

## DESCRIPTION OF WORK TO BE COMPLETED

### 1. Retrofit replacement of 2 weighted pulley sash windows & 12 free sliding sash windows.

**Reason;** The wood is in such poor condition that the windows are in disrepair. We contacted window restorers and unfortunately, they are not able to take on any new work of this extent as they are winding down their business. Given the extent of wood damage, this would also be very cost prohibitive. In keeping with [point 16 in the guideline lines for rehabilitation projects](#); “ *Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.*” Despite the significant economic strain this will place on our family, we have sourced wood, sash windows to ensure like-for-like properties, operation and characteristics.

We **understand** and support the importance of properties, operation and characteristics of the windows. As such we have taken the following steps:

- a. Retrofit installation for **retaining** ([page 156 point 8](#)) the original interior trim and window sills.
- b. We will be **protecting** ([page 156 point 11](#)) the exterior sills and aprons, the exterior will be capped with aluminum in keeping character of the sills and aprons to maintain heritage appearance.
- c. **Documenting** ([page 156, point 3](#)) of the current photos for reference of configuration and style as been completed and photos are available at this location: [1 831 Current Windows](#)
- d. **Replacing** ([page 156, point 16](#)) with same materials: wood, operation/function: sash and characteristics: grilles. Today there is a mix of 3 types of sash windows:
  - i. no grilles
  - ii. 2-over-1; vertical grille center of top sash only
  - iii. 2-over-2; vertical grille centered on the top and bottom sashes

We are proposing to make them consistent in the follow manner:

- i. where there are no grilles to leave them without
- ii. where there are grilles, future would be 2-over-1

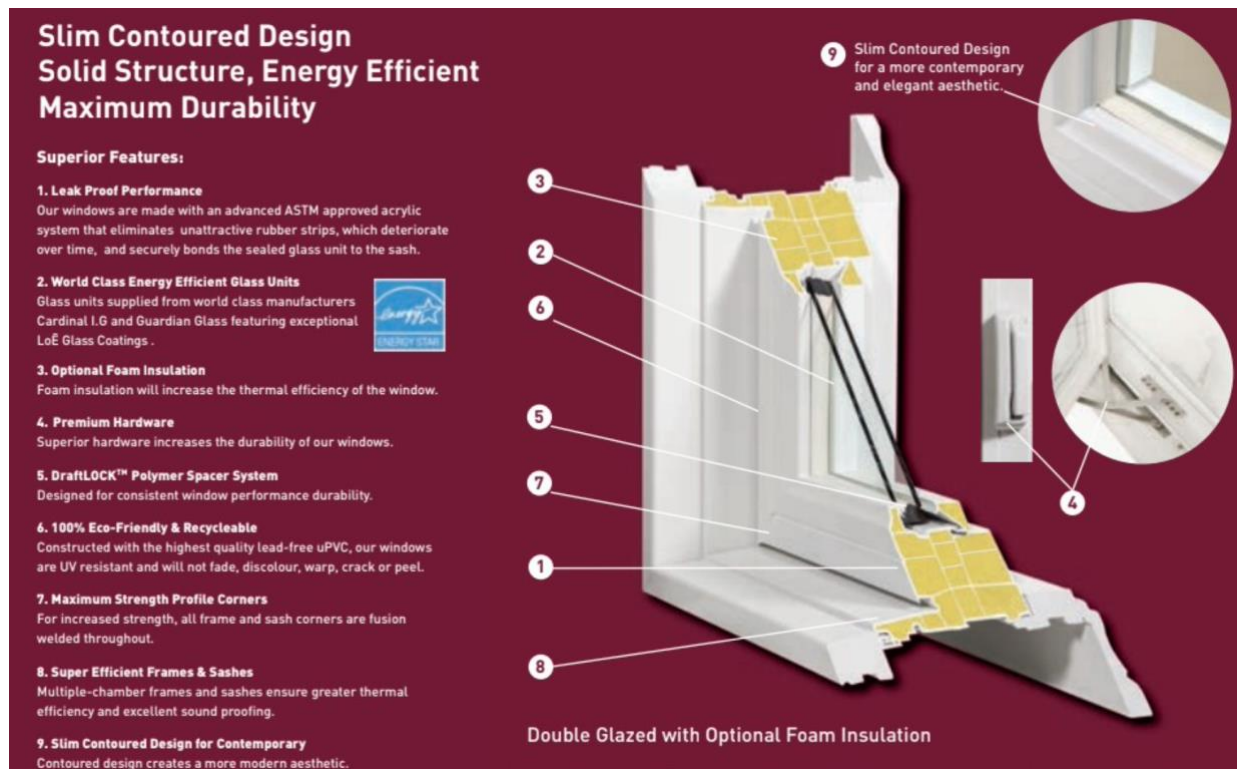
The reason is to be in keeping with the efforts to help the home feel uniform as it evolves. This is similar to these two historical descriptions below:

- *...dormers the roof pitches of which match the roof pitches of the original T-plan structure*
- *board 'n batten sheathes the entire structure, save for the fish scale shingles, giving a uniform appearance, despite all of the varying additions.*

2. **New French doors to exterior from kitchen.** As we understand and value the importance of the symmetry of the home, the doors will be installed in the current location of the kitchen windows. The current windows in this location are not original to the home. The doors will extend the current window opening downward to the floor, an additional 2.5', resulting in Rough Stud Opening(RSO) of 75" x 83". They will help connect the historic home to the mature trees it is also known for. This will not require any steps/deck/balcony, rather will be a walk out to the existing gardens. Building permit will be applied for once heritage approval is confirmed.

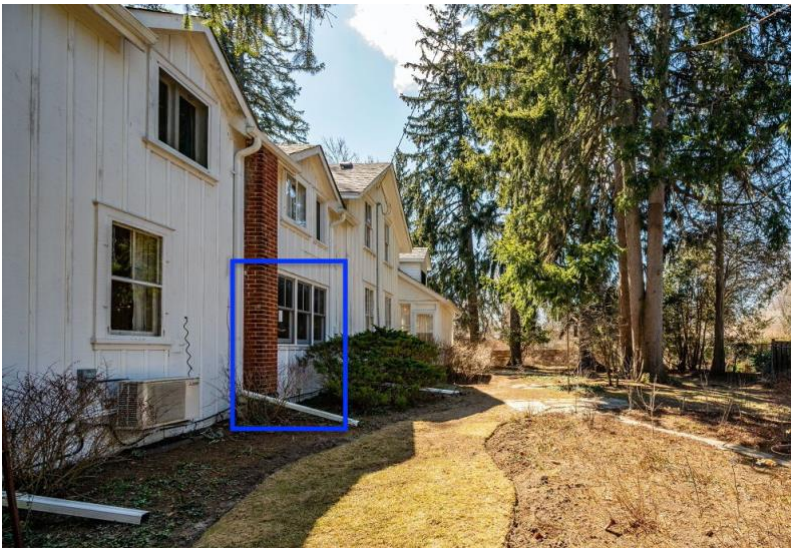
### Materials of Patio Doors

- Reinforced aluminum with a UPVC cover
- The handles are metal



### Description of Patio Doors, excerpts from brochure:

- *Doors Tilt inwards from top while door remains closed and locked for controlled air flow*
- *Doors can be fully uped to 180 degrees for maximum outdoor views and air flow*
- *Feature Multiple lock system for ultimate in security*

**Images:****Elevation (long) shot photos of proposed location:**











Window #55

















Window #100

Window #95

Window #50

Window #45











Window  
#110

Window  
#110

Window #90

Window #90



Customer: Project Name: - 831 Sunningdale Bend, Mississauga Quote Number: 15945280

