HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO:	**2019-460**
ADDRESS:	343 W HOLLYWOOD AVE
LEGAL DESCRIPTION:	NCB 6460 BLK 11 LOT 1, AND 2, 3
ZONING:	R-5,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Mario Pena
OWNER:	Mario Pena
TYPE OF WORK:	Demolition of existing addition, construction of a 1-story side addition, exterior modifications, rear accessory structure modifications, site modifications, fencing
APPLICATION RECEIVED:	August 02, 2019
60-DAY REVIEW:	September 01, 2019
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish an existing non-original side and rear addition.
2. Construct a 1-story side and rear addition.
3. Modify the rear, non-original fenestration to feature a series of full-height glass windows and doors.
4. Replace a portion of non-original shingle roofing with a composite barrel tile roofing product.
5. Modify the existing front stairs and walkway.
6. Modify the existing front gate configuration.
7. Modify the rear accessory structure to include a 1-story addition totaling approximately 150 square feet.
8. Construct 8-foot tall wooden privacy fencing.

APPLICABLE CITATIONS:

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:
- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through

appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

UDC Sec. 35-514. - Fences.

(a) General.

(1) No fence may be constructed, repaired, or expanded within the city limits without first obtaining a building permit for such work, with the exception of any fence work specifically exempted by chapter 10, subsection 10-6(e) of the City Code.

(2) Fence Clear Vision Area.
a. Street Intersections on Residential Corner Lots. No fence exceeding three (3) feet in height within the city or ETJ shall be erected, constructed, or built on a corner lot within the area formed by measuring twenty-five (25) feet in each direction from the street curb.
b. Driveway, Accessway, or Alley Intersections on Residential Lots. No fence exceeding three (3) feet in height within the city or ETJ shall be erected, constructed, or built within a triangle formed by measuring fifteen (15) feet in each direction from the point where a driveway, accessway, or alley intersects with the street curb.
c. Administrative Exception. Subsections a. and b. above notwithstanding, where it can be demonstrated that a lesser fence clear vision area would be required utilizing the standards of subsection 35-506(d)(5) intersection sight distance, an administrative exception may be granted to allow a lesser fence clear vision area than otherwise would be required for a similarly situated property.
d. Variances. Variances to this section may be permissible in accordance with section 35-482.
e. Review. All fence clear vision areas are subject to review by the development services department.
(3) Freestanding walls, not an integral load bearing portion of a structure, whether constructed of masonry or wood framing, shall be considered fencing. Walls connected to a building and designed as a visual and noise barrier between a loading dock or similar use and a residential use, shall not be considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building. Walls to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.
(4) All solid screen fences allowed to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.
(5) If the subject property is within a historic district, corridor overlay or a neighborhood conservation district the historic preservation officer (or their designee) or the director of development services (or their designee) shall make a finding of compliance and compatibility with the provisions of the historic, corridor and/or neighborhood conservation district prior to issuance of a building permit for any fence.
(6) All fences shall be constructed of wood, chain link, stone, rock, concrete block, pre-cast concrete panels, masonry brick, brick, decorative wrought iron or other material(s) which are similar in durability.

(c) Height Limitation.
(1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds that height allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:
A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
B. The retaining wall is abutting a drainage easement or drainage infrastructure. (2)
Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:
A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or
B. The fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street; or
C. The fence is a sound barrier or a security fence for a public or institutional use; or
D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or
E. The fence is located on a side or rear lot line of a single-family, duplex, or mixed-residential use which abuts a multi-family residential, commercial, industrial, or park use.
F. In any side or rear yard where a slope is present, the height of a fence may be adjusted to allow the top of the fence to be level, and perpendicular to the support posts at a height greater than six (6) feet, provided that the height of the fence at the highest elevation does not exceed eight (8) feet. In order to maintain a uniform appearance, whenever a fence higher than six (6) feet is allowed by this subsection, all side and rear yard fences may be allowed up to eight (8) feet in height above grade.

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514(f) below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use [1]	8'0" [1]	8'0" [1]	8'0" [1]
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514(b)(3) above	6'0"	6'0"

FINDINGS:

a. The primary structure located at 343 W Hollywood Ave is a 1-story single family home constructed circa 1930 in the Spanish Eclectic style. The structure features a stucco façade, projecting front doorway with decorative arch detailing, one over one wood windows, and a barrel tile roof. The structure is contributing to the Monte Vista Historic District.
b. DEMOLITION OF ADDITION – The applicant has proposed to demolish an existing 1-story rear addition. The addition is visible from the street and projects slightly past the front plane of the historic structure. The addition is not original per Sanborn Maps and material composition. Staff finds its removal eligible for administrative approval.
c. FOOTPRINT AND MASSING – The applicant has proposed to construct a rear addition to the primary structure. The addition will be located in the general location of the existing rear addition to be removed. The footprint will be expanded to the east. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. While the addition will be partially visible from the primary right-of-way, staff finds the

proposal generally appropriate due to its subordinate 1-story height, recessed location from the street, and generally similar massing and façade organization for Spanish Eclectic style structures, which often feature subordinate side bays.

d. ROOF – Generally, the height of new additions should be consistent with the height of the existing structure or be subordinate. According to the Guidelines for Additions, addition height should never be so contrasting as to overwhelm or distract from the existing structure. The addition will be a full story shorter than the primary structure. The roof form will be a gable with a similar pitch to the existing gables on the primary structure and will be constructed of clay barrel tile. Staff finds the proposal consistent with the Guidelines.

a. FENESTRATION – According to guideline 6.B.ii, new openings should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. The plans and elevations indicate that the new openings will be compatible to those existing on the historic home. Staff finds the proportions consistent with the Guidelines, but finds that all new windows and doors should be wood in lieu of the proposed aluminum clad wood products.

e. MATERIALS – The applicant has proposed new stucco, clad wood windows, and a barrel tile roofing product for the addition. Staff finds the stucco and roof tile appropriate but finds that the new windows should be fully wood as listed in the recommendation.

f. ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Spanish Eclectic style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

g. EXTERIOR MODIFICATIONS – The applicant has proposed to modify the rear existing elevation to feature a series of glass windows and doors. The 1-story rear elevation of the primary structure has been significantly modified over the years, including vertical board and batten siding and aluminum and vinyl windows. The modifications will not be visible from the public right-of-way. Based on the existing modifications and the lack of visibility from the street, staff finds the new fenestration detailing appropriate.

h. ROOF REPLACEMENT – The applicant has proposed to replace the non-original single roof on the first floor of the rear elevation of the primary structure with a composite barrel tile roofing product to match the new proposed addition. Staff generally finds the proposal to be consistent with the Guidelines, but requires a final roofing specification.

i. STAIRWAY AND WALKWAY MODIFICATIONS – The applicant has proposed to modify the existing stairway and walkway configuration. The existing is a previous modification that features flagstone and other non-original cladding and materiality. The original configuration likely was brick or concrete based on the district and the style of the house. The proposed modifications include a brick stairway and walkway with a larger landing in front of the front door. The walkway width and configuration will be retained. According to the Historic Design Guidelines for Site Elements, when replacement is required for hardscaping elements and porch elements, materiality should be matched or should be similar to materials used historically. Staff finds the proposed modifications appropriate for the site and the structure.

j. FRONT GATE MODIFICATIONS – The applicant has proposed to modify the existing front gate and retaining wall configuration fronting the sidewalk. Currently, the wall and pillars are clad in the similar flagstone material as the walkway and front stairway. The applicant has proposed to utilize stucco with brick and wrought iron as part of the new design. The retaining wall will remain the same height. Staff finds the proposal consistent with the style of the architecture of the house and compatible with the general streetscape. Staff does require a detail drawing to issue a Certificate of Appropriateness.

k. REAR STRUCTURE MODIFICATIONS – The applicant has proposed to modify the rear accessory structure to include an addition of approximately 150 square feet. According to Sanborn Maps, the property originally featured a 1-story rear structure, which is likely the remaining 1-story portion of this structure. The second story is a later addition. Staff does not find that the new addition will negatively impact the 1-story structure. Its inset from the front façade and rear façade help delineate it as a later addition. Staff finds the proposal consistent with the stipulations listed in the recommendation.

l. FENCING – The applicant has proposed to install an 8 foot tall wood vertical fence along San Pedro Ave. The fence will replace an existing 6 foot fence in the same location. According to the UDC, an 8’ tall fence is permitted if the fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street. San Pedro Ave is classified as an urban corridor. Staff finds the 8’ height consistent with the UDC and the design and materiality consistent with the Historic Design Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the demolition of the existing addition based on finding b.

Item 2, Staff recommends approval of the new addition based on findings c through f with the following stipulations:

i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed replacement product is not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 3, Staff recommends approval of the rear fenestration modifications based on finding g with the following stipulation:

i. That the applicant installs fully wood windows and doors. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 4, Staff recommends approval of the proposed roofing replacement based on finding h with the stipulation that the applicant provides a final material specification for review and approval.

Item 5, Staff recommends approval of the stairs and walkway modifications based on finding i with the following stipulations:

i. That a brick specification be submitted to staff for review and approval.
ii. That a detail drawing of the stairway and front landing configuration be submitted to staff with all dimensions prior to receiving a Certificate of Appropriateness.

Item 6, Staff recommends approval of the front gate modifications based on finding j with the following stipulations:

i. That the existing retaining wall height and overall dimensions be retained.
ii. That a brick specification and stucco finish and color be submitted to staff for review and approval.
iii. That a detail drawing of the wall, pillars, and wrought iron fencing be submitted to staff with all dimensions prior to receiving a Certificate of Appropriateness.
iv. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 7, Staff recommends approval of the rear accessory structure modifications based on findings k with the following stipulations:

i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed replacement product is not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 8, Staff recommends approval of the 8-foot tall privacy fencing based on finding l with the following stipulations:

i. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop

August 15, 2019

User drawn lines

1:1,000

0 0.01 0.02 0.04 mi

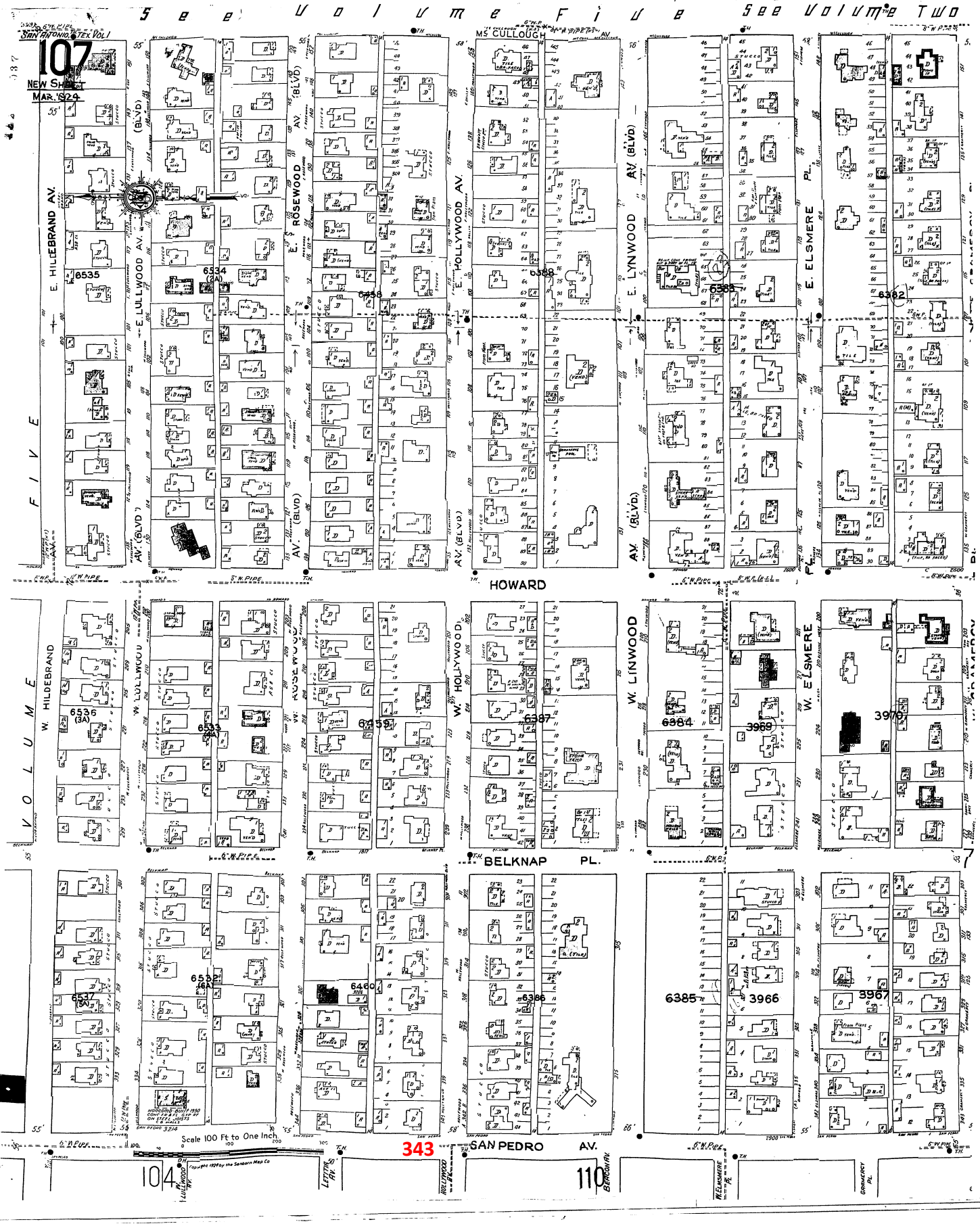
0 0.0175 0.035 0.07 km

CoSA


W. HOLLYWOOD AVE.


ADT

SANBORN MAP 1911-1951



EXISTING

SURROUNDING DESIGN REFERENCES FOR PEDESTRIAN PATH ENTRY DETAIL.

PROPOSED

NOTE: WORK ON EXISTING STRUCTURE LIMTED TO PATCHING AND SMOOTHING STUCCO FINISH. NO MODIFICATIONS TO WINDOW DETAILS OR OTHER PLASTER RELIEF DETAILS WILL BE MADE. RENDERS ARE ONLY INCLUDED TO SHOW MASSING AND ADDITIONS AND DO NOT SHOW THE HISTORIC DETAIL WORK THAT WILL REMAIN.

