



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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February 21, 2023

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, on Monday, March 6, 2023, will convene for their regular meeting in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 7:00 p.m. or as soon thereafter as the item may be heard, for the below described project that is located in the Town of Mendocino.

CASE#: MHRB_2022-0019

DATE FILED: 12/05/2022

OWNER: MENDO REALTY PARTNERS

APPLICANT: GREG BURKE, SARA SCHOENEMAN & JUSTIN NADEAU

REQUEST: After-the-fact Mendocino Historical Review Board application to replace (vinyl) windows with truly divided wood-framed windows. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource (Fraser House c 1911).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: 44761 Main Street, Mendocino (APN: 119-250-33)

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JESSIE WALDMAN

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

As you are an adjacent property owner and/or interested party, your comments are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by March 5, 2023 or orally via Telecomment in lieu of personal attendance. All correspondence should contain reference to the above noted case number. All public comment will be made available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final. If you would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 6, 2023
MHRB_2022-0019**

SUMMARY

OWNER: MENDO REALTY PARTNERS
PO BOX 14
MENDOCINO, CA 95460

APPLICANT(S): GREG BURKE, SARA SCHOENEMAN & JUSTIN
NADEAU
PO BOX 14
MENDOCINO, CA 95460

PROJECT DESCRIPTION: After-the-fact Mendocino Historical Review Board application to replace (vinyl) windows with truly divided wood-framed windows. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource (Fraser House c 1911).

STREET ADDRESS: 44761 Main Street, Mendocino (APN: 119-250-33)

PARCEL SIZE: 0.30± acres or 13,173 sq. ft.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Fraser House Category IIa
North: Evergreen Cemetery Category S
South: None
East: None
West: Henry Ferrill House Category IIa

PAST MHRB PERMITS: MHRB Permit 1984-0074 (Signs); MHRB Permit 1986-43B (Signs); MRHB_2021-0001 (Sign & Exterior Color)

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the Review Board to consider when reviewing applications (MCC Section 20.760.050). Relative to this application, the following issues are raised and should be addressed:

Building Size, Height, Proportions and Form	Roof Shape
Relationship of Building Masses and Open Spaces	Color(s)
Relationship to Surrounding Structures	Sign Size
✓ Materials and Textures	Number of Signs
Architectural Details and Style	Placement/Location
Facade Treatment	Lighting
Proportions of Windows and Doors	Paving/Grading
Landscaping	

APPLICABLE SECTIONS OF MHRB GUIDELINES: Structural Guidelines (page 8)
VII. STRUCTURAL GUIDELINES – WINDOWS AND DOORS (page 8) reads, in part: “*Windows are typically tall, double hung, wood frames.*”

VII. STRUCTURAL GUIDELINES – WINDOWS AND DOORS (page 8) reads, in part: “*Windows are typically tall, double hung, wood frames.*”

APPLICANT’S STATEMENT: *Replacement of 22 existing windows with wood windows. Windows have wood grids to match existing wood windows currently visible from the street. See attached exhibit for full window product details.*

STAFF NOTES: The applicant proposed to replace vinyl windows at the existing building with wood-framed, truly divided windows and painted to match existing “white” trim to resolve Mendocino Town Violation, MV_2022-0012. No alterations to the other accessory structures are proposed.

RECOMMENDED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings, pursuant to Section 20.760.065:

- (A) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (B) The appearance of the proposed work will not detract from the appearance of other property within the District.
- (C) The proposed work consists of replacing vinyl windows with truly divided wood-framed windows and the proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

RECOMMENDED CONDITIONS:

1. This action shall become final and effective on the 11th day following the Review Board’s decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
5. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
6. All exterior window frames shall be made from wood. Window frames shall be painted to match existing “white” trim Windows shall be truly divided lights. Exterior building materials shall not include

use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels. Single pane picture windows, horizontal awning windows, sliding windows and windows with horizontally oriented panes are not appropriate.

7. Any Building Permit request shall include MHRB Permit 2022-0019 (printed on the plans submitted).

ATTACHMENTS:

- A. MHRB_2022-0019 Application

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$2,620.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB 2022-0019</u></p> <p>Date Filed <u>12-15-2022</u></p> <p>Fee \$ <u>\$ 2148 -</u></p> <p>Receipt No. <u>PRJ 053607</u></p> <p>Received by <u>Juliana</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Mendo Realty Partners	Name of Property Owner(s) Greg Burke Sarah Schoeneman Justin Nadeau	Name of Agent
Mailing Address PO Box 14 Mendocino Ca 95460	Mailing Address PO Box 14, Mendocino 95460	Mailing Address
Telephone Number 707 937-5822	Telephone Number 707 937-5822	Telephone Number
Assessor's Parcel Number(s) 119-250-33		
Parcel Size <input type="checkbox"/> Square Feet .3 <input checked="" type="checkbox"/> Acres	Street Address of Project 44761 Main Street	

