HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO:	**2017-475**
ADDRESS:	1010 BURNET ST
LEGAL DESCRIPTION:	NCB 1660 BLK H LOT E 25 FT OF 3 & W 12.5 FT OF 4
ZONING:	R-6 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Markus Lopez
OWNER:	Ruben and Rebecca Lopez
TYPE OF WORK:	General Repairs; Window repairs; remove burglar bars; Replace front door
APPLICATION RECEIVED:	February 08, 2018
60-DAY REVIEW:	April 08, 2018

REQUEST:

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

1. Modify the existing front porch columns
2. Construct a rear-side addition to feature approximately 60 square feet.
3. Demolish rear flat roof and secondary gable roof.
4. Extend existing primary gable roof over existing rear and proposed addition.
5. Install four (4) new window openings
6. Relocate two (2) window openings
7. Replace four (4) non-historic windows with historic wood windows.
8. Demolish existing rear porch to construct a new porch in respect to the proposed addition.
9. Install rear water heater closet.
10. Repaint the structure
11. 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)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Featres: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic

character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 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 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

FINDINGS:

a. The structure at 1010 Burnet was constructed circa 1925 in the Craftsman style and is a contributing structure to the Dignowity Hill Historic District. The structure features gable, shed, and flat roofs with standing seam metal as its roofing material, wood and aluminum windows, wood siding, a front porch, and a rear porch. The applicant has received conceptual approval with stipulations at the HDRC hearing on September 20, 2017. Staff finds that the applicant has addressed each of the stipulations and has additionally requested approval to install a rear water heater closet.
b. COLUMN REPLACEMENT – The applicant proposed to replace the existing columns in the front porch with column details consistent with the historic character of the era in which the structure was built. The applicant has proposed to use tapered wood columns with brick masonry supports where linear wood columns currently exist. The Guidelines for Exterior Maintenance and Alterations 2.B.iii. requires designs to be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish when in-kind replacement not feasible. While staff finds that in-kind replacement of the linear wood columns feasible, the applicant's proposed design is generally appropriate given the context of the neighboring structures. However, staff finds that a wood base and a slightly wider column rather than the proposed brick base and narrow column is would be more consistent with the Craftsman style of the structure.
c. ADDITION – The applicant has proposed to construct a rear-side addition to feature approximately 60 square feet. The Guidelines for Additions 3.1.A.i requires residential addition to be sited at the side or rear whenever possible. Guide lines 3.1.B.iv requires additions to respond to the size of the lot and to not double the existing building footprint. The proposed addition is consistent with the Guidelines.
d. TRANSITION BETWEEN OLD AND NEW – According to the Guidelines, new additions should 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. The applicant has met the stipulation provided during conceptual approval by insetting the proposed roof from the existing roof by six (6) inches and the proposed addition from the historic structure's exterior wall planes by three (3) inches.
e. ROOF FORM – The applicant has proposed to demolish the secondary gable roof and flat roof over the rear of the structure and to expand the existing primary gable roof over the existing rear and the proposed addition. The Guidelines for Additions 3.1.A.iii requires the utilization of similar roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds the demolition of the secondary roofs and the expansion of the primary roof in respect to the proposed addition appropriate.
f. WINDOWS OPENINGS – The applicant has proposed to install four windows where no window openings exist on the rear of the buildings: two on the south elevation and two on the east elevation. The applicant also proposed to relocate two window openings, one on each side elevation. The applicant has proposed to use matching materials and design to match existing historic windows for the four (4) new window opening and the four (4) non-historic window replacements. The Guidelines for Exterior Maintenance and Alterations 2.6.B.iv. notes that new windows are 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. Guidelines 2.6.B.vii requires non-historic incompatible windows to be replaced with windows that are typical of the architectural style of the building. Staff finds the proposed installation of new windows, the relocation of two window openings, and the replacement of non-historic windows appropriate. Staff finds the proposal for new and relocated window openings appropriate based on the window specifications submitted.
g. REAR PORCH – The applicant has proposed to demolish the existing rear porch including the gable roof, wood columns, and concrete steps. The applicant has proposed to construct a new porch offset to the right side of the

original porch. The Guidelines for Exterior Maintenance and Alterations 2.7.B.iii. and iv. requires porch replacements to be in-kind or compatible, while porch elements, such as stairs, are to be simple so as to not distract from the historic character of the building. Staff finds the proposed demolition of the existing porch and the construction of the new porch in respect to the proposed addition appropriate.

h. WATER HEATER CLOSET – The applicant has proposed to install a water heater closet featuring approximately 33 square feet on the rear elevation of the structure. The proposed addition will feature matching wood siding material and a shed roof with matching standing seam metal material. Staff finds the proposed water heater closet consistent with the Guidelines for Additions 3.1.A.

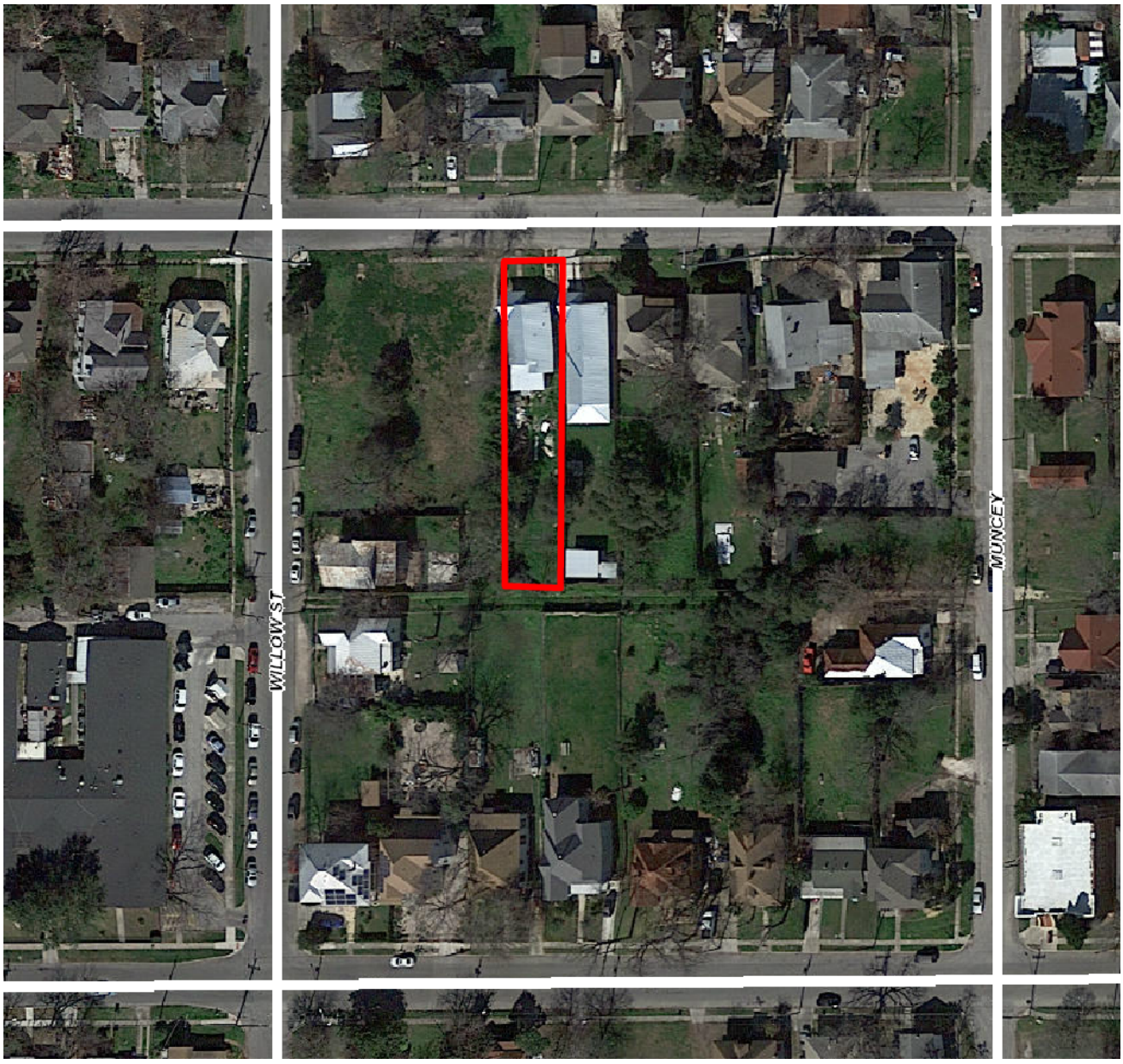
i. REPAINTING – The applicant proposes to remove existing paint by sanding and scraping and to repaint the structure with color "Chelsea Gray" by Benjamin Moore. Staff finds the proposed paint removal and repainting appropriate.

j. HISTORIC TAX CERTIFICATION - Rehabilitative scopes of work have been administratively approved including repair of siding, windows, and other wood elements. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including interior finishes, electrical and mechanical improvements, and framing improvements. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized lists of cost, and a timeline of completion.

RECOMMENDATION:

Staff recommends final approval of all items based on findings b through j, with the stipulation that the replacement columns feature a wood base and dimensions that are more consistent with the Craftsman architecture style. The applicant is to submit a detailed drawing of the proposed columns to staff for review and approval.

