

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-414
ADDRESS: 1010 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT E 25 FT OF 3 & W 12.5 FT OF 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Benjamin Lopez/BURNET ST LLC
OWNER: Benjamin Lopez/BURNET ST LLC
TYPE OF WORK: Rehabilitation, exterior and fenestration modifications, addition
APPLICATION RECEIVED: September 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work that include repair to wood siding, window repair, paint the historic structure, remove the existing burglar bars, perform front fence repair
2. Install new front porch columns.
3. Construct a rear addition to feature approximately 350 square feet that will require modifications to an existing addition.
4. Replace two, non-historic windows with new wood windows.
5. Remove existing windows openings on the east elevation.
6. Replace the existing, non-original front door.
7. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures.

Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

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 facade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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:** 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:** 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:** Wood 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:** Wood 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.

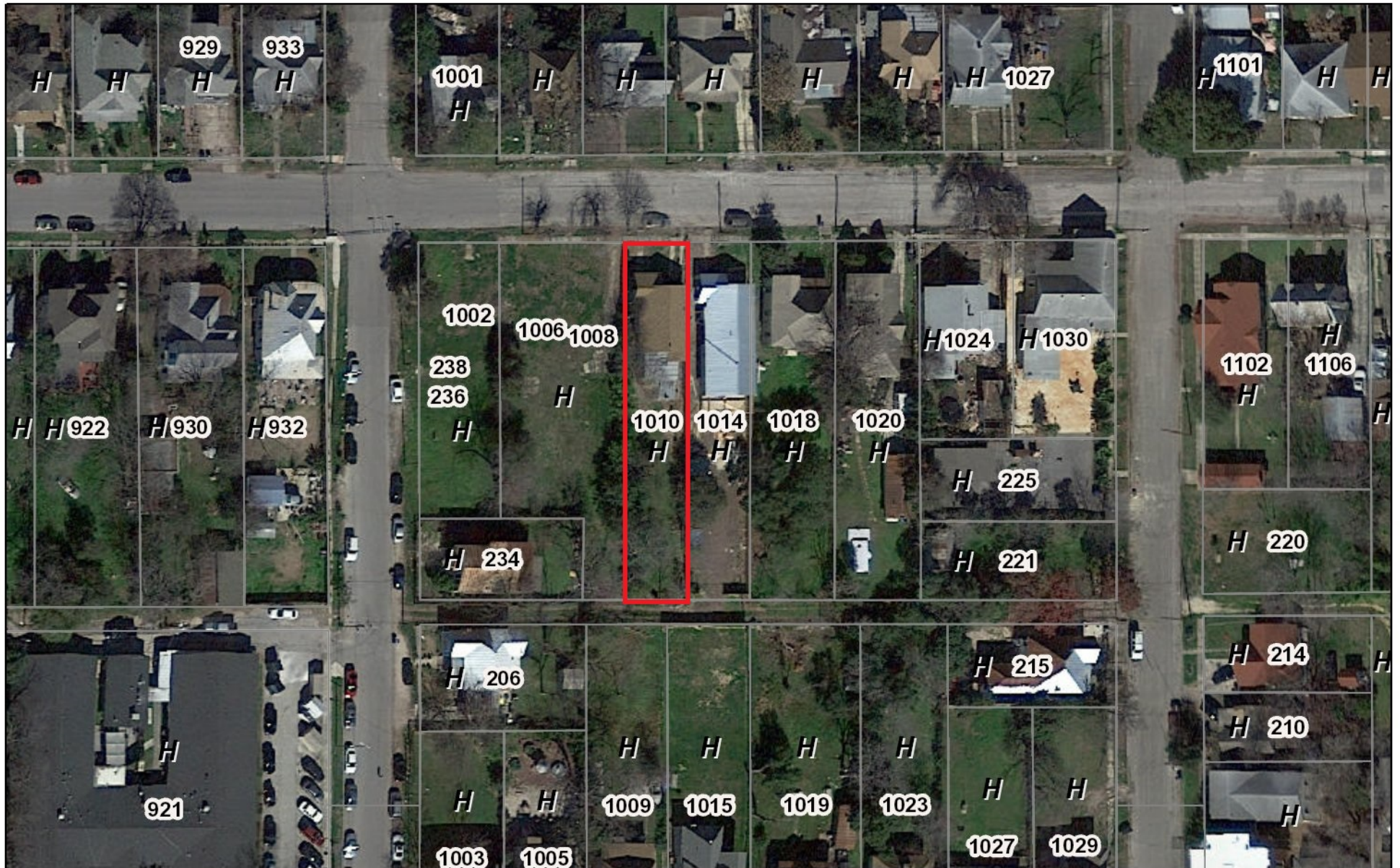
- a. The historic structure located at 1010 Burnet was constructed circa 1920 in the Craftsman style and is located within the Dignowity Hill Historic District. The structure currently features non-original windows, non-original doors, burglar bars, rear additions and various other modifications that have altered its original form and architectural character.

