR SAFETY

Windows may provide a secondary avenue of escape or rescue in an emergency, such as a fire. Every family should develop an escape plan and make sure family members know how to escape from the home in an emergency. In your plan, include two ways to escape from every room in case one way is blocked by fire or smoke, and make sure you have a designated meeting place outside. A window or a patio door is an alternate means of escape or rescue. Practice your plan until each member of the family understands it and is able to escape without assistance. Remember, you may not be able to reach children during a fire emergency. Teach children — even very young children — that they must escape from a fire in the home and never hide from the fire or from emergency personnel.

LOOKOUT FOR KIDS® PROGRAM

The Consumer Product Safety Commission has said: "Keep children away from open windows to prevent falls. Don't depend on insect screens to keep the child from falling out of the window. They are designed to keep insects out, not children in. Avoid placing furniture near windows to keep children from climbing to a window seat or sill." In an effort to educate consumers about the potential for child falls from windows, Andersen Corporation created the LookOut For Kids Program. It combines a window and door safety brochure and specific product instructions to help make window and door safety an important priority for consumers. For more information on child safety, write:

Andersen Corporation
LookOut For Kids Program
100 Fourth Avenue North
Bayport, MN 55003
Call: **800-313-8889**
Email: **lofk@andersencorp.com**
Website: **andersenwindows.com/windowsafety**

LOOK OUT! for kids®

THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it has been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all of our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and patio doors. Visit **andersenwindows.com/sustainability** for more information.

Andersen® products are certified under the National Fenestration Rating Council (NFRC) voluntary third-party certification program designed to ensure accurate energy performance ratings and labeling.

The Window & Door Manufacturers Association (WDMA) Hallmark Certification program includes product testing and quality-control process audits to verify that Andersen windows and doors are produced in conformance with the industry standards for air, water resistance and structural performance.

Andersen Corporation is proud to be an ENERGY STAR® partner. For over 120 years, Andersen has built a reputation for environmental stewardship and energy-efficient products. In fact, Andersen has been part of the ENERGY STAR program since it started and was the first window manufacturer to be named an ENERGY STAR National Window Partner of the Year in 1999.

200 Series windows and doors are Indoor Advantage Gold™ certified by SCS Global Services for Indoor Air Quality. Andersen was the first window manufacturer to certify products for indoor air quality, beginning in 2008. For products covered, values and certificate details, visit **andersenwindows.com/environmental**.

200 Series windows are Recycled Content Certified by SCS Global Services. For values and certificate details, visit **andersenwindows.com/environmental**.

*Visit andersenwindows.com/warranty for details.

All logos and marks are trademarks of their respective owners.



Andersen® windows and patio doors can make significant contributions to the success of sustainable design strategies

As a charter member of the U.S. Green Building Council, we're active supporters of certified green buildings. Our products can help in pursuing green building programs, such as Leadership in Energy and Environmental Design (LEED®), the National Green Building Standard, Green Globes, GreenStar and more. Below is an overview of how our products can help support LEED v4 and NAHB National Green Building Standard certifications. Visit **andersenwindows.com/sustainability** for more detailed credit summaries.

OUR CERTIFICATIONS THAT CAN CONTRIBUTE TO LEED POINTS:

SCS Global Indoor Air Quality Certification

SCS Global Recycled Content Certification

SUSTAINABILITY CATEGORIES OUR WINDOWS SUPPORT:

LEED for New Construction and Major Renovations

– Integrative process credit
– Energy and atmosphere
– Materials and resources
– Indoor environmental quality

LEED for Homes and Multi-Family Midrises

– Energy and atmosphere
– Materials and resources
– Indoor environmental quality

ANSI ICC/ASHRAE 700-2015

– Resource efficiency
– Energy efficiency
– Indoor environmental quality

SCAN HERE
FOR ANDERSEN SUSTAINABILITY

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17 200 Series Tilt-Wash Double-Hung Windows
23 200 Series Gliding Windows
29 200 Series Narroline® Gliding Patio Doors
37 200 Series Perma-Shield® Gliding Patio Doors
43 200 Series Hinged Inswing Patio Doors
51 Exterior Trim
57 Combination Designs, Product Performance & Installation

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ANDERSEN WINDOWS & DOORS

PDF NAVIGATION TIPS

Welcome to an overview of the enhanced navigation tools available in this PDF. **Before you begin be sure you are using the latest version of Adobe Acrobat Reader (March 2023)**, available at – **https://get.adobe.com/reader/**

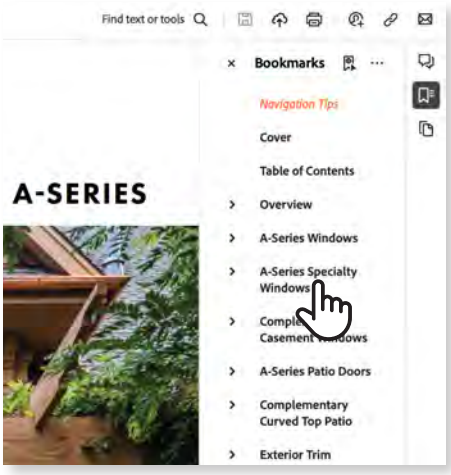
BOOKMARK NAVIGATION

1

Acrobat will display the bookmarks panel on the right side when you open the PDF.

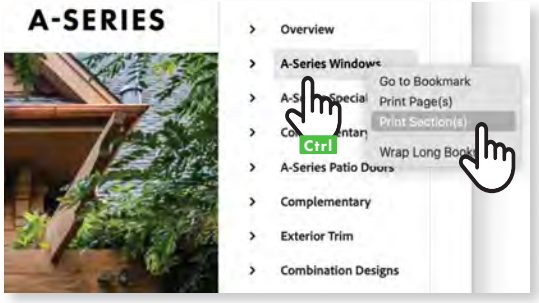
Bookmarks are the easiest way to find specific product information.

Select a topic and that page will be displayed.



2

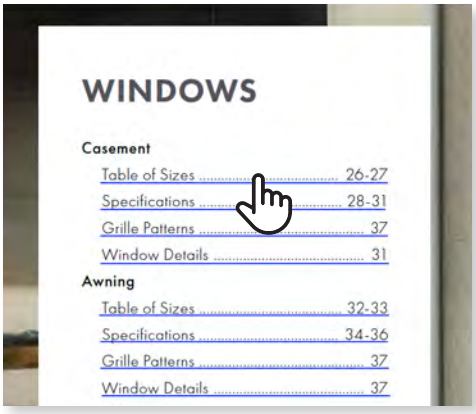
In the bookmarks panel you can print a specific section by holding down your **"Ctrl" key and clicking** on the section you want to print. Then choose **Print Section**.



LINKS AND URL NAVIGATION

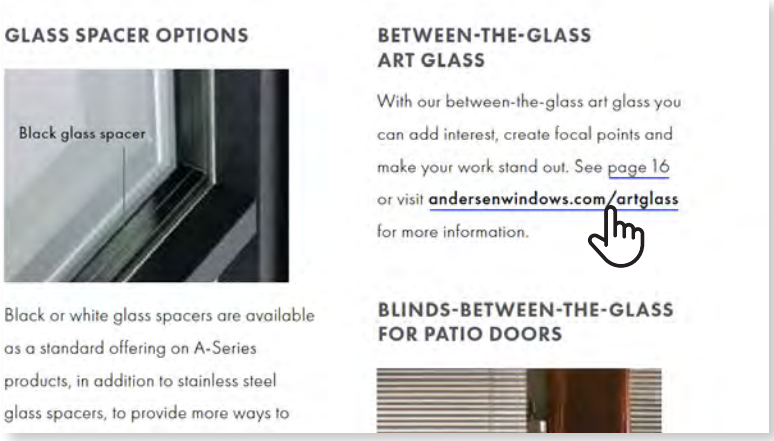
3

You can also use the **embedded links** to navigate between sections. All links are underlined in blue.



4

Website links automatically open in your web browser.



PDF NAVIGATION TIPS *(continued)*

TOOL BAR NAVIGATION

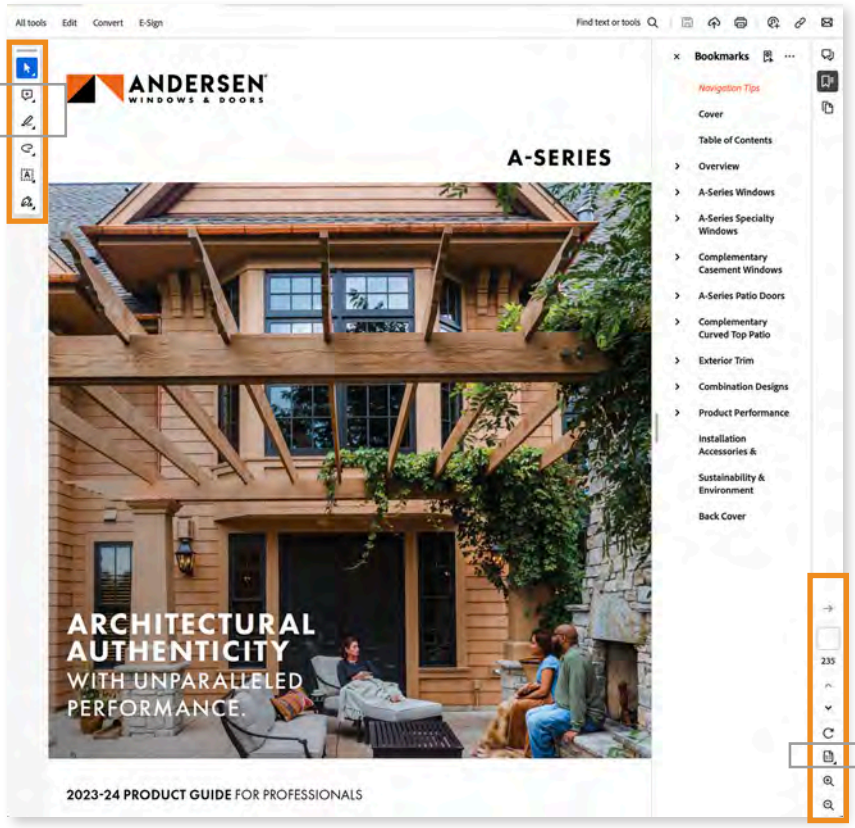
5

Top left side navigation tools.





The "commenting" and "highlight" tools here.



6

Lower right side navigation tools.



Click on the icon shown above to **scroll through a list of additional tools.**

Add additional navigation tools by adjusting the default settings in Acrobat.

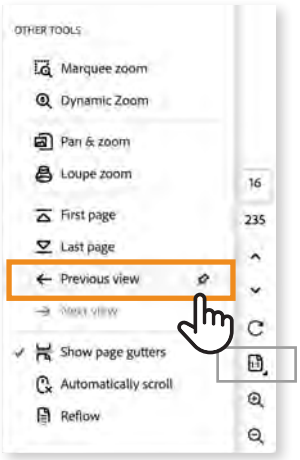
7

Add **"Previous View"** tool.

Go to the lower right side navigation tools. **Scroll through the list and "pin" the previous view icon**



A left facing arrow will be added to the tool bar allowing you to go back to the previous page you viewed.



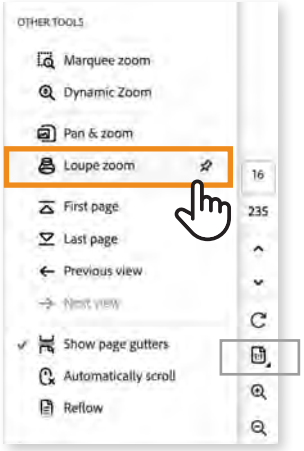
8

Add **"Loupe Zoom"** tool.

Go to the lower right side navigation tools. **Scroll through the list and "pin" the loupe zoom icon.**



The loupe icon will be added to the tool bar allowing you to zoom in on details without changing the page view.

