

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-638
ADDRESS: 326 LEXINGTON
LEGAL DESCRIPTION: NCB 806 BLK 23 LOT N 54.64 FT OF 1 & W 28.33 FT OF N 54.64 FT OF 2
ZONING: FBZ T5-1,HS
CITY COUNCIL DIST.: 1
LANDMARK: House
APPLICANT: Genevie Ramirez/Build Modern, LLC
OWNER: William and Isabel Gonzaba
TYPE OF WORK: Exterior modifications, window replacement
APPLICATION RECEIVED: December 01, 2017
60-DAY REVIEW: January 30, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose a portion of the second story front porch.
2. Replace two single pane windows on the north façade with new double hung wood windows.
3. Replace existing two windows on the south and north facades with new wood operable casement windows to be custom made to match the existing configuration.
4. Remove an existing door, awning, and set of concrete steps on the north façade and replace with a new double hung wood window.
5. Install a new door on the south elevation with new concrete steps.
6. Construct a covered carport structure on the south façade.
7. Construct a rear accessory structure on the southeast corner of the property to measure approximately 16 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other

cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The primary structure located at 326 Lexington is a 2-1/2 story residential structure constructed in 1903 with Craftsman and Neoclassical influences. The home features a standing steam metal roof, symmetrical façade with a deep front porch, and a dormer with dentil detailing. The structure is an individual local historic landmark designated on October 27, 1988, as part of a comprehensive city ordinance that landmarked over 1,100 individual structures in the city.
- b. PORCH ENCLOSURE – The applicant has proposed to enclose a portion of the second story porch with six over six operable double hung wood windows. The window configuration will match the neighboring windows on the rest of the porch, which was previously enclosed. According to the Historic Design Guidelines, enclosing front porches should be avoided. Alterations should result in a space that is visually interpreted as a porch. While the structure originally featured a fully open porch on the second story, the porch retains significant elements that contribute to its legibility as a former porch, including the paired columns. Based on the current configuration of the home and the detailing of the proposed enclosure, staff finds the proposal appropriate for this specific structure.
- c. WINDOW REPLACEMENT: SINGLE HUNG TO DOUBLE HUNG – The applicant has proposed to replace two existing single pane windows on the north façade with double hung windows to match the proportion and configuration of existing historic double hung windows. The windows will be made of wood. The structure likely originally featured all one over one wood windows. Staff finds the proposal appropriate.
- d. WINDOW REPLACEMENT: CASEMENT – The applicant has proposed to replace existing windows on the 2-1/2 story with operable casement windows. The proposed windows will be made of wood and will match the existing profile, dimensions, and configuration of the existing divided lites. According to the Historic Design Guidelines, existing wood windows should be preserved. Staff finds that the existing windows are in good condition and should be restored in place. Staff finds that the applicant may modify the existing windows to be

operable, but does not find the wholesale replacement of the existing windows appropriate.

- e. **DOOR REMOVAL** – The applicant has proposed to remove an existing door, set of concrete steps, and awning on the north façade and replace the opening with a new double hung wood window. The existing door is likely not original to the structure and was likely added when the single family residence was converted to a multitenant structure. Another existing door on the façade will be retained for egress. Staff finds the proposal appropriate.
- f. **NEW DOOR** – The applicant has proposed to install a new door and concrete step on the south façade for egress. The proposed door will not require the removal of any existing windows or significant architectural elements. The proposed door will be located near the rear of the façade and will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- g. **CARPORT** – The applicant has proposed to construct a new carport on the southern edge of the property. The carport will be constructed of cedar planks and will be set back significantly from the front façade of the home. The carport will be flanked to the south by an existing historic structure and will be minimally visible from the public right-of-way. According to the Guidelines, new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the proposal consistent with the Guidelines.
- h. **REAR ACCESSORY STRUCTURE** – The applicant has proposed to construct a rear accessory structure to total approximately 16 square feet. The structure will be one story in height and serve as tenant storage. The materials include woodlap siding to match the primary structure and a standing seam metal roof. The location of the structure will result in minimal visibility from the public right-of-way. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the porch enclosure based on findings a and b with the following stipulations:

- i. That the applicant salvages the two existing exterior doors, transoms, wrought iron railing, and exterior woodlap siding for donation or reuse on the property.
- ii. That the applicant retains the existing columns and column details.
- iii. That the applicant submits final window specifications and detail drawings of how the porch will be closed to staff for review and approval prior to receiving a Certificate of Appropriateness. The design should match the existing porch enclosure as closely as possible.

Item 2, Staff recommends approval of the single pane window replacement with double hung windows based on finding c with the following stipulations:

- i. That the applicant submits a final window specification and detail drawings on how the windows will match the existing in terms of inset, configuration, detail, and profile.

Item 3, Staff does not recommend approval of the replacement of the 2-1/2 story windows based on finding d. Staff finds that these windows are a character defining feature of the property, are in good condition, and recommends that they be restored. The applicant has approval to modify the existing windows to make them operable casements if the work does not alter the existing appearance.

Item 4, Staff recommends approval of the removal of the door, awning, and concrete steps on the north façade and the installation of a new double hung wood window based on finding e with the following stipulations:

- ii. That the applicant salvages the awning and brackets for donation or reuse on the property.
- iii. That the applicant submits final window specifications and drawings to staff for review and approval.

Item 5, Staff recommends approval of the new door and concrete step installation on the south façade based on finding f.

Item 6, Staff recommends approval of the carport structure based on finding g with the following stipulations:

- i. That the carport is constructed in a way that does not adversely affect elements of the historic structure, including windows, siding, or skirting.
- ii. That the applicant complies with all setback requirements as required by zoning and permitting, if applicable.

Item 7, Staff recommends approval of the rear accessory structure based on finding h with the following stipulation:

- i. That the applicant complies with all setback requirements as required by zoning and permitting, if applicable.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The submitted exhibits include several request items that have been administratively approved, including wood window repair, installation of front fencing and privacy fencing, exterior painting, door replacement, installation of a retaining wall, and landscaping.