- b. CONSTRUCTION DOCUMENTS & SCOPE OF WORK – The applicant has submitted construction documents that feature inaccuracies in scale and profile, such as window openings. Additionally, the applicant has updated the request to only include window repair and replacement of non-original windows. Existing, wood windows will be repaired.
- c. REHABILITATION – The applicant has proposed various rehabilitative scopes of work including repair to wood siding, window repair, painting of the historic structure, removal of the existing burglar bars, and front yard fence repair. The applicant has proposed to perform all scopes of work in-kind. Staff finds the proposed scope of work to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. PORCH COLUMNS – The historic structure currently does not feature porch columns. The applicant has proposed to install two new porch columns to feature square bases and tapered shafts. The applicant has submitted a column detail with dimensions. Generally, staff finds the proposed column replacement to be appropriate; however, architecturally, a porch column should be added at the rear, right corner of the porch.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace two, non-historic windows with new, wood or aluminum clad windows. Staff finds that all windows located within the historic structure should be replaced by wood windows that match the historic windows in material, profile and installation depth.
- f. WINDOW REMOVAL – The applicant has noted the removal of windows on the east elevation. This is inconsistent with the Guidelines for Additions. All existing window openings should be preserved.
- g. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing, non-original front door. The applicant has not provided specifications for a new door at this time. Staff finds the proposed replacement to be appropriate provided that the replacement is wood, and features Craftsman detailing.
- h. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 350 square feet. The proposed addition will require modifications to an existing rear addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Generally, staff finds the size of the proposed rear addition to be appropriate and consistent with the Guidelines regarding footprint, scale and massing. The applicant has proposed an inset on the east façade to differentiate the historic structure from the addition. Staff finds that this should also be incorporated into the west façade, or that a vertical trim piece should be installed.
- i. ROOF FORM – The applicant has proposed to install a gabled roof to match that of the historic structure. Staff finds this to be appropriate and consistent with the Guidelines. Per the drawings, it appears that the proposed roof form will feature a slight increase in height of the historic roof form. Staff finds that the two roofs should feature a common height and ridgeline.
- j. HEIGHT – The applicant has proposed a height that is consistent with the predominant height of residential structures within the district. This is consistent with the Guidelines.
- k. MATERIALS – The applicant has proposed materials that include a standing seam metal roof and wood siding to match that of the historic structure's. Staff finds the proposed siding to be appropriate; however, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.
- l. WINDOW MATERIALS – The applicant has proposed to install a wood or aluminum clad wood window. Staff finds this to be appropriate; however, the proposed window should meet staff's standard specifications for windows in new construction.
- m. HISTORIC TAX CERTIFICATION – The applicant has requested Historic Tax Certification for the property at 1010 Burnet. The applicant has submitted an estimated total cost and an estimated timeline for completion.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation, with the stipulation that all work be done in kind, as noted in finding c.
2. Staff recommends approval of item #2, column installation, with the stipulation that a third column be added at the rear, right corner of the porch as noted in finding d.
3. Staff recommends approval of item #3, the construction of a rear addition with the following stipulations:
 - i. That an inset or vertical trim piece be incorporated into both elevations, as noted in finding h.
 - ii. That the proposed addition's roof be consistent with that of the primary historic structures in massing, height and profile, as noted in finding i.
 - iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.
 - iv. That the proposed windows meet staff's standard specifications for windows in new construction, as noted in finding l.
4. Staff recommends approval of item #4, non-original window replacement based on finding e with the stipulation that wood windows that match the historic windows in material, profile and installation depth be installed.
5. Staff does not recommend approval of item #5, window removal within the historic structure, based on finding f.
6. Staff recommends approval of item #6, front door replacement with the stipulation that the replacement door be wood and feature Craftsman detailing, as noted in finding g.
7. Staff recommends approval of item #7, Historic Tax Certification with the stipulation that all work be completed as approved.

City of San Antonio One Stop



October 1, 2020

CoSA Addresses

● Community Service Centers

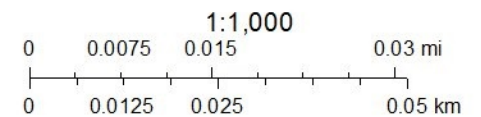


Pre-K Sites



CoSA Parcels

BCAD Parcels



CoSA

History Tax Certification Itemized Costs

Foundation - \$20,000 (including addition)

Roof – \$8,500

Windows (replacement & new) – \$12,500

Exteriors Materials & Labor – \$12,500

Interior Material & Labor – \$17,500

Miscellaneous – \$9,000

Projected Total Costs – \$80,000

Timeline

Historic District Approval: October, 2020

COSA permit applications: October/November, 2020

Projected completion: April, 2021



Left



Left/Back



Back



Right



Right



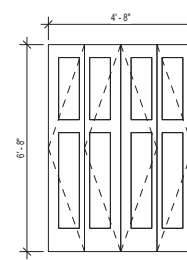
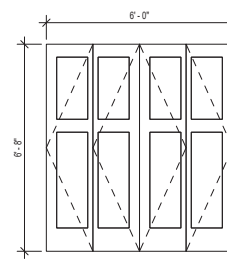
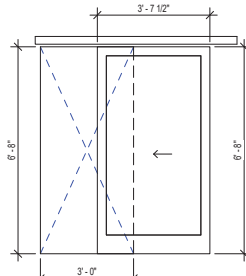
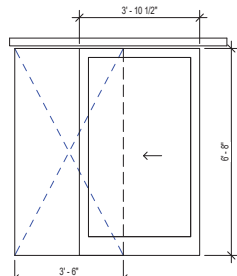
Front

GENERAL NOTES:

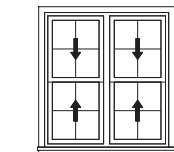
1. ALL DIMENSIONS ARE TO WOOD FRAME. Todas las dimensiones están al marco de madera.
2. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER OR MOISTURE (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PRESSURE TREATED. Todas las partes de madera en contacto con concreto o expuesta al clima o humedad (como terrazas y balcones) deberán ser tratadas.
3. FRAMING LUMBER SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: El material de madera deberá ser como sigue al menos que tenga una especificación diferente.
FLOOR JOISTS: 2x8 SPS @ 16" O.C. Vigas de piso: 2x8 SPS @ 16" O.C.
CEILING JOISTS: 2x8 SPS @ 16" O.C. Vigas de techo: 2x8 SPS @ 16" O.C.
ROOF PANELS: SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED. Los paneles de madera deberán ser como sigue al menos que tenga una especificación diferente.
Roofs: 7/16" SPS Paredes: 7/16" SPS ROOF: Techo: 7/16" SPS TECH SHEILD RADIANT BARRIER SUBFLOOR: Entre piso: 1 1/8" OSB
4. ADVANTAGE FLOORING ATTIC ALSO 3/4" OSB ADVANTAGE FLOORING
El piso de la casa debe ser como sigue al menos que tenga una especificación diferente. Debe estar en ACCORDANCE WITH LOCAL CODES. El material y tamaño de los techos que conectan partes de madera deberán ser de acuerdo con los códigos locales.
5. CEILING SHALL BE SHOWN ON DRAWINGS AND SPECIFICATIONS. OTHER WALLS AND CEILING SHALL BE 1/2" THICK SHEETROCK. Tabla roca tipo "X" de 5/8" en paredes y cielo de la cochera, otras paredes y cielos deberán ser tabla roca de 1/2" de grueso.
6. ALL INTERIORS SHALL BE FINISHED WITH TILE OR CERAMIC TILE. ALL WALLS INCLUDING KITCHEN AND BATHROOMS. TABLA RESISTENTE AL AGUA en todas las paredes de áreas de baño incluyendo cocina y baños.
7. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. Detectores de humo requieren conexión a un cable de 110 voltios y batería de respaldo.
8. PROVIDE WOOD BLOCKING AT ALL BEDROOMS AND LIVING ROOM FOR FUTURE CEILING FAN INSTALLATION. Provea bloques de madera en todos los dormitorios y sala para el futuro soporte de ventilador de techo.

