

# HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

**HDRC CASE NO:** 2019-322  
**ADDRESS:** 648 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 2739 BLK LOT A15  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** JENNIFER BARRAR/BOBO CUSTOM BUILDERS  
**OWNER:** LATASHA DUNN/DUNN LATASHA  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** July 19, 2019  
**60-DAY REVIEW:** September 17, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace seventeen (17) one over one wood windows with new wood windows. The applicant previously agreed to repair all the windows at the June 24, 2019, HDRC hearing, but has provided new evidence in an effort to substantiate the need for full replacement.

## APPLICABLE CITATIONS:

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

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## **FINDINGS:**

- a. The primary structure located 648 Leigh St is a 1-story single family home constructed in 1920 in the Craftsman style. The home features a cross gable configuration, decorative gable vent detailing, and several pairs of ganged windows. The house has been modified over time and features a non-original front porch overhang and a combination of vinyl and faux stone siding. The structure is contributing to the Lavaca Historic District. The applicant is requesting approval to replace approximately 17 existing one over one wood windows with new one over one wood windows.
- b. **PREVIOUS APPROVAL** – The applicant previously agreed to repair all the windows at the June 24, 2019, Historic and Design Review Commission (HDRC) hearing, but has provided new evidence in an effort to substantiate the need for full replacement. The HDRC heard the request again on August 7, 2019, and deferred the case to the Design Review Committee.
- c. **DESIGN REVIEW COMMITTEE** – The applicant met with the Design Review Committee (DRC) and staff on site on August 16, 2019. The DRC reviewed several of the exposed windows with the applicant and property owner. One window on the rear of the structure was determined to be deteriorated beyond repair, but the remaining exposed windows were in repairable condition. A majority of the windows were still covered by both louvers and screens. The DRC observed significant deterioration of the sills and trim surrounding the sashes, which can be administratively approved by staff for in-kind replacement. The DRC suggested that the applicant remove the louvers and screens prior to the next hearing, photo document each window sash, and reference the photos to an already developed floor plan. The applicant and property owner expressed interest in retaining the original window sashes where feasible or relocating them to specific rooms if multiple replacements were approved by the HDRC.
- d. **EXISTING WINDOWS: CONDITON** – The applicant provided several photographs of the existing windows taken from outside the structures. Many of the windows feature exterior wood screens or louvers which have helped protect the window assemblies from ample sun exposure and other environmental factors. The applicant has noted that some of the windows are not operable, have broken or missing pulley cords, and are drafty. Based on the photographic evidence provided, staff finds that the windows are in good condition and are fully repairable.
- e. **EXISTING WINDOWS: FUNCTIONALITY, EFFICIENCY, AND SUSTAINABILITY** – Regarding efficiency, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic, foundation, and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. Missing or cut pulley cords or weights is a common issue that can be repaired, and windows that have been painted shut over time can be cut and freed for functionality. Additionally, the life cycle cost of replacement windows offers one of the lowest returns on investment. Studies have shown that payout for window replacements in historic houses located in hot-humid climates like San Antonio is generally between 15-20 years, with minimal energy costs saved per year comparatively. Replacement products have limited warranties averaging 10 years, so by the time payout is realized (or before), the product has failed and replacement is again required. This creates a continuous cycle of window replacement, which contributes to landfill waste, greenhouse gas emissions, and extraction of raw materials and depletion of natural resources. A wood window that is maintained over time can last for decades and can be spot repaired. Replacement window products have a much shorter lifespan and cannot be repaired once they fail. In general, staff encourages the repair of historic wood windows.
- f. **WINDOW REPLACEMENT** – According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. Based on the new information provided, staff finds one window, labeled window 11 on the submitted floor plan, to be unrepairable. Replacement of additional windows is not consistent with the Guidelines based on the evidence provided.

## **RECOMMENDATION:**

Staff recommends approval of the replacement of one window based on findings c, d, and f.