Flex Viewer

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Printed: Dec 07, 2017

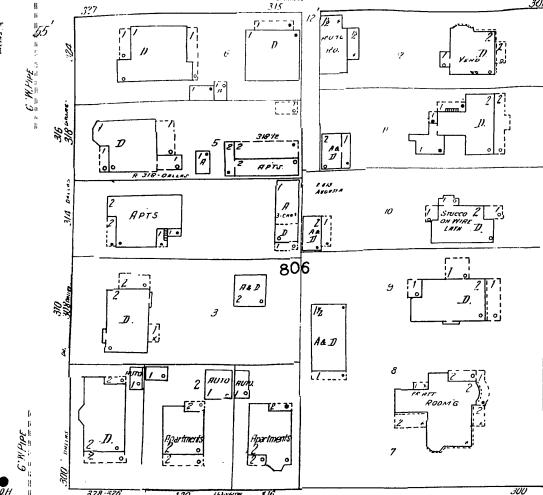
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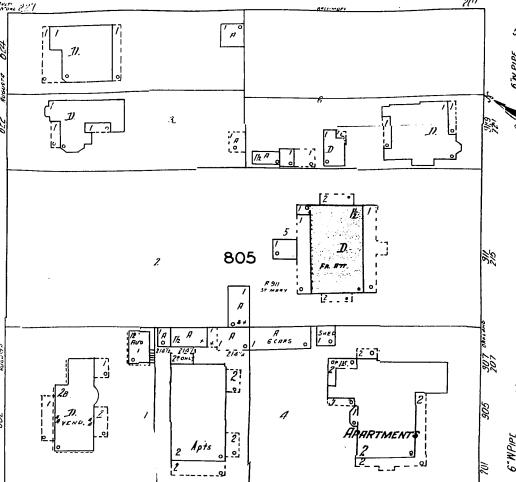
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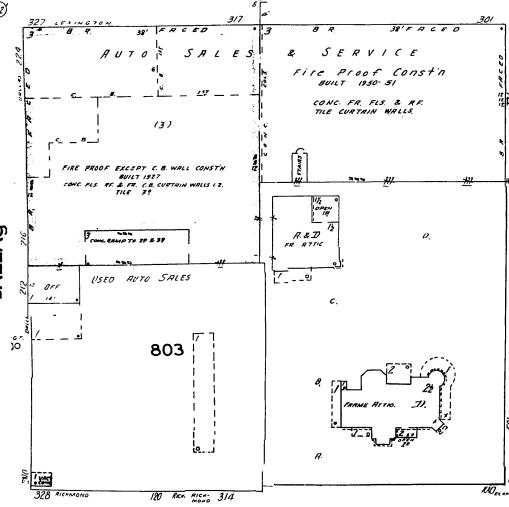
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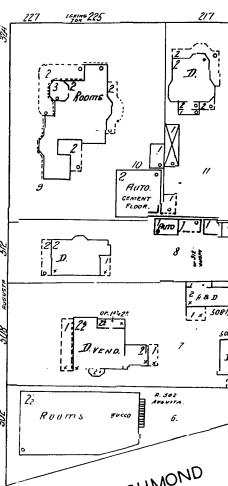
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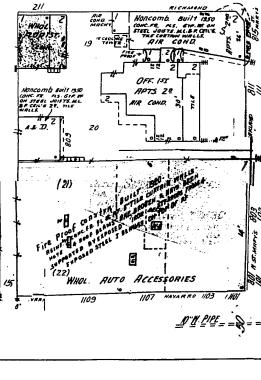
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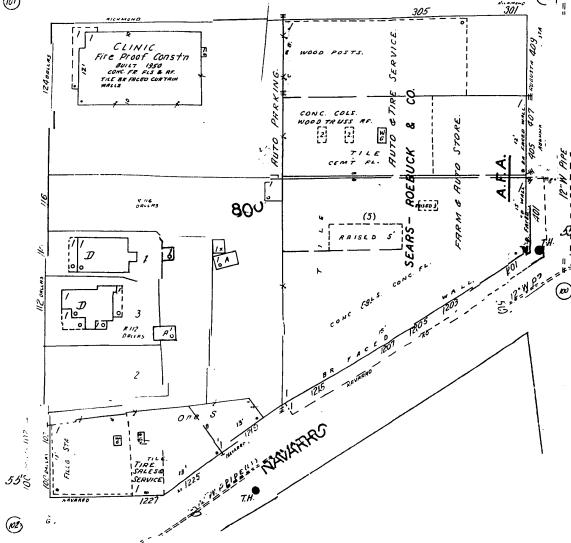


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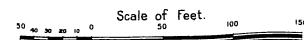
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326 Lexington Avenue

BUILD MODERN, LLC

View from the West Elevation



326 Lexington Avenue

BUILD MODERN, LLC

View from the Southwest Elevation



326 Lexington Avenue

BUILD MODERN, LLC

View from the East Elevation



326 Lexington Avenue

BUILD MODERN, LLC

View from the North Elevation

BUILD MODERN, LLC

11618 Jones Maltsberger Rd.
San Antonio, TX 78216

David@BuildModernSA.com
Genevie@BuildModernSA.com

30 November, 2017

Historic and Design Review Commission

Lexington Residences
326 Lexington Avenue
San Antonio, Texas 78215

Re: Lexington Residences – Project Narrative

Dear Historic and Design Review Commission,

The owner of the property located at 326 Lexington Avenue San Antonio, Texas 78216 has hired the design/build company Build Modern, LLC to undergo a rehabilitation on the exterior and interior of the structure.

The project intent is to keep the original features of the existing structure and update where is needed. Below are the proposed items to undergo rehabilitation.

#1 Replacing Windows

West Elevation

On the West Elevation our intent is to install two new windows (2 - 2'-8" x 6'-0") that match the existing windows on the second floor. On sheet A4.01 and the attached existing photos, you will see this portion is open with a handrail. In our design opinion we feel that by adding the windows, it will add balance to the overall style of the house. This is same for the North elevation, see attached highlighted photo labeled #1. We are proposing to install two new windows on the North elevation to match the existing South elevation.

West Elevation

See attached photo and A4.02. All windows labeled #1 on attached photo are the proposed windows to be replaced with operable wood windows. All windows are specified to be Pella Architect Series and specifications are attached.

South Elevation

See A4.02. We are proposing to replace the existing fixed window with a casement wood window. This is the same for the mirroring window on the North Elevation.