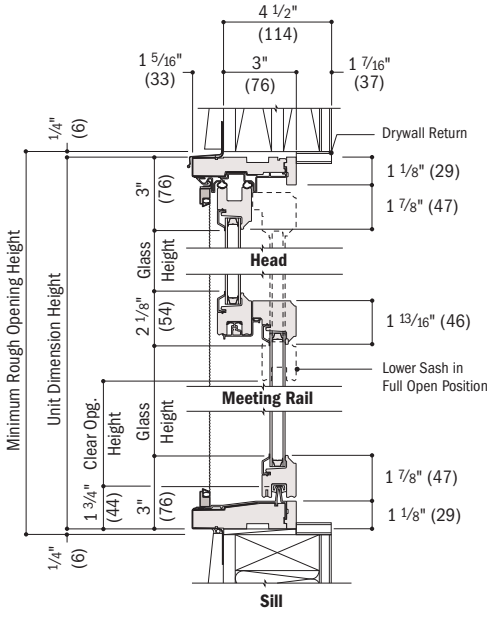


We are always looking for ways to improve.
Please send feedback to **webmarketing@andersencorp.com**.

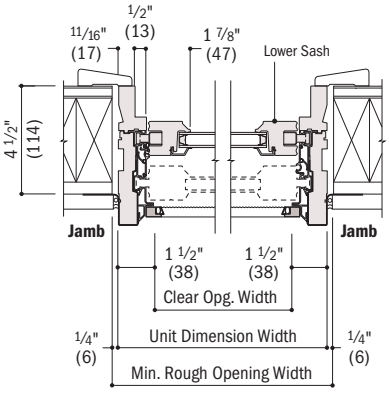
200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



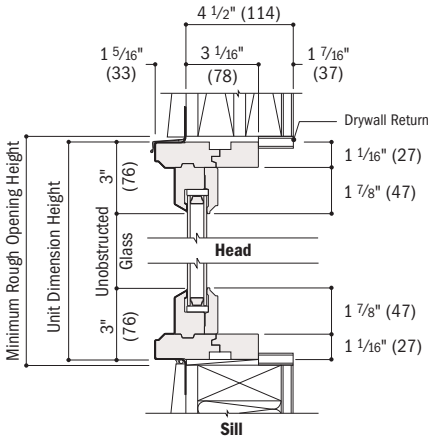
Vertical Section



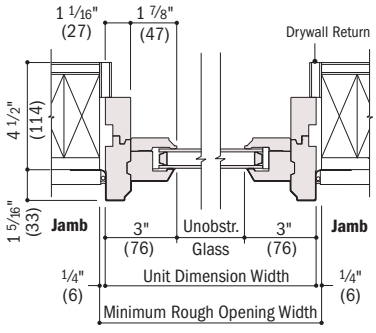
Horizontal Section

Tilt-Wash Picture/Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

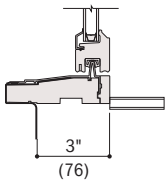


Horizontal Section

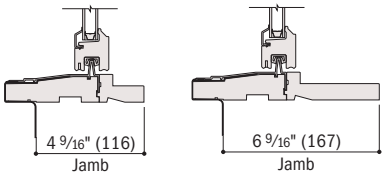
Extension Jamb Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

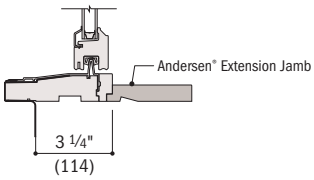
Jamb for Drywall Return



Factory-Applied Extension Jambs

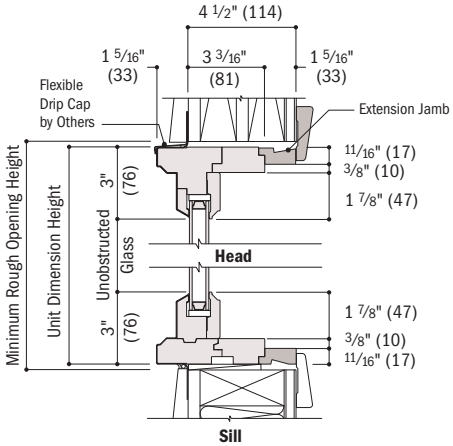


Field-Applied Extension Jamb



Tilt-Wash Half Circle Window Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

TruExterior®
Siding & Trim



TIMELESS BEAUTY

TOP-TIER PERFORMANCE


TRUE
MAGNETISM





POLY-ASH TECHNOLOGY

WHERE TRUEXTERIOR® GETS ITS KNOCKOUT LOOKS AND INCREDIBLE ENDURANCE.



FROM DESIGN FLEXIBILITY TO DIMENSIONAL STABILITY, TRUEXTERIOR CHANGES THE SIDING AND TRIM GAME.

It all starts with poly-ash technology, tested in extreme climates to give TruExterior a high level of dimensional stability. TruExterior is made in the USA, and when you add moisture and bug resistance, suitability for ground contact, Class A fire rating per ASTM E84 and a 20-Year Limited Warranty, it's a true confidence builder for pros and homeowners.



A RARE COMBINATION OF HIGH THERMAL STABILITY AND MINIMAL MOISTURE ABSORBENCY



HIGHLY RESISTANT TO DECAY, ROT AND INSECTS



REMARKABLE WORKABILITY AND PHENOMENAL PERFORMANCE

RESISTS ROT: SUITABLE FOR GROUND CONTACT AND MOISTURE-PRONE AREAS

SUSTAINABLE: CONTAINS A MINIMUM OF 70% RECYCLED CONTENT

RESISTS TERMITE ATTACKS





HIGHLY WORKABLE: INSTALLED USING PROVEN WOODWORKING TOOLS

HIGH LEVEL OF DIMENSIONAL STABILITY: TIGHTER JOINTS AND A CLEANER LOOK

CAN BE PAINTED ANY COLOR, EVEN DARKER HUES

For product warranty details, please visit truexterior.com.
The warranty found there is the sole warranty applicable to TruExterior products



PERFORMING FOR THE PLANET



THE SUSTAINABLE PROPERTIES OF TRUEXTERIOR® SIDING & TRIM ARE A RESULT OF A COMBINATION OF PROPRIETARY POLYMER CHEMISTRY AND HIGHLY REFINED, RECOVERED COAL COMBUSTION PRODUCTS (FLY ASH).

Contains a minimum of 70% recycled content as verified by SCS Global Services, an international leader in sustainability standards.

CERTIFIED RECYCLED CONTENT SCS GLOBAL SERVICES

MINIMUM 70% RECYCLED CONTENT
PRE-CONSUMER



FULLY REALIZE ANY DESIGN

Go understated, go bold or anywhere in between. TruExterior® Siding & Trim lets you customize the look to maximize your design potential and honor any architectural style with historical accuracy.



AUTHENTIC LOOK OF CEDAR SIDING PROFILES



EXTENSIVE RANGE OF PROFILES TO MATCH ANY AESTHETIC



CAN BE PAINTED ANY COLOR TO ACHIEVE ANY EXPRESSION



AVAILABLE IN WOODGRAIN AND SMOOTH FINISHES*

**TruExterior Trim is available in reversible smooth/woodgrain finish. Nickel Gap and Shiplap siding profiles are available in smooth and woodgrain finishes. All other siding profiles available in smooth finish only.*



SMOOTH FINISH

UNIQUE, REALISTIC TEXTURE | AUTHENTIC AESTHETIC | PAINT IT ANY COLOR TO SPOTLIGHT DESIGN

CLEAN, UNIFORM LOOK ALLOWS THE EYE TO FOCUS ON DIFFERENTIATING HOME DESIGN DETAILS.



WOODGRAIN FINISH

PREMIUM, AUTHENTIC WOODGRAIN DESIGN | INSPIRED BY GENUINE TREE PATTERNS | REPLICATES UNIQUE WOODGRAIN DETAILS

STRAIGHT LINES, SWIRLS AND CATHEDRAL PATTERNS MIMIC THE DISTINCT CHARACTER AND NATURAL-LOOKING WARMTH OF REAL WOOD.



EASY TO WORK WITH MADE TO LAST

TruExterior® Siding & Trim is simpler and faster to install, which means a more efficient day for the pro and more convenience for the homeowner. With its impressive durability, amazing workability and knack for matching any design demands, TruExterior is a confidence builder for everyone.



EASY TO MITER CORNERS, ENABLES TIGHTER GAPS



IDEAL FOR GROUND OR MASONRY CONTACT



NO NEED TO PRE-DRILL OR PRIME ENDS OR FIELD CUTS



INSTALLED USING PROVEN WOODWORKING TOOLS



CRAFTSMAN COLLECTION™

THIS COLLECTION TYPIFIES THE ATTENTION TO DETAIL OF CRAFTSMAN ARCHITECTURE, WHILE SEAMLESSLY COMPLEMENTING MODERN AND TRADITIONAL DESIGN.

The authentic textures and remarkable performance of TruExterior make it a widely accepted choice among the most stringent historical preservation societies.





LAP SIDING





5/8" Lap Siding is an elegant choice offering deep shadow lines and curb appeal that's hard to resist.

Smooth Finish

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
5/8 x 6	5/8	5-1/2"	4-1/4"	18
5/8 x 8	5/8	7-1/4"	6"	12.5
5/8 x 10	5/8	9-1/4"	8"	9.4
5/8 x 12	5/8	11-1/4"	10"	7.5

Available in 16-foot lengths



 TruExterior Siding comes pre-primed and does require paint.

NICKEL GAP





The Nickel Gap profile is self-gapping, creating a consistent nickel-sized space between each board.

Smooth Finish **Woodgrain Finish**

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
1 x 4	11/16"	3-1/2"	3-3/32"	24
1 x 6	11/16"	5-1/2"	5-3/32"	15
1 x 8	11/16"	7-1/4"	6-13/16"	11
1 x 10	11/16"	9-1/4"	8-13/16"	9

Available in 16-foot lengths



SHIPLAP





The Shiplap profile is edge-matched for a tight joint appearance.

Smooth Finish **Woodgrain Finish**

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
1 x 4	11/16"	3-1/2"	3"	24
1 x 6	11/16"	5-1/2"	5"	15
1 x 8	11/16"	7-1/4"	6-3/4"	11
1 x 10	11/16"	9-1/4"	8-3/4"	9

Available in 16-foot lengths



 TruExterior Siding comes pre-primed and does require paint.

V-RUSTIC





The V-Rustic profile features a deep “V” groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
1 x 6	11/16"	5-1/2"	5"	15
1 x 8	11/16"	7-1/2"	7"	11
1 x 10	11/16"	9-1/2"	9"	9

Available in 16-foot lengths



CHANNEL





The Channel profile's wide groove creates a rich shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
1 x 6	11/16"	5-1/2"	4-31/32"	15
1 x 8	11/16"	7-1/4"	6-23/32"	12
1 x 10	11/16"	9-1/4"	8-23/32"	9

Available in 16-foot lengths



 TruExterior Siding comes pre-primed and does require paint.

CHANNEL BEVEL



The Channel Bevel profile features a channel-style joint with an angled edge.



Smooth Finish

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
1 x 6	11/16"	5-1/2"	4-31/32"	15
1 x 8	11/16"	7-1/2"	6-31/32"	11
1 x 10	11/16"	9-1/2"	8-31/32"	9

Available in 16-foot lengths



COVE/ DUTCH



The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.



Smooth Finish

Nominal Size	Actual Thickness	Actual Width	Reveal	Boards Per Square
1 x 6	11/16"	5-1/2"	4-31/32"	15
1 x 8	11/16"	7-1/4"	6-23/32"	12
1 x 10	11/16"	9-1/4"	8-23/32"	9

Available in 16-foot lengths



BOARD & BATTEN



TruExterior Trim is available in a variety of thicknesses and widths, so you can use it to create the sophisticated Board & Batten look of your choice.

Smooth Finish

Woodgrain Finish





** Please review section for available trim sizes.*



TRUEXTERIOR BEADBOARD



THE DISTINCT PATTERNS OF REVERSIBLE TRUEXTERIOR® BEADBOARD ARE IDEAL FOR PORCH CEILINGS, SOFFITS AND DECORATIVE WALL APPLICATIONS.

TruExterior Beadboard* can be attached in parallel or perpendicular directions and work in a variety of installations. Its tongue-and-groove design results in a clean look that can be reversed to offer a contemporary V-Groove appearance.

