

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-221
ADDRESS: 819 DAWSON ST
LEGAL DESCRIPTION: NCB 563 BLK 7 LOT 16
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio
OWNER: Seth Teel
TYPE OF WORK: Rehabilitation, construction of a rear addition and Historic Tax Certification
REQUEST:

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

1. Remove the existing, non-historic front deck and non-historic siding and repair all wood features in kind to match the existing.
2. Remove the existing concrete flatwork at the rear of the property, repair the front sidewalk and concrete porch and install a concrete ribbon driveway.
3. Install a (4) foot tall hog wire fence in the front yard and install a six (6) foot tall privacy fence in the rear yard.
4. Remove the non-historic enclosed porch at the rear of the property and construct a new addition with a standing seam metal roof and board and batten siding.
5. Construct a new metal carport.
6. Install a cement plaster foundation skirting.
7. Replace the non-historic aluminum windows with new, vinyl windows.
8. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

8. Architectural Features: Foundations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

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. Rooftop 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 Alterations 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. Relationship to front façade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. Location—Do not use privacy fences in front yards.

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;

(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;

(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

(4) Include a statement of costs for the restoration or rehabilitation work;

(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The structure at 819 Dawson Street was constructed circa 1910 and is located in the Dignowity Hill Historic District. The structure was constructed in the Folk Victorian style and features many modifications including the removal of the original wood windows, the construction of a front deck and rear addition, the installation of a concrete porch and the installation of non-original siding.
- b. EXTERIOR MAINTENANCE – The applicant has proposed to remove the existing, non-historic front deck and non-historic siding as well as repair the concrete front porch and all wood features in kind to match the existing. The proposed repair work is consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. FOUNDATION SKIRTING – The historic structure currently does not feature foundation skirting. The applicant has proposed to install a cement plaster foundation skirting. Folk Victorian structures throughout the Dignowity Hill Historic District typically features foundation skirting composed of wood that matches the profile of the siding. The Guidelines for Exterior Maintenance and Alterations 8.B.i. notes that replacement skirting should consist of durable, proven materials and should either match the existing siding or be applied to have minimal visual impact. Staff finds that the proposed cement plaster skirting is not consistent with the Guidelines. Staff

recommends the installation of either wood or Hardi board skirting that features a matching profile.

- d. **FENCING** – The applicant has proposed to install a front yard cedar and hog wire fence to feature four (4) feet in height as well as a cedar privacy fence in the rear yard to feature six (6) feet in height. This block of Dawson features front yard fences, including an existing wood picket fence at this property. The proposed fences are consistent with the Guidelines; however, the applicant is to submit a fencing detail to staff prior to receiving a Certificate of Appropriateness.
- e. **SIDEWALK AND DRIVEWAY** – The applicant has proposed to repair the existing front yard sidewalk and install a ribbon strip driveway. The proposed driveway is to be installed in the location of the existing, historic driveway. The applicant has proposed to install decomposed granite between the proposed ribbon strips. Staff finds the proposed driveway appropriate; however, the applicant should install a driveway that is no wider than ten (10) feet in width.
- f. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct an addition in the location of an existing, non-original enclosed porch. The removal of the non-original enclosed porch is eligible for administrative approval. The proposed rear addition is to feature 193 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include a shed roof, both side and rear setbacks from the existing wall planes, a standing seam metal roof and board and batten siding. The proposed roof shall feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. Additionally, the board and batten siding shall feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- g. **SCALE, MASS AND FORM** – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure, a width that is subordinate to that of the primary historic structure and a footprint that is appropriate for the footprint of the historic structure. This is consistent with the Guidelines for Additions 1.B.
- h. **MATERIALS** – As noted above, the applicant has proposed board and batten siding as well as a standing seam metal roof. The applicant has also proposed to install vinyl windows. Staff finds that the applicant should provide specifics for the proposed vinyl windows including a product specification sheet, material sample and detailed wall section noting the dimensions of the proposed framing depth.
- i. **WINDOW REPLACEMENT** – The existing historic structure currently features aluminum windows. The applicant has proposed to remove the existing aluminum windows and install new, vinyl windows. The Guidelines for Exterior Maintenance and Alterations 2.B.vii. state that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. The proposed vinyl windows are not consistent with windows that are architecturally appropriate and original to the historic structure. Staff recommends the installation of wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details
- j. **CARPORT CONSTRUCTION** – At the rear of the property, the applicant has proposed to construct carport featuring a structure consisting of treated pine and a corrugated galvalume roof. The proposed carport is to feature covered parking for two vehicles. Staff finds the proposed carport appropriate.
- k. **HISTORIC TAX CERTIFICATION** – **HISTORIC TAX CERTIFICATION** – The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval of items #1 through #5 and #8 with the following stipulations:

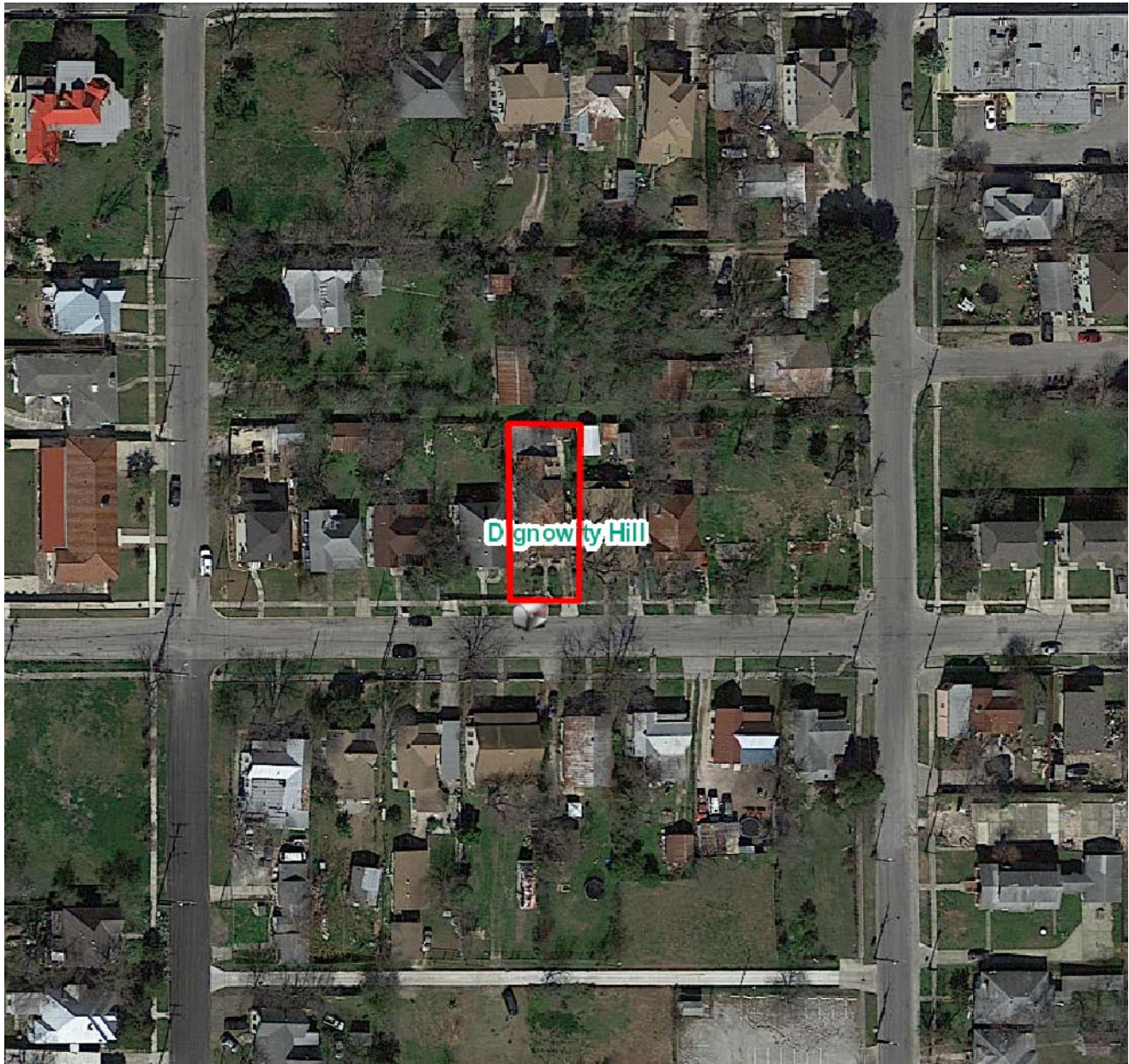
- i. That the applicant install a driveway that does not exceed ten (10) feet in width as noted in finding e.
- ii. That the applicant submit a fencing detail of the hog wire fence to staff as noted in finding d.
- iii. That the addition’s proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish and that the board and batten siding be wood or Hardi board and feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide as noted in finding f.

Staff does not recommend approval of item #6 with the stipulation that the applicant install a wood or a Hardi board siding as noted in finding c.

Staff does not recommend approval of item #7 based on finding i. Staff recommends the installation of wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 08, 2017

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819 Dawson Street

Dawson St



819 Dawson Street

Dawson St

N Olive St

N Pine St

Dawson St

N Pine St

Comman



1912 SANBORN MAP

134

147

148

NOLAN

MICROMINUTED

6" W. PIPE

WILLOW NOT PAVED

563

GORMAN

135

819

2871

DAWSON

GRAVELED

6" W. PIPE

133

N. OLIVE

N. PINE

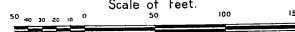
DAWSON 571 ALLEY

FLORENCE

136

STARR

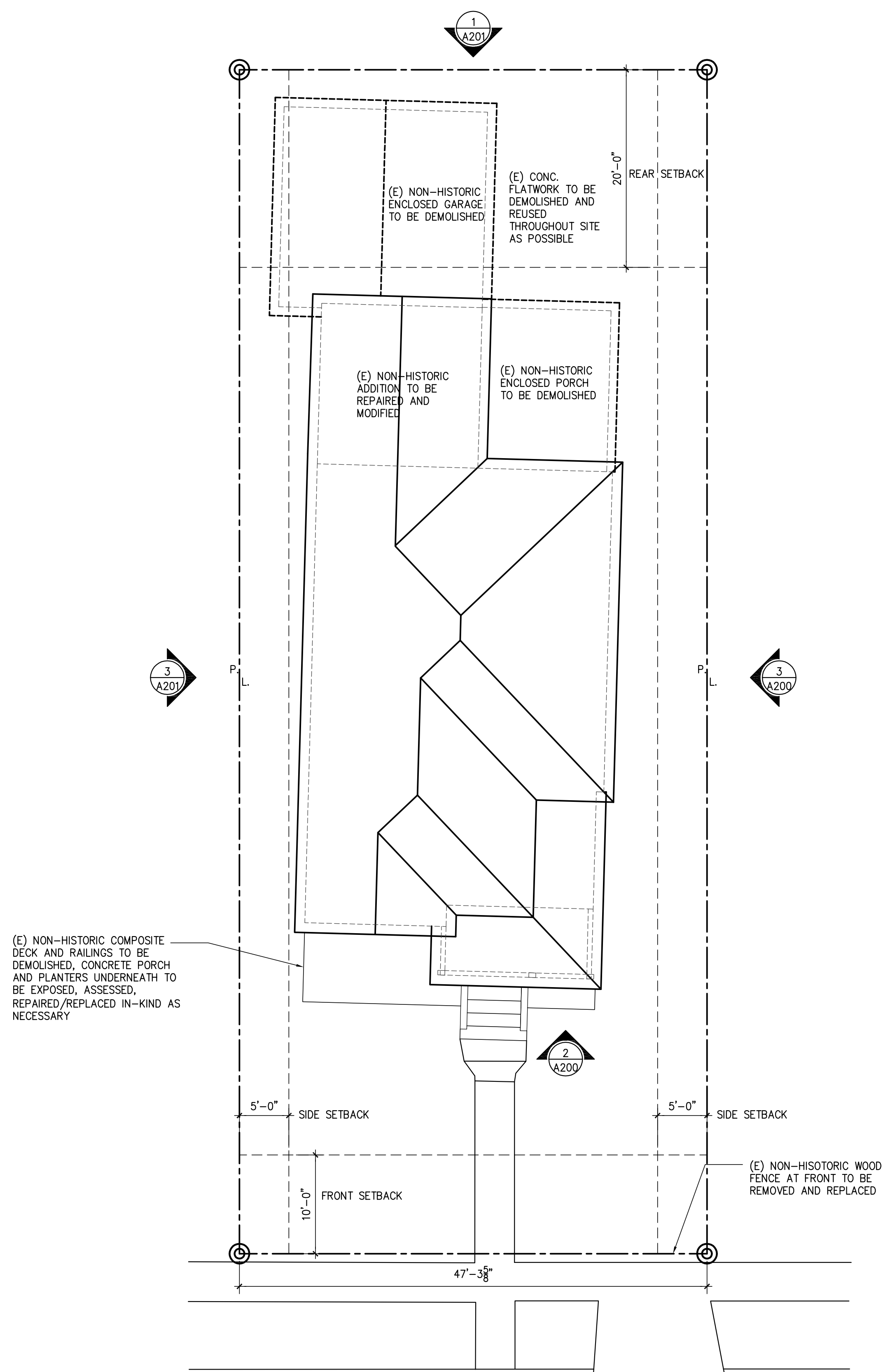
Scale of Feet.



