



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-C-26-HZ

Meeting: 4/16/2026
Applicant: Amanda Furlow
Owner: Charity Honeycutt

Property Information

Location: 1520 Fremont Place **Parcel ID:** 81 L E 045

District: Old North Knoxville H

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description: Folk Victorian with Craftsman and Colonial Revival influences, c.1915

Two-story frame residence with a side-gable roof, an exterior of asbestos shingles, and a brick foundation. Windows include double-hung 3/1, 4/1 and 8-light casement windows.

Staff Recommendation

Staff recommends denial with prejudice of the installed windows, enclosed window, removed window trim, and installed siding. The applicant should re-apply to the Historic Zoning Commission with new proposed windows that meet the ONK neighborhood design guidelines, including the window openings that have been enclosed, select a revised design and material for the window trim, and select a new siding material that better reflects the existing. Staff recommends denial of the proposed door.

Staff recommends after-the-fact approval of the chimney removal and the new deck.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of major exterior rehabilitation. All work below has already been initiated or completed.

Removal of all original wood windows. Based on Streetview images and past real estate listings, the house's windows included double-hung wood 3/1 and 4/1s, double-hung wood 2/2s, and eight-light wood casement windows on the façade's first story. All windows included true divided lights.

Installation of new vinyl windows. Vinyl windows include multi-light, grid-between-the-glass windows and single-hung, 3/1, grid-between the glass windows on the façade, and 1/1 vinyl single-hung windows on side and rear elevations.

Enclosure of one second-story window on the right side elevation.

Removal of original wood window trim, installation of flat window trim of an unknown material.

Removal of patches of existing, faux-grained, asbestos shingle siding; installation in patches of smooth-finished fiber

cement siding.

Chimney removal. Stucco-clad chimney on the front roof slope was removed sometime between February 2024 and February 2026.

New rear deck. New wood deck features square posts with round metal guardrails.

Not completed but requested: proposed replacement of exterior door with a fiberglass, ¾ light door with simulated divided lights.

Comments

1. 1520 Fremont Place is a contributing resource to the Old North Knoxville National Register Historic District and local overlay. Per Article 16.8 of the City Zoning Ordinance, the historic (H) overlay requires a Certificate of Appropriateness for all exterior “construction, alteration, repair, [or] rehabilitation.”
2. Almost all of the work for review has already been initiated or completed. After receiving reports of work continuing on the house without a COA or building permits, Plans Review & Inspections staff visited the property on March 11, March 20, and March 27th. Additional exterior work was completed between the three visits.
3. The house featured an array of original or historic windows, including multiple 2/2 double-hung wood windows, 3/1 double-hung wood windows, and true-divided light wood casement windows on the front elevation (that may have been a historic modification to the house). The original windows are visible in Google Streetview imagery and the 2017 Redfin real estate listing for the address. No evidence was provided related to the windows’ deterioration prior to their removal and disposal.
4. At least one window enclosed with new siding, including one on each second-story side elevation. The window removed and enclosed on the right elevation is very visible from the street.
5. The windows that have been installed are all vinyl, and include multi-light windows with grids between the glass, 3/1 single-hung windows with grids between the glass, and 1/1 single-hung windows. Additional single-light windows are visible in interior photos.
6. Guidelines recommend that “if replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.” They also require that “true divided lights shall be used in replacement window sashes with more than one pane.” Finally, the guidelines state “windows may not be blocked in. They must retain the full height and width of the original opening.” The installed windows and the completed window enclosures do not meet any of the neighborhood guidelines.
7. The wood trim that was removed was a character-defining feature of the house, featuring a distinct profile and sills; the flat aluminum or vinyl trim installed does not reflect the profile or details of the original.
8. The existing siding is an asbestos shingle cladding that is detailed on the 1992 NRHP nomination. The asbestos shingles feature faux wood-grain detail typical of asbestos shingles. The installed siding is smooth-finished fiber cement, with a different size than the existing siding. Wood lap siding is visible below plastic sheathing in some of the side elevation photos dating to 3/20. The applicant continued to install siding and trim after Plans Review and Inspections staff visited the site on 3/11 and 3/20.
9. The guidelines recommend that replacement siding duplicate the original, though in-kind repairs to non-historic siding in small patches are typically approved; the guidelines include a 50% threshold for repairs to non-historic

siding. It does not appear that more than 50% of the existing synthetic siding was removed.