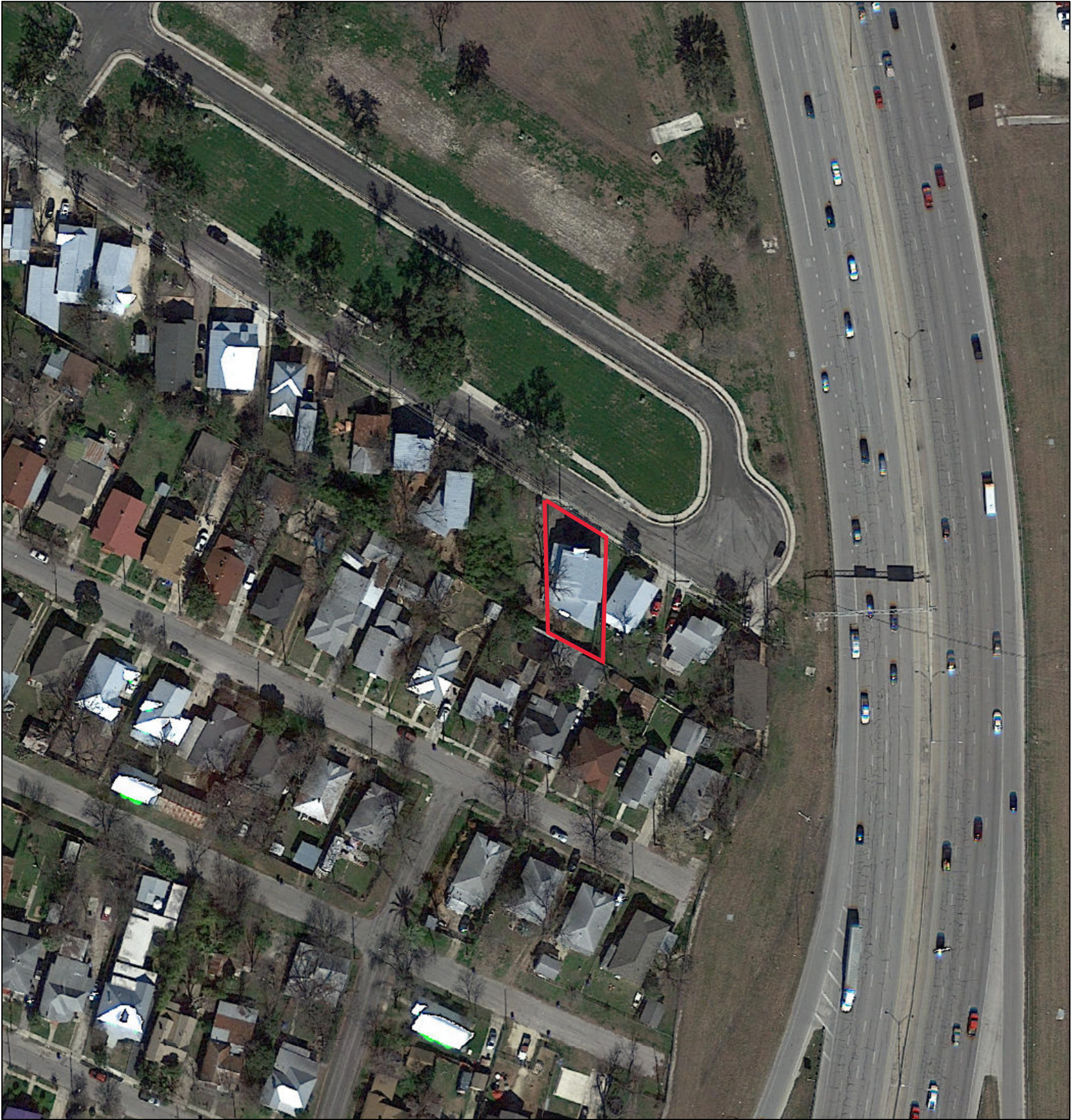
Staff does not recommend approval of additional window replacement based on findings a through e. Staff recommends that the applicant repair the remaining existing wood windows in place. If there are assemblies that are deteriorated beyond repair, the applicant must submit evidence to that effect to staff in the form of an updated window schedule and photographs.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

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

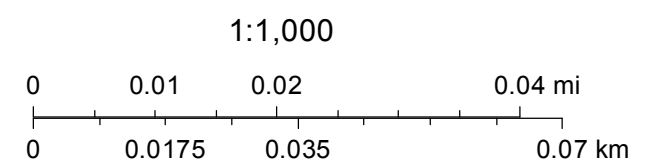


# City of San Antonio One Stop



August 1, 2019

— User drawn lines



















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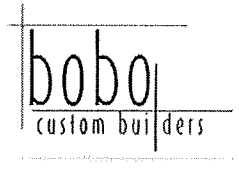












July 19, 2019

Ms. Stephanie Phillips  
Senior Historic Preservation Specialist  
CoSA Office Of Historic Preservation  
San Antonio, TX 78204

Re: 648 Leigh Street

Dear Ms. Phillips & HDRC Members-

Please consider our following new evidence of existing conditions of windows located at 648 Leigh Street requiring our clients to replace instead of repair. The following are additional items for your review.

1. Proposed windows size and brand.
2. FOR 1 Meeting with Specialist in Wood Doors and Windows Architectural Restoration and Renovation 07-10-19.
3. Luis Elizondo, Specialist in Wood Doors and Windows Architectural Restoration and Renovation, My Three Sons, Recommendation Letter.

We have also included our previous submitted documents. Feel free to contact our office anytime with questions or comments. We appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Barrar". The signature is fluid and cursive, with the first name "Jennifer" being more prominent than the last name "Barrar".

Jennifer Barrar, Project Manager

Bobo Custom Builders  
341 Isom Road, Suite 226  
San Antonio, TX 78216




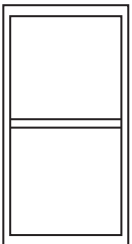
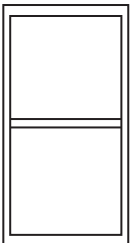
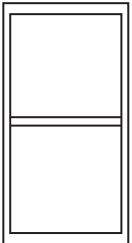
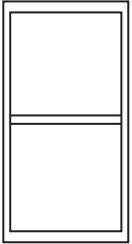


## Measurement Guide

for Wood/Clad Wood Double-Hung Sash Replacement Kits  
(JMI002)