819 DAWSON – NARRATIVE

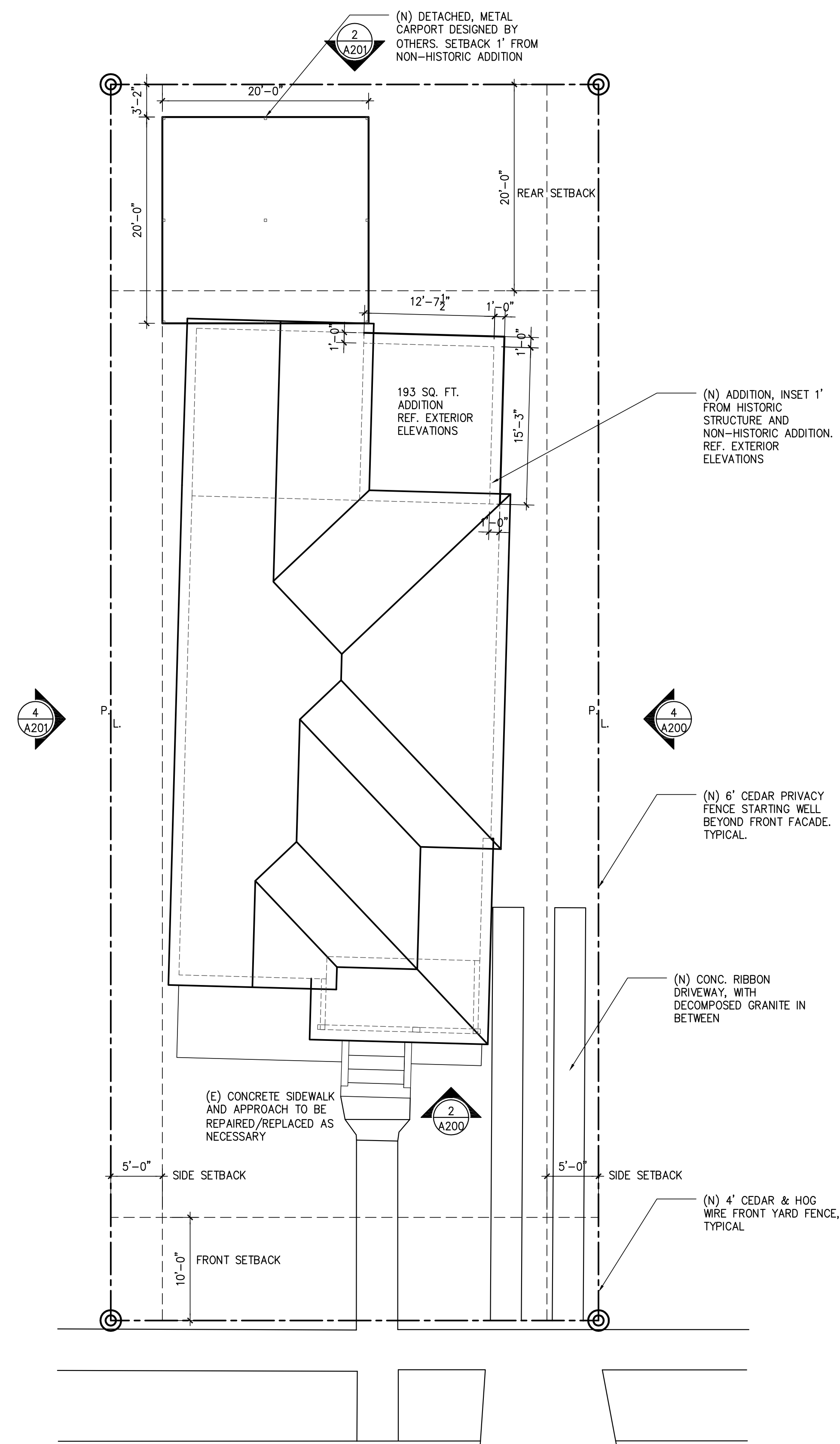
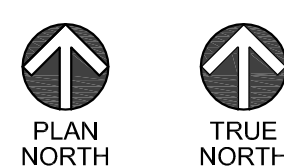
Request final approval to rehabilitate existing house and construct a rear addition. Work includes:

- Demolish non-historic attached garage at rear of property. Replace with new metal carport.
- Remove non-historic enclosed porch at rear and construct new addition. The proposed addition will have a standing seam metal roof and board and batten siding.
- Install a 6ft tall wood privacy fence at rear yard. Replace existing front yard fence with new 4ft. tall wood and hog wire fence.
- Remove existing concrete flatwork at rear. Repair front sidewalk and concrete porch slab. Install concrete ribbon driveway.
- Remove front deck and non-historic siding. Repair all wood features in kind to match existing. Install cement plaster skirt. Re-finish metal roof.
- Replace non-historic windows with new vinyl window. See detail.



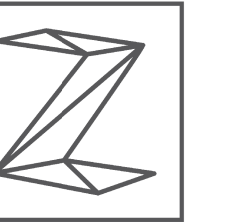
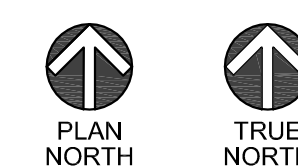
DAWSON

1 EXISTING SITE / ROOF PLAN
SCALE: 1/8"=1'-0"



DAWSON

2 PROPOSED SITE / ROOF PLAN
SCALE: 1/8"=1'-0"



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HISTORIC REHABILITATION &
ADDITION

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ISSUE		
#	DATE	DESCRIPTION
1	04/26/17	REVIEW SET

EXISTING & PROPOSED
SITE / ROOF PLANS

PROJECT NO.	17-107
DATE:	04.26.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