Window Schedule					
Mark	Type Mark	Family	Width	Height	Sill Height
1	6	Window-Double-Hung	1' - 10"	3' - 6"	3' - 10"
2	4	Window-Double-Hung-Double	4' - 0"	3' - 6"	3' - 10"
3	4	Window-Double-Hung-Double	4' - 0"	3' - 6"	3' - 10"
4	4	Window-Double-Hung-Double	4' - 0"	3' - 6"	3' - 10"
5	5	Window-Double-Hung	3' - 2"	3' - 6"	3' - 10"

Wall Schedule							
Type Mark	Family and Type	Width	Area	Length	Unconnect ed Height	Phase Created	Comments
01	Basic Wall: GWB - 4 7/8"	5"	907.12 SF	110' - 11 1/4"		New Construction	
	Basic Wall: Generic - 6"	6"	20.42 SF				



DOOR TYPE
1/2" = 1'-0"



W. TYPE 3
1/2" = 1'-0"

1 First Floor Plan
1/4" = 1'-0"

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Ben Lopez
R. ADDITION
FIRST FLOOR PLAN

Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.0	
Scale	As indicated

-

2" X 6" @ 16" O.C.

WALL ASSEMBLY

4" X 6" WOOD BEAM

SOIL

CONCRETE PIER

2 ft. 0 in.

A cross-sectional diagram of a bridge structure. At the base is a hatched rectangular pier labeled "CONCRETE PIER" with a vertical dimension of "2' 0\"/>

A cross-sectional diagram of a foundation repair. A vertical concrete pier, indicated by diagonal hatching, is shown. To its left, a horizontal 4" x 6" wood beam is positioned. Above the beam, a layer of soil is shown. A dashed green vertical line represents the 'LINE OF EXISTING FOUNDATION'. The pier is 10" wide and 2'-0" high. The wood beam is 2" x 6" at 16" O.C. (on center). The soil is shown above the beam. Labels with leader lines point to the 'LINE OF EXISTING FOUNDATION', '2" X 6" @ 16" O.C.', '4" X 6" WOOD BEAM', 'SOIL', and 'CONCRETE PIER'. Dimensions '10"' and '2'-0"' are shown for the pier's width and height respectively.

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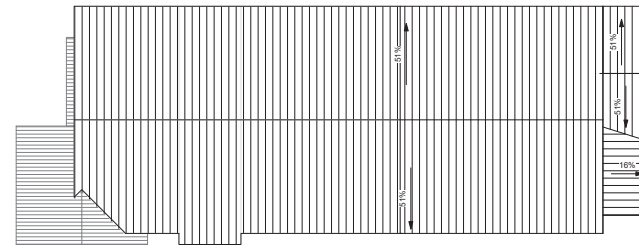
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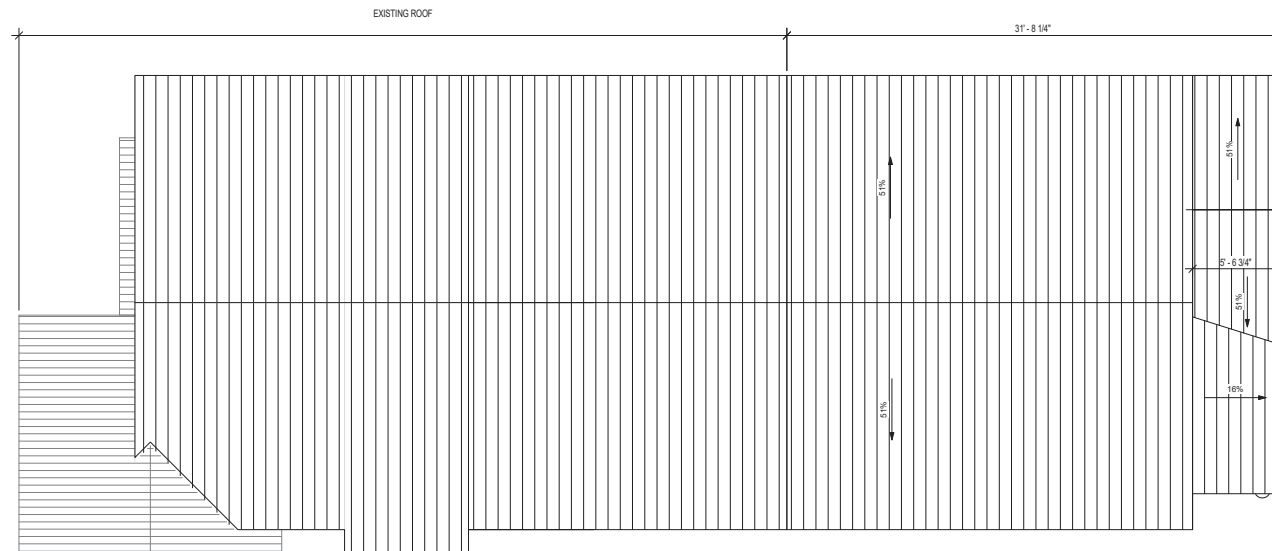
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Ben Lopez
R. ADDITION
FRAMING PLAN