CASE MANAGER:
Huy Pham

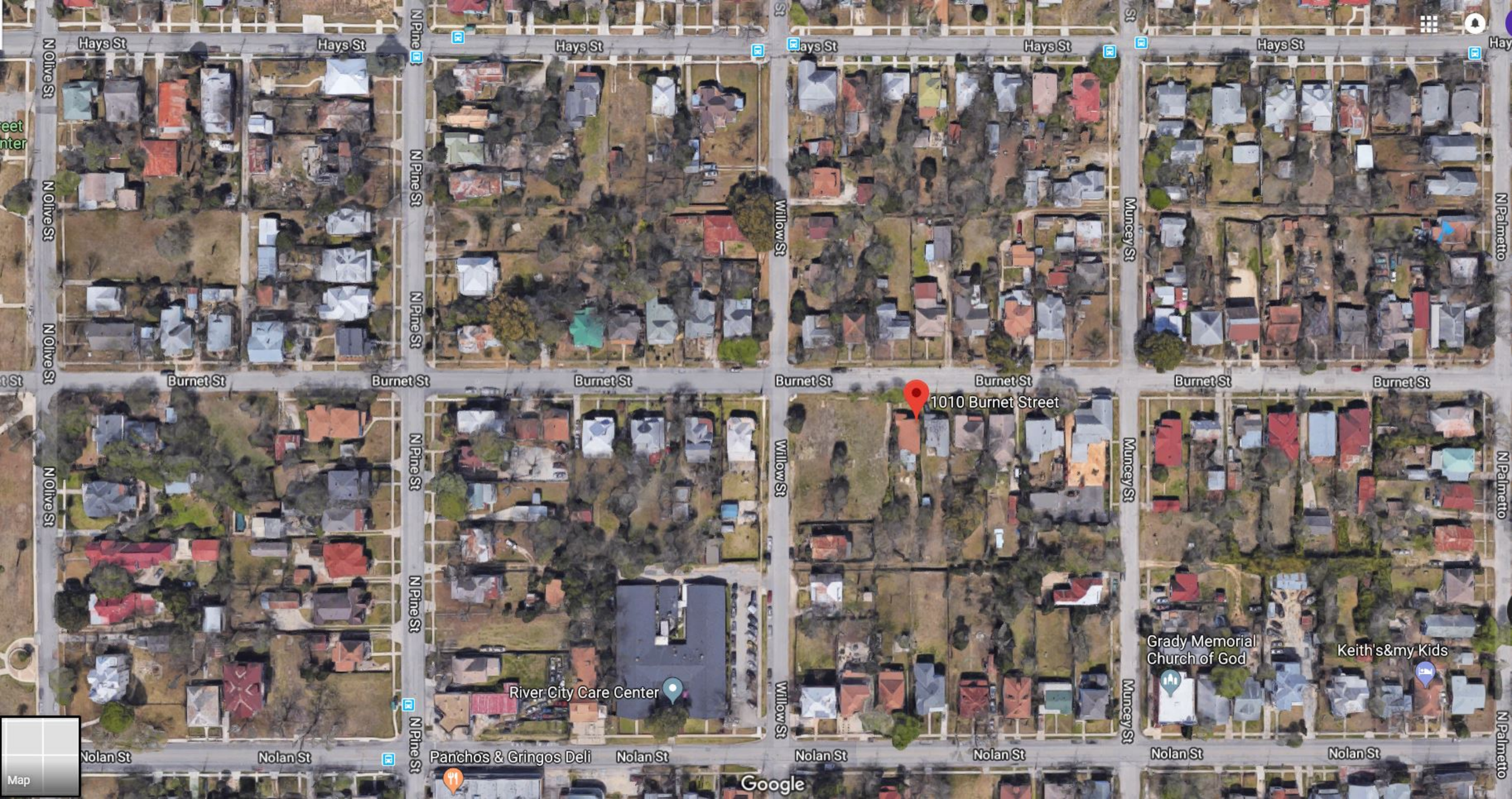


N

1010 Burnet

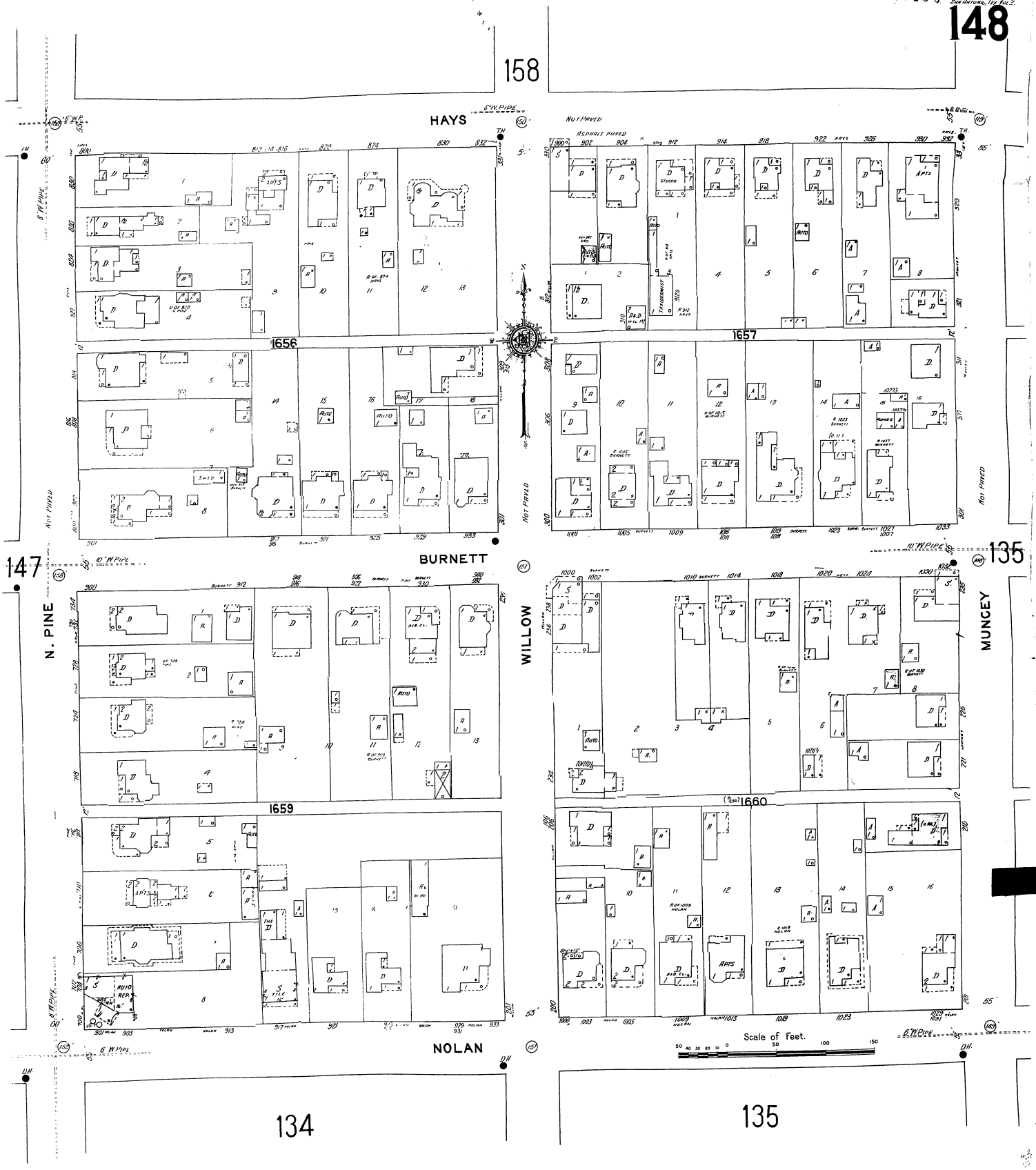
Powered by ArcGIS Server

Printed:Feb 14, 2018


Hays St
N Olive St
N Pine St
Willow St
Muncey St
N Palmetto
Burnet St
1010 Burnet Street
River City Care Center
Grady Memorial Church of God
Keith's&my Kids
Nolan St
Panchos & Gringos Deli
Map
Google


1010 Burnet Street
Burnet St
Burnet St
Burnet St
Burnet St
Google
Map


1010 Burnet St
San Antonio, Texas
Google, Inc.
Street View - May 2016
Muncey St
1010 Burne
Gorman
Google


158
HAYS
1656
1657
BURNETT
147
135
N. PINE
WILLOW
MUNCEY
1659
1660
NOLAN
134
135
Not Paved
Asphalt Paved
Scale of Feet.

Project Descriptions:
1. Modify the existing front porch columns
2. Construct a rear-side addition to feature approximately 60 square feet.
3. Demolish rear flat roof and secondary gable roof.
4. Extend existing primary gable roof over existing rear and proposed addition.
5. Install four (4) new window openings
6. Relocate two (2) window openings
7. Replace two (2) non-historic windows with historic wood windows.
8. Demolish existing rear porch, steps, and doorway to construct a new porch, steps, and doorway in respect to the proposed addition.
9. Repaint the structure
10. Receive Historic Tax Certification

Following staff recommendations, we have made the following changes with the appropriate responses in red:

1. The new roof form must be offset and subordinate to the historic structure's primary gable roof. The Owners offset the new roof 6" below the structures primary gable.