SPI00



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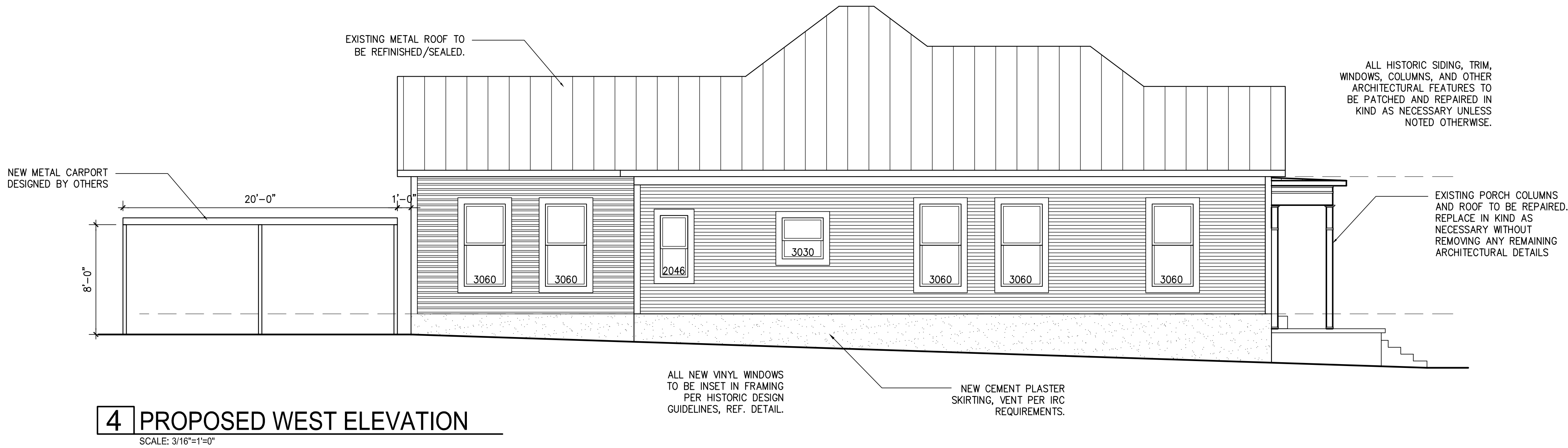
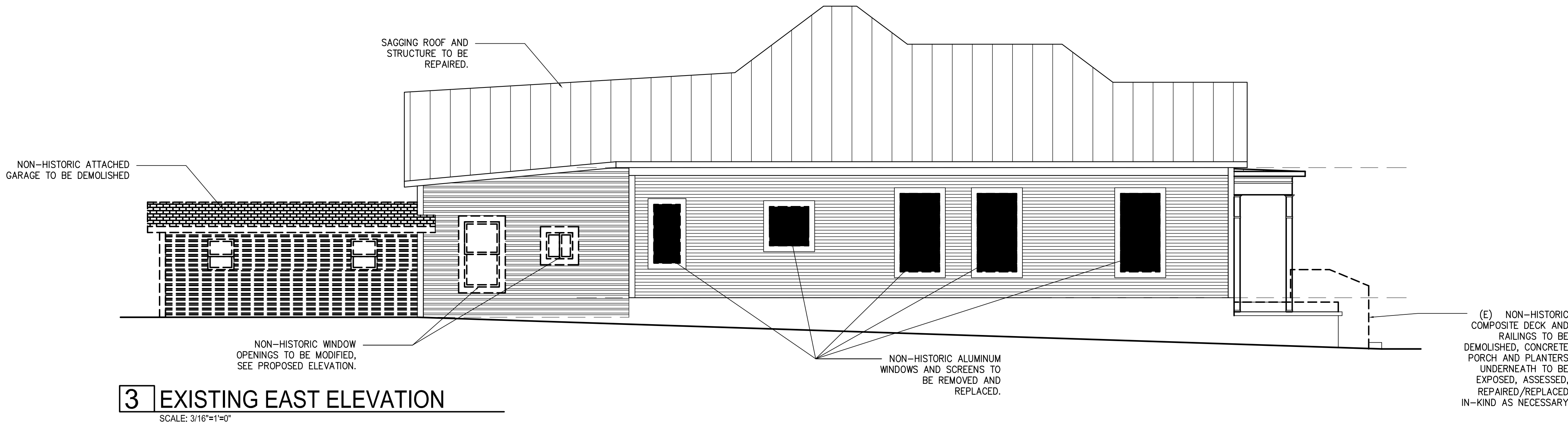
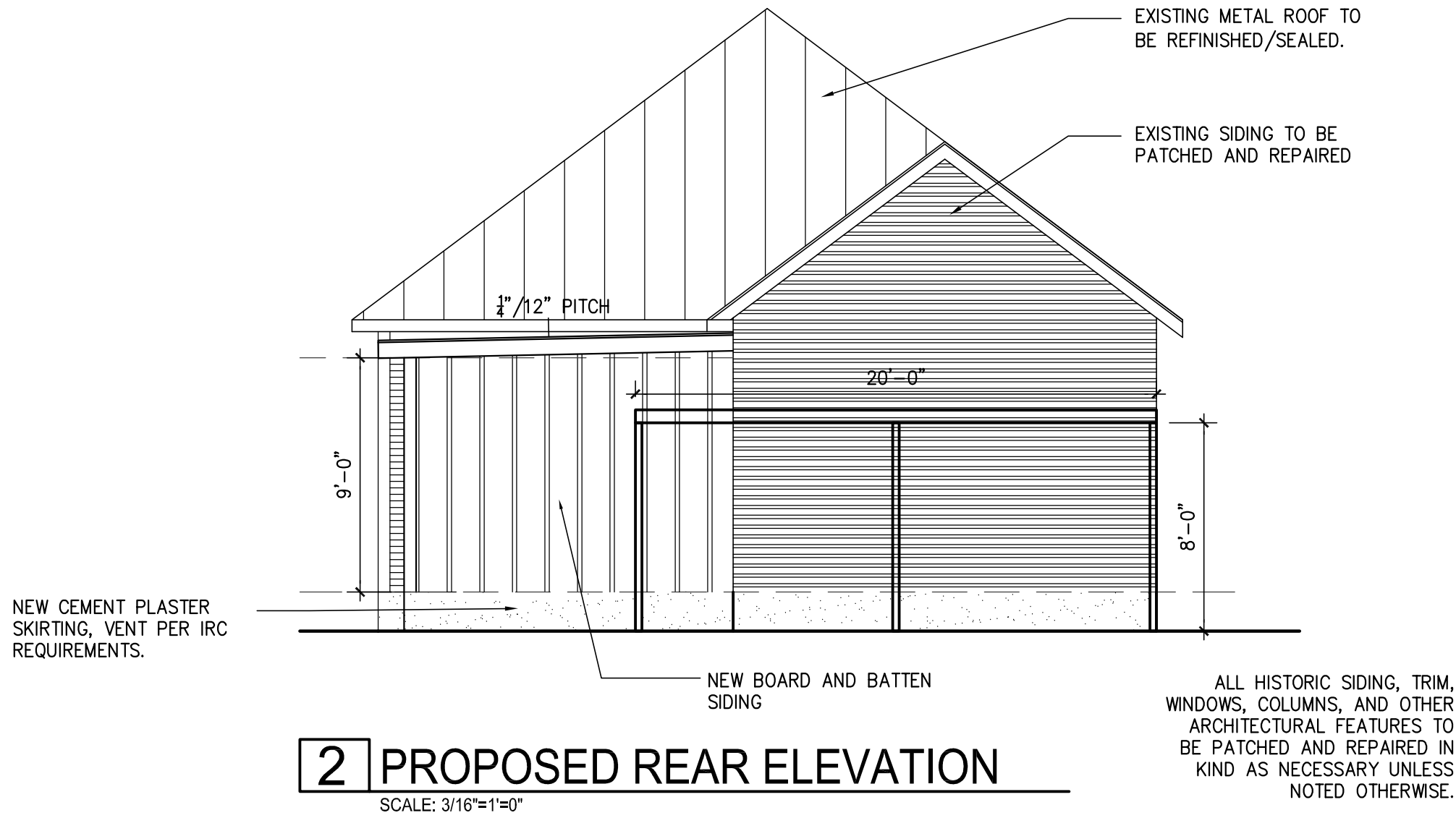
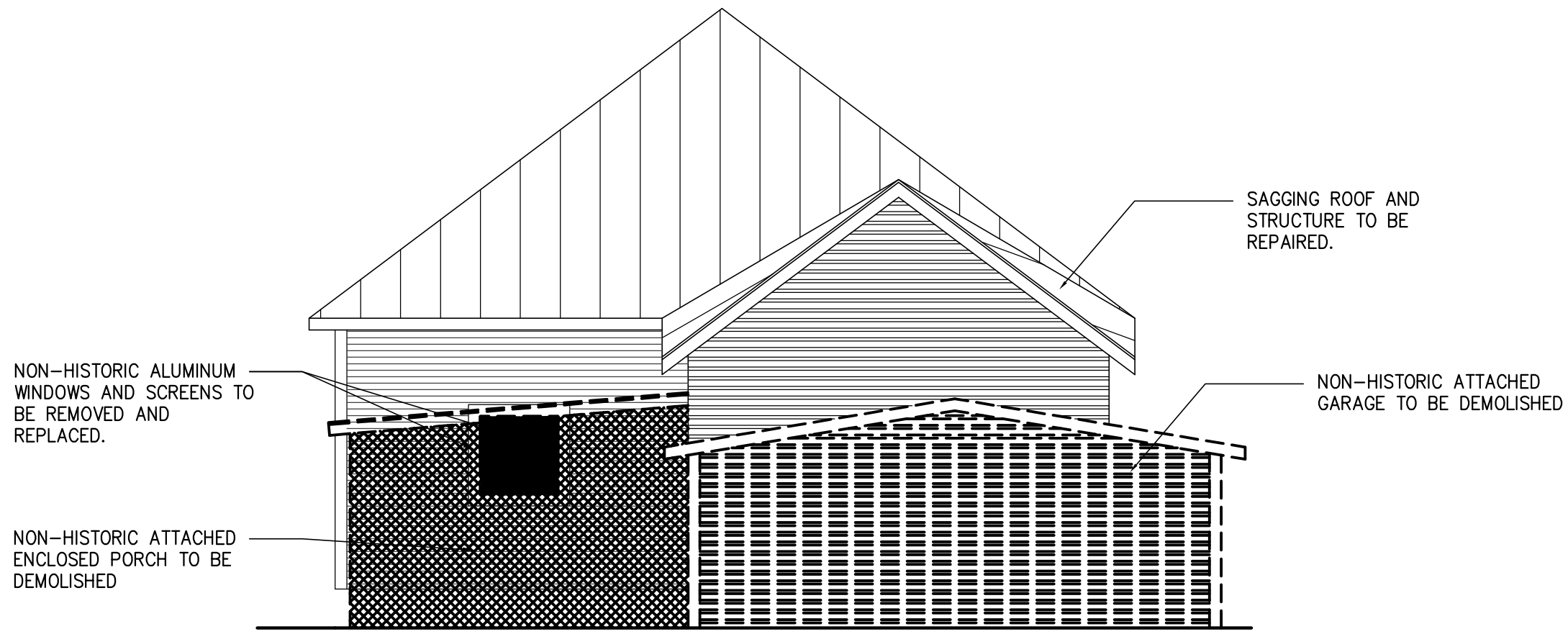
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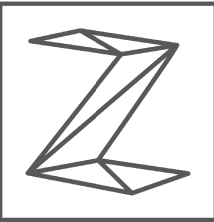
EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-107
DATE:	04.26.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A201





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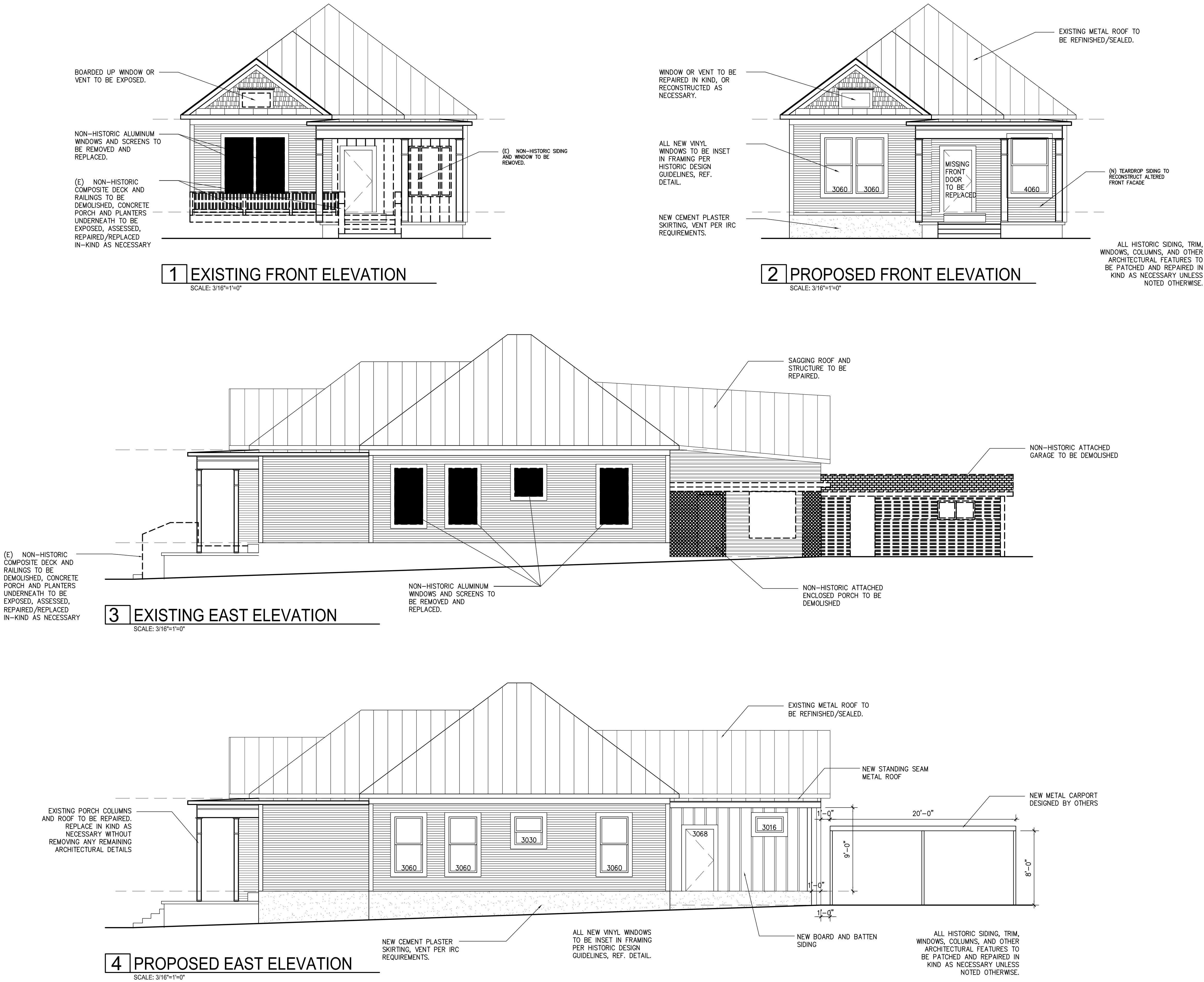
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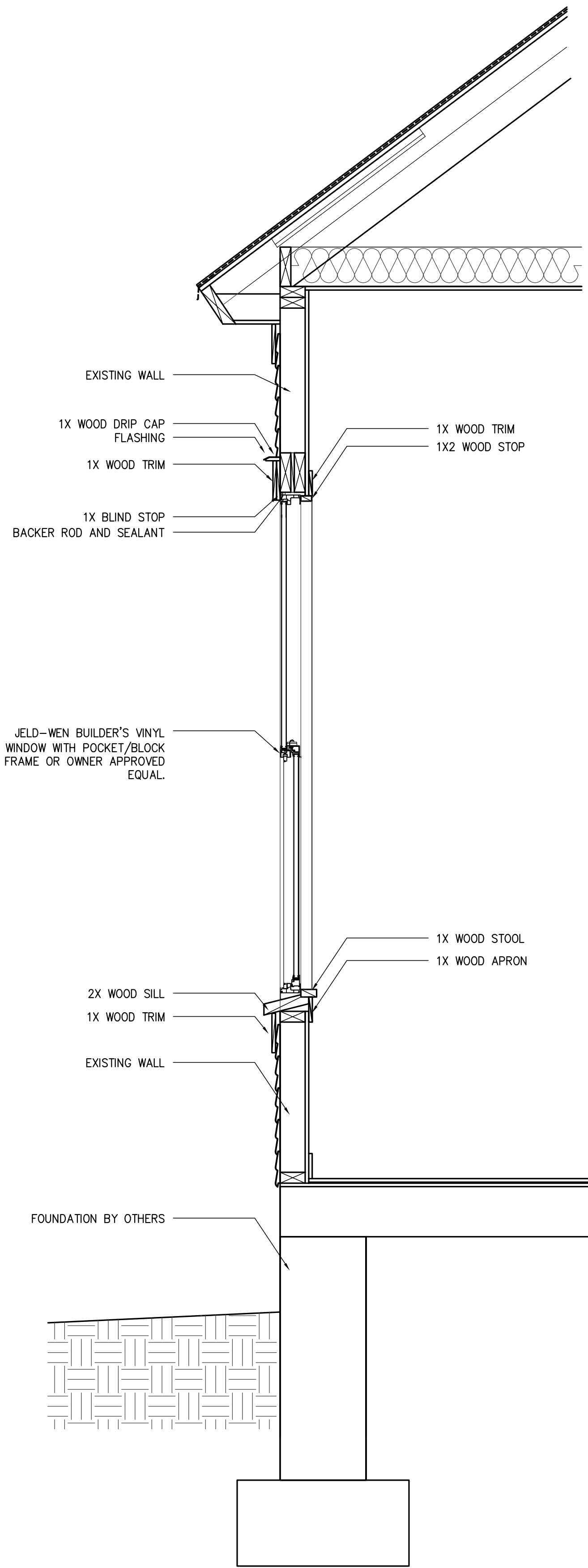
EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-107
DATE:	04.26.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

