

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-053
ADDRESS: 311 MUNCEY
LEGAL DESCRIPTION: NCB 1657 BLK E LOT N 51 FT OF 15&16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Anthony Chen/Aeonium Investments, LLC
OWNER: Anthony Chen/ROCHA CYNTHIA A & LARRALDE ALEJANDRO G
TYPE OF WORK: Construction of a rear addition, exterior modifications, fenestration modifications
APPLICATION RECEIVED: January 26, 2021
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. Construct a rear addition to feature 432 square feet at the rear of the historic structure located at 311 Muncey, located within the Dignowity Hill Historic District.

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition, replace metal roof with shingles, update the lighting, replace windows.

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.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

GENERAL: 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.

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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.

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 true, exterior muntins.

COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

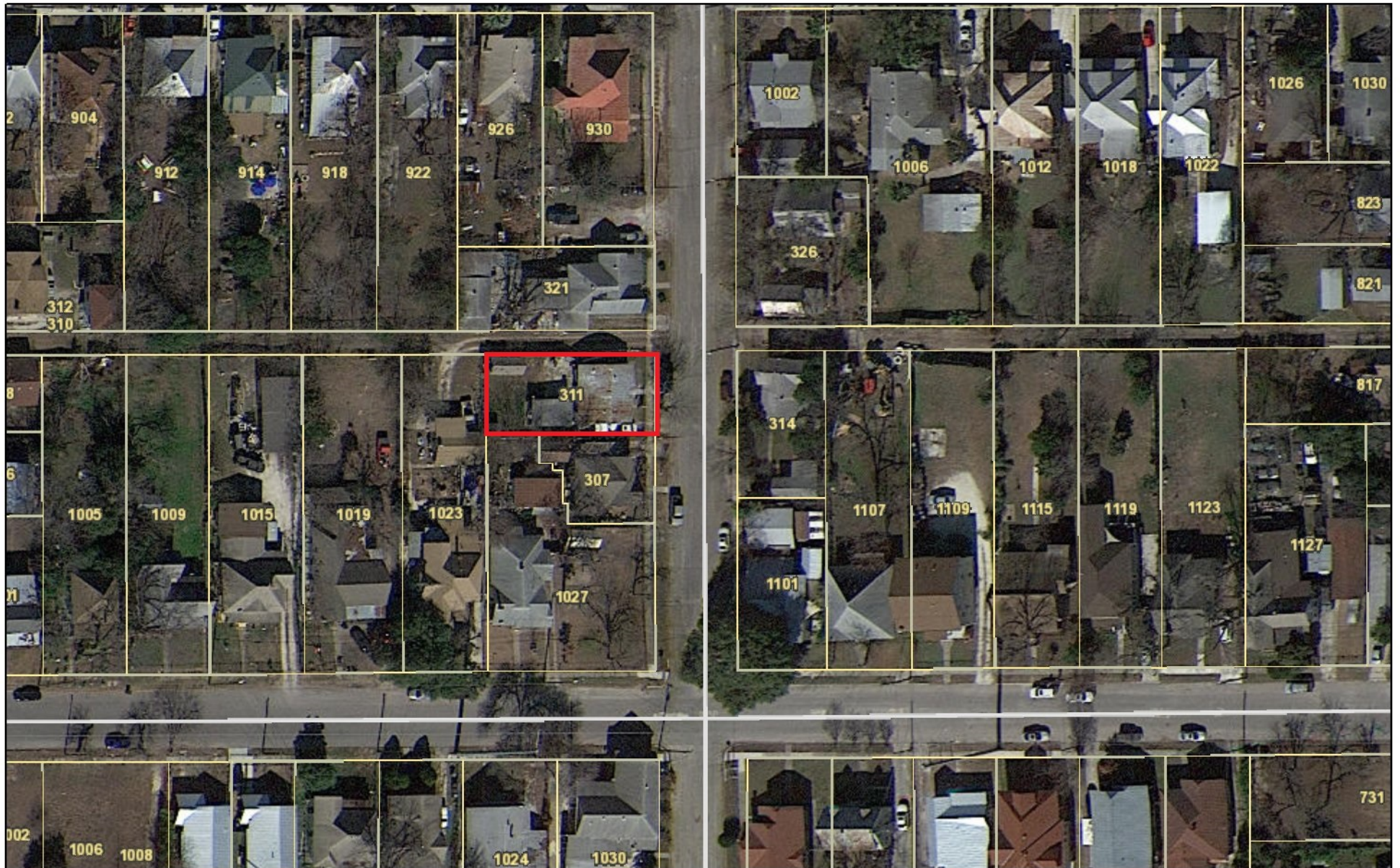
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to feature 432 square feet at the rear of the historic structure located at 311 Muncey, located within the Dignowity Hill Historic District. The structure at 311 Muncey was constructed circa 1925 in Craftsman style. The structure currently features an eyebrow porch roof and a side gabled primary roof. The applicant is not requesting window replacement at this time, and has noted that all existing window openings will be preserved.
- b. **REAR ADDITION** – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should not feature a footprint so large as to double the historic structure's footprint. Generally, the proposed addition is consistent with the Guidelines; however, staff finds that the applicant should ensure a visual break is present on the right (north) elevation to separate the addition from the new construction.
- c. **REAR ADDITION (Materials)** – The Guidelines for Additions note that additions should feature similar architectural details and materials as the historic structure. As noted in finding a, the historic structure at 311 Muncey is a Craftsman style structure. The applicant has proposed to install materials that are in keeping with those of the historic structure. This is consistent with the Guidelines.
- d. **REAR ADDITION (Fenestration and window materials)** – The applicant has submitted fenestration patterns for the rear addition that are generally consistent with the Guidelines. Regarding window materials, the applicant has proposed an Anderson wood window as well as repaired, historic wood windows for the rear addition. Staff finds this to be appropriate.
- e. **ARCHITECTURAL DETAILS** – Per the Guidelines, additions should 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. Generally, the proposed addition is consistent with the Guidelines.