PROPOSED REPLACEMENT WINDOWS: 648 LEIGH STREET, SATX 78210

New Window: Location, Style & Grille Pattern		Width Measurements (to nearest 1/8")			Height Measurements (to nearest 1/8")		
<b>Location:</b> Kitchen South Wall	 <div style="display: flex; flex-direction: column;"> <input type="checkbox"/> No grilles           <input checked="" type="checkbox"/> Equal lite pattern           <input type="checkbox"/> Standard prairie           <input type="checkbox"/> Custom (discuss pattern with dealer)         </div>	Top: <u>24 1/8"</u>	Middle: <u>24 1/8"</u>	Bottom: <u>24 1/4"</u>	Left: <u>36 3/8"</u>	Middle: <u>36 1/4"</u>	Right: <u>36 1/4"</u>
<b>Glass options:</b> <input type="checkbox"/> Clear <input type="checkbox"/> Tint <input type="checkbox"/> Texture <input type="checkbox"/> Low-E <input checked="" type="checkbox"/> Neat <input type="checkbox"/> Tempered		Smallest width measurement: <u>24 1/8"</u>			Smallest height measurement: <u>36 1/4"</u>		
Example		Sill Angle Measurement: <input checked="" type="checkbox"/> 14° sill <input type="checkbox"/> 8° sill					

New Window: Location, Style & Grille Pattern		Width Measurements (to nearest 1/8")			Height Measurements (to nearest 1/8")		
<b>Location:</b> All	 <div style="display: flex; flex-direction: column;"> <input checked="" type="checkbox"/> No grilles           <input type="checkbox"/> Equal lite pattern           <input type="checkbox"/> Standard prairie           <input type="checkbox"/> Custom (discuss pattern with dealer)         </div>	Top: <u>40"</u>	Middle: <u>1 3/8"</u>	Bottom: <u>26"</u>	Left: <u>40"</u>	Middle: <u>N/A</u>	Right: <u>26"</u>
<b>Glass options:</b> <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Tint <input type="checkbox"/> Texture <input type="checkbox"/> Low-E <input type="checkbox"/> Neat <input type="checkbox"/> Tempered		Smallest width measurement: _____			Smallest height measurement: _____		
		Sill Angle Measurement: <input type="checkbox"/> 14° sill <input type="checkbox"/> 8° sill					
		1. Upper Sash Measurement from exterior façade to glass-1 3/4" 2. Lower Sash Measurement from exterior façade to glass-2 1/2" 3. Side trim Measurement-2 1/2" 4. Top/bottom Measurement-2 1/2" 5. Stile Measurement-1 1/2" 6. Rail Measurement-3" 7. Meeting Rail Measurement-1 3/8"					
<b>Location:</b> _____	 <div style="display: flex; flex-direction: column;"> <input type="checkbox"/> No grilles           <input type="checkbox"/> Equal lite pattern           <input type="checkbox"/> Standard prairie           <input type="checkbox"/> Custom (discuss pattern with dealer)         </div>	Top: _____	Middle: _____	Bottom: _____	Left: _____	Middle: _____	Right: _____
<b>Glass options:</b> <input type="checkbox"/> Clear <input type="checkbox"/> Tint <input type="checkbox"/> Texture <input type="checkbox"/> Low-E <input type="checkbox"/> Neat <input type="checkbox"/> Tempered		Smallest width measurement: _____			Smallest height measurement: _____		
		Sill Angle Measurement: <input type="checkbox"/> 14° sill <input type="checkbox"/> 8° sill					
<b>Location:</b> _____	 <div style="display: flex; flex-direction: column;"> <input type="checkbox"/> No grilles           <input type="checkbox"/> Equal lite pattern           <input type="checkbox"/> Standard prairie           <input type="checkbox"/> Custom (discuss pattern with dealer)         </div>	Top: _____	Middle: _____	Bottom: _____	Left: _____	Middle: _____	Right: _____
<b>Glass options:</b> <input type="checkbox"/> Clear <input type="checkbox"/> Tint <input type="checkbox"/> Texture <input type="checkbox"/> Low-E <input type="checkbox"/> Neat <input type="checkbox"/> Tempered		Smallest width measurement: _____			Smallest height measurement: _____		
		Sill Angle Measurement: <input type="checkbox"/> 14° sill <input type="checkbox"/> 8° sill					
<b>Location:</b> _____	 <div style="display: flex; flex-direction: column;"> <input type="checkbox"/> No grilles           <input type="checkbox"/> Equal lite pattern           <input type="checkbox"/> Standard prairie           <input type="checkbox"/> Custom (discuss pattern with dealer)         </div>	Top: _____	Middle: _____	Bottom: _____	Left: _____	Middle: _____	Right: _____
<b>Glass options:</b> <input type="checkbox"/> Clear <input type="checkbox"/> Tint <input type="checkbox"/> Texture <input type="checkbox"/> Low-E <input type="checkbox"/> Neat <input type="checkbox"/> Tempered		Smallest width measurement: _____			Smallest height measurement: _____		
		Sill Angle Measurement: <input type="checkbox"/> 14° sill <input type="checkbox"/> 8° sill					





Thank you for choosing a JELD-WEN Wood or Clad Wood Double-Hung Sash Replacement Kit. Please read this document fully before beginning. Consult your local building code official for applicable codes and regulations (particularly regarding minimum egress requirements). The installation of a replacement window will not eliminate installation or maintenance problems with an existing window. Problems such as wood decay and water leaks around the existing frame must be investigated and fixed prior to installing replacement sashes. **Windows produced to user specified dimensions cannot be returned.** Be sure the provided measurements are correct.