SINGLE	
Normal Size	Actual Width
5/8 x 4	3-15/32"
5/8 x 6	5-5/16"

DOUBLE	
Normal Size	Actual Width
5/8 x 8	6-9/16"
5/8 x 12	10-1/4"

Available in 16-foot lengths

SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends.

Smooth Finish



DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage.

Smooth Finish



*** Not intended for siding application.**



TRUEXTERIOR® TRIM

CREATING CUSTOM LOOKS WITH TRUEXTERIOR TRIM IS JUST AS EASY AS IT IS WITH TRUEXTERIOR SIDING.

Our trim ensures you'll never run out of ways to embellish your home design while outlasting traditional wood. Neighborhood bragging rights meet long-term livability.

5/8 TRIM SIZES	
Nominal	Actual
5/8 x 4	5/8" x 3-1/2"
5/8 x 6	5/8" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"

1X TRIM SIZES	
Nominal	Actual
1 x 3	3/4" x 2-1/2"
1 x 4	3/4" x 3-1/2"
1 x 5	3/4" x 4-1/2"
1 x 6	3/4" x 5-1/2"
1 x 8	3/4" x 7-1/4"
1 x 10	3/4" x 9-1/4"
1 x 12	3/4" x 11-1/4"

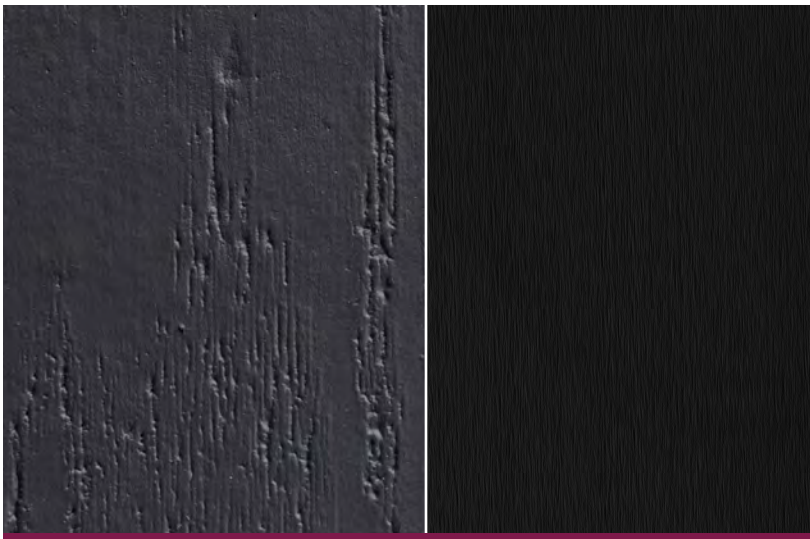
5/4 TRIM SIZES	
Nominal	Actual
5/4 x 3	1" x 2-1/2"
5/4 x 4	1" x 3-1/2"
5/4 x 5	1" x 4-1/2"
5/4 x 6	1" x 5-1/2"
5/4 x 8	1" x 7-1/4"
5/4 x 10	1" x 9-1/4"
5/4 x 12	1" x 11-1/4"

2X TRIM SIZES	
Nominal	Actual
2 x 2	1-1/2" x 1-1/2"
2 x 4	1-1/2" x 3-1/2"
2 x 6	1-1/2" x 5-1/2"
2 x 8	1-1/2" x 7-1/4"
2 x 10	1-1/2" x 9-1/4"
2 x 12	1-1/2" x 11-1/4"

AVAILABLE IN 16-FOOT LENGTHS



IDEAL FOR FASCIA, SOFFITS, RAKE BOARDS AND DOOR TRIM



WOODGRAIN ON ONE SIDE & SMOOTH FINISH ON THE REVERSE

TruExterior Siding & Trim comes pre-primed and does require paint.

WINDOW POCKET RABBETED TRIM



The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

Smooth Finish

Woodgrain Finish

Nominal Size	Actual Thickness	Actual Width	Window Pocket (W' x W")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"

Available in 16-foot lengths

SKIRT BOARD



Provides a decorative yet functional way to create the required clearance between siding and grade.

Smooth Finish

Woodgrain Finish

Nominal Size	Actual Thickness	Actual Width
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"

Available in 16-foot lengths

TruExterior Accessories come pre-primed and do require paint.

SIDING POCKET RABBETED TRIM



Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior Siding profiles.

Smooth Finish

Woodgrain Finish

Nominal Size	Actual Thickness	Actual Width	Window Pocket (W' x W")
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"

Available in 16-foot lengths

WINDOW & SIDING POCKET RABBETED TRIM



The ultimate accessory to build a neat, professional-looking window surround.

Smooth Finish

Woodgrain Finish

Nominal Size	Actual Thickness	Actual Width	Window Pocket (W' x W")
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"

Available in 16-foot lengths

TruExterior Siding & Trim comes pre-primed and does require paint.





WE HAVE EVERY PIECE TO BUILD YOUR STORY

BE BOUNDLESS™

We've got the industry's greatest collection of building products to bring any space to life, inside and out. Together, we're just getting started in expressing, adapting and advancing. That's what it means to **Be Boundless**™.





SIDING & ACCESSORIES | TRIM & MOULDINGS | ROOFING | STONE | WINDOWS | OUTDOOR LIVING

Westlake
Royal Building Products™

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TruExteior® Siding & Trim
TruExterior.com | 800-521-8486
Item # 301000.26 | TE460152 3/26

TruExterior® Siding & Trim

CRAFTSMAN COLLECTION™ SIDING PRODUCT DATA SHEET

1. Certificates and Listings

a. **IBC/IRC Codes:** ICC-ES ACE89, CCRR 0300
b. **Texas Department of Insurance (TDI):** EC-92
c. **Florida Building Codes (FBC):** 2020, FL17285
d. **California Building Code (CBC):** 2019
e. **Wildlife Urban Interface (WUI):** CA SFM 12-7A-1, 8140-2134:0105
f. **Pre-consumer Recycled Content:** SCS Global Certification, Minimum 70%

2. Properties

a. **Density:** ASTM C 1185, 40-50 lb_f/ft^3
b. **Flexural Strength:** ASTM C 1185, > 1600 psi
c. **Coefficent of Linear Expansion:** ASTM D 6341, < 0.000014 in. / (in.*°F)
d. **Impact Resistance:** ASTM D 6110, > 50 in.

3. Performance

a. **Fungi Rot:** AWPA E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
b. **Termite Resistance:** AWPA E1, > 9.0
c. **Water Absorption:** ASTM D 570, < 1.5%
d. **Flame Spread Index:** ASTM E 84, < 200

4. Manufacturing Tolerences

a. **Width:** ± 1/16 in.
b. **Thickness:** ± 1/16 in.
c. **Length:** +2.0 / -0.0 in.

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TruExterior®
Siding & Trim
SO AUTHENTIC. SO RELIABLE.
NOTHING COMPARES.



TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other man-made alternatives.

Phenomenal Performance. Remarkable Workability.

TruExterior Siding & Trim offers both and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

DURABILITY

- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No excessive swelling*

PAINTING

- TruExterior products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Virtually no moisture cycling, paint last longer than on wood*
- Traditional exterior-grade caulks and exterior-grade wood fillers are acceptable for filling nail holes

BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- True look of cedar, real architectural detail

WARRANTY

- 20 year limited warranty



Pictured: Board-and-Batten

*Please see TruExterior Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior Siding & Trim at TruExterior.com.

Trim

Designed to be used in non-load-bearing applications, TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.







5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2 x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.





TruExterior Trim comes pre-primed and does require paint.

Beadboard

Including single and double profiles, TruExterior Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

Its “tongue-and-groove” design results in a clean look that can be reversed to offer a contemporary “V-groove” appearance.



Pictured: V-Groove Pattern



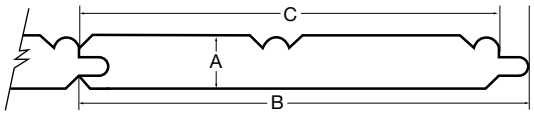
Pictured: Beaded Pattern

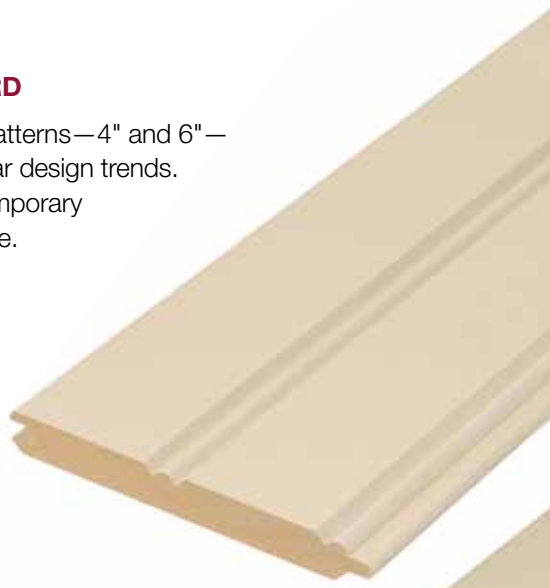
SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends. Reversible for a contemporary "V-Groove" appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 4	5/8"	3-15/32"	3-5/32"
5/8 x 6	5/8"	5-5/16"	4-15/16"



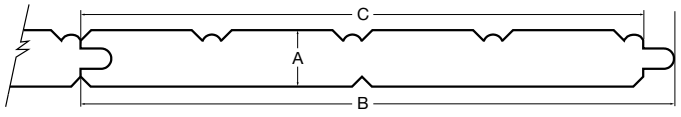


DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage. Reversible for a contemporary "V-Groove" appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 8	5/8"	6-9/16"	6-7/32"
5/8 x 12	5/8"	10-1/4"	9-29/32"





TruExterior Beadboard comes pre-primed and does require paint.

Accessories

TruExterior Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.

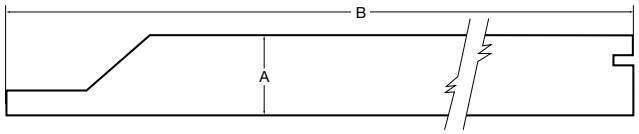


SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

Available Finishes:
- *Smooth*
- *Woodgrain*

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"



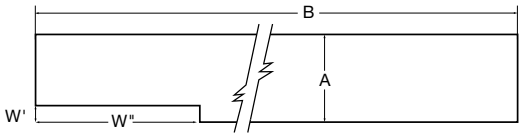


WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

Available Finishes:
- *Smooth*
- *Woodgrain*

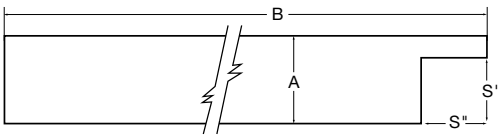
Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"



TruExterior Accessories come pre-primed and do require paint.



Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S")
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"



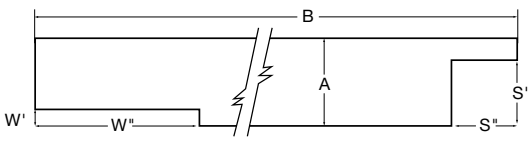
SIDING POCKET RABBETED TRIM

Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior Siding profiles.

Available Finishes:
- *Smooth*
- *Woodgrain*



Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W")	Siding Pocket (S' x S")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"	3/4" x 3/4"



WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

Available Finishes:
- *Smooth*
- *Woodgrain*



TruExterior Accessories come pre-primed and do require paint.



TruExterior Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash).