#2 Porch Wood Decking

West Elevation

The existing wood decking is in poor condition as well as a trip hazard and we feel it needs to be replaced with a new Cypress wood decking material that is of the time period of the home. Please reference attached photo and sheet A4.02.

#3 Removal of Door and replacing with New Window at North Elevation

North Elevation

The existing door labeled #3 on the North elevation is currently closed on the interior so it's not operable. We are proposing to remove a door and replace it with an operable wood window, 2'-9" x 6'-0". See attached photo and A4.02.

#4 Removal of Concrete Stoop at North Elevation

North Elevation

We are proposing to remove the concrete stoop on the North elevation because the current door is non-operable. The condition of the current concrete stoop is in poor condition.

#5 Adding a retaining wall and fence at the North and West side of the property.

North and West Elevation

We are proposing a retaining wall and an architectural metal fence to be installed on the North and West property line. Currently, the site does not have a retaining wall so the dirt and debris from the lot falls onto the sidewalk. The purpose for the retaining wall is so that the issue with movable debris can be contained. As shown in the attached photo, there is an existing chain-link fence on both the North and West elevation. We are proposing an architectural metal fence around the property that provides security for the future homeowners but also has a transparency so it does not detract from the architectural features of the house.

#6 Adding New Hardscape

North and West Elevation

See sheet A1.01 that notes the location of the hardscape at the proposed driveway. There is an existing driveway at the South part of the lot and we are proposing to install decomposed granite to have a defined pathway. On the East Elevation we are proposing to add a new driveway with a decomposed granite ground cover to match the South driveway.

#7 Accessory Structure at Southeast Corner of house

Southeast Corner of Lot

See sheet A1.01 that notes the location of the proposed Accessory Structure. We are proposing a new 38 S.F. accessory shed structure to match the existing material of the main house. The elevation of this structure can be found on sheet A4.03.

Please contact me if you have any questions.

Sincerely,



Genevie Ramirez
Authorized Agent for Owner
210-421-8890
Genevie@BuildModernSA.com





326 Lexington Avenue

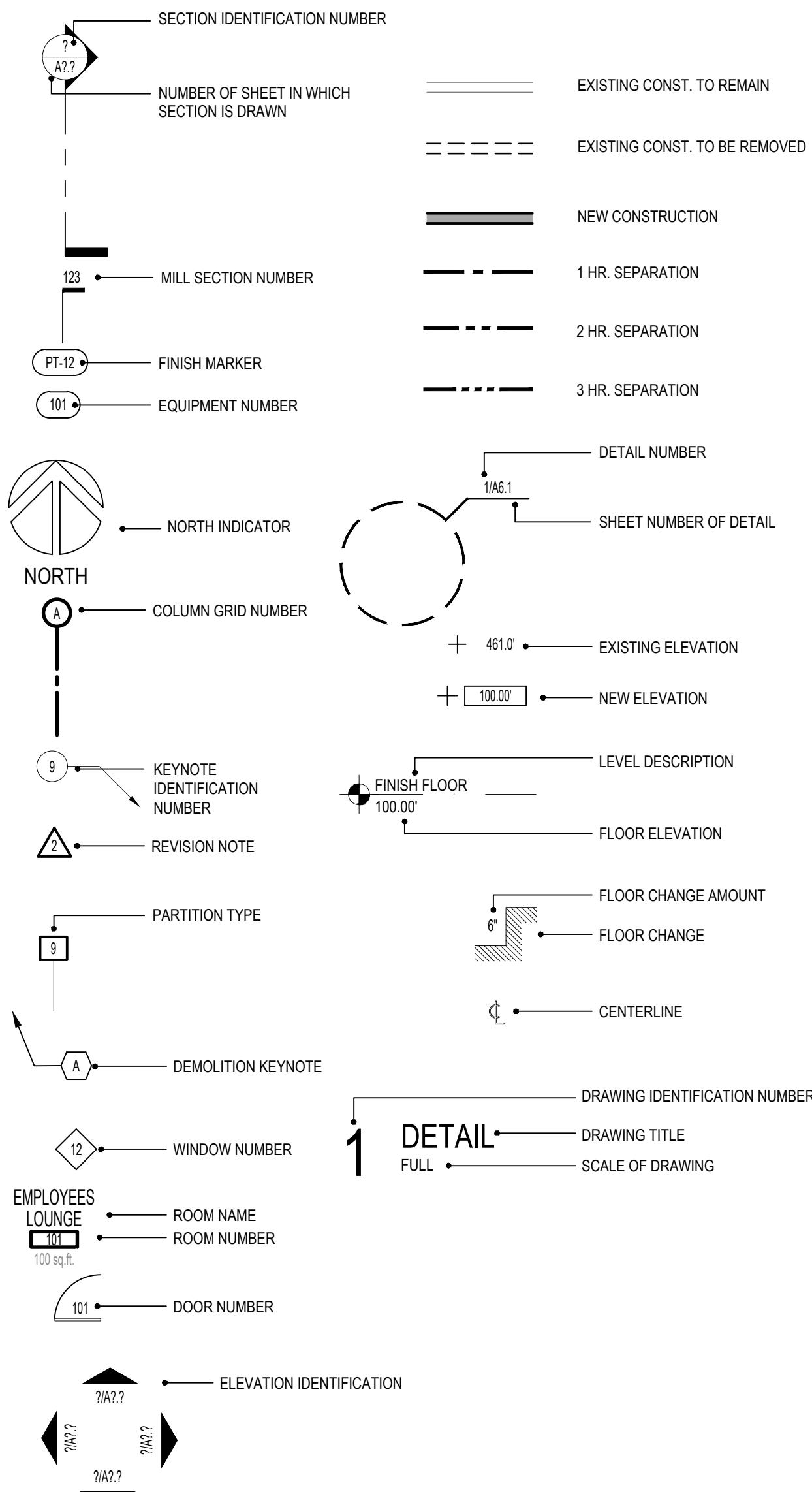
BUILD MODERN, LLC

View from the North Elevation

GENERAL NOTES

1. CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT, IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE CONDITIONS SHOWN IN THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL BE RECHECKED IN WRITING AND WORKMANSHIP CHECKED. UNLESS SPECIFIED, ALL DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS. THE DRAWINGS SHALL NOT BE SCALLED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICES AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
11. CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS DO OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
12. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
13. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
14. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTION.
15. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
16. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
17. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
18. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERENT DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