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2 Roof Plan Slopes

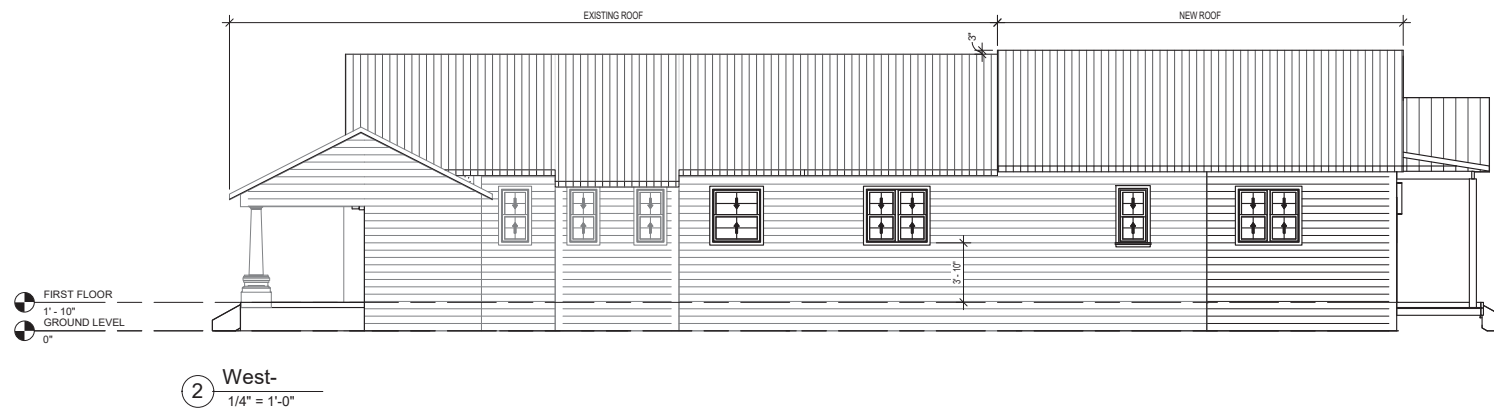
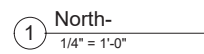


1 Roof Plan
1/4" = 1'-0"

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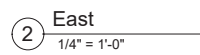
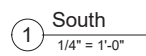
Ben Lopez
R. ADDITION
ROOF PLAN

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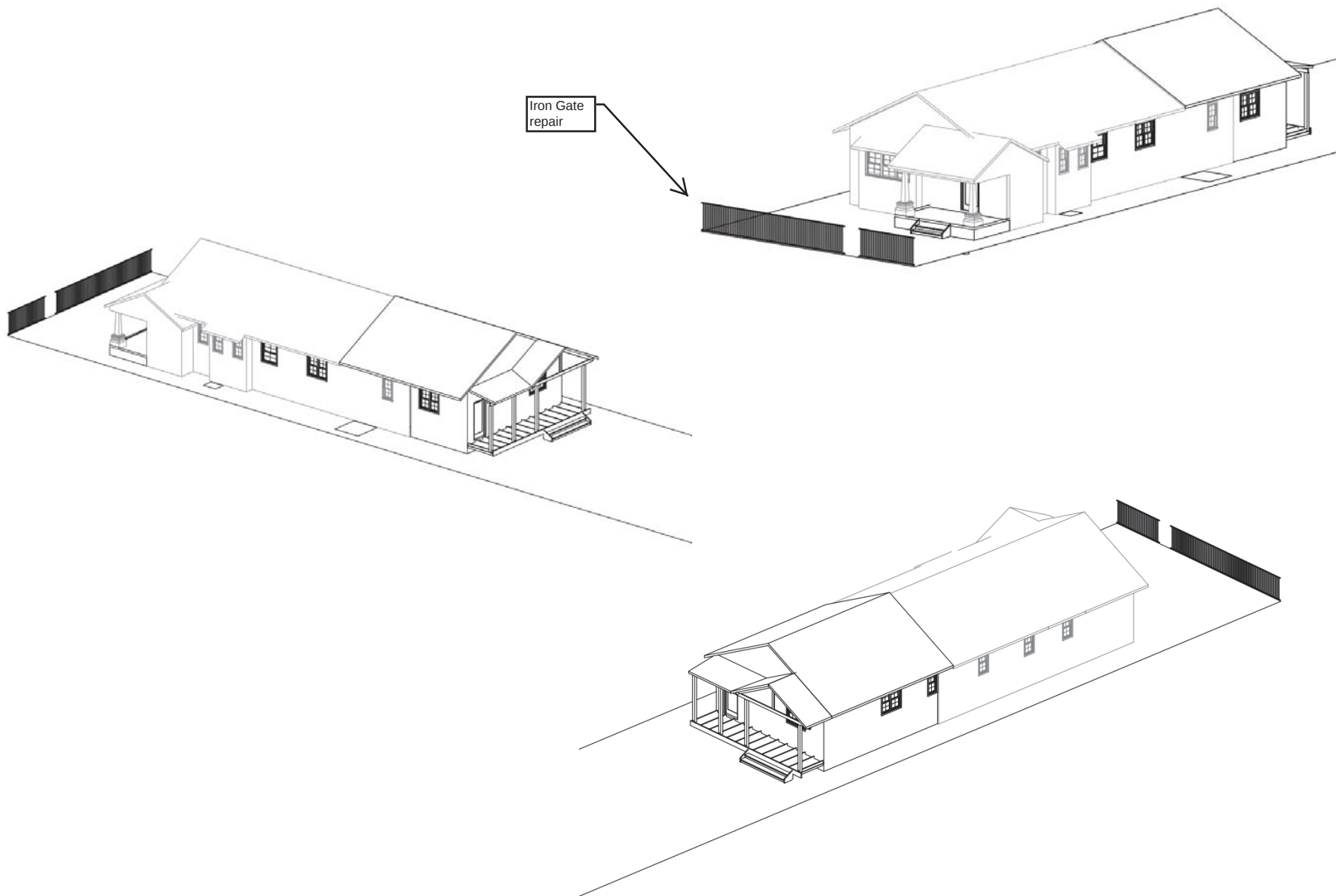
Ben Lopez
R. ADDITION
ELEVATIONS

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Ben Lopez
R. ADDITION
ELEVATIONS