- Contains a minimum of 70% recycled content—verified by SCS Global Services

CODE LISTINGS

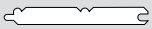
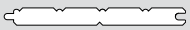
TruExterior Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

Beadboard

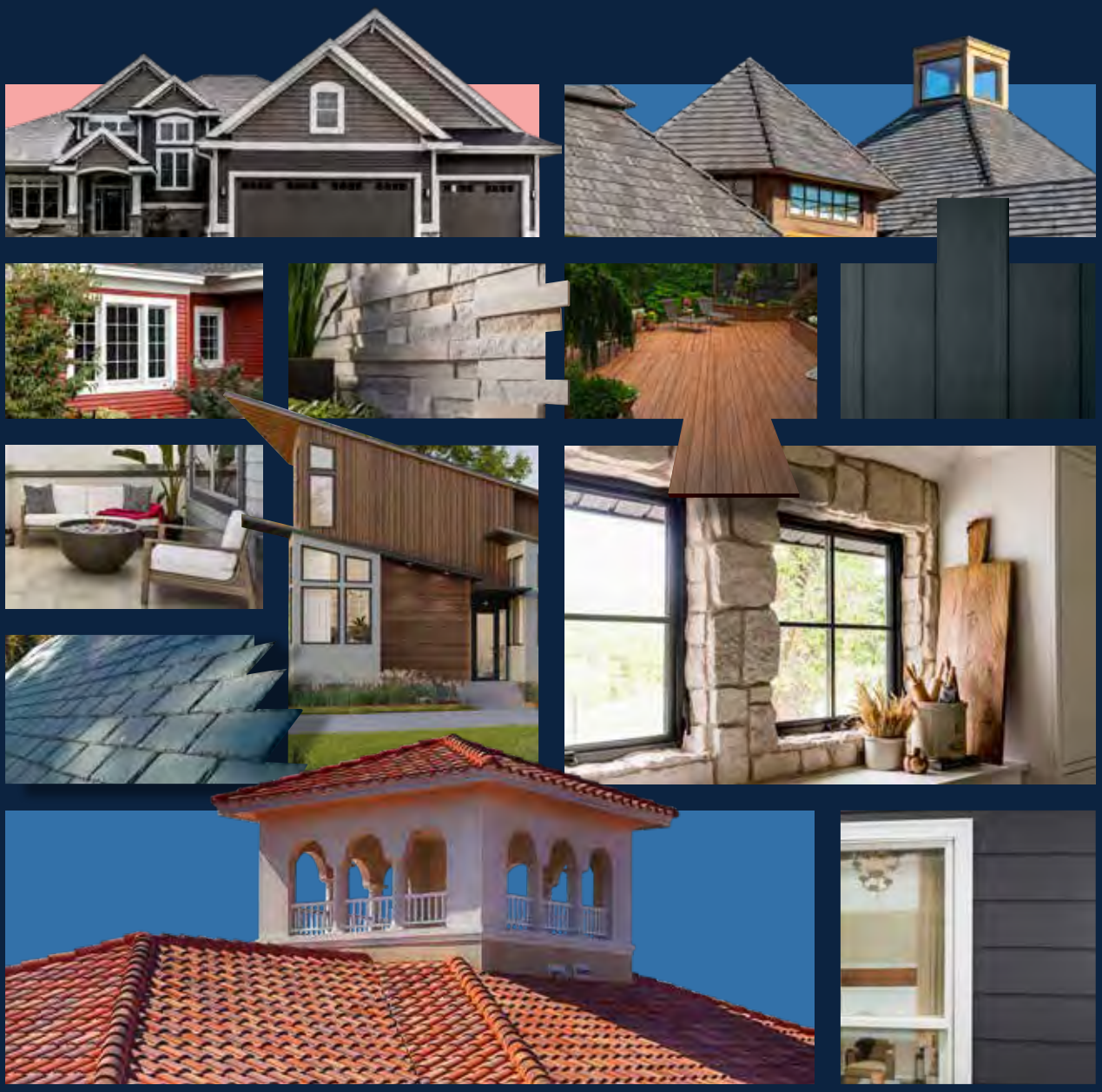
Single		Double	
			
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
							
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

Note: All TruExterior Trim, Beadboard, and Accessory products are available in a standard 16' length.

SIDING & ACCESSORIES TRIM & MOULDINGS ROOFING STONE WINDOWS OUTDOOR LIVING



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. **Together let's Be Boundless™.**

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TE107500 8/24

GAF Timberline HDZ®

High Definition® Lifetime† Shingles





Engineered to be first. Built to last.

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust.

GAF

We protect what matters most™



Peace of mind starts here

We stand behind our #1-selling shingle with industry-first technologies and powerful warranties.

Infinite windspeed protection[1]

Timberline HDZ® Shingles are eligible for the industry's first wind warranty with no windspeed limit when installed with four required GAF accessories.

25-year advanced algae protection[2]

Powered by industry-first time-release algae-fighting technology, protect your roof investment with algae resistance so powerful it allows us to offer a 25-year limited warranty against blue-green algae discoloration.

Lifetime† Limited Warranty

Timberline HDZ® Shingles come with a Lifetime† Limited Warranty against manufacturing defects.

Strong impact-resistance rating[4]

Timberline HDZ® Shingles pass UL 2218 Impact-Resistance Test with a Class 3 rating and may qualify for insurance discounts.[3]

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] 15-year WindProven™ Limited Wind Warranty covers GAF shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

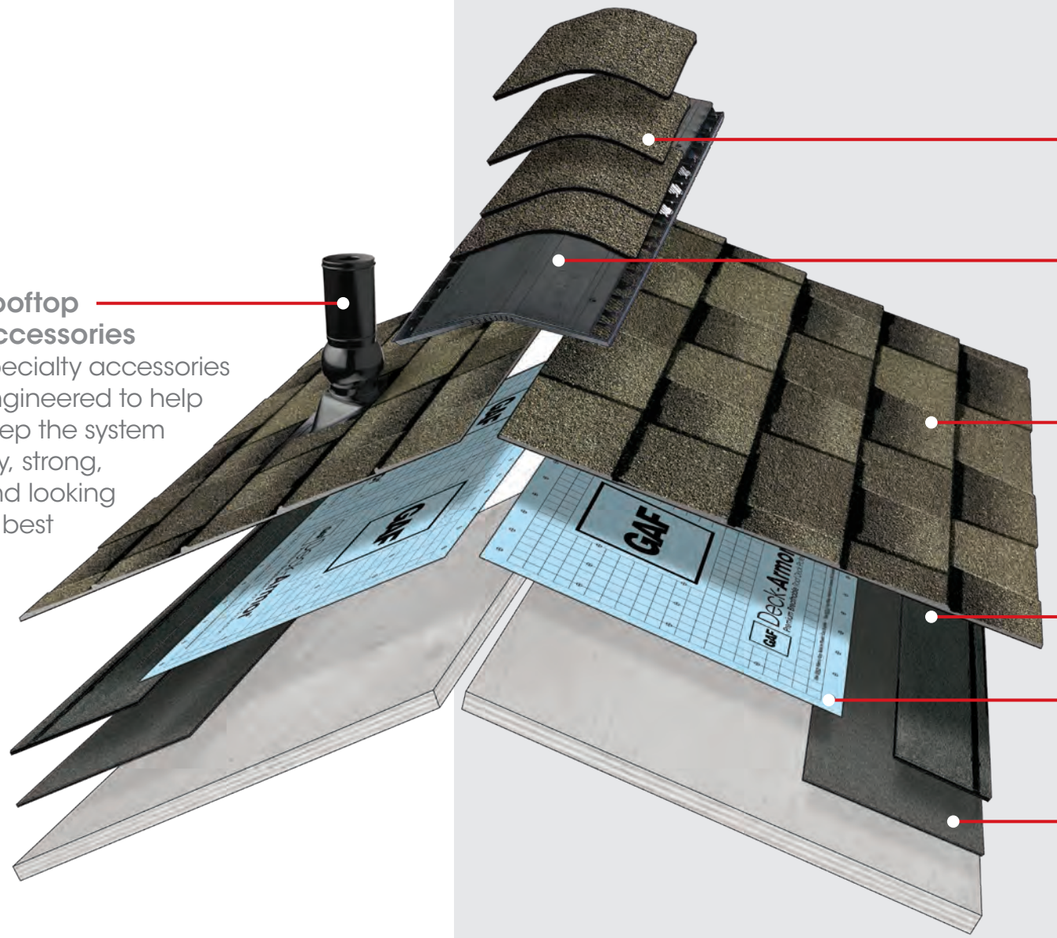
[3] Only Timberline HDZ® Shingles sold in packages bearing the UL 2218 Class 3 Classification statement are rated for Class 3 impact resistance. Test performed under controlled laboratory conditions. GAF makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

Choose a system built to protect

Much more than high-quality shingles, the GAF residential roofing system has multiple layers that work together to provide durable, weather-resistant protection.

Install any GAF Lifetime† shingle and any 3 qualifying GAF accessories and get a Lifetime† Limited Warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years.

For even stronger coverage, ask your GAF factory-certified contractor[1] about enhanced GAF warranties.


GAF
GAF
GAF

Two distinct color collections to complement any home

Timberline HDZ® Shingles provide two distinct color collections, delivering unrivaled beauty that demands a second look.

For the Timberline® look you know and love, High Definition® colors are designed to create exceptional depth and dimension with their patented shadow bands. For a shingle that makes a statement, Bold Definition colors are bursting with rich tones and striking contrasts curated to deliver distinct looks that never go out of style.

With two great looks to choose from, Timberline HDZ® Shingles always make a great first impression.





Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



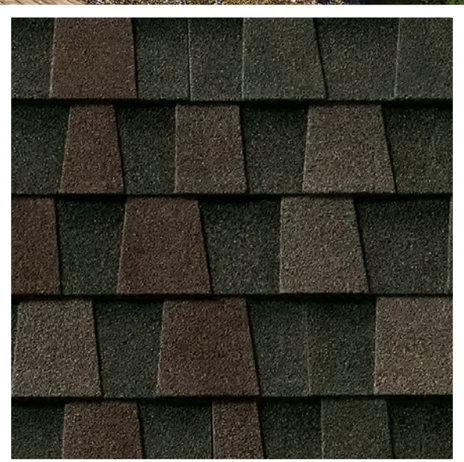


Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Midnight Mesa

A subtle blend of dark grays, browns, and black capturing the stillness of a desert evening.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Cliffside

An earthy mix of cool grays evoking the smooth, hardened texture of stone.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Sierra Sand

A clay-colored background flirts with subtle yellow and blue highlights to create a refined and polished look.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Chestnut Valley

A striking, warm brown color with exceptional contrast adds warmth in nearly any environment.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

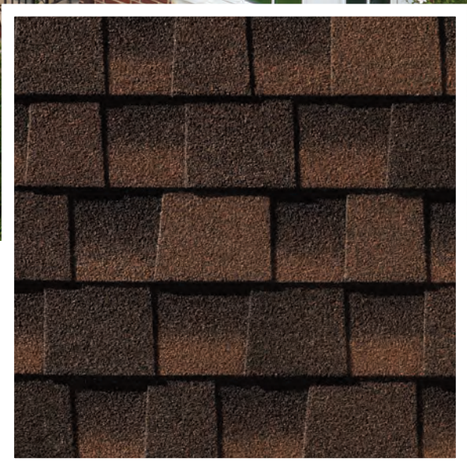
High Definition® Color



Mission Brown

Emulating the rustic shades and tones of the earth, Mission Brown provides a simple natural backdrop that allows other colors to appear richer and brighter.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Hickory

An inviting brown shade with a red undertone, Hickory is an excellent companion to brick and stone homes and works well with browns, beiges, yellows, and golds.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

High Definition® Color





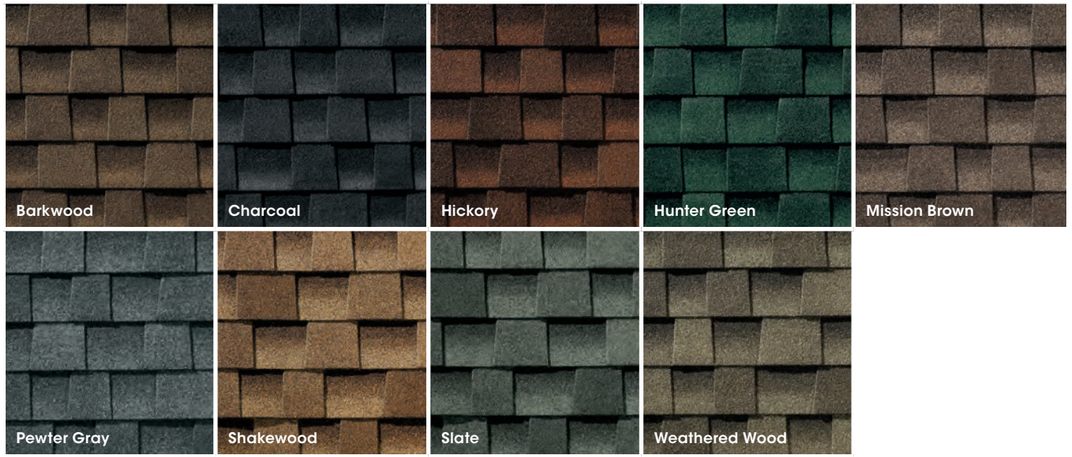
Hunter Green

A rich color with dramatic undertones, Hunter Green makes people take notice.