TYPE OF DEVELOPMENT

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

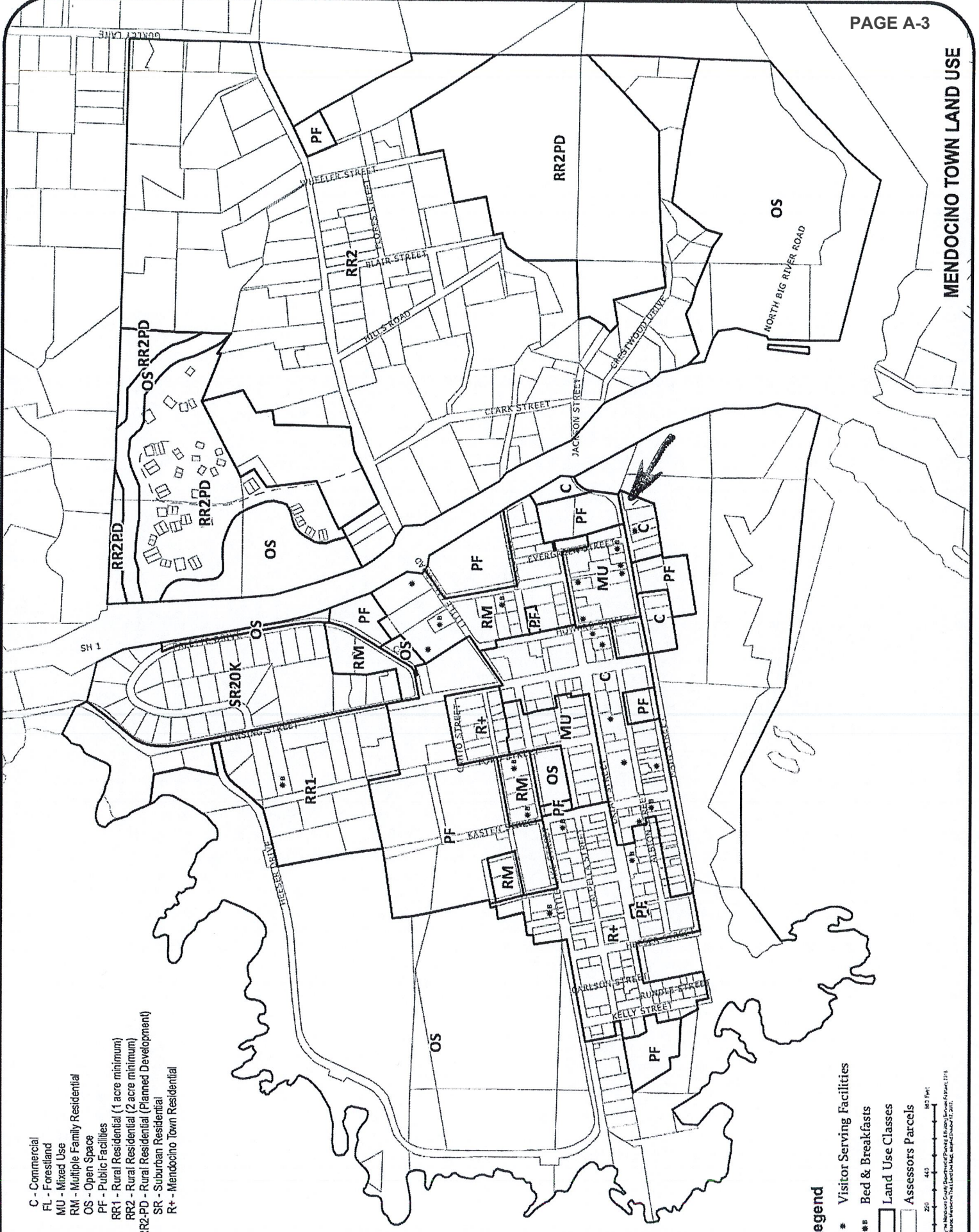
- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Replacement of 22 existing windows with wood windows. Windows have wood grids to match existing wood windows currently visible from the street. See attached exhibit for full window product details.

2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? N/A sq. ft.
- What is the total floor area (internal) of all structures on the property? N/A sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? N/A sq. ft.

