

HISTORIC AND DESIGN REVIEW COMMISSION

September 2, 2020

HDRC CASE NO: 2020-354
ADDRESS: 1414 FULTON AVE
LEGAL DESCRIPTION: NCB 2752 BLK 58 LOT 9
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Fulton Historic District
APPLICANT: Jose Corpus/CORPUS JOSE & TARA
OWNER: Jose Corpus/CORPUS JOSE & TARA
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 07, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 11 windows with new vinyl windows.

APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary historic structure at 1414 Fulton was constructed circa 1927 in the Spanish Eclectic style, first appears on the 1951 Sanborn map, and contributes to the Fulton Historic District. The one-story, single-family structure features an L-plan flat roof to the rear and hipped and shed clay barrel tile roofs toward the front, front and side facing in-set porches, an attached stucco wall extending from the arched porte-cochere.
- b. **COMPLIANCE** – Two Stop Work Orders posted on the property on May 7, and July 13, 2020, were disregarded as work continued. On July 20, 2020, the owner submitted an application and paid the post-work application on after receiving an official Letter of Violation.
- c. **EXISTING WINDOWS** – According to the applicant, the property has been subject to window replacement on the side and rear elevations in previous decades and currently feature a variety of metal windows configurations including casement windows and sash windows. Staff finds that 3 front-facing windows, 3 front porch windows, and 2 West-facing windows featured wood sash windows prior to replacement without approval.
- d. **PROPOSED WINDOWS** – The applicant has proposed to replace 11 windows of variety of sizes, configurations, and materials with new vinyl sash windows (Elevate – Inspire Series). Per the *Standard Specifications for Original Wood Window Replacement*, Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance; such determination shall be made on a case-by-case basis by OHP and/or the HDRC; whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the proposed window product does not adhere to the Standard

Specifications regarding material, depth, color, and installation. Staff finds that all wood windows should be restored to wood sash windows of the same dimension and installation and all non-conforming aluminum window may be replaced with a window product that meets the standard specifications regardless of material.

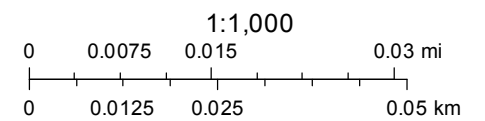
RECOMMENDATION:

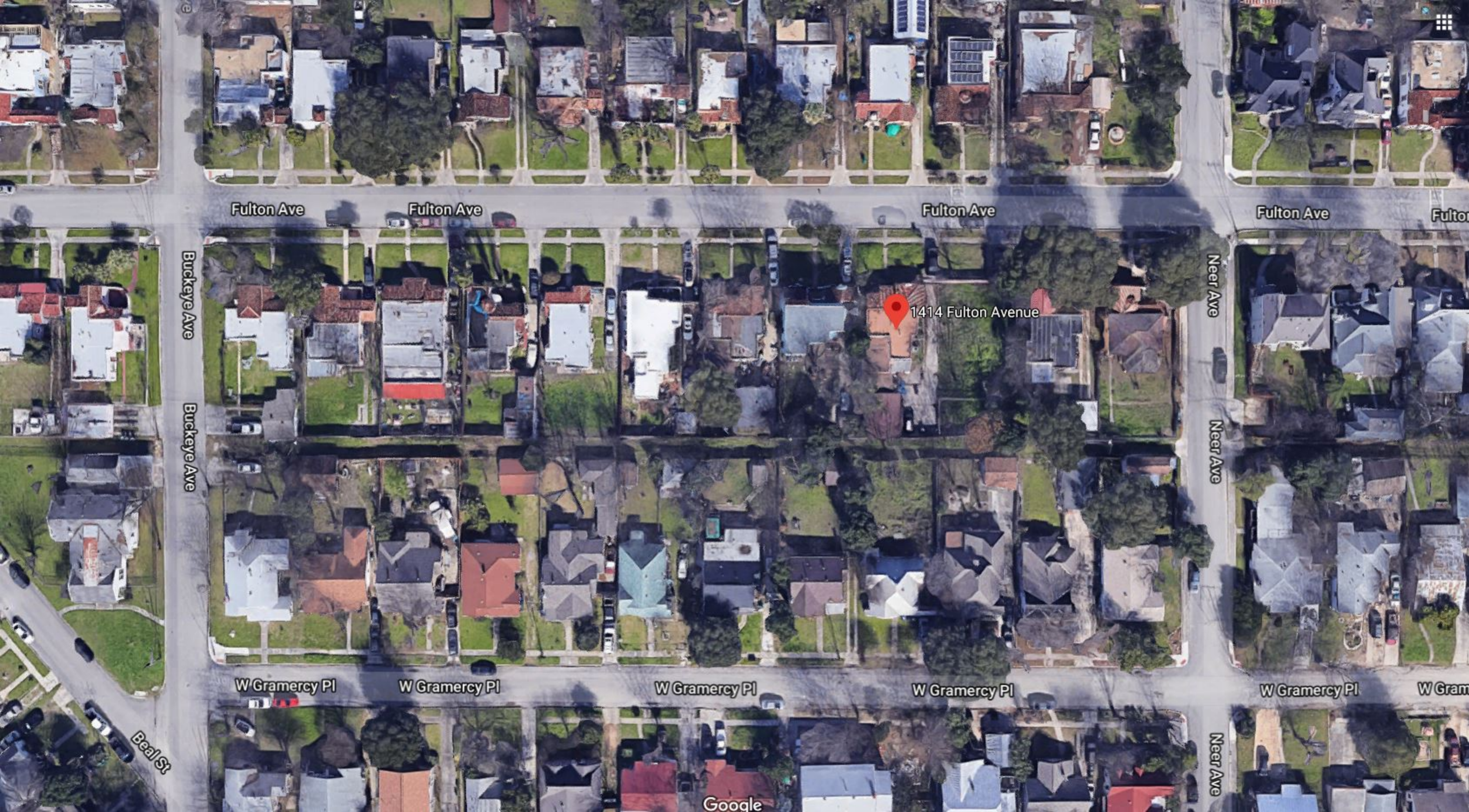
Staff recommends denial of window replacement with the proposed window product based on b through d. Staff recommends the 8 frontmost windows identified in finding c are restored with salvaged or reconstructed wood windows. The remaining 3 windows may be replaced with a non-wood product if it adheres to all other *Standard Specifications for Original Wood Window Replacement* for missing or previously-replaced windows. All windows must be submitted to OHP staff for review and approval prior to purchase and installation.

1414 Fulton



August 11, 2020







1414 Fulton Avenue





ITEM	DESCRIPTION	SIZE	QTY
1	INSPIRE VINYL SH EX, WHITE, LOW-E GLASS (CL/LE), ARGON GAS, HALF SCREEN, INSTALLED, FIN REMOVAL, PROTECTIVE FILM	29 3/4 W X 45 3/8 H	1
2	INSPIRE VINYL SH EX, WHITE, LOW-E GLASS (CL/LE), ARGON GAS, HALF SCREEN, INSTALLED, FIN REMOVAL, PROTECTIVE FILM	29 3/4 W X 61 3/8 H	5
3	INSPIRE VINYL SH EX, WHITE, LOW-E GLASS (CL/LE), ARGON GAS, HALF SCREEN, INSTALLED, FIN REMOVAL, PROTECTIVE FILM	29 5/8 W X 33 3/8 H	1
4	INSPIRE VINYL SH EX, WHITE, LOW-E GLASS (CL/LE), ARGON GAS, HALF SCREEN, INSTALLED, FIN REMOVAL, PROTECTIVE FILM	23 3/4 W X 45 3/8 H	4

TOTALS: 11

COMMENT: WEB *INSTALL SCREENS*

RECEIVED BY: _____

13/2020 8:02:16 AM



































Investigation Report

Property

Address	1414 Fulton
District/Overlay	Fulton Avenue
Owner Information	Jose & Tara Corpus


Site Visit

Date	05/07/2020
Time	09:32 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Window replacement on side facade, despite first site visit notifying contractor to not proceed without a Certificate of Appropriateness.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	Yes

Documentation

Photographs	
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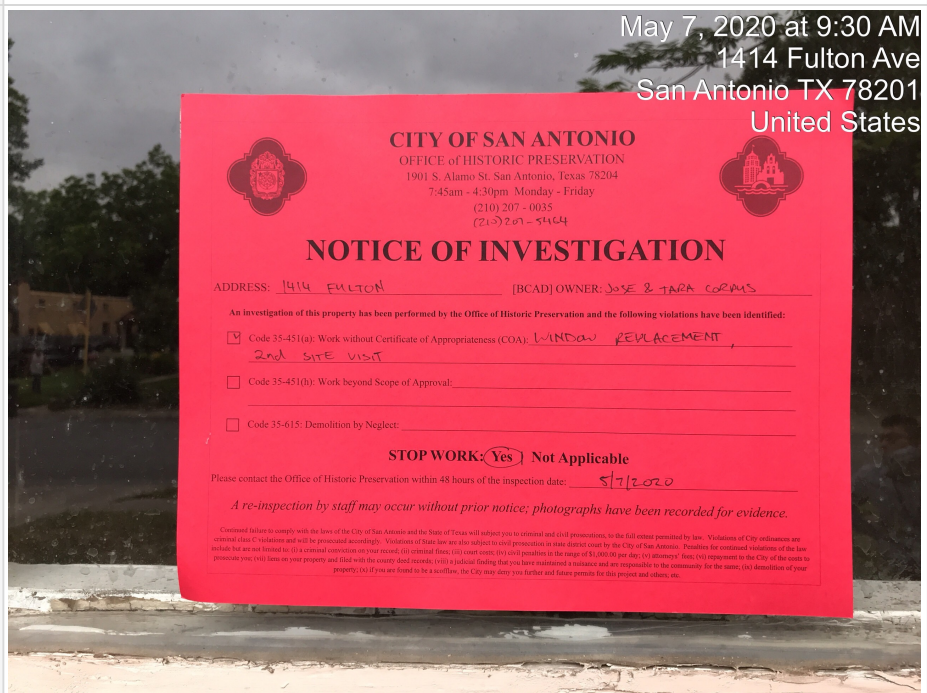


Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



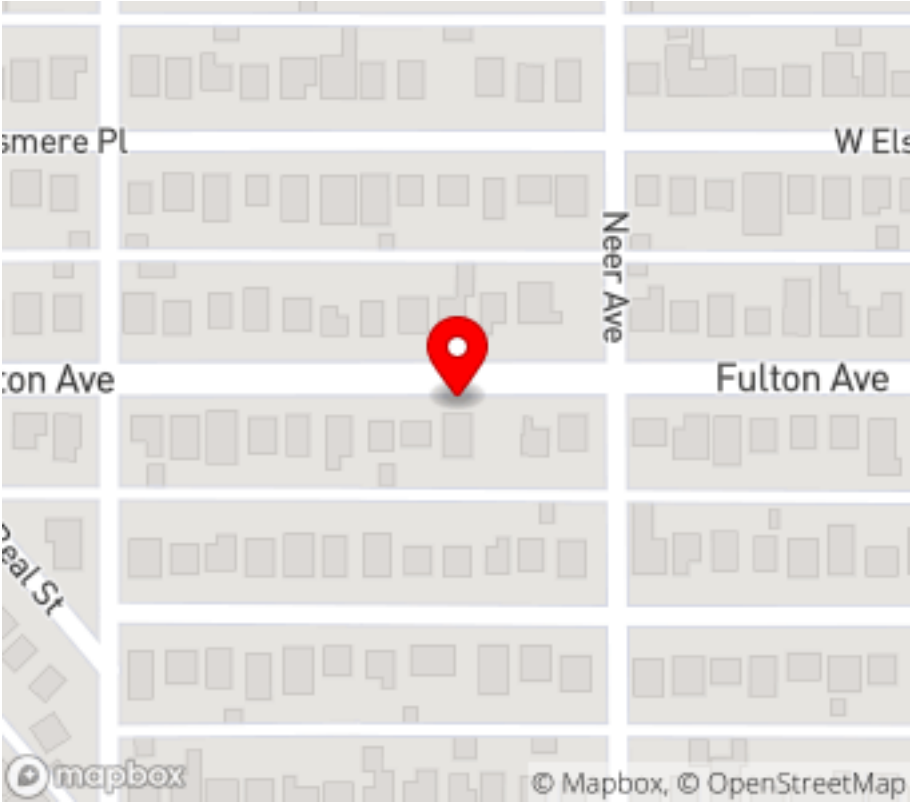
May 7, 2020 at 9:30 AM
1414 Fulton Ave
San Antonio TX 78201
United States

05/07/2020 09:34 AM



Investigation Report

Property

Address	1414 Fulton (3rd site visit)
District/Overlay	Fulton Avenue
Owner Information	Jose and Tara Corpus
Location Map	
	Lat: 29.4615297590466 Long: -98.5195163876841

Site Visit

Date	07/13/2020
Time	09:58 AM (-5 GMT)
Context	citizen report, follow-up
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Window replacement on front and sides

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Other field notes	3rd site visit and certified mail notice as been sent to owners



Investigation Report

Will post-work application fee apply?	Yes
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Documentation

Photographs





Investigation Report





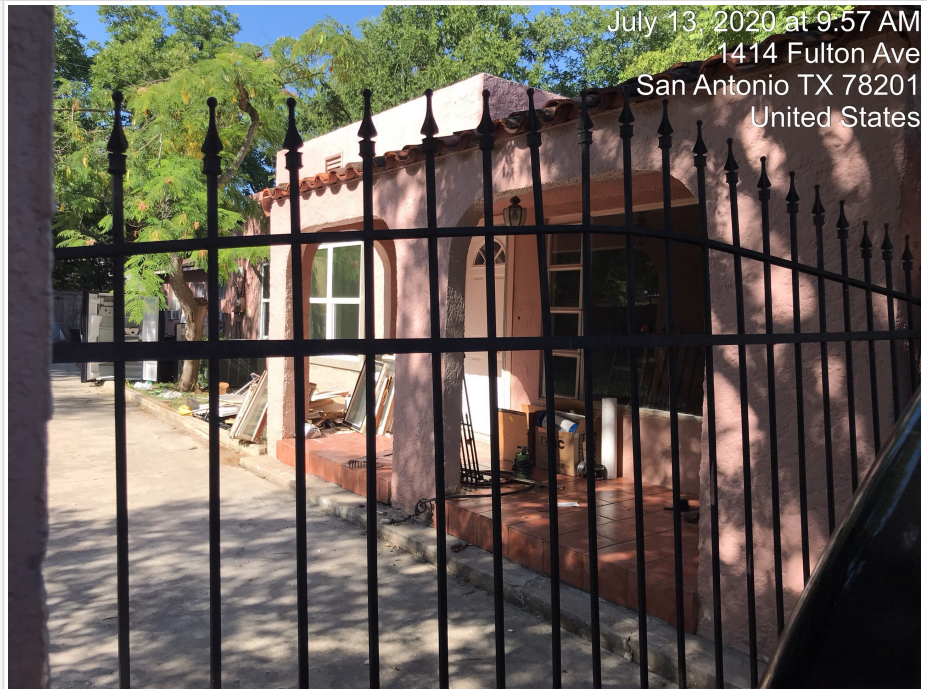
Investigation Report

July 13, 2020 at 9:57 AM
1414 Fulton Ave
San Antonio TX 78201
United States

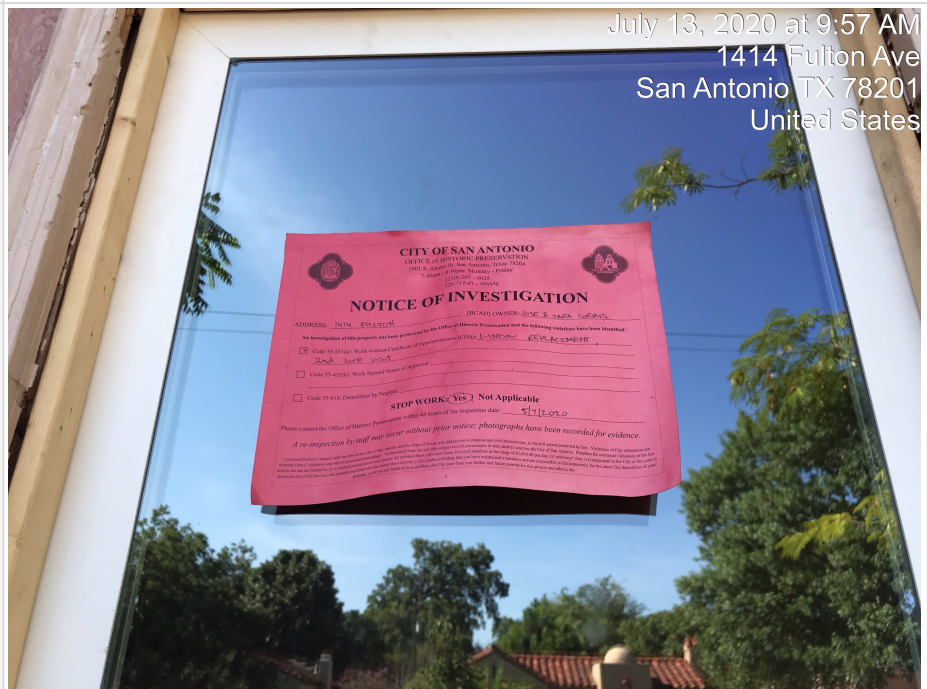




Investigation Report



July 13, 2020 at 9:57 AM
1414 Fulton Ave
San Antonio TX 78201
United States



July 13, 2020 at 9:57 AM
1414 Fulton Ave
San Antonio TX 78201
United States



July 13, 2020 at 9:57 AM
1414 Fulton Ave
San Antonio TX 78201
United States

[illegible]



Investigation Report

	 A photograph of a two-pane window set into a light pink stucco wall. The window has a white frame and a wooden lintel above it. The glass is dark and reflects the sky. To the left of the window is a doorway. In the foreground, there are green bushes. A timestamp in the top right corner reads: "July 13, 2020 at 9:56 AM", "1414 Fulton Ave", "San Antonio TX 78201", "United States".
	07/13/2020 10:01 AM



ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

I N S P I R E S E R I E S



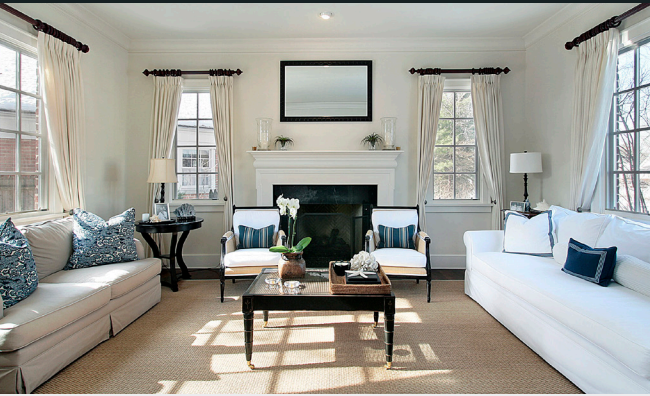
ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES



Options for Every Taste

Styles



Single Hung Picture Eyebrow Arch Casement Slider

Lite Pattern Examples



Colonial Prairie Colonial Top Sash Ladder

Frame Options



Color Options



White Khaki Taupe Bronze Exterior White Interior Black Exterior White Interior

Modern design.
Innovative technology.
Contemporary elegance.

Elevate combines the latest technology and contemporary design to make stunning, energy efficient, windows. We offer only the best material and style options, so whether you're looking for replacement or new construction products, our windows will upgrade your home from the inside and out. Every product we produce is designed for style, maximum durability, energy efficiency and ease of installation. Are you ready to elevate your view?

Why Elevate?



Thermal Resistant

All windows come standard with energy efficient Low E glass equipped with Argon gas.



Smooth Operation

Block and tackle balance system minimizes the weight of the sash for effortless opening and closing.



Fusion Welded

Fusion welded corners for guaranteed superior strength and impermeable seal.



Weather Proof

Automated application of construction grade sealant to ensure even distribution.