2. That the proposed addition be more narrow than the existing house and be inset from the existing exterior wall planes. The Owners have inset the new addition from the existing exterior wall planes by 3" – To distinguish between old and new.

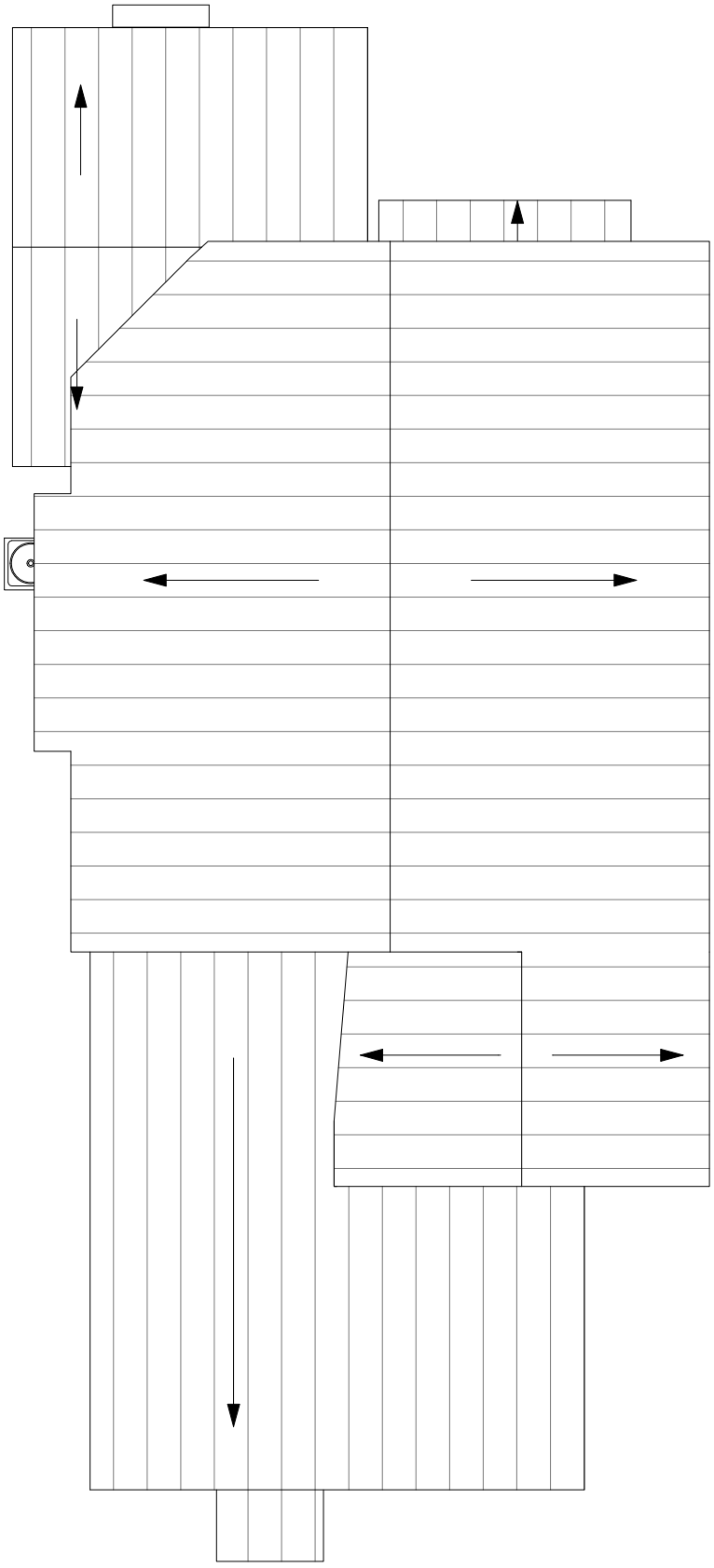
3. Paint removal may only be performed by scarping, sanding, thermal removal, and only when necessary, mild chemical removals – and is prohibited from sand or water blasting. Paint will be removed by sanding and scraping.

4. The proposed window replacements are to feature an installation that is consistent with those of the primary historic structure and matches the details noted in finding d. The proposed windows feature meeting rails that are 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Page 3 of 3 HDRC Case: 2017-475
The Owners plan to install Traditional Double Hung Wood Pella Windows meeting those requirements of the Historic District. The windows specifications can be below. The windows will be painted the accent color of the house. The new windows trim will match the existing style of trim on the structure, 1 x 6 treated wood painted the accent color (white).

5. Measured drawings and material specifications must be submitted for all details including column alterations, new roof with offset, windows, elevations, and site plan with setback – in pursuit of final approval. Additional drawings, material specs, and column alterations have been included in the packet.

1010 BURNET ST

EXISTING ROOF PLAN



NORTH

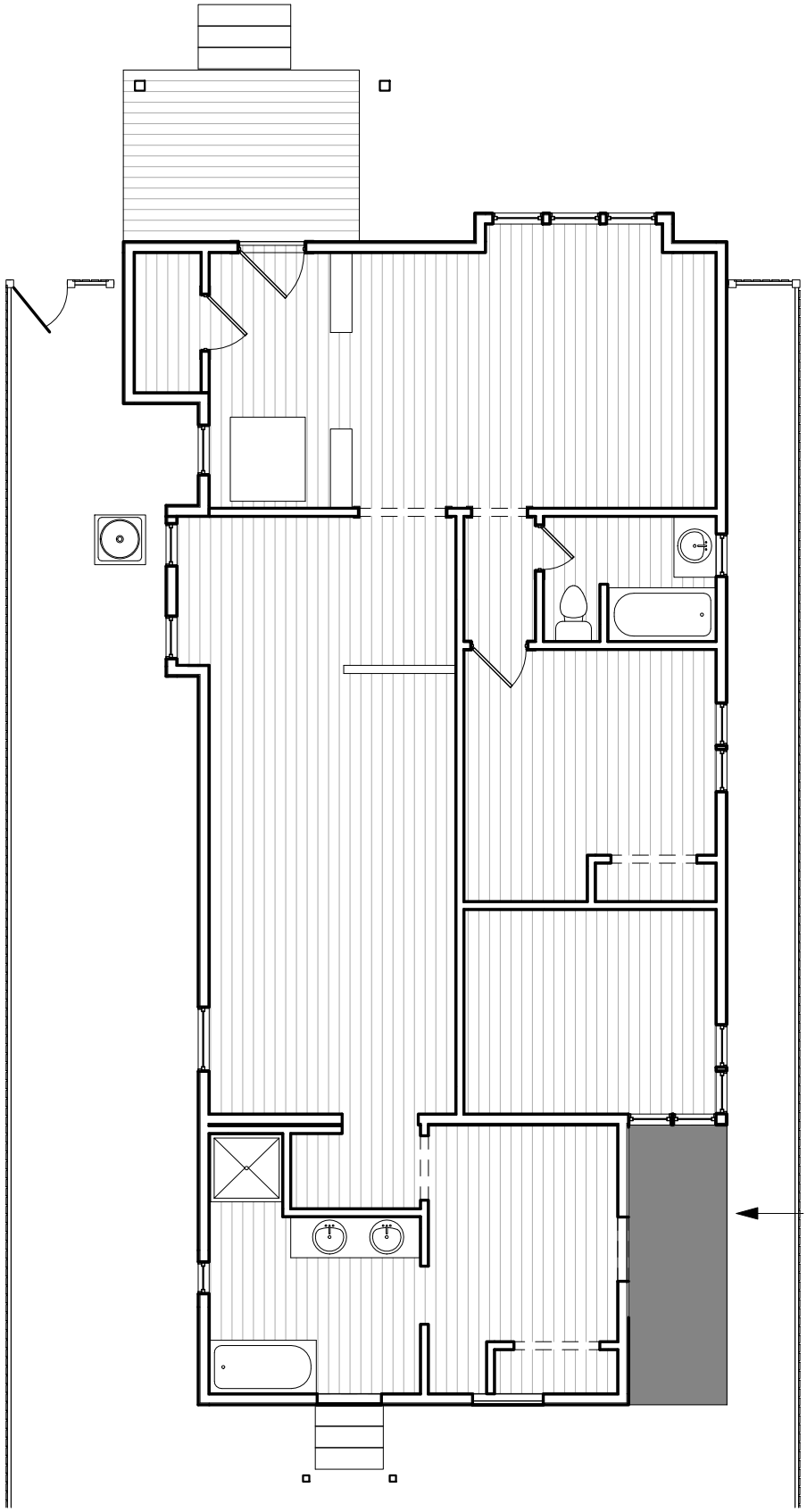
1 ROOF PLAN

1/8" = 1'-0"