SUBMITTED TO OHP STAFF ON 8/15/2019

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901 VICTORIA, STE. A, LAREDO, TX 78040
956.725.7418 www.able.city

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

PUBLISHED: 8/14/2019

Mario & Diana Peña Residence
Remodel San Antonio

343 West Hollywood Ave
San Antonio, Texas 78212

FRONT FACADE STUDIES

REVISIONS: XX/XX/XX

SHEET NO.:

SK01

JOB NO.: #PIn

EXISTING

PROPOSED

SUBMITTED TO OHP STAFF ON 8/15/2019

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PUBLISHED: 8/14/2019

Mario & Diana Peña Residence
Remodel San Antonio

343 West Hollywood Ave
San Antonio, Texas 78212

BACK FACADED STUDIES

REVISIONS: XX/XX/XX

SHEET NO.:

SK02

JOB NO.: #PIn

EXISTING

PROPOSED

SUBMITTED TO OHP STAFF ON 8/15/2019

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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

PUBLISHED: 8/14/2019

Mario & Diana Peña Residence
Remodel San Antonio

343 West Hollywood Ave
San Antonio, Texas 78212

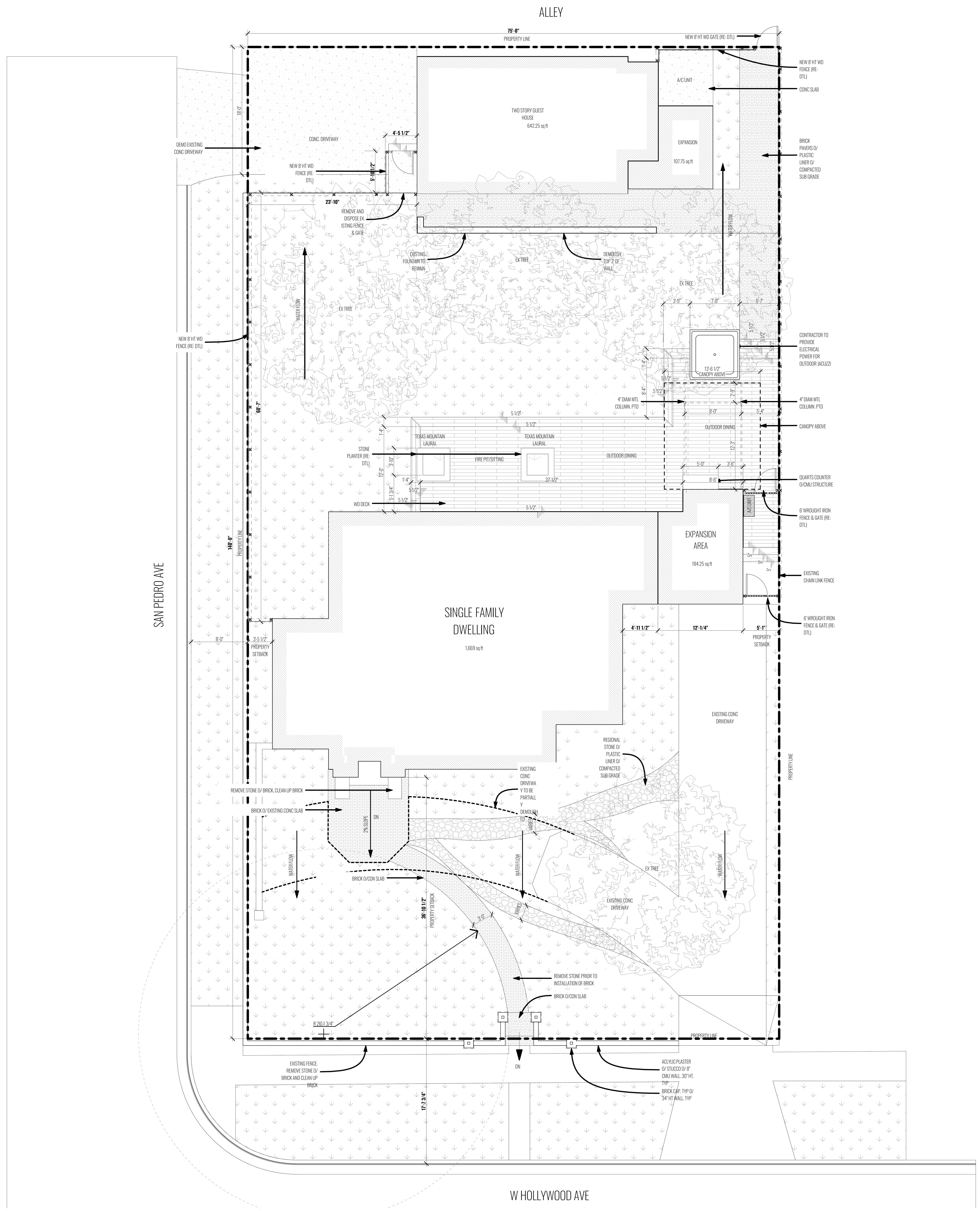
CASITA STUDIES

REVISIONS: XX/XX/XX

SHEET NO.:

SK03

JOB NO.: #Pln



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

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REGISTERED ARCHITECT
STATE OF TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

PUBLISHED: 8/1/2019

Mario & Diana Peña Residence Remodel San Antonio

343 West Hollywood Ave
San Antonio, Texas 78212

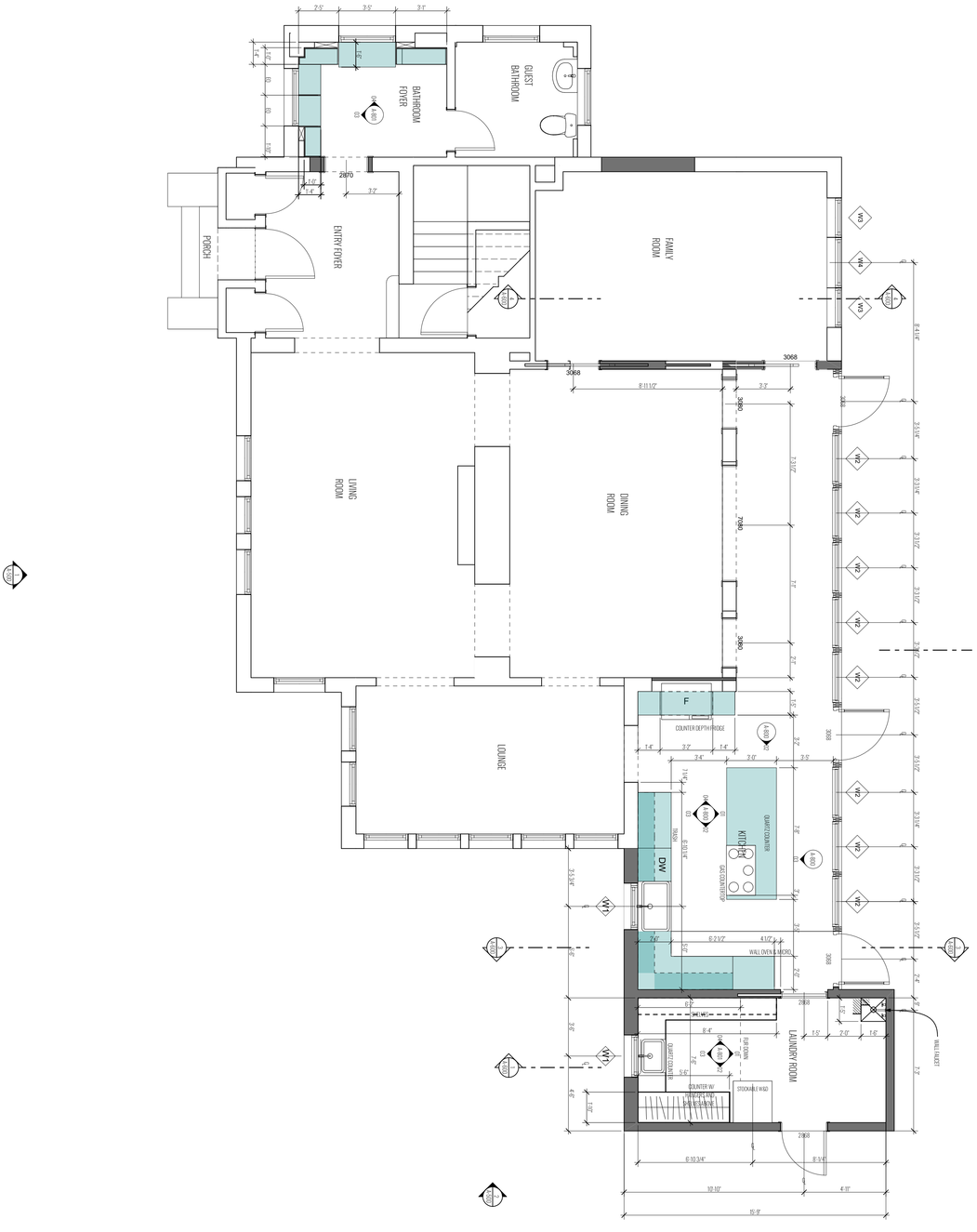
SITE PLAN

REVISIONS: XX/XX/XX

SHEET NO.:
A-100
JOB NO.: #Pln

1 FIRST FLOOR PLAN

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



N

SHEET NO.: A-200

JOB NO.: #Pln

REVISIONS: XX/XX/XX

FIRST FLOOR PLAN

Mario & Diana Peña Residence
Remodel San Antonio

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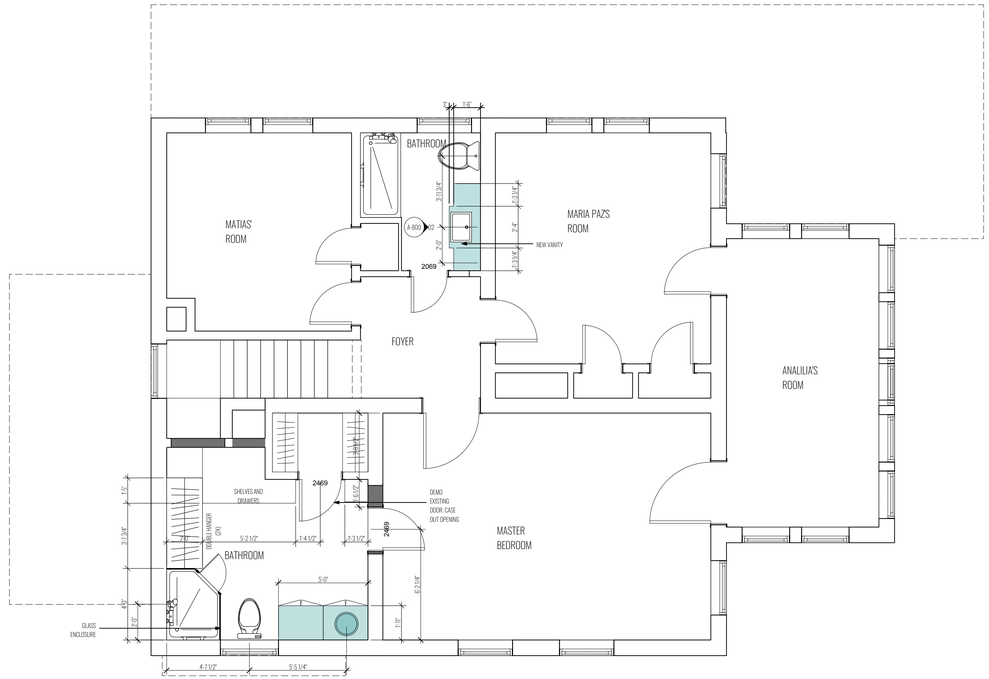

1 SECOND FLOOR PLAN

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

N

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REGISTERED ARCHITECT RODOLFO A. PEÑA 20693 STATE OF TEXAS

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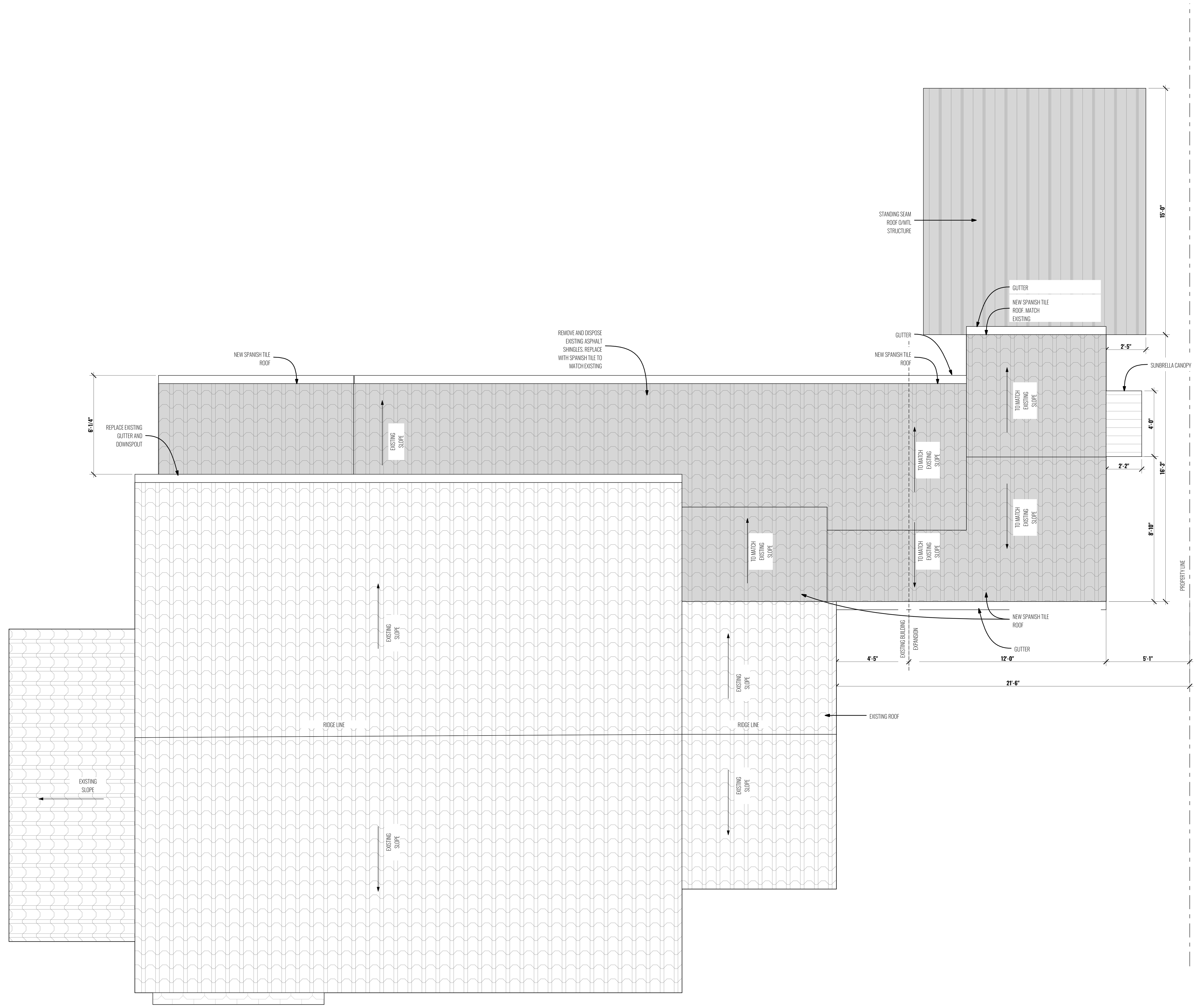
SECOND FLOOR PLAN

REVISIONS: XX/XX/XX

SHEET NO.:

A-201

JOB NO.: #PIn



1 ROOF PLAN

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

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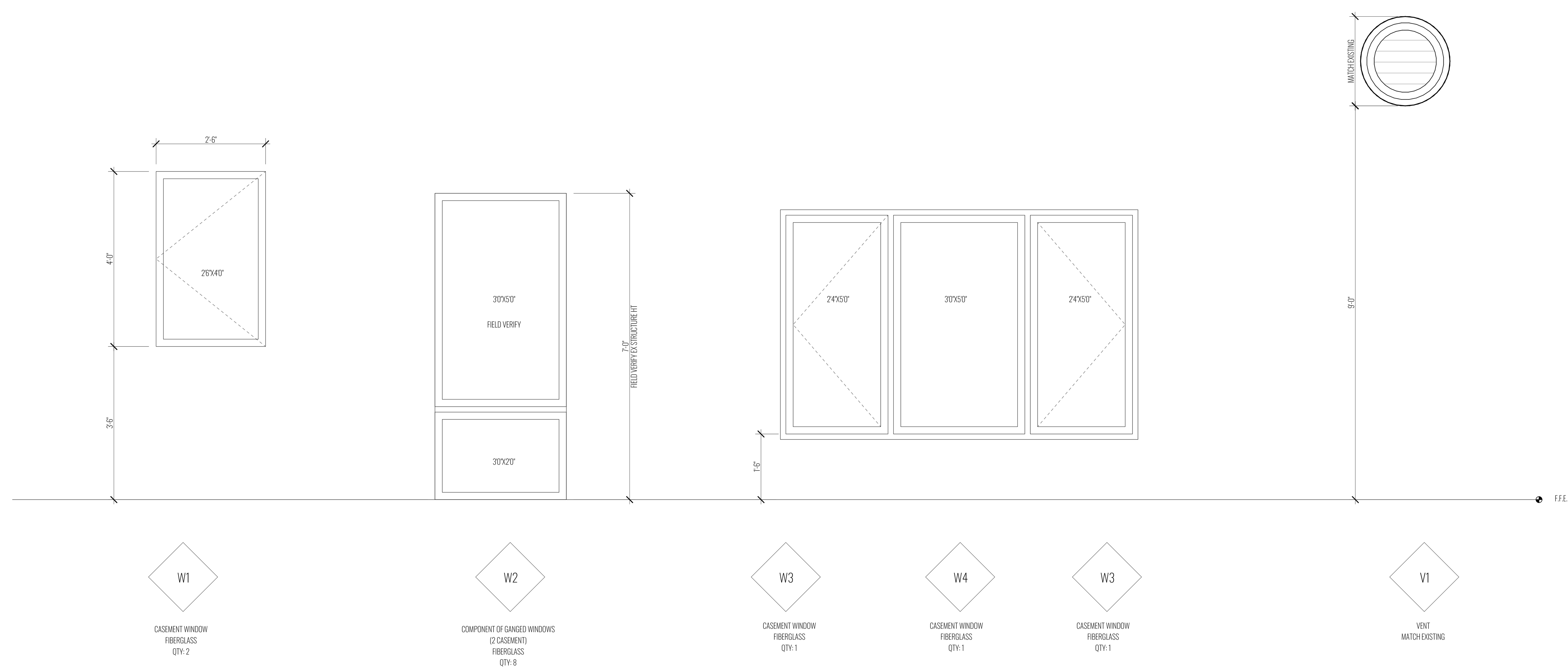
ROOF PLAN

REVISIONS: XX/XX/XX

SHEET NO.:

A-202

JOB NO.: #Pln



1 WINDOW TYPES
SCALE: 1/2" = 1'-0"

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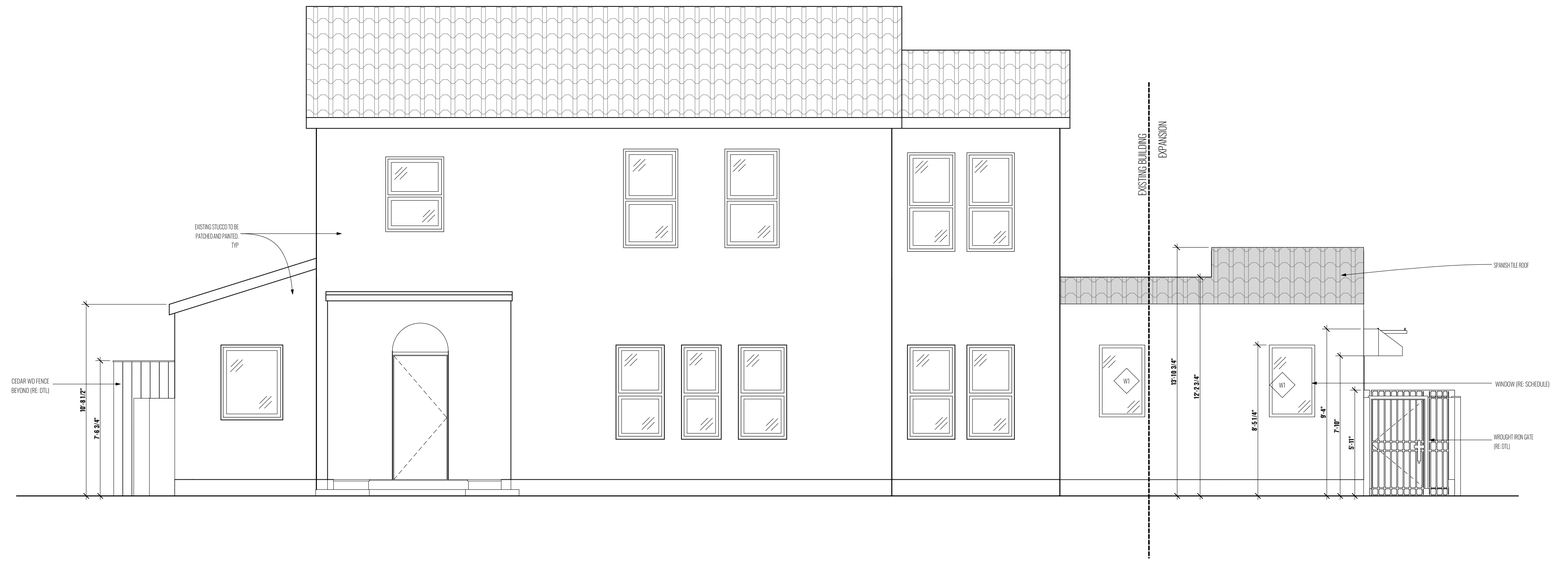
WINDOW TYPES

REVISIONS: XX/XX/XX

SHEET NO.:

A-400

JOB NO.: #Pln



1 SOUTH ELEVATION

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

2 EAST ELEVATION

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

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REGISTERED ARCHITECT ROBERTO A. PEÑA 20859 STATE OF TEXAS

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ELEVATIONS I

REVISIONS: XX/XX/XX

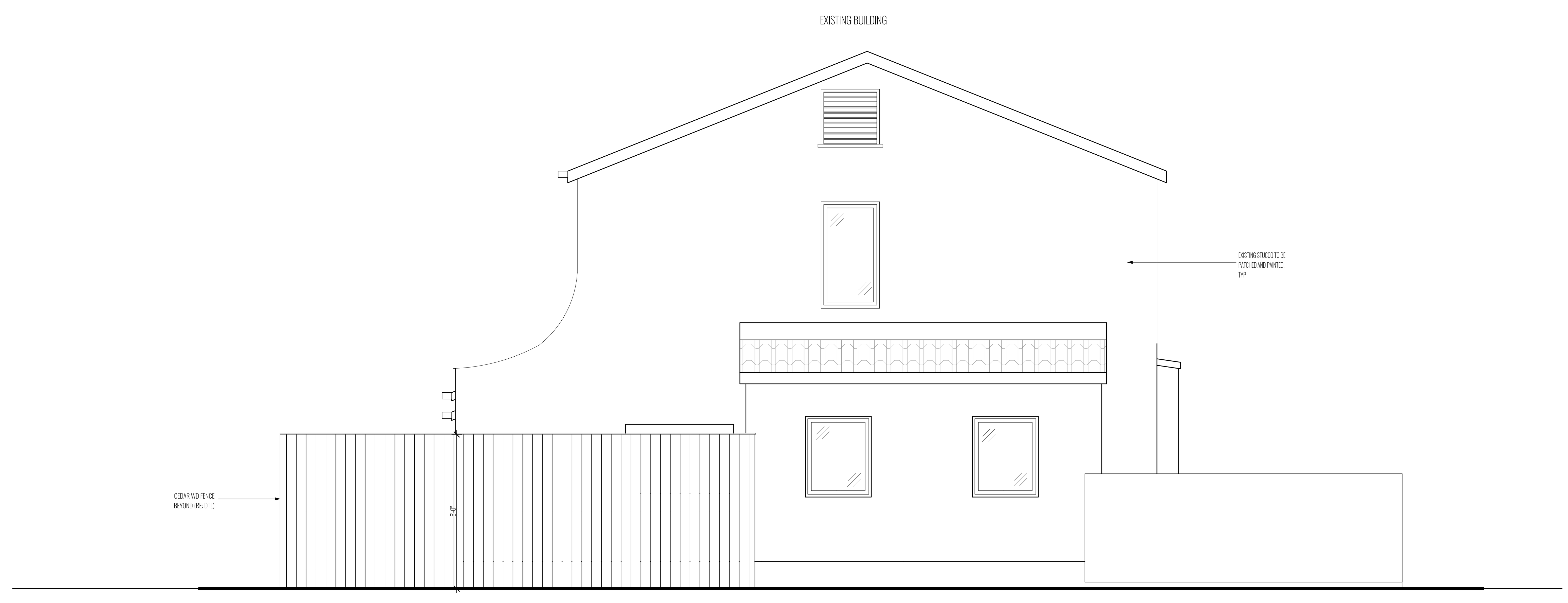
SHEET NO.:

A-500

JOB NO.: #Pln

1 NORTH ELEVATION

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



2 WEST ELEVATION

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

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PUBLISHED: 8/1/2019

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ELEVATIONS II

REVISIONS: XX/XX/XX

SHEET NO.:

A-501

JOB NO.: #Pln

QUARRY™

QUARRY™
is a premixed acrylic textured finish coating, a permeable exterior Venetian Stucco with a smooth old-world matte finish, reminiscent of polished cast stone. It is formulated with acrylic copolymers, organic and inorganic pigments, mineral fillers and chemical additives that enhance the coating's performance.

Recommended Use

QUARRY is an ideal choice for elegant walls where visually dramatic and old-world accents are desired and where a hard, traffic resistant surface is required. Layers of color can create the texture and illusion of depth that greatly enhance either classical or contemporary settings

Coverage

Each gallon provides approximately 40-45 ft2 of coverage with a two-coat application over a smooth surface..

Colors

MURALPLAST is available in 40 standard colors. Corev will match colors specified by the client and provide samples for approval. Colors may vary slightly from batch to batch. The applicator should exercise care in reviewing the lot numbers on each bucket so that all adjacent areas are coated with the same batch.

Properties

Drying Time
Initial Set: 2 hrs. @ 77°F, 50% RH
Cure: 72 hrs. @ 77°F, 50% RH

Surface Burning (ASTM E-84)
Smoke Developed: 5

Flame Spread Index (ASTM E-84) 5

Fuel Contribution (ASTM E-84) 0

Abrasion Resistance (ASTM D-968)
No Change

Mildew Resistance (Mil. Std. 810B)
No Fungus Growth

Accelerated Weathering (ASTM-23)
No deterioration or color change

Water Vapor Transmission (ASTM E-96)
25 perms

Freeze Thaw (ASTM D-2243)
No cracking, delamination or other deterioration

Flexibility (ASTM D-522)
Passes 1" mandrel

Elongation (ASTM D-2370) 8%

Tensile (ASTM D-2370) 105 lb./in.

Packaging
1 gallon bucket
12 lbs. net, 12.5 lbs. gross
5 gallon bucket
60 lbs.net, 62.5 lbs. gross

Reduction
Not required or recommended.

Equipment
Stainless steel trowel with rounded corners and beveled edges
Plastic float
Flexible metallic spatula

Application

Surface Preparation
o Surfaces must be clean, dry and free of dust, grease or other materials that may affect bonding.
o Previously painted surfaces must be scraped to remove all loose paint.
o Substrates must be smooth and paint ready. Corev's UNIBASE-ST or COREVBASE may be used as leveling compounds to float substrate imperfections.
WARNING: Surface imperfections may show through the final finish.

Material Preparation
Manually mix QUARRY until homogeneous.

Application Procedures
Using a stainless steel trowel, apply the first layer of QUARRY using long strokes with irregular pattern, avoiding ANY material buildup. Each coat thickness should not exceed 20 mils.
Allow the first coat to dry 8 hours before applying a second coat in the same manner as the first. Allow the QUARRY to set up for approximately 5-10 minutes before beginning to tool the surface to achieve the finished appearance.
To achieve the SMOOTH texture and mottled appearance, use a stainless steel trowel for dark and medium colors or plastic trowel for light or pastel colors. Repeatedly float by pressing down and sliding the trowel's edge over the surface holding a 5° to 10° angle to the surface until it becomes smooth.
The final appearance depends on the hand of the individual applicator.

Storage

Store QUARRY in its original container at temperatures not less than 40°F (4°C) or greater than 110°F (43°C). Store in a covered space, out of direct sunlight. Do not stack buckets more than three high.

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Shelf Life

Approximately twelve months when stored properly.

Maintenance

Surface may be cleaned of minor stains with a damp cotton cloth or a mild soap and water solution

Warranty

Corev America's QUARRY coating is conditionally warranted for 5 years against delamination and color fading. FOR COMPLETE INFORMATION, CONSULT THE MANUFACTURER'S LONG FORM SPECIFICATIONS AND PRODUCT WARRANTIES. This warranty does not apply to any party constituting a "consumer" for purposes of the Magnuson-Moss Warranty Act. All other warranties, whether expressed or implied, including without limitation any warranty of merchantability or fitness for purpose are expressly disclaimed.

Limitations

This product requires skilled application. Substrates must be sound, clean, free of cavities, cracks, and irregularities and flat within 1/4" in any 4' radius. Surface air and material temperatures should be minimum 40°F and maximum 100°F during application and for a period of 24 hours after installation. QUARRY may not be compatible with glazings or other solvent based products. Use in well ventilated areas. Protect all adjacent surfaces (door frames, windows, etc.) adequately. Do not water down material. The minimum required slope of surfaces to receive application of QUARRY is 6" of rise in any 12" of horizontal projection. QUARRY shall not be applied to inclined areas defined as roof.

Safety

ALWAYS WEAR APPROPRIATE EYE AND SKIN PROTECTION WHEN USING THIS PRODUCT. HARMFUL IF SWALLOWED. BEFORE APPLYING THE PRODUCTS REFER TO THE COMPLETE LONG FORM SPECIFICATIONS OF THE COREV AMERICA PRECOR EIFS SYSTEM.

Information contained in this bulletin conforms to the standard detail recommendations and specifications for the installation of Corev products and is presented in good faith. Corev assumes no liability, expressed or implied as to the architecture, engineering, or workmanship of any project.

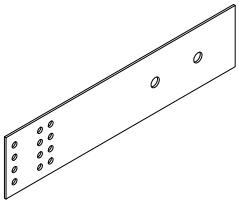
8.2.05

COREV

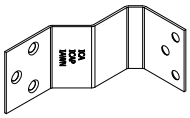
Elevate and Essential Accessories

Elevate Installation Brackets and Nailing Fin

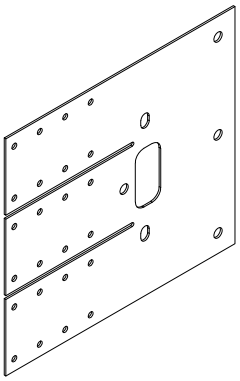
Installation Brackets / Nailing Fin / Drip Cap



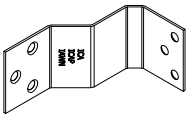
Masonry Bracket

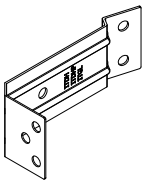


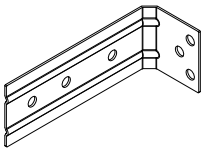
Installation Clip

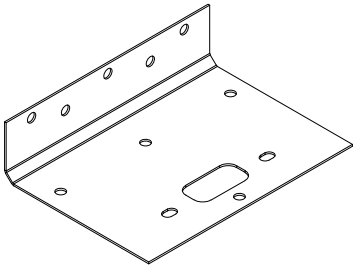


Masonry Bracket

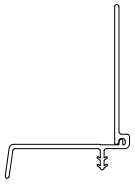




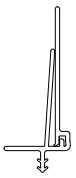




Nail Fin Installation Kit - Impact



V119
Head Jamb Nailing Fin/DripCap
Note: Drip Cap is Clear



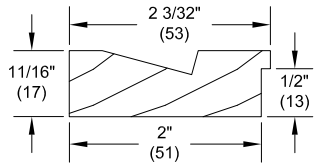
V110
Radius Head Jamb Nailing Fin/DripCap

V104
Jamb Nailing Fin

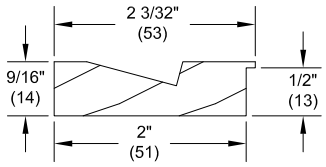
V084
Sill Nailing Fin

Elevate Interior Accessories

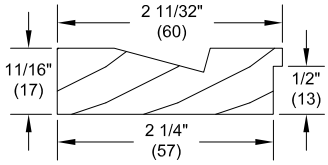
Jamb Extension



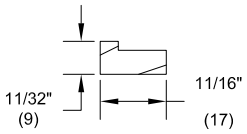
W7432
6 9/16" Jamb Extension



W7119
IIFD To Direct Glaze Jamb
6 9/16" Jamb Extension

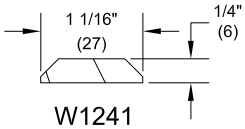


W7446
6 13/16" Jamb Extension

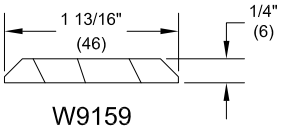


W2214
IIFD 1/4" Jamb Extension
For 6 13/16"

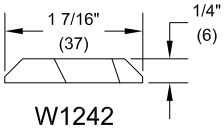
Interior Mull Trim



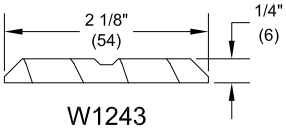
W1241
Interior Mull Trim



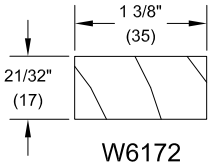
W9159
Horizontal Mull Trim



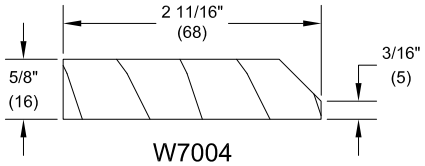
W1242
Interior Mull Trim



W1243
Interior Mull Trim



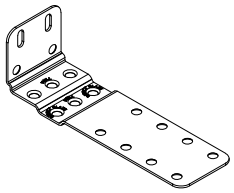
W6172
Mull Filler Block



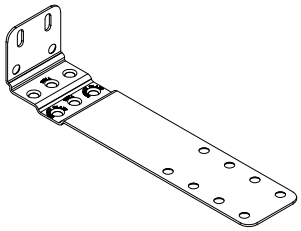
W7004
Sill Standing Block & Mull Tie

Essential Installation Brackets and Nailing Fin

Installation Bracket

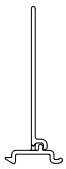


4 9/16" Structural Bracket



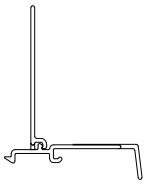
6 9/16" Structural Bracket

Nailing Fin / Drip Cap



V1428
Nailing Fin
Windows and Doors

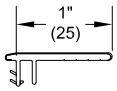
V2067
Nailing Fin Radius
Windows



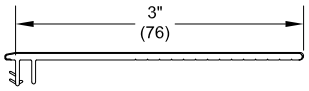
V2395
Nailing Fin With Drip Cap
Windows and Doors

Essential Exterior Accessories

Frame Expander

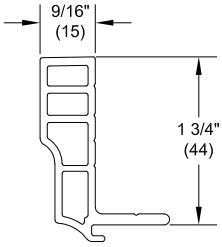


V2034
1" Frame Expander

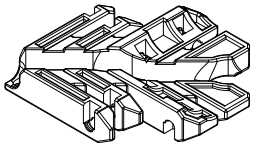


V1780
3" Frame Expander

Flush Fin

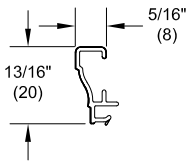


V2056
1 3/4" Flush Fin

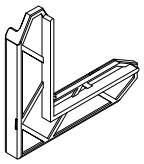


Flush Fin Corner Key

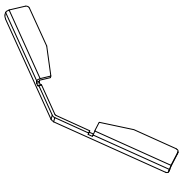
J-Channel



V1458
J-Channel
Note: Mitered Corners



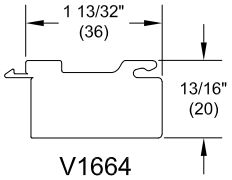
J-Channel
Corner Key



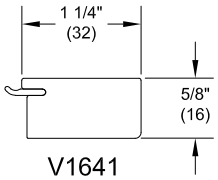
J-Channel
Corner Key
Adjustable

Essential Interior Accessories

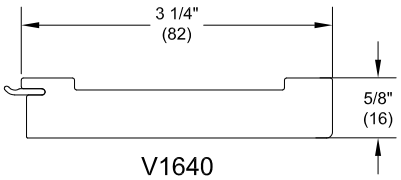
Jamb Extension - Stone White



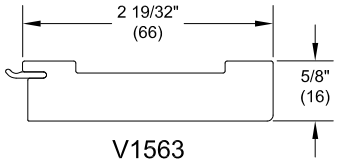
V1664
Secondary Frame
Transom Mull



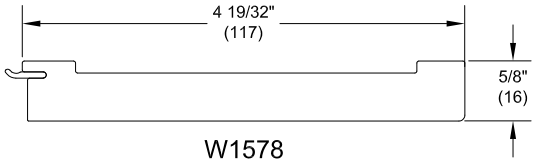
V1641
4 9/16" Door Jamb Extension



V1640
6 9/16" Door Jamb Extension

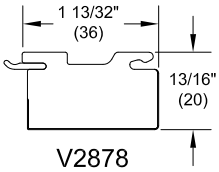


V1563
4 9/16" Window Jamb Extension

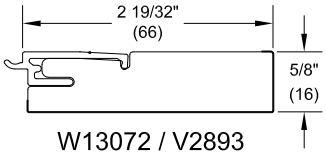


W1578
6 9/16" Window Jamb Extension

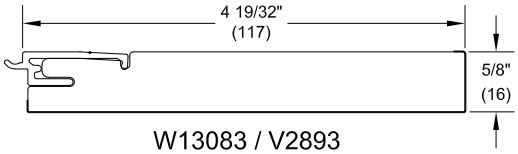
Jamb Extension - Dark Interior



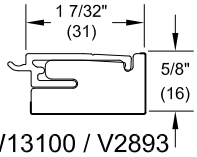
V2878
Secondary Frame
Transom Mull



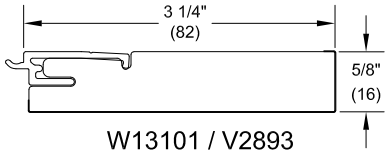
W13072 / V2893
4 9/16" Window Jamb Extension



W13083 / V2893
6 9/16" Window Jamb Extension

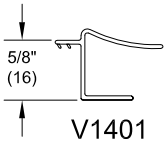


W13100 / V2893
4 9/16" Door Jamb Extension

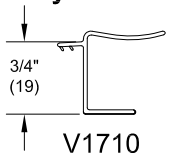


W13101 / V2893
6 9/16" Door Jamb Extension

Drywall Return and Receiver - Available In Stone White, Bronze and Ebony

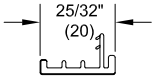


V1401
1/2" To 5/8" Drywall Return



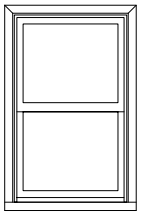
V1710
3/4" Receiver

Interior Frame Filler - Available In Stone White, Bronze and Ebony

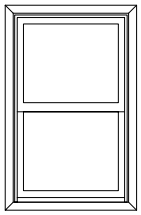


V2053
Interior Frame Filler

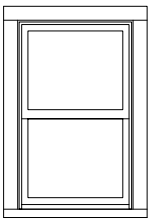
Elevate and Essential Exterior Casing Elevations



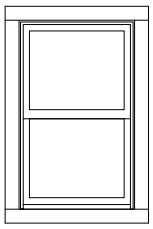
BMC - Flush
With Sill Nosing



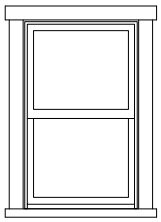
BMC - Mitered
Casing Four Sides



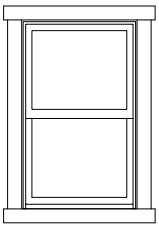
Flat Casing - Flush
With Sill Nosing



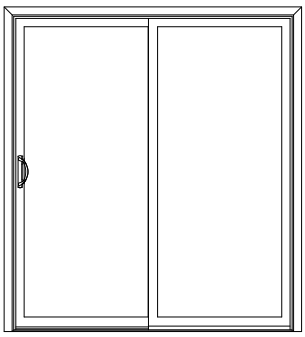
Flat Casing - Flush
Casing Four Sides



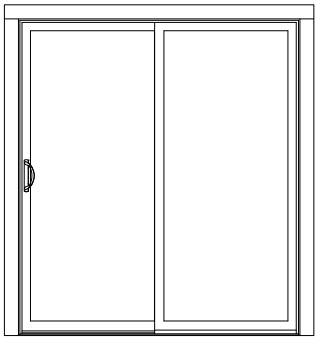
Flat Casing - Ranch Style
With Sill Nosing



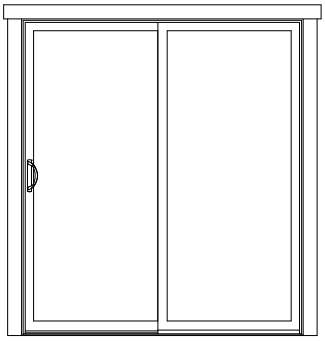
Flat Casing - Ranch Style
Casing Four Sides



BMC



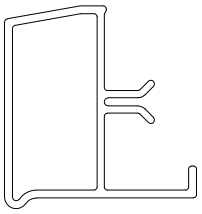
Flat



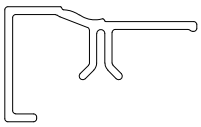
Ranch Style

NOTE: Ranch Style casing overhangs each side by 1" (25)

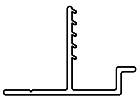
Elevate and Essential Exterior Casing Profiles and Parts



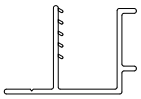
F9107
Sill Nosing - 2"



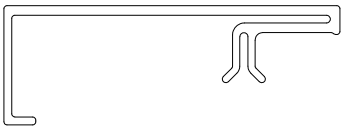
F9105
BMC - 2"



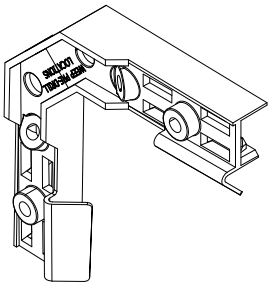
V2177
Elevate
Connection Barb



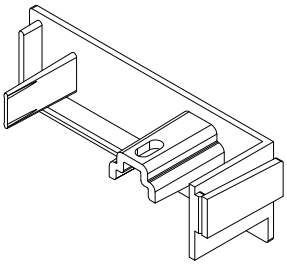
V2691
Essential
Connection Barb



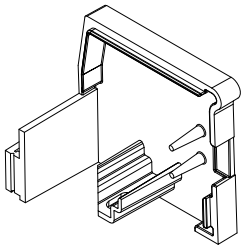
F9108
Flat Casing - 3.5"



Exterior Casing
Corner Key



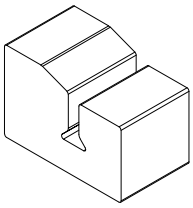
End Cap
Flat Casing, 3.5"



End Cap
Sill

#7 X .750" Type A-17 PH full thread

Reticulated Foam
.625" X .625"



BMC
Plug

Elevate Exterior Casing Measurement Conversions

Frame Outside Measurement (Elevate) to Exterior Casing Individual Part Finished Overall Length		
Elevate Windows		
Exterior Casing Configuration	**Part**	**WU Conversion**
BMC (all four sides)	Header & Sill 45° end cuts	+ 3 3/8"
	Jambs 45° end cuts	+ 3 3/8"
BMC w/ Sill Nosing	Header 45° end cuts	+ 3 3/8"
	Sill 90° end cuts	+ 2 7/8"
	Jambs 45° end cuts on header end 90° end cuts on sill end	+ 1 3/8"
3.5" Flat Casing (all four sides)	Header & Sill 90° end cuts	+ 6 7/32"
	Jambs 90° end cuts	- 5/8"
3.5" Flat Casing w/ Sill Nosing	Header 90° end cuts	+ 6 7/32"
	Sill 90° end cuts	+ 5 7/8"
	Jambs 90° end cuts	- 5/8"
3.5" Flat Casing - Ranch Style	Header & Sill 90° end cuts	+ 8 7/32"
	Jambs 90° end cuts	- 5/8"
3.5" Flat Casing - Ranch Style w/ Sill Nosing	Header 90° end cuts	+ 8 7/32"
	Sill 90° end cuts	+ 7 7/8"
	Jambs 90° end cuts	- 5/8"
Elevate Doors		
Exterior Casing Configuration	**Part**	**WU Conversion**
BMC	Header 45° end cuts	+ 3 3/8"
	Jambs 45° end cuts on header end 90° end cuts on sill end	+ 1 11/16"
3.5" Flat Casing	Header 90° end cuts	+ 6 7/32"
	Jambs 90° end cuts	- 3/8"
3.5" Flat Casing - Ranch Style	Header 90° end cuts	+ 8 7/32"
	Jambs 90° end cuts	- 3/8"

Frame Outside Measurement (Wood Ultrex) to Exterior Casing Outside Measurement Conversion		
Elevate Windows		
Exterior Casing Configuration	Width	Height
BMC (all four sides)	+ 3 3/8"	+ 3 3/8"
BMC w/ Sill Nosing	+ 3 3/8"	+ 3 3/8"
3.5” Flat Casing (all four sides)	+ 6 3/8"	+ 6 3/8"
3.5” Flat Casing w/ Sill Nosing	+ 6 3/8"	+ 4 7/8"
3.5” Flat Casing — Ranch Style	+ 8 3/8"*	+ 6 3/8"
3.5” Flat Casing — Ranch Style w/ Sill Nosing	+ 8 3/8"*	+ 4 7/8"
Elevate Doors		
Exterior Casing Configuration	Width	Height
BMC (header & jambs)	+ 3 3/8"	+ 1 11/16"
3.5” FIat Casing (header & jambs)	+ 6 3/8"	+ 3 3/16"
3.5 Flat Casing — Ranch Style (header & jambs)	+ 8 3/8"*	+ 3 3/16"
* Ranch Style header overhangs each jamb & does not have square or rectangle outer shape — see diagrams on page 6		

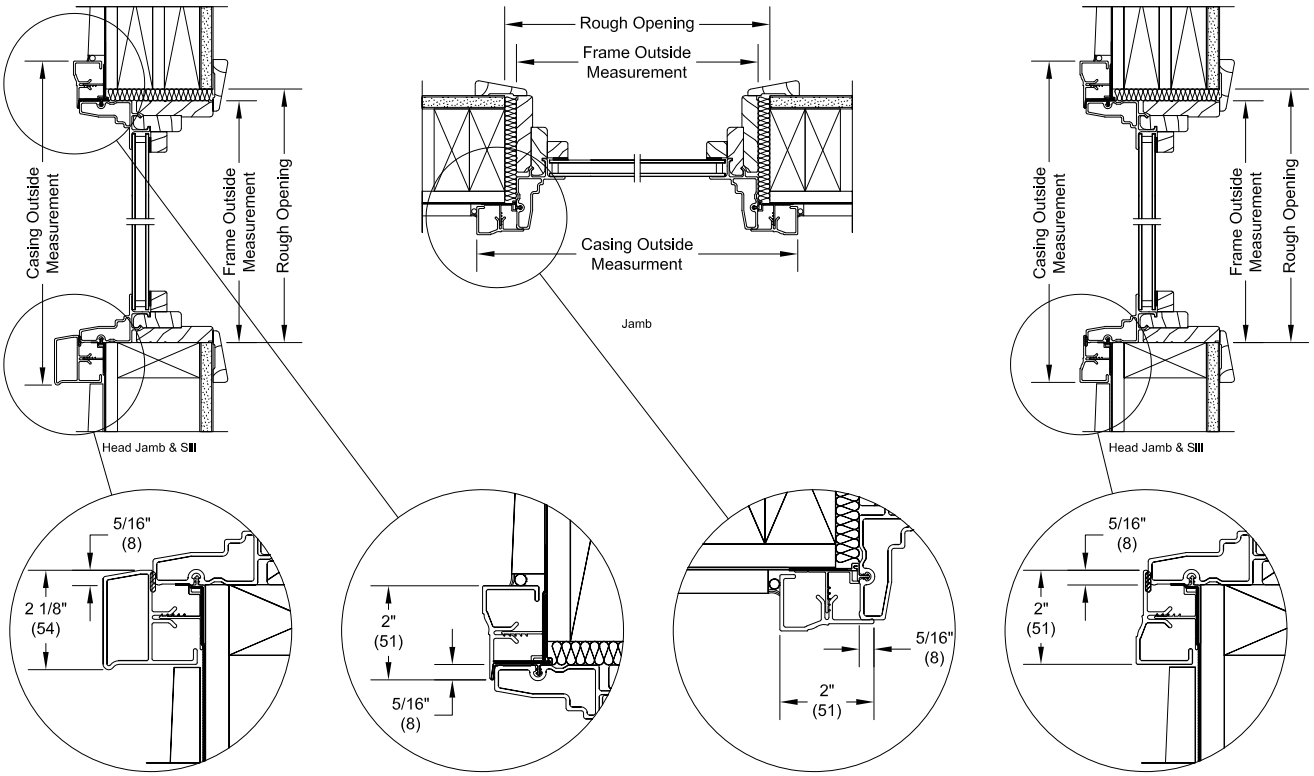
Essential Exterior Casing Measurement Conversions

Frame Outside Measurement (Essential) to Exterior Casing Individual Part Finished Overall Length		
Essential Windows		
Exterior Casing Configuration	**Part**	**AU Conversion**
BMC (all four sides)	Header & Sill 45° end cuts	+ 3 11/16"
	Jambs 45° end cuts	+ 3 11/16"
BMC w/ Sill Nosing	Header 45° end cuts	+ 3 11/16"
	Sill 90° end cuts	+ 3 3/16"
	Jambs 45° end cuts on header end 90° end cuts on sill end	+ 1 11/16"
3.5" Flat Casing (all four sides)	Header & Sill 90° end cuts	+ 6 17/32"
	Jambs 90° end cuts	- 5/16"
3.5" Flat Casing w/ Sill Nosing	Header 90° end cuts	+ 6 17/32"
	Sill 90° end cuts	+ 6 3/16"
	Jambs 90° end cuts	- 5/16"
3.5" Flat Casing - Ranch Style	Header & Sill 90° end cuts	+ 8 17/32"
	Jambs 90° end cuts	- 5/16"
3.5" Flat Casing - Ranch Style w/ Sill Nosing	Header 90° end cuts	+ 8 17/32"
	Sill 90° end cuts	+ 8 3/16"
	Jambs 90° end cuts	- 5/16"
Essential Doors		
Exterior Casing Configuration	**Part**	**AU Conversion**
BMC	Header 45° end cuts	+ 3 11/16"
	Jambs 45° end cuts on header end 90° end cuts on sill end	+ 1 27/32"
3.5" Flat Casing	Header 90° end cuts	+ 6 17/32"
	Jambs 90° end cuts	- 1/4"
3.5" Flat Casing - Ranch Style	Header 90° end cuts	+ 8 17/32"
	Jambs 90° end cuts	- 1/4"

Frame Outside Measurement (All-Ultrex) to Exterior Casing Outside Measurement Conversion		
Essential Windows		
Exterior Casing Configuration	Width	Height
BMC (all four sides)	+ 3 11/16"	+ 3 11/16"
BMC w/ Sill Nosing	+ 3 11/16"	+ 3 11/16"
3.5” Flat Casing (all four sides)	+6 11/16"	+6 11/16"
3.5” Flat Casing w/ Sill Nosing	+6 11/16"	+5 3/16"
3.5” Flat Casing — Ranch Style	+8 11/16"*	+6 11/16"
3.5” Flat Casing — Ranch Style w/ Sill Nosing	+8 11/16"*	+5 3/16"
Essential Doors		
Exterior Casing Configuration	Width	Height
BMC (header & jambs)	+3 11/16"	+1 13/16"
3.5” Flat Casing (header & jambs)	+6 11/16"	+3 11/32"
3.5 Flat Casing — Ranch Style (header & jambs)	+8 11/16"*	+3 11/32"
* Ranch Style header overhangs each jamb & does not have square or rectangle outer shape — see diagrams on page 6		

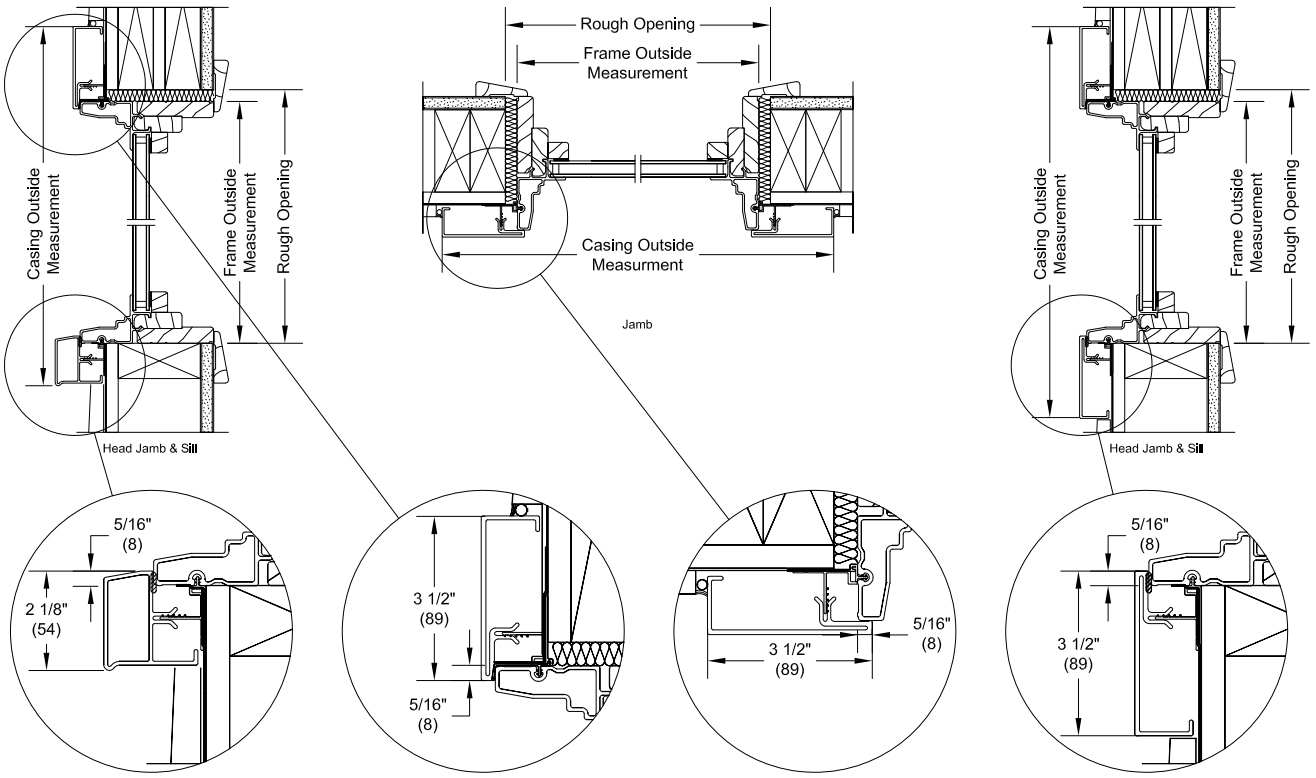
Elevate and Essential Exterior Casing Applications for Windows

Direct Glaze Double Hung Polygon with BMC and Sill Casing



NOTE: Installation requires a minimum of 1" (25). Projections greater than 1" (25) may require connection barbs to be shimmed away from sheeting for compensation.

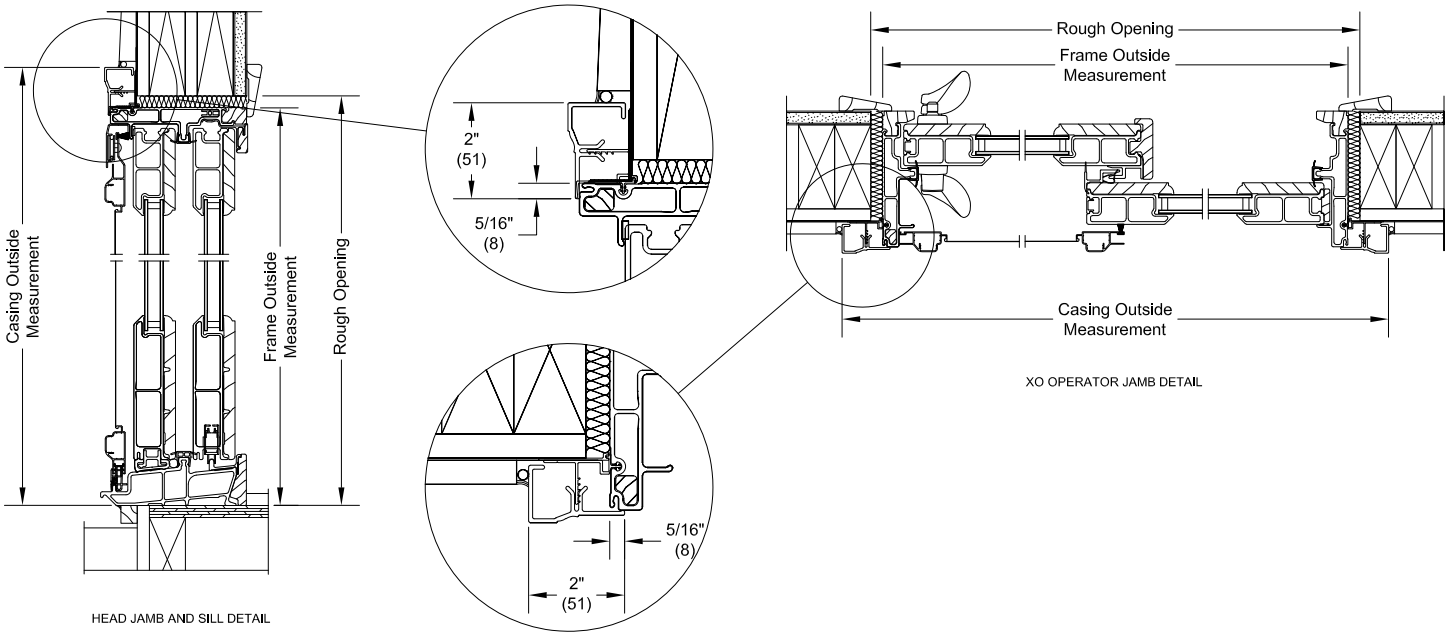
Direct Glaze Double Hung Polygon with Flat Casing and Sill Casing



NOTE: The 5/16" measurement shown is for Elevate. The dimension for Essential is 5/32".

Elevate and Essential Exterior Casing Applications for Doors

ELSFD with BMC

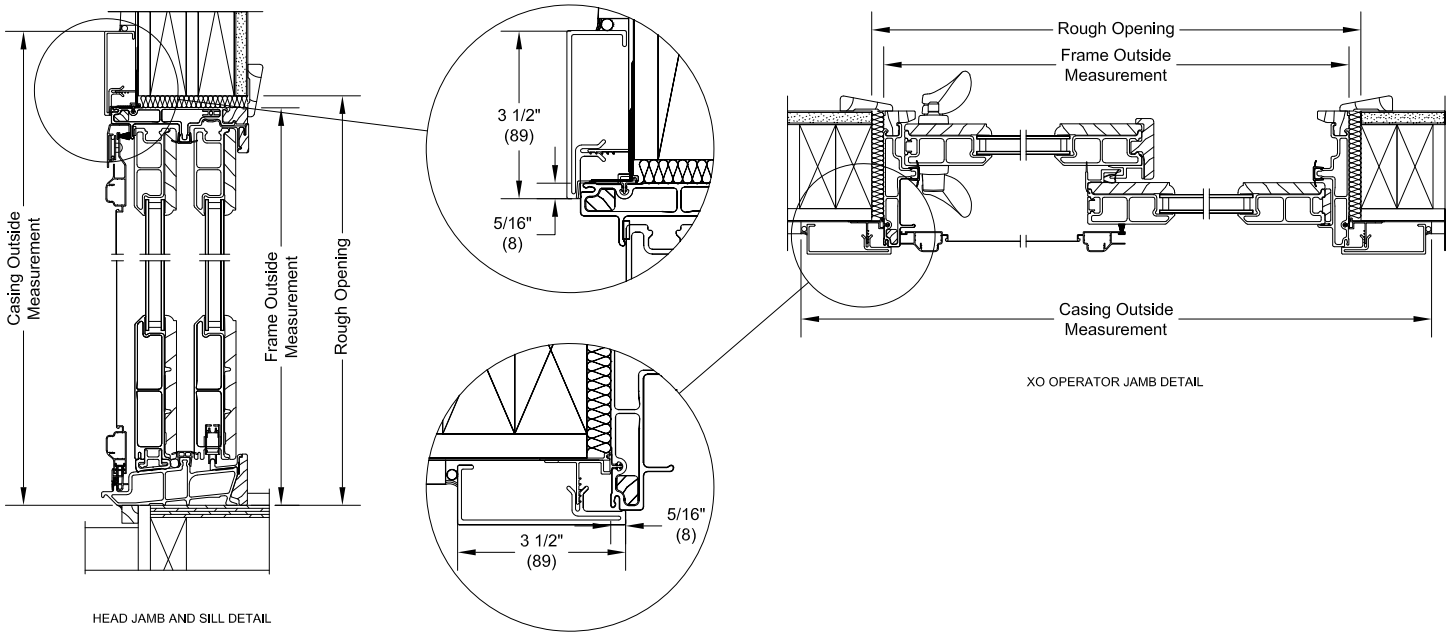


HEAD JAMB AND SILL DETAIL

XO OPERATOR JAMB DETAIL

NOTE: Installation requires a minimum of 1" (25). Projections greater than 1" (25) may require connection barbs to be shimmed away from sheeting for compensation.

ELSFD with Flat Casing



HEAD JAMB AND SILL DETAIL

XO OPERATOR JAMB DETAIL

The 5/16" measurement shown is for Elevate. The dimension for Essential is 5/32".

Essential Casement/Awning

ATTENTION:

- Specifications and technical data are subject to change without notice.
- Dimensions in parentheses are in millimeters or square meters.
- Allow 1/16" (2) tolerance on all measurements.
- For answers to technical questions about Marvin products, you may call our Marvin Support Line: 1-800-587-2712.
- Website: www.marvin.com

Unit Features

Essential Casement: ESCA
Essential Awning: ESAWN
Essential Casement Picture: ESCAP
Essential Casement Transom: ESCATR

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®, an advanced fiber reinforced material that is resistant to thermal conductance. Ultrex patented coating system meets all the requirements of AAMA 624-10.
  - Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony.
- The interior coating meets all the requirements of 00022716.
  - Interior colors: Stone White, Bronze, or Ebony.
- Split finishes are not available for Dark Interior options. Only Bronze interior/Bronze exterior and Ebony interior/Ebony exterior combinations are available.

Frame:

- Composite frame thickness is 1 1/2" (38). Total frame depth is 3 3/32" (79). Ultrex is 0.070" - 0.077" (2) thick.

Sash:

- Composite sash thickness is 15/16" (24). Ultrex is 0.070" - 0.077" (2) thick. Sash can be replaced by not reglazed.

Jamb Extension:

- Standard jamb depth is 2" (51). 4 9/16" (116) and 6 9/16" (167) maintenance free jamb extension available.
  - Available in Stone White, Bronze or Ebony. Default color will match the unit interior selection.
- Split finishes not available for Dark Interior options. Stone White jamb extension is available for all interior color selections.

Casement Hardware:

- Hardware finishes available in Stone White, Almond Frost, Brass, Satin Nickel, Matte Black, and Oil Rubbed Bronze
- Dual arm roto hardware factory installed on casement units
  - Roto gear hardware is an E-coated, high strength, low alloy steel
  - Call number 16 and 20, and frame sizes up to RO 25" (635) wide require dyad operators.
- The hinge track is stainless steel
  - hinge arm is E-coated high strength, low alloy steel
  - hinge shoe is injection molded with a stainless steel insert.
- A snubber on the jamb and stile, certain heights have 0, 1 or 2 sets, interlock the sash to the frame on the hinge side.
- Folding handle with removable snap fit covers.
- The locking hardware consists of multi-point locking mechanism that is actuated from a single point operation.
- Optional coastal hardware is available.
- Optional factory applied Window Opening Control Device is available
  - This device words in accordance to ASTM F2090-17 Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.
  - min size: 18 9/16" (417) x 23 1/2" (597) - max size: 35" (902) x 71" (1816)
  - Available in Stone White, Almost Frost, Oil Rubbed Bronze, and Matte Black finishes.
  - Tether housing finish, E-Gard only.

Awning Hardware:

- Hardware finishes available in Stone White, Almond Frost, Brass, Satin Nickel, Matte Black, and Oil Rubbed Bronze
- Scissors arm roto hardware factory installed on all awning units.
  - Roto hardware is an E-coated high strength, low alloy steel.
- The hinge track is stainless steel
  - hinge arm is E-coated high strength, low alloy steel
  - hinge shoe is injection molded with a stainless steel insert.
- Folding handle with removable snap fit covers
- A single point lock on each jamb/stile, with a removable escutcheon and handle
- Optional coastal hardware is available
- Optional factory installed or field applied stainless steel sash limiter is available

Unit Features Continued

Installation:

- Factory applied folding nailing fin
  - Optional installation brackets for masonry applications are available
  - Optional through jamb installation method
- Factory supplied field mulling kits are available for standard assemblies

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, E3/ERS, or no coating including argon gas fill.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- All glass is of a select quality complying with ASTM C 1036.
- Insulating glass is manufactured and tested to pass level ASTM E 2190 and is IGCC certified.
- The glazing seal is a silicone bedding on the exterior surface and vinyl glazing seal on the interior surface in a one-piece sash.
- STC/OITC values are available in accordance with ASTM E90-09. See the Product Performance chapter for values.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/ERS, or STC/OITC.

Weather Strip:

- All units are dual weather stripped.
- The primary weather strip is a black extruded PVC foam filled bulb that attaches to all four sides of the frame.
- The secondary weather strip is a black extruded PVC hollow that is attached to the sash.

Insect Screen:

- Charcoal fiberglass (non-corrosive) screen cloth.
- Roll formed aluminum frame finish
  - Available in Stone White, Bronze or Ebony (matches unit interior color).
- Features a bottom rail lift and top rail mounted springs that allow it to be removed from the interior of the unit.

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Patterns: Rectangular, 6 or 9 lite Prairie cut, or Cottage style
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony
- Interior colors: Stone White, Bronze, or Ebony (matches unit interior color)
- GBG is not available with tinted glass.

Accessories:

- Field applied j-channel, a 1" (25) or a 3" (76) frame expander, or flush fin installation kit.
- Factory applied: sheet rock return 1/2" (13) or 5/8" (16) drywall, a 3/4" (19) receiver, a frame filler or a flush fin.
  - Sheet rock return and 3/4" receiver are available for all interior color selections.
- General: mull kits are available for field assembly. Kits include instructions, mull covers, mull plugs and brackets.

Exterior Casing:

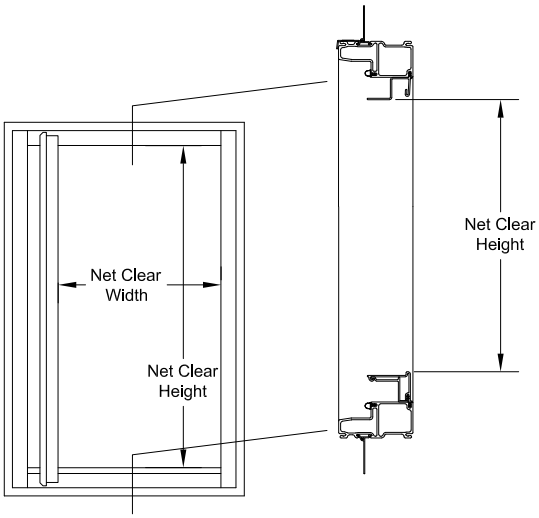
- Non-integral to the unit.
- Fastened to the exterior wall with barb and kerf: 2" (51) brick mould as a full surround or with sill nosing.
- 3 1/2" (89) flat casing available as full surround or with sill nosing.
- Also available with 1" (25) ranch style sill and header overhang.

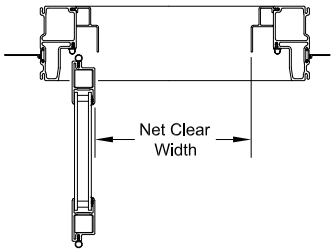
NOTE: NFRC values are now located on www.marvin.com

Certified Sizes and Rating

Product	Air Tested to PSF	Water Tested to psf	Design Pressure (DP)	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Essential Casement	1.57	6	40	LC-PG40-C	27	(686)	71	(1803)
Essential Casement	1.57	6	40	LC-PG40-C	35	(889)	34	(864)
Essential Casement	1.57	6	40	LC-PG40-C	35	(889)	54	(1372)
Essential Casement	1.57	6	40	LC-PG40-C	35	(889)	71	(1803)
Essential Awning	1.57	6	40	LC-PG40-AP	48	(1219)	35	(889)
Essential Casement Picture/Transom	1.57	6	40	LC-PG40-FW	71	(1803)	71	(1803)

Egress, Lite and Vent Measurements





EGRESS MEASUREMENTS FOR OPERATING CASEMENTS

Code restrictions may vary depending on your local building codes.
For additional information, contact your local code department for IBC and IRC requirements.

NOTE:

Call numbers with an E meet the National Egress Codes requiring 5.7 SF clear opening. 20" (508) clear width and 24" (610) clear height, not to excess a floor to sill height of 44". Code restrictions may vary depending on local building codes.
T= Tempered glass is standard for this size unit.
Floor to sill height is based on a rough opening height of 6 10 1/2" (2096) (Inside opening height of 6’ 10 1/4” (2090)).
These units (*) may optionally include a window opening control device tested to ASTM F 2090−10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation. This device is designed to stop your window at a specified location. This device is not designed to prevent child falls.
Units with a frame size of 18 9/16" (472) x 23 1/2" (597) − 35 1/2" (902) x 71 1/2" (1816) can have an optional “window opening control device” installed at the factory. This device is designed to meet the ASTM F 2090−10 standard specification for window fall prevention device.

Egress, Lite and Vent Measurements - Casement

CN	Clear Opening Width		Clear Opening Height		Egress Opening		Floor to Sill Height		Vent Opening	
	ft - in	mm	ft - in	mm	ft^2	cm^2	ft-in	mm	ft^2	cm^2
1620	0-8 43/64	(220)	1-6 5/16	(465)	1.10	(1025)	5-0 41/64	(1540)	1.10	(1025)
1626	0-8 43/64	(220)	2-0 5/16	(618)	1.46	(1360)	4-6 41/64	(1388)	1.46	(1360)
1630	0-8 43/64	(220)	2-6 5/16	(770)	1.83	(1696)	4-0 41/64	(1236)	1.83	(1696)
1636	0-8 43/64	(220)	3-0 5/16	(923)	2.19	(2032)	3-6 41/64	(1083)	2.19	(2032)
1640	0-8 43/64	(220)	3-6 5/16	(1075)	2.55	(2367)	3-0 41/64	(931)	2.55	(2367)
1646	0-8 43/64	(220)	4-0 5/16	(1227)	2.91	(2703)	2-6 41/64	(778)	2.91	(2703)
1650	0-8 43/64	(220)	4-6 5/16	(1380)	3.27	(3038)	2-0 41/64	(626)	3.27	(3038)
1656	0-8 43/64	(220)	5-0 5/16	(1532)	3.63	(3374)	1-6 41/64	(474)	3.63	(3374)
1660	0-8 43/64	(220)	5-6 5/16	(1685)	3.99	(3710)	1-0 41/64	(321)	3.99	(3710)
2020	1-2 43/64	(373)	1-6 5/16	(465)	1.87	(1734)	5-0 41/64	(1540)	1.87	(1734)
2026	1-2 43/64	(373)	2-0 5/16	(618)	2.48	(2302)	4-6 41/64	(1388)	2.48	(2302)
2030	1-2 43/64	(373)	2-6 5/16	(770)	3.09	(2870)	4-0 41/64	(1236)	3.09	(2870)
2036	1-2 43/64	(373)	3-0 5/16	(923)	3.70	(3438)	3-6 41/64	(1083)	3.70	(3438)
2040	1-2 43/64	(373)	3-6 5/16	(1075)	4.31	(4005)	3-0 41/64	(931)	4.31	(4005)
2046	1-2 43/64	(373)	4-0 5/16	(1227)	4.92	(4573)	2-6 41/64	(778)	4.92	(4573)
2050	1-2 43/64	(373)	4-6 5/16	(1380)	5.53	(5141)	2-0 41/64	(626)	5.53	(5141)
2056	1-2 43/64	(373)	5-0 5/16	(1532)	6.15	(5709)	1-6 41/64	(474)	6.15	(5709)
2060	1-2 43/64	(373)	5-6 5/16	(1685)	6.76	(6277)	1-0 41/64	(321)	6.76	(6277)
2620	1-8 43/64	(525)	1-6 5/16	(465)	2.63	(2443)	5-0 41/64	(1540)	2.63	(2443)
2626	1-8 43/64	(525)	2-0 5/16	(618)	3.49	(3243)	4-6 41/64	(1388)	3.49	(3243)
2630	1-8 43/64	(525)	2-6 5/16	(770)	4.35	(4043)	4-0 41/64	(1236)	4.35	(4043)
2636	1-8 43/64	(525)	3-0 5/16	(923)	5.21	(4843)	3-6 41/64	(1083)	5.21	(4843)
2640 E	1-8 43/64	(525)	3-6 5/16	(1075)	6.07	(5644)	3-0 41/64	(931)	6.07	(5644)
2646 E	1-8 43/64	(525)	4-0 5/16	(1227)	6.94	(6444)	2-6 41/64	(778)	6.94	(6444)
2650 E	1-8 43/64	(525)	4-6 5/16	(1380)	7.80	(7244)	2-0 41/64	(626)	7.80	(7244)
2656 E	1-8 43/64	(525)	5-0 5/16	(1532)	8.66	(8044)	1-6 41/64	(474)	8.66	(8044)
2660 E	1-8 43/64	(525)	5-6 5/16	(1685)	9.52	(8844)	1-0 41/64	(321)	9.52	(8844)
3020	2-2 43/64	(677)	1-6 5/16	(465)	3.39	(3152)	5-0 41/64	(1540)	3.39	(3152)
3026	2-2 43/64	(677)	2-0 5/16	(618)	4.50	(4185)	4-6 41/64	(1388)	4.50	(4185)
3030	2-2 43/64	(677)	2-6 5/16	(770)	5.62	(5217)	4-0 41/64	(1236)	5.62	(5217)
3036 E	2-2 43/64	(677)	3-0 5/16	(923)	6.73	(6249)	3-6 41/64	(1083)	6.73	(6249)
3040 E	2-2 43/64	(677)	3-6 5/16	(1075)	7.84	(7282)	3-0 41/64	(931)	7.84	(7282)
3046 E	2-2 43/64	(677)	4-0 5/16	(1227)	8.95	(8314)	2-6 41/64	(778)	8.95	(8314)
3050 E	2-2 43/64	(677)	4-6 5/16	(1380)	10.06	(9347)	2-0 41/64	(626)	10.06	(9347)
3056 E	2-2 43/64	(677)	5-0 5/16	(1532)	11.17	(10379)	1-6 41/64	(474)	11.17	(10379)
3060 E	2-2 43/64	(677)	5-6 5/16	(1685)	12.28	(11411)	1-0 41/64	(321)	12.28	(11411)

T= Tempered glass is standard for this size unit.

FORMULA TO CALCULATE UNIT DAYLIGHT OPENING FOR TRANSOM OR PICTURE:

R.O. Width - 6 3/16" (157) = Daylight Opening Width

R.O. Height - 6 3/16" (157) = Daylight Opening Height

I.O. Width - 6 1/16" (154) = Daylight Opening Width

I.O. Height - 5 15/16" (151) = Daylight Opening Height

Lite and Vent Measurements - Awning

CN	Clear Opening Width		Clear Opening Height		Egress Opening		Floor to Sill Height		Vent Opening	
	ft - in	mm	ft - in	mm	ft^2	cm^2	ft-in	mm	ft^2	cm^2
1620	0-8 43/64	(220)	1-6 5/16	(465)	1.10	(1025)	5-0 41/64	(1540)	1.10	(1025)
1626	0-8 43/64	(220)	2-0 5/16	(618)	1.46	(1360)	4-6 41/64	(1388)	1.46	(1360)
1630	0-8 43/64	(220)	2-6 5/16	(770)	1.83	(1696)	4-0 41/64	(1236)	1.83	(1696)
1636	0-8 43/64	(220)	3-0 5/16	(923)	2.19	(2032)	3-6 41/64	(1083)	2.19	(2032)
1640	0-8 43/64	(220)	3-6 5/16	(1075)	2.55	(2367)	3-0 41/64	(931)	2.55	(2367)
1646	0-8 43/64	(220)	4-0 5/16	(1227)	2.91	(2703)	2-6 41/64	(778)	2.91	(2703)
1650	0-8 43/64	(220)	4-6 5/16	(1380)	3.27	(3038)	2-0 41/64	(626)	3.27	(3038)
1656	0-8 43/64	(220)	5-0 5/16	(1532)	3.63	(3374)	1-6 41/64	(474)	3.63	(3374)
1660	0-8 43/64	(220)	5-6 5/16	(1685)	3.99	(3710)	1-0 41/64	(321)	3.99	(3710)
2020	1-2 43/64	(373)	1-6 5/16	(465)	1.87	(1734)	5-0 41/64	(1540)	1.87	(1734)
2026	1-2 43/64	(373)	2-0 5/16	(618)	2.48	(2302)	4-6 41/64	(1388)	2.48	(2302)
2030	1-2 43/64	(373)	2-6 5/16	(770)	3.09	(2870)	4-0 41/64	(1236)	3.09	(2870)
2036	1-2 43/64	(373)	3-0 5/16	(923)	3.70	(3438)	3-6 41/64	(1083)	3.70	(3438)
2040	1-2 43/64	(373)	3-6 5/16	(1075)	4.31	(4005)	3-0 41/64	(931)	4.31	(4005)
2046	1-2 43/64	(373)	4-0 5/16	(1227)	4.92	(4573)	2-6 41/64	(778)	4.92	(4573)
2050	1-2 43/64	(373)	4-6 5/16	(1380)	5.53	(5141)	2-0 41/64	(626)	5.53	(5141)
2056	1-2 43/64	(373)	5-0 5/16	(1532)	6.15	(5709)	1-6 41/64	(474)	6.15	(5709)
2060	1-2 43/64	(373)	5-6 5/16	(1685)	6.76	(6277)	1-0 41/64	(321)	6.76	(6277)
2620	1-8 43/64	(525)	1-6 5/16	(465)	2.63	(2443)	5-0 41/64	(1540)	2.63	(2443)
2626	1-8 43/64	(525)	2-0 5/16	(618)	3.49	(3243)	4-6 41/64	(1388)	3.49	(3243)
2630	1-8 43/64	(525)	2-6 5/16	(770)	4.35	(4043)	4-0 41/64	(1236)	4.35	(4043)
2636	1-8 43/64	(525)	3-0 5/16	(923)	5.21	(4843)	3-6 41/64	(1083)	5.21	(4843)
2640 E	1-8 43/64	(525)	3-6 5/16	(1075)	6.07	(5644)	3-0 41/64	(931)	6.07	(5644)
2646 E	1-8 43/64	(525)	4-0 5/16	(1227)	6.94	(6444)	2-6 41/64	(778)	6.94	(6444)
2650 E	1-8 43/64	(525)	4-6 5/16	(1380)	7.80	(7244)	2-0 41/64	(626)	7.80	(7244)
2656 E	1-8 43/64	(525)	5-0 5/16	(1532)	8.66	(8044)	1-6 41/64	(474)	8.66	(8044)
2660 E	1-8 43/64	(525)	5-6 5/16	(1685)	9.52	(8844)	1-0 41/64	(321)	9.52	(8844)
3020	2-2 43/64	(677)	1-6 5/16	(465)	3.39	(3152)	5-0 41/64	(1540)	3.39	(3152)
3026	2-2 43/64	(677)	2-0 5/16	(618)	4.50	(4185)	4-6 41/64	(1388)	4.50	(4185)
3030	2-2 43/64	(677)	2-6 5/16	(770)	5.62	(5217)	4-0 41/64	(1236)	5.62	(5217)
3036 E	2-2 43/64	(677)	3-0 5/16	(923)	6.73	(6249)	3-6 41/64	(1083)	6.73	(6249)
3040 E	2-2 43/64	(677)	3-6 5/16	(1075)	7.84	(7282)	3-0 41/64	(931)	7.84	(7282)
3046 E	2-2 43/64	(677)	4-0 5/16	(1227)	8.95	(8314)	2-6 41/64	(778)	8.95	(8314)
3050 E	2-2 43/64	(677)	4-6 5/16	(1380)	10.06	(9347)	2-0 41/64	(626)	10.06	(9347)
3056 E	2-2 43/64	(677)	5-0 5/16	(1532)	11.17	(10379)	1-6 41/64	(474)	11.17	(10379)
3060 E	2-2 43/64	(677)	5-6 5/16	(1685)	12.28	(11411)	1-0 41/64	(321)	12.28	(11411)

T= Tempered glass is standard for this size unit.

FORMULA TO CALCULATE UNIT DAYLIGHT OPENING FOR TRANSOM OR PICTURE:

R.O. Width - 6 3/16" (157) = Daylight Opening Width

R.O. Height - 6 3/16" (157) = Daylight Opening Height

I.O. Width - 6 1/16" (154) = Daylight Opening Width

I.O. Height - 5 15/16" (151) = Daylight Opening Height

Sizing Guidelines - Mulls

MULTIPLE ASSEMBLIES - Factory Mull Configuration. Mulls and Reinforced Mulls available. Field mull kits are available. Mulling beyond limitations is not recommended.

MAXIMUM ASSEMBLY UP TO 6W1H:

Rough Opening 96" (2438) x 96" (2438), Inside Opening 95 7/8" (2435) x 95 3/4" (2432)

MAXIMUM ASSEMBLY UP TO 5W5H:

Rough Opening 114" (2896) x 78" (1981), Inside Opening 113 7/8" (2892) x 77 3/4" (1975)

Packaged Terminal Air Conditioner (PTAC) Mulling - Factory mulled below a Picture unit.

Mull options can not affect unit or RO size. Height of PTAC window frame will accommodate all PTAC sizes.

Standard PTAC height is 19 1/4" (489); standard PTAC width will match the upper unit width.

MAXIMUM ROUGH OPENING ASSEMBLY UP TO 1W2H: 72" (1289) X 96" (2438)

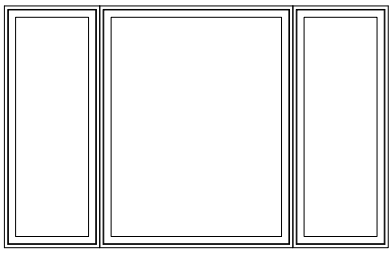
CALCULATING TOTAL OPENING FOR ASSEMBLIES

WIDTH: Rough Opening = Frame Widths + 1/2" (13) per mull + 1/2" (13), Inside Opening = Frame Widths + 1/2" (13) per mull + 3/8" (10).

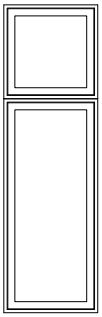
Tolerance = 1/4" (6) from Frame to Rough Opening at left and right jamb, 3/16" (5) from Frame to Inside Opening at left and right jamb.

HEIGHT: Rough Opening = Frame Heights + 1/2" (13) per mull + 1/2" (13), Inside Opening = Frame Heights + 1/2" (13) per mull + 1/4" (6).

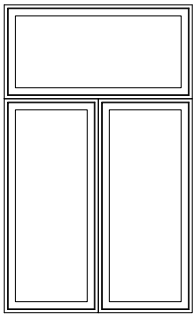
Tolerance = 1/2" (13) from Frame to Rough Opening at head jamb. 1/4" (6) from Frame to Inside Opening at head jamb.



2 Vertical Mulls



1 Horizontal Mull



1 Vertical Mull
1 Horizontal Mull

Sizing Guidelines and Measurement Conversions

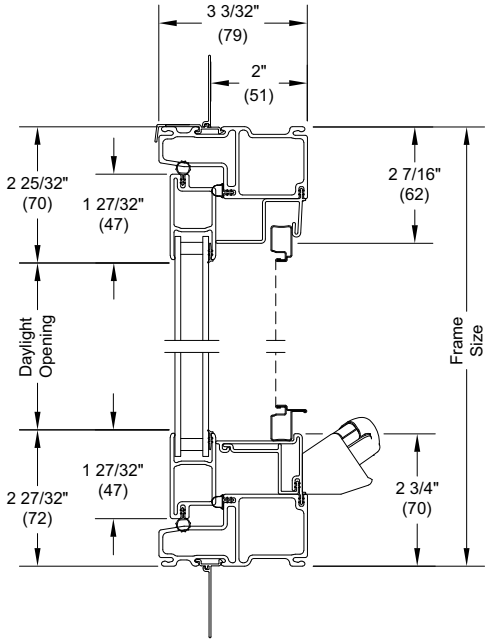
Unit Measurements - Operator Casement and Awning					
From	**To**	**Width**		**Height**	
Frame Measurements		**in**	**mm**	**in**	**mm**
Masonry Opening	Rough Opening	0	()	+ 1/4	(6)
OM of Frame	Rough Opening	+ 1/2	(13)	+ 1/2	(13)
J-Channel OM	Rough Opening	-3/4	(19)	-3/4	-(19)
Glass Size	Rough Opening	+ 5 1/16	(129)	+ 5 1/16	(129)
Sash Opening	Rough Opening	+ 2 5/32	(55)	+ 2 5/32	(55)
Masonry Opening	Inside Opening	-1/8	(3)	0	()
OM of Frame	Inside Opening	+ 3/8	(10)	+ 1/4	(6)
J-Channel OM	Inside Opening	-7/8	(22)	-1	-(25)
Glass Size	Inside Opening	+ 4 15/16	(126)	+ 4 13/16	(122)
Sash Opening	Inside Opening	+ 2 1/32	(52)	+ 1 29/32	(49)
Sash		**in**	**mm**	**in**	**mm**
Glass Size	OM of Sash	+ 2 19/32	(66)	+ 2 19/32	(66)
OM of Sash	Rough Opening	+ 2 15/32	(63)	+ 2 15/32	(63)
OM of Sash	Inside Opening	+ 2 11/32	(60)	+ 2 7/32	(57)
Glass Size	Daylight Opening	-1 7/64	(28)	-1 7/64	(28)
Rough Opening	Daylight Opening	-6 11/64	(157)	-6 11/64	(157)
Inside Opening	Daylight Opening	-6 3/64	(154)	-5 59/64	(151)
Screen		**in**	**mm**	**in**	**mm**
Rough Opening	OM of Screen	-4 49/64	(121)	-5 11/64	(131)
Inside Opening	OM of Screen	-4 41/64	(118)	-4 59/64	(125)
Daylight Opening	OM of Screen	+ 1 27/64	(36)	+ 1 1/64	(26)

Section Details: Operating - Casement / Awning - 2"

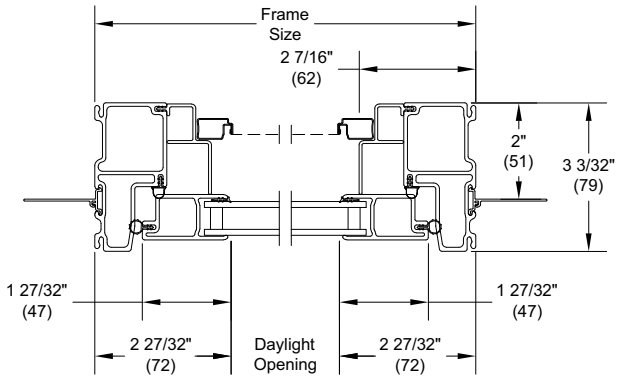
Scale: 3" = 1' 0"

Head
Jamb

Sill



Jamb

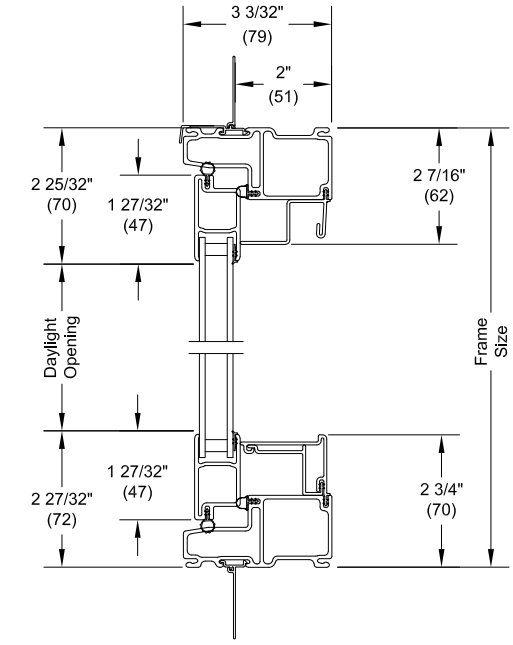


Section Details: Stationary - Picture/Transom - 2"

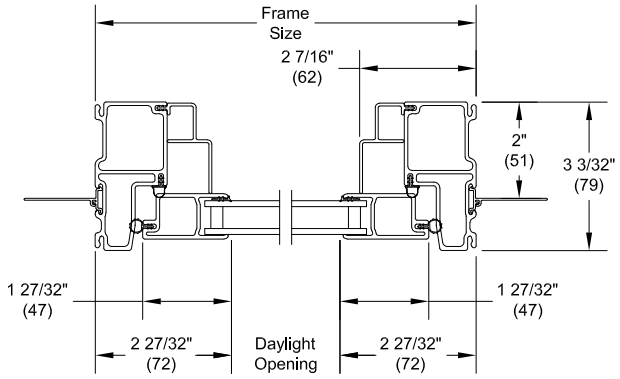
Scale: 3" = 1' 0"

Head
Jamb

Sill



Jamb

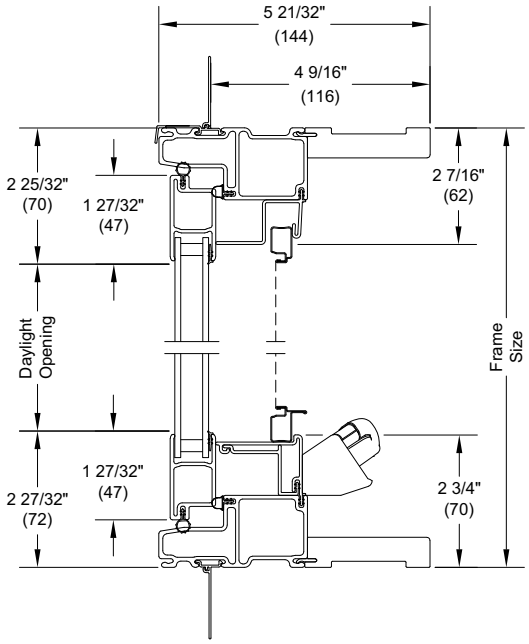


Section Details: Operating - Casement / Awning - 4 9/16"

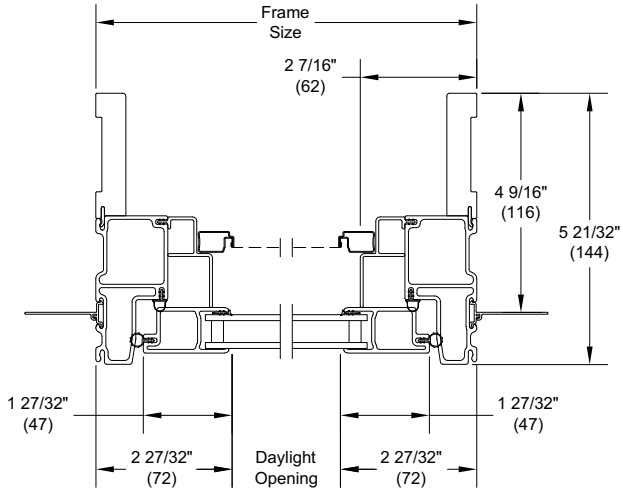
Scale: 3" = 1' 0"

Head
Jamb

Sill



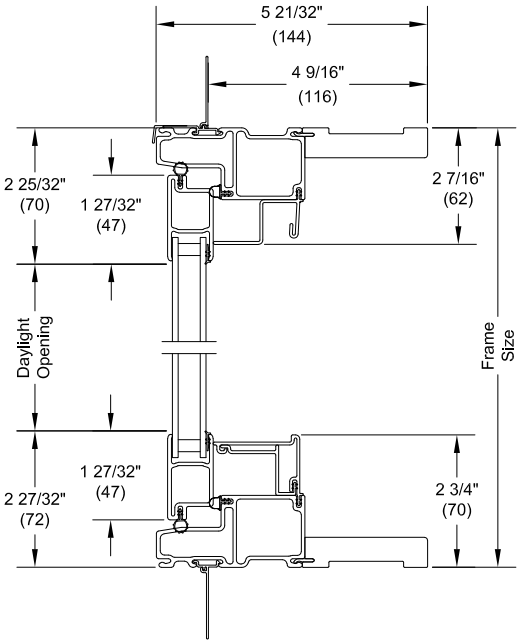
Jamb



Section Details: Stationary - Picture/Transom - 4 9/16"

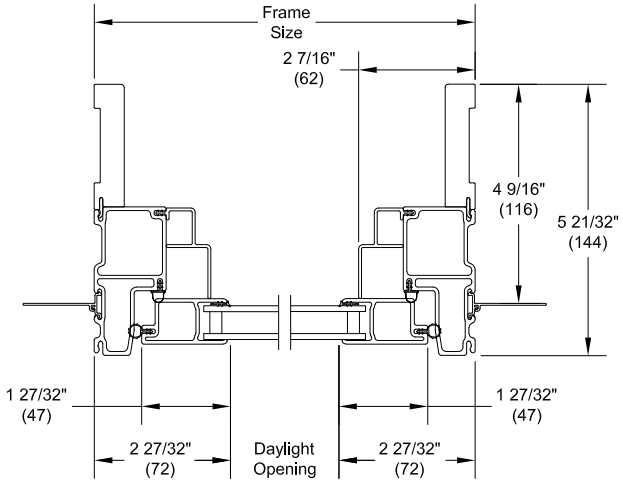
Scale: 3" = 1' 0"

Head
Jamb



Sill

Jamb

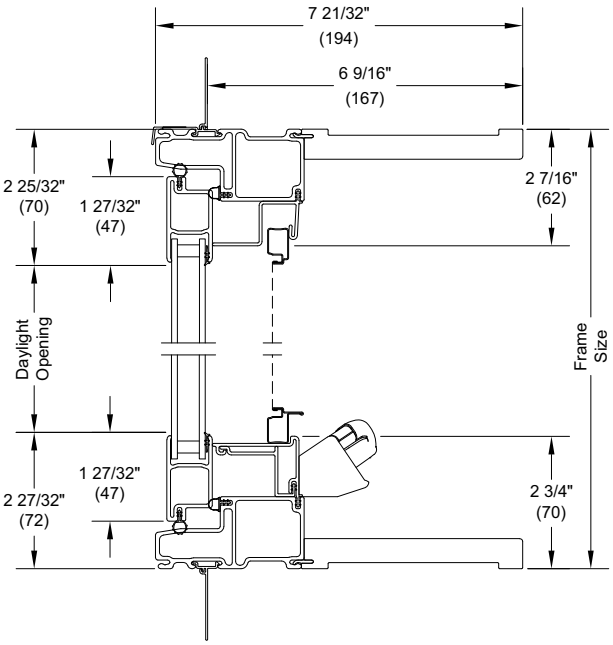


Section Details: Operating - Casement / Awning - 6 9/16"

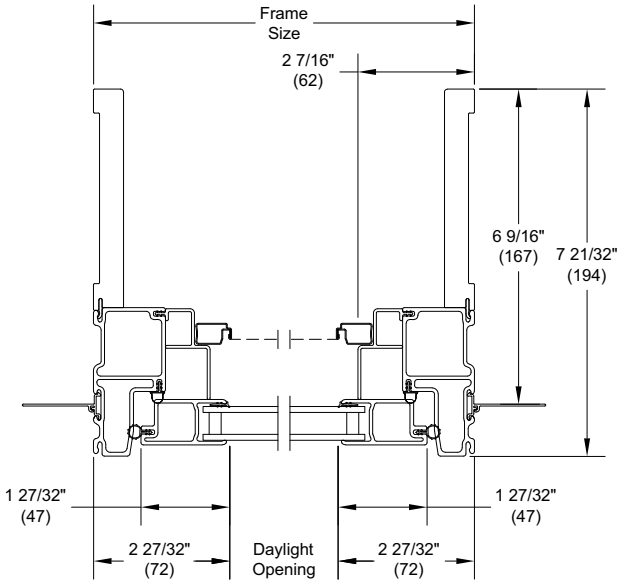
Scale: 3" = 1' 0"

Head
Jamb

Sill

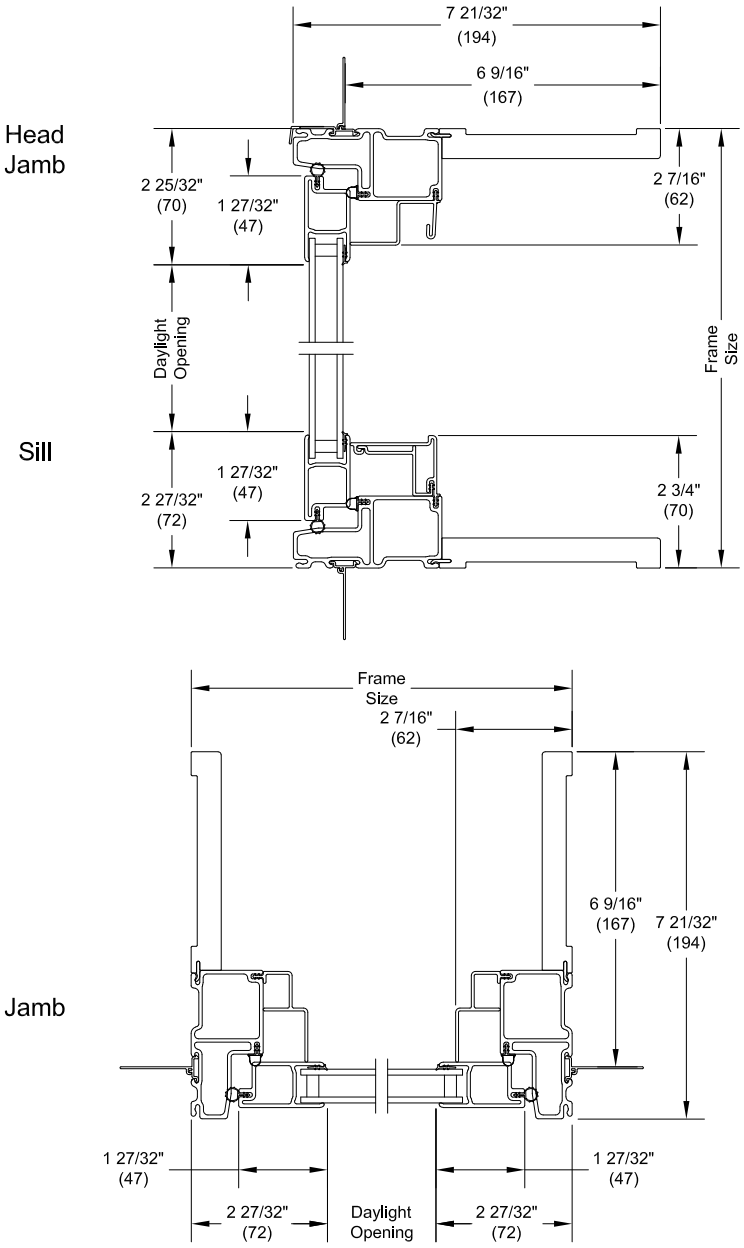


Jamb



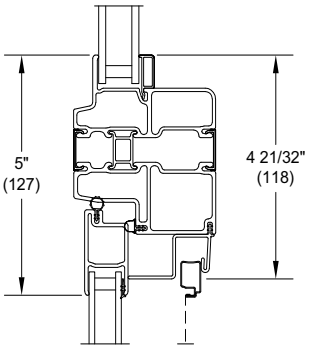
Section Details: Stationary - Picture/Transom - 6 9/16"

Scale: 3" = 1' 0"

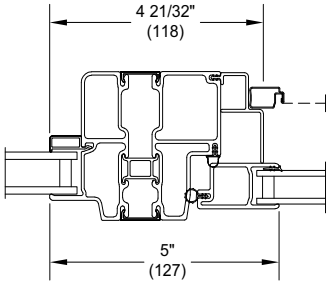


Section Details: Mullions

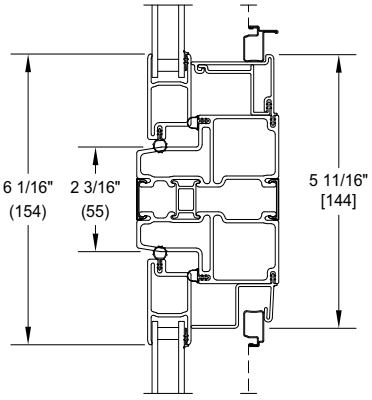
Scale: 3" = 1' 0"



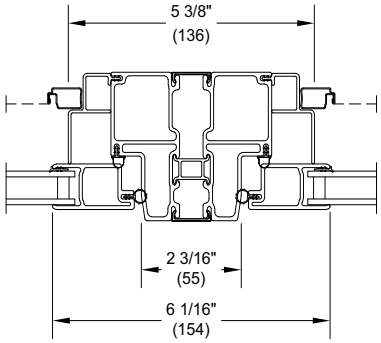
Horizontal Mull
Polygon To
Casement/Awning



Vertical Mull
Polygon To
Casement/Awning



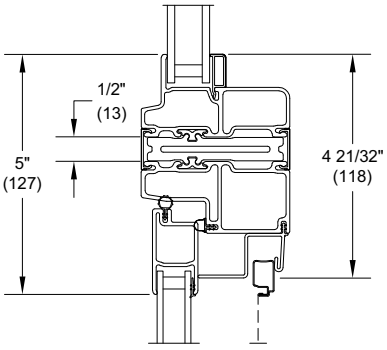
Horizontal Mull
Casement/Awning To
Casement/Awning



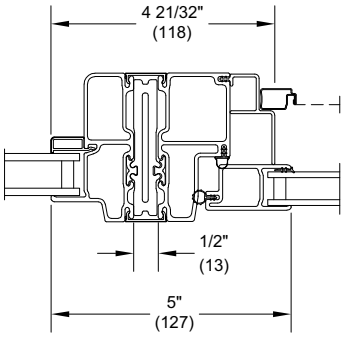
Vertical Mull
Casement/Awning To
Casement/Awning

Section Details: Reinforced Mullions

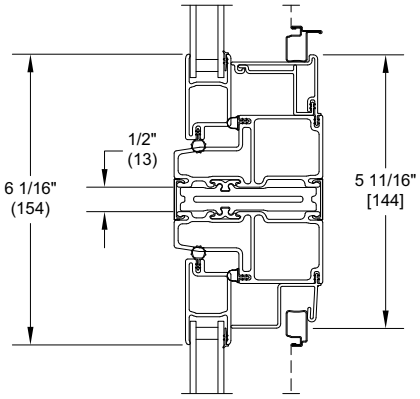
Scale: 3" = 1' 0"



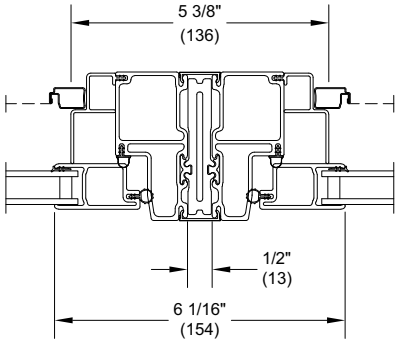
Horizontal Mull
Polygon To
Casement/Awning



Vertical Mull
Polygon To
Casement/Awning



Horizontal Mull
Casement/Awning To
Casement Awning



Vertical Mull
Casement/Awning To
Casement Awning

GBG Lite Cuts

Divided Lite Patterns

Standard CN Height	Standard CN Width							
	16	**20**	**26**	**30**	**36**	**40**	**50**	**60**
10	2W1H	3W1H	3W1H	3W1H	4W1H	4W1H	5W1H	7W1H
16	2W1H	3W1H	3W1H	3W1H	4W1H	4W1H	5W1H	7W1H
20	2W2H	3W2H	3W2H	3W2H	4W2H	4W2H	5W2H	7W2H
26	2W2H	3W2H	3W2H	3W2H	4W2H	4W2H	5W2H	7W2H
30	2W2H	3W2H	3W2H	3W2H	4W2H	4W2H	5W2H	7W2H
36	2W3H	3W3H	3W3H	3W3H	4W3H	4W3H	5W3H	7W3H
40	2W3H	3W3H	3W3H	3W3H	4W3H	4W3H	5W3H	7W3H
46	2W4H	3W4H	3W4H	3W4H	4W4H	4W4H	5W4H	7W4H
50	2W4H	3W4H	3W4H	3W4H	4W4H	4W4H	5W4H	7W4H
56	2W5H	3W5H	3W5H	3W5H	4W5H	4W5H	5W5H	N/A
60	2W5H	3W5H	3W5H	3W5H	4W5H	4W5H	5W5H	N/A

Optional Standard Cottage Pattern per sash - GBG

Standard CN Height	Standard CN Width							
	16	**20**	**26**	**30**	**36**	**40**	**50**	**60**
All Heights	4-Lite	4-Lite	4-Lite	4-Lite	5-Lite	5-Lite	6-Lite	8-Lite

NOTES:

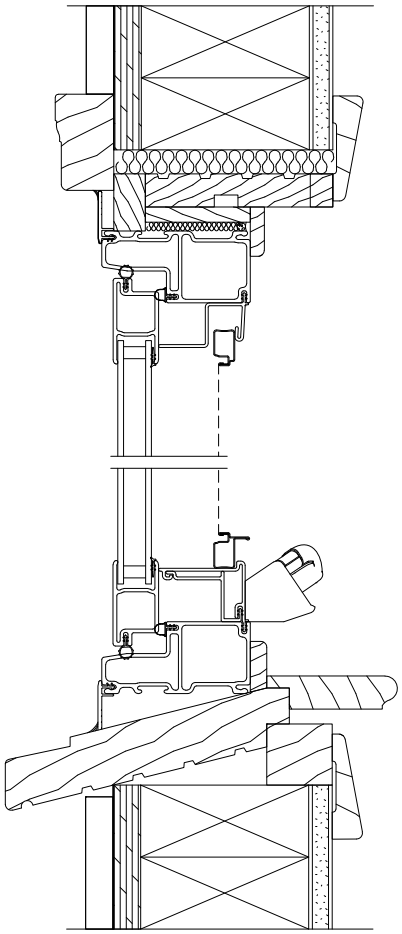
- Rectangle GBGs for special size units will default to the next smaller standard size lite pattern. Also available will be Prairie patterns, Cottage patterns, and customer specified equal rectangular lite pattern.
- Prairie available in 9 lite and 6 lite top, bottom, left, and right patterns.
- Cottage GBGs for special size units will default to the next smaller standard size lite pattern. Cottage GBGs are also available in customer selected lite patterns.
- Minimum DLO measurement for equal lite GBG option is 3" (76) and will be validated by OMS.
- Standard DLO measurement for Prairie GBG option is 4" (102). Special DLO corners are not applicable.
- Standard DLO height measurement for Cottage GBG option is 10" (254). Minimum DLO height is 3" (76) for both one and two high patterns.

Installation Suggestion - Frame Expander

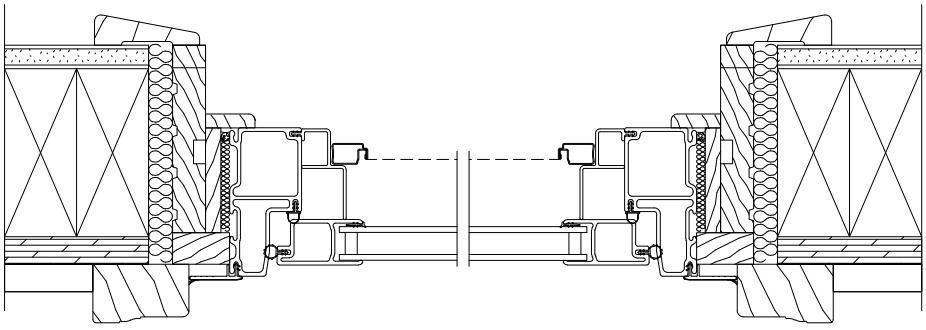
Scale: 1 1/2" - 1’ 0"

Head
Jamb

Sill



Jamb



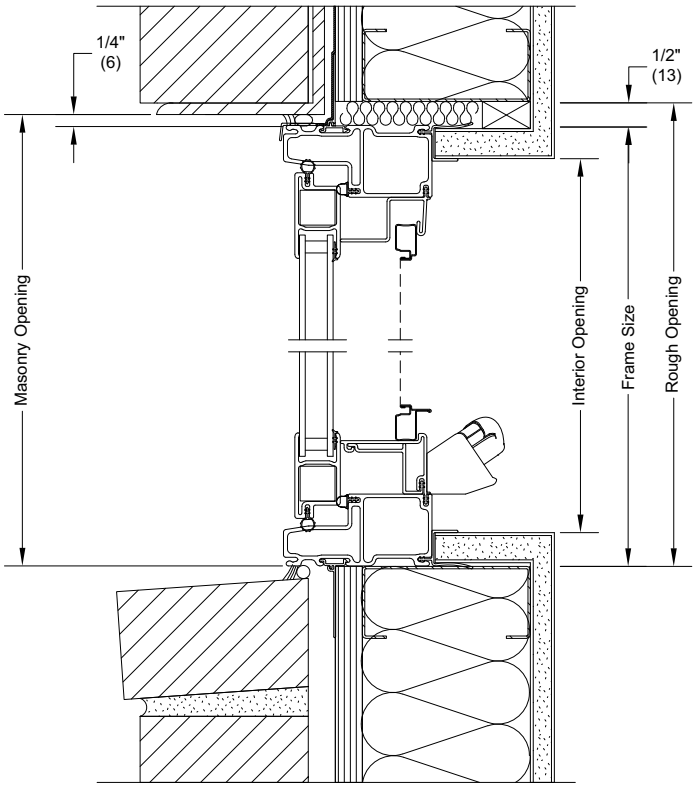
NOTES:

The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

Installation Suggestion - Brick Veneer with Steel Frame Construction

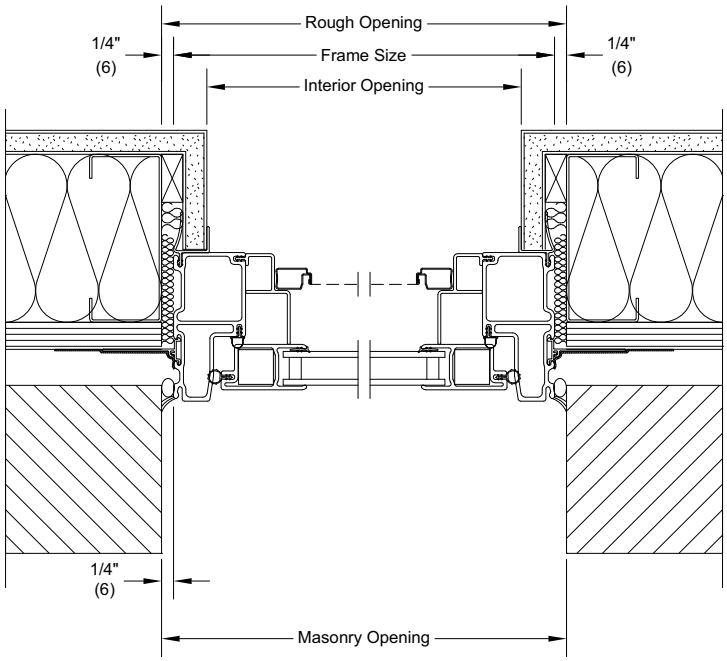
Scale: 1 1/2" - 1' 0"

Head
Jamb



Sill

Jamb



NOTES:

Shown with optional sheet rock return. Picture unit installation similar.

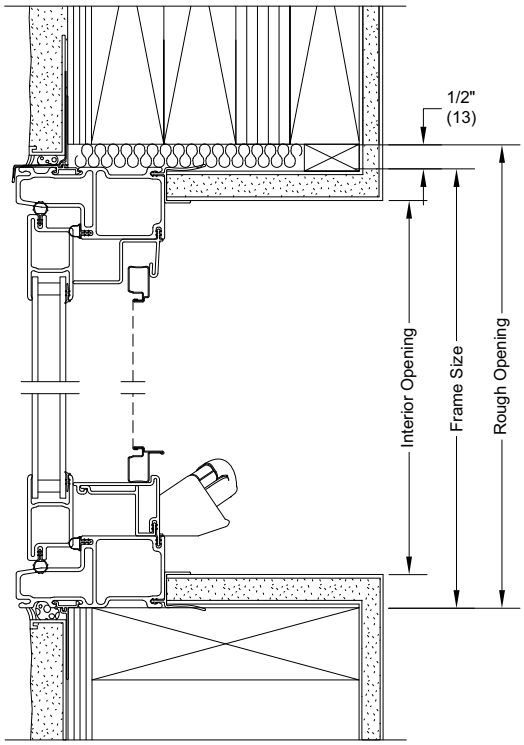
The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

Installation Suggestion - Stucco with 2x6 Frame Construction

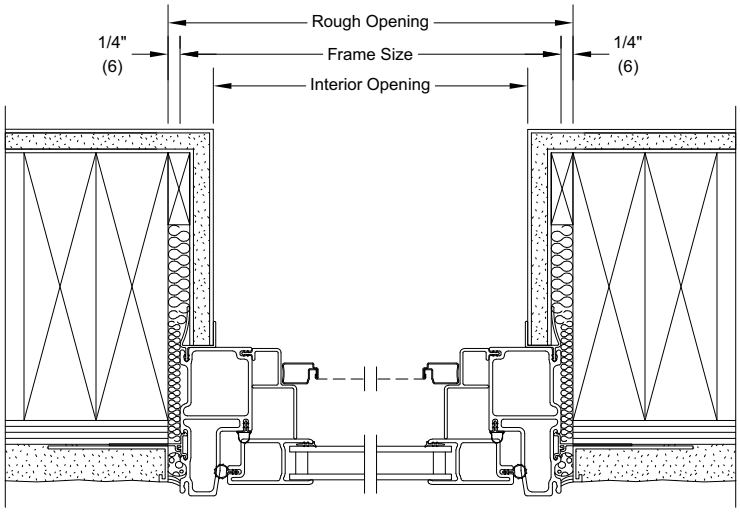
Scale: 1 1/2" - 1' 0"

Head
Jamb

Sill



Jamb



NOTES:

Shown with optional sheet rock return.

Picture unit installation similar.

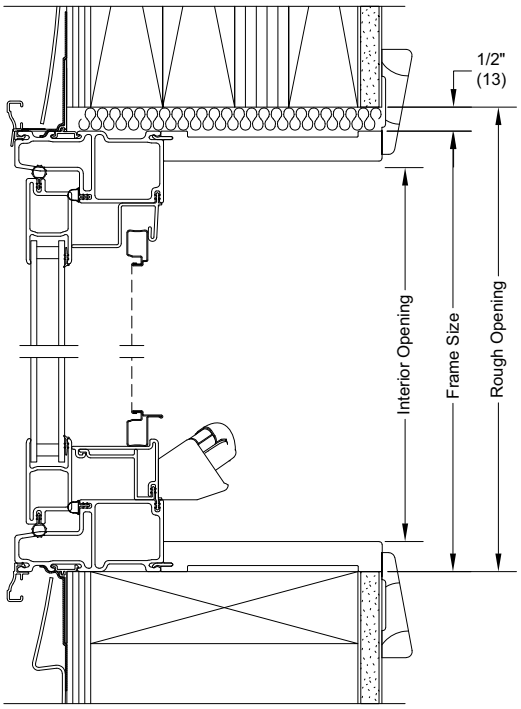
The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

Installation Suggestion - Vinyl Siding with Steel 2x6 Frame Construction

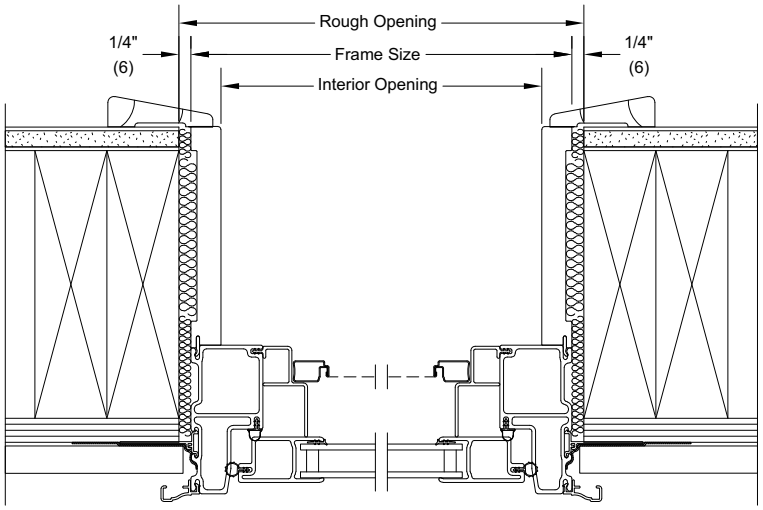
Scale: 1 1/2" - 1’ 0"

Head
Jamb

Sill



Jamb



NOTES:

Shown with optional sheet rock return. Picture unit installation similar.

The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.