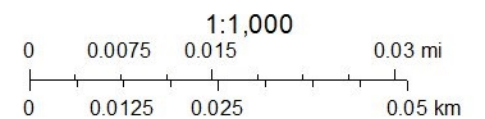
RECOMMENDATION:

1. Staff recommends approval of the construction of a rear addition based on findings a through e with the following stipulations:
 - i. That the applicant ensure that the proposed wood windows be installed in a manner that matches the installation depth and profile of the historic structure, and 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.

City of San Antonio One Stop



February 11, 2021



1912 SANBORN MAP

158

HAYS

NOT PAVED

ASPHALT PAVED

1657

311

BURNETT

WILLOW

MUNCEY

135

147

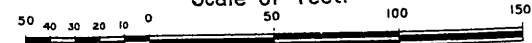
N. PINE

1659

1660

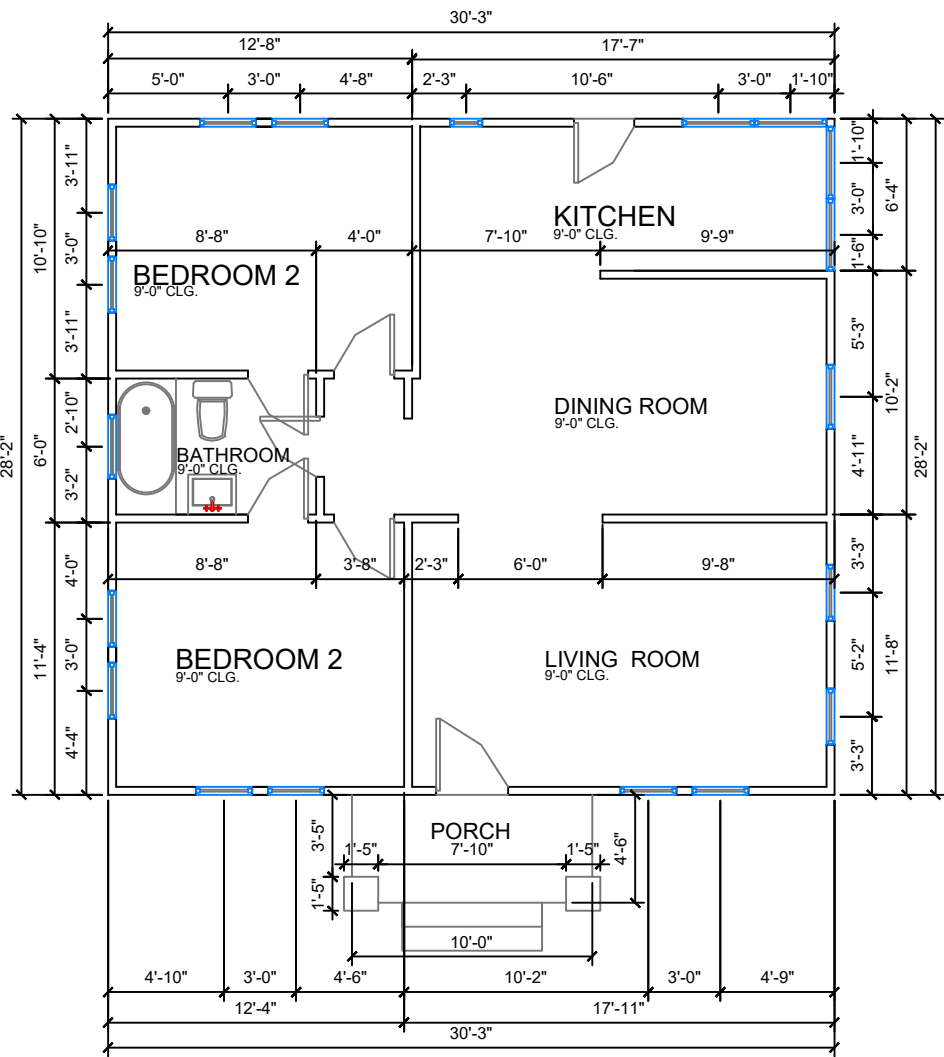
NOLAN

Scale of Feet.