JASON MORAN
COLLABORATIVE DESIGNER

1010 BURNET ST

EXISTING FLOOR PLAN



NORTH

1 FLOOR PLAN

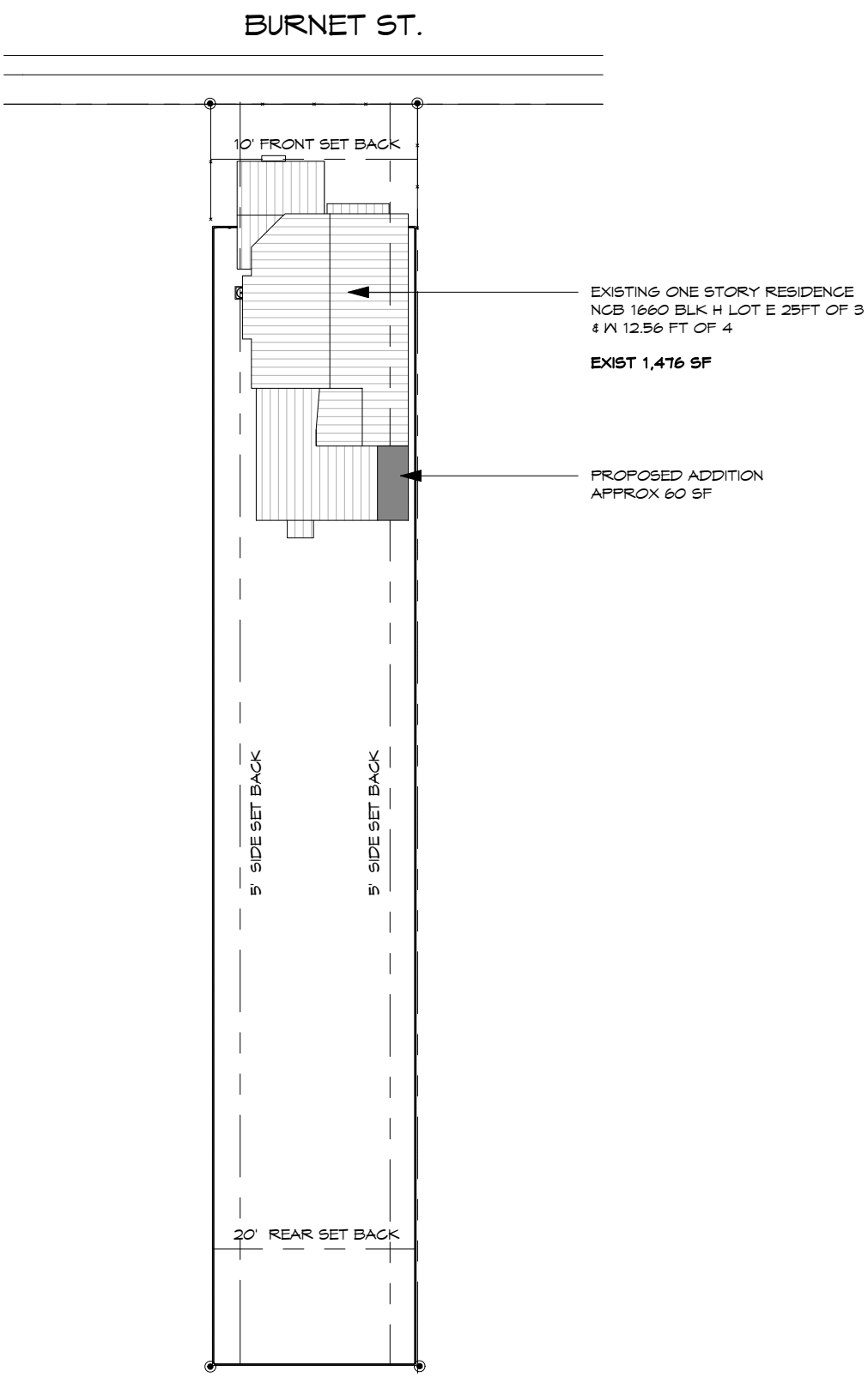
1/8" = 1'-0"

1,476 SF

JASON MORAN
COLLABORATIVE DESIGNER

1010 BURNET ST

EXISTING SITE PLAN



NORTH

1 EXISTING SITE PLAN

1" = 30'-0"

*NOTE: PROPOERTY DIMENSIONS ARE APPROXIMATE. AND WERE OBTAINED FROM FIELD MEASUREMTNS. NO SURVEY WAS PROVIDED

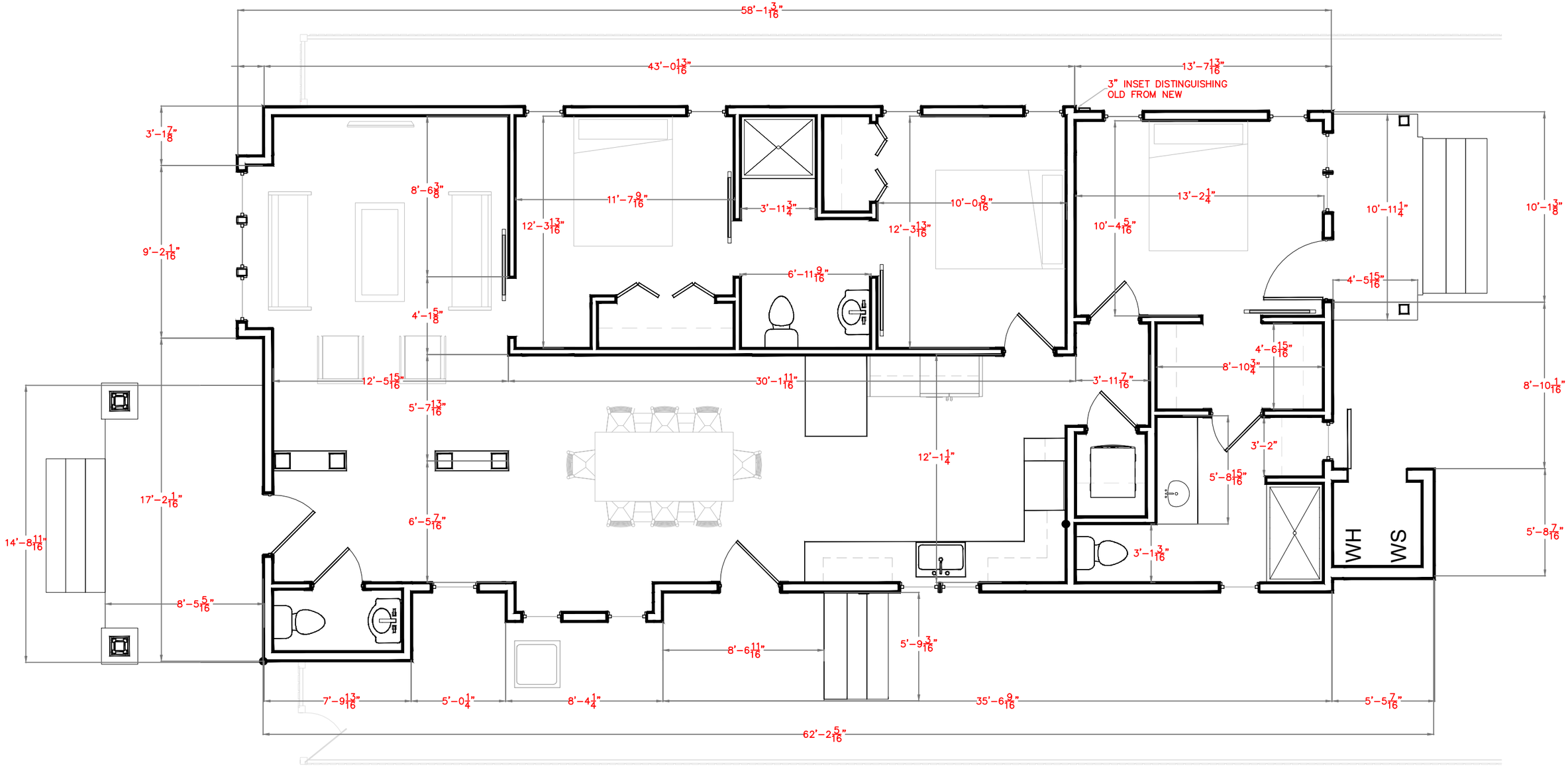
- DIMENSIONS INDICATED ARE APPROXIMATE
- TREE LOCATIONS INDICATED ARE APPROXIMATE
- FENCE LOCATION = ASSUMED PROPERTY LINE

JASON MORAN
COLLABORATIVE DESIGNER

1010 Burnet

Proposed Roof Plan

Roof Plan



1010 BURNET ST

PROPOSED FLOOR PLAN

3/16" = 1'-0" 1,536 SF

1010 BURNET ST

EXISTING ELEVATIONS

1 EXISTING NORTH ELEAVTION

1/8" = 1'-0"

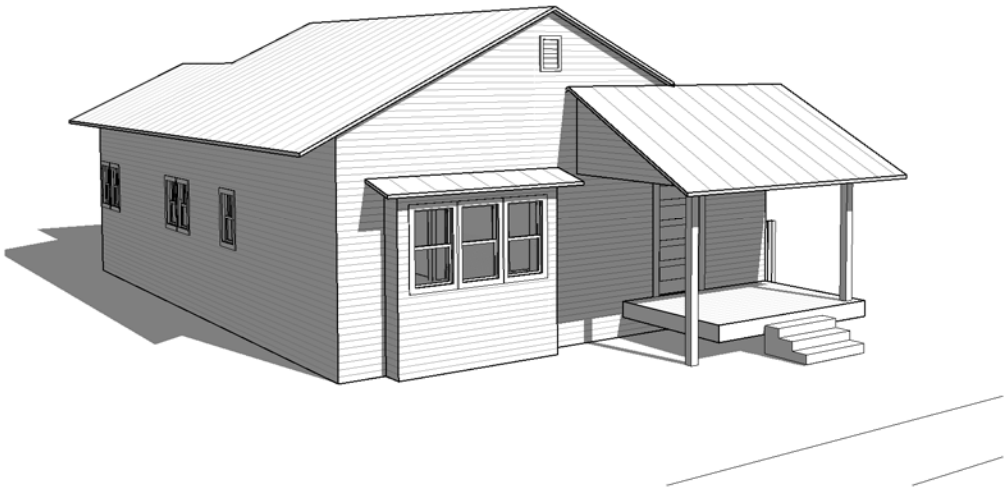
2 EXISTING - SOUTH ELEVATION

1/8" = 1'-0"