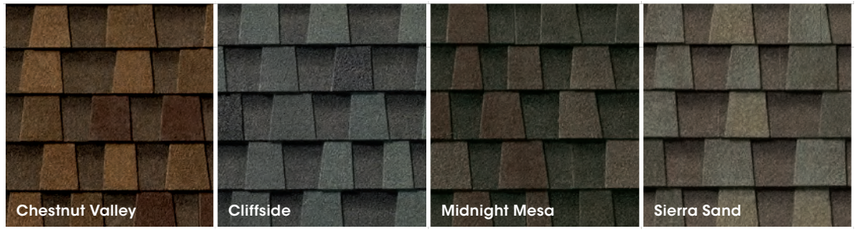
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

GAF TimberlineHDZ®
High Definition® Lifetime† Shingles

Nationally Available High Definition® Colors



Bold Definition Colors



Regionally Available High Definition® Colors



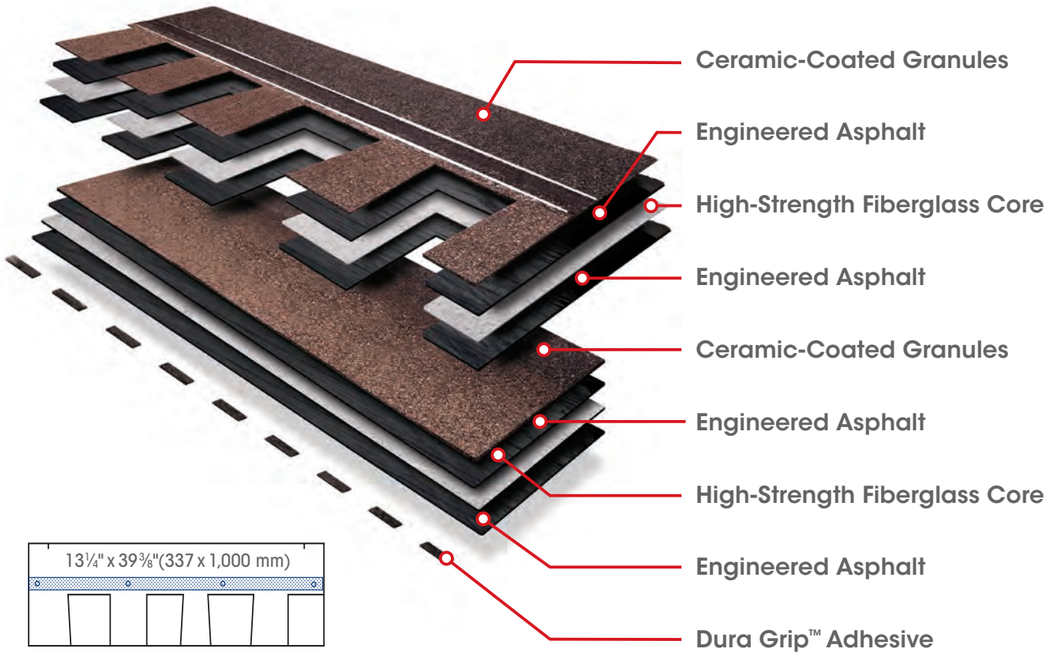
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

National High Definition® Colors	NE	CE	SW	WE	TU	TA
Barkwood	✓	✓	✓	✓	✓	✓
Charcoal	✓	✓	✓	✓	✓	✓
Hickory	✓	✓	✓	✓	✓	✓
Hunter Green	✓	✓	✓	✓	✓	✓
Mission Brown	✓	✓	✓	✓	✓	✓
Pewter Gray	✓	✓	✓	✓	✓	✓
Shakewood	✓	✓	✓	✓	✓	✓
Slate	✓	✓	✓	✓	✓	✓
Weathered Wood	✓	✓	✓	✓	✓	✓
Bold Definition Colors						
Chestnut Valley	✓	✓	✓	✓	✓	✓
Cliffside	✓	✓	✓	✓	✓	✓
Midnight Mesa	✓	✓	✓	✓	✓	✓
Sierra Sand	✓	✓	✓	✓	✓	✓
Regional High Definition® Colors						
Birchwood		✓		✓	✓	✓
Biscayne Blue	✓					
Copper Canyon				✓		
Driftwood						✓
Fox Hollow Gray	✓	✓				
Golden Amber				✓		
Oyster Gray	✓				✓	✓
Patriot Red	✓					
Sunset Brick						✓
Williamsburg Slate	✓	✓				

For more details visit gaf.com/TimberlineHDZ

Put your trust in the protective layers of a Timberline HDZ® Shingle

Built without compromise, Timberline HDZ® Shingles represent a legacy of relentless innovation — delivering the peak performance and dependability customers trust.



Product/system specifics:

- Fiberglass asphalt construction
- Dimensions (approx.): 13¼" x 39⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable standards & protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D34622
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Birchwood, Copper Canyon, and Golden Amber are rated by the CRRC; Can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.
[2] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

Hip & ridge cap shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.



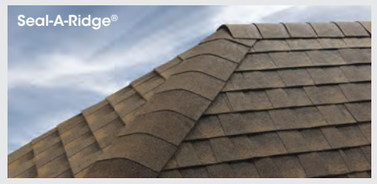


TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF time-release algae-fighting technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]





Visit **gaf.com/ridgecaps**

[1] These products are not available in all areas. See gaf.com/ridgecapavailability for details.
[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.



Color shown: Mission Brown

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GAF Timberline HDZ®
High Definition® Lifetime† Shingles

GAF 2
WINDPROVEN™
INFINITE WIND SPEED PROTECTION
ROOFING SYSTEM LIMITED WARRANTY

GAF 3
STAINGUARD PLUS™
ALGAE PROTECTION
25
LIMITED WARRANTY



Engineered to be first. Built to last.

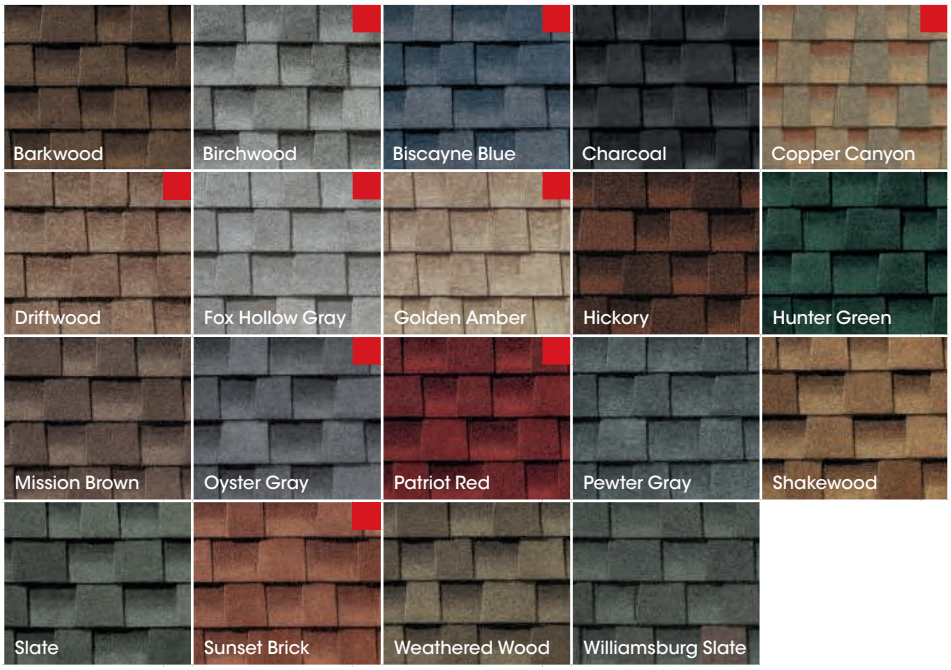
Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust most.



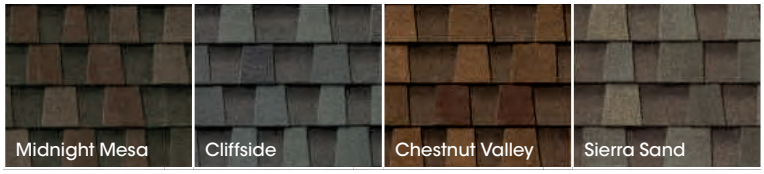
Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime† coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts[4]
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:



Bold Definition colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[3] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[4] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

MADE IN THE U.S.A.
WITH DOMESTIC AND IMPORTED MATERIALS.
AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED ROOF [5]

Regional availability

We protect what matters most™

GAF

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459089-0226










HARRIS
WALZ











Meg Duskin & Tere Griffin

10 Thomas St.

Rockville, MD 20850

RE: City of Rockville, Letter of Authorization

6/9/2026

To Whom it May Concern:

As the homeowner at 10 Thomas Street, I hereby authorize the following contractor and its representatives listed below to apply for a residential building permit on our behalf:

Case Architects & Remodelers - Kate Adams, Elizabeth Shepard AIA, Susan Matus, Dave Vogt

Sincerely,

Meg Duskin

Meg Duskin

Terence Griffin

V. EVALUATION OF SIGNIFICANCE

A. **2026-330-EOS**

Applicant: Kyle Hughes, MHG Engineering
Patrick Bloomfield, PT Blooms

Address: 200 Monroe Street

Request: Evaluation of Significance (demolition proposed).

Historic District Commission Staff Report: Evaluation of Significance (for demolition) 2026-330-EOS | 200A and B Monroe Street

MEETING DATE: July 16, 2026

REPORT DATE: July 9, 2026

FROM: Megan Flick
Principal Planner
mflick@rockvillemd.gov

APPLICATION: Evaluation of Significance (demolition proposed)

APPLICANT: Kyle Hughes (MHG)
9220 Wightman Rd, Montgomery Village, MD 20886

OWNER: William Burchett (CBT Associates)
200 Monroe St, Rockville, MD 20850

FILING DATE: 04/13/26

RECOMMENDATION: Finding that the structure at 200A Monroe does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

Finding that the original residential structure at 200B Monroe meets *Historic Significance Criteria a,* and *Architectural, Design and Landscape Criteria e*, staff recommends historic designation for just this portion of the property. Finding that the rear additions and other commercial uses at 200B Monroe do not meet any of the

adopted HDC criteria for historic designation, staff recommends against historic designation for the remainder of the property.

SITE DESCRIPTION

Location	200-A and 200-B Monroe Street (northeast corner of Monroe Street and Fleet Street)
Land Use Designation	Office Commercial Residential Mix
Zoning District	MXNC
Existing Use	Office Commercial
Parcel Area	78,381 SF
Subdivision	0201
Building Floor Area	44,775 SF
Dwelling Units	None (two office buildings)



200 Monroe Street Aerial Image

INITATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The owner is seeking to demolish the existing commercial structures at 200A and 200B Monroe Street to construct a new townhouse development and associated infrastructure.

The applicant has stated that if the HDC determines that the original 1906 core of 200B Monroe Street warrants designation/preservation, then the applicant would formally request a determination and guidance permitting the demolition and removal of the 1983 rear commercial office additions, as well as the attached two-story parking garage.

The case was initially scheduled for review at the May 21 meeting, during which the applicant requested a postponement. After staff's presentation, the HDC moved and voted to continue the hearing at the next regularly scheduled meeting. The applicant then requested an additional postponement from the June meeting to the July meeting. Per the HDC's Rules of Procedure, the applicant is granted two postponements for an Evaluation of Significance.

SITE ANALYSIS

Lot Description

The lot is located on the northeast corner of Monroe Street and Fleet Street, with main frontage on Monroe Street. The lot is 78,381 square feet and is surrounded by commercial uses.