10. The installed siding does not reflect the existing in finish or size. Fiber cement shingles that reflect the design, thickness, and size of asbestos shingles are available and have been used as small repairs in other historic districts like Mechanicsville.

11. The chimney was removed without a permit or a COA sometime between February 2024 and February 2026, according to KGIS Pictometry aerial photography. A sagging roofline is visible where the chimney was removed. Guidelines recommend that masonry features such as chimneys be retained and repaired. In the opinion of staff, the removed chimney is not a major character-defining feature of the house, though the existing stuccoed chimney and brick masonry chimney on the rear elevations should be retained.

12. Decks require HZC or staff review and approval, along with a City permit. The deck generally meets the design guidelines, though simple square wood posts would be preferable for compatibility with the historic house instead of the small metal posts.

13. The door to be removed is most likely not original to the house. The proposed door is a ¾-light fiberglass door with simulated divided lights. While a ¾-light door may be appropriate, the simulated divided lights do not meet the design guidelines.

14. No other exterior rehabilitation scopes are included in this application and should not be initiated. Additional exterior work would require further review by the HZC.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.
3. True divided lights shall be used in replacement window sashes with more than one pane.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.

D. Entrances

2. Contemporary interpretations of stained glass or etched glass entry doors are usually inappropriate.
3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial, or physical documentation, if available. It shall be compatible with the historic character of the building or with adjacent buildings.
4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.
12. If artificial siding is present on any elevation of a building and must be removed in order to repair the building structurally, it can be replaced on the building if no more than 49% of any elevation's artificial siding is removed. If

50% of the artificial siding on any elevation is removed for repair, it cannot be replaced.

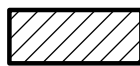
F. Masonry

4. Identify and preserve masonry features that define the historic character of the building, including walls, railings, foundations, chimneys, columns and piers, cornice and door and window pediments.

5. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, a cornice, balustrade, columns, stairways or chimneys.



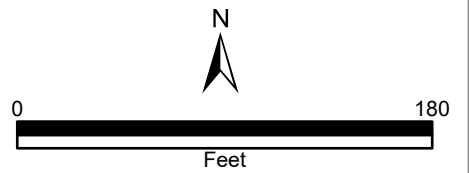
**4-C-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1520 Fremont Place 37917
Old North Knoxville H

Original Print Date: 3/25/2026
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Amanda Furlow