Page 1 Easy Installation

Pre-punched nail fin to simplify installation.



Metal Reinforced

Metal reinforced frame adds strength and durability.



Enhanced Security

Security enhancing dual sash lock and keeper.



Easy Cleaning

Bottom sash tilts in for easy cleaning.



Tested & Certified

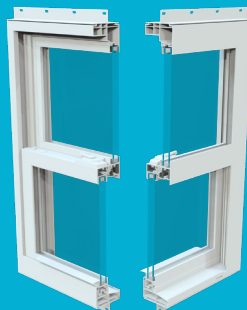
Tested and certified by NFRC and AAMA.

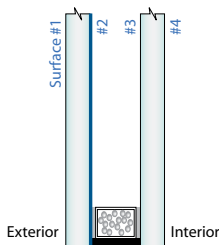
Performance Ratings

	Single Hung		Picture Window		Horizontal Slider	
	3860 Twin 1LT	3860 Twin DL	6060 1LT	6060 DL	6060 1LT	6060 DL
DP Rating	.50	.50	.60	.60	.35	.35
SHGC	.22	.20	.23	.21	.22	.22
U Factor	.30	.30	.28	.28	.29	.29
VT	.44	.39	.46	.41	.44	.40
AL	≤ 0.3	≤ 0.3	≤ 0.3	≤ 0.3	≤ 0.3	≤ 0.3

Commitment to Quality

At Elevate, we're fully committed to superior product quality and customer satisfaction. We do not offer cheaper, inferior product options like other manufacturers. We apply the best in both materials and design, and we stand behind our products 100%.





GUARDIAN® CLIMAGUARD®

Residential Glass Innovation

Let the sun's light in. Keep the heat and glare out.

Natural sunshine adds beauty to any home. But it can also add heat and glare. Closing blinds or drapes can help, but that will eliminate the natural sunshine. And with rising energy costs, cranking up the AC isn't the most economical or eco-friendly thing to do. ClimaGuard 55/27 allows natural light to brighten a home while keeping much of the sun's heat outside. It also minimizes glare and reduces eyestrain without overly darkening rooms.

Save on annual energy costs

When sunlight heats up a home, AC systems have to stay on longer and work harder to maintain a comfortable temperature. But with ClimaGuard 55/27, the interior of a home stays cooler, even on the hottest, sunniest days. In fact, ClimaGuard 55/27 blocks up to 65% more solar heat than ordinary clear glass. The result? Smaller electric bills.

And with U-factors of 0.25 (argon) and 0.29 (air), ClimaGuard 55/27 insulates approximately 50% better than standard double-pane windows. So more heat stays inside rather than escaping through the glass.

Double Glazed	Visible Light			UV Trans	SHGC	U-Factor	
	Trans	Reflect Out	Reflect In			1/2" Gap Argon	Air
55/27	56%	17%	19%	21%	0.28	0.25	0.29
55/27 + IS-20	54%	18%	20%	19%	0.27	0.20	0.24

Double glazed: 3.0mm Clr: Air and 90% Argon/10% Air Filled Units. Primary low-E coating on the #2 surface; ClimaGuard IS coatings are on the #4 surface. Performance data calculated for center-of-glass only (no spacer or framing) using LBNL Window 7, IGDB v.57.0.

ClimaGuard 55/27 at a glance

- Reduces solar heat gain from expansive windows, particularly those facing west and south.
- Minimizes glare and reduces eyestrain without excessively darkening rooms.
- Keeps homeowners comfortable and cooling bills low.
- Attractive appearance with a color-matching heat-treatable product.
- Easy to fabricate and available from all Guardian U.S. coating facilities.



CONSTRUCTION CONSULTING LABORATORY

Client:

ELEVATE WINDOWS & DOORS, LLC.

1850 Westpark Dr.
Grand Prairie, TX 75050

Product Type: PVC Single Hung Tilt Window
Series / Model: Inspire
Specification: AAMA/WDMA/CSA 101/I.S.2/A440
Test Completion: December 5, 2018
Report: CCLI-18-158

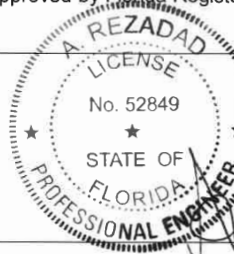
Specimen	Title	Summary of Results
1-Fin	Product Designator	R-PG50 H 1105 x 1816 (43½" x 71½")
	Design Pressure	+/- 2400 Pa (50.13 Psf)
	Air Infiltration	.60 L/s·m² (.12 cfm/ft²)
	Water Penetration Resistance	360 Pa (7.52 Psf)

Attachments: This report is complete only when all attachments listed are included.

Appendix A: Complete drawings packet on file with the program administrator and Construction Consulting Laboratory.

CCLI Report # 18-158
This report pages 1-2 have been reviewed and approved by Florida Registered Professional Engineer

ABDOL REZADAD, P.E.
Florida P.E. #52849, Expiration: 2/28/2021
4341 Lindbergh Street, Suite 200-E
Addison, TX 75001
Phone: 972-960-2223



[Signature]
1/28/2019

1. PROJECT DATA

Project: AAMA/WDMA/CSA 101/I.S.2/A440
Tests Completed: December 5, 2018
Tested for: Elevate Windows & Doors

Witnessed by:	All or Partial Viewing	
Elevate Windows & Doors Industries	James Lockaby	James G.
Chelsea Reps	Steve Shean	Scott Cyphert
Construction Consulting Laboratory	Andy Wilson	Edsson Alarcon

2. SUMMARY

Series/Spec	Product Type	Test Size	Positive DP	Negative DP
Inspire	SH Fin	1105 x 1816 (43½" x 71½")	2400Pa (50.13 psf)	2400Pa (50.13 psf)

3. TEST SPECIMEN

Product Type:	PVC Single Hung Tilt Window, Product Drawings, Appendix A		
Series Model:	Inspire		
Spec / Method:	AAMA/WDMA/CSA 101/I.S.2/A440-08		
Rating:	R-PG50 1118 x 1829 (44" x 72")-H	Configuration:	O/X
Frame Size:	1105 x 1816 (43½" x 71½")	Fixed DLO:	984 x 819 (38¾" x 32¼")
Sash Size:	1054 x 889mm (41½" x 35")	Sash DLO:	984 x 819 (38¾" x 32¼")

Weather-strip: One (1) row pile weather-strip with integral plastic fin .187 x .270 thickness; at the exterior and lateral face of sash stiles and full length of the sill interior leg face. One (1) row of pile weather strip with integral plastic fin .187 x .220 thickness at the interior face of fixed interlock and exterior face of sash interlock rail. Amesbury #32690 foam filled bulb gasket at sash bottom rail.

Weep Arrangement: Punched weeps 6.35mm x 3.18mm (¼" x 1/8") under fixed interlock 5¼" from the jambs. Punched weeps 25.4 x 3.18mm (1" x 1/8") at the exterior face of frame sill punched through accessory groove into sash pocket spaced 76.2mm (3") from each end of sill. Two (2) 9.52 x 4.76mm (3/8" x 3/16") glazing pocket weeps at sash bottom rail. Two (2) 3.18 x 31.75mm (1/8" x 1¼") glazing pocket weep at fixed interlock, approximately 146.05mm (5¾") from each end of Interlock.



Glass: Fixed and sash: 19.05mm (3/4") overall thickness sealed insulating glass, interior and exterior lite is 3.17mm (1/8") annealed glass with a 12.7mm (1/2") foam strip airspace.

Glazing: Sash exterior glazed with silicone back bedding at interior glazing leg, full perimeter. Fixed interior glazed with silicone back bedding at exterior glazing leg, full perimeter. Rigid PVC snap-in glazing bead at exterior of sash and interior of fixed lite.

Hardware: Composite PVC cam action locks, one (1) 139.7mm (5 1/2") from each end of sash top rail, attached with two (2), #8 x 19.05mm (3/4") screws with fixed PVC keeper at fixed interlock rail. One (1) block and tackle tilt type balance per jamb. Pivot bar attached by #6 x 12.7mm (1/2") pan head screw at sash bottom rail. Snap-in tilt latch at each end of sash top rail.

Sealant: Narrow joint sealant at fixed interlock to frame jambs, each end, vertical leg, of sill-to-jamb.

Installation: Frame mounting fin was sealed with silicone and mechanically fastened to a #2, nominal 50.8mm x 101.6mm (2" x 4") SPF test buck with #8 x 31.75mm (1 1/4") pan head screws through fin spaced 50.8mm (2") from each end and approximately on 305mm (12") centers, full perimeter.

Reinforcement: Hollow 6063 T6 extruded aluminum part # 9253 inside fixed interlock, full span attached at each keeper with two (2) #6 x 19.05mm (3/4") flat head screws and one (1) #8 x 63.5mm (2 1/2") trough each jamb into the stiffener screw boss. Hollow 6063 T6 extruded aluminum part # 992-4222 inside sash top rail between tilt latches attached with two (2) #6 x 19.05mm (3/4") trough locks into stiffener. Hollow 6063 T6 extruded aluminum part # 992-4215 inside sash stiles full span.

Other Features: Frame and sash are mitered and welded. Fixed interlock attached to frame jambs with two (2) #8 x 25.4mm (1") truss head screw at each end and two (2) screws into each end of the interlock reinforcement clip.