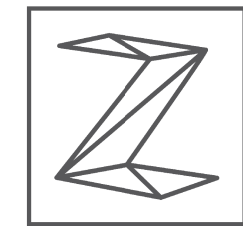
PROJECT ARCHITECT:
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TEXAS LICENSE NO. 24683

A200





1 WALL SECTION
SCALE: 1"=1'-0"



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819 DAWSON LAND TRUST

DRAWING FOR
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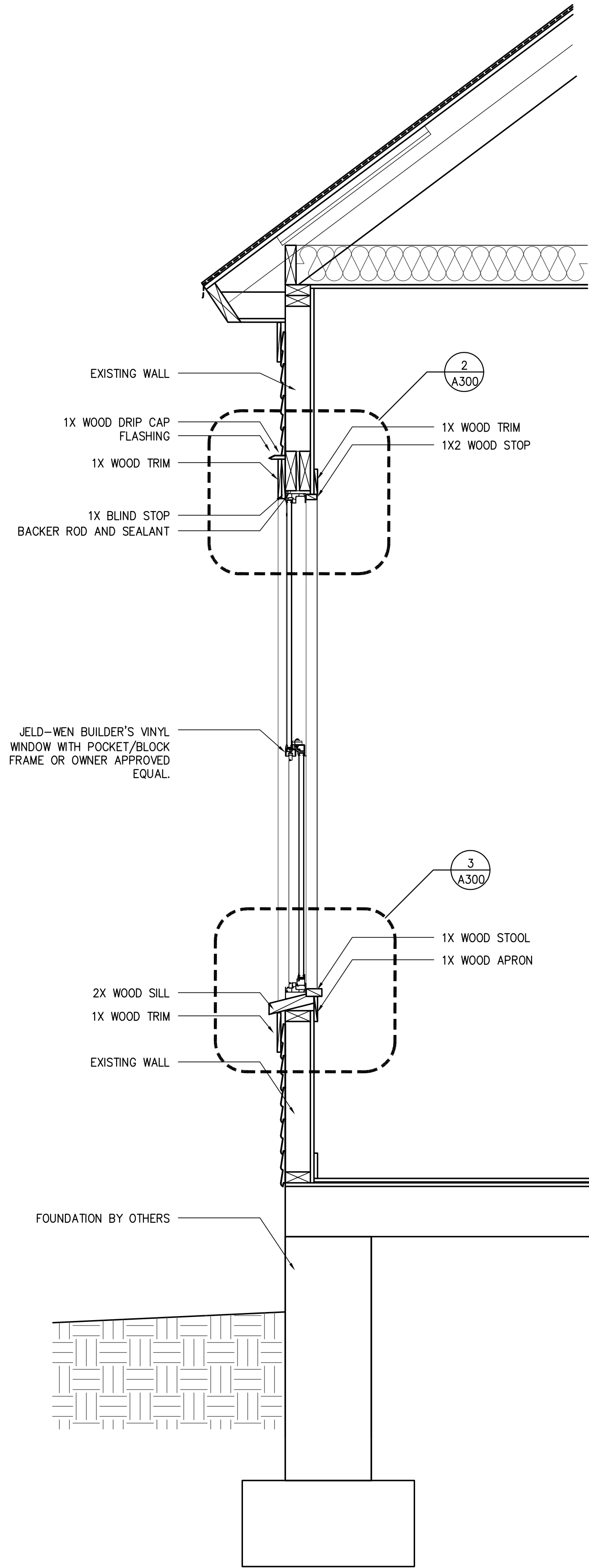
ISSUE		
#	DATE	DESCRIPTION
1	04/26/17	REVIEW SET

WALL SECTION

PROJECT NO.	17-107
DATE:	04.26.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

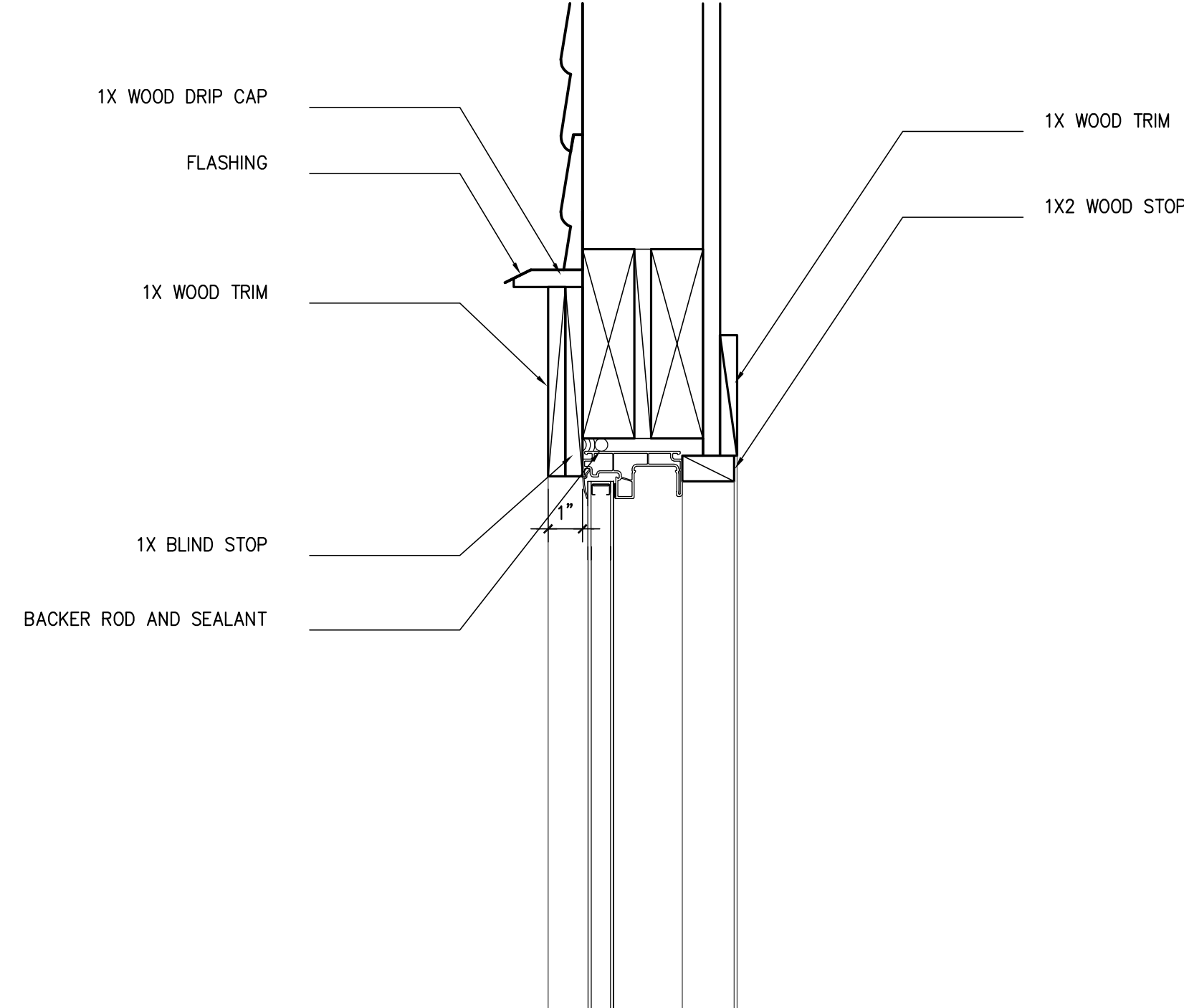
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A300