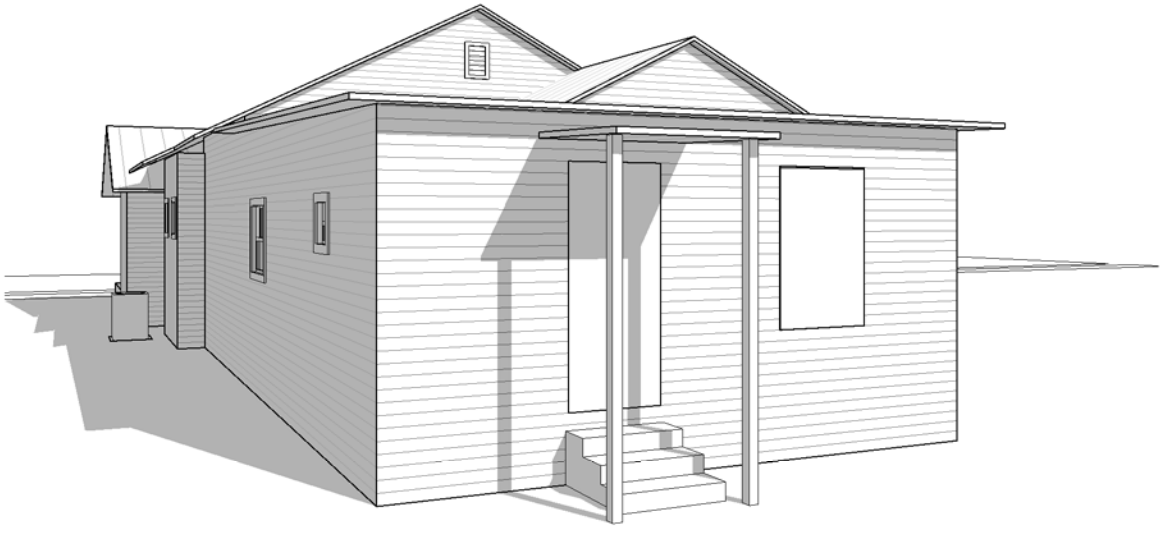
JASON MORAN
COLLABORATIVE DESIGNER

1010 BURNET ST

PERSPECTIVES



1 PERSPECTIVE FRONT



2 PERSPECTIVE REAR

JASON MORAN
COLLABORATIVE DESIGNER

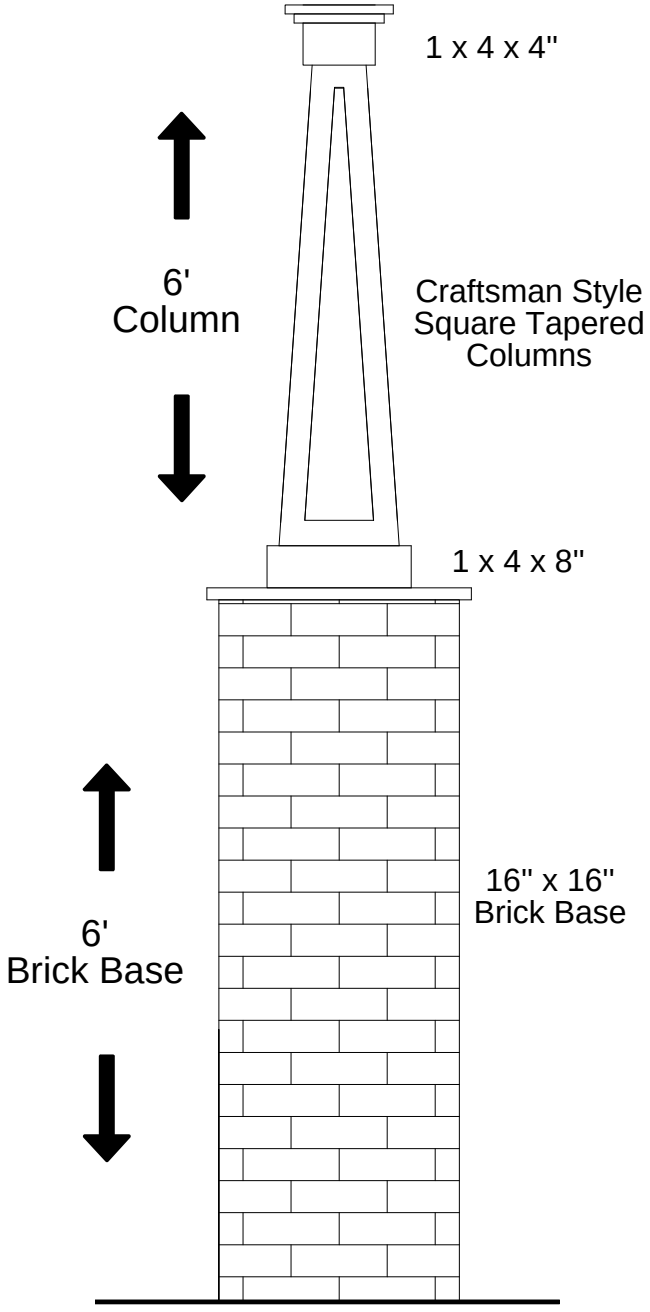
1010 Burnet

Proposed Elevations

North Elevation

1010 BURNET ST

Column Detail



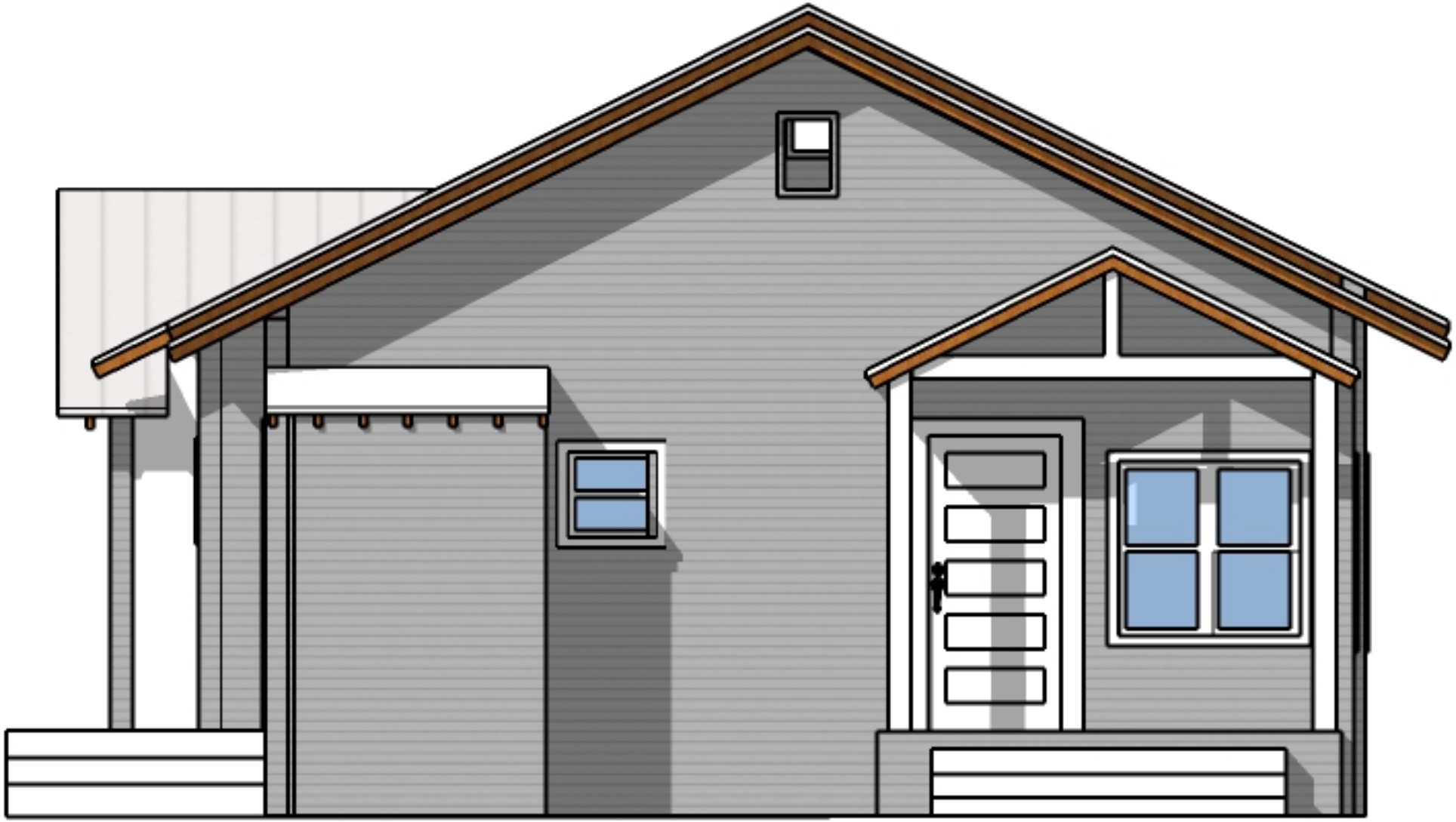
1 Column Elevation Detail

3/4" = 1'-0"