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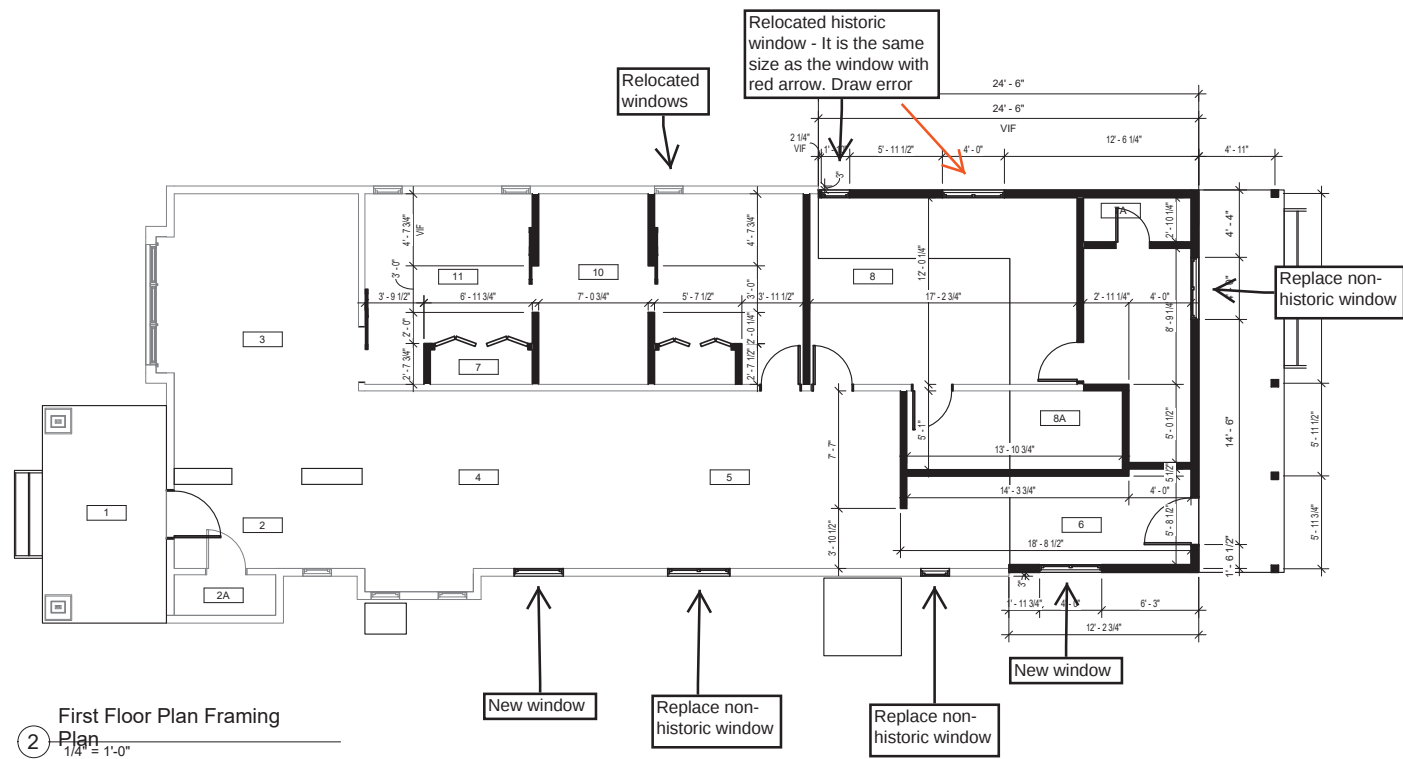
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Ben Lopez
R. ADDITION
3D VIEWS

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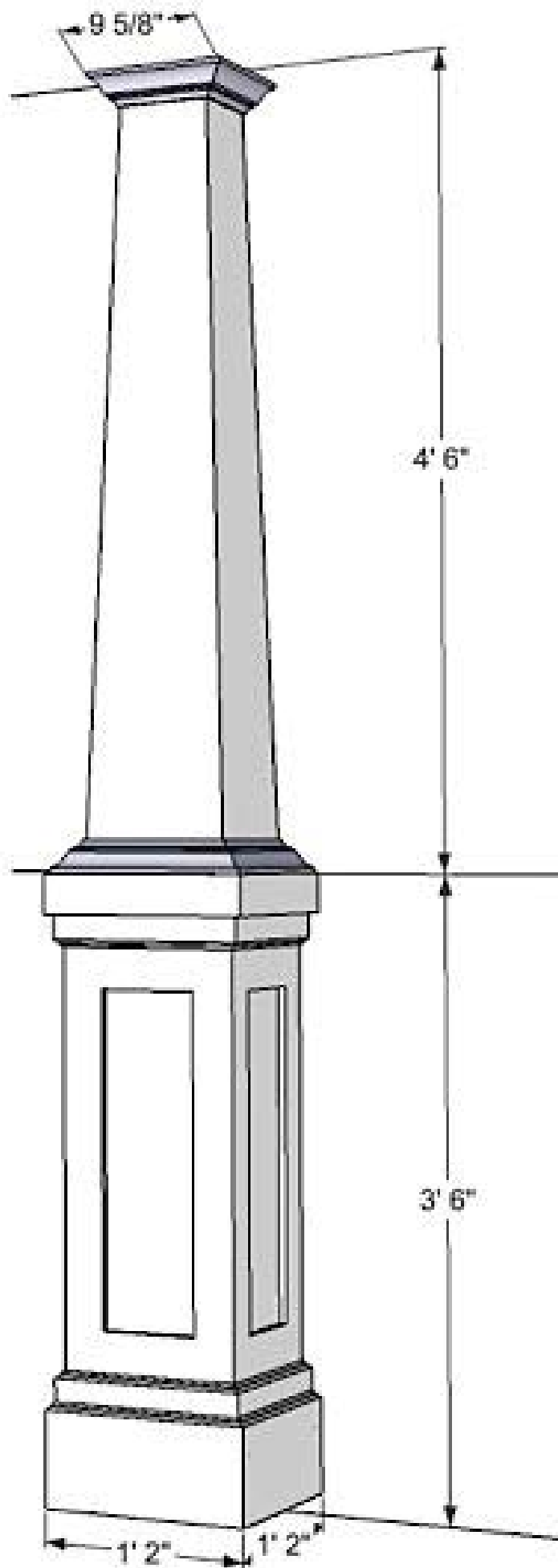
GENERAL NOTES:

- GENERAL NOTES:**
- 1. ALL DIMENSIONS ARE TO WOOD FRAME. Todas las dimensiones están del marco de madera
 - 2. ALL WOOD MEMBERS SHALL BE IN CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PRESURE TREATED. Todos los miembros de madera deben estar en contacto con el concreto o al clima o humedad (como terrazas y balcones) deberán ser de madera tratada.
 - 3. ALL WOOD PANELS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: El material de madera debe ser como sigue al menos que tenga una nota de otra manera. WALL STUDS/MEMBER en paredes 2x8 @ 16" O.C. CEILING JOISTS/MEMBER en vigas del techo 2x8 @ 16" O.C. RAFTERS/VIGAS del techo 2x6 @ 16" O.C.
 - 4. ALL WOOD PANEL SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: Los paneles de madera deberán de ser como sigue al menos que tenga una nota de otra manera. WALLS/PANES 7/16" OSB ROOF/TECHO 7/16" OSB TECH SHEILD RADIANT BARRIER/SUBFLOOR Entregado 1" 1/8" OSB ADVANTAGE FLOORING ATIC/ALCO 3/4" OSB ADVANTAGE FLOORING
 - 5. ALL WOOD PANEL SHALL BE IN ACCORDANCE WITH LOCAL CODES. El número y tamaño de clavos que conectan partes de madera deberán de estar con los códigos locales.
 - 6. PROVIDE 5/8" THICK SHEETROCK TYPE "X" ON WALLS AND CEILING GARAGE. OTHER WALLS AND CEILING SHALL BE 1/2" THICK SHEETROCK. Tabla roca y yeso de 5/8" pulgadas y yeso, deberán de ser tabla roca de 1/2" de grosor de 5/8" de espesor.
 - 7. PROVIDE "WATER RESISTANT" SHEETROCK AT ALL WET WALLS INCLUDING KITCHEN AND BATHROOMS. Tabla roca "RESISTENTE AL AGUA" EN LAS PAREDES DE LAS COCINAS Y BAÑOS.
 - 8. SMOKE DETECTORS REQUIRE 1/10V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. Detectores de humo requieren conexión a 100v del cable de la casa y batería de respaldo.
 - 9. PROVIDE WOODS FLOORING AT ALL SLEEPING AND LIVING ROOMS FOR FUTURE CEILING FAN INSTALLATION. Provea bloques de madera en todos los cuartos y sala para futuras instalaciones de ventiladores de techo.

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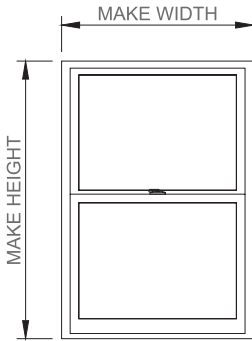
Ben Lopez
R. ADDITION
WINDOW PLAN

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Scale	As indicated





SIZE GUIDELINES



Interior view shown.

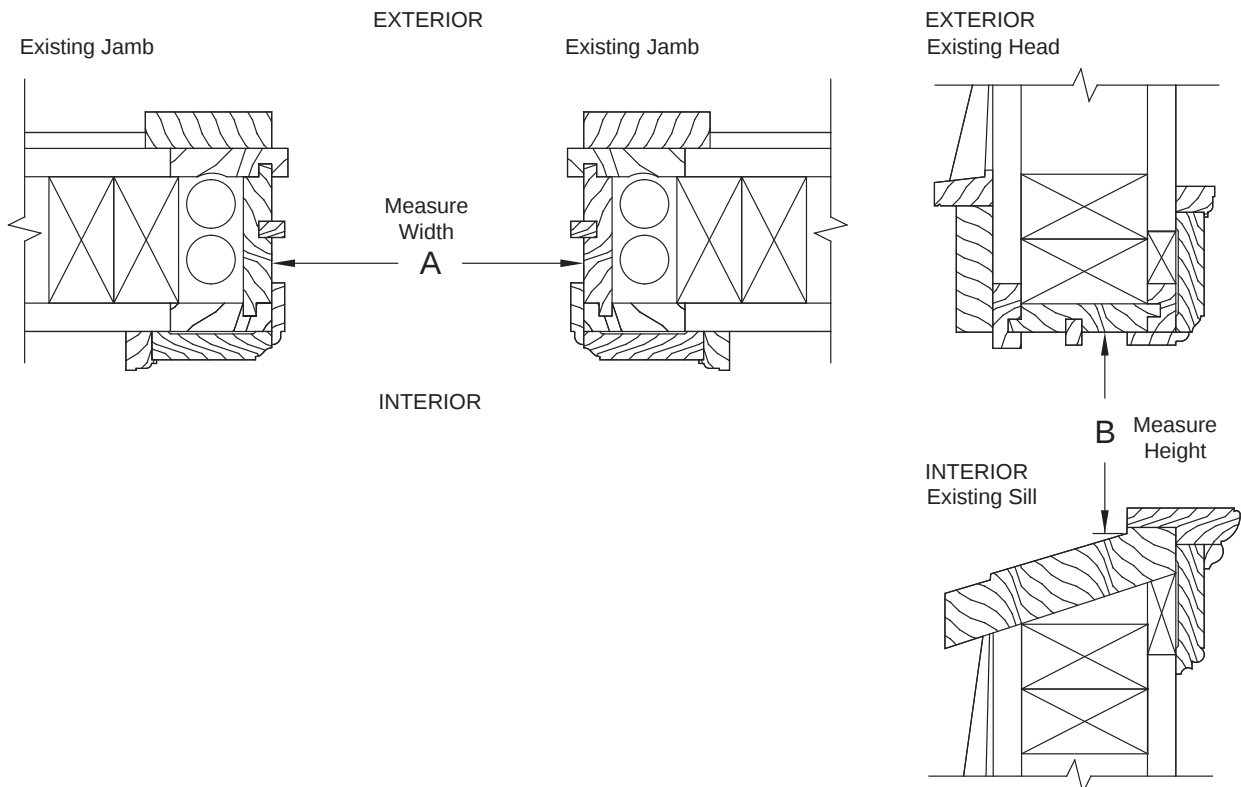
Refer to unit cross sections in this section for Make Width and Make Height dimensions.