If you need more room to answer any question, please attach additional sheets



- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

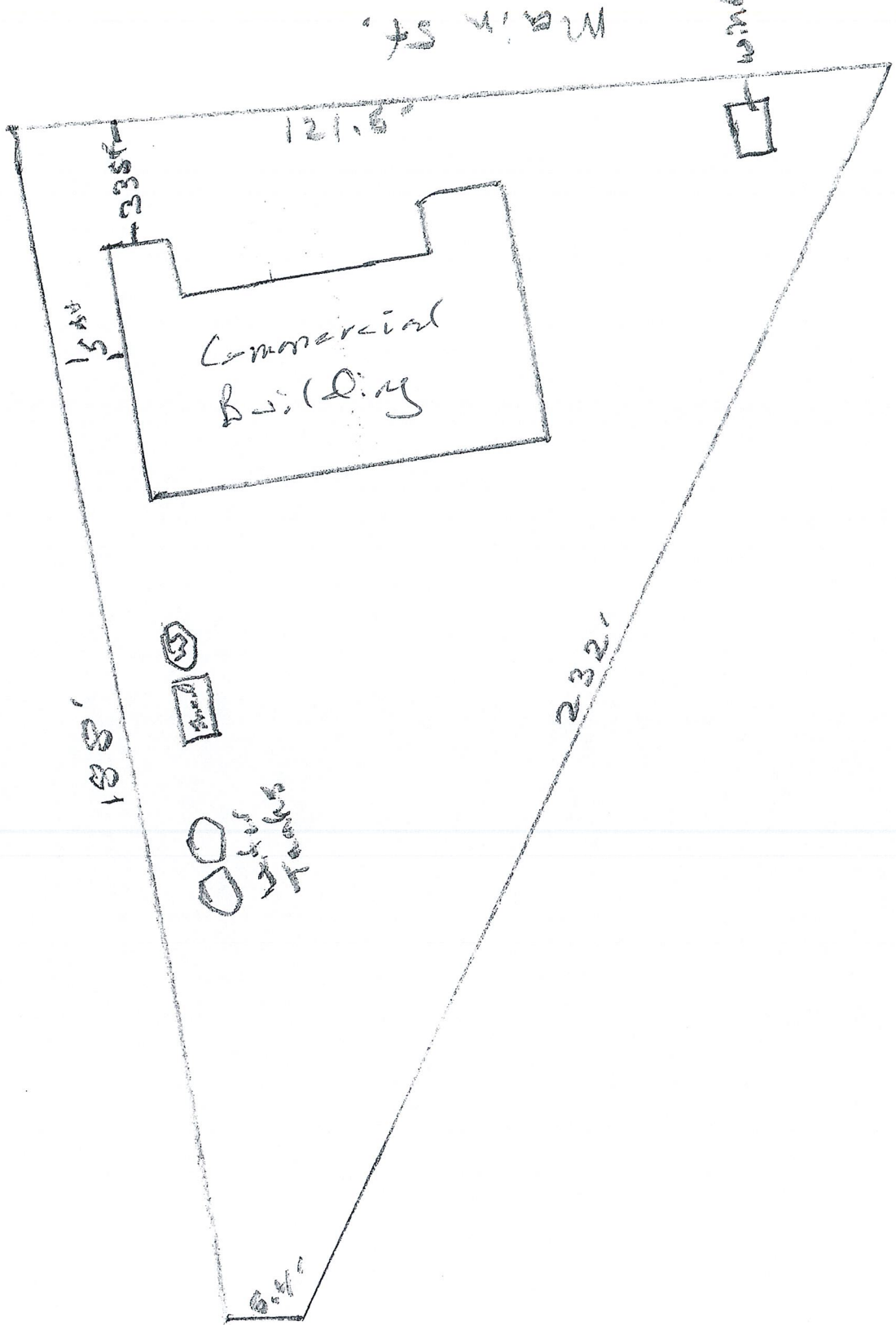
Legend

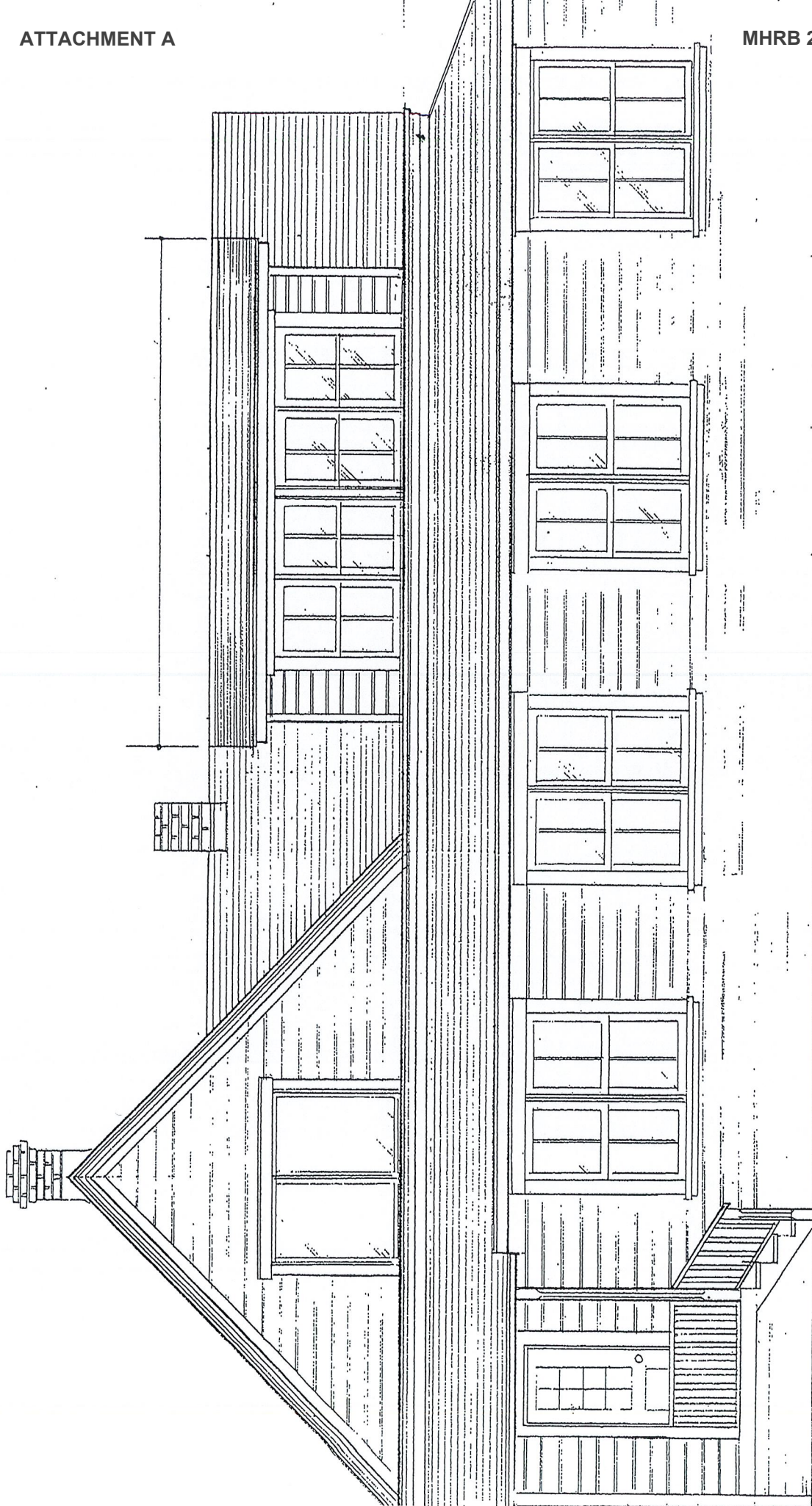
- * Visitor Serving Facilities
- ** Bed & Breakfasts
- Land Use Classes
- ▨ Assessor's Parcels