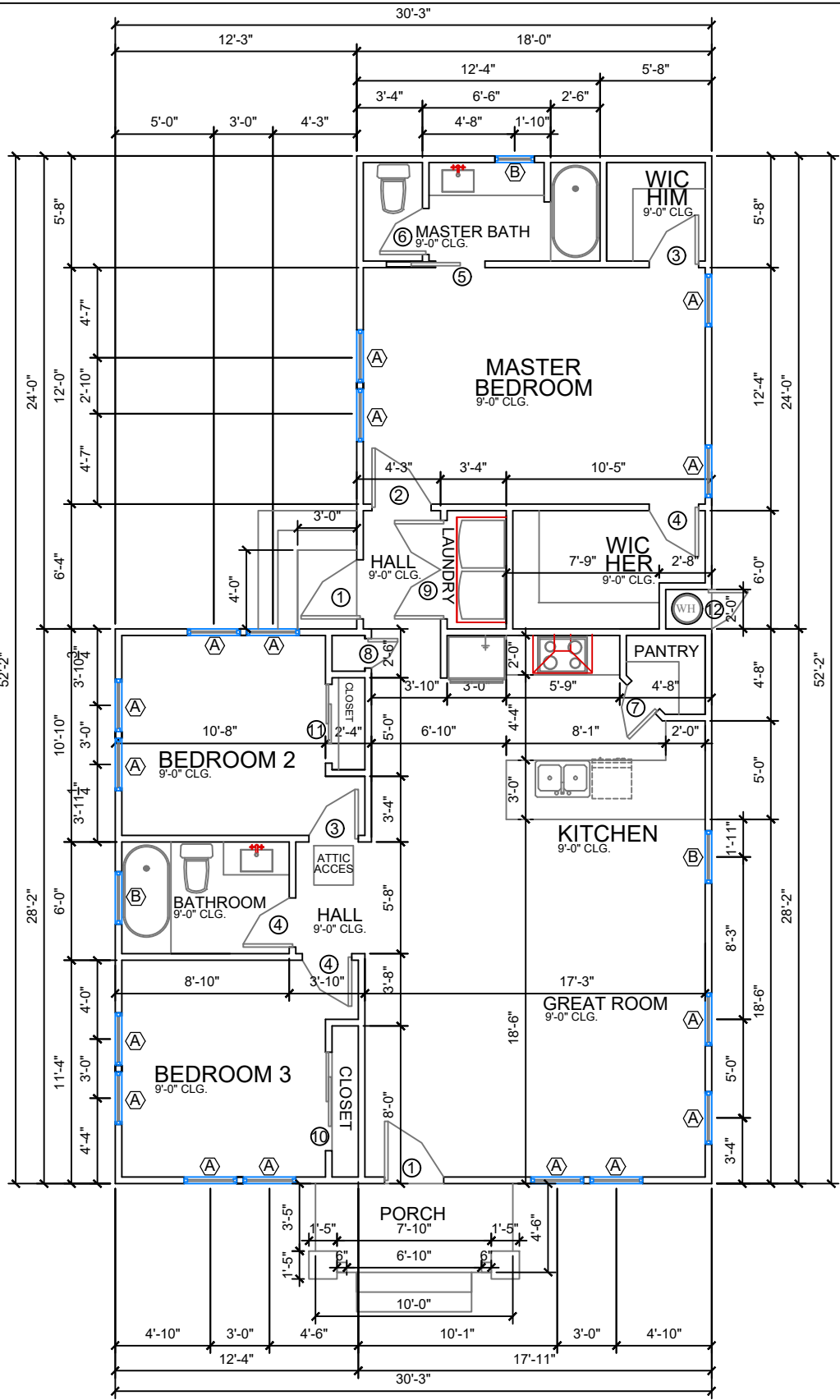


134

135



FLOOR PLAN (EXISTING)
SCALE: 1/8"=1'-0"



FLOOR PLAN (PROPOSAL)
SCALE: 1/8"=1'-0"

WINDOW SCHEDULE					
SYM	SIZE	TYPE	REMARK	QTY.	NOTES
A	2'-8" X 5'-0"	ALUMINUM / WOOD WINDOW	PR 2850 SINGLE HANG W. HEADER @ 3'-6" AFF.	16	INSULATED GLASS
B	2'-8" X 3'-0"	ALUMINUM / WOOD WINDOW	PR 2830 SINGLE HANG W. HEADER @ 3'-6" AFF.	3	INSULATED GLASS

NOTE: INSTALL ANDERSEN DOUBLE-HUNG WINDOW OPENING CONTROL DEVICE KIT ON ALL WINDOWS WHICH COMPLY W/ ASTM F2090 PER IRC SECTION R312.2.2