Redfin real estate listing, 2017



Google Streetview, 2016



City inspector, 3/11/26



City inspector, 3/27/26



City inspector, 3/11/26



City inspector, 3/27/26



City inspector, 3/20/26



City inspector, 3/27/26



Redfin real estate listing, 2017



City inspector, 3/20/26



Applicant, 3/13/26



Applicant, 3/13/26



Redfin real estate listing, 2017

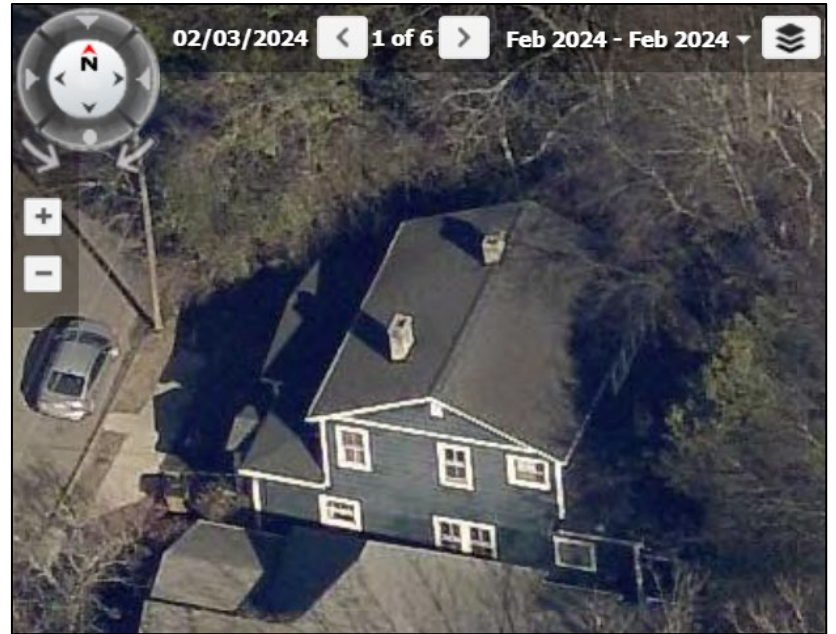


City inspector, 2026

2026

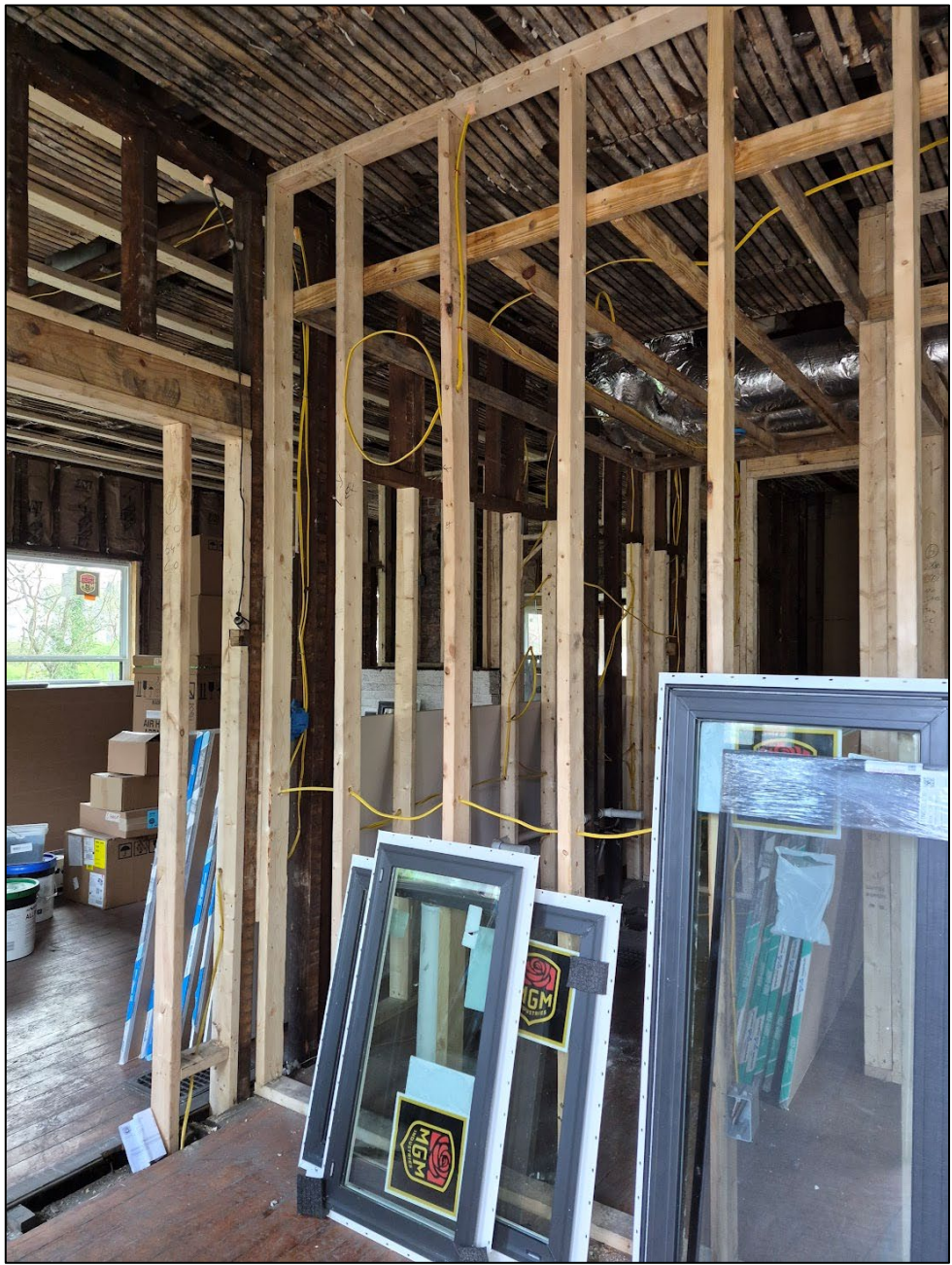


2024





Various original windows from Redfin real estate listing, 2017





**8'0" - Estate Door - 2 Panel 3/4
Top - Simulated Divided Lights**

Proposed door

8'0" - Estate Door - 2 Panel 3/4 Top - Simulated Divided Lights

Classic Design. Curved Details. Our Estate Doors fiberglass doors feature edge embossment details inspired by handcrafted wood doors for a time-honored style. The elegant, curved edge is an updated take on traditional design with wider, modernized panel details.