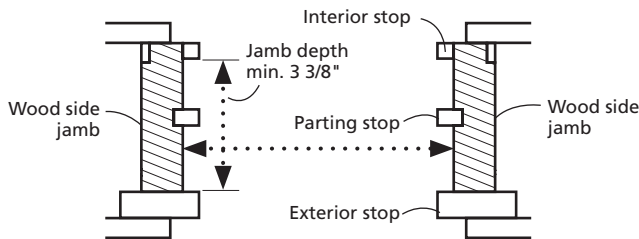
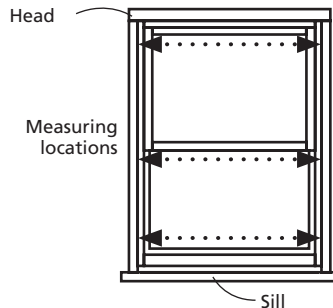
### IMPORTANT INFORMATION

- A minimum 3 3/8" wide jamb depth ("opening") must exist for replacement jamb liners).
- If the existing window sill is not square, level and plumb installation may be complicated and additional trim work may be needed. Consider professional installation assistance.
- Use the worksheet on page 3 to record measurements for each window to be replaced. Use additional copies as needed for more windows.
- Record each window's location in the house on the worksheet in a manner that clearly identifies it.
- If there is more than 1/8" deviation within each set of measurements, investigate the cause and seek professional assistance to correct problems.
- Perform all measurements on each window before going to the next window.
- Individually measure each existing window to be replaced. Do not assume similar looking windows are exactly the same size.
- Measure accurately, to the nearest 1/8".

## 1

### MEASURE THE WIDTH

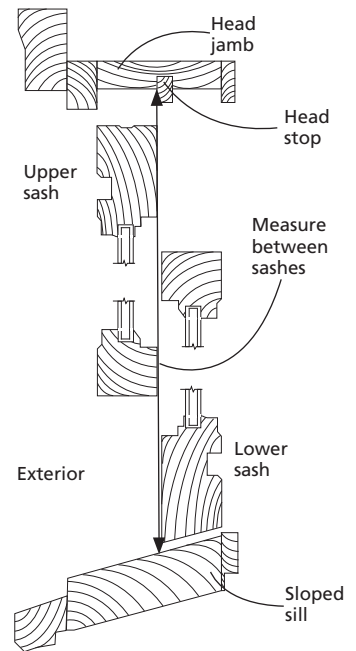
- Measure the width between the side jambs (wood surface to wood surface) in three places: top, middle and bottom.
- Temporarily remove jamb liners if necessary and avoid any stops, weatherstrip, balance cords, pulleys, etc.
- Record your measurements on the worksheet.



## 2

### MEASURE THE HEIGHT

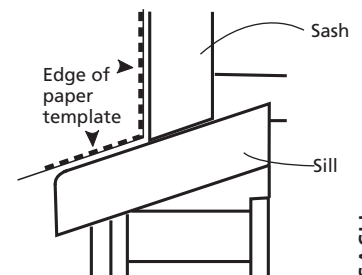
- Slightly open both sashes and thread the tape measure between the sashes.
- At the top, measure directly from the head jamb, avoiding any stops, weatherstrip and liners.
- At the sill, measure to the top of the sloped sill on the exterior side of the lower sash.
- Measure the height at the left side, middle and right side.
- Record your measurements on the worksheet.



## 3

### CHECK YOUR SILL ANGLE

- If installing your replacement window into a wood double-hung with a sloped sill, verify that the slope is 14° or 8°. Record the slope angle on the worksheet.
- For your convenience, we have included a template at the bottom right corner of this page to help you determine if you have a standard sill slope angle. Just fold or cut this page (or another sheet of paper) along the dashed red lines. The angle formed by the dashed lines should be the same as the angle formed by the sill.



LAY ALONG TOP OF SILL

14°

8°

LAY ALONG OUTSIDE OF SASH

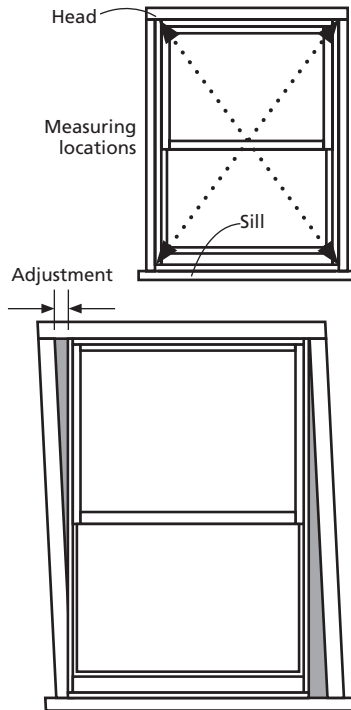




**4**

**CONFIRM SQUARENESS OF EXISTING WINDOW**

- Confirm the existing window is square by measuring both diagonals. If the two diagonal measurements differ by more than 1/4", an out-of-square adjustment in the width of the window must be made.
- The adjustment is determined by creating a plumb line (using a level) from each corner to the sill or head. Using a plumb line that falls within the window opening, measure the out of square adjustment.
- Subtract this measurement from the smallest width measurement. Record this adjusted width as the smallest width.