Architect Series Make Dimension

MINIMUM	MAXIMUM
13-1/2" W x 23-3/4" H (343 x 603)	48" W x 84" H (1 219 x 2 134)
Make Width (MW) = A - 1/2" (rounded to the nearest 1/4")	
Make Height (MH) = B - 1/2" (rounded to the nearest 1/4")	

Cottage windows must be between 40-1/4" and 71" make height.

MEASUREMENT GUIDELINES





HUNG

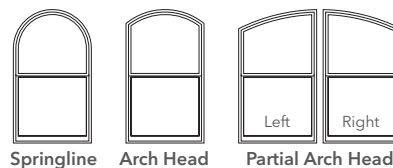
SIZE TABLES

Wood and Aluminum-Clad Exteriors Double- and Single-Hung



Fixed Transoms

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(375) (356)								
(451) (432)								
(654) (635)								



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

Vent Units

(908) (889)								
(1 060) (1 041)								
(1 213) (1 194)								
(1 365) (1 346)								
(1 467) (1 448)								
(1 518) (1 499)								
(1 670) (1 651)								

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

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

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

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

Egress Notes:

Check all applicable local codes for emergency egress requirements.

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

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

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

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

Not to scale.

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



HUNG

SIZE TABLES

Wood and Aluminum-Clad Exteriors Double- and Single-Hung



Vent Units

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
5' 11"								
5' 11"	2171	2571	2971	E1 3371	E 3771	E 4171	E 4571	E 4871
6' 5"								
6' 5"	2177	2577	E1 2977	E 3377	E 3777	E 4177	E 4577	E 4877
7' 0"								
7' 0"	2184	2584	E1 2984	E 3384	E 3784	E 4184	E 4584	E 4884

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood sill.

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

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

Egress Notes:

Check all applicable local codes for emergency egress requirements.

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

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

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

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

Not to scale.

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



HUNG

SIZE TABLES

Wood and Aluminum-Clad Exteriors

Replacement Double-Hung and Transoms



Transoms

	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Opening	2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(375) (356)	 23.5 x 14	 27.5 x 14	 29.5 x 14	 31.5 x 14	 35.5 x 14	 39.5 x 14	 41.5 x 14
(451) (432)	 23.5 x 17	 27.5 x 17	 29.5 x 17	 31.5 x 17	 35.5 x 17	 39.5 x 17	 41.5 x 17
(654) (635)	 23.5 x 25	 27.5 x 25	 29.5 x 25	 31.5 x 25	 35.5 x 25	 39.5 x 25	 41.5 x 25

Vent Units

(921) (902)	 23.5 x 35.5	 27.5 x 35.5	 29.5 x 35.5	 31.5 x 35.5	 35.5 x 35.5	 39.5 x 35.5	 41.5 x 35.5
(872) (853)	 23.5 x 37.5	 27.5 x 37.5	 29.5 x 37.5	 31.5 x 37.5	 35.5 x 37.5	 39.5 x 37.5	 41.5 x 37.5
(1 073) (1 054)	 23.5 x 41.5	 27.5 x 41.5	 29.5 x 41.5	 31.5 x 41.5	 35.5 x 41.5	 39.5 x 41.5	 41.5 x 41.5
(1 175) (1 156)	 23.5 x 45.5	 27.5 x 45.5	 29.5 x 45.5	 31.5 x 45.5	 35.5 x 45.5	 39.5 x 45.5	 41.5 x 45.5
(1 226) (1 206)	 23.5 x 47.5	 27.5 x 47.5	 29.5 x 47.5	 31.5 x 47.5	 35.5 x 47.5	 39.5 x 47.5	 41.5 x 47.5
(1 327) (1 308)	 23.5 x 51.5	 27.5 x 51.5	 29.5 x 51.5	 31.5 x 51.5	 35.5 x 51.5	 39.5 x 51.5	 41.5 x 51.5
(1 378) (1 359)	 23.5 x 53.5	 27.5 x 53.5	 29.5 x 53.5	 31.5 x 53.5	 35.5 x 53.5	 39.5 x 53.5	 41.5 x 53.5
(1 473) (1 461)	 23.5 x 57.5	 27.5 x 57.5	 29.5 x 57.5	 31.5 x 57.5	 35.5 x 57.5 E1	 39.5 x 57.5 E	 41.5 x 57.5 E

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

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

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

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

Egress Notes:

Check all applicable local codes for emergency egress requirements.

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

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

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

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

Not to scale.

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



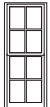
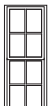
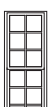
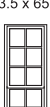
HUNG

SIZE TABLES

Wood and Aluminum-Clad Exteriors Replacement Double-Hung



Vent Units

	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Opening	2' 0 1/4"	2' 4 1/4"	2' 6"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 530) (1 511)							
	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5	39.5 x 59.5	41.5 x 59.5
(1 581) (1 562)							
	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5	35.5 x 61.5	39.5 x 61.5	41.5 x 61.5
(1 683) (1 664)							
	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5	35.5 x 65.5	39.5 x 65.5	41.5 x 65.5
(1 835) (1 816)							
	23.5 x 71.5	27.5 x 71.5	29.5 x 71.5	31.5 x 71.5	35.5 x 71.5	39.5 x 71.5	41.5 x 71.5

Opening Dimensions

CLAD EXTERIOR UNITS:

Dimensions shown in standard size tables are rough opening dimensions.

WOOD EXTERIOR UNITS:

Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood sub sill.

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

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

Egress Notes:

Check all applicable local codes for emergency egress requirements.

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

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

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

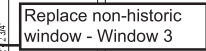
Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolcreens meet egress requirements.

Not to scale.