JASON MORAN
COLLABORATIVE DESIGNER

1010 Burnet

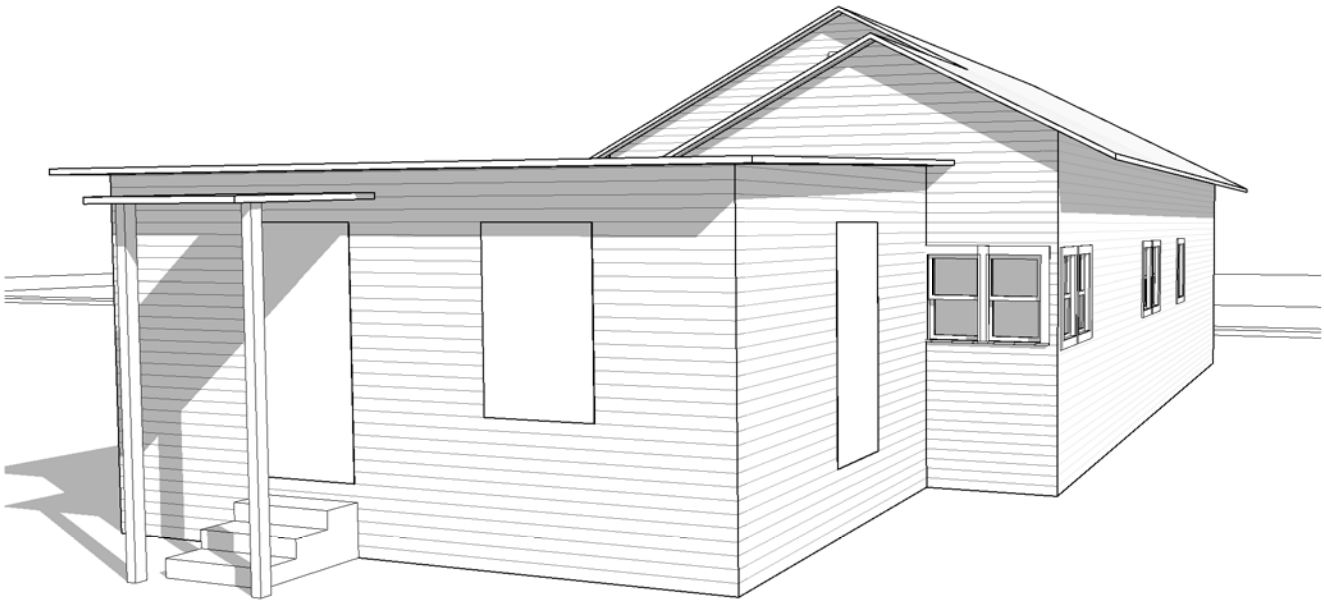
Proposed Elevations



South Elevation

1010 BURNET ST

PERSPECTIVE

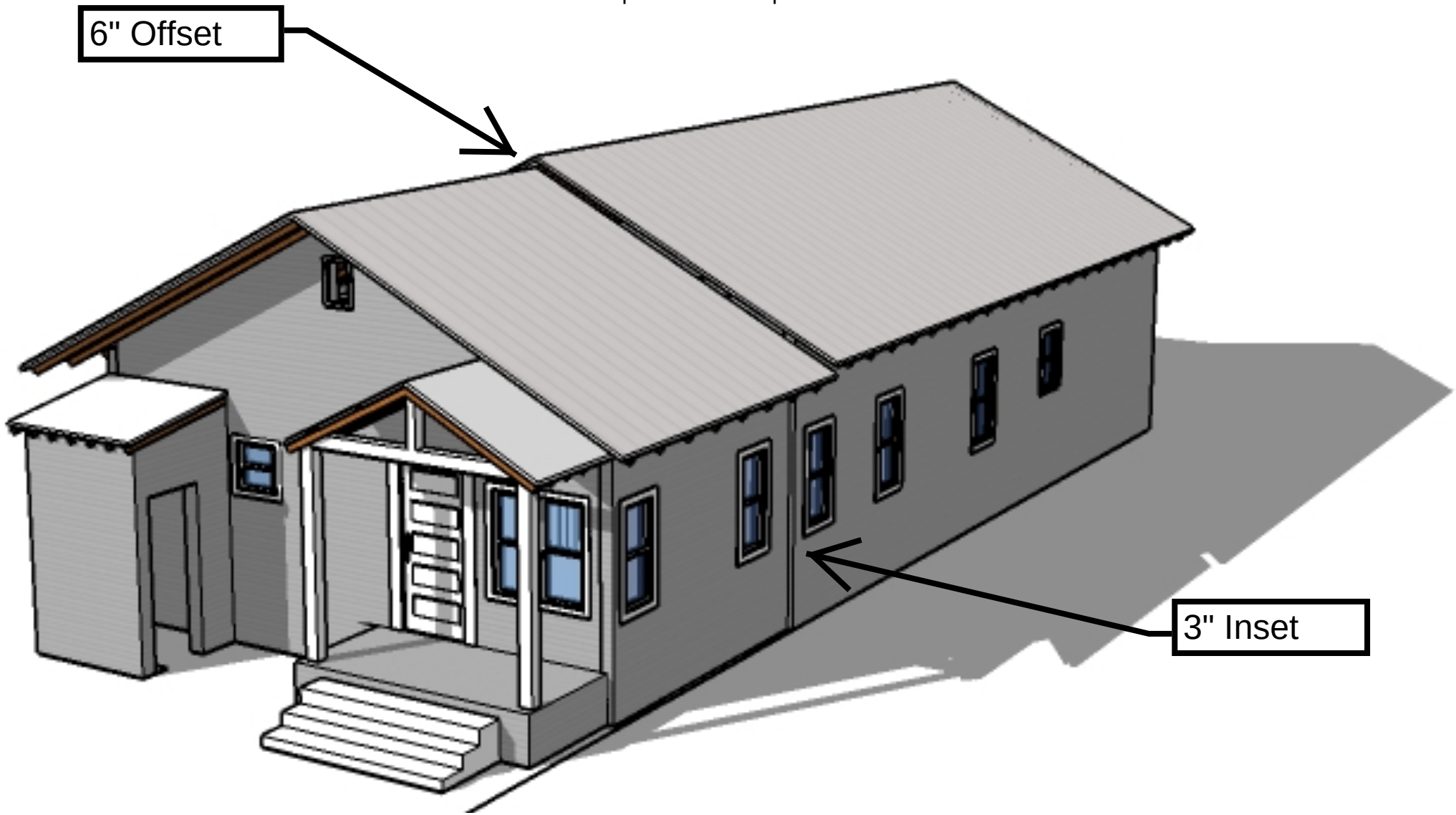


1 PERSPECTIVE REAR

JASON MORAN
COLLABORATIVE DESIGNER

1010 Burnet

Proposed Perspective



Rear Addition Perspective

1010 BURNET ST

EXISTING ELEVATIONS

1 EXISTING WEST ELEVATION

1/8" = 1'-0"

2 EXISTING EAST ELEVATION

1/8" = 1'-0"