LEGEND



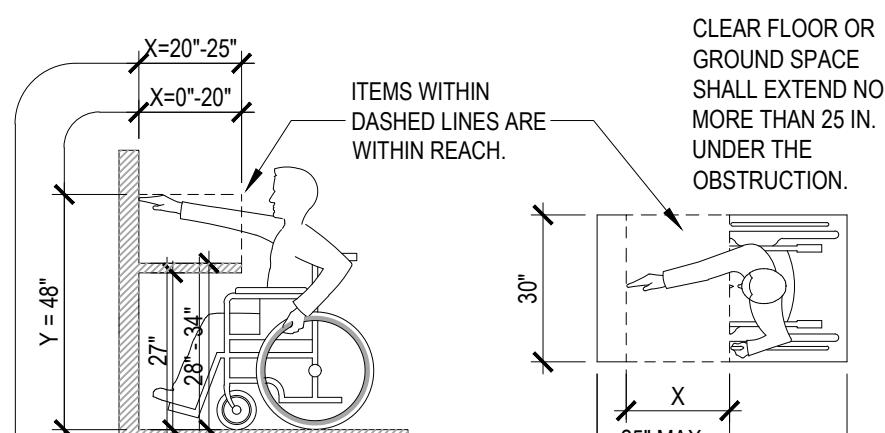
GENERAL NOTES

19. REFER TO MEP SITE PLANS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.
20. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL PERMITS AND APPROVALS REQUIRED IN ASSOCIATION WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

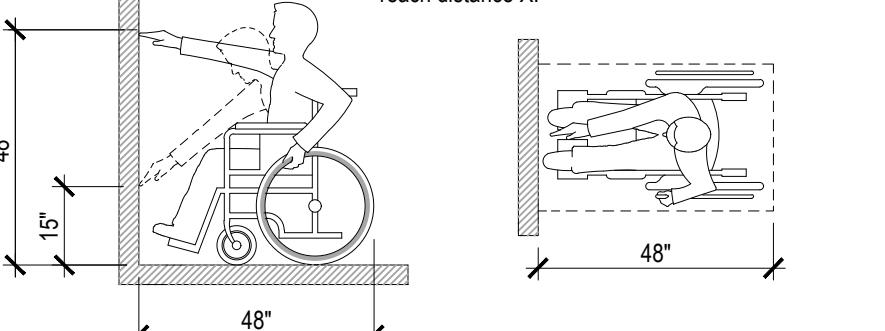
21. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

22. ALL WOOD BLOCKING TO BE FIRE RETARDANT.

23. CONTROLS AND OPERATING MECHANISMS:
(A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



NOTE: X=Reach distance, Y=Maximum height, Z=Clear knee space. Z is the clear space below the obstruction which shall be at least as deep as the reach distance X.



- (B) HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.

- (C) OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.

24. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH:

- (A) CHARACTER PROPORTION: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1.1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1.0, UTILIZING AN UPPERCASE "X" FOR MEASUREMENT.

- (B) COLOR CONTRAST: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.

- (C) TACTILE CHARACTERS AND SYMBOLS: CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE, SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.

- (D) MOUNTING HEIGHT AND LOCATION: TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE THE FLOOR TO CENTERLINE OF SIGN.

- (E) SYMBOLS OF ACCESSIBILITY: IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.

25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:

- (A) LOOSE ANGLES: 4" X 4" X 3/8"

- (B) TUBE STEEL: 5" X 5" X 1/4"

- (C) WIDE FLANGE: W12 X 16

- (D) LOOSE CHANNELS: C8 X 13.75

26. ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.

27. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

APPLICABLE BUILDING CODES & AUTHORITIES

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
- 2015 International Energy Conservation Code
- 2014 National Electric Code

Local amendments to the above-listed codes may be viewed on the Development Services Department website: www.sanantonio.gov/dsd