FIBERGLASS DOOR, ESTATE, STANDARD, SATIN SMOOTH, SIMULATED DIVIDED LIGHTS, 3/4 LIGHT, 3'0" X 8'0", 2'10" X 8'0", 2'8" X 8'0"

PRIVACY RATING



MGM Industries --
 287 Free Hill Road
 Hendersonville, TN 37075
 Phone: 1-800-476-5584 Fax: 1-615-822-6581



Client Short Quotation Report

User Percentage Markup
Quote #: 449619

PO: Not Set	Bill To:	Ship To:
Project: 1520 FREMONT PLACE	TINDELL'S INC. - CLEVELAND	CHRIS GENTRY
Quote: AMANDA FURLOW	PO BOX 71025	205 20TH STREET S.E.
Client #: R-5501-0000 Creator: andy.wills	KNOXVILLE, TN 37938	CLEVELAND, TN 37311-
Created: 09-Feb-26 Expires: 11-Mar-26	Phone: (423) 476-5501	Phone: 423-476-5501
		Original Quote #: 0

Line	Qty.	Description	Unit Price	Total Price
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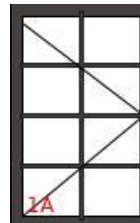
Line #	Qty #	BASE UNITS -	\$ 548.60	\$ 548.60
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1 1 #1 4710 CS 34.0 X 53.75 Inside Tip-to-Tip(TT) -COMPLETE UNIT

2351255

Rough:
 34.75" X 54.5"
 Overall Unit:
 34.0" X 53.75"

GENERAL OPTIONS:
 Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen, Right Hinged, Handle Type: Folding Crank Handle,
GRILLE OPTIONS:
 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V,
GLASS OPTIONS:
 Argon, Low-E 270, Double Strength (DSB)



CAPSTOCK OPTIONS:
 CAPPED BLACK/EW Int.,

AWS Design Pressure Ratings: DP 50;
Thermal Ratings: U-Factor=0.27; SHGC=0.23; VLT=0.42
Egress Value : 8.0 sq.ft.

Window Locator
 1

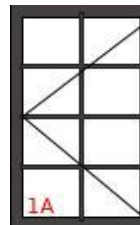
Line #	Qty #	BASE UNITS -	\$ 548.60	\$ 548.60
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2 1 #1 4710 CS 34.0 X 53.75 Inside Tip-to-Tip(TT) -COMPLETE UNIT

2351331

Rough:
 34.75" X 54.5"
 Overall Unit:
 34.0" X 53.75"

GENERAL OPTIONS:
 Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen, Left Hinged, Handle Type: Folding Crank Handle,
GRILLE OPTIONS:
 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V,
GLASS OPTIONS:
 Argon, Low-E 270, Double Strength (DSB)

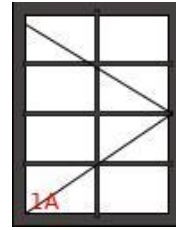


CAPSTOCK OPTIONS:
 CAPPED BLACK/EW Int.,

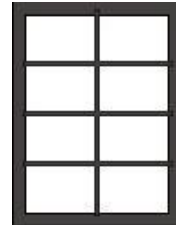
AWS Design Pressure Ratings: DP 50;
Thermal Ratings: U-Factor=0.27; SHGC=0.23; VLT=0.42
Egress Value : 8.0 sq.ft.

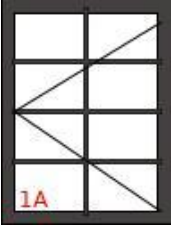
Window Locator
 2

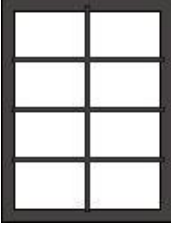
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Line # 3 2351333	Qty # 1	BASE UNITS - #1 4710 CS 38.0 X 50.5 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 692.90	\$ 692.90
Rough: 38.75" X 51.25"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen, Right Hinged, Handle Type: Folding Crank Handle,		
Overall Unit: 38.0" X 50.5"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		Thermal Ratings: U-Factor=0.27; SHGC=0.23; VLT=0.42 Egress Value : 8.8 sq.ft.		
		Window Locator 3		