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

GENERAL:

1. ALL DIMENSIONS ARE TO WOOD FRAME TOLAS las dimensiones están del marco de madera.
2. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER OR MOISTURE (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PROTECTED BY AN APPLICABLE FINISH SUCH AS PAINT OR A BURIED (COMO LACADO O PINTADO) PARA LA PROTECCIÓN DE SER MADERA
3. PROVIDE A MINIMUM OF TWO (2) WALL STUDS PER LINEAL SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED El marco de madera deberá de ser como sigue al menos que tenga una nota o otra materia: WALL STUDS Madera en paredes 2x6 @ 16" OC CEILING JOISTS Madera en vigas del techo 2x8 @ 16" OC RAFTERS Vigas del techo 2x6 @ 16" OC
4. PROVIDE A MINIMUM OF TWO (2) WALL PANELS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED Los paneles de madera deberán de ser como sigue al menos que tenga una nota o otra materia: WALL Panels 7'x10' ROOF ROOF "Techos Techos TECH SHEET SHIELD RARRIER SUBFLOOR ENTRENQUE 1" SPF OSB
5. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES. El número / tamaño de los clavos para conectar miembros de madera debe estar acorde con el código local.
6. PROVIDE 8" THICK SHEETROCK TYPE "X" ON WALLS AND CEILING GARAGE OTHER WALLS AND CEILING SHALL BE 1/2" THICK SHEETROCK Type "X" 5/8" en paredes y techo de la sala de garaje OTROS PAREDES Y TECHO DE LA SALA DE GARAJE DEBE SER 1/2" DE GRUESO SHEETROCK TYPE "X" 5/8" EN PAREDES Y TECHO DE LAS DEMÁS SALAS DE GARAJE. PROVIDE 5/8" THICK SHEETROCK TYPE "X" ON WALLS AND CEILING KITCHEN ALL OTHER WALLS AND CEILING SHALL BE 1/2" THICK SHEETROCK TYPE "X" 5/8" EN PAREDES Y TECHO DE LAS DEMÁS SALAS DE GARAJE. PROVIDE 5/8" THICK SHEETROCK TYPE "X" ON WALLS AND CEILING BATHROOMS AND LIVING ROOM FOR FUTURE CEILING PAN INSTALLATION. Provee bloques de madera en todos los cuartos y sala para futuras instalaciones de ventiladores de techo.

[illegible]

Ben Lopez
R. ADDITION
WINDOW PLAN

Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker
A7	
Scale	As indicated

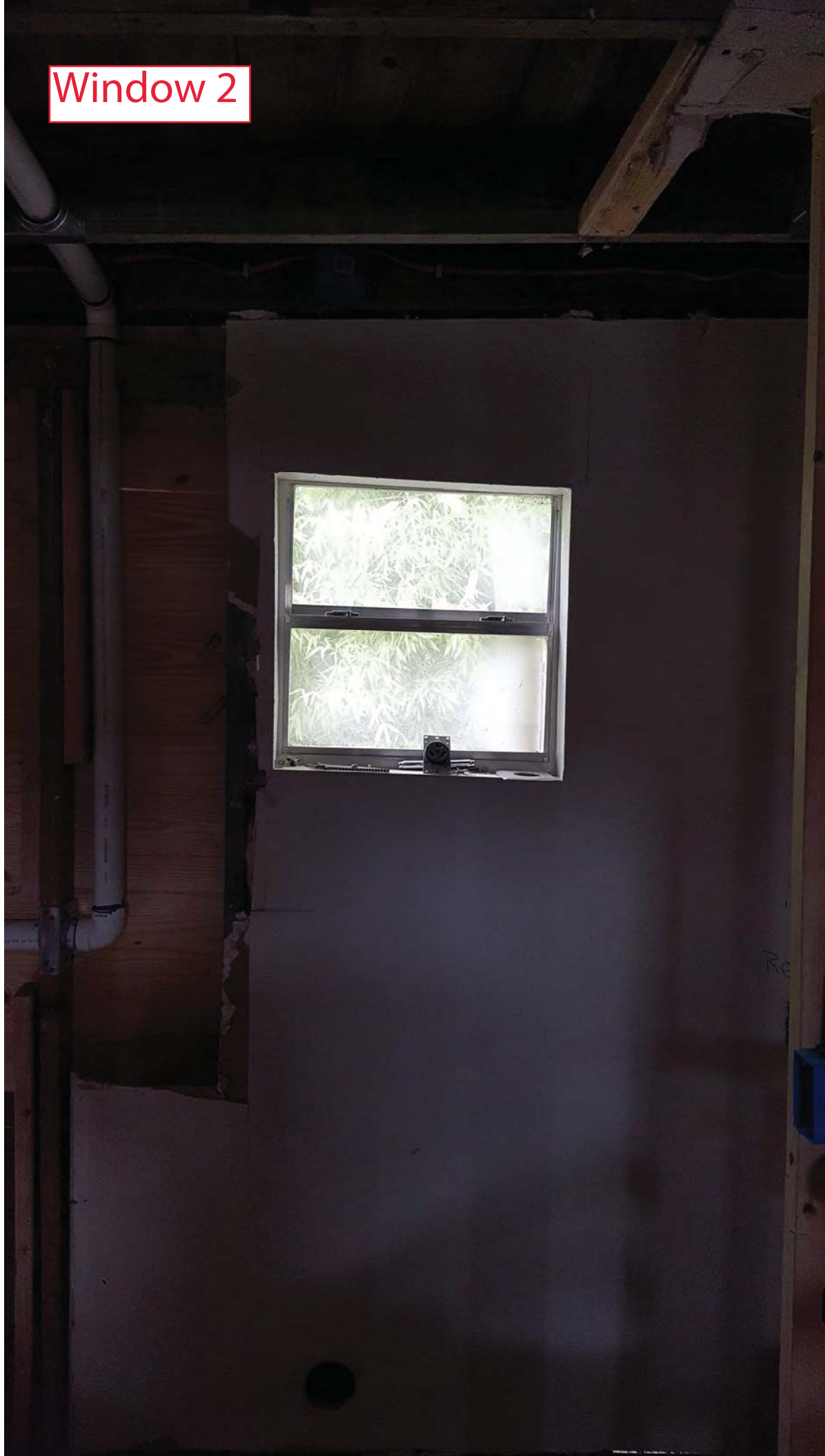
Window 1



Window 1



Window 2



Window 2



Window 3



Window 3