**ADDITIONAL OPTIONS TO BE CONSIDERED**

Be prepared to discuss the following about your order with your dealer:




- Exterior Finish:
  - Exterior Clad Color
  - Natural or Primed Exterior
- Jamb Liner Color
- Grille Patterns
- Energy Efficiency Requirements
- Building Code Requirements
- Sizing



## Bobo Custom Builders (BCB) Field Observation Report

<b>Project Name:</b>	Dunn Remodeling		
<b>Report No.:</b>	1		
<b>Prepared by:</b>	Jennifer Barrar, Project Manager		
<b>Date (MM/DD/YYYY):</b>	07/10/2019		
<b>Weather:</b>	96 Max Temp. °F      77 Min Temp °F      Condition: Partly Cloudy		
<b>Report Details: Window Meeting to discuss restoration &amp; renovation of existing windows</b>			
<b>Attendees:</b>	Jennifer Barra, Project Manager; Cody Engel, Vice President; Luiz Elizondo, Specialist in Wood Doors & Windows Architectural Restoration & Renovation		
<b>Number</b>	<b>Detail</b>	<b>Photo</b>	<b>Comments</b>
1.1	Evidence of wood rot		Deteriorating or missing sub-sills and sill boards
1.2	Evidence of wood rot		Deteriorating or missing sub-sills and sill boards





<b>Report Details: Window Meeting to discuss restoration &amp; renovation of existing windows</b>			
<b>Trade On Site:</b>	Luiz Elizondo, Specialist in Wood Doors & Windows Architectural Restoration & Renovation		
<i>Number</i>	<i>Detail</i>	<i>Photo</i>	<i>Comments</i>
1.3	Soft, punky wood though out jambs		Wood rot
1.4	Evidence of previous repairs		Executed incorrectly resulting in loss of original elements.
1.5	Disjointed sash members		Particularly at meeting rails etc.



**Report Details: Window Meeting to discuss restoration & renovation of existing windows**

1.6	Soft, punky wood though out jambs		Wood rot
1.8	Soft, punky wood though out jambs		Wood rot



<b>Report Details: Window Meeting to discuss restoration &amp; renovation of existing windows</b>			
1.7	Other windows are covered with louvres		Attempting to remove existing louvres is results in damaging existing windows.
1.8	Other windows are covered with louvres		Attempting to remove existing louvres is results in damaging existing windows.

FOR No. 1 07-10-19 End



# My Three Sons

Luis Elizondo  
San Antonio, Texas  
(210) 777-5934

Specializing in Wood Doors and Windows  
Architectural Restoration and Renovation

July 17, 2019

Bobo Custom Builders  
648 Leigh  
San Antonio, TX 78210

RE: Window Restoration at 648 Leigh, San Antonio, TX

Dear Bobo Custom Builders,

After observing the existing condition of the wood windows and associated elements, it is my opinion that proper window rehabilitation to yield adequate performance and proper service life is beyond reasonable cost.

Among the conditions noted were as follows:

- Deteriorated or missing sub-sill and sill boards;
- Soft, punky wood throughout jambs;
- Disjointed sash members, particularly at meeting rails; and
- Evidence of previous repairs executed incorrectly resulting in loss of original elements.

For reasons listed above, My Three Sons, cannot provide a cost estimate. Thank you for consideration of your restoration project.