4. PERFORMANCE RESULTS

No.	Title of Test	Test Method	Measured	Allowed
5.3.1.1	Operating Force			
	Force to Initiate Motion		54.7 N (12.3 lbf.)	155 N (34.85 lbf.)
	Force to Maintain Motion		56.7 N (12.75 lbf.)	155 N (34.85 lbf.)
5.3.1.1.3	Latching Devices			
	Lock		47.5 N (10.7 lbf)	100 N (22.5 lbf)
	Unlock		28.4 N (6.4 lbf)	100 N (22.5 lbf)
5.3.2	Air Infiltration	ASTM E 283		
	@ 75 Pa (1.57 psf)		0.60 L/s·m ² (0.12 cfm/ft ²)	1.5 L/s·m ² (.30 cfm/ft ²)
5.3.3	Water resistance	ASTM E 547		
	@ 360 Pa (7.52 psf) without screen		No leakage	No Leakage
	@ 360 Pa (7.52 psf) with screen		No Leakage	No Leakage
5.3.4.2	Deflections @ interlock	ASTM E 330		
	Pos @ 2400 Pa (50.13 psf)		1016 mm (0.40")	Reported
	Neg @ 2400 Pa (50.13 psf)		1067 mm (0.42")	Reported
5.3.4.3	Uniform Load @ interlock	ASTM E 330		
	Pos @ 3600 Pa (75.19 psf)	Perm Set	.508 mm (.02")	4.83mm (0.19")
	Neg @ 3600 Pa (75.19 psf)	Perm Set	.508 mm (.02")	4.83mm (0.19")
5.3.5	Force Entry Resistance	ASTM F 588		
	Grade 10		No Entry	No Entry
	Deglazing Test	ASTM E 987		
	Top Rail @ 311 N (70 lbf)		Pass	90%
	Bottom Rail @ 311 N (70 lbf)		Pass	90%
	Lock Stile @ 222 N (50 lbf)		Pass	90%
	Jamb Stile @ 222 N (50 lbf)		Pass	90%
5.3.6.2	Corner Weld Test		Results: No clean break at weld line.	

Detailed extrusion and assembly drawings indicating measured wall thickness and corner construction are on file and have been compared to the test sample submitted. These records will be retained at CCL for a period of four (4) years.

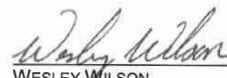
5. DISCLAIMER

The above results were achieved by using the designated test methods and indicate compliance with the above specification. This report does not constitute certification of this product.

Respectfully submitted,

CONSTRUCTION CONSULTING LABORATORY



EDSON ALARCON
Quality Assurance / Senior Technician
Signed Electronically


WESLEY WILSON
Laboratory Manager
Signed Electronically



APPENDIX A

DRAWINGS

DRAWING/DETAIL	PART/DIE #	DATE	<div>STAMPED AS ILLUSTRATED</div> <div><div>CONSTRUCTION CONSULTING LABORATORY, INTERNATIONAL</div><div>1601 Luna Road Carrollton, Texas 75006</div><div>Phone (972) 242-0556</div><div>Report# 18-158, Date 12-12-18</div><div>Reviewed BY _____ EA</div></div>
BOM 9500 SH T500	95010sht500.doc	5/17/18	
Installation	Installation	1/4/19	
The following drawings are on file with the Client, the program administrator, and CCL . Contact Elevate Windows & Doors for a copy.			
SH Head/PW frame	9501	05/17/18	
SH Sill	9502	05/17/18	
SH Jamb/Head	9503	05/18/18	
Fixed Meeting Rail	9507	05/16/18	
Meeting Rail Rebar	992-4222	08/27/18	
Sash Stile	9208	09/29/17	
Lock Rail Stile Sash	9206	02/14/17	
Aluminum Rebar for 2906	9253	09/06/11	
Lift Rail Sash	9205	03/30/15	
9500 Stile Rebar	992-4215	06/18/18	
Sash Glazing Bead	9536	05/18/18	
Frame Glazing Bead	9516	05/18/18	



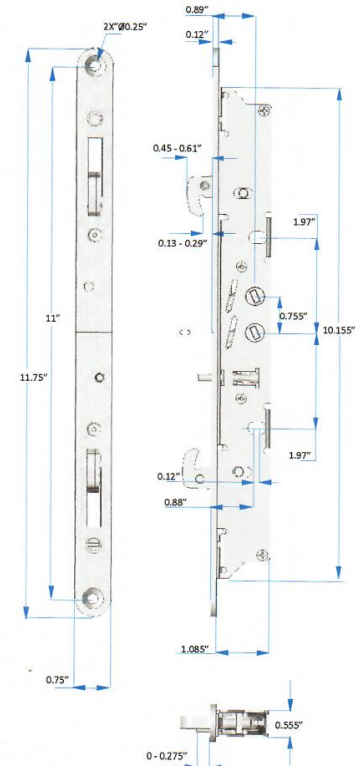
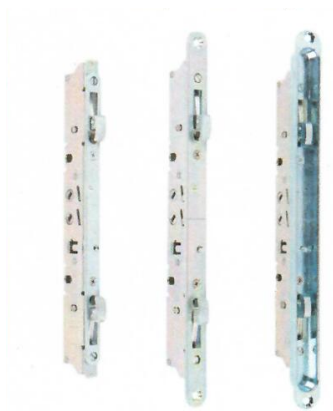
APEX Dual Point Sliding Door Mortise Lock

Surface Mount

Specifications

Dual Adjustable Hook and Keeper
Hook Adjustment: 1/8"
Keeper Adjustment: 1/8"
Anti-Slam Feature
Dual Actuator - Centered and Offset
3 ply Laminated Hooks with anti saw
Hook Thickness: 1/4"
Backset: 0.89", 0.87" & 1.35"
Cross Hole Spacing: 3-15/16"
Material : Heavy Gauge Steel in Trivalent Zinc Plated finish or 300 Series Stainless Steel
Suitable for vinyl, Aluminum Fiberglass , Clad or Wood Doors.
Operation—90 degree turn to lock and unlock
Works with Rockwell Sliding Door Handles in either privacy or keyed entry functions.
Rout: Fits Industry standard routing details

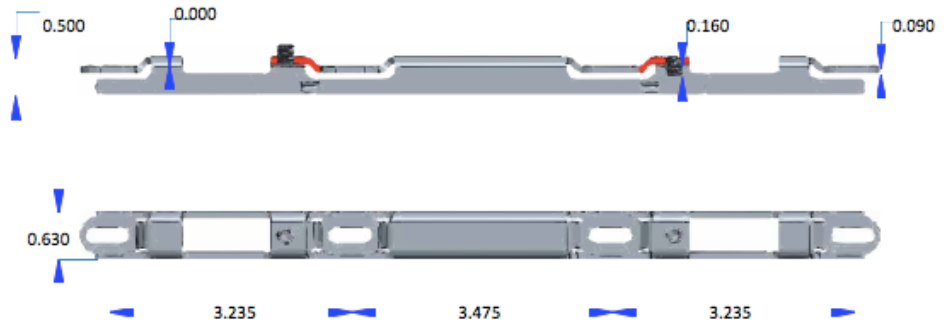
Part No.	Specifications
78010879	Steel
78020878	Stainless Steel



Apex Adjustable Dual Point Lock Keeper

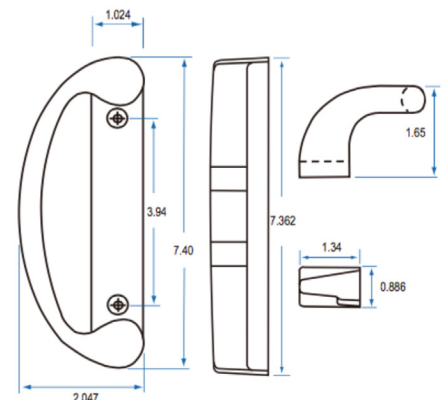
Material: Steel or Stainless Steel
Height: 1/2"
Adjustable set screws

Color	Part Number
Steel	78010099
Stainless Steel	78020887



Euro - Sonoma

Specifications:
Construction: Zinc Metal Construction, Aluminum
Handing: Non-Handed fits both Right and Left Hand doors
Door Thickness: 1.5" or 1.75"





ELEVATE

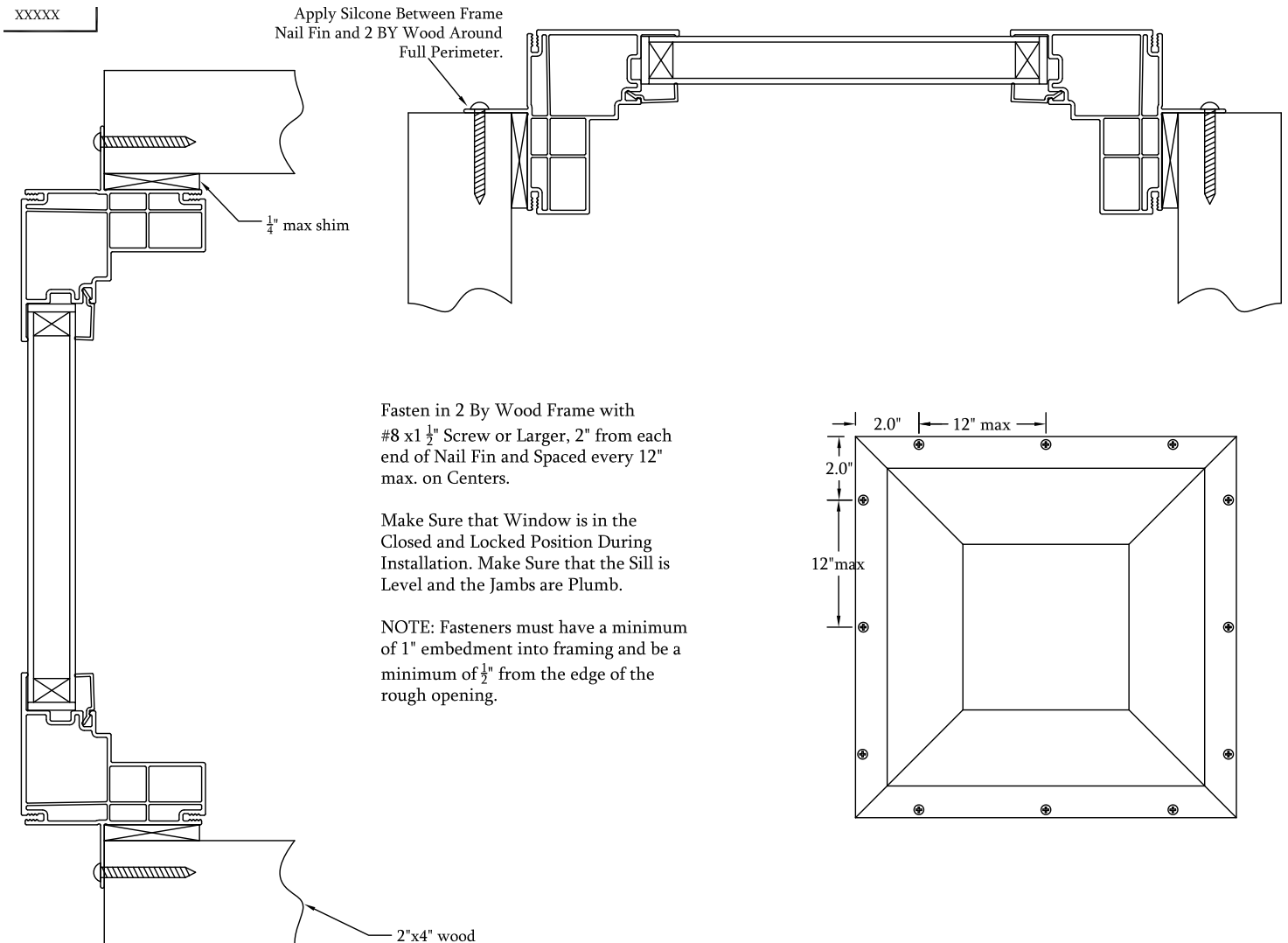
YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES

Inspire Picture Window Installation





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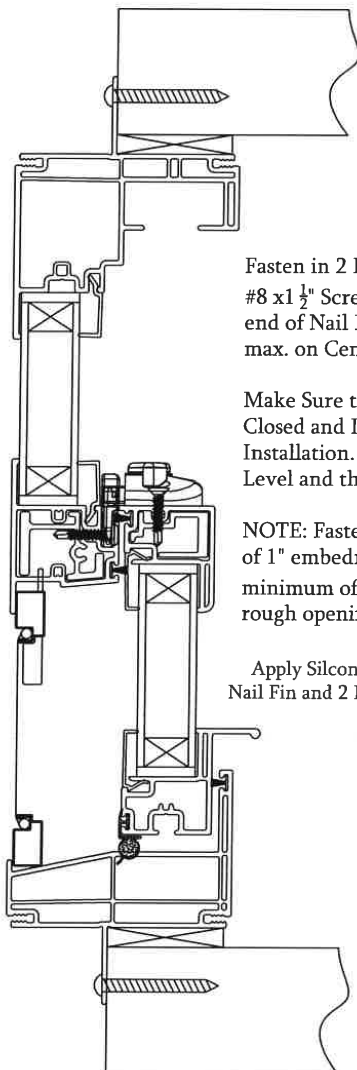
YOUR VIEW

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INSPIRE SERIES

Inspire Single Hung Installation

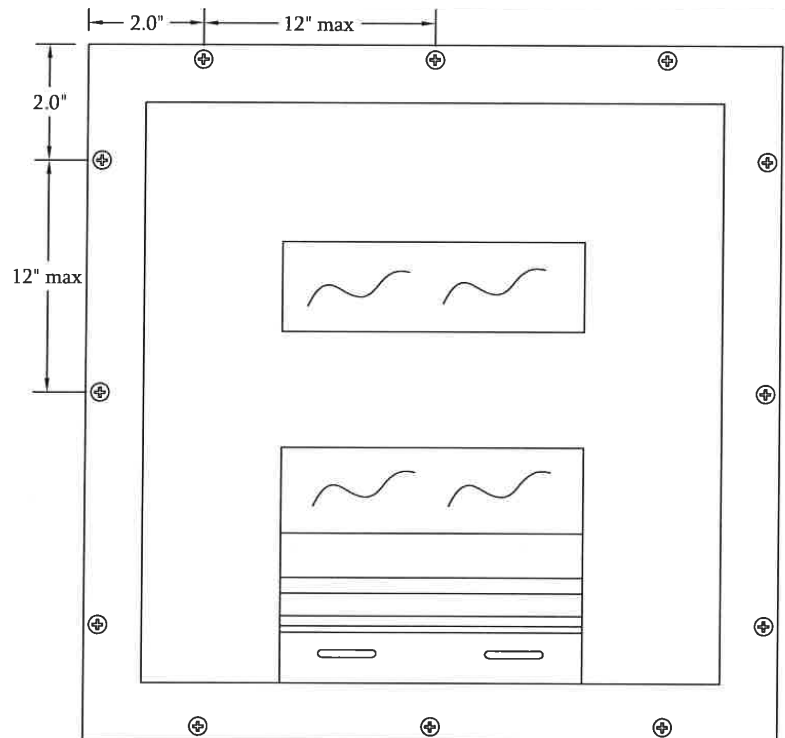
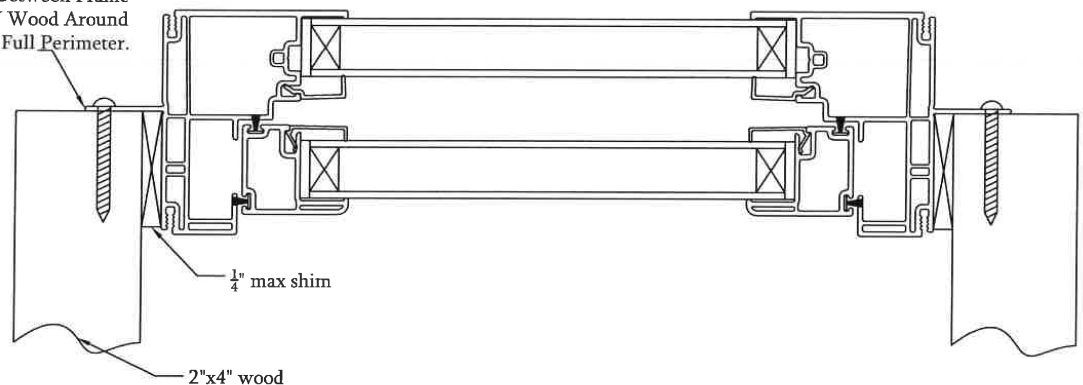


Fasten in 2 By Wood Frame with #8 x 1 $\frac{1}{2}$ " Screw or Larger, 2" from each end of Nail Fin and Spaced every 12" max. on Centers.

Make Sure that Window is in the Closed and Locked Position During Installation. Make Sure that the Sill is Level and the Jambes are Plumb.

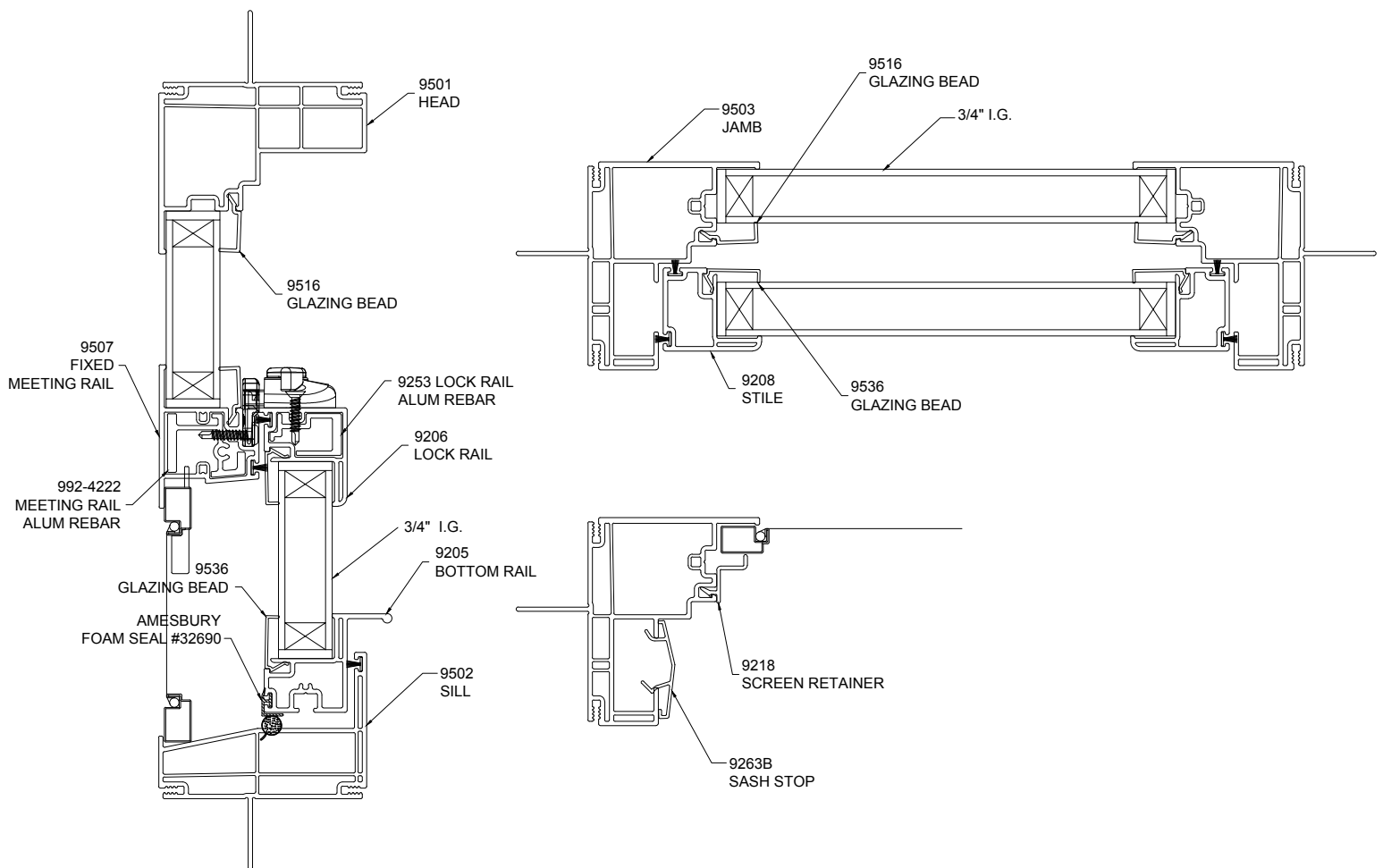
NOTE: Fasteners must have a minimum of 1" embedment into framing and be a minimum of $\frac{1}{2}$ " from the edge of the rough opening.

Apply Silicone Between Frame Nail Fin and 2 BY Wood Around Full Perimeter.