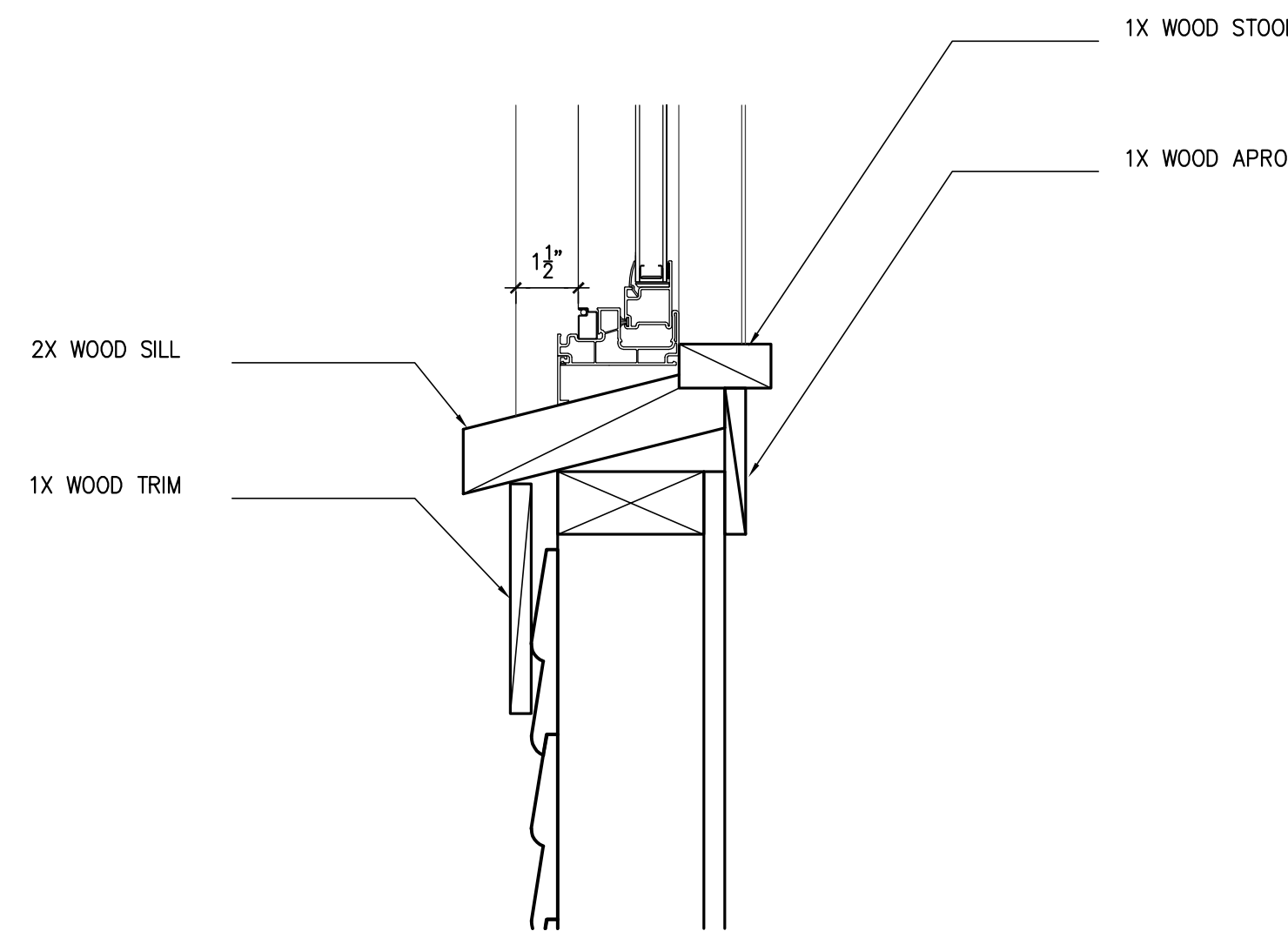
1 WALL SECTION

SCALE: 1"=1'-0"



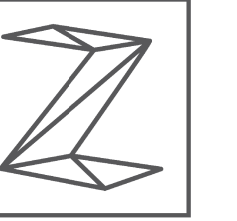
2 WINDOW HEAD DETAIL

SCALE: 3"=1'-0"



3 WINDOW SILL DETAIL

SCALE: 3"=1'-0"



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

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HISTORIC REHABILITATION &
ADDITION

819 DAWSON ST.
SAN ANTONIO, TX 78202

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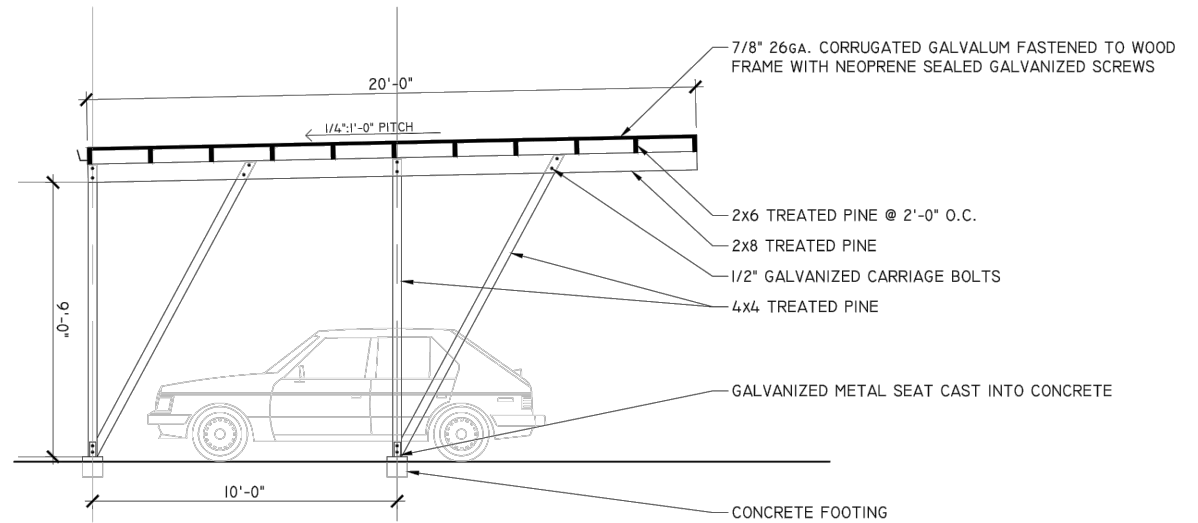
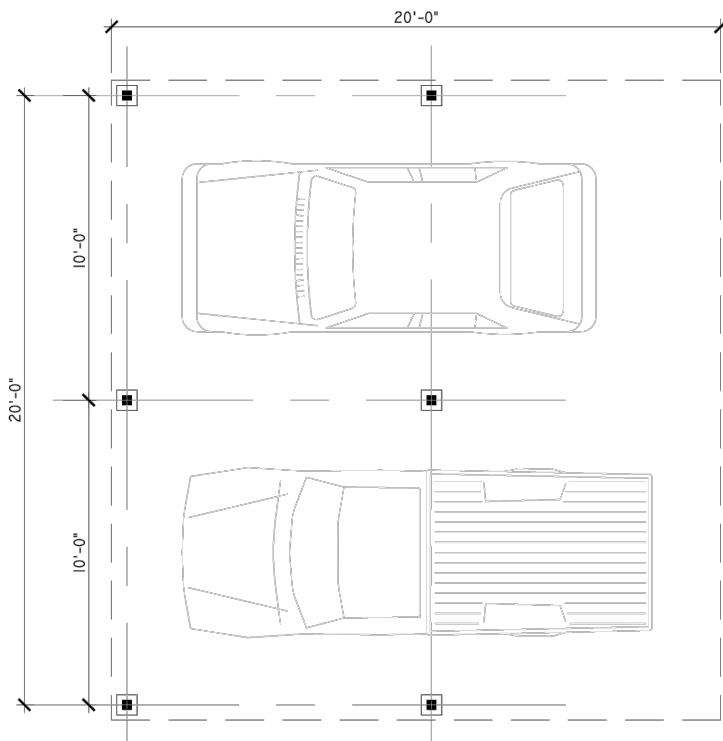
ISSUE		
#	DATE	DESCRIPTION
1	04/26/17	REVIEW SET
2	05/09/17	REVIEW SET

WALL SECTION AND
DETAILS

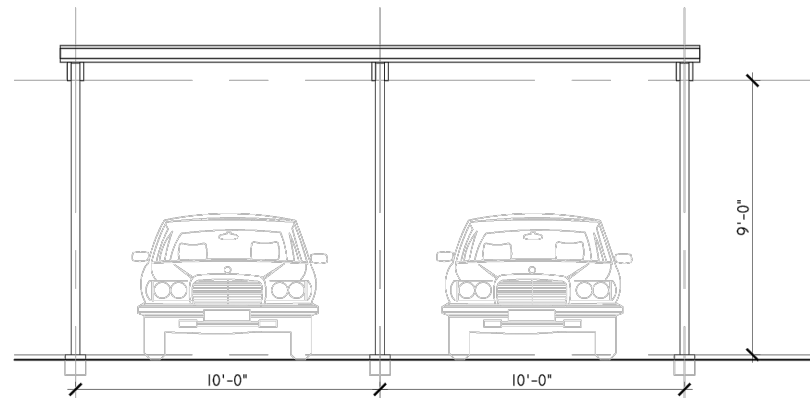
PROJECT NO.	17-107
DATE:	05.09.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A300



CARPORT SECTION 1/4" = 1'-0"



02 CARPORT

sc: NOT TO SCALE



Builders Vinyl Window & Patio Door Features

Double-Hung | Single-Hung | Sliding | Fixed, Radius & Geometric
Sliding | Patio Doors



BASICS DONE BETTER

We understand the basics and we do them right. That's why the window choices you make today will still be satisfying years from now. JELD-WEN Builders Vinyl windows and patio doors are durable, energy efficient and attractive. They're made of high-quality extruded vinyl that resists fading and won't chip or peel, so they're virtually maintenance-free.

Also, most JELD-WEN windows and patio doors with Low-E glass are ENERGY STAR® qualified to provide increased comfort and decreased household energy bills.



Each Builders Vinyl window and patio door is backed by an industry-leading lifetime warranty that is transferable for 10 years. To view the complete warranty, see page 33.

This catalog includes comprehensive information about features and specifications. For installation and care and maintenance instructions, visit www.jeld-wen.com/resources.



LIFETIME
LIMITED
WARRANTY

Each one of our windows and patio doors is built to last. We prove this by supporting our Builders Vinyl product with our lifetime limited warranty.

To view the complete warranty, see page 33.





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INTERIOR

Interior Finishes

Style Cam-Lock



Style Cam-Lock Finishes*



Chestnut
Bronze



Antique
Brass



Brushed
Chrome



Polished
Brass



White



Desert
Sand

WEN-LOCK®



WEN-LOCK® Finishes*



White



Desert
Sand

The WEN-LOCK is our exclusive automatic locking system, which is available on our single-hung and sliding windows. It features a slim profile that's easy to engage, as well as a tamper-resistant design. In fact, this lock has passed all forced-entry resistance tests. It also has a visible latch indicator (VLI) that lets you know if the window is locked. The VLI can be seen only from indoors.



ADA-compliant WEN-LOCK option also available.



Optional Secondary Stops**

Popular flip-out vent stops limit sash opening to 4 inches, providing fractional ventilation on double-hung, single-hung and sliding windows.

A nylon lever and housing allow quick and easy release when the vent stop flips open. When not needed the lever closes easily with the push of a finger.



**Actual colors may vary from the samples displayed and are subject to regional availability. Check with your dealer for details.*

***Secondary stops are not a locking feature. Note: All options are subject to regional availability.*

Contact your local JELD-WEN dealer for more information.

EXTERIOR

Frame Options



Flush Fin



Integral Nailing Fin



Pocket / Block Frame

Pocket frame available with slope sill adapter, head expander and perimeter foam insulation wrap.

Vinyl Colors*



White



Desert Sand



Almond**

**Actual colors may vary from samples displayed.*

***Subject to regional availability.*



PERFORMANCE GLASS OPTIONS



Neat® Glass

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required. For more information, visit www.jeld-wen.com.

Tempered Glass

When glass is heat-treated during manufacturing, it is provided with extra strength, enabling it to withstand abnormal force or pressure on its surface—it will not break into sharp pieces. Local codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Laminated Glass

Laminated glass consists of panes of glass with an invisible interlayer, sandwiched together to create an extremely sturdy glass unit. This provides increased protection for home safety and from incidental impact; it also provides an improved barrier against sound and harmful UV rays.

