

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-268
ADDRESS: 2134 W KINGS HWY
LEGAL DESCRIPTION: NCB 6825 BLK 0 LOT 9
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Lucio Gonzales
OWNER: Lucio Gonzales
TYPE OF WORK: Construction of a rear addition, window replacement
APPLICATION RECEIVED: May 07, 2019
60-DAY REVIEW: July 6, 2020
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Replace all existing non-original windows with new Pella brand wood windows.
2. Construct a rear addition totaling approximately 242 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an

addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary structure located at 2134 W Kings Hwy is a 1-story single family structure constructed in approximately 1935 with Craftsman and Colonial Revival influences. The structure is contributing to the Monticello Park Historic District.
- b. WINDOW REPLACEMENT – The applicant provided several photographs of the existing windows taken from outside the structures. The original wood windows have been replaced over time, and a combination of vinyl, aluminum, and glass block windows are presently installed in the structure. These windows are not consistent with the Guidelines nor the OHP Window Policy Document. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair or are no longer present in the structure. The applicant has proposed to install new Pella brand one over one wood windows that are consistent with the Guidelines. Staff finds the proposal appropriate.
- c. REAR ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure to measure approximately 242 square feet. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. Staff finds the proposal consistent with the Guidelines.
- d. REAR ADDITION: ROOF – The proposed addition is 1-story in height and is subordinate to the existing roofline of the primary structure. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the proposed roof form consistent with the Guidelines.
- e. REAR ADDITION: ROOF MATERIAL – The existing roofing material on the primary structure is composite shingles. The applicant has proposed to install shingles on the addition to match. Staff finds the proposal consistent with the Guidelines.
- f. REAR ADDITION: WINDOWS AND DOORS –Guideline 4.A.iii for Additions states that contemporary interpretations of traditional designs and details should be considered. Additionally, Guideline 7.A.ii stipulates that architectural details should be simple in design and compliment the character of the original structure. The applicant will install the same windows as proposed for replacement on the primary structure. Staff finds the proposal consistent with these Guidelines.
- g. REAR ADDITION: FAÇADE MATERIALS – The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. According to Guideline 2.A.v for additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed use of woodlap siding to be appropriate for the structure.
- h. REAR ADDITION: ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

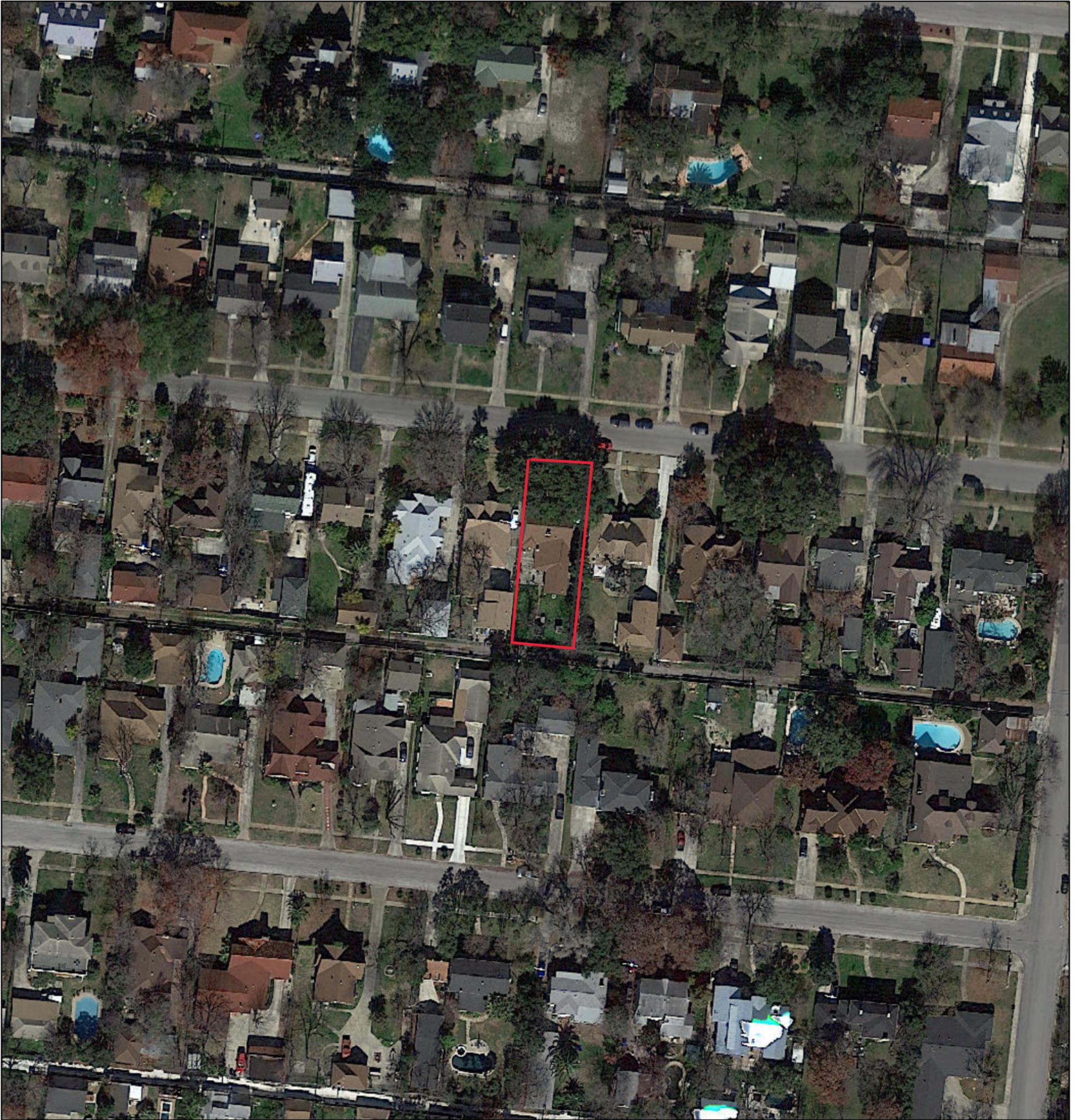
Item 1, Staff recommends approval of the non-original window replacement based on finding b with the following stipulation:

- i. That the applicant installs double-hung, one-over-one wood windows to match the existing configuration as closely as possible. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 2, Staff recommends approval of the rear addition based on findings c through h with the following stipulation:

- i. That the applicant provides final measured, accurate construction drawings for staff review and approval prior to receiving a Certificate of Appropriateness.

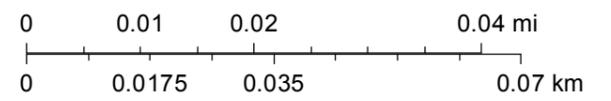
City of San Antonio One Stop



May 21, 2019

— User drawn lines

1:1,000



CoSA





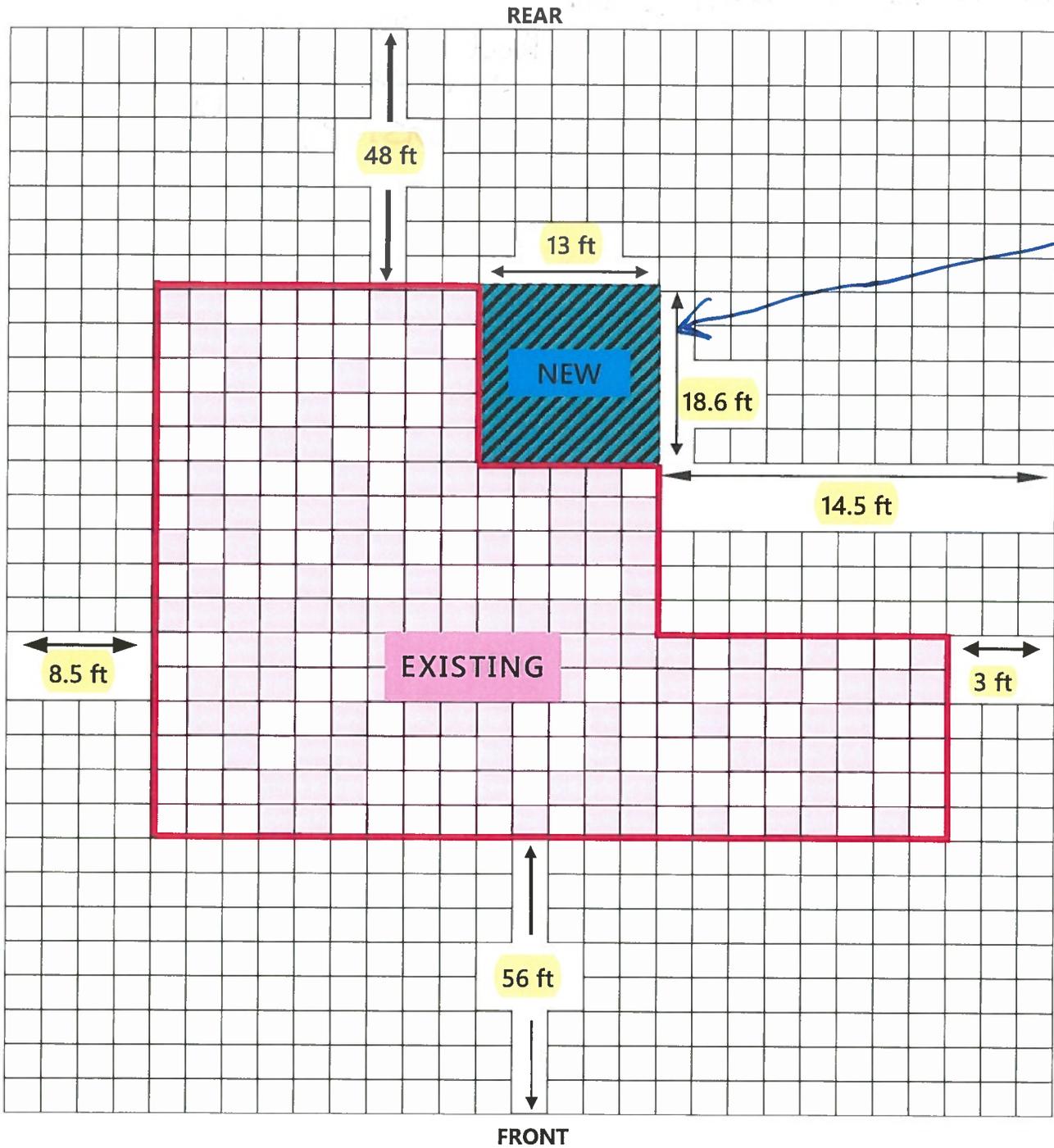
PLOT (SITE) PLAN

Address: 2134 W. Kings Hwy.