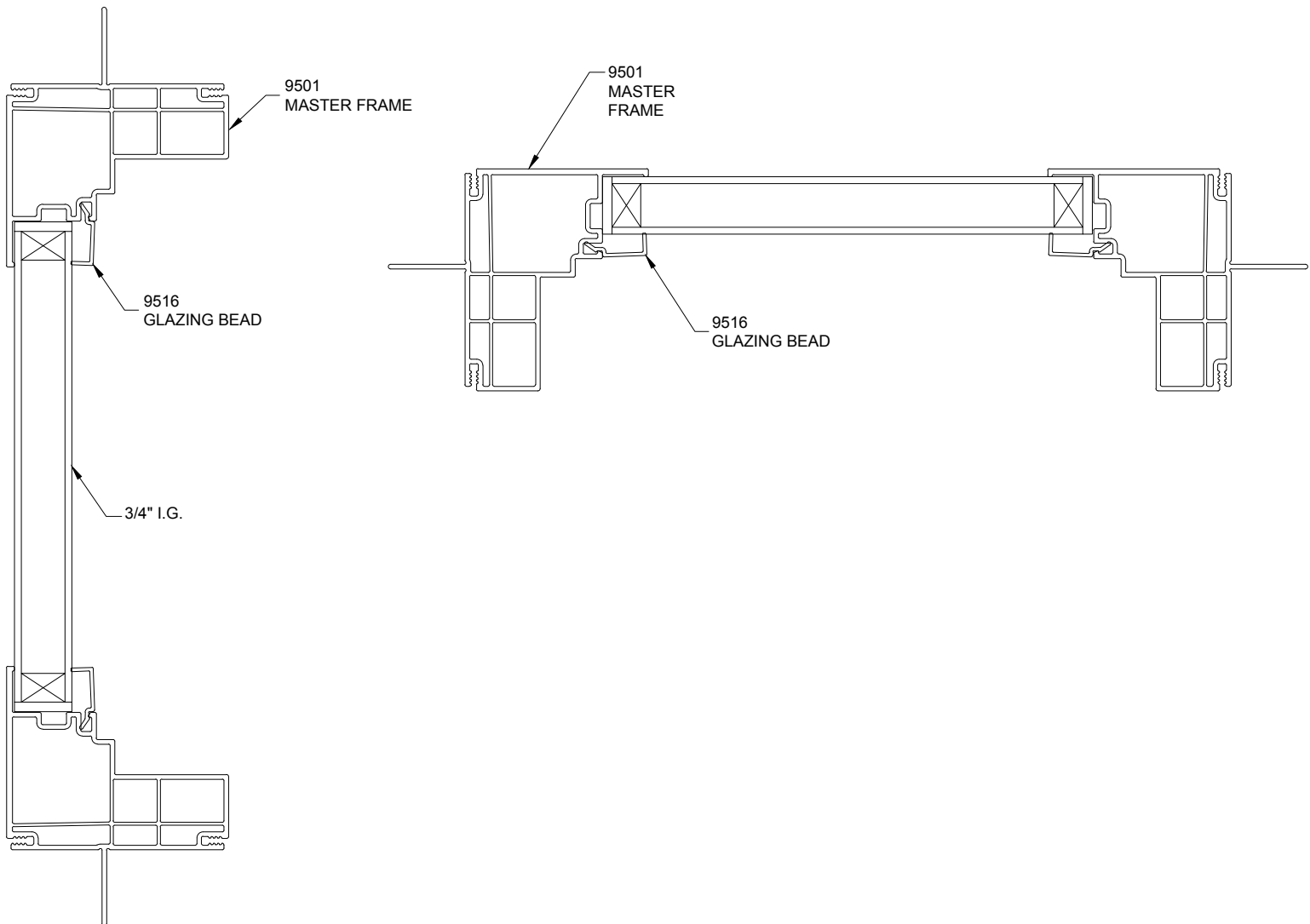


New Construction Single Hung



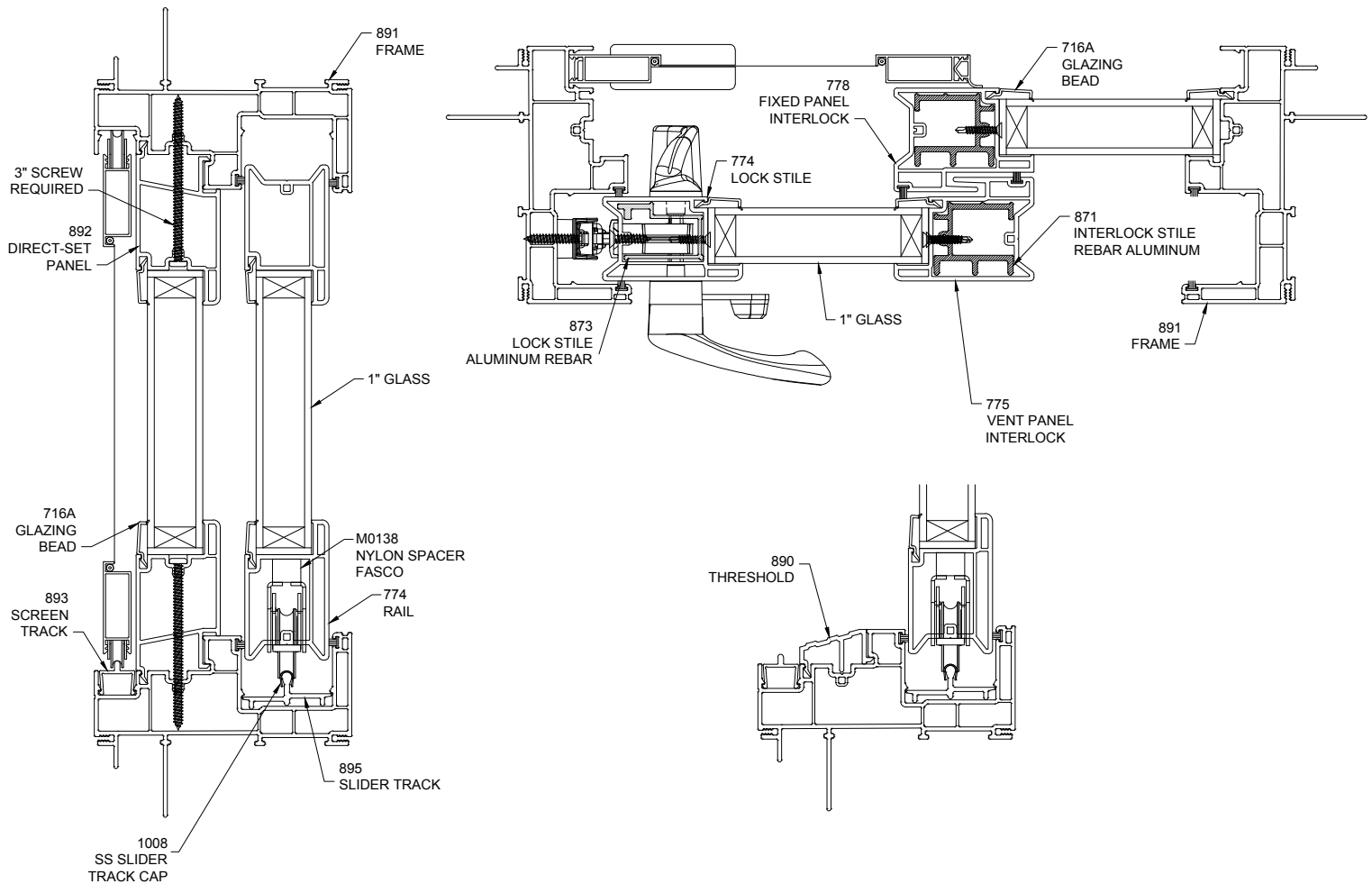


New Construction Picture Window





New Construction XO-OX Patio Door





5 LBS. Lift and Close Test Results for Elevate Windows Single Hung



ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ELEVATE WINDOWS & DOORS SERIES INSPIRE PVC HUNG WINDOW REPORT # CCLI 19-133

September 9, 2019

Page 1 of 2

1. PROJECT DATA

Project: Operational characteristics for a PVC Hung window
Tests Completed: September 6, 2019
Tested for: Elevate Windows & Doors

Witnessed by:		All or Partial Viewing
Elevate Windows & Doors Industries	James Lockaby	Travis Stephens
Construction Consulting Laboratory	Andy Wilson	

2. SUMMARY

Series/Spec	Product Type	Test Size	Open Operating Force	Close Operating Force
Inspire	SH Fin	(47½" x 71½")	229Pa (4.8 Lbs.)	200Pa (4.2 Lbs.)

3. TEST SPECIMEN

Product Type:	PVC Single Hung Tilt Window, Product Drawings, Appendix A
Series Model:	Inspire
Frame Size:	1207 x 1816 (47½" x 71½")
Sash Size:	1156 x 737mm (45 1/8" x 35")

Frame Weather-Strip: Pile weather-strip with integral plastic fin .187 x .270 thickness at the exterior face of the sill interior leg.

Pile weather strip with integral plastic fin .187 x .220 thickness at the interior face of fixed interlock

Sash Weather-Strip: Pile weather-strip with integral plastic fin .187 x .270 thickness; at the exterior and lateral face of sash stiles.

Pile weather strip with integral plastic fin .187 x .220 thickness at the exterior face of sash interlock / top rail. Amesbury #32690 foam filled bulb gasket at sash bottom rail.

Glass: 19.05mm (¾") overall thickness sealed insulating glass, interior and exterior lite is 3.17mm (1/8") annealed glass with a 12.7mm (½") foam strip airspace.

Sash Glazing: Exterior glazed with silicone back bedding at glass interior, full perimeter with rigid PVC snap in glazing bead at glass exterior. Setting blocks inserted at glass edge spaced at DLO ¼-points.

Fixed Glazing: Interior glazed with silicone back bedding at glass exterior, full perimeter with rigid PVC snap-in glazing bead at glass interior. Setting blocks inserted at glass edge spaced at DLO ¼-points

Sash Hardware: Sash cam lock spaced 177.8mm (7") from each end of sash top rail, attached with two (2), #8 x 19.05mm (¾") screws.