DOOR SCHEDULE					
SYM	SIZE	TYPE	REMARK	QTY.	NOTES
1	3'-0" X 6'-8" X 1 3/4"	EXT. FULL VIEW DOOR L.H.	3080 L.H. EXT. FULL VIEW DR	2	
2	3'-0" X 6'-8" X 1 3/4"	INTERIOR L.H.	3088 L.H. FULL VIEW DR	1	
3	2'-6" X 6'-8" X 1 3/4"	INTERIOR R.H.	2668 R.H. FULL VIEW DR	2	
4	2'-6" X 6'-8" X 1 3/4"	INTERIOR L.H.	2668 L.H. FULL VIEW DR	3	
5	2'-6" X 6'-8" X 1 3/8"	INTERIOR PD	INTERIOR WOOD 2668 POCKET DR	1	
6	2'-4" X 6'-8" X 1 3/8"	INTERIOR LH	2468 L.H. FULL VIEW DR	1	
7	2'-0" X 6'-8" X 1 3/8"	INTERIOR LH	2088 L.H. FULL VIEW DR	1	
8	1'-6" X 6'-8" X 1 3/8"	INTERIOR LH	1668 L.H. FULL VIEW DR	1	
9	5'-0" X 6'-8" X 1 3/8"	INTERIOR FD	INTERIOR WOOD 5088 FRENCH DR	1	
10	5'-0" X 6'-8" X 1 3/8"	INTERIOR SD	INTERIOR WOOD 5088 SLIDING DR	1	
11	4'-0" X 6'-8" X 1 3/8"	INTERIOR SD	INTERIOR WOOD 4068 SLIDING DR	1	
12	2'-0" X 5'-0" X 1 3/8"	EXT. FULL VIEW DOOR L.H.	2050 L.H. EXT. FULL VIEW DR	1	

NOTES:
ALL FEDERAL STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC...
FOR ALL TRADES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS & DRAWINGS FOR THIS BUILDING & SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCE OCCUR
SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS / DIMENSIONS IN BIDDING ON JOB SITE. NOTIFY GENERAL CONTRACTOR / DESIGNER IMMEDIATELY OF ANY DISCREPANCIES BEFORE BEGINNING OR CONTINNING ANY WORK
SUB-CONTRACTORS SHALL CONFORM TO RELATED DRAWINGS & SPECIFICATIONS. ALL DEVIATIONS SHALL BE GENERAL CONTRACTOR APPROVED. THE LACK OF GENERAL CONTRACTOR APPROVAL WILL BE SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE WORK
ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS & RELATED SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
DO NOT SCALE DRAWINGS - FOLLOW DIMENSIONS INDICATED, DIMENSIONS ARE: STUD - TO - STUD, STUD - TO - BRICK & BRICK - BRICK
THE FRAMING SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING TEMPORARY SAFETY BARRIERS AND RAILS AS REQUIRED DURING CONSTRUCTION BY O.S.H.A. AND LOCAL AUTHORITIES.

NOTES:
ALL BEDROOMS WINDOWS SHALL MEET INGRESS / EGRESS REQUIREMENTS AS PER CODE
VERIFY ALL DOORS AND WINDOWS SIZE, TYPE AND LOCATIONS W/ GENERAL CONTRACTOR

NEW ADDITION

311 MUNCEY ST
SAN ANTONIO, TX 78202

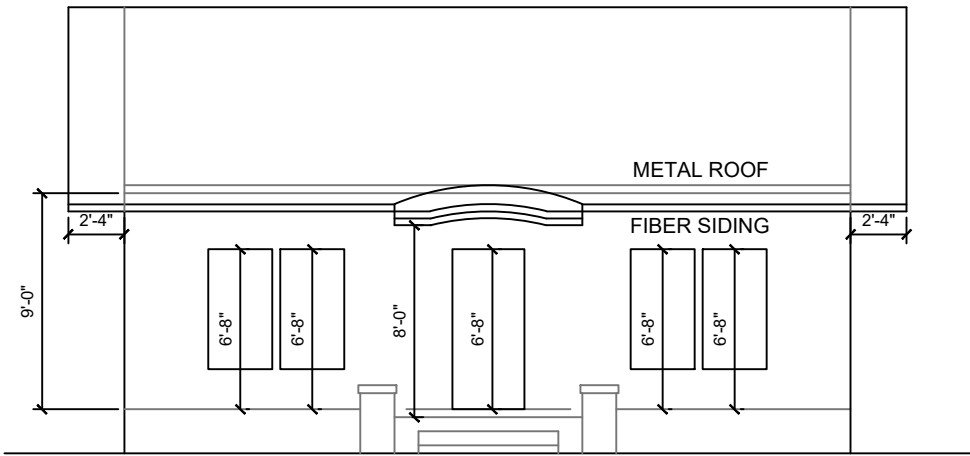
PROJECT NO.
DATE: MARCH 2021

FLOOR PLANS
(EXISTING / PROPOSAL)