Sincerely,



Luis Elizondo

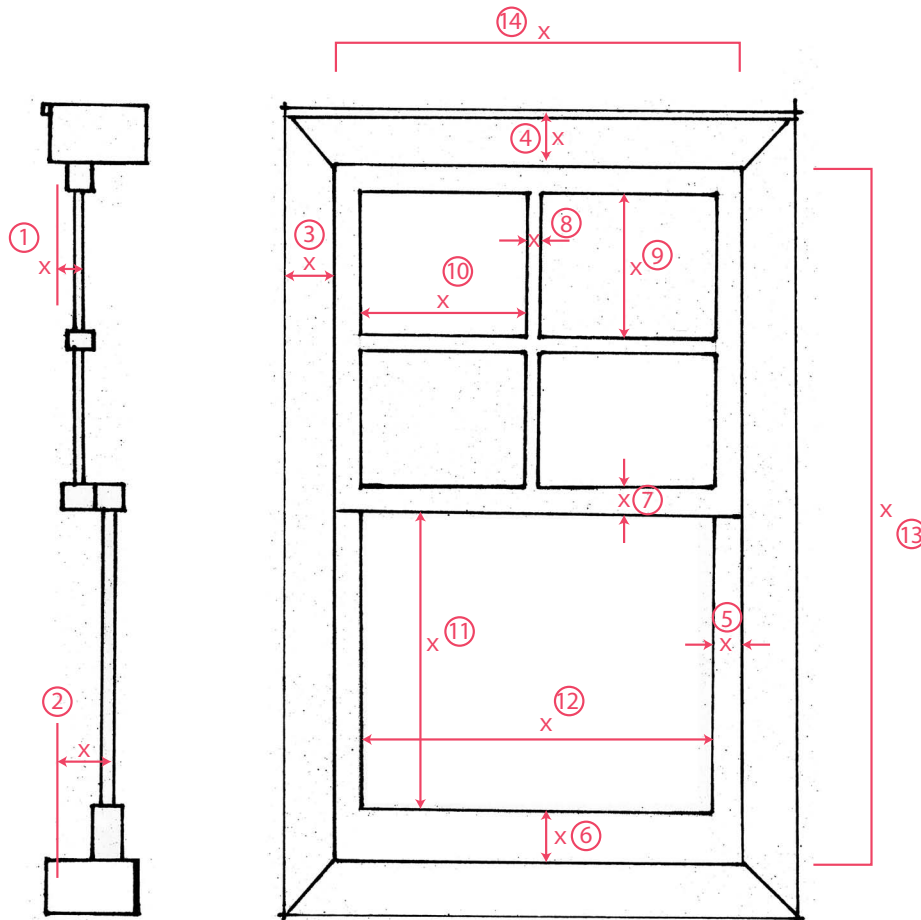


Number	Description of Window			General Information						Frame		Sash						Recommendation
	Style	Width & Height	Material	Historic?	Paint Condition?	Square?	Operable?	Glazing Condition?	Weather Stripping?	Sill	Jamb	Sash Only Replacement?	Bottom Rail	Rails	Muntins	Meeting Rail	Total Value	Treatment
1	Double Hung	44" x 57 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
2	Double Hung	31 ¾" x 57 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
3	Double Hung	31 ¾" x 57 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
4	Double Hung	31 ¾" x 34"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
5	Double Hung	31 ¾" x 34"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
6	Double Hung	44" x 53 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
7	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
8	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
9	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
10	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
11	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
12	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
13	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
14	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
15	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
16	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
17	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	

## WINDOW TYPE 1

### Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.