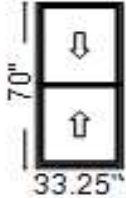
QUOMATTORM010060 - PF Sash Stop -1 Qty 1  
 QUOMATTORM040050 - COIL-1 Qty 1

Line #	Location:	Attributes
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50 Living Middle

**Lifestyle, Double Hung, 33.25 X 70, Without HGP, Black**

Item Price	Qty	Ext'd Price
	1	



PK #  
2121

Viewed From Exterior  
 Rough Opening: 34" X 70.75"

**1: Non-Standard Size**Non-Standard Size Double Hung, Equal  
**Frame Size:** 33 1/4 X 70  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**  
 Exterior Color / Finish: **Standard Enduraclad, Black**  
 Interior Color / Finish: **Bright White Paint Interior**  
 Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**  
 Hardware Options: **Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**  
 Screen: **Full Screen, Black, InView™**  
 Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, ER 19, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 30.062, Clear Opening Height 31.75, Clear Opening Area 6.628253, Egress Meets Typical 5.7 sqft (E) (United States Only)**  
 Remake:,  
 Grille: **No Grille,**  
 Wrapping Information: **No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 207".**

INSTARTORR010010 - Wood Window-Pocket-1 Wide Qty 1  
 QUOMATTORM010060 - PF Sash Stop -1 Qty 1  
 QUOMATTORM040050 - COIL-1 Qty 1




Customer:

Project Name:

831 Sunningdale Bend, Mississauga

Quote Number: 15945280

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
55	Mud Room Front	<b>Lifestyle, 3-Wide Double Hung, 88.5 X 53, Without HGP, Black</b>				1	
 <p>PK # 2122</p> <p>Viewed From Exterior Rough Opening: 89 - 1/4" X 53 - 3/4"</p>		<p><b>1: Non-Standard SizeNon-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 29 1/2 X 53  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: <b>Gray</b>  <b>Exterior Color / Finish:</b> <b>Standard Enduraclad, Black</b>  <b>Interior Color / Finish:</b> <b>Bright White Paint Interior</b>  <b>Glass:</b> <b>Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b>  <b>Hardware Options:</b> <b>Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor</b>  <b>Screen:</b> <b>Full Screen, Black, InView™</b>  <b>Performance Information:</b> <b>U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, ER 18, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 26.312, Clear Opening Height 23.25, Clear Opening Area 4.248291, Egress Does not meet typical United States egress, but may comply with local code requirements</b>  <b>Remake:,</b>  <b>Grille:</b> <b>SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 0W0H)</b>  <b>Vertical Mull 1:</b> <b>FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical</b>  <b>2: Non-Standard SizeNon-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 29 1/2 X 53  <b>General Information:</b> <b>No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray</b>  <b>Exterior Color / Finish:</b> <b>Standard Enduraclad, Black</b>  <b>Interior Color / Finish:</b> <b>Bright White Paint Interior</b>  <b>Glass:</b> <b>Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b>  <b>Hardware Options:</b> <b>Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor</b>  <b>Screen:</b> <b>Full Screen, Black, InView™</b>  <b>Performance Information:</b> <b>U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, ER 18, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 26.312, Clear Opening Height 23.25, Clear Opening Area 4.248291, Egress Does not meet typical United States egress, but may comply with local code requirements</b>  <b>Remake:,</b>  <b>Grille:</b> <b>SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 0W0H)</b>  <b>Vertical Mull 2:</b> <b>FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical</b>  <b>3: Non-Standard SizeNon-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 29 1/2 X 53  <b>General Information:</b> <b>No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray</b>  <b>Exterior Color / Finish:</b> <b>Standard Enduraclad, Black</b>  <b>Interior Color / Finish:</b> <b>Bright White Paint Interior</b>  <b>Glass:</b> <b>Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b>  <b>Hardware Options:</b> <b>Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor</b>  <b>Screen:</b> <b>Full Screen, Black, InView™</b>  <b>Performance Information:</b> <b>U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, ER 18, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 26.312, Clear Opening Height 23.25, Clear Opening Area 4.248291, Egress Does not meet typical United States egress, but may comply with local code requirements</b>  <b>Remake:,</b>  <b>Grille:</b> <b>SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 0W0H)</b>  <b>Wrapping Information:</b> <b>No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 283".</b> </p>					
		<b>INSTARTORR010051 - Wood Window-Pocket-3 or more</b>				Qty 1	
		<b>QUOMATTORM010062 - PF Sash Stop -3</b>				Qty 1	