ENERGY STAR®



Many JELD-WEN windows and doors are ENERGY STAR® qualified. Homeowners can save energy – and money – by replacing old windows with ENERGY STAR qualified windows and pay a 7-15 percent lower household energy bill. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. JELD-WEN has been an ENERGY STAR partner since 1998.



Sound Performance

Your home should be a place where you can escape the sometimes hectic and noisy environments of modern living. For that reason, sound reduction is a major consideration when we design our products.

JELD-WEN vinyl windows are a vast improvement over single-pane windows that are found in many homes today.

The same qualities that make our products energy efficient, such as frame designs, enhanced weatherstripping and glazing, make them sound efficient as well.



ENERGY SAVING GLASS OPTIONS

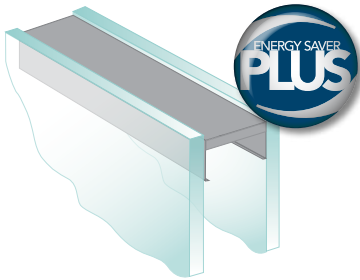
Clear Insulating Glass

This glass consists of a sealed airspace sandwiched between two panes of glass. The perimeter of the unit is also sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.

Intercept®
Spacer



Ar
Argon



Energy Saver® Plus—REDUCE HEAT LOSS UP TO 40%

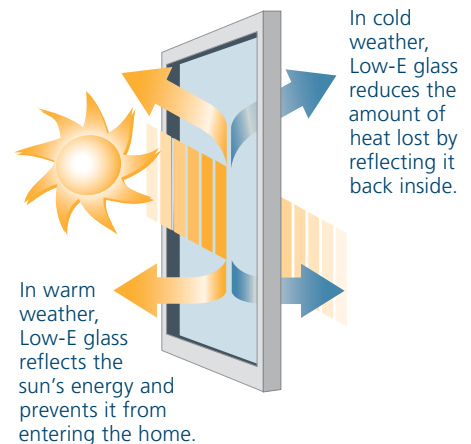
The best value in insulating glass, Energy Saver Plus includes, argon gas for improved thermal performance and LoE³-366 glass. With triple layers of Low-E coating, LoE³-366 helps you save energy through improved thermal performance, reduces solar heat gain and helps protect interior furnishings from fading. Energy Saver Plus reduces heat loss by 40% compared to clear insulating glass.

Low-E & LoE³-366 Insulating Glass

High-performance Low-E insulating glass comes standard and helps lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE³-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and Solar Heat Gain Coefficient (SHGC) combinations that provide significant energy efficiency for a given climate zone. It's easy! Just tell your JELD-WEN dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For more information, visit www.jeld-wen.com/energyefficiency.



Intercept®
Spacer



Ar
Argon



Energy Saver®—REDUCE HEAT LOSS UP TO 30%

Offering the most cost-efficient energy upgrade, the Energy Saver package includes upgrades from clear to Low-E glass and argon gas for improved thermal performance. Energy Saver reduces heat loss by 30% compared to clear insulating glass.

REDUCE GLARE, ENSURE YOUR PRIVACY

Textured Glass*

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Four of our most popular choices are shown below.



Glue Chip



Obscure



Reed



Rain

**Textures shown may not match exact finish*

Tinted Glass

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. Below are our most popular options.



Gray



Bronze

Coated Glass: Low-E and LoE³-366 Insulated Glass

Our standard high-performance Low-E insulated glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. We also offer optional LoE³-366, which provides more protection against solar heat gain and fading, as well as greater energy savings.



Low-E



LoE³-366

WINDOW OPENING CONTROL DEVICE

JELD-WEN® WOCD Meets ASTM F2090 -10 Standard

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Factory-installed WOCDs can be ordered on the double-hung, single-hung, sliding and casement windows.

Double-Hung and Single-Hung WOCD



Window in closed position



Interior View. WOCD limits the sash opening to less than 4 inches

Features & Benefits

- » Streamlined design won't obstruct views like many after-market options
- » Automatically limits sash opening to less than 4 inches
- » Manual override for full operation and for emergency escape and rescue
- » Device automatically resets by closing the window
- » Meets the ASTM F2090-10 standard
- » Potential alternative to minimum sill height requirement (consult local building codes)



DECORATIVE GRILLES

Grilles Between the Glass (GBG)

With grilles between the glass, you'll enjoy the look of divided lites without any upkeep because they are placed between the two panes of insulating glass. Available in contour or flat in any of the sizes shown below.

Simulated Divided Lites (SDL)

For a true "paned" window look, our simulated divided lites feature bars that are permanently adhered to both the interior and exterior glass; an optional shadow bar between the panes of glass is also available. Simulated divided lites are available in 7/8" contour slim profile.



Flat Grille



Contour Grille

Contour (Actual Size)



5/8"

7/8"

1"

Flat (Actual Size)



5/8"

7/8"

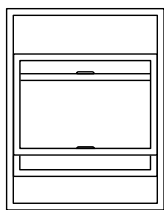
*Available as GBG, or SDL



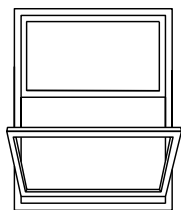
STYLES & CONFIGURATIONS



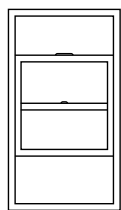
Window & Patio Door Styles



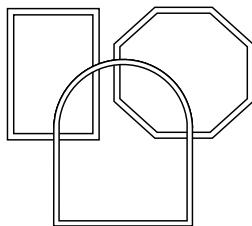
Double-Hung



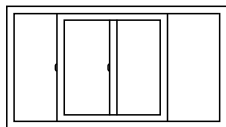
Single-Hung Tilt



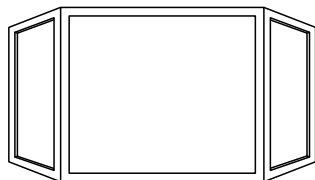
Single-Hung
Side Load



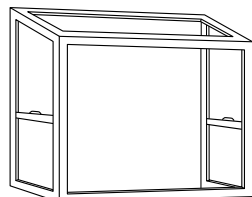
Fixed, Radius
& Geometric



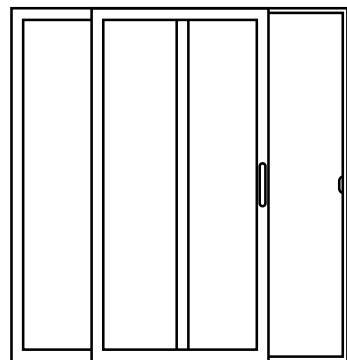
Sliding



Bay



Garden



Sliding Patio Door



PROPER INSTALLATION

Install With Ease

Our Builders Vinyl windows and patio doors are designed to be particularly easy to install in many applications. From new or remodeled residential homes to light construction projects, our products have been tested to meet rating requirements up to DP 50 for light commercial buildings.



Simplify Install with a High Performance System

With a constant focus on quality, we understand the importance of a proper install to protect against air and water. That's why JELD-WEN proudly recommends the OSI® QUAD® Window & Door System for installing our windows and doors.



OSI® QUAD® Window & Door System

OSI® QUAD® MAX

3-in-1 Sealant – Exterior, Interior, Bedding

OSI® QUAD® FOAM

Low Pressure, Closed Cell Installation Foam

Flashing Tape

Vapor non-permeable flashing membrane

- 15 Year Installation Warranty -
\$10,000/dwelling for New Construction
with a Certified Installer

For complete instructions, see
installation insert included with product, or
visit www.jeld-wen.com.



ANATOMY OF A JELD-WEN WINDOW



ANATOMY OF A VINYL WINDOW

1. Head
2. Simulated Divided Lite (SDL)
3. Glazing/glass
4. Sash
5. Side jamb
6. Stile
7. Rail
8. Sill

The window frame consists of the head, jamb, side jamb and sill

LIFETIME
LIMITED
WARRANTY

Each one of our windows and patio doors is built to last. We prove this by supporting each product with our lifetime limited warranty.

To view the complete warranty, see page 33.



SINGLE-HUNG TILT-SASH & SIDE-LOAD



Single-Hung Tilt-Sash



Single-Hung Side-Load



WEN-LOCK®

1

These one-touch lock styles lock automatically and create an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.



Style Cam-Lock

2

Side-Load (Western US) This type of window has a stationary top lite and a bottom sash that slides vertically. The bottom sash may be removed, allowing the homeowner to easily clean their windows.

Tilt-Sash (Eastern US) Each of our single-hung tilt-sash windows includes a stationary top lite and a bottom sash that slides vertically. The ability to tilt the bottom sash in makes cleaning this window particularly easy.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

Available on the WEN-LOCK® and Style Cam-Lock

Available on the Style Cam-Lock

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



DOUBLE-HUNG TILT-SASH WINDOWS



Double-Hung Tilt-Sash



Double-Hung Tilt-Sash



Style Cam-Lock

A double-hung window features an upper and a lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning. In addition, our double-hung windows can be paired with fixed, radius and geometric windows.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



SLIDING WINDOWS



WEN-LOCK®

1

These one-touch lock styles lock automatically and create an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.



Style Cam-Lock

2

Sliding windows are composed of two sashes each – one that's stationary and one that slides to the left or right on tracks. The operating sash can be removed to make cleaning a snap.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

Available on the WEN-LOCK® and Style Cam-Lock

Available on the Style Cam-Lock

EverTone™ Exterior Colors



Chestnut Bronze**

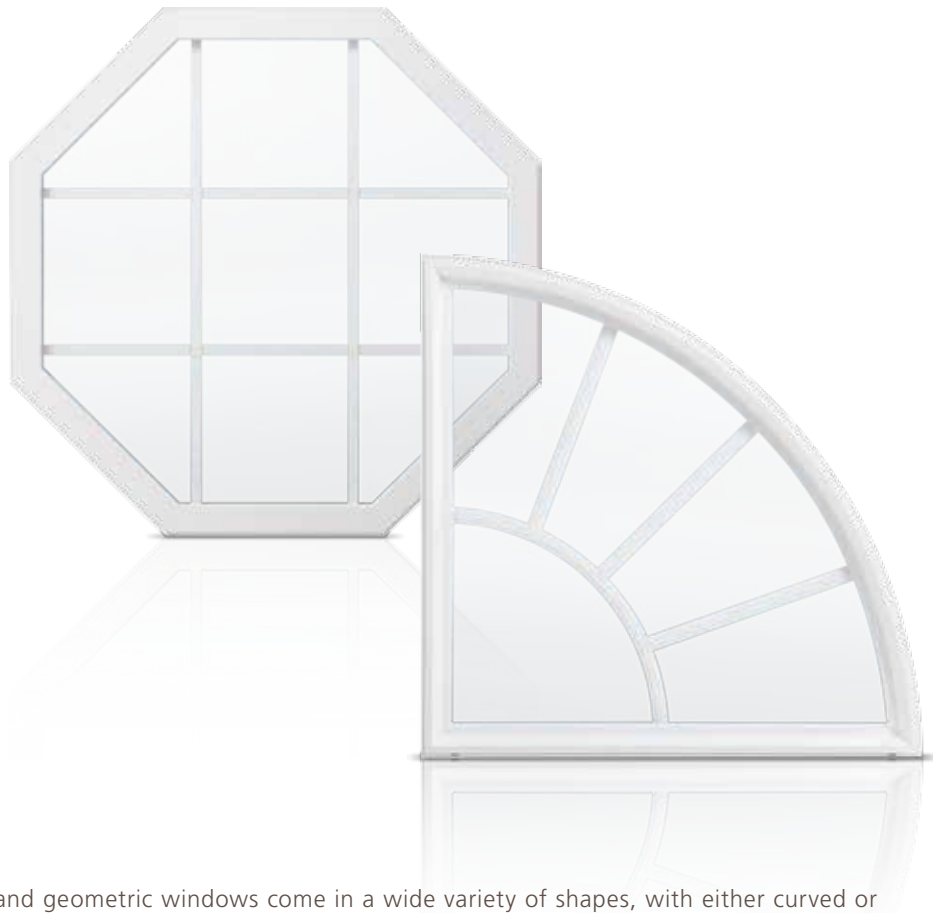


Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



FIXED, RADIUS & GEOMETRIC WINDOWS



Our fixed, radius and geometric windows come in a wide variety of shapes, with either curved or straight frames. We design them to be used as freestanding units or in combination with other vinyl windows and patio doors. Additionally, we offer fixed, radius and geometric styles with thicker frames to be used exclusively with double-hung windows.