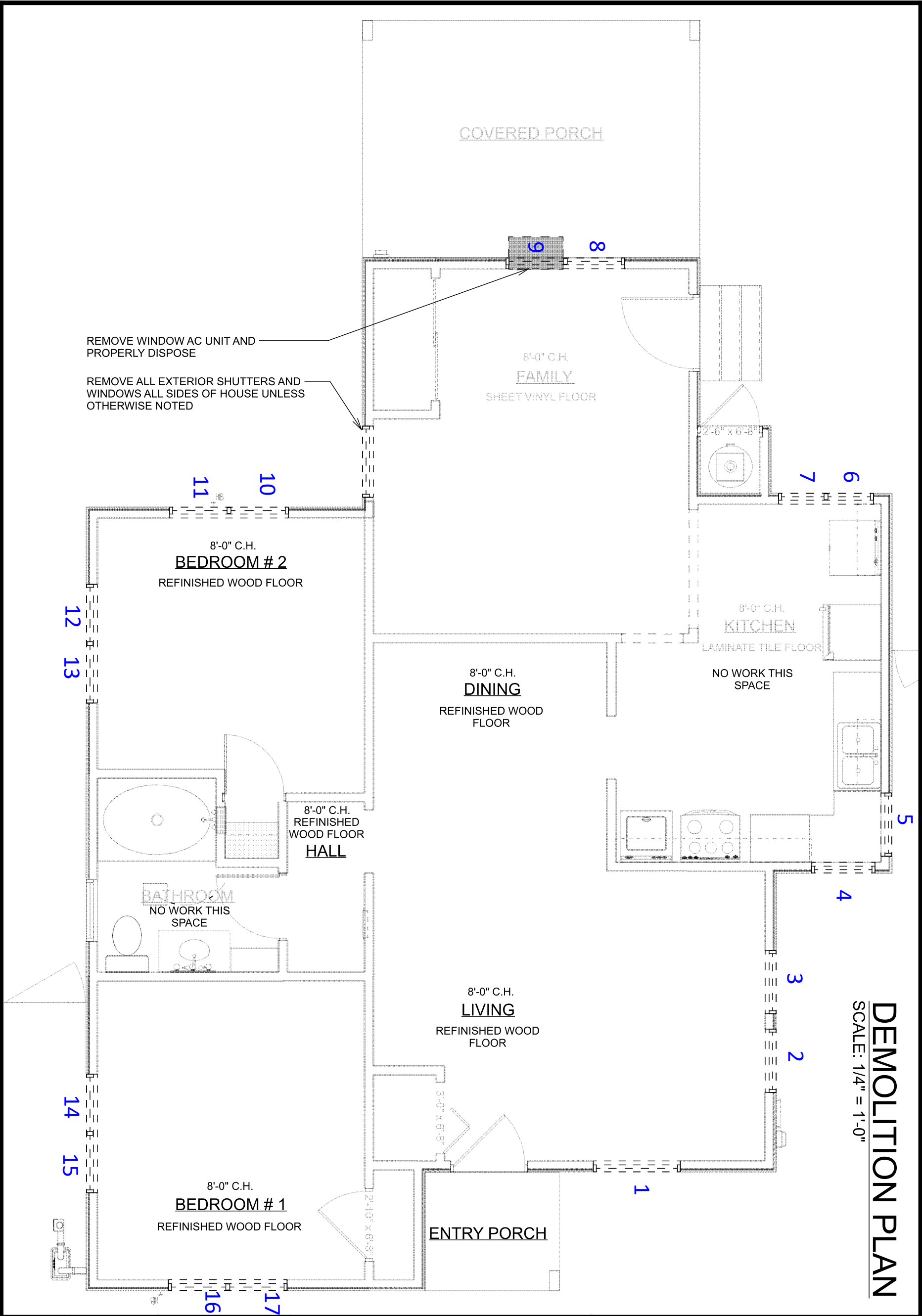


Existing Frame and Sash Exterior Material WOOD

Proposed Frame and Sash Exterior Material WOOD

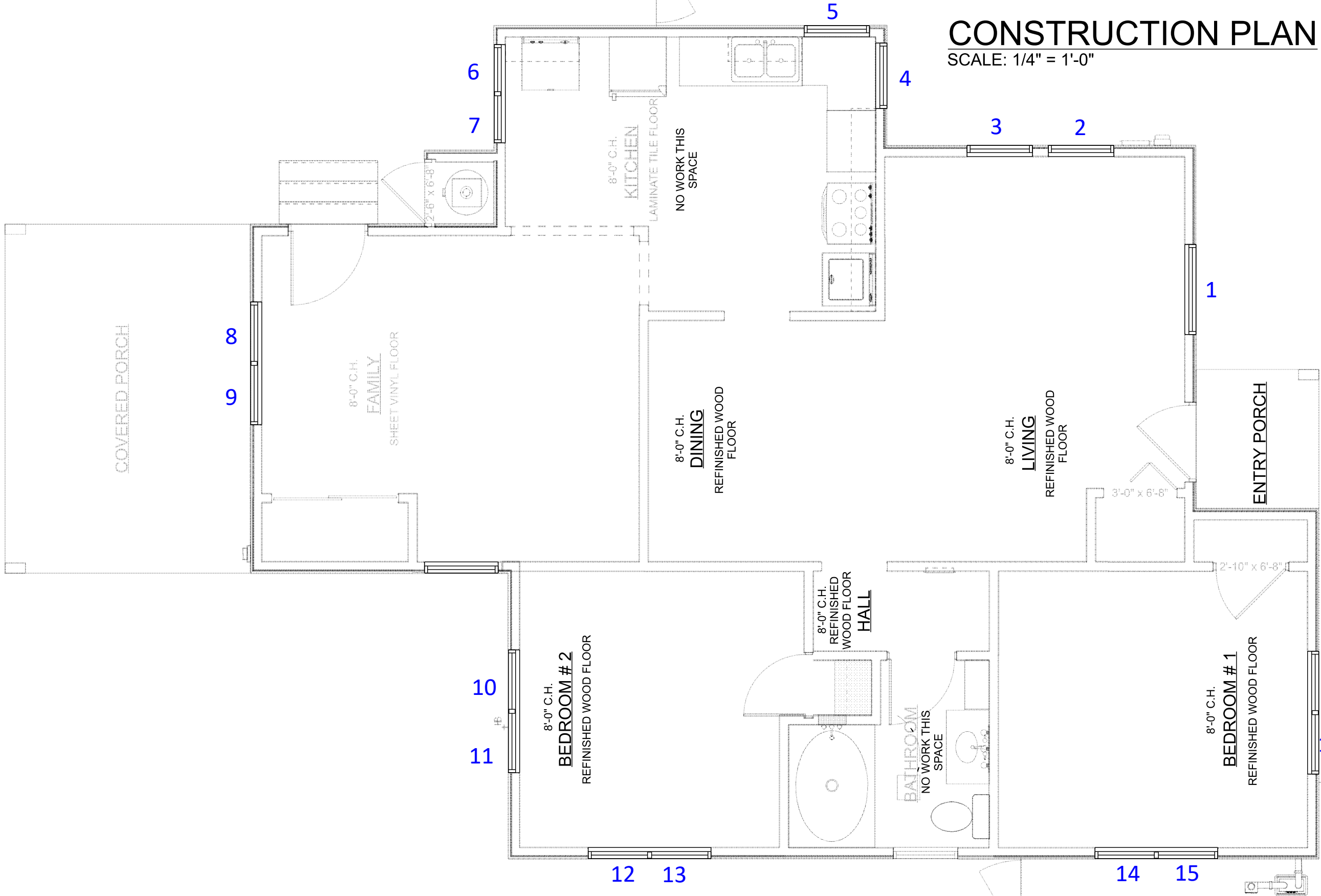
	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass (Shadow Profile)	<u>1 3/4"</u>	<u>1 3/4"</u>
2. Lower Sash Measurement from exterior façade to glass (Shadow Profile)	<u>2 1/2"</u>	<u>2 1/2"</u>
3. Side trim Measurement	<u>2 1/2"</u>	<u>2 1/2"</u>
4. Top/bottom Measurement	<u>2 1/2"</u>	<u>2 1/2"</u>
5. Stile Measurement	<u>1 1/2"</u>	<u>1 1/2"</u>
6. Rail Measurement	<u>3"</u>	<u>3"</u>
7. Meeting Rail Measurement	<u>1 3/8"</u>	<u>1 3/8"</u>
8. Muntin Measurement	<u>N/A</u>	<u>N/A</u>
9. Glass Height upper	<u>26" (1/1 No Bars)</u>	<u>26" (1/1 No Bars)</u>
10. Glass Width <del>lower</del> <sup>upper</sup>	<u>40" (1/1 No Bars)</u>	<u>40" (1/1 No Bars)</u>
11. Glass Height lower	<u>26"</u>	<u>26"</u>
12. Glass Width lower	<u>40"</u>	<u>40"</u>
13. Overall Sash height	<u>57 1/2"</u>	<u>57 1/2"</u>
14. Overall Sash width	<u>43"</u>	<u>43"</u>





Initials: \_\_\_\_\_ Date: \_\_\_\_\_

<div><div>1 / 2</div><div><div>bobo</div><div>custom builders</div></div></div>		<div><div>Bobo Custom Builders</div><div>431 Isom Road, Ste. 226 San Antonio, Tx 78216</div><div>PHONE: (210) 349 - 6160 FAX: (210) 349-6133</div></div>		<div><div>Dunn, Latasha</div><div>648 Leigh Street San Antonio, TX 78210</div></div>
				PAGE: DEMOLITION PLAN
				DRAWN BY:
				DATE: Friday, May 31, 2019



CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

Dunn, Latasha  
648 Leigh Street  
San Antonio, TX 78210

PAGE: CONSTRUCTION PLAN

DRAWN BY:

DATE: Friday, May 31, 2019

Bobo Custom Builders

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PHASES

BB:
DR:
TW:
IHR:
PRE-CON:
AFC:



Initials: \_\_\_\_\_, \_\_\_\_\_ Date: \_\_\_\_\_





**Date:** 5/31/2019

**Client:** Latasha Dunn

**Project Address:** 648 Leigh Street  
San Antonio, Texas 78210

**Phone:** (504) 756-5897

**Email:** ta1she95@gmail.com

## **Proposed Specifications**

### **General Scope of Work**

**Bobo Custom Builders will provide material and labor to construct an office addition, replace all exterior windows, and install central air for the entire house.**

These specifications are based on visual observations and inspections. No physical destruction or penetrations were made; therefore, the remodeling process may expose problems not yet evidenced. If this occurs, the Homeowners will be advised of the problem and cost. A signed agreement between Bobo Custom Builders and the Homeowners will be needed before the work will be done.

### **Homeowner Responsibilities**

- It is understood that Bobo Custom Builders may create paths through lawn areas or landscaping to be able to access the remodeling area. It is the responsibility of Bobo Custom Builders to identify these areas so the homeowner can remove any shrubs or plants and repair any lawn paths after this scope of work has been completed. It is the responsibility of the homeowners to repair or re-landscape areas damaged during the course of construction.
- The Homeowners are responsible for containing any children and/or pets away from the construction area during the construction period so as to protect them from harm.
- The Homeowners are responsible for allowing the access to the project site during the hours of 8am until 5pm from Monday through Friday during the projected construction schedule.
- The Homeowners are responsible for making all decisions on finishes (finish colors, window and door styles & color selects) before the start of construction.
- The Homeowners are responsible of removing all items from adjacent walls, shelves, cabinets, and floor areas that might be in the way or otherwise be damaged during the course of construction.
- The Homeowners are responsible for removing/securing any 'portable' valuables that could be accidentally removed from the jobsite.

- The Homeowner understands that all materials used with the intent to match existing is limited to the materials available at the time of construction and may vary from the existing material and finishes due to effects of time and weathering as well as unavailability from the original supplier.
- The Homeowner understands that they will not attempt to hire any of Bobo Custom Builders' employees, or sub-contractors to do any work beyond the scope of work defined by these specifications.
- The techniques and procedures for construction that Bobo Custom Builders/Remodelers will use to do the work required to complete the project will meet or exceed guidelines addressed in the Residential Construction Performance Guidelines for Professional Builders and Remodelers. Any other technique or procedure requested or required by the Homeowner will be considered at an additional cost, can be estimated at the time of the request, described on an extra work order and collected before further work is performed.
- The contractor will provide a portable toilet at the construction site during the length of construction.
- A 2.5% surcharge will be added for any allowed item overages.

#### Project Exclusions

Items not included in project, unless otherwise noted:

- The repair of any existing electrical lines or service, or the upgrade of any service to the home or to circuit breaker panel boxes not specifically detailed in the scope of work.
- The repair of any sprinkler lines, plumbing lines or service, not specifically detailed in the scope of work. (See plumbing section).
- The repair or replacement of alarm or intrusion systems is the responsibility of the Homeowner.
- Mold remediation or repair. If mold is found in covered areas work will be halted and the Homeowner will be advised to contact their insurance company to assess the problem and determine the course of action.
- Salvage and surplus material- If the Homeowner would like to keep any items during the demolition process those items must be clearly marked prior to the start of demolition. If it is requested that those items be disposed of at a later date a fee will be charged for labor and disposal. Any materials that are brought to the jobsite are the property of Bobo Custom Builders until they are installed. Unused materials are to be removed by Bobo Custom Builders.
- Change orders-Any deviation from the scope of work in the specifications is considered a change order. A cost for the additional work will be presented to the Homeowner prior to the initiation of the additional work. The Homeowner can accept or decline the change order at the time of presentation. Change orders are paid for before work begins.



## **Demolition**

1. Remove all exterior fixed shutters and associated trim. Existing framing to remain for new window installation.
2. Remove seventeen (17) exterior window units per plans and prepare for new window units in same locations.
3. Remove window AC unit in Family room and properly dispose.
4. Exterior trim, siding, sheathing, and insulation to remain, protect during construction.

## **Windows**

***Note:*** All new windows to be Don Young, single hung, white Aluminum, Insulated, Low E windows. Color to be Bronze.

5. Install seventeen (17) single hung windows in existing openings per plans.

## **Trim**

6. Patch / repair exterior trim as required due to replacement of windows.

## **Painting**

7. Paint all new windowsills and casings.
8. Paint exterior siding and trim as required due to renovation and new construction.

**Note:** Any additions, changes, and/or deviations, SUCH AS BUT NOT LIMITED TO, FINAL CABINET SELECTIONS, TILE LAYOUTS, ANY AND ALL FINAL DETAILS, unless otherwise agreed upon by both parties, will result in additional charges.