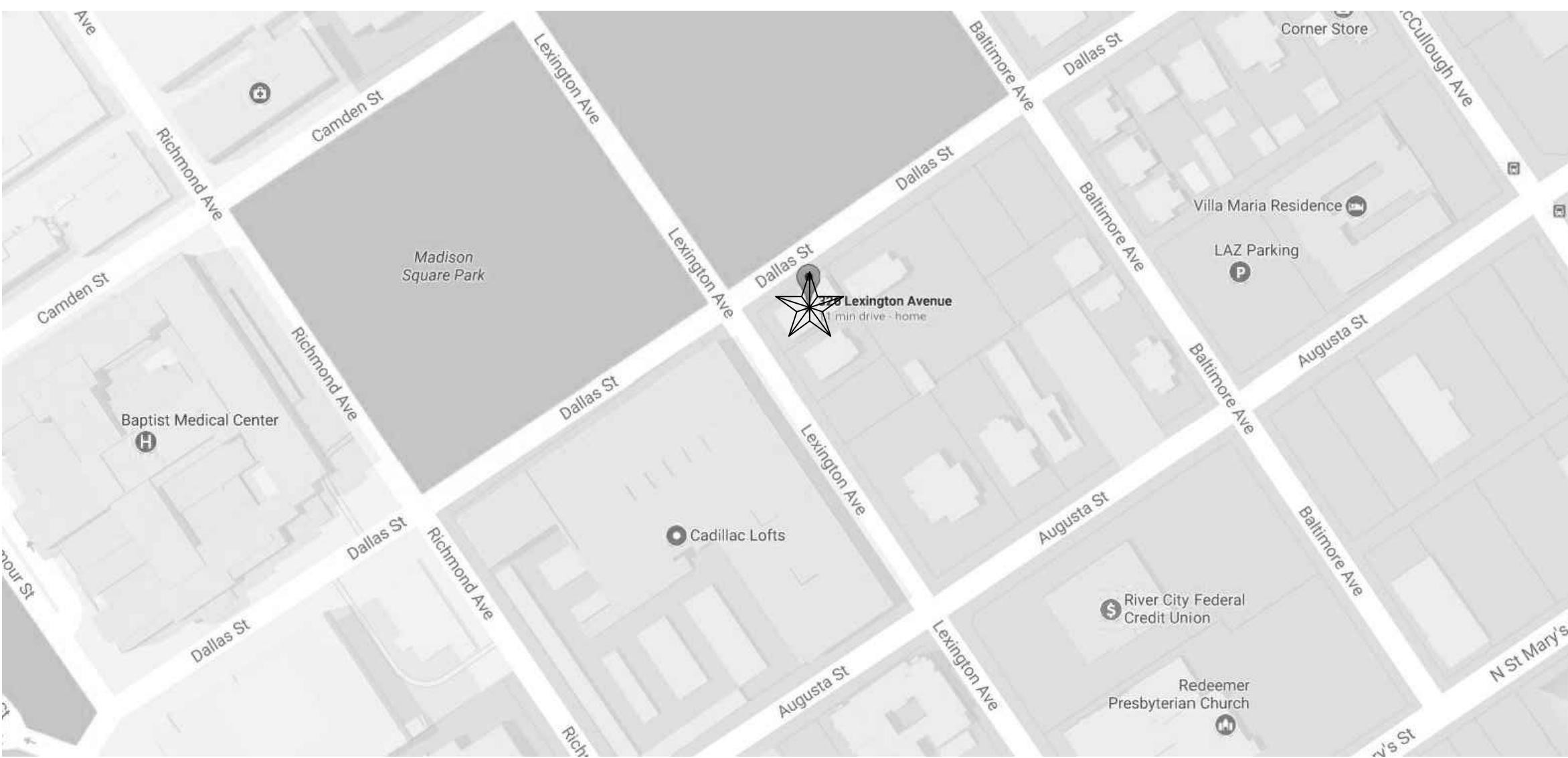
CODE REVIEW SUMMARY

LOCATION: 326 Lexington Ave, San Antonio, Texas 78215

OCCUPANCY CLASSIFICATION

BUILDING TYPE: SINGLE FAMILY RESIDENCE	BUILDING AREA: 4,188 S.F.

LOCATION MAP - CITY



R R
DESIGN

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DATE: 11/16/18
EXPI. DATE: 11/16/19
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PROJECT: Lexington Residences
326 Lexington Ave.
San Antonio, TX 78215

OWNER: The Residence at Madison Square Park, LLC

PROJECT NUMBER: 17-LexingtonRes

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

1 13 Sept. 2017 Design Development

2 30 Oct. 2017 Construction Documents

CONSULTANT

SHEET TITLE: Cover Sheet / Index

DATE: 30 October 2017
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER: A0.01

Lexington Residences

326 Lexington Avenue
San Antonio, TX 78215



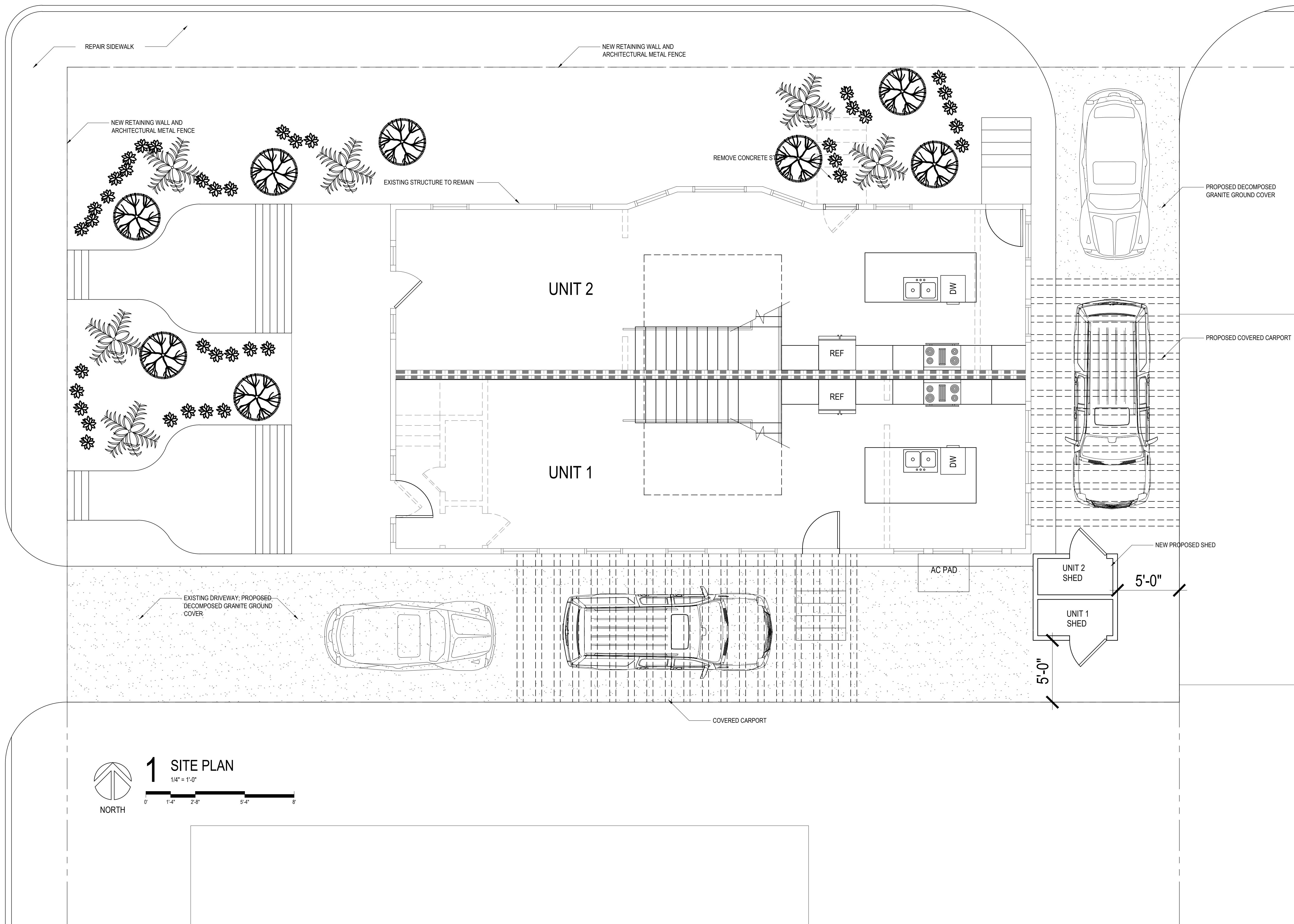
Set #

A0.01

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DALLAS ST.