The property is currently zoned Mixed-Use Neighborhood Commercial (MXNC). The Zoning Ordinance Rewrite (ZOR) was adopted by the Rockville Mayor and City Council on June 29, 2026, with an effective date of August 1, 2026. Through the Comprehensive Map Amendment associated with the ZOR, this property will be rezoned from the existing MXNC zone to the new MXTD-85 (Mixed-Use Transition District, 85 feet). The new MXTD-85 zone would permit a wide range of uses, with a maximum allowed height of 85 feet.

The Town Center Master Plan, a section of the Rockville 2040 Comprehensive Plan, identifies this lot as a potential location for a future park. The park is recommended to be located within the block bounded by Monroe, Fleet, and E. Jefferson streets, and Park Avenue. According to the Town Center Master Plan, the "park should be established by means of land dedication as part of a development project, purchase, land swap, or some other method that would serve as a significant public gathering and event space for the Rockville community and beyond" (page 72). However; the park is not necessarily expected to include this entire block or be solely located on any one of the existing properties. With the addition of a park in this block, the Plan also recommends extending the shared-use path, which currently exists from Elwood Smith Park to Fleet Street, through this block north to East Jefferson Street.



200 Monroe Street Site Photo



200 Monroe Street Parcel Data

BUILDING DESCRIPTION

200-A Monroe Street

The three-story office building at 200A Monroe Street was constructed in 1980 with the intention of serving as a commercial structure and has served as such since its construction. The building is clad in brick with a series of aluminum horizontal ribbon windows on each of its facades. The main entrance to the building is accessed via a two-story portico located on in the westernmost corner of the building. A small mechanical room on the roof of the structure can be seen on the north and east elevations. The building has surface parking lots on its south and eastern sides. Two additional egress doors are located on the east side of the building under a small overhang.



Front (West) Elevation (from Monroe Street).



Southern Elevation



Rear (Eastern) Elevation



Northern Elevation (from E. Jefferson Street)

200-B Monroe Street

The existing structure at 200B Monroe Street was originally constructed in 1906 as a detached residential dwelling unit known as the “Hege” house. The property was purchased in 1952 and remodeled into commercial offices, and it later underwent major commercial development in 1983 with an addition to the rear of the building. Over the years, the building has undergone several alterations including: original exterior cladding entirely covered or replaced with modern manufactured vinyl lap siding; original front entryway replaced with a commercial-grade aluminum and glass storefront system and secondary exterior doors upgraded to modern, flush commercial steel doors featuring heavy-duty commercial push/pull hardware; and finally the addition built onto the rear of the building and the construction/attachment of the two-story brick parking structure at the rear of the property.



200B Monroe Aerial Photo.



1983 Expansion and Parking Garage Area Exhibit.

Residential Structure

The front façade of the original residential structure consists of a central front porch with a commercial-grade aluminum and glass storefront system that is accessed by a staircase and flanked by columns. A bay window sits above the entryway on the second story. Each side of the front entrance has a set of centered double-hung windows with two more symmetrical double-hung windows on the second story. All of the double-hung windows are adorned with wood shutters.



Front (west) elevation.

The south elevation of 200B Monroe Street shows an addition constructed in 1983. This façade is three stories with brick/stone cladding on the ground level and vinyl siding on the upper two stories. The view from Fleet Street shows the U-shaped structure of the south side elevation, with sets of stacked aluminum double-hung windows on the south facing facades. The southern façade of the building connects to the parking structure that was also erected in the 1980s.



South side elevation (view from Fleet Street).

The rear (east) elevation shows five sets of stacked double-hung windows on the upper two stories and four additional double-hung windows and two doors on the ground floor. The ground floor is clad in brick, while the upper two floors are covered in vinyl siding. The entirety of this façade is composed of the 1980s addition.



Rear (east) elevation.

The north side elevation has two rows of windows with wooden shutters. The top floor of the building has a row of five double-hung windows. The second floor also has five windows, including a double window on the right side of the façade. A series of egress windows can be seen on the ground level. The majority of this façade is covered with vinyl siding, with original stonework visible at the ground level. A small porch covers a door on the right side of the ground floor.



North side elevation.

Parking Garage

During the expansion of the building in the 1980s, a two-story brick parking garage was constructed at the rear of the property. The parking structure is accessed via a curb cut on Fleet Street, along the southern edge of the property.

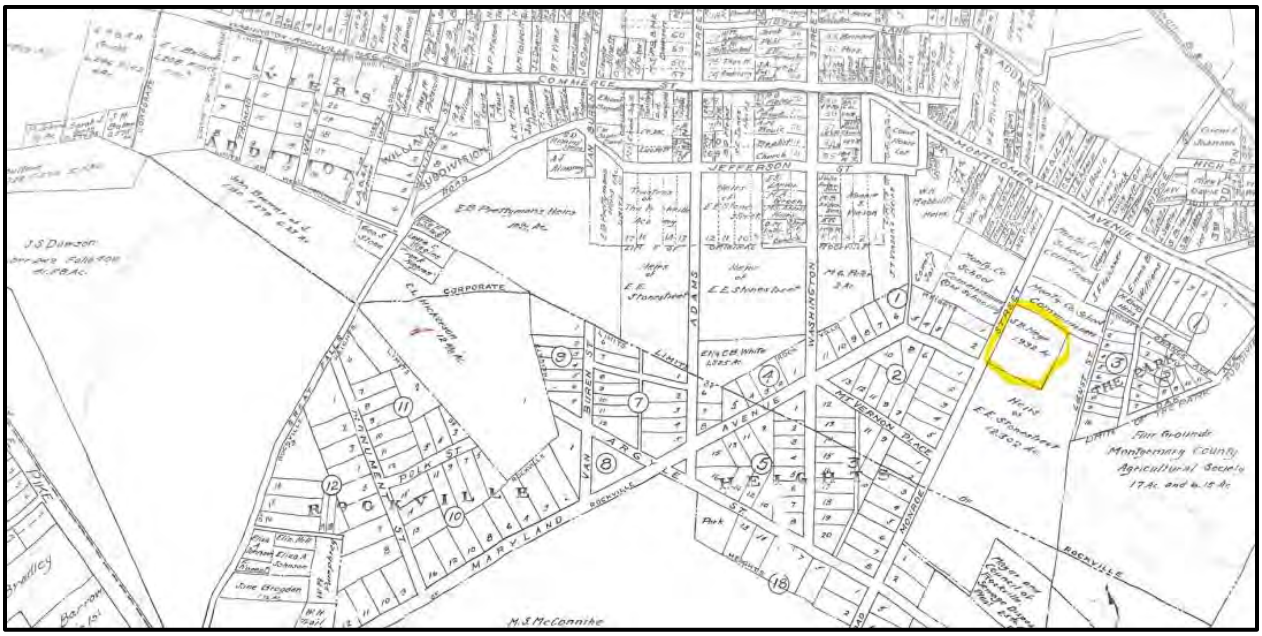


Garage View from Fleet Street (facing the 1983 parking garage structure).



Garage East Elevation (view from the parking lot looking west).

SITE HISTORY



1916 map showing the Samuel Hege property.

The property is Block 4, Lot 2 of “The Park” subdivision, in the Rockville Park Historic District. The original colonial revival home was built in 1906 by Thomas C. Groomes as indicated in the list of Architects and Builders included in the M-NCPPC publication *Places of the Past: A Tradition of Gardez Bien*. Thomas C. Groomes was a prolific and respected builder in Rockville and Montgomery County.

The property was conveyed to Samuel B. Hege in 1905 and therefore referred to as the “Hege House.” The Hege House property is seen on the 1949 Sanborn Map and is also shown on the 1916 Maddox Atlas (shown above). Samuel B. Hege spent his career working for the B&O Railroad and served as a Rockville Council Member from 1896-1898. Following his death in 1929, his daughter Daisy likely continued living in that home.

According to newspapers, additional residents included Fritz and Nina Spiedel sometime in the 1940s. Fritz Spiedel was an electrician who ran an electronic and appliance repair shop out of the Brosius Building in downtown Rockville. The Spiedels passed the property to the Millers in August of 1952 (Liber 1695, Folio 115).

CBT Associates has owned the property since 1974 when they bought the property from Millers (as noted in deed research). It has been in commercial use ever since and notably survived the urban renewal of the city’s downtown core (Town Center).



The Hege House in 1952, in its original state prior to modernization.



The Hege/Miller House after the 1983 renovation.

OWNERSHIP HISTORY

Deed Research
200A and B Monroe St
'The Park' 0201
Block 4, Lot 4

Liber/Folio	Date	Grantor	Grantee
188, 155	12/6/1905	Mary A. Green	Samuel B. Hege
Unknown	c. 1940s	Samuel B. Hege	Fritz and Nina Spiedel
1695, 115	08/1952	Fritz and Nina Spiedel	James R. Miller and Lee C. Miller
4606, 771	12/31/74	James R. Miller and Lee C. Miller	CBT Associates

STAFF ANALYSIS – 200-A Monroe Street

The evaluation of historic significance is based on the adopted Historic District Commission criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

a. Represents the development, heritage, or cultural characteristics of the city.
No, the structure does not represent the development, heritage, or cultural characteristics of the City.

b. Site of an important event in Rockville's history.
No, the property is not the site of an important event in Rockville's history.

c. Identified with a person or group of persons who influenced the City's history.
No, the property is not identified with a person or group of persons who influenced the City's history.

d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.
No, the property does not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

Architectural, Design, and Landscape Significance

a. Embodies distinctive characteristics of a type, period, or method of construction.
No, the property does not embody the distinctive characteristics of a type, period, or method of construction.

b. Represents the work of a master architect, craftsman, or builder.
No, the property does not represent the work of a master architect, craftsman, or builder.

c. Possesses a style or elements distinctive to the region or City.
No, the property does not possess a style or element distinctive to the region or the City.

d. Represents a significant architectural, design, or landscape entity in the City.
No, the property does not represent a significant architectural, design, or landscape entity in the City.

e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, the property does not represent an established visual feature of the neighborhood or City because of its physical or landscape components.

STAFF ANALYSIS – 200-B Monroe Street

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

a. Represents the development, heritage, or cultural characteristics of the city.
The structure represents the history of residential development in the early 20th century in Rockville. It is also a structure near downtown Rockville that survived the period of urban renewal in the mid-20th century.

b. Site of an important event in Rockville's history.
No, the property is not the site of an important event in Rockville's history.

c. Identified with a person or group of persons who influenced the City's history.
No, the property is not identified with a person or group of persons who influenced the City's history.

d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

No, the property does not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

Architectural, Design, and Landscape Significance

a. Embodies distinctive characteristics of a type, period, or method of construction.
No, the property does not embody the distinctive characteristics of a typre, period, or method of construction.

b. Represents the work of a master architect, craftsman, or builder.
No, the property does not represent the work of a master architect, craftsman, or builder.

c. Possesses a style or elements distinctive to the region or City.
No, the property does not possess a style or element distinctive to the region or the City.

d. Represents a significant architectural, design, or landscape entity in the City.
No, the property does not represent a significant architectural, design, or landscape entity in the City.

e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
Yes, the structure does represent an established visual feature of the neighborhood, being at a prominent corner and entryway into Rockville Town Center and a structure that survived the urban renewal period.

STAFF FINDINGS

200-A Monroe Street

The structure does not meet the adopted Historic District Commission criteria for historic designation.

200-B Monroe Street

The structure meets the following adopted Historic District Commission criteria for historic designation:

Historic Significance

- Represents the development, heritage, or cultural characteristics of the city.

Architectural, Design, and Landscape Significance

- Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

200-A Monroe Street

Finding that the property at 200A Monroe Street does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

200-B Monroe Street

Finding that the original residential structure at 200B Monroe meets *Historic Significance Criteria a,* and *Architectural, Design and Landscape Criteria e*, staff recommends historic designation for just this portion of the property. Finding that the rear additions and other commercial uses do not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation for the remainder of the property.