JASON MORAN
COLLABORATIVE DESIGNER

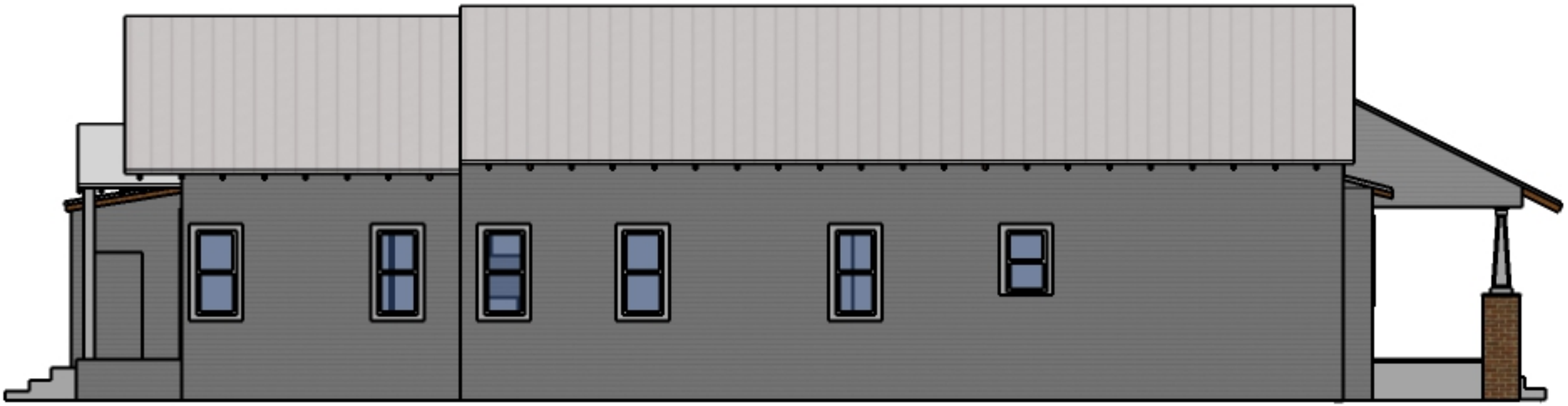
1010 Burnet

Proposed Elevations

West Elevation

1010 Burnet

Proposed Elevations



East Elevation

YOUR PRODUCT DESIGN

ARCHITECT SERIES® TRADITIONAL DOUBLE-HUNG WINDOW

Interior View

Exterior View

OPTIONS

Interior Finish Color
Bright White

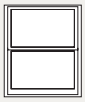
Exterior Finish Color
White

Hardware Style
Cam-Action Lock

Hardware Finish
Champagne

Glass Options
Advanced Low-E Insulating Glass

To edit this design to go to http://www.pella.com



HUNG

SIZE TABLES

Wood and Aluminum-Clad Exteriors

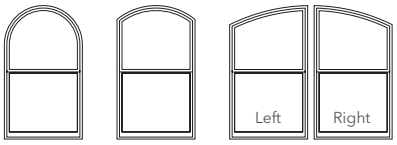
Double- and Single-Hung

Fixed Transoms

		(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
	Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
	Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(375) (356)	1' 2 3/4"	1' 2"	2114	2514	2914	3314	3714	4114	4514	4814
(451) (432)	1' 5 3/4"	1' 5"	2117	2517	2917	3317	3717	4117	4517	4817
(654) (635)	2' 1 3/4"	2' 1"	2125	2525	2925	3325	3725	4125	4525	4825

Vent Units

(908) (889)	2' 11 3/4"	2' 11"	2135	2535	2935	3335	3735	4135	4535	4835
(1 060) (1 041)	3' 5 3/4"	3' 5"	2141	2541	2941	3341	3741	4141	4541	4841
(1 213) (1 194)	3' 11 3/4"	3' 11"	2147	2547	2947	3347	3747	4147	4547	4847
(1 365) (1 346)	4' 5 3/4"	4' 5"	2153	2553	2953	3353	3753	4153	4553	4853
(1 467) (1 448)	4' 9 3/4"	4' 9"	2157	2557	2957	3357	3757 E1	4157 E	4557 E	4857 E
(1 518) (1 499)	4' 11 3/4"	4' 11"	2159	2559	2959	3359 E1	3759 E	4159 E	4559 E	4859 E
(1 670) (1 651)	5' 5 3/4"	5' 5"	2165	2565	2965	3365 E	3765 E	4165 E	4565 E	4865 E



Springline | Arch Head | Partial Arch Head

Pella Architect Series single-hung windows are available in shapes shown above, and additional custom shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

Opening Dimensions

CLAD EXTERIOR UNITS:
Dimensions shown in standard size tables are rough opening dimensions.

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

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

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

Egress Notes:

Check all applicable local codes for emergency egress requirements.

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

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

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

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

Not to scale.