0 250 400 600 Feet

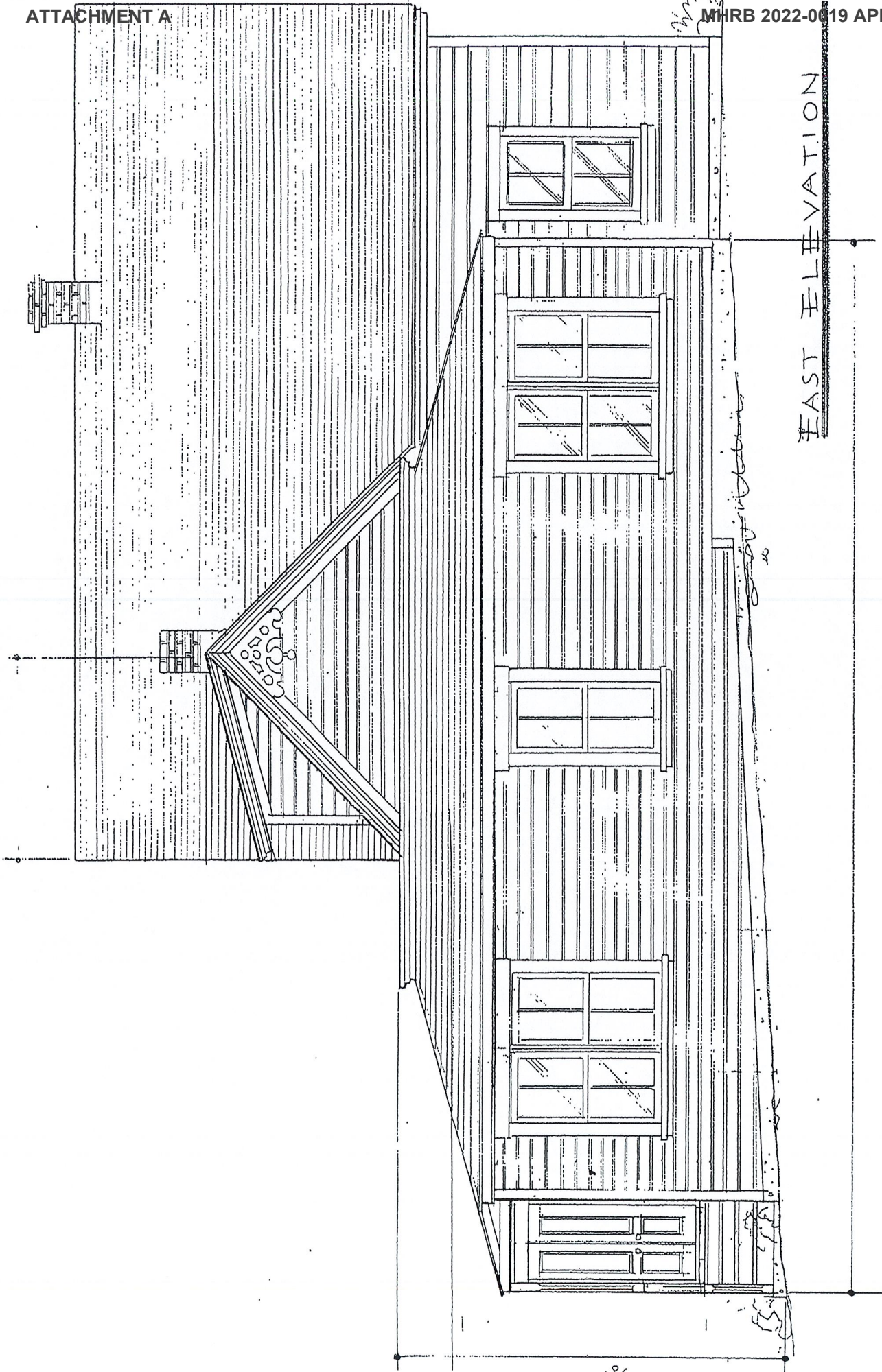
Map prepared by the Mendocino County Department of Planning & Economic Development, February, 2018.
 Source: Assessor's Parcel Land Use Data, Assessor's Office, 1/1/2018.

Plot Plan





SOUTH ELEVATION



EAST ELEVATION

Handwritten signature and date
10



The Home Depot Special Order Quote

Customer Agreement #: H8408-154073

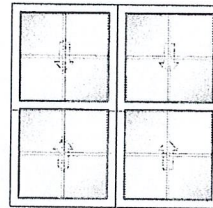
Printed Date: 12/7/2022

Customer: HEATHER ORSI
Address: 155 NORTH MAIN ST
 FORT BRAGG, CA 95437
Phone 1:
Phone 2:
Email: ORSICONSTRUCTION@CO
 MCAST.NET

Store: 8408
Associate: DAVID
Address: 350 N Orchard Ave
 Ukiah, CA 95482
Phone: (707)462-3009

Pre-Savings Total: \$22,182.34
Total Savings: (\$0.00)
Pre-Tax Price: \$22,182.34

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Overall Frame Width = 70"
 Overall Frame Height = 68"
 A1: Sash Split = Even Divide
 B1: Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	70-in x 68-in JELD-WEN Wood W-2500 2 Double Hung	\$1,955.01	\$1,955.01	2	\$0.00	\$3,910.02
Unit 100 Total:		\$1,955.01	\$1,955.01		\$0.00	\$3,910.02