Vinyl Colors



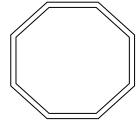
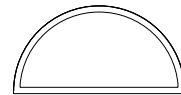
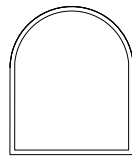
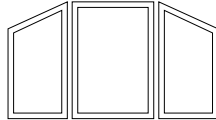
White



Desert Sand



Almond*



Available in these configurations and many more.

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



SLIDING PATIO DOORS

Pet Panel Option Available



Visit jeld-wen.com or see your local dealer for more information



This type of patio door opens by sliding along horizontal stainless steel tracks at the head and sill; adjustable metal rollers ensure easy operation. Our sliding patio doors are fully assembled with either a right or left operating panel.

†Available with or without Low-E glass.



Optional ADA Compliant patio door hardware



Optional Blinds Between the Glass†



Optional Retractable Screens



Adjustable Stainless Steel Rollers

Hardware Finishes



White



Desert Sand

Vinyl Colors



White



Desert Sand



Almond*

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

*Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.*



BAY WINDOWS



Think outside the box. With bay windows, you can add a new dimension to your living space. Bay windows open up a space and can provide a shelf for plants or decorations. All bay windows come with head and seat boards and support systems for reliable installation.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

*Actual colors may differ from the samples displayed. Hardware applies to casement, single - and double-hung configurations only. *Subject to regional availability. **Available with White interior only.*

For life's mishaps, JELD-WEN has you covered.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl products ordered with the "RS" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage.

This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

Special glazings and ImpactGard® glass are not covered by this glass breakage warranty.



JELD-WEN® VINYL WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN vinyl Products (except United Collection products) manufactured on or after **July 1, 2010** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

What this warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided for **two (2)** years from the date of manufacture.

Owner-Occupied Single-Family Residence

Lifetime Warranty

We warrant our Products to the original owner of the owner-occupied single-family residence in which they are initially installed **for as long as you own and occupy your residence**.

Transferability

The Owner-Occupied Single-Family Residence warranty is transferable as follows. In the event you sell your residence or it becomes occupied by other than the original owner, the warranty is **ten (10)** years from the date of manufacture.

Commercial Ten Year Warranty

(Other than Owner-Occupied Single-Family Residence)

We warrant our Products for a period of **ten (10)** years from the date of manufacture.

Transferability

The Commercial warranty is transferable as follows. In the event you sell the building, this warranty is transferable to subsequent owners.

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following special coverages include **free** replacement parts.

ImpactGard® Glass: We warrant each ImpactGard glass unit for **ten (10)** years.

Special Glazings (including laminate glass units other than ImpactGard): We warrant special glazings (including glass options not listed in our product literature e.g., leaded or decorative glass) for **five (5)** years.

Blinds/Shades Between the Glass: We warrant the insulated glass unit (including the seal), the external control mechanism, and the operation of the shade/blind for **ten (10)** years.

Triple-Glazed Products: We warrant triple-glazed insulated glass units for **twenty (20)** years.

Spontaneous Glass Breakage: We warrant sealed glass units installed in windows and patio doors (excluding laminated glass, and special glazings) for spontaneous breakage for **one (1)** year (to include free replacement glass and skilled labor² necessary to replace the glass for **one (1)** year. Spontaneous breakage occurs when the glass develops a crack without sign of impact.

Retractable Screens: We warrant retractable roll screens for **five (5)** years.

Colored Exterior and Laminated Interior: We warrant that our factory-applied painted exterior color and factory-applied laminate interior finishes will not peel, blister, or flake for **ten (10)** years. Our applied exterior color will not exhibit excessive color change³ for **ten (10)** years. Note: this coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Accidental Screen Damage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, our standard component warranty (Owner-Occupied or Commercial) will extend to screen damage unless the damage is attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl Products ordered with the "R5" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage. This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

In the United States:

Mail: JELD-WEN Customer Care
Attn: Vinyl Warranty Claims
P.O. Box 1329, Klamath Falls, OR 97601
Phone: 888-JWHelpU (888-594-3578)
Fax: 800-436-5954
Email: CustomerServiceAgents@jeld-wen.com

In Eastern Canada:

Mail: JELD-WEN Service Department
90, rue Industrielle
Saint-Appollinaire, Quebec, Canada G0S 2E0
Phone: 800-463-1930
Fax: 888-998-1599

In Western Canada:

Mail: JELD-WEN Service Department
550 Munroe Avenue
Winnipeg, Manitoba, Canada R2K 4H3
Phone: 888-945-5627
204-668-8230
Fax: 204-663-1072
Email: wpgservice@jeld-wen.com

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement, usually within three business days. We will investigate your claim and will begin to take appropriate action within 30 days after notification. If it is determined that the Product does not have a defect covered by the labor warranty, we may charge an inspection fee for any onsite inspection that is required or requested by you. Because manufacturing materials and techniques can change, replacement part(s) may not be an aesthetic match to the original. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer. If we determine we are unable to provide replacement parts and repair is not practicable or cannot be made timely, then we will refund the unit/component purchase price.

Continued on next page

What This Warranty Does NOT Cover

JELD-WEN is not liable for:

- Normal wear and tear; natural weathering of surfaces.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Damage caused by chemicals (e.g. brick wash) or a harsh environment (e.g., salt spray or airborne pollutants).
- Product failure due to misuse or abuse; damage caused by failure to provide maintenance, by alteration or modification to the window (e.g. customer applied tints or films, paint finishes, security systems), or as a result of any cause beyond the control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our reasonable control).
- Glass breakage (except as specifically covered above).
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Damage or poor product performance resulting from installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Damage caused by extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to vinyl window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

³ Fading or changing in color of the applied exterior color finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed colored surface that has been cleaned of soils, and the corresponding values measured on the original or unexposed colored surface. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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ABOUT JELD-WEN



Since 1960, when JELD-WEN began with one Oregon millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable, energy efficient, and worry-free. Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers.

We strive to conduct our business with the highest ethical standards. That includes providing our customers with superior products, establishing solid relationships in the communities where we live and work, and conserving valuable resources.

JELD-WEN's goal is to be the industry leader in environmentally responsible practices and to conduct our business in a manner that demonstrates environmental stewardship. At JELD-WEN, we believe that a healthy environment and healthy business practices go hand in hand.



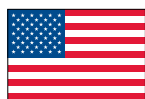
The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.



Official window and
door provider of
Major League Soccer



JELD-WEN is proud to support
a better way to build



Made in the USA

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11-562 05/14 (05/14 HPS 10M)



PROPOSED 6'-0" CEDAR PRIVACY FENCE AT
REAR & SIDE YARDS



PROPOSED 4'-0" CATTLE WIRE & CEDAR
FENCE AT FRONT YARD



FRONT



SIDES





REAR



REAR GARAGE

Estimate Total - \$140,715.00						
Draw 1	\$23,104.00 (04/24/17 - receive ???)					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	House Leveling	\$17,632.00	\$0.00	\$17,632.00	\$0.00	
	Demolition	\$5,472.00	\$0.00	\$5,472.00	\$0.00	
	TOTALS			\$23,104.00	\$0.00	
Draw 2	\$19,699.20 (submit 05/01 - receive 05/08)					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	Framing	\$12,160.00	\$0.00	\$6,080.00	\$6,080.00	
	Roof - existing metal	\$3,040.00	\$0.00	\$1,520.00	\$1,520.00	
	Windows/Vapor Barrier/Siding	\$6,688.00	\$0.00	\$3,344.00	\$3,344.00	
	Exterior Carpentry	\$7,904.00	\$0.00	\$3,952.00	\$3,952.00	
	Plumbing	\$9,606.40	\$0.00	\$4,803.20	\$4,803.20	
	TOTALS			\$19,699.20	\$19,699.20	
Draw 3	\$28,281.03 (submit 05/15 - receive 05/22)					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	Roof - existing metal	\$3,040.00	\$1,520.00	\$1,216.00	\$304.00	
	Windows/Vapor Barrier/Siding	\$6,688.00	\$3,344.00	\$2,675.20	\$668.80	
	Framing	\$12,160.00	\$6,080.00	\$4,864.00	\$1,216.00	
	Bathroom Fixtures	\$5,502.40	\$0.00	\$4,525.00	\$977.40	
	Lighting Fixtures/Ceiling Fans	\$1,641.60	\$0.00	\$1,350.00	\$291.60	
	Appliances/Misc	\$3,769.60	\$0.00	\$3,100.00	\$669.60	
	Plumbing	\$9,606.40	\$4,803.20	\$3,842.56	\$960.64	
	Landscaping/ Fence/ Carport	\$3,891.20	\$0.00	\$1,297.07	\$2,594.13	
	Painting, Exterior	\$2,310.40	\$0.00	\$1,155.20	\$1,155.20	
	HVAC	\$8,512.00	\$0.00	\$4,256.00	\$4,256.00	
	TOTALS			\$28,281.03	\$13,093.37	
Draw 4	\$21,229.33 (submit 05/26 - receive 06/05) *submit early because of Memorial Day*					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	Painting, Exterior	\$2,310.40	\$1,155.20	\$924.16	\$231.04	