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

1 X 6 Treated Wood Trim

Exhibit 1.1

Exhibit 1.2

Exhibit 2.1

Exhibit 2.2

Exhibit 2.3

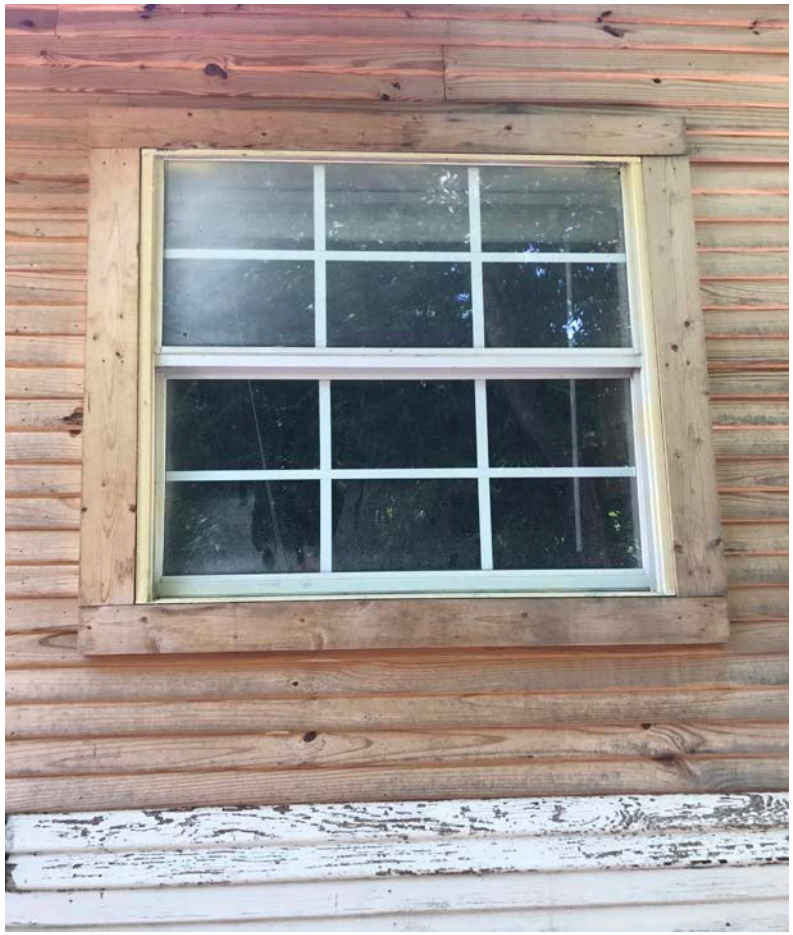


Exhibit 2.3

Exhibit 2.3

Exhibit 2.3

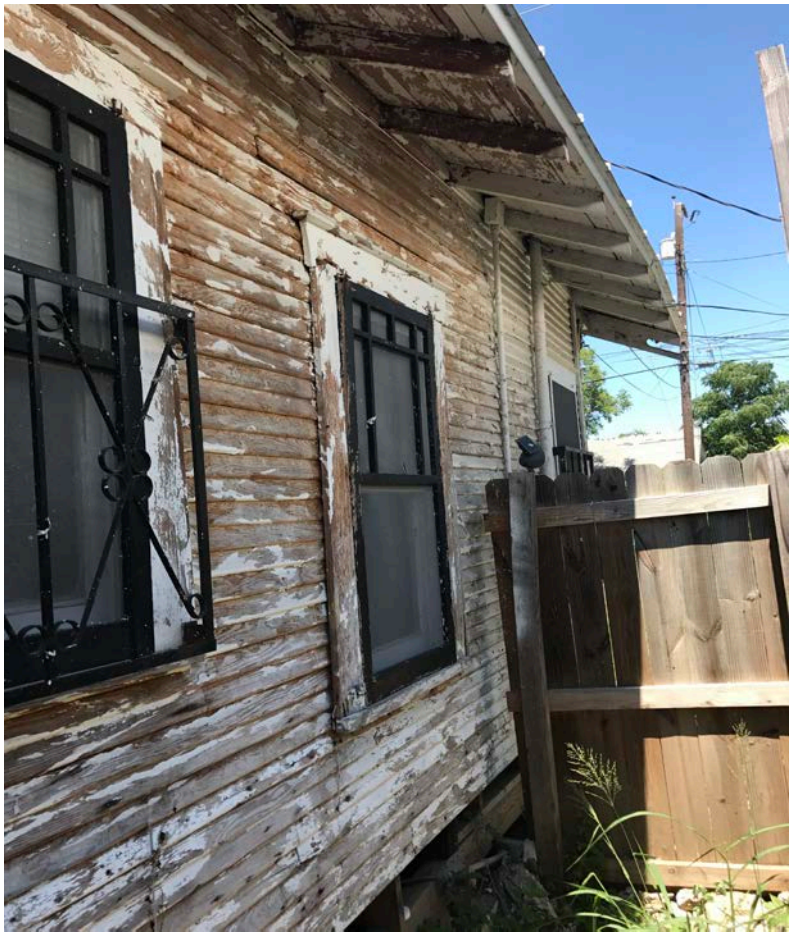


Exhibit 2.3

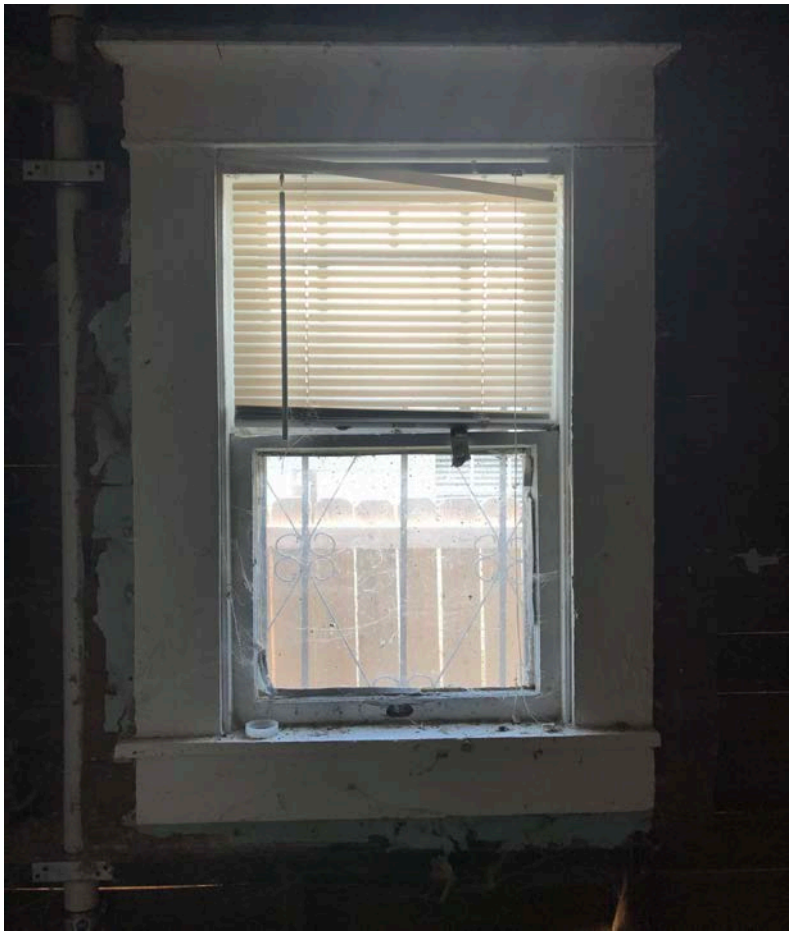


Exhibit 2.3

Exhibit 2.3

Exhibit 2.3

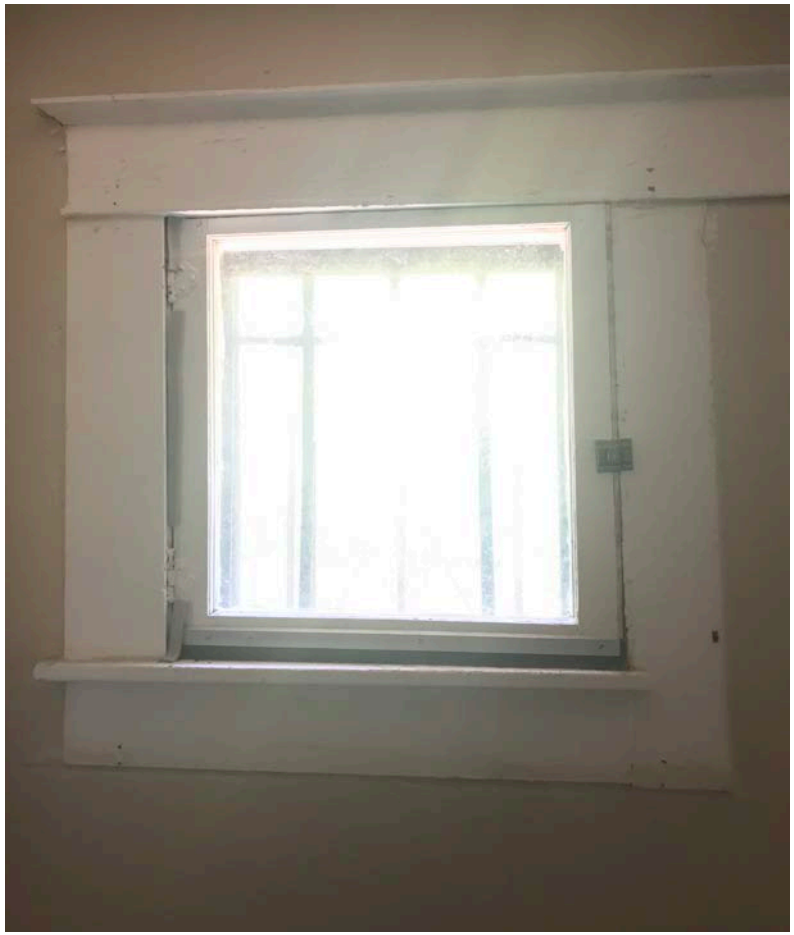


Exhibit 2.3

Exhibit 2.3

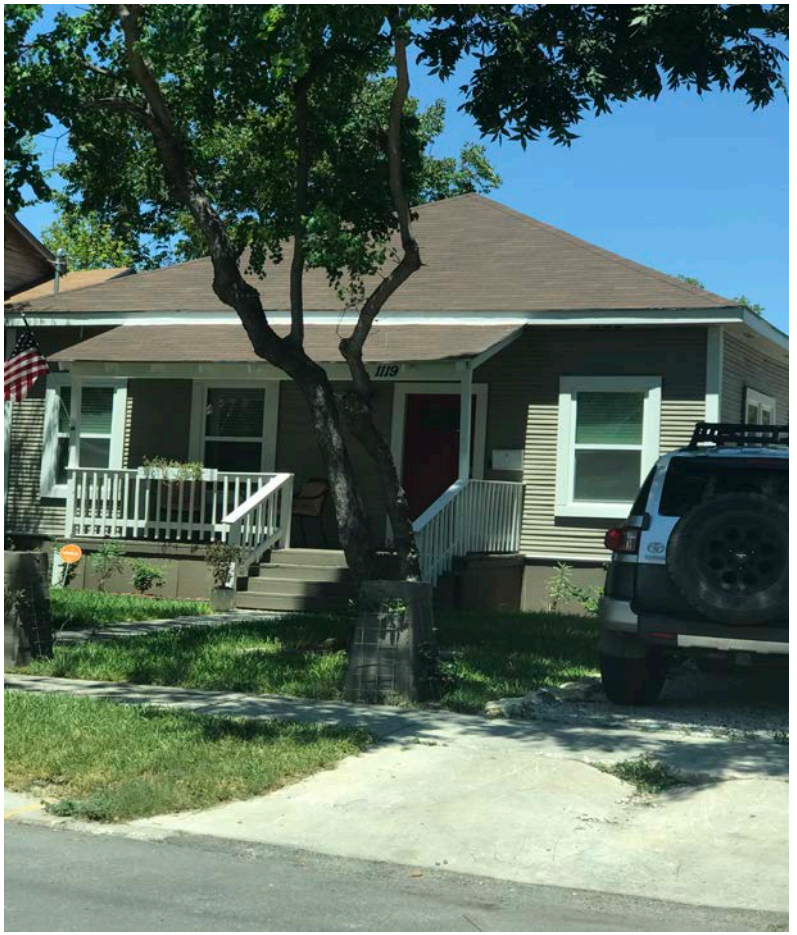
Exhibit Roof/Gable

Exhibit 2.3 addition

Exhibit siding

Exhibit Nearby Homes

Exhibit Nearby Homes



Timeline:

Application Deadline	1/19/18
Application Review HDRC	2/7/18
Contractor Bids	2/14/18
Pull Permits	3/16/18
Begin Renovation	4/4/18
Estimated Completion	8/2/18

Material List:

Pella Traditional Wood Windows 2’ X 4’
Pella Traditional Wood Windows 2’ X 2’
#117 Yellow Pine Wood Siding Panels 1” X 6” X 8’
1 X 6 Treated Wood For Window Trim
1 X 4 Treated Wood For Window Trim
Benjamin Moore Exterior Paint
Alton Bridge Acme King Size Brick
Clasis Rub Steel Roof Panel Galvalume 3' x 6'
1/4 & 1/2 Pine Plywood

1010 BURNET ST

Opinion of Estimated Cost **$90,949.10**

Exterior:

Pella Traditional Wood windows	6		$450.00	$2,700.00
Window Installation	6		$175.00	$1,050.00
Wood Siding 1 x 6 x 12	24		$45.00	$1,080.00
Wood Siding installation	768		$0.75	$576.00
1 X 4 Window Trim Treated	500	/ft	$0.75	$375.00
1 X 4 Window Trim Treated Labor	500	/ft	$0.85	$425.00
Sofit/fascia	650	/ft	$0.35	$227.50
Sofit/fascia Labor	650	/ft	$0.55	$357.50
Exterior Paint	25	gallons	$25.00	$625.00
Exterior Paint labor	18	hrs	$125.00	$2,250.00
Rough Carpentry Labor	60		$115.00	$6,900.00
Rough Carpentry Materials	5600		$0.95	$5,320.00
Foundation Piers	5		$325.00	$1,625.00
Foundation Beams and wood work	1200		$3.00	$3,600.00
Existing Windows Restoration	12		$400.00	$4,800.00
Roof Work	1		$3,500.00	$3,500.00
				$-
Total				$35,411.00
Contingency 10%				$3,541.10
Total/W cont				$38,952.10

Interior:

HVAC	1	unit	$4,500.00	$4,500.00
Tile/Supplies	750	sqft	$8.00	$6,000.00
Tile Labor	18	hrs	$250.00	$4,500.00
Wood floor restoration	1	flr	$3,500.00	$3,500.00
Carpentry Labor	60		$115.00	$6,900.00
Carpentry Materials	5600		$0.70	$3,920.00
Paint Interior Material	25		$20.00	$500.00
Paint Interior Labor	12		$100.00	$1,200.00
Kitchen Cabinets	1		$2,500.00	$2,500.00
Quartz	1		$3,000.00	$3,000.00
Bathroom Finish out	3		$750.00	$2,250.00
Kitchen Finish out	1		$2,500.00	$2,500.00
Electrical			$6,000.00	$6,000.00
Total				$47,270.00
Contingency 10%				$4,727.00
Total/W cont				$51.997.00