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Qty 1

Line #	Location:	Attributes		
60	Family Sides	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> 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Line #	Location	Attributes						
65	Family Middle	<div><div><div>70"</div><div>33.25"</div></div><div><div>Viewed From Exterior</div><div>Rough Opening: 34" X 70.75"</div></div></div> <div><div>PK #</div><div>2121</div></div> <div><div>Lifestyle, Double Hung, 33.25 X 70, Without HGP, Black</div><div><div>1: Non-Standard SizeNon-Standard Size Double Hung, Equal</div><div>Frame Size: 33 1/4 X 70</div><div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: <b>Gray</b></div><div>Exterior Color / Finish: <b>Standard Enduraclad, Black</b></div><div>Interior Color / Finish: <b>Bright White Paint Interior</b></div><div>Glass: <b>Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b></div><div>Hardware Options: <b>Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor</b></div><div>Screen: <b>Full Screen, Black, InView™</b></div><div>Performance Information: <b>U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, ER 19, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 30.062, Clear Opening Height 31.75, Clear Opening Area 6.628253, Egress Meets Typical 5.7 sqft (E) (United States Only)</b></div><div>Remake:;</div><div>Grille: <b>No Grille,</b></div><div>Wrapping Information: <b>No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 207".</b></div></div></div> <div><table><tr><th>Item Price</th><th>Qty</th><th>Ext'd Price</th></tr><tr><td></td><td>1</td><td></td></tr></table></div>	Item Price	Qty	Ext'd Price		1	
Item Price	Qty	Ext'd Price						
	1							

Customer:

Project Name:

- 831 Sunningdale Bend, Mississauga

Quote Number: 15945280

INSTARTORR010010 - Wood Window-Pocket-1 Wide

Qty 1

QUOMATTORM010060 - PF Sash Stop -1

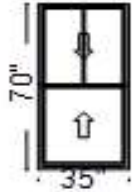
Qty 1

QUOMATTORM040050 - COIL-1

Qty 1

Line #	Location:	Attributes
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90 Office



Viewed From Exterior

Rough Opening: 35 - 3/4" X 70 - 3/4"

PK #  
2122**Lifestyle, Double Hung, 35 X 70, Without HGP, Black**

Item Price	Qty	Ext'd Price
XXXXXX	2	XXXXXX

**1: Non-Standard Size Non-Standard Size Double Hung, Equal****Frame Size:** 35 X 70**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**Exterior Color / Finish: **Standard Enduraclad, Black**Interior Color / Finish: **Bright White Paint Interior**Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options: **Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**Screen: **Full Screen, Black, InView™**Performance Information: **U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, ER 18, Performance Class LC, PG 30, Calculated Positive****DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 31.812, Clear Opening Height 31.75, Clear Opening Area****7.014104, Egress Meets Typical 5.7 sqft (E) (United States Only)**

Remake:.

Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 0W0H)**Wrapping Information: **No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance,****Perimeter Length = 210".**

INSTARTORR010010 - Wood Window-Pocket-1 Wide

Qty 1

QUOMATTORM010060 - PF Sash Stop -1

Qty 1

QUOMATTORM040050 - COIL-1

Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

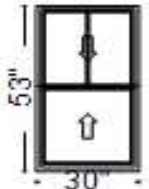


Customer:

Project Name:

- 831 Sunningdale Bend, Mississauga

Quote Number: 15945280

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
95	Stairway	<b>Lifestyle, Double Hung, 30 X 53, Without HGP, Black</b>				1	
							
Viewed From Exterior Rough Opening: 30 - 3/4" X 53 - 3/4"							
PK # 2122							
		<b>1: Non-Standard SizeNon-Standard Size Double Hung, Equal</b> <b>Frame Size:</b> 30 X 53 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: <b>Gray</b> <b>Exterior Color / Finish:</b> <b>Standard Enduraclad, Black</b> <b>Interior Color / Finish:</b> <b>Bright White Paint Interior</b> <b>Glass:</b> <b>Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b> <b>Hardware Options:</b> <b>Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor</b> <b>Screen:</b> <b>Full Screen, Black, InView™</b> <b>Performance Information:</b> <b>U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, ER 18, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 26.812, Clear Opening Height 23.25, Clear Opening Area 4.329021, Egress Does not meet typical United States egress, but may comply with local code requirements</b> <b>Remake:,</b> <b>Grille:</b> <b>SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 0W0H)</b> <b>Wrapping Information:</b> <b>No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 166".</b>					
		INSTARTORR010010 - Wood Window-Pocket-1 Wide	Qty	1			
		QUOMATTORM010060 - PF Sash Stop -1	Qty	1			
		QUOMATTORM040050 - COIL-1	Qty	1			

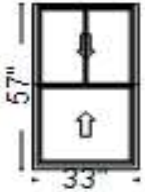
Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
100	's Room	<b>Pella® Reserve, Traditional, Single Hung, 44 X 58, Black</b>				1	
 <p>Viewed From Exterior</p> <p><b>Rough Opening:</b> 44 - 3/4" X 58 - 3/4"</p>		<p>PK # 2121</p> <p><b>1: Traditional, Non-Standard SizeNon-Standard Size Single Hung, Equal</b> <b>Frame Size:</b> 44 X 58 <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Black <b>Interior Color / Finish:</b> Bright White Paint Interior <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Cam-Action Lock, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor <b>Screen:</b> Half Screen, Standard EnduraClad, Black, Premium, InView™ <b>Performance Information:</b> U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, ER 18, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 40.625, Clear Opening Height 24.562, Clear Opening Area 6.929384, Egress Meets Typical 5.7 sqft (E) (United States Only) <b>Remake:</b> <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (2W1H / 0W0H), Putty Glaze, Ogee <b>Wrapping Information:</b> No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 204".</p>					

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

INSTARTORR010010 - Wood Window-Pocket-1 Wide	Qty	1
QUOMATTORM010060 - PF Sash Stop -1	Qty	1
QUOMATTORM040050 - COIL-1	Qty	1

Line #	Location:	Attributes
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110 Guest Bedroom



PK #  
2122

Viewed From Exterior

**Rough Opening: 33 - 3/4" X 57 - 3/4"**

**Lifestyle, Double Hung, 33 X 57, Without HGP, Black**

<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
██████████	2	██████████

### 1: Non-Standard Size Non-Standard Size Double Hung, Equal

**Frame Size: 33 X 57**

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

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

Interior Color / Finish: **Bright White Paint Interior**

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

Hardware Options: **Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**

Screen: **Full Screen, Black, InView™**

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, ER 18, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 29.812, Clear Opening Height 25.25, Clear Opening Area 5.227451, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

Remake:

Grille: **SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 0W0H)**

Wrapping Information: **No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 180".**

INSTARTORR010010 - Wood Window-Pocket-1 Wide	Qty	1
QUOMATTORM010060 - PF Sash Stop -1	Qty	1
QUOMATTORM040050 - COIL-1	Qty	1

Line #	Location:	Attributes
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115	None Assigned
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**PROMOTTORR010004 - Branch Promotion**

Item Price	Qty	Ext'd Price
	1	

## Thank You For Your Interest In Pella® Products