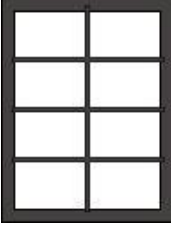


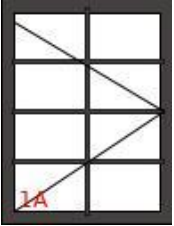
Line # 4 2351337	Qty # 4	BASE UNITS - #1 4710 PW 38.0 X 50.5 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 496.00	\$ 1,984.00
Rough: 38.75" X 51.25"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen,		
Overall Unit: 38.0" X 50.5"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.26; SHGC=0.26; VLT=0.49		
		Window Locator 4,5,6		

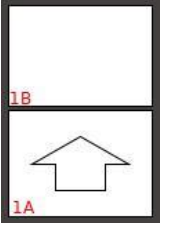


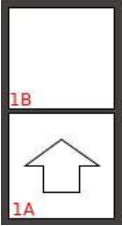

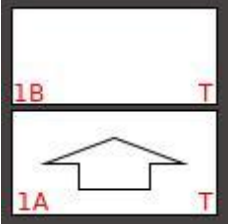
Line	Qty.	Description	Unit Price	Total Price
Line # 5 2351348	Qty # 1	BASE UNITS - #1 4710 CS 38.0 X 50.5 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 692.90	\$ 692.90
Rough: 38.75" X 51.25"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen, Left Hinged, Handle Type: Folding Crank Handle,		
Overall Unit: 38.0" X 50.5"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		Thermal Ratings: U-Factor=0.27; SHGC=0.23; VLT=0.42 Egress Value : 8.8 sq.ft.		
		Window Locator 7		


Line # 6 2351356	Qty # 1	BASE UNITS - #1 4710 PW 38.75 X 50.5 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 496.80	\$ 496.80
Rough: 39.5" X 51.25"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen,		
Overall Unit: 38.75" X 50.5"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.26; SHGC=0.26; VLT=0.49		

Line # 7 2351397	Qty # 1	BASE UNITS - #1 4710 PW 38.75 X 50.5 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 496.80	\$ 496.80
Rough: 39.5" X 51.25"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen,		
Overall Unit: 38.75" X 50.5"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.26; SHGC=0.26; VLT=0.49		
		Window Locator 9		

Line	Qty.	Description	Unit Price	Total Price
Line # 8 2351412	Qty # 1	BASE UNITS - #1 4710 CS 38.75 X 50.5 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 694.00	\$ 694.00
Rough: 39.5" X 51.25"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen, Right Hinged, Handle Type: Folding Crank Handle,		
Overall Unit: 38.75" X 50.5"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, Colonial Pattern, 3H1V,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		Thermal Ratings: U-Factor=0.27; SHGC=0.23; VLT=0.42 Egress Value : 9.0 sq.ft.		
		Window Locator 10		

Line # 9 2351413	Qty # 1	BASE UNITS - #1 6010 SH 46.0 X 65.25 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 363.65	\$ 363.65
Rough: 46.5" X 65.75"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 46.0" X 65.25"		GRILLE OPTIONS: NONE,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 25; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 Egress Value : 8.5 sq.ft.		
		Window Locator 11		

Line	Qty.	Description	Unit Price	Total Price
Line # 10 2351415 Rough: 35.5" X 65.375" Overall Unit: 35.0" X 64.875"	Qty # 4	BASE UNITS - #1 6010 SH 35.0 X 64.875 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 35; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 Egress Value : 6.2 sq.ft. **Window Locator** 12,13,15,16	\$ 329.40	\$ 1,317.60
				
Line # 11 2351418 Rough: 46.0" X 42.75" Overall Unit: 45.5" X 42.25"	Qty # 1	BASE UNITS - #1 6010 PW 45.5 X 42.25 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.28; SHGC=0.31; VLT=0.59	\$ 290.70	\$ 290.70
				
Line # 12 2351420 Rough: 46.5" X 46.375" Overall Unit: 46.0" X 45.875"	Qty # 1	BASE UNITS - #1 6010 SH 46.0 X 45.875 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Tempered, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 25; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 **Window Locator** 17	\$ 576.75	\$ 576.75
				

Line	Qty.	Description	Unit Price	Total Price
Line #	Qty #	BASE UNITS -	\$ 1,505.15	\$ 1,505.15
13	1	#1 4710 CS 24.5 X 54 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
2351426		#2 4710 PW 47.875 X 54 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
Rough: 97.75" X 54.75"		#3 4710 CS 24.5 X 54 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
Overall Unit: 97.0" X 54.0"				

GENERAL OPTIONS:

Vinyl : EW, CLL/EW Int., Keep Nail Fin, No Screen, No Screen, *Unit #1: Left Hinged, Unit #3: Right Hinged, Unit #1: Lock Color: Standard Color Locks, Unit #3: Lock Color: Standard Color Locks, Unit #1: Handle Type: Folding Crank Handle, Unit #3: Handle Type: Folding Crank Handle,*

GRILLE OPTIONS:

NONE,

GLASS OPTIONS:

Argon, Low-E 270, Double Strength (DSB)

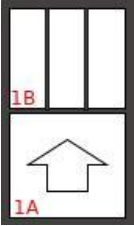
CAPSTOCK OPTIONS:

CAPPED BLACK/EW Int.,

Thermal Ratings: U-Factor=0.26; SHGC=0.29; VLT=0.55

Window Locator

BACK SUN ROOM

Line #	Qty #	BASE UNITS -	\$ 366.40	\$ 732.80
14	2	#1 6010 SH 34.0 X 57.625 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
2351427				
Rough: 34.5" X 58.125"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 34.0" X 57.625"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, <i>Bottom A : No Grilles Top B :</i> Colonial Pattern, 0H2V,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		

CAPSTOCK OPTIONS:

CAPPED BLACK/EW Int.,

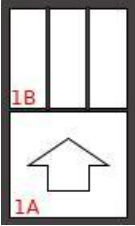
AWS Design Pressure Ratings: DP 35;

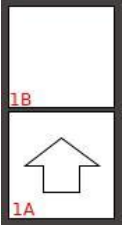
Thermal Ratings: U-Factor=0.3; SHGC=0.27; VLT=0.5

Egress Value : 5.2 sq.ft.

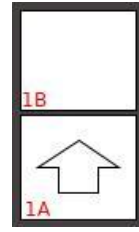
Window Locator

18,19

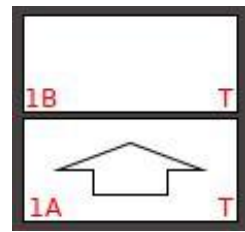
Line	Qty.	Description	Unit Price	Total Price
Line # 15 2351428	Qty # 3	BASE UNITS - #1 6010 SH 34.0 X 57 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 366.05	\$ 1,098.15
Rough: 34.5" X 57.5"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 34.0" X 57.0"		GRILLE OPTIONS: 3/4" PROFILE, CLL/EW, <i>Bottom A</i> : No Grilles <i>Top B</i> : Colonial Pattern, 0H2V,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 35; Thermal Ratings: U-Factor=0.3; SHGC=0.27; VLT=0.5 Egress Value : 5.2 sq.ft.		
		Window Locator 20,21,22		

Line # 16 2351433	Qty # 2	BASE UNITS - #1 6010 SH 35.0 X 65.125 Inside Tip-to-Tip(TT) -COMPLETE UNIT	\$ 329.55	\$ 659.10
Rough: 35.5" X 65.625"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 35.0" X 65.125"		GRILLE OPTIONS: NONE,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 35; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 Egress Value : 6.2 sq.ft.		
		Window Locator 23,24		

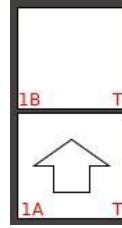
Line	Qty.	Description	Unit Price	Total Price
Line #	Qty #	BASE UNITS -	\$ 316.75	\$ 950.25
17	3	#1 6010 SH 33.75 X 56.875 Inside Tip-to-Tip(TT) - COMPLETE UNIT		
2351435				
Rough: 34.25" X 57.375"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 33.75" X 56.875"		GRILLE OPTIONS: NONE,		
		GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 35; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 Egress Value : 5.1 sq.ft.		
		Window Locator 25,26,27		



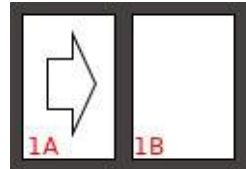
Line #	Qty #	BASE UNITS -	\$ 559.70	\$ 559.70
18	1	#1 6010 SH 46.0 X 43.875 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
2351437				
Rough: 46.5" X 44.375"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 46.0" X 43.875"		GRILLE OPTIONS: NONE,		
		GLASS OPTIONS: Argon, Low-E 270, Tempered, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 25; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56		
		Window Locator 28		