Lot: 9

Block: 6825

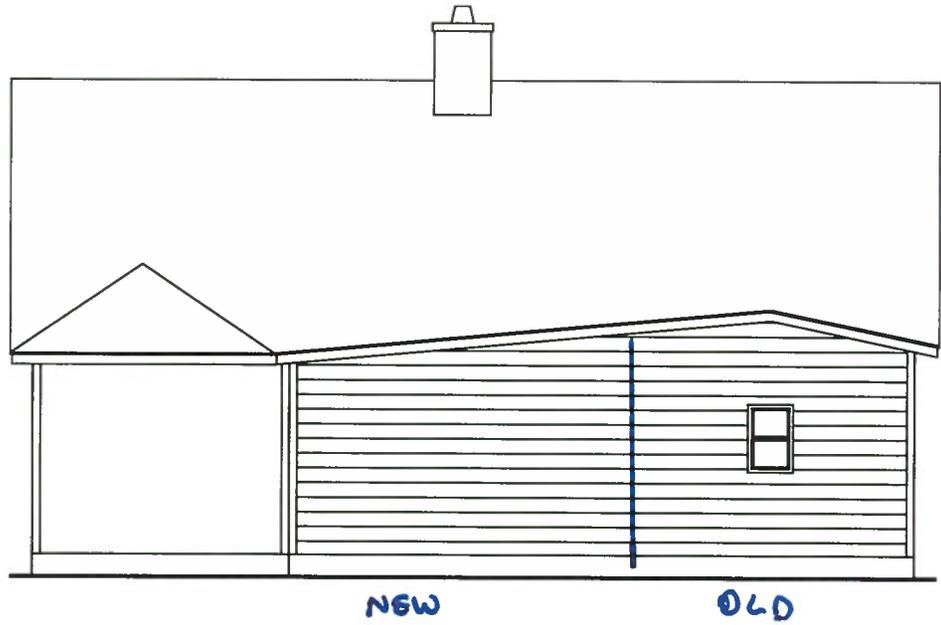
NCB: 6825



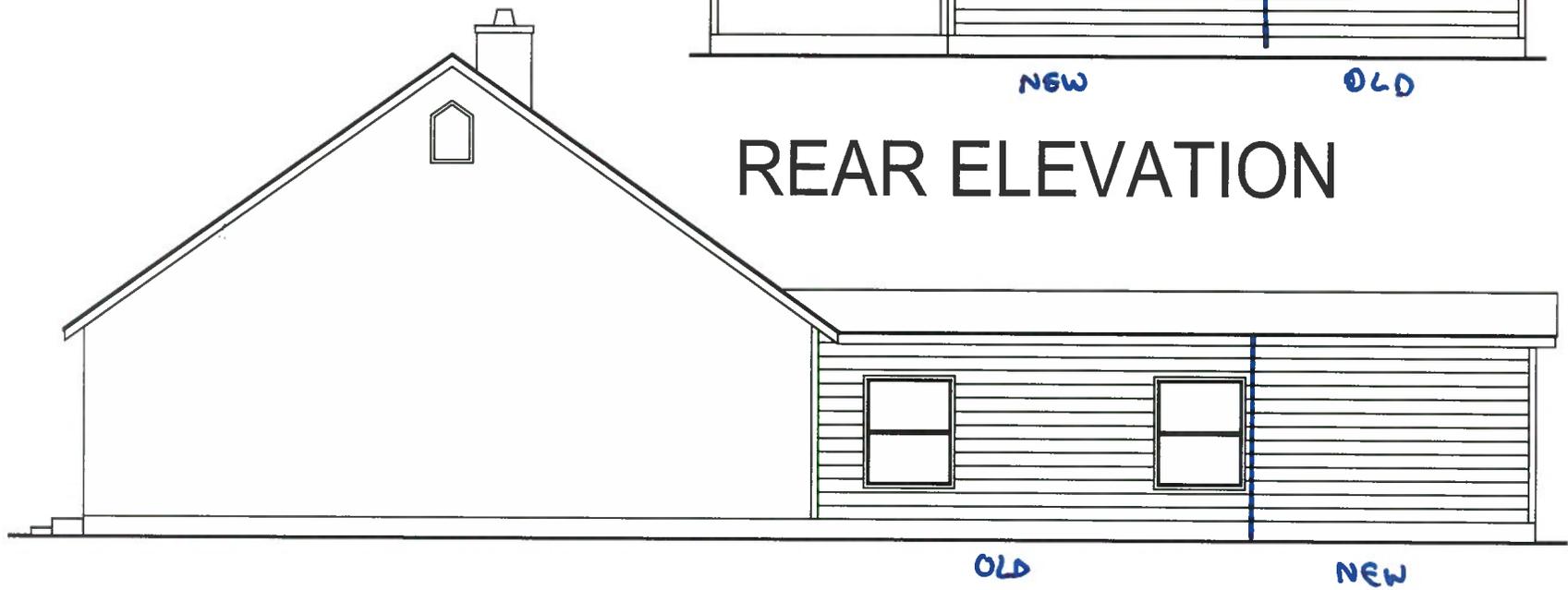
I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: _____

Date: 4-22-19



REAR ELEVATION



RIGHT-SIDE ELEVATION



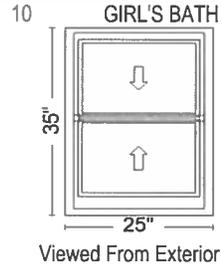
Contract - Detailed

Pella Window and Door Showroom of San Antonio
 6510 Blanco Road
 San Antonio, TX 78216
 Phone: (210) 735-2030 Fax: (210) 735-3837

Sales Rep Name: Rogers, Ron
 Sales Rep Phone: (210) 735-2030
 Sales Rep Fax:
 Sales Rep E-Mail: rrogers@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
Lucio Gonzalez 2132 W Kings Hwy SAN ANTONIO, TX 78201-4801 Primary Phone: (210) 3369227 Mobile Phone: Fax Number: E-Mail: lucio.gonzaleztx@gmail.com Contact Name: Great Plains #: Customer Number: 1008936251 Customer Account: 1004961085	Gonzalez, Lucio 2132 W Kings Hwy Lot # San Antonio, TX 78201-4801 County: Bexar Owner Name: Lucio Gonzalez Owner Phone: (210) 3369227	Quote Name: WINDOWS Order Number: 775 Quote Number: 10741424 Order Type: Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: USETAX Cust Delivery Date: None Quoted Date: 10/23/2018 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
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PK #
2032

Architect Reserve, Double Hung, 25 X 35

Item Price	Qty	Ext'd Price
\$734.21	1	\$734.21

1: 2535 Double Hung, Equal
Frame Size: 25 X 35
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Wood
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00305-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 120".

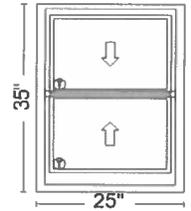
Obscure Glass Style: Pattern62(Standard)

Rough Opening: 25 - 3/4" X 36 - 7/8"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes
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13 MASTER BATH



PK #
2032

Architect Reserve, Double Hung, 25 X 35

Item Price	Qty	Ext'd Price
\$802.34	1	\$802.34

1: 2535 Double Hung, Equal

Frame Size: 25 X 35

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Tempered Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: No Screen

Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00305-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

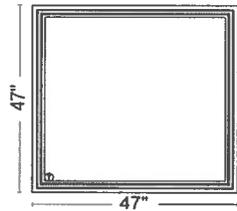
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 120".