Begin Line 100 Description

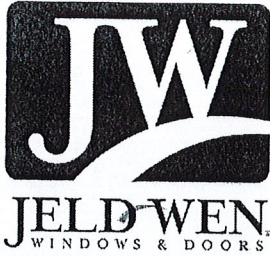
---- Line 100-1 ----

Wood W-2500,
 Double Hung,
 70 x 68
 ProductTileBackendName = JWWoodWindows
 Unit Grid Pattern = Colonial,
 Unit Lites Wide - Top = 2,
 Unit Lites Wide - Bottom = 2,
 Unit Lites High - Top = 2,
 Unit Lites High - Bottom = 2
 Unit Sill Stop = No Sill Stop
 Unit U-Factor = 0.3,
 Unit Solar Heat Gain Coefficient = 0.18,
 Unit Visible Light Transmittance = 0.41,
 Unit Condensation Resistance = 42,
 Unit CPD# = JEL-N-578-02017-00001,
 Unit Energy Star Qualified = North-Central; South-Central; Southern
 Room Location = Not Specified,
 Is This a Remake = No,
 Specific Information = Not Specified
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 08/12/2022,
 Catalog Version = 22.2.17.1
 5/8" Flat Grilles Between Glass (GBG),

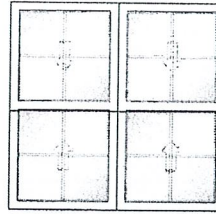
2W2H
 Assembly = Full Unit,
 Exterior Trim Type = No Exterior Trim,
 Exterior Trim Options = No,
 Regional Compliance = Non-Certified
 Overall Vent Division = Even Divide,
 Overall Order By = Frame Size,
 Overall Frame Width = Custom Size,
 Overall Custom Frame Width = 70,
 Overall Frame Height = Custom Size,
 Overall Custom Frame Height = 68
 Species = Auralast Pine,
 Interior Finish Type = Primed,
 Finish - Interior = Primed,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed
 Jamb Width = 4 9/16"
 Rating = No Rating,
 Sill Nosing = No Sill Nosing,
 Prep for Stool = No
 Hardware Finish - Interior = White,
 Storm/Screen Combo = No Combo,
 Screen Options = No Screen
 Energy Efficiency = Energy Star,

Energy Star Zone = Energy Star - South-Central,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Glass Color = SunResist with HeatSave,
 Glass Type = Tempered In/Annealed Out,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 CA Urban Fire Code Label = Yes,
 Protective Film = Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = High Altitude
 Add Grilles? = Yes,
 Grid Type = 5/8" Flat GBG,
 Location for Grid = All Lite(s),
 Grid Finish = Brilliant White,
 Grid Pattern = Define Pattern Separately
 Sash Limiter = No Sash Limiter,
 Mull Assembly = Flat Mull,
 Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Filler/Cover = Compression Jambliner,
 Finger Plows = No Finger Plows
 Vertical,
 Factory,
 0" thick, 68" length

End Line 100 Description



Catalog Version 123



Overall Frame Width = 70"
 Overall Frame Height = 66"
 A1: Sash Split = Even Divide
 B1: Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	70-in x 66-in JELD-WEN Wood W-2500 2 Double Hung	\$1,933.87	\$1,933.87	3	\$0.00	\$5,801.61
Unit 200 Total:		\$1,933.87	\$1,933.87		\$0.00	\$5,801.61

Begin Line 200 Description

---- Line 200-1 ----

Wood W-2500,
 Double Hung,
 ,
 70 x 66
 ProductTileBackendName = JWWoodWindows
 Unit Grid Pattern = Colonial,
 Unit Lites Wide - Top = 2,
 Unit Lites Wide - Bottom = 2,
 Unit Lites High - Top = 2,
 Unit Lites High - Bottom = 2
 Unit Sill Stop = No Sill Stop
 Unit U-Factor = 0.27,
 Unit Solar Heat Gain Coefficient = 0.18,
 Unit Visible Light Transmittance = 0.41,
 Unit Condensation Resistance = 46,
 Unit CPD# = JEL-N-578-02024-00001,
 Unit Energy Star Qualified = North-Central; South-Central; Southern
 Room Location = Not Specified,
 Is This a Remake = No,
 Specific Information = Not Specified
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 08/12/2022,
 Catalog Version = 22.2.17.1
 5/8" Flat Grilles Between Glass (GBG),
 Colonial,

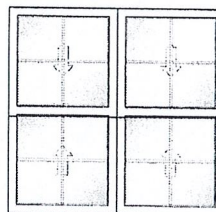
2W2H
 Assembly = Full Unit,
 Exterior Trim Type = No Exterior Trim,
 Exterior Trim Options = No,
 Regional Compliance = Non-Certified
 Overall Vent Division = Even Divide,
 Overall Order By = Frame Size,
 Overall Frame Width = Custom Size,
 Overall Custom Frame Width = 70,
 Overall Frame Height = Custom Size,
 Overall Custom Frame Height = 66
 Species = Auralast Pine,
 Interior Finish Type = Primed,
 Finish - Interior = Primed,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed
 Jamb Width = 4 9/16"
 Rating = No Rating,
 Sill Nosing = No Sill Nosing,
 Prep for Stool = No
 Hardware Finish - Interior = White,
 Storm/Screen Combo = No Combo,
 Screen Options = No Screen
 Energy Efficiency = Energy Star,