LEXINGTON AVE



DATE EXP. DATE
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SAN ANTONIO, TEXAS 78216
VOICE: (210) 421-8890
GENEVIE@BUILDMODERNSA.COM

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PROJECT

Lexington
Residences

326 Lexington Ave.
San Antonio, TX 78215

OWNER

The Residence at
Madison Square
Park, LLC

PROJECT NUMBER
17-LexingtonRes

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
1	13 Sept. 2017	Design Development
2	30 Oct. 2017	Construction Documents

CONSULTANT

SHEET TITLE
Site Plan

DATE
30 October 2017
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH
SHEET NUMBER

A1.01

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PROJECT

Lexington Residences

326 Lexington Ave.
San Antonio, TX 78215

OWNER

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17-LexingtonRes

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SHEET TITLE
Demo Plan

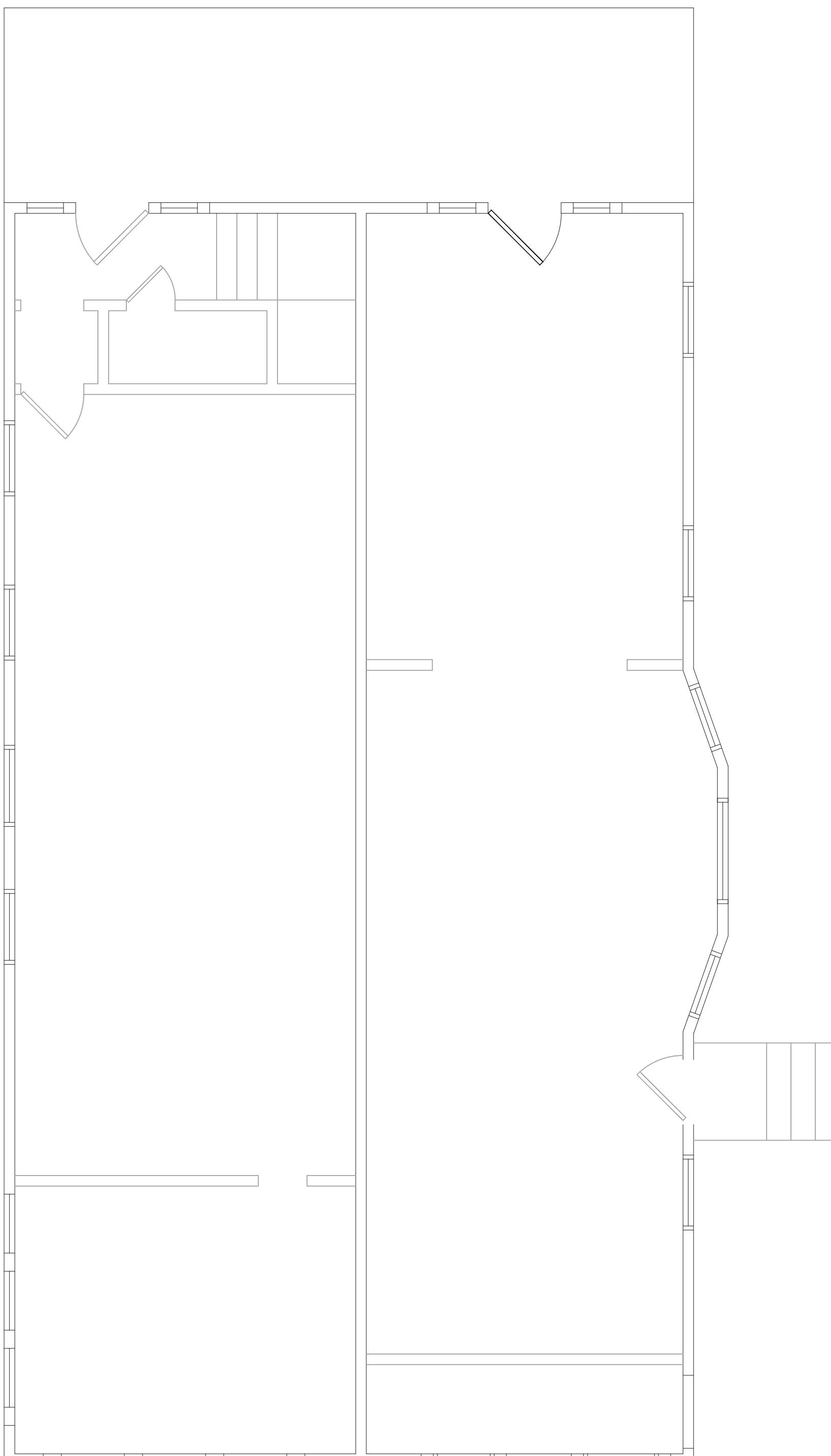
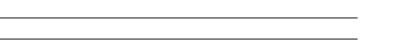
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LEGEND