EXHIBITS

A. Aerial Map
B. Zoning Map
C. Definition and Criteria for Historic Resources in the City of Rockville
D. City of Rockville, Maryland Zoning Ordinance
E. Application
F. Public Testimony

EXHIBIT A – AERIAL MAP

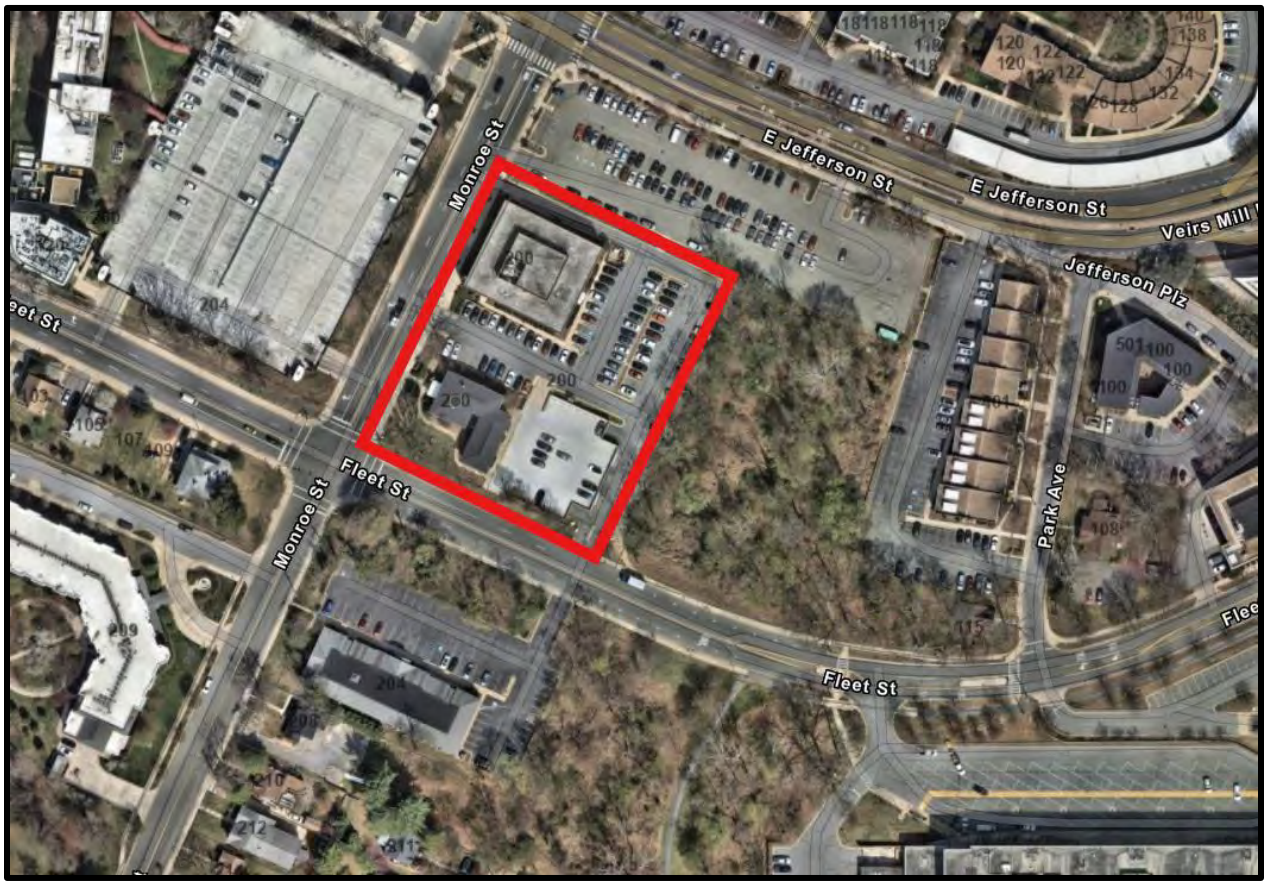


EXHIBIT B – ZONING MAP

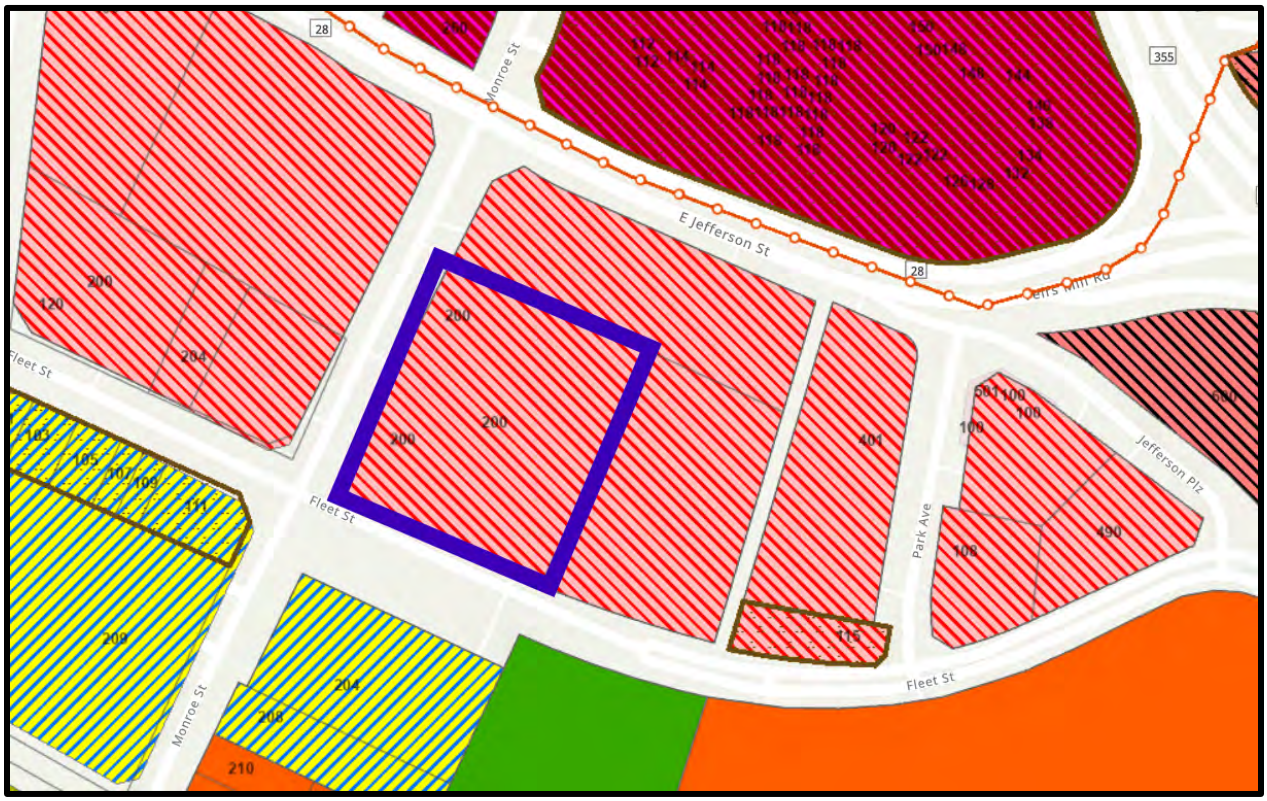




EXHIBIT C: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards- and Guidelines."

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

a. Represents the development, heritage, or cultural characteristics of the City; or

b. Is the site of an important event in Rockville's history; or

c. Is identified with a person or group of persons who influenced the City's history; or

d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

a. Embodies distinctive characteristics of a type, period, or method of construction; or

b. Represents the work of a master architect, craftsman, or builder; or

c. Possesses a style or elements distinctive to the region or City; or

d. Represents a significant architectural, design, or landscape entity in the City; or

e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

EXHIBIT D: CITY OF ROCKVILLE, MARYLAND ZONING ORDINANCE

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. *Purpose* –The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;

2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;

3. Foster civic beauty;

4. Strengthen the local economy; and

5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. *Location*

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.

2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.

3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. *Historic District Commission* – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. *Designation of Properties*

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.

    (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
        (i) The property owner;
        (ii) The Historic District Commission;
        (iii) The Mayor and Council;

(iv) The Planning Commission; or
(v) Any other person;

(b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or

(c) The filing of an application for a demolition permit for the property; or

(d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.

2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.

3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.

4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.

5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:

    a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or

    b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;

    c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

6. ***Restrictions on Property During Interim Historic Review Period*** – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

   The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

a. ***Requirement –*** A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

b. ***Exceptions –*** A Certificate if Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.

Rockville
HDC - Evaluation of Significance

Submitted by:
Kyle Hughes

Online Request #: 3341498

Project #: 2026-330-EOS

Location: **200 MONROE ST**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Kyle** Last Name: **Hughes** Suffix:

Business Name: **MHG**

Mailing Address: **9220 Wightman Rd**

City: **Montgomery Village** State: **MD** Zip: **20886**

Property Owner's Contact Information

Title: First Name: **Patrick** Last Name: **Bloomfield** Suffix:

Business Name: **P.T. Blooms Development, LLC**

Mailing Address: **509 Wythe Street**

City: **Alexandria** State: **VA** Zip: **22314**

Application Questionnaire (* denotes required question)

HDC - Evaluation of Significance

Signature Kyle Hughes

Project Description *
For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

Proposal to demolish the existing commercial structures at 200A and 200B Monroe Street to construct a new townhouse development and associated infrastructure.

Roof	Shingle
Siding	Vinyl
Windows	Aluminum
Shutters	Wood
All Doors	Aluminum
All Storm Doors	Aluminum
All Porch/Deck Railings	Wood
Fences	NA
All Porch/Deck Floor Step Materials	Wooden porch decking and steps.
Garage/Shed or Other Outbuildings Materials	Parking Garage
Any additional information about property including history, previous owners, etc.	Proposed HDC Narrative: 200A & 200B Monroe Street NOTE TO REVIEWER: The following is a brief summary of our Evaluation of Significance. Please refer to the attached Comprehensive HDC Narrative and Photo Exhibit for full historical context, detailed architectural evaluations, and visual evidence.

Property Overview
Located on Lot 4, Block 4 of "THE PARK" subdivision, 200 Monroe Street contains two primary commercial structures (200A and 200B). P.T. Blooms Development, LLC plans to demolish both buildings to construct a new residential townhouse development.

200B Monroe Street (The "Hege" House / Miller Building)
Originally constructed as a residential dwelling in 1906, this structure was remodeled into commercial offices in 1952. In 1983, the site underwent massive commercial expansion. A modern office addition was built onto the rear, permanently connecting the original house to a newly constructed two-story brick parking garage.

Evaluation of Historic Integrity (200B)
Building 200B lacks the architectural integrity required for historic designation due to decades of commercial modernization that systematically stripped its original design, materials, and historic feeling:

Loss of Original Materials: The historic exterior cladding has been entirely covered or replaced with modern manufactured vinyl lap siding (evidenced by unclipped panels and material oil-canning).

Loss of Architectural Design: The original entryway was replaced with a commercial-grade aluminum and glass storefront system. Secondary doors are modern flush commercial steel with push/pull hardware.

Loss of Setting & Context: The historic footprint and residential scale were irreversibly

altered by the substantial 1983 rear office expansions and the attached two-story parking garage. (See attached Photo Exhibit).

200A Monroe Street (Commercial Office)
Building 200A is a three-story, ~32,000 SF office building constructed circa 1980. Purpose-built as a commercial structure, it features a utilitarian design with buff-colored face brick and dark aluminum ribbon windows. It has no historic significance.

Contingency Request for 200B
Should the Historic District Commission determine the 1906 core of 200B warrants preservation, the applicant formally requests approval to demolish and remove the non-historic 1983 rear commercial additions and the attached parking garage. This will eliminate functional obsolescence while allowing the applicant to work with the City on preserving the historic facade.

For full citations and visual exhibits, please see the attached Master HDC Narrative PDF.

Documents Uploaded

The following documents are attached to the Application.

Letter of Authorization	**letter of authorization signed.pdf**
Photos	**photo submission 200a and 200b.pdf**
	proposed hdc narrative.pdf

Proposed HDC Narrative: 200A & 200B Monroe Street

Property Overview

The property located at 200 Monroe Street consists of two distinct primary structures, identified as 200A and 200B, situated on Lot 4, Block 4 of "THE PARK" subdivision. The developer, P.T. Blooms Development, LLC, plans to demolish both existing structures and replace them with a new residential development consisting of townhouses. The following narrative details the history and architectural state of each structure.