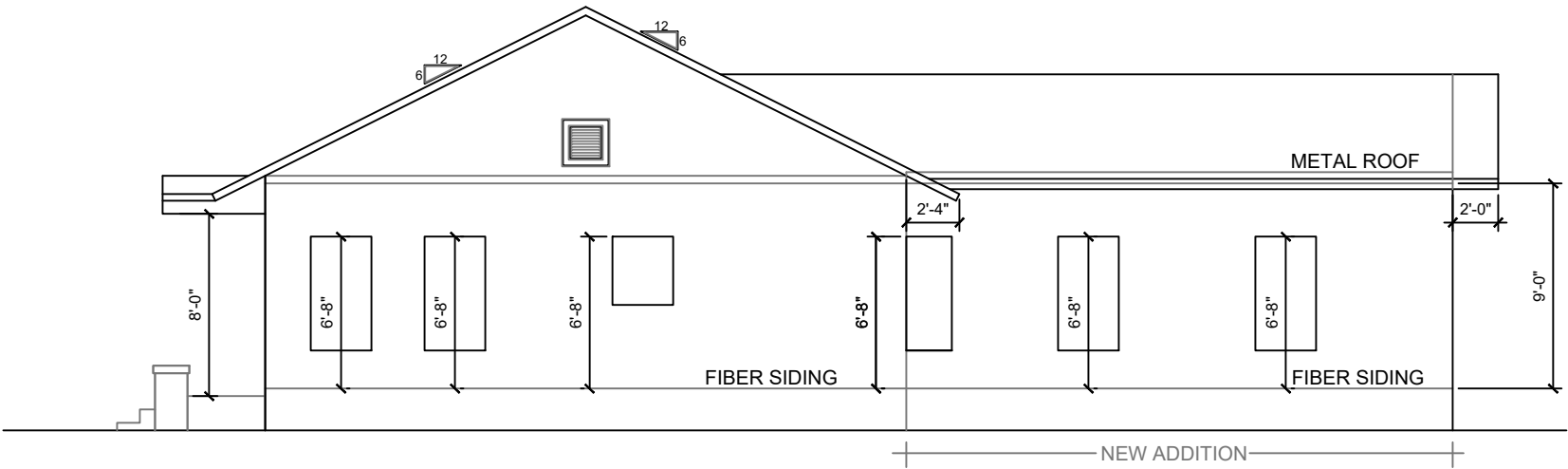
CONTRACTOR:

SHEET NO.

102



FRONT ELEVATION
SCALE: 1/8"=1'-0"