Energy Star Zone = Energy Star - South-Central,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Glass Color = SunResist with HeatSave,
 Glass Type = Tempered In/Annealed Out,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 CA Urban Fire Code Label = Yes,
 Protective Film = Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Add Grilles? = Yes,
 Grid Type = 5/8" Flat GBG,
 Location for Grid = All Lite(s),
 Grid Finish = Brilliant White,
 Grid Pattern = Define Pattern Separately
 Sash Limiter = No Sash Limiter,
 Mull Assembly = Flat Mull,
 Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Filler/Cover = Compression Jambliner,
 Finger Plows = No Finger Plows
 Vertical,
 Factory,
 0" thick, 66" length

End Line 200 Description



Catalog Version 123



Overall Frame Width = 72"
 Overall Frame Height = 67 1/2"
 A1: Sash Split = Even Divide
 B1: Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	72-in x 67.5-in JELD-WEN Wood W-2500 2 Double Hung	\$1,980.53	\$1,980.53	2	\$0.00	\$3,961.06
Unit 300 Total:		\$1,980.53	\$1,980.53		\$0.00	\$3,961.06

Begin Line 300 Description

---- Line 300-1 ----

Wood W-2500,
Double Hung,
,
72 x 67.5
ProductTileBackendName = JWWoodWindows
Unit Grid Pattern = Colonial,
Unit Lites Wide - Top = 2,
Unit Lites Wide - Bottom = 2,
Unit Lites High - Top = 2,
Unit Lites High - Bottom = 2
Unit Sill Stop = No Sill Stop
Unit U-Factor = 0.27,
Unit Solar Heat Gain Coefficient = 0.18,
Unit Visible Light Transmittance = 0.41,
Unit Condensation Resistance = 46,
Unit CPD# = JEL-N-578-02024-00001,
Unit Energy Star Qualified = North-Central; South-Central; Southern
Room Location = Not Specified,
Is This a Remake = No,
Specific Information = Not Specified
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 08/12/2022,
Catalog Version = 22.2.17.1
5/8" Flat Grilles Between Glass (GBG),
Colonial,

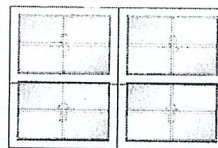
2W2H
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = Non-Certified
Overall Vent Division = Even Divide,
Overall Order By = Frame Size,
Overall Frame Width = Custom Size,
Overall Custom Frame Width = 72,
Overall Frame Height = Custom Size,
Overall Custom Frame Height = 67.5
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"
Rating = No Rating,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
Storm/Screen Combo = No Combo,
Screen Options = No Screen
Energy Efficiency = Energy Star,

Energy Star Zone = Energy Star - South-Central,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = SunResist with HeatSave,
Glass Type = Tempered In/Annealed Out,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = Yes,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Add Grilles? = Yes,
Grid Type = 5/8" Flat GBG,
Location for Grid = All Lite(s),
Grid Finish = Brilliant White,
Grid Pattern = Define Pattern Separately
Sash Limiter = No Sash Limiter,
Mull Assembly = Flat Mull,
Certification = None,
Jambliner = White Jambliner,
Jamb Liner Filler/Cover = Compression Jambliner,
Finger Plows = No Finger Plows
Vertical,
Factory,
0" thick, 67.5" length

End Line 300 Description



Catalog Version 123



Overall Frame Width = 70"
Overall Frame Height = 45 1/2"
A1: Sash Split = Even Divide
B1: Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	70-in x 45.5-in JELD-WEN Wood W-2500 2 Double Hung	\$1,688.49	\$1,688.49	1	\$0.00	\$1,688.49
Unit 400 Total:		\$1,688.49	\$1,688.49		\$0.00	\$1,688.49

Begin Line 400 Description

---- Line 400-1 ----

Wood W-2500,
Double Hung,
,
70 x 45.5
ProductTileBackendName = JWWoodWindows
Unit Grid Pattern = Colonial,
Unit Lites Wide - Top = 2,
Unit Lites Wide - Bottom = 2,
Unit Lites High - Top = 2,
Unit Lites High - Bottom = 2
Unit Sill Stop = No Sill Stop
Unit U-Factor = 0.27,
Unit Solar Heat Gain Coefficient = 0.18,
Unit Visible Light Transmittance = 0.41,
Unit Condensation Resistance = 46,
Unit CPD# = JEL-N-578-02024-00001,

2W2H
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = Non-Certified
Overall Vent Division = Even Divide,
Overall Order By = Frame Size,
Overall Frame Width = Custom Size,
Overall Custom Frame Width = 70,
Overall Frame Height = Custom Size,
Overall Custom Frame Height = 45.5
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,

Energy Star Zone = Energy Star - South-Central,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = SunResist with HeatSave,
Glass Type = Tempered In/Annealed Out,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = Yes,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Add Grilles? = Yes,
Grid Type = 5/8" Flat GBG,
Location for Grid = All Lite(s),
Grid Finish = Brilliant White,
Grid Pattern = Define Pattern Separately

Unit Energy Star Qualified = North-Central; South-Central; Southern
 Room Location = Not Specified,
 Is This a Remake = No,
 Specific Information = Not Specified
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 08/12/2022,
 Catalog Version = 22.2.17.1
 5/8" Flat Grilles Between Glass (GBG),
 Colonial,

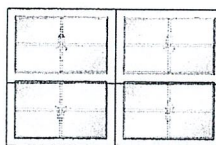
Finish - Sash (Exterior) = Primed
 Jamb Width = 4 9/16"
 Rating = No Rating,
 Sill Nosing = No Sill Nosing,
 Prep for Stool = No
 Hardware Finish - Interior = White,
 Storm/Screen Combo = No Combo,
 Screen Options = No Screen
 Energy Efficiency = Energy Star,