Metallic cast pivot bar attached at each end of bottom rail attached with one (1) #6 x 12.7mm (½") pan head screw.

Spring loaded, snap-in tilt latch at each end of sash top rail.

Frame Hardware: Cam lock keeper attached through member into fixed interlock reinforcement with two (2), #8 x 15.88mm (5/8") self-tapping screws.

Tandem coil spring balance rated for 17Lbs at each jamb sash pocket.



ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ELEVATE WINDOWS & DOORS SERIES INSPIRE PVC HUNG WINDOW
REPORT # CCLI 19-133

September 9, 2019

Page 2 of 2

- Sealant / Pads:** Narrow joint sealant at underside of fixed interlock to frame jamb
Single side adhesive backed foam pad adhered to frame jamb at each end of sill interior leg.
- Installation:** The window was installed into a nominal 50.8mm x 101.6mm (2" x 4") SPF support frame and was squared, leveled and fully supported at the frame sill and jambs. The window mounting fin was mechanically fastened to the support frame with #8 x 31.75mm (1 1/4") pan head screws through fin spaced 50.8mm (2") from each end and approximately on 305mm (12") centers, full perimeter. Prior to operation, the sash stiles and jamb sash pocket were sprayed with LPS brand Dry Silicone Film
- Reinforcement:** 6063 T6 extruded aluminum members used at all locations
- Frame:** Solid shape # 992-4222 with extruded screw boss inside fixed interlock, full span. Solid shape # 9253 inside sash top rail, full span between tilt latches.
- Other Features:** Frame and sash member corners are mitered and welded. Fixed interlock attached to frame jambs with one (1), 2 3/4" x 5/16" x 1/8" thick cast flat bar attached to interlock PVC screw boss with two (2) #8 x 25.4mm (1") counter sink screws and to PVC jamb with two (2) #8 x 25.4mm (1") counter sink screws. Fixed interlock reinforcement screw boss attached to frame jambs with one (1) #8 x 63.5mm (2 1/2") counter sink screws.

4. PERFORMANCE RESULTS

Title of Test		First	Second	Third	Average Measured	Allowed
Operating Force						
Force to Initiate Motion	Break away Open	1.4	1.4	1.5	1.43 Lbs.	=/ < 5.0 Lbs.
Force to Maintain Motion	Full Open	4.8	5.1	4.9	4.93 Lbs.	=/ < 5.0 Lbs.
	Full Close	4.2	4.0	4.0	4.06 Lbs.	=/ < 5.0 Lbs.
Latching Devices		First	Second	Third	Average Measured	Allowed
	Lock	1.0	0.9	1.1	1.0 Lbs.	=/ < 5.0 Lbs.
	Unlock	1.5	1.4	1.5	1.47 Lbs.	=/ < 5.0 Lbs.

Detailed extrusion and assembly drawings indicating measured wall thickness will be retained at CCL for a period of four (4) years.

5. DISCLAIMER

The above results were achieved by using the designated test methods and indicate compliance with the above specification. This report does not constitute certification of this product.

Respectfully submitted,

CONSTRUCTION CONSULTING LABORATORY

EDSSON ALARCON
Quality Assurance / Senior Technician
Signed Electronically

WESLEY WILSON
Laboratory Manager
Signed Electronically



ELEVATE

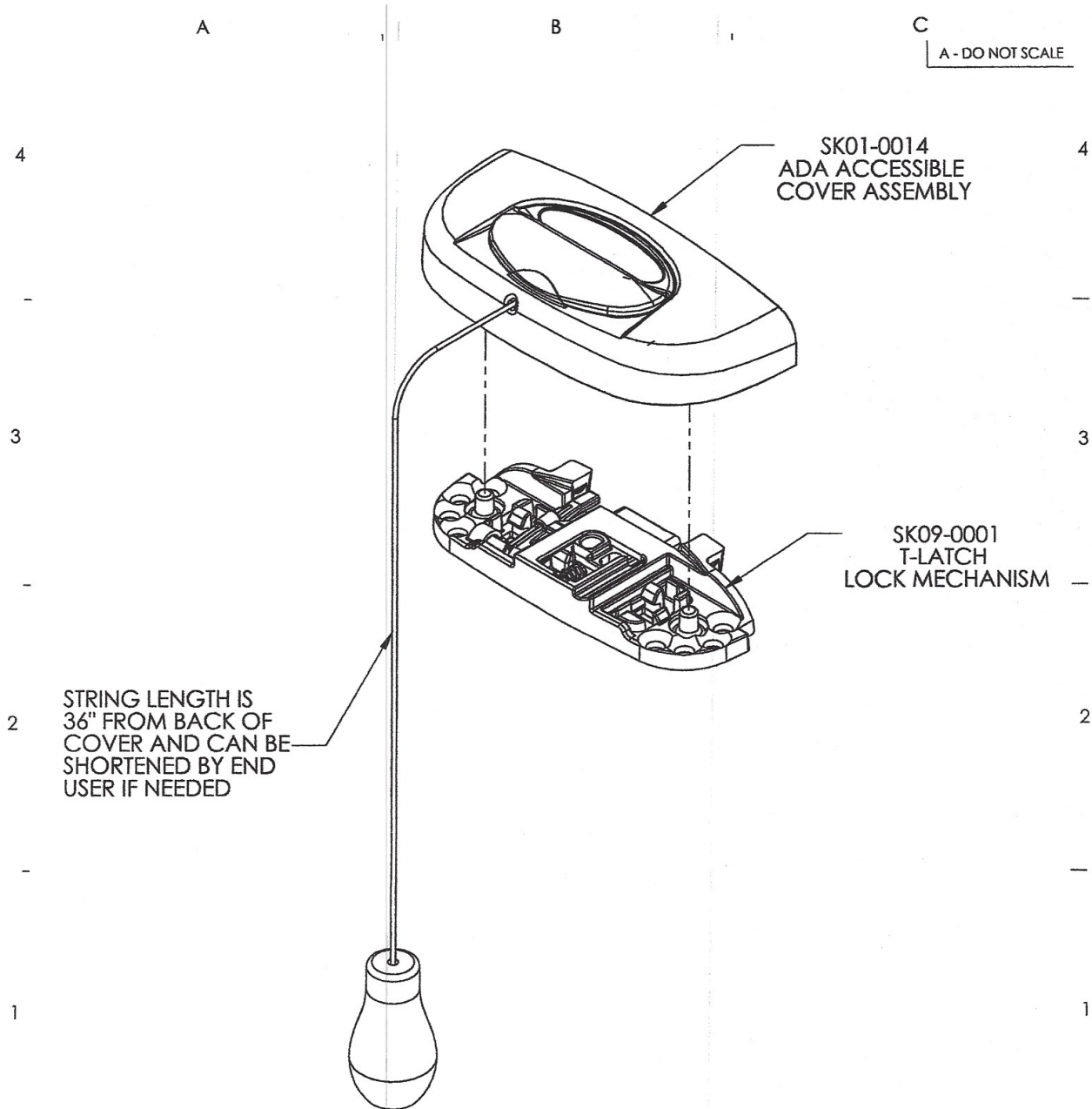
YOUR VIEW

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Submittal Package

INSPIRE SERIES

TDADS requires ADA Auto Latch with String for HC Accessible units



Projection: 3rd angle

To ANSI

Units: Inch

Tolerances:

(Unless otherwise specified)

Linear:

± 0.000 "

Angular:

$\pm 0.0^\circ$

Design Project:

Drawn By:

MJ

Checked By:

Release App.:

ADA ACCESSIBLE COVER
WITH TRU-LATCH MECHANISM

Treatment

Designer:

MJ

09/11/13

Sheet 1 of 1

Scale 1:2

INTERLOCK

ASSA ABLOY

1105 SOUTH ROCK BLVD SUITES 120-123
RENO, NV 89502 USA

Ver.

SIZE

Project

Drawing No.

Date

Version

A SK01-0014 REF



Fenestration Testing Laboratory, Inc.

Control No. : T15-079
Date : November 12, 2015
Page : 1 of 2

TESTED FOR

Custom Hardware
82 Industrial Way
Buellton, CA 93427

1.0 PURPOSE

The purpose of this report is to present the testing methods employed and test results obtained during the performance testing of four (4) **Tandem Roller Assemblies** as described in paragraph 4.0 of this report.

2.0 TEST REFERENCE

2.1 AAMA 906 - 07 Voluntary Test Method and Specification for Sliding Glass Door Roller Assemblies

Classification = 45.36 kg (100lbs)

3.0 SUMMARY

The test results in paragraph 5.0 indicate that the test samples described in paragraph 4.0 of this report fully complied with performance requirements of the above referenced test method and specification.

4.0 SPECIMEN SUBMITTED

SERIES/MODEL: 1978-PRS-125-ST-63

Refer to the attached cross section drawings for a full description of the configuration, construction, and materials used to fabricate the completed specimens.

5.0 TEST RESULTS

TEST

Load Applied 100 lbs. per bearing. (200 lbs. per Tandem)

	<u>MEASURED</u>	
Initial Clearance Measurements:	1. 0.352"	(to nearest 0.005")
	2. 0.337"	(to nearest 0.005")
	3. 0.375"	(to nearest 0.005")
	4. 0.371"	(to nearest 0.005")

<u>TEST</u>	<u>MEASURED</u>	<u>ALLOWED</u>
Shock/Drop Test #1	No Damage	No Damage
Shock/Drop Test #2	No Damage	No Damage
Initial Operating Force	1.25 lbf/roller	6 lbf/roller
Cycle Test	10,000 cycles	10,000 cycles
Final Operating Force	1.275 lbf/roller	6.0 lbf/roller

Final Clearance Measurements: (Allowed $\pm 0.031"$ of initial)	1. 0.337"	(initial - .031) = Allowed
	2. 0.354"	(0.333 - .031) = 0.306" - PASS
	3. 0.373"	(0.336 - .031) = 0.323" - PASS
	4. 0.362"	(0.479 - .031) = 0.342" - PASS
		(0.406 - .031) = 0.331" - PASS



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INSPIRE SERIES

Control No. : T15-079

Page : 2 of 2


For a detailed description of the roller, refer to the one page drawing with dimensions attached to this report.