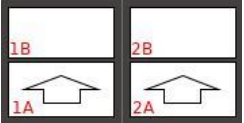


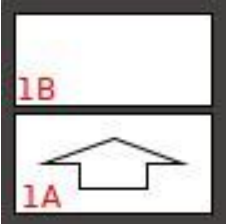
Line	Qty.	Description	Unit Price	Total Price
Line # 19 2351438 Rough: 36.0" X 65.375" Overall Unit: 35.5" X 64.875"	Qty # 1	BASE UNITS - #1 6010 SH 35.5 X 64.875 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Tempered, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 35; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 Egress Value : 6.3 sq.ft. **Window Locator** 29	\$ 602.45	\$ 602.45



Line # 20 2351441 Rough: 50.875" X 35.875" Overall Unit: 50.375" X 35.375"	Qty # 1	BASE UNITS - #1 6010 2SS 50.375 X 35.375 Inside Tip-to-Tip(TT) - COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, XO Left Operable, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 30; Thermal Ratings: U-Factor=0.3; SHGC=0.29; VLT=0.54 **Window Locator** 30	\$ 330.30	\$ 330.30
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Line	Qty.	Description	Unit Price	Total Price
Line #	Qty #	BASE UNITS -	\$ 572.70	\$ 572.70
21	1	#1 6010 SH 35.75 X 36 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
2351444		#2 6010 SH 35.75 X 36 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
Rough: 72.5" X 36.5"				
Overall Unit: 72.0" X 36.0"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 25; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 **Window Locator** 31		

Line #	Qty #	BASE UNITS -	\$ 282.55	\$ 282.55
22	1	#1 6010 SH 36.0 X 36 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
2351445				
Rough: 36.5" X 36.5"				
Overall Unit: 36.0" X 36.0"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 35; Thermal Ratings: U-Factor=0.3; SHGC=0.3; VLT=0.56 **Window Locator** 32		

Line	Qty.	Description	Unit Price	Total Price
Line # 23 2351447 Rough: 33.5" X 31.5" Overall Unit: 33.0" X 31.0"	Qty # 1	BASE UNITS - #1 6010 PW 33.0 X 31 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.28; SHGC=0.31; VLT=0.59 **Window Locator** 33	\$ 245.85	\$ 245.85
Line # 24 2351452 Rough: 36.5" X 24.5" Overall Unit: 36.0" X 24.0"	Qty # 1	BASE UNITS - #1 6010 PW 36.0 X 24 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.28; SHGC=0.31; VLT=0.59 **Window Locator** 34	\$ 243.60	\$ 243.60
Line # 25 2351453 Rough: 40.5" X 16.5" Overall Unit: 40.0" X 16.0"	Qty # 2	BASE UNITS - #1 6010 PW 40.0 X 16 Inside Tip-to-Tip(TT) -COMPLETE UNIT GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen, GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB) CAPSTOCK OPTIONS: CAPPED BLACK/EW Int., AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.28; SHGC=0.31; VLT=0.59 **Window Locator** 35	\$ 255.70	\$ 511.40

Line	Qty.	Description	Unit Price	Total Price
Line #	Qty #	BASE UNITS -	\$ 248.20	\$ 248.20
26	1	#1 6010 PW 36.0 X 33 Inside Tip-to-Tip(TT) -COMPLETE UNIT		
2351456				
Rough: 36.5" X 33.5"		GENERAL OPTIONS: Vinyl : EW, CLL/EW Int., No Screen,		
Overall Unit: 36.0" X 33.0"		GRILLE OPTIONS: NONE, GLASS OPTIONS: Argon, Low-E 270, Double Strength (DSB)		
		CAPSTOCK OPTIONS: CAPPED BLACK/EW Int.,		
		AWS Design Pressure Ratings: DP 50; Thermal Ratings: U-Factor=0.28; SHGC=0.31; VLT=0.59		
		Window Locator 36		



To achieve our short lead times, we begin production immediately upon receiving your order. Therefore, orders cannot be changed and units cannot be returned for credit. Please check this quote thoroughly and promptly for errors. This will ensure that you will receive the products that you intended. MGM will ask you to sign a confirmation on some units before we proceed with production.

Disclaimer: If your order needs to meet specific test criteria, please contact your sales representative or MGM Engineering to obtain documentation.

Warning: MGM requires all in field testing be conducted in accordance with AAMA 502. This includes, but is not limited to, in field water tests to be conducted at a static test pressure equal to 2/3 of the tested and rated laboratory performance test pressure (section 7.5.3) by a AAMA accredited field testing agency (section 6.3) after the proper 2 week notice has been given (section 6.3.1).