Sash Limiter = No Sash Limiter,
 Mull Assembly = Flat Mull,
 Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Filler/Cover = Compression Jambliner,
 Finger Plows = No Finger Plows
 Vertical,
 Factory,
 0" thick, 45.5" length

End Line 400 Description



Catalog Version 123



Overall Frame Width = 71 1/2"
 Overall Frame Height = 45"
 A1: Sash Split = Even Divide
 B1: Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	71.5-in x 45-in JELD-WEN Wood W-2500 2 Double Hung	\$1,725.99	\$1,725.99	2	\$0.00	\$3,451.98
Unit 500 Total:		\$1,725.99	\$1,725.99		\$0.00	\$3,451.98

Begin Line 500 Description

---- Line 500-1 ----

Wood W-2500,
 Double Hung,
 ,
 71.5 x 45
 ProductTileBackendName = JWWoodWindows
 Unit Grid Pattern = Colonial,
 Unit Lites Wide - Top = 2,
 Unit Lites Wide - Bottom = 2,
 Unit Lites High - Top = 2,
 Unit Lites High - Bottom = 2
 Unit Sill Stop = No Sill Stop
 Unit U-Factor = 0.27,
 Unit Solar Heat Gain Coefficient = 0.18,
 Unit Visible Light Transmittance = 0.41,
 Unit Condensation Resistance = 46,
 Unit CPD# = JEL-N-578-02024-00001,
 Unit Energy Star Qualified = North-Central; South-Central; Southern
 Room Location = Not Specified,
 Is This a Remake = No,
 Specific Information = Not Specified
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 08/12/2022,
 Catalog Version = 22.2.17.1
 5/8" Flat Grilles Between Glass (GBG),
 Colonial,

2W2H
 Assembly = Full Unit,
 Exterior Trim Type = No Exterior Trim,
 Exterior Trim Options = No,
 Regional Compliance = Non-Certified
 Overall Vent Division = Even Divide,
 Overall Order By = Frame Size,
 Overall Frame Width = Custom Size,
 Overall Custom Frame Width = 71.5,
 Overall Frame Height = Custom Size,
 Overall Custom Frame Height = 45
 Species = Auralast Pine,
 Interior Finish Type = Primed,
 Finish - Interior = Primed,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed
 Jamb Width = 4 9/16"
 Rating = No Rating,
 Sill Nosing = No Sill Nosing,
 Prep for Stool = No
 Hardware Finish - Interior = White,
 Storm/Screen Combo = No Combo,
 Screen Options = No Screen
 Energy Efficiency = Energy Star,

Energy Star Zone = Energy Star - South-Central,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Glass Color = SunResist with HeatSave,
 Glass Type = Tempered In/Annealed Out,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 CA Urban Fire Code Label = Yes,
 Protective Film = Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Add Grilles? = Yes,
 Grid Type = 5/8" Flat GBG,
 Location for Grid = All Lite(s),
 Grid Finish = Brilliant White,
 Grid Pattern = Define Pattern Separately
 Sash Limiter = No Sash Limiter,
 Mull Assembly = Flat Mull,
 Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Filler/Cover = Compression Jambliner,
 Finger Plows = No Finger Plows
 Vertical,
 Factory,
 0" thick, 45" length

End Line 500 Description



Catalog Version 123



Frame Width = 34 1/2"
 Frame Height = 67"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	34.5-in x 67-in JELD-WEN Wood W-2500 Double Hung	\$938.14	\$938.14	1	\$0.00	\$938.14
Unit 600 Total:		\$938.14	\$938.14		\$0.00	\$938.14

Begin Line 600 Description

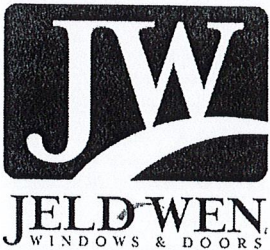
---- Line 600-1 ----

Wood W-2500,
 Double Hung,
 ,
 34.5 x 67
 ProductTileBackendName = JWWoodWindows
 Assembly = Full Unit,
 Exterior Trim Type = No Exterior Trim,
 Exterior Trim Options = No,
 Regional Compliance = Non-Certified
 Vent Division = Even Divide,
 Order By = Frame Size,
 Frame Width = Custom Size,
 Custom Frame Width = 34.5,
 Frame Height = Custom Size,
 Custom Frame Height = 67
 Species = Auralast Pine,
 Interior Finish Type = Primed,
 Finish - Interior = Primed,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed
 Jamb Width = 4 9/16"
 Sill Nosing = No Sill Nosing,

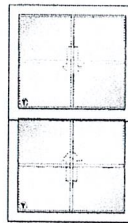
Prep for Stool = No
 Hardware Finish - Interior = White,
 Number of Locks = 2,
 Screen Options = No Screen
 Energy Efficiency = Energy Star,
 Energy Star Zone = Energy Star - South-Central,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Glass Color = SunResist with HeatSave,
 Glass Type = Tempered In/Annealed Out,
 Neat Glass = No,
 Glass Thickness = Standard Default Thickness,
 CA Urban Fire Code Label = Yes,
 Protective Film = Protective Film,
 Spacer Color = Black Spacer,
 Glass Options = Argon
 Grid Type = 5/8" Flat GBG,
 Location for Grid = All Lite(s),
 Grid Finish = Brilliant White,
 Grid Pattern = Colonial,
 Lites Wide - Top = 2,
 Lites Wide - Bottom = 2,
 Lites High - Top = 2,