	HVAC	\$8,512.00	\$4,256.00	\$2,128.00	\$2,128.00	
	Exterior Carpentry	\$7,904.00	\$3,952.00	\$3,161.60	\$790.40	
	Electrical	\$11,187.20	\$0.00	\$5,593.60	\$5,593.60	
	Wood Flooring	\$4,864.00	\$0.00	\$2,432.00	\$2,432.00	
	Insulation	\$2,432.00	\$0.00	\$1,216.00	\$1,216.00	
	Drywall	\$8,147.20	\$0.00	\$2,715.73	\$5,431.47	
	Doors & Hardware	\$3,562.88	\$0.00	\$1,781.44	\$1,781.44	
	Interior Trim	\$2,553.60	\$0.00	\$1,276.80	\$1,276.80	
	TOTALS			\$21,229.33	\$20,880.75	
Draw 5	\$14,626.46 (submit 06/12 - receive 06/19)					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	Insulation	\$2,432.00	\$1,216.00	\$972.80	\$243.20	
	Drywall	\$8,147.20	\$2,715.73	\$2,715.74	\$2,715.73	
	Interior Trim	\$2,553.60	\$1,276.80	\$1,021.44	\$255.36	
	Painting, Interior	\$3,040.00	\$0.00	\$1,520.00	\$1,520.00	
	Tile Floors & Walls	\$6,688.00	\$0.00	\$3,344.00	\$3,344.00	
	Kitchen Cabinets	\$6,201.60	\$0.00	\$3,100.80	\$3,100.80	
	Kitchen Counters	\$3,903.36	\$0.00	\$1,951.68	\$1,951.68	
	TOTALS			\$14,626.46	\$13,130.77	
Draw 6	\$21,161.63 (submit 06/26 - receive 07/03)					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	Drywall	\$8,147.20	\$5,431.47	\$1,901.01	\$814.72	
	Doors & Hardware	\$3,562.88	\$1,781.44	\$1,425.15	\$356.29	
	Wood Floors	\$4,864.00	\$2,432.00	\$1,945.60	\$486.40	
	Tile Floors & Walls	\$6,688.00	\$3,344.00	\$2,675.20	\$668.80	
	Kitchen Cabinets	\$6,201.60	\$3,100.80	\$2,480.64	\$620.16	
	Kitchen Counters	\$3,903.36	\$1,951.68	\$1,561.34	\$390.34	
	Landscaping/ Fence/ Carport	\$3,891.20	\$1,297.07	\$2,205.01	\$389.12	
	Painting, Interior	\$3,040.00	\$1,520.00	\$1,216.00	\$304.00	
	Electrical	\$11,187.20	\$5,593.60	\$4,474.88	\$1,118.72	
	HVAC	\$8,512.00	\$6,384.00	\$1,276.80	\$851.20	
	TOTALS			\$21,161.63	\$5,999.75	
FINAL DRAW	\$12,608.59 (submit 07/10 - receive 07/17)					
	<u>Category</u>	<u>Budgeted Amount</u>	<u>Amount Paid Out</u>	<u>Amount Requested</u>	<u>Balance Remaining</u>	
	Framing	\$12,160.00	\$10,944.00	\$1,216.00	\$0.00	
	Roof - existing metal	\$3,040.00	\$2,736.00	\$304.00	\$0.00	

	Windows/Vapor Barrier/Siding	\$6,688.00	\$6,019.20	\$668.80	\$0.00	
	Exterior Carpentry	\$7,904.00	\$7,113.60	\$790.40	\$0.00	
	Plumbing	\$9,606.40	\$8,645.76	\$960.64	\$0.00	
	Bathroom Fixtures	\$5,502.40	\$4,525.00	\$977.40	\$0.00	
	Lighting Fixtures/Ceiling Fans	\$1,641.60	\$1,350.00	\$291.60	\$0.00	
	Appliances/Misc	\$3,769.60	\$3,100.00	\$669.60	\$0.00	
	Landscape/ Fence/ Carport	\$3,891.20	\$3,502.08	\$389.12	\$0.00	
	Painting, Exterior	\$2,310.40	\$2,079.36	\$231.04	\$0.00	
	HVAC	\$8,512.00	\$7,660.80	\$851.20	\$0.00	
	Electrical	\$11,187.20	\$10,068.48	\$1,118.72	\$0.00	
	Wood Flooring	\$4,864.00	\$4,377.60	\$486.40	\$0.00	
	Insulation	\$2,432.00	\$2,188.00	\$244.00	\$0.00	
	Drywall	\$8,147.20	\$7,332.48	\$814.72	\$0.00	
	Doors & Hardware	\$3,562.88	\$3,206.59	\$356.29	\$0.00	
	Interior Trim	\$2,553.60	\$2,298.24	\$255.36	\$0.00	
	Painting, Interior	\$3,040.00	\$2,736.00	\$304.00	\$0.00	
	Tile Floors & Walls	\$6,688.00	\$6,019.20	\$668.80	\$0.00	
	Kitchen Cabinets	\$6,201.60	\$5,581.44	\$620.16	\$0.00	
	Kitchen Counters	\$3,903.36	\$3,513.02	\$390.34	\$0.00	
	TOTALS			\$12,608.59	\$0.00	
				\$140,710.24		

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

HAYNES HOUSE

CATEGORY	23-Jul
House leveling	
Demolition	
Framing and windows	
Roof - metal	
Roof - new addition (shingles?)	
Exterior Carpentry/Porch/Siding	
Exterior Painting	
Plumbing Rough-in	
HVAC	
Electrical Rough-in	
Repair/Sand Floors & Cover	
Insulation	
Drywall (hang, tape/float, texture)	
Install doors and trim	
Paint interior (include caulking)	
Tile Floors and Walls	
Kitchen Cabinets & Counters	
Install kitchen appliances	
Plumbing Finish	
Electrical Finish	
Install bathroom accessories	
Apply poly to wood floors	
Carport	
Fence	
Landscaping	

ESTIMATE

Michael High / Seth Teel



(210) 559-1500
(210) 665-0607

VGC Construction
1020 Bailey Avenue
San Antonio, Texas 78210

Estimate # 48 - UPDATED
Date 04/18/2017
PO # 819 Dawson

Phone: (512) 461-4925
Email: vgc_services@yahoo.com

Description	Total
House Leveling	\$14,500.00
Includes: <ul style="list-style-type: none">- (52) 8" wide cement piers- level house as much as possible- install a total of 310 LF of beam (4x6 treated)- install a total of 40 LF of joist (2x10 treated)- 3 year transferable warranty and Certificate of Warranty- Engineer report- permits	
Demolition	\$4,500.00
Removal and disposal of: <ul style="list-style-type: none">- existing walls as designated- all drywall on remaining walls and ceilings- any old insulation- existing cabinetry (kitchen and bathrooms)- existing toilets- existing interior doors- existing damaged metal roofing and any damaged roof decking- windows as designated- old addition at back of house- cracked exterior concrete- remove exterior buildings	
Framing	\$10,000.00
Includes: <ul style="list-style-type: none">- new interior walls where designated- new door and window openings as needed- repair/replace damaged beams/supports as needed- if it is determined a beam is needed, an engineer report will be required and any cost for same will be added	
Windows/Vapor Barrier/Siding	\$5,500.00
Includes: <ul style="list-style-type: none">- close in new walls at back of house- vapor barrier wrapped	

- original siding will be repaired and replaced as needed
- includes 1x4 exterior trim around new windows and/or doors
- existing trim will be salvaged where able and reused
- NOTE: it is still being determined as to whether or not the existing windows will be replaced or repaired. Any necessary adjustments will be made at that time

Roof \$2,500.00

Includes:

- repairs, as needed, to existing metal roof
- metal roof will be cleaned and painted with aluminum paint
- repairs to existing roof decking, as needed

Exterior Carpentry \$6,500.00

Repair/rebuild front porch

Painting - Exterior \$1,900.00

Includes:

- caulk and paint siding, including trim and vents
- colors to be approved by Owner

Painting - Interior \$2,500.00

Includes:

- caulk, prime and paint all walls, ceilings, trim and baseboards
- all walls - one color throughout house - satin finish
- all ceilings - one color throughout house - ceiling white flat
- trim and baseboards - one color throughout house - semi-gloss finish
- interior doors - semi-gloss finish (same color as trim and baseboards)
- shelves in closets, pantry, linen closets - semi-gloss finish (same color as trim and baseboards)
- exterior doors (inside and outside) - semi-gloss latex exterior (in coordinating color with exterior of house); interior of doors painted to match trim
- colors to be approved by Owner

Electrical \$9,200.00

Includes:

- permits
- retiring of entire house
- installation of new light fixtures (cost of light fixtures on separate line item)
- new service box, if needed
- new electrical panel
- (4) USB outlets (2 in master at each side of bed and 2 in kitchen)
- (1) in-switch dimmer for living room light
- (1) dimmer for master bedroom

Does not include new meter box and cable to power pole unless required by CPS

Plumbing \$7,900.00

Includes:

- permits
- rough-in and top out, including moving existing bathroom lines and existing kitchen lines as designated
- 50 gallon electric water heater
- gas open for range

Does not include pressure release valve at street. If required by CPS, a change order will be issued.

HVAC \$7,000.00

Includes:

- permits
- set 4 ton unit set on concrete pad

- rough-in on duct work
- Final and top out

Insulation \$2,000.00

Includes:

- R13 batt insulation in exterior walls
- R38 blown-in insulation in ceilings

Drywall \$6,700.00

Includes:

- hang, tape and float drywall
- texture walls and ceilings (orange peel texture)

Doors & Hardware \$2,930.00

Includes:

- replacement of all interior doors
- new exterior front door
- new exterior back door
- All hardware - bronze finish

Interior Trim \$2,100.00

Purchase and install trim. Includes:

- 1x6 trim around doors and windows to match existing
- 1x6 baseboards
- existing trim and baseboards will be salvaged and re-used, as able

Wood Flooring \$4,000.00

The existing wood flooring is currently covered with laminate and plywood. Once this is removed, the underlying original pine wood flooring will be assessed. If the pine floor is not salvageable, alternatives will be discussed with Owner.

Tile Floors \$2,000.00

Purchase and install tile for the following areas:

- kitchen (including pantry)
- guest bathroom (including linen closet)
- master bathroom (including linen closet)
- laundry/mud room

Tile to be chosen by or approved by Owner

Tile Walls \$3,500.00

Purchase and install wall tile for:

- one (1) tub surround (to ceiling)
- one (1) 48" x 60" (approximate) shower stall
- kitchen backsplash (up to 17")

Tile to be chosen by or approved by Owner.

Kitchen Cabinets \$5,100.00

Purchase and install custom-made white Shaker-style cabinets. Includes:

- soft close doors and drawers
- hardware
- may include open shelves at sink

Design to be approved by Owner

Kitchen Counters \$3,210.00

Purchase and install standard (Level 1 or Level 2) granite counters. Includes stainless steel, under-mount sink.

Bathrooms \$4,525.00

Purchase and install:

- three (3) vanities or pedestal sinks (to be chosen by or approved by Owner)
- two (2) elongated toilets
- one (1) standard tub
- three (3) bathroom mirrors
- three (3) sink faucets (bronze finish)
- two (2) shower faucets, including new valve assembly
- bath accessories for each bath (towel rack/hooks, toilet paper holders, hand towel holder)
- Master bath to include walk-in shower with frameless glass door

Lighting Fixtures/Ceiling Fans \$1,350.00

Purchase and install light fixtures and ceiling fans. Includes:

- four (4) ceiling fans with light kit (living room and 3 bedrooms)
- one (1) chandelier-style light (dining room)
- up to three (3) pendant lights in kitchen
- up to sixteen can lights (4 in kitchen, 4 in dining room, 4 in living room, 4 in master bedroom)
- seven (7) ceiling mount lights (bedroom closets, hallway, laundry/mud room)
- vanity lights in bathrooms (2 in master bath, 1 in guest bath)
- vent/light combos in each bath
- exterior lights at front and back doors

Finish on all lights will be oil-rubbed bronze.

Owner to chose or approve all lighting.

Appliances/Miscellaneous \$3,100.00

Purchase and install appliances in kitchen. Includes:

- garbage disposal
- stainless range hood and exhaust
- stainless dishwasher
- stainless gas range
- stainless refrigerator

- kitchen faucet (bronze finish)
- closet shelves and dowels

Appliances to be chosen by or approved by Owner.

Landscaping/Fence/Carport \$3,200.00

Includes:

- plants at front of house only
- basic clean-up around entire house
- decomposed granite in driveway area, as approved by Historic Committee
- fence as approved by Historic Committee
- carport (16'L x 16'W x 10'H), as approved by Historic Committee

Contractor Fees \$25,000.00

Includes permits and port-a-potty onsite for duration of construction.

Subtotal \$140,715.00

Total **\$140,715.00**

By signing this document, the customer agrees to the services and conditions outlined in this document.



Signed on: 04/18/2017

Laurie Johnson

Michael High / Seth Teel