Custom Drawing Pattern Requires Customer Service Representative approval

Sub Total:	\$ 17,245.50
Sales Tax:	\$ 1,681.44
Total:	\$ 18,926.94



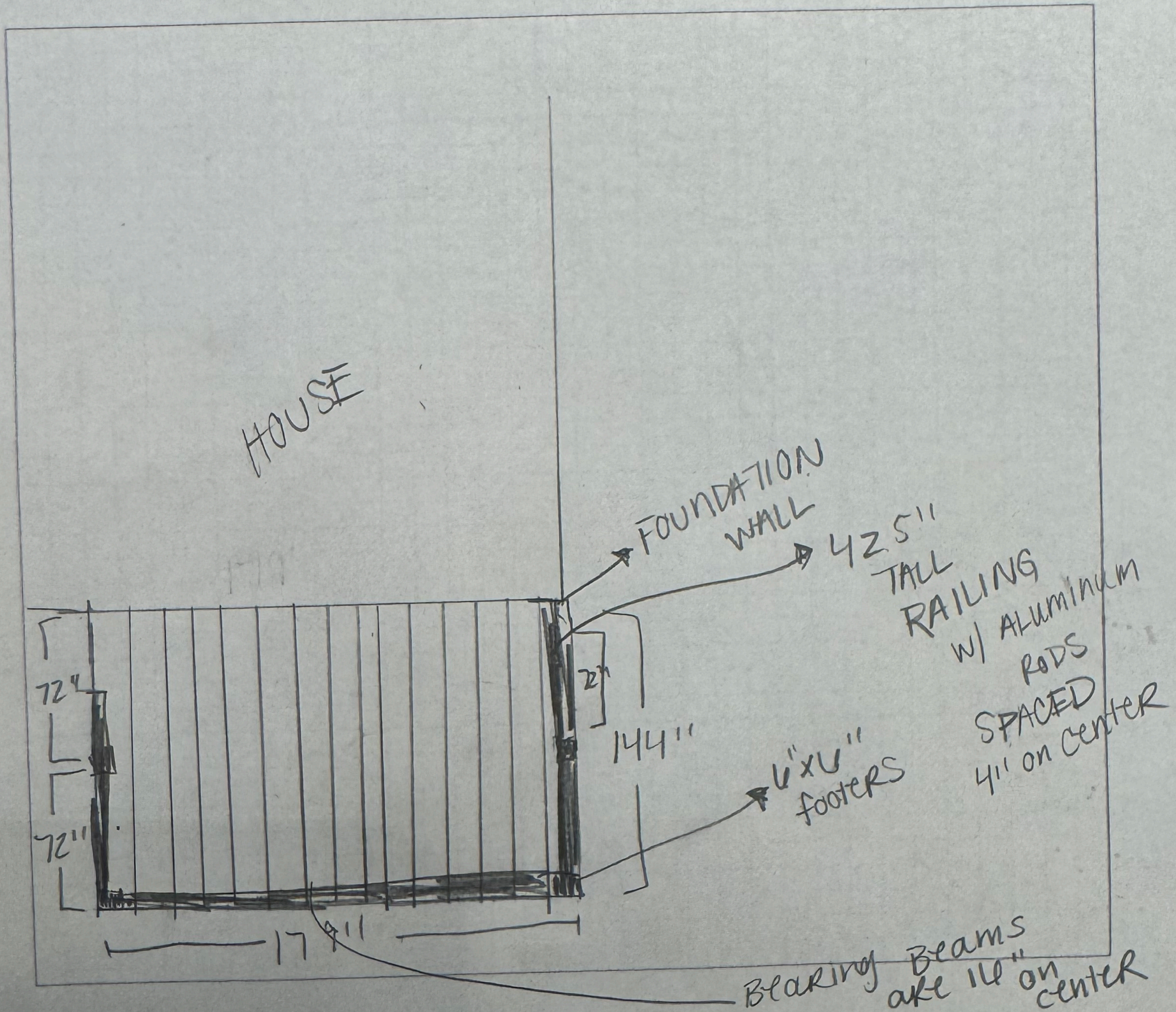
Installation Instructions



Warranty

DECK DESIGN PACKAGE

PROJECT ADDRESS: 1520 Fremont Place Knoxville, TN 37917
REVIEW NUMBER: 4-C-20-H2



Provide a dimensioned layout of the proposed deck which shows the location of all footings, bearing beams, and installation direction of floor joist.

(Decks supporting large concentrated loads such as hot tubs and large planters are beyond the scope of Section R507 of the 2018 International Residential Code and shall be designed in accordance with accepted engineering practice.)