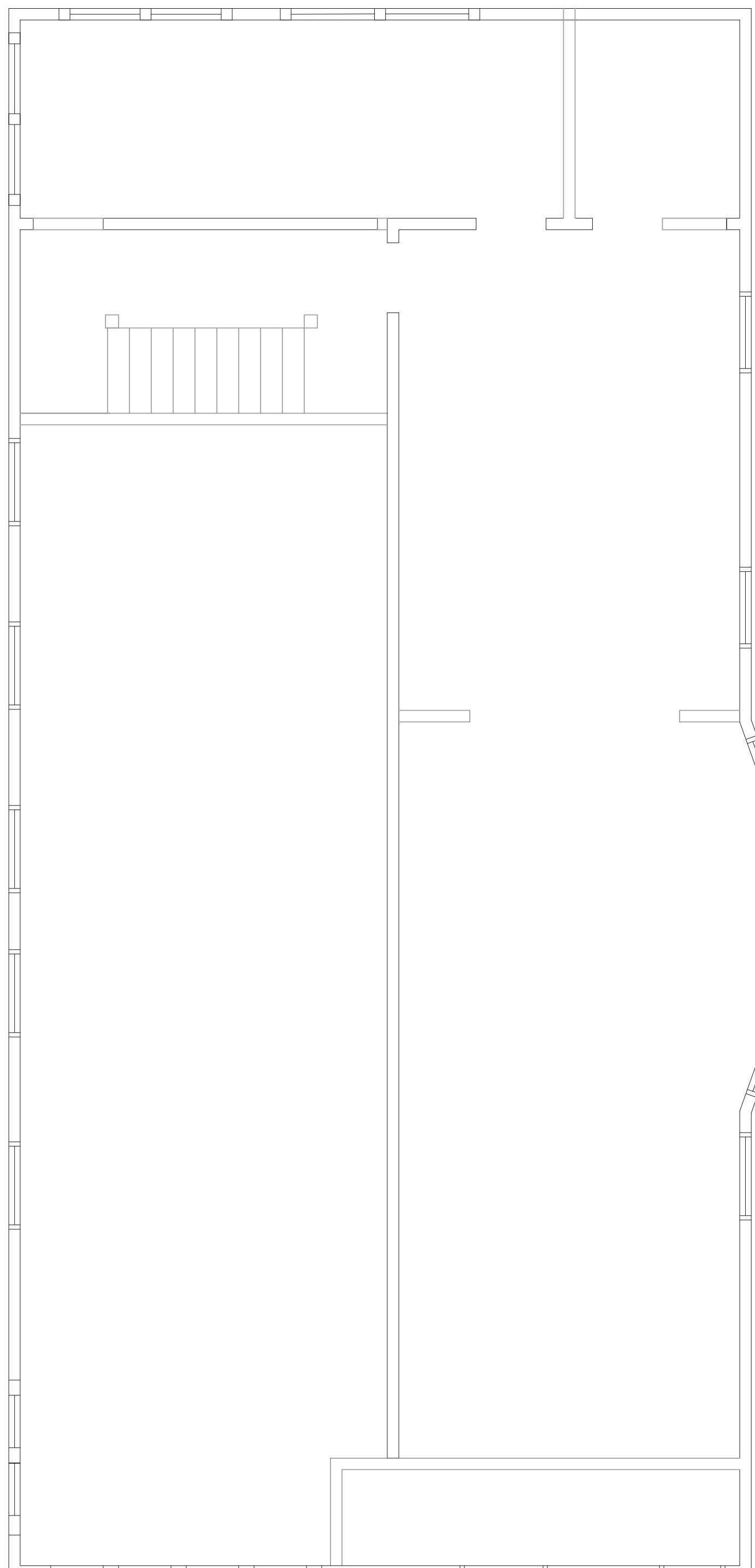
WALLS TO BE DEMOLISHED



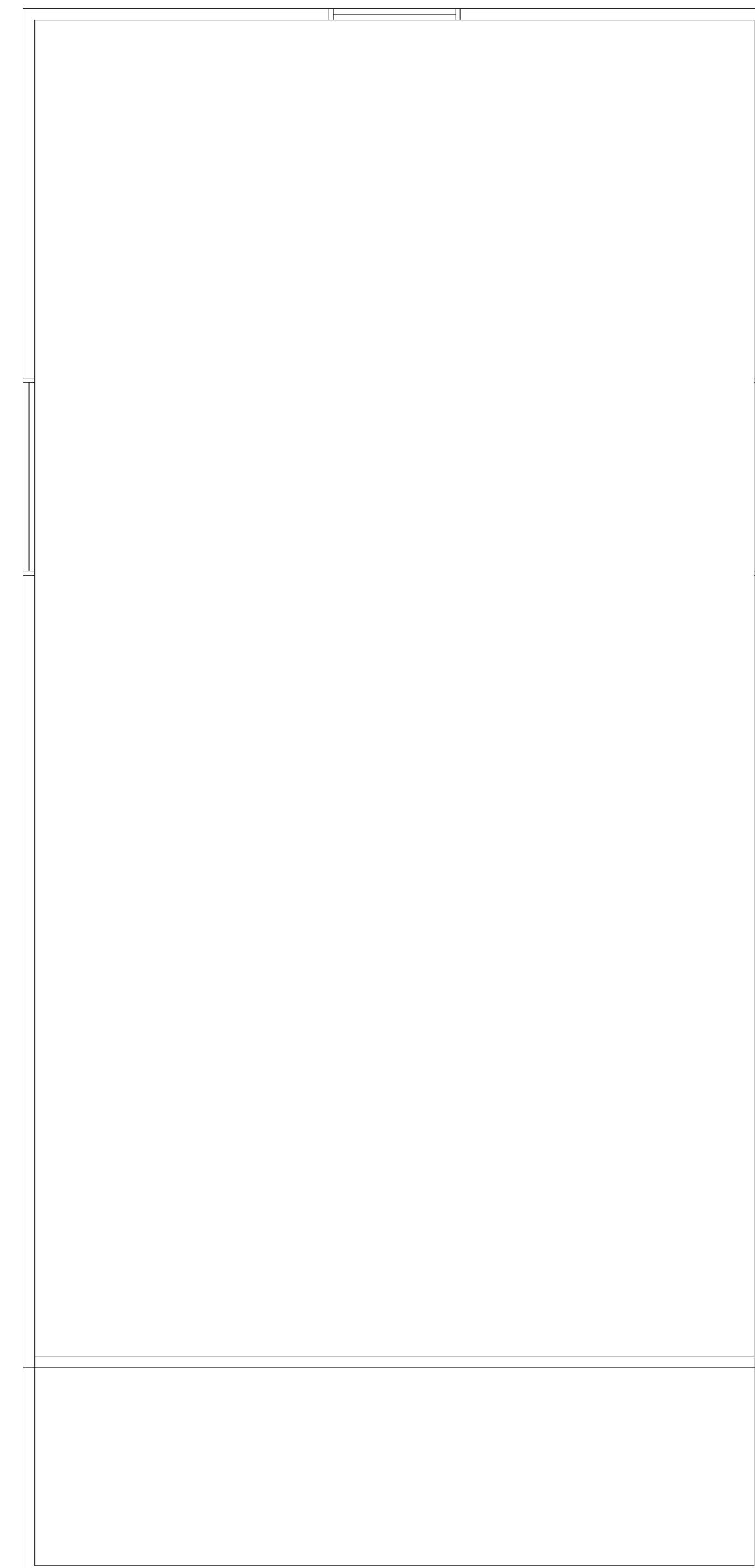
EXISTING WALL TO REMAIN



1 FIRST FLOOR PLAN
1/4" = 1'-0"
0' 1'-4" 2'-8" 5'-4" 8'



2 SECOND FLOOR PLAN
1/4" = 1'-0"
0' 1'-4" 2'-8" 5'-4" 8'



3 LOFT FLOOR PLAN
1/4" = 1'-0"
0' 1'-4" 2'-8" 5'-4" 8'

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PROJECT

Lexington Residences

326 Lexington Ave.
San Antonio, TX 78215

OWNER

The Residence at Madison Square Park, LLC

PROJECT NUMBER

17-LexingtonRes

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

1 13 Sept. 2017 Design Development
2 30 Oct. 2017 Construction Documents

CONSULTANT

SHEET TITLE

Existing Exterior Elevations

DATE

30 October 2017

SHEET NUMBER

A4.01



W EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



N EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



E EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"



S EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"

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PROJECT

Lexington
Residences

326 Lexington Ave.
San Antonio, TX 78215

OWNER

The Residence at
Madison Square
Park, LLC

PROJECT NUMBER

17-LexingtonRes

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE
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2 30 Oct. 2017 Construction Documents

CONSULTANT

SHEET TITLE
Proposed Exterior Elevations

DATE
30 October 2017

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

SHEET NUMBER

A4.02



W PROPOSED EXTERIOR ELEVATION
1/4" = 1'-0"



N EXTERIOR ELEVATION
1/4" = 1'-0"



E PROPOSED EXTERIOR ELEVATION
1/4" = 1'-0"



S PROPOSED EXTERIOR ELEVATION
1/4" = 1'-0"

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PROJECT

Lexington
Residences

326 Lexington Ave.
San Antonio, TX 78215

OWNER

The Residence at
Madison Square
Park, LLC

PROJECT NUMBER

17-LexingtonRes

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
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SHEET TITLE
Proposed Accessory Structure

DATE
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SHEET NUMBER

A4.03





SIZE TABLES

Wood and Aluminum-Clad Exteriors Double- and Single-Hung



Fixed Transoms

(552)	(654)	(756)	(857)	(959)	(1060)	(1162)	(1258)
(533)	(635)	(737)	(838)	(940)	(1041)	(1143)	(1245)