Lites High - Bottom = 2
 Sash Limiter = No Sash Limiter,
 Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Options = Compression Jambliner,
 Sill Stop = No Sill Stop,
 Finger Plows = No Finger Plows
 U-Factor = 0.27,
 Solar Heat Gain Coefficient = 0.18,
 Visible Light Transmittance = 0.41,
 Condensation Resistance = 46,
 CPD# = JEL-N-578-02024-00001,
 Energy Star Qualified = North-Central; South-Central; Southern
 Room Location = Not Specified,
 Is This a Remake = No,
 Specific Information = Not Specified
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 08/12/2022,
 Catalog Version = 22.2.17.1
 5/8" Flat Grilles Between Glass (GBG),
 Colonial,
 2W2H

End Line 600 Description



Catalog Version 123



Frame Width = 34 1/2"
 Frame Height = 58 1/2"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
700-1	34.5-in x 58.5-in JELD-WEN Wood W-2500 Double Hung	\$891.74	\$891.74	1	\$0.00	\$891.74
Unit 700 Total:		\$891.74	\$891.74		\$0.00	\$891.74

Begin Line 700 Description

---- Line 700-1 ----

Wood W-2500,
 Double Hung,

Prep for Stool = No
 Hardware Finish - Interior = White,
 Number of Locks = 2,

Lites High - Bottom = 2
 Sash Limiter = No Sash Limiter,
 Certification = None,

34.5 x 58.5

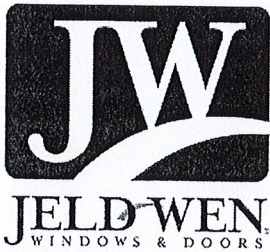
ATTACHMENT A

ProductTileBackendName = JWWoodWindows
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = Non-Certified
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = Custom Size,
Custom Frame Width = 34.5,
Frame Height = Custom Size,
Custom Frame Height = 58.5
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"
Sill Nosing = No Sill Nosing,

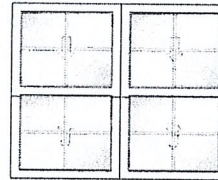
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - South-Central,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = SunResist with HeatSave,
Glass Type = Tempered In/Annealed Out,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = Yes,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = 5/8" Flat GBG,
Location for Grid = All Lite(s),
Grid Finish = Brilliant White,
Grid Pattern = Colonial,
Lites Wide - Top = 2,
Lites Wide - Bottom = 2,
Lites High - Top = 2,

MHRB 2022-0019 APPLICATION
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = No Sill Stop,
Finger Plows = No Finger Plows
U-Factor = 0.27,
Solar Heat Gain Coefficient = 0.18,
Visible Light Transmittance = 0.41,
Condensation Resistance = 46,
CPD# = JEL-N-578-02024-00001,
Energy Star Qualified = North-Central; South-Central; Southern
Room Location = Not Specified,
Is This a Remake = No,
Specific Information = Not Specified
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 08/12/2022,
Catalog Version = 22.2.17.1
5/8" Flat Grilles Between Glass (GBG),
Colonial,
2W2H

End Line 700 Description



Catalog Version 123



Overall Frame Width = 70"
Overall Frame Height = 56 1/2"
A1: Sash Split = Even Divide
B1: Sash Split = Even Divide

Table with 7 columns: Line Number, Item Summary, Was Price, Now Price, Quantity, Total Savings, Total Price. Row 1: 800-1, 70-in x 56.5-in JELD-WEN Wood W-2500 2 Double Hung, \$1,539.30, \$1,539.30, 1, \$0.00, \$1,539.30. Row 2: Unit 800 Total: \$1,539.30, \$1,539.30, \$0.00, \$1,539.30

Begin Line 800 Description

---- Line 800-1 ----

Wood W-2500,
Double Hung,
70 x 56.5
ProductTileBackendName = JWWoodWindows
Unit Grid Pattern = Colonial,
Unit Lites Wide - Top = 2,
Unit Lites Wide - Bottom = 2,
Unit Lites High - Top = 2,
Unit Lites High - Bottom = 2
Unit Sill Stop = No Sill Stop
Unit U-Factor = 0.27,
Unit Solar Heat Gain Coefficient = 0.18,
Unit Visible Light Transmittance = 0.41,
Unit Condensation Resistance = 46,
Unit CPD# = JEL-N-578-02024-00001,
Unit Energy Star Qualified = North-Central; South-Central; Southern
Room Location = Not Specified,
Is This a Remake = No,
Specific Information = Not Specified
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 08/12/2022,
Catalog Version = 22.2.17.1

2W2H
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = Non-Certified
Overall Vent Division = Even Divide,
Overall Order By = Frame Size,
Overall Frame Width = Custom Size,
Overall Custom Frame Width = 70,
Overall Frame Height = Custom Size,
Overall Custom Frame Height = 56.5
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"
Rating = No Rating,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
Storm/Screen Combo = No Combo,
Screen Options = No Screen
Energy Efficiency = Energy Star,

Energy Star Zone = Energy Star - South-Central,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = SunResist with HeatSave,
Glass Type = Tempered In/Annealed Out,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = Yes,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Add Grilles? = Yes,
Grid Type = 5/8" Flat GBG,
Location for Grid = All Lite(s),
Grid Finish = Brilliant White,
Grid Pattern = Define Pattern Separately
Sash Limiter = No Sash Limiter,
Mull Assembly = Flat Mull,
Certification = None,
Jambliner = White Jambliner,
Jamb Liner Filler/Cover = Compression Jambliner,
Finger Plows = No Finger Plows
Vertical,
Factory,
0" thick, 56.5" length