Obscure Glass Style: Pattern62(Standard)

Rough Opening: 25 - 3/4" X 36 - 7/8"

Line #	Location:	Attributes
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16 MASTER BATH FIXED



PK #
2032

Architect Reserve, Sash Set Fixed, 47 X 47

Item Price	Qty	Ext'd Price
\$995.82	1	\$995.82

1: 4747 Fixed Sash Set

Frame Size: 47 X 47

General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Tempered Obscure Low-E Obscure SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-41-37314-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1577, Year Rated 08

Grille: No Grille,

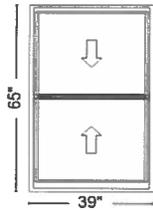
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 188".

Obscure Glass Style: Pattern62(Standard)

Rough Opening: 47 - 3/4" X 48 - 7/8"

Line #	Location:	Attributes
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19 GIRL'S ROOM



PK #
2032

Architect Reserve, Double Hung, 39 X 65

Item Price	Qty	Ext'd Price
\$1,144.56	2	\$2,289.12

1: 3965 Double Hung, Equal

Frame Size: 39 X 65

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

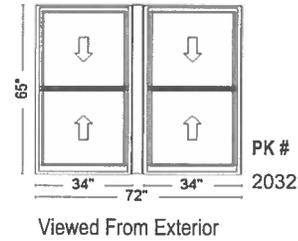
Grille: No Grille,

Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 208".

Rough Opening: 39 - 3/4" X 66 - 7/8"

Line #	Location:	Attributes
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22 SON'S, FRONT



Architect Reserve, 2-Wide Double Hung, 72 X 65

Item Price	Qty	Ext'd Price
\$2,459.56	2	\$4,919.12

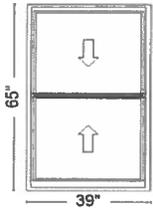
1: 3465 Double Hung, Equal
Frame Size: 34 X 65
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Vertical Mull 1: FactoryMull, 4" x 4 3/8" Wood, Mull Design Pressure- 20

2: 3465 Double Hung, Equal
Frame Size: 34 X 65
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 274".

Rough Opening: 72 - 3/4" X 66 - 7/8"

Line #	Location:	Attributes
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25 SON'S BED



Viewed From Exterior

PK #
2032

Architect Reserve, Double Hung, 39 X 65

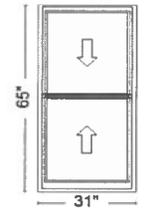
Item Price	Qty	Ext'd Price
\$1,144.56	2	\$2,289.12

1: 3965 Double Hung, Equal
Frame Size: 39 X 65
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Wood
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 208".

Rough Opening: 39 - 3/4" X 66 - 7/8"

Line #	Location:	Attributes
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28 FRONT ENTRY



Viewed From Exterior

PK #
2032

Architect Reserve, Double Hung, 31 X 65

Item Price	Qty	Ext'd Price
\$1,062.30	2	\$2,124.60

1: 3165 Double Hung, Equal
Frame Size: 31 X 65
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Wood
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, TDI WIN-2038, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: No Grille,
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 5 3/16", 5 3/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 192".

Rough Opening: 31 - 3/4" X 66 - 7/8"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
31		*MATERIALS001 - Installation Materials - Windows	\$31.00	11	\$341.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
34	None Assigned	WDP-W-INSTALL - Wood Window Install - Full Frame	\$390.00	11	\$4,290.00

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
37		Installation Sealant, Bright White	\$132.32	2	\$264.64

PK # 2032
 Viewed From Exterior
1: Accessory
Frame Size: -1 X -1
General Information: Installation Sealant
Exterior Color / Finish: Standard Enduraclad
Interior Color / Finish: Bright White Paint Interior
Package: Box 12 Tubes
Wrapping Information: Perimeter Length = 0".

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

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 your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

NO CHANGES, RETURNS OR CREDITS AFTER ORDER IS COMMITED.
 TAILGATE DELIVERY CUSTOMER TO HELP UNLOAD (UNLESS OTHERWISE NOTED ON CONTRACT)
 THIS DOES NOT USUALLY APPLY TO INSTALLED SALES. MAY APPLY TO D.I.Y CUSTOMERS

Project Checklist has been reviewed

 Customer Name (Please print)

 Pella Sales Rep Name (Please print)

 Customer Signature

 Pella Sales Rep Signature

 Date

 Date

 Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$14,759.97
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$4,290.00
Total	\$19,049.97
Deposit Received	\$0.00
Amount Due	\$19,049.97