Opening - 11'9 1/4" x 2'1 1/2" x 2'6 3/4"	2'9 1/4"	3'1 1/4"	3'5 1/4"	3'9 1/4"	4'0 1/4"		
Frame 1'9"	2'1"	2'5"	2'9"	3'1"	3'5"	3'9"	4'0"
2114	2514	2914	3314	3714	4114	4514	4814
2117	2517	2917	3317	3717	4117	4517	4817
2125	2525	2925	3325	3725	4125	4525	4825
Vent Units							
2135	2535	2935	3335	3735	4135	4535	4835
2141	2541	2941	3341	3741	4141	4541	4841
2147	2547	2947	3347	3747	4147	4547	4847
2153	2553	2953	3353	3753	4153	4553	4853
2157	2557	2957	3357	3757	4157	4557	4857
2159	2559	2959	3359	3759	4159	4559	4859
2165	2565	2965	3365	3765	4165	4565	4865
2171	2571	2971	3371	3771	4171	4571	4871
2177	2577	2977	3377	3777	4177	4577	4877
2184	2584	2984	3384	3784	4184	4584	4884

Not to scale

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

↓
North & East Elevation
at Second floor

North & South Elevation
at Third floor
Qty. 2
* New England Style

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

FRAME	ROUGH		MASONRY	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+ 1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+ 1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

→ North Elevation @ Second floor Qty. 1

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.

↓ North Elevation
② Second Floor



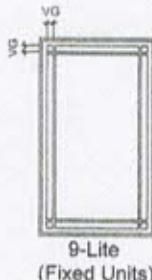
GRILLE TYPES

Typical Grille Patterns

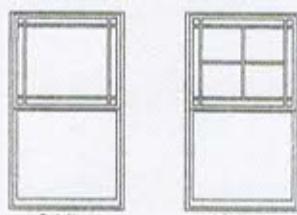


Integral light technology® Grilles and Roomside Removable Grilles

PRAIRIE LITE PATTERNS



9-Lite
(Fixed Units)



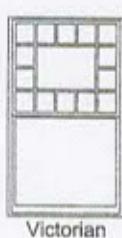
9-Lite 12-Lite

Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

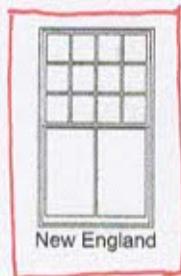
Available in transoms $\geq 1\text{'}3\text{"}$ height and width.

Available in all standard and special sizes.

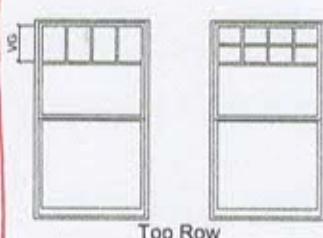
OTHER AVAILABLE PATTERNS



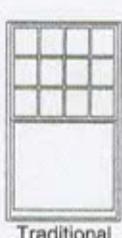
Victorian



New England



Top Row



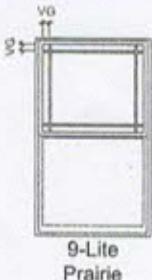
Traditional

VG = Visible Glass

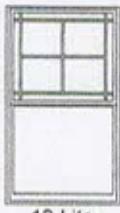
Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

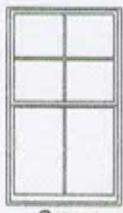
Grilles-Between-the-Glass



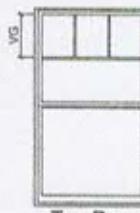
9-Lite
Prairie



12-Lite
Prairie



Cross



Top Row

Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms $\geq 1\text{'}3\text{"}$ height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.