200B Monroe Street (The "Hege" House / Miller Building)

The existing structure at 200B Monroe Street originated as a residential dwelling known as the "Hege" house, constructed in 1906.[^1] In 1952, the property was purchased by Jim and Lee Miller, who recognized the property's potential for office development. They remodeled the residential structure into commercial offices and formally renamed it the "Miller Building" in 1953, where it served as the long-time home for the law firm Miller, Miller & Canby.

In 1983, the site underwent major commercial development. The original structure was expanded to the rear with a modern commercial office addition to accommodate the growing firm. The architects deliberately designed this expansion so the facade of the original house was preserved to serve as the visible "front door" and core of the complex.[^2] This 1983 development phase also included the construction of a two-story brick parking garage situated at the rear of the property, with the new office expansion situated directly between the original structure and the new garage.

Evaluation of Integrity

In terms of architectural integrity, the envelope of the building has been heavily altered from its original 1906 state. To be eligible for historic designation under City criteria, a property must retain its historical integrity. Over the decades, 200B Monroe Street has been subjected to commercial modernization that has systematically stripped the structure of its original architectural design, materials, setting, and historic feeling. Key modern modifications include:

- **Loss of Original Materials (Siding Replacement):** The original exterior cladding has been entirely covered or replaced with modern manufactured vinyl lap siding, evidenced by unclipped panels and material oil-canning.
- **Loss of Architectural Design (Entryway Alterations):** The original front entryway has been replaced with a commercial-grade aluminum and glass storefront system.

Secondary exterior doors have been upgraded to modern, flush commercial steel doors featuring heavy-duty commercial push/pull hardware.

- **Loss of Setting and Context (1983 Commercial Additions & Parking Garage):** The historical footprint, context, and residential scale were significantly altered by the 1983 rear office expansions, as well as the construction and attachment of the two-story brick parking structure at the rear of the property.

The comprehensive modernization of the siding, doors, primary entryways, and the substantial 1983 commercial additions have significantly diminished the structure's original architectural design, materials, and historic feeling. Please see the attached photo submission exhibit (specifically Section 2) which visually details these modern additions and the current state of the structure.

200A Monroe Street (Three-Story Commercial Office)

Building 200A is a three-story, approximately 32,000-square-foot professional office building constructed circa 1980.[^3] Unlike the older residential origins of 200B, 200A was purpose-built as a commercial structure to accommodate the densification of the Rockville Town submarket and the expansion of CBT Associates' holdings.

The building features a utilitarian modern design characterized by a buff-colored face brick exterior and horizontal ribbon windows (strip windows) with dark aluminum frames. The structure was designed to maximize rentable square footage and provide a professional environment for legal and administrative tenants. Please see the attached submission for several photos of this building illustrating the structure from various elevations and streetscape vantage points.

Ownership and Development Context

The entire property (Lot 4) is currently owned by CBT Associates, Limited Partnership and is under contract to be acquired by P.T. Blooms Development, LLC. As part of the revitalization process, the applicant is seeking entitlement and subdivision approval to demolish both existing structures and replace them with a modern residential townhouse development.

Contingency Request Regarding 200B Monroe Street:

Should the Historic District Commission determine that the original 1906 core of 200B Monroe Street warrants historic preservation, the applicant formally requests a determination and guidance permitting the demolition and removal of the non-historic 1983 rear commercial office additions, as well as the attached two-story parking garage (please refer to Section 2 of the attached Photo Submission Exhibit, specifically the teal

and yellow overlays). This will allow the applicant to address the functional obsolescence of the newer additions while working with the City on the preservation of the older structure.

References: [^1]: Cavicchi, Clare Lise. *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*. Silver Spring, MD: Maryland-National Capital Park and Planning Commission, 2001, p. 327. Available at: http://www.montgomeryplanning.org/historic/places_from_the_past/documents/p322_335.pdf [^2]: "Firm History," Miller, Miller & Canby. Accessed April 8, 2026. Available at: https://www.millermillercanby.com/mmc-history/ [^3]: LoopNet. (n.d.). *200 Monroe St, Rockville, MD 20850: Property facts - Building A*. CoStar Group. Retrieved April 8, 2026, from https://www.loopnet.com/Listing/200-Monroe-St-Rockville-MD/9403269/

PHOTO SUBMISSION EXHIBIT

200A & 200B Monroe Street, Rockville, MD 20850

Legal Description: Lot 4, Block 4, "THE PARK" (Plat No. 15436)

SUBMISSION DATE: MARCH 30, 2026

SECTION 1: 200B MONROE STREET (MILLER BUILDING)



1. Front Elevation

Primary elevation viewed from Monroe Street.



2. Elevation from Fleet St

View facing the 200B building.



3. Garage View from Fleet St

Facing the 1983 parking garage structure.



4. Garage West Elevation

View from the parking lot looking West.



5. South Elevation

From parking lot facing South toward Building 200B.



6. Rear Elevation

Interface between Building 200B and the parking garage.

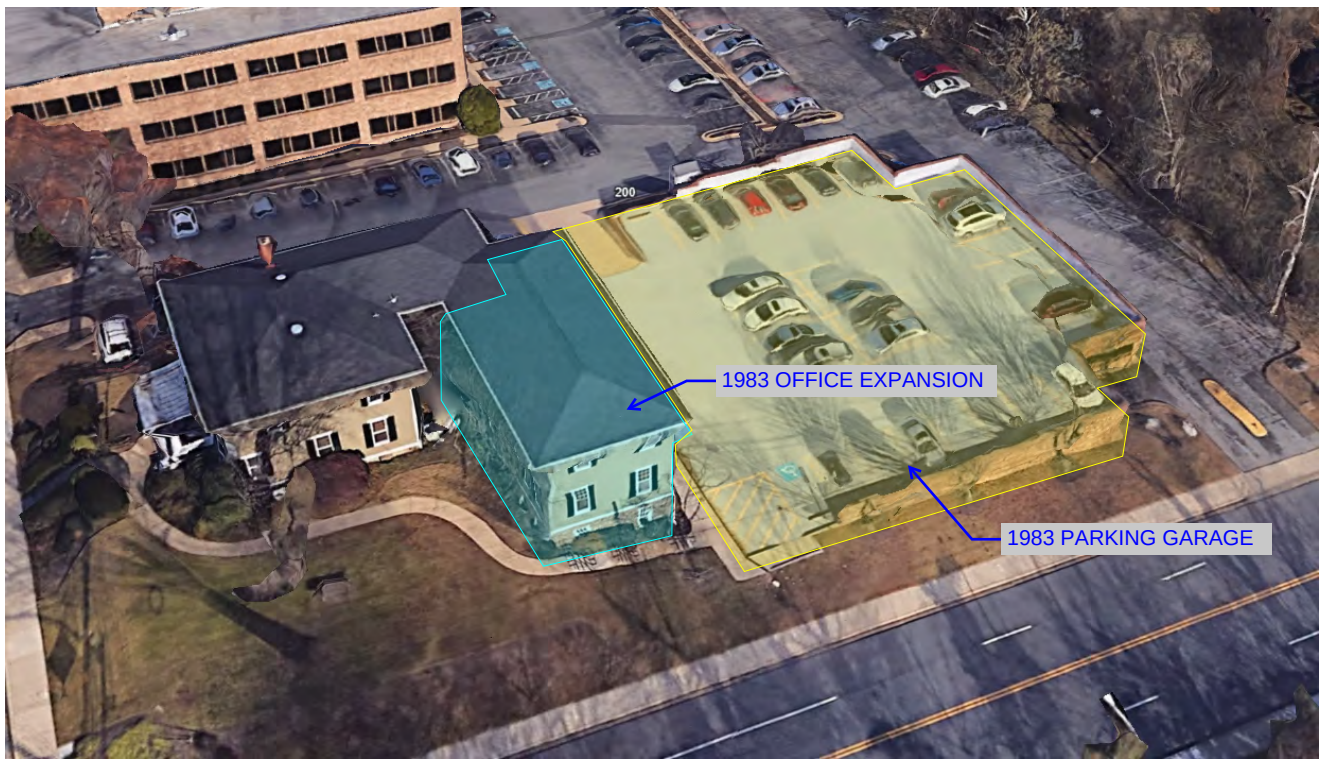
SECTION 2: HISTORICAL CONTEXT (200B)



Hege House (1952)
Original state prior to modernization.



Miller Building (Post-1983)
Following major commercial conversion.



1983 Expansion and Parking Garage Area Exhibit

SECTION 3: 200A MONROE STREET (COMMERCIAL OFFICE)



Front Elevation (Monroe St)



North View from Parking Lot



West View from Rear Lot



Streetscape (Jefferson St)

CBT Associates LLLP

C/o Bill Burchett

119 S Adams St

Rockville, MD 20850

March 30, 2026

TO: To Whom It May Concern

Property Address:

200A & 200B Monroe Street, Rockville, MD 20850 Legal Description: Lot 4, Block 4, "THE PARK," as per Plat No. 15436

RE: LETTER OF AUTHORIZATION

This letter serves as formal authorization that CBT Associates, Limited Partnership, the current legal owner of the property located at 200A & 200B Monroe Street, Rockville, Maryland, hereby authorizes the contract purchaser, P.T. Blooms Development, LLC, and its Principal, Patrick Bloomfield, to act as the applicant for any and all necessary entitlement, subdivision, zoning, and historic preservation applications related to the aforementioned property.

Furthermore, we authorize the civil engineering and planning firm MHG (Macris, Hendricks & Glascock, P.A.), and its associated staff representatives, to act as our authorized agents in this matter. MHG, Patrick Bloomfield, and P.T. Blooms Development, LLC are explicitly permitted to prepare, sign, submit, and process all related documentation and represent the interests of the property in all public hearings and administrative proceedings, including but not limited to:

- **Entitlement & Planning: All applications for subdivision, site plan approval, forest conservation, and zoning map amendments.**
- **Historic Preservation: Historic District Commission (HDC) narratives, applications, and Historic Area Work Permits (HAWP).**
- **Engineering & Utilities: All sediment control, stormwater management, and site utility permit applications.**
- **Construction & Occupancy: All building, demolition, and occupancy permits necessary for the development of the site.**

This authorization is valid immediately and shall remain in effect through the duration of the entitlement, subdivision, and permitting processes, or until revoked by the owner in writing.

Sincerely,

\ William R Burchett

Signature

\ William R Burchett

Printed Name

\

Title / Authorized Representative

CBT Associates, Limited Partnership 200 Monroe St

Rockville, MD 20850-2561

Phone: [redacted] _____

Email: [redacted] _____

EXHIBIT F

Outlook

Support for Historic Designation of the Structure at 200-B Monroe Street

From noreen bryan <[redacted]
Date Tue 5/19/2026 8:06 PM
To History <History@rockvillemd.gov>
Cc Galen Whittaker [redacted]

WARNING - External email. Exercise caution.

Dear Members of the Historic District Commission:

Thank you for this opportunity to share our views with you. We live two blocks from the house at 200-B Monroe Street and walk or drive pass it on Fleet Street almost everyday.

The house at 200-B Monroe Street, sitting atop of a small hill, is a dominant feature of the area and works to unify the sense of neighborhood when combined with the historic houses on Fleet Street. Its location at the edge of the West End and Hungerford neighborhoods, is critically important. It serves as an essential and graceful transition from the dense, tall courthouses and government buildings to the north and west. With the historic houses on Fleet Street it preserves a feeling of neighborhood and contributes to making this area a beautiful place for pedestrians and students walking to and from Richard Montgomery High School. These houses from the early years of the twentieth century provide a glimpse into the history of Rockville educating drivers and pedestrians by their mere existence. They provide a sense of home and place, which would be lost if the northern side of Fleet Street becomes fully populated with multi-story and/or high-rise buildings.

We strongly support historic designation of the structure at 200-B Monroe Street.

Respectfully,

Noreen Bryan and Galen Whittaker

[redacted]
Rockville, Maryland 20850

VI. DISCUSSION

A. Old Business

B. New Business

- Zoning Ordinance Rewrite & Comprehensive Map Amendment
- Sectional Map Amendment for 24 Martins Lane
- Historic Preservation Event

VII. ADJOURN