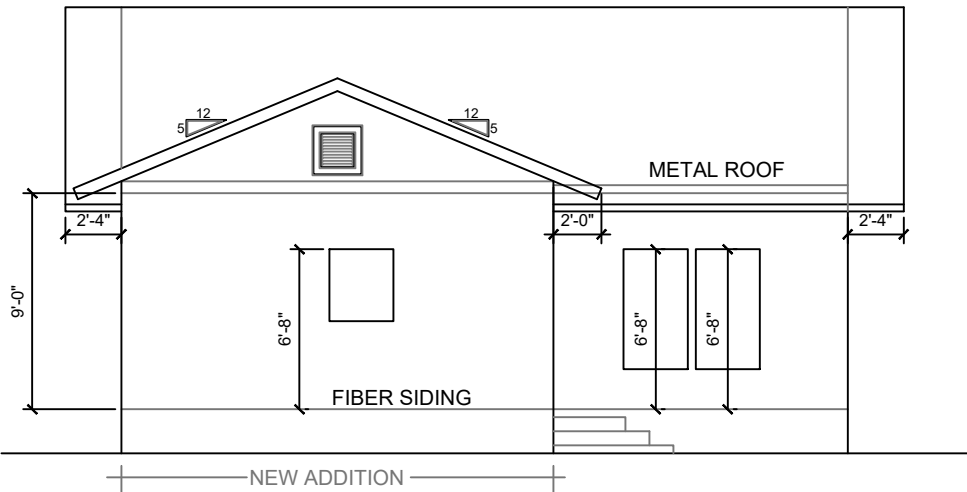


RIGHT ELEVATION
SCALE: 1/8"=1'-0"

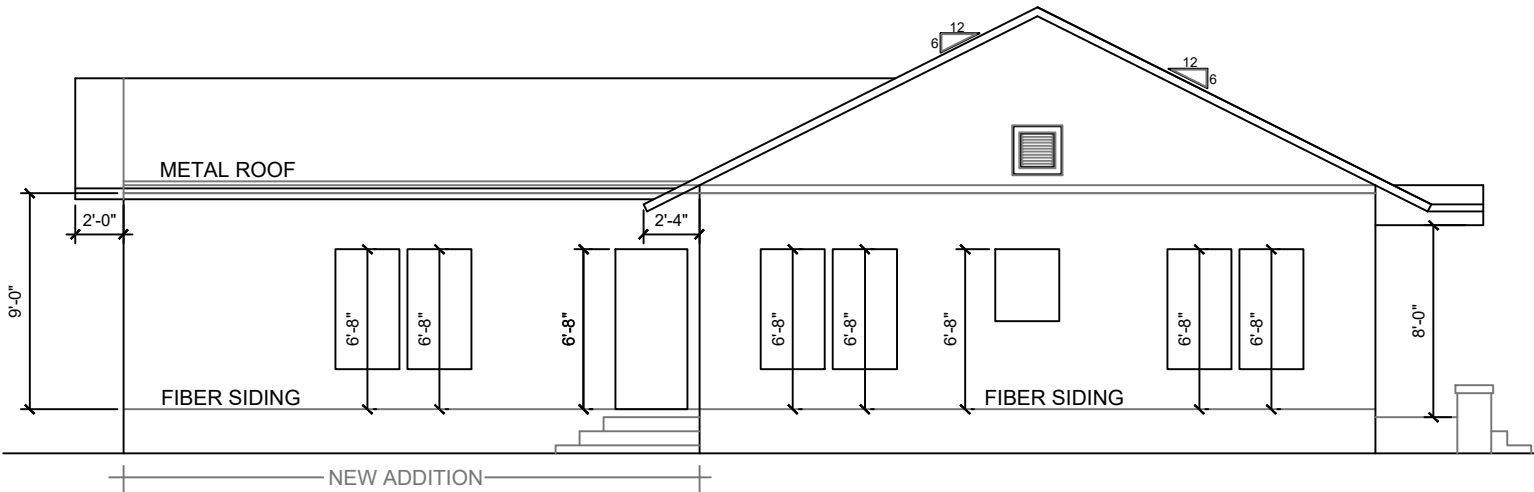
NEW ADDITION

311 MUNCEY ST
SAN ANTONIO, TX 78202

SHEET NAME: FRONT & RIGHT ELEVATIONS	PROJECT NO. DATE: MARCH 2021	CONTRACTOR:
	SHEET NO. 103	



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

NEW ADDITION

311 MUNCEY ST
SAN ANTONIO, TX 78202

SHEET NAME:
REAR & LEFT
ELEVATIONS

SHEET NO.
104

PROJECT NO.
DATE: MARCH 2021

CONTRACTOR:

Interior Sash / Panel Finish Color = Unfinished
Jamb Liner Color = White

Extension Jamb Type = None
Stool Option = 4 9/16" Wall Thickness

Customer Service = (888) 888-7020
Catalog Version Date = 11/6/2020

---- Lines 100-2 to 100-4 have the same description as line 100-1 ----

End Line 100 Descriptions



Catalog Version 102



Frame Width = 31 3/8"
Frame Height = 59 1/2"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	31.375-in x 59.5-in Wood W-2500 Double Hung	\$365.78	\$365.78	1	\$0.00	\$365.78
Unit 200 Total:		\$365.78	\$365.78		\$0.00	\$365.78

Begin Line 200 Description

---- Line 200-1 ----

Wood W-2500,
Double Hung,
31.375 x 59.5
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 31 3/8",
Frame Height = Custom Size,
Custom Frame Height = 59.5
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"

Rating = PG 25,
Sill Nosing = No Sill Nosing,
Prep for Stool = No
Hardware Finish - Interior = White,
Number of Locks = 1,
Screen Options = No Screen
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - Southern,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E 366,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,

Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Sash Limiter = No Sash Limiter,
Finger Plows = No Finger Plows
Window Egress = Does Not Meet Egress
U-Factor = 0.29,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-N-578-01933-00001
Room Location = ,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 10/22/2020,
Catalog Version = 20.4.13.0
None

End Line 200 Description



Catalog Version 168

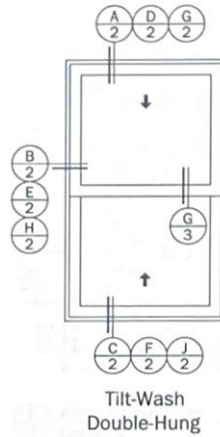
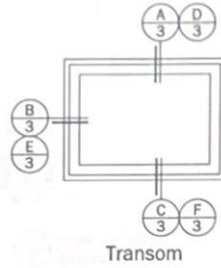


Standard Width = 244DH28XX - RO:
32" | UNIT: 31 1/2"
Standard Height = XX50 - RO: 60" |
UNIT: 59 1/2"
Frame Width = 31 1/2"
Frame Height = 59 1/2"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	200 Series Tilt-Wash Double-Hung Equal Sash, AA, 31.5 x 59.5, White w/White Sash / Frame:Pine Unfinished Panel:Pine Unfinished	\$382.36	\$324.96	1	(\$57.40)	\$324.96
300-2	Optional Lock Hardware 1: 244DH White PN:0873340 Version:11/6/2020	\$7.90	\$6.71	1	(\$1.19)	\$6.71

200 Series

Tilt-Wash Double-Hung Windows



Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

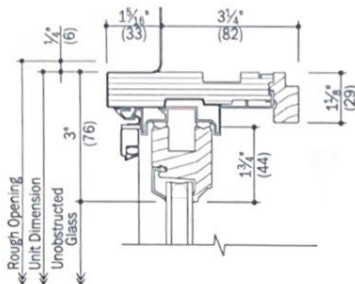
See Pages 4 & 5 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

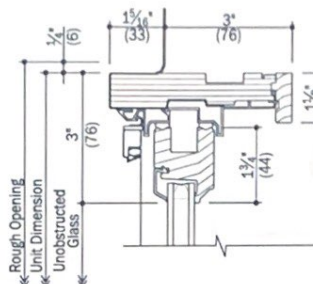
Date: 08/30/16
Scale: None

200 Series

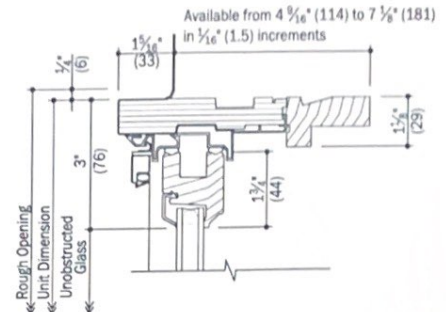
Tilt-Wash Double-Hung Windows