This test report may not be modified in any way without the written consent of Fenestration Testing Laboratory.

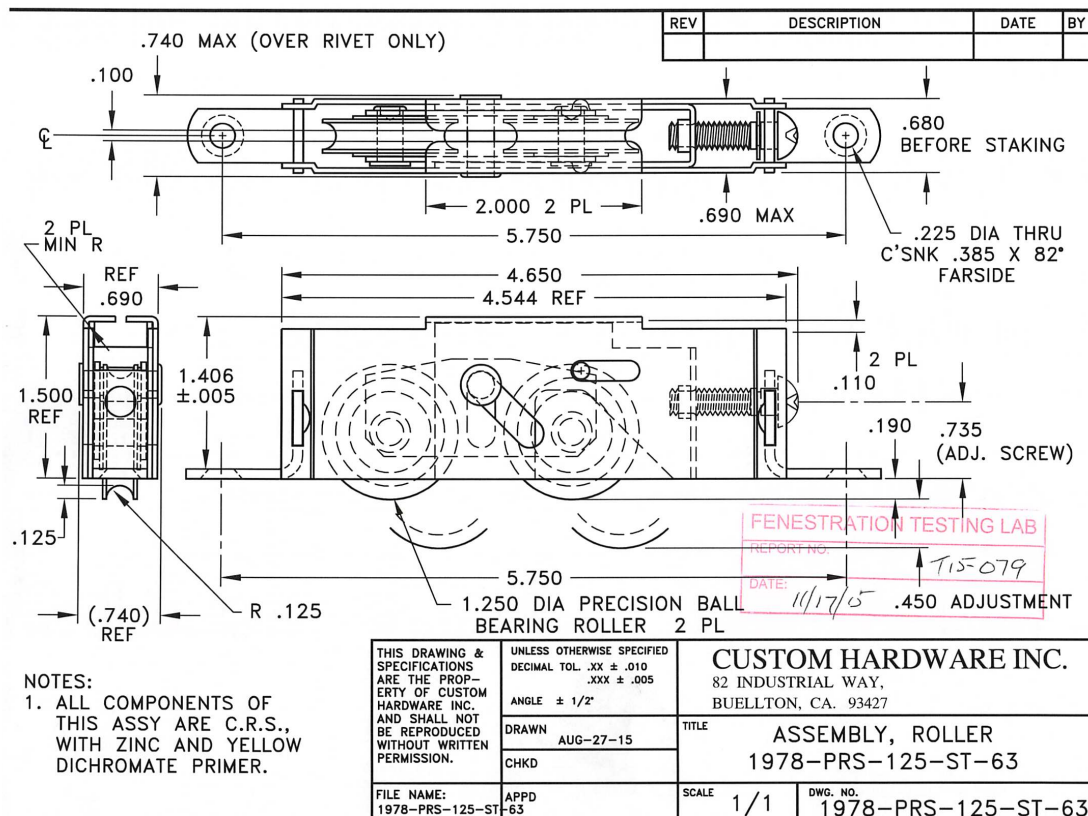
The preceding test results relate only to the tested specimen and were obtained by using the applicable AAMA test methods. This report does not constitute certification of this product. Certification can only be granted by an approved administrator and/or validator.

Testing Completed: November 3, 2015

Report Completed: November 12, 2015


Pete Cruz
Test Engineer


Sean Clevenger
Testing Tec.





ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES

RESIDENTIAL/MULTI-FAMILY LIMITED LIFETIME PRODUCT WARRANTY

Residential Window/Multi-Family Warranty and Transferability

Elevate Windows and Doors, LLC ("Elevate") will repair or replace an Elevate brand window or door ("Product") with a defect in materials or workmanship that seriously impairs the Product operation or performance for the original owner of the residence into which the Product is initially installed for as long as the original owner occupies the residence. A residence is defined as an owner-occupied single-family home, townhome, or condominium unit. If the residence is sold or it becomes occupied by other than the original owner, this warranty will remain in effect for warranty period outlined below. Multi-family is defined as a condominium, rental property, apartments. Product warranty is voided if installed in a commercial application without prior written approval from Elevate. This warranty is for Product purchased on or after January 01, 2019.

Warranty Coverage and Period

Vinyl material in frames and sashes are warranted against corrosion, chipping, pitting, cracking, peeling, and blistering for the lifetime of the window from date of purchase. Vinyl replacement components may vary faintly in color and gloss. Elevate is not responsible or liable for such variance.

Laminated frames are warranted for a period of 10 years from purchase against chipping, pitting, cracking, peeling, blistering, and excessive ultraviolet discoloration. Laminate replacement components may vary faintly in color and gloss. Elevate is not responsible or liable for such variance.

Glass is warranted against imperfections such as stress cracks, scratches, blemishes, and chips for a period of 1 year from the date of purchase. Elevate does not warrant glass that incurs imperfections such as stress cracks, scratches, blemishes, and chips due to improper handling and installation of window. Glass imperfections are not covered unless they exceed allowable levels as defined in ASTM C1036 or ASTM C1048, whichever is applicable.

Insulated Glass Unit ("IGU") is warranted for a period of 20 years from date of purchase against condensation on the inner glass surface due to failure of the IGU seal. Elevate does not warrant IGU failure due to improper handling and installation of window.

Hardware (locks, handle sets, balancers) are warranted for a period of 10 years against failure or breakage under normal usage and proper handling and care. Elevate does not warrant hardware failure due to improper handling and installation of window.

Product and components utilized in multi-family developments are warranted for a period of 10 years only from date of purchase and is solely to the owner of the property at time of installation. The multi-family warranty is non-assignable or transferable. Elevate, at its discretion, may provide skilled labor required for repair or replacement of impacted window component for a period of 1 year from date of purchase. Purchaser/Owner must provide access to the interior and exterior of the Product. If product not accessible with a 15 ft. extension ladder, purchaser/owner is required to provide any lift equipment or safe scaffolding to obtain access to product. Skilled labor does not include any repair, refinishing, refurbishment or materials beyond the affected window component. If repair is not practicable due to location of homesite or safe access to Product is not available, Elevate, at its own discretion, may satisfy its warranty obligation by shipping a replacement component or Product to the original delivery location or by refunding the price of the affected Product.

Elevate reserves the right to discontinue or modify its Product. When that occurs, Elevate will substitute parts or Product of equal value. Substitute Product or parts may not be an aesthetic match to the original.

In the event of repair or replacement of Product, or Product components outlined in this warranty, the warranty applicable to the replacement/repared product or component will extend only for the time remaining under the original warranty.

Excluded Conditions

The Elevate RESIDENTIAL/MULTI-FAMILY LIMITED LIFETIME PRODUCT WARRANTY does not cover, nor does Elevate have the obligation to respond to, a defect caused in whole or in part by:

- Normal wear and tear, aging, weathering (gradual fading, darkening of any colored surface); poor or lack of product maintenance; failure to properly install Product in appropriate opening utilizing AAMA or ASTM installation standards or sound building practices.
- Modifications or alterations of the Product or components including, but not limited to field mulls, reinstallation, caulk, paint finishes, installation of security systems, installation of window coverings, or sources of undue stress, heat, cold, pressure or water.
- Use of harsh chemicals, power washing, Acts of God, or any other condition or cause beyond Elevate's control.
- Fill or retention levels of gases inserted in the inner space of IGU.
- Elevate products are tested in accordance with processes and procedures established by NFRC and AAMA. The NFRC and AAMA tests measure the performance of a sample Product in a laboratory environment. Elevate manufactures the Product using the materials and methods used in the fabrication of the tested Product. Product components and manufacturing processes have an inherent range of tolerances and many external factors can affect product performance, including but not limited to installation, abuse, lack of maintenance, and building movement. For this reason, Elevate does not warrant the test results.
- Gaps at joints or terminations that are designed to accommodate component expansion or resulting from component contraction that do not impact the operation or performance of the Product.
- Where field testing of product occurs by purchaser, or agent of purchaser, together defined as "purchaser," purchaser must provide Elevate prior notice and allow Elevate to participate in identifying appropriate test methods as well as observe Product testing. Without prior notice and ability to participate in developing testing methodology and observe tests of Product, Elevate shall not be required to address testing results nor shall it be required to share the cost of testing.
- Elevate is not responsible for verifying the application of its products for surrounding building components or building wall design.

Notice of Warranty Claim

Warranty claims can be submitted to:

Elevate W&D Warranty Care

1850 Westpark Dr., Suite 100

Grand Prairie, TX 75050

E-mail: warranty@elevatewindows.net

Phone: 469-490-1100

Elevate shall have no obligation under this warranty without prior notice described herein. Purchaser/Owner is required to submit a claim during the coverage period and within 30 days of discovering the Product issue. The notice must include contact information, order number, and description of issue. If possible, submit photographs of issue with claim. Elevate will review, investigate (inspecting the Product issue if it so chooses) and respond in a timely manner per the terms of this warranty.

Notice of Legal Proceedings

Before initiating any legal proceeding against Elevate, a purchaser/owner as defined in this warranty must first give Elevate notice of its intent to file a legal claim through the Notice of Warranty Claim submittal process. The purchaser/owner must wait 45 days after submitting the notice of initiating legal proceedings in order to allow Elevate the opportunity to investigate and offer a resolution for issues claimed.

Disclaimers & Limitations of Remedies

Elevate Windows and Doors makes no warrant for products beyond what is contained in this writing. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING A WARRANTY WITH RESPECT TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM THE COURSE OF PERFORMANCE, COURSE OF DEALING, OR USING OF TRADE OR DISCLAIMED. If disclaimer of implied warranties is prohibited by law, they are limited to the applicable duration of this Warranty. The remedies herein shall be the buyer's exclusive remedy regardless of Elevate's negligence. ELEVATE SHALL NOT BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES, PERSONAL INJURY, LOST PROFITS, LOSS OF USE, DIMINUTION IN VALUE, OR PUNITIVE DAMAGES. In no event shall Elevate's liability exceed the price of the covered product. This warranty gives you specific legal rights and you may also have other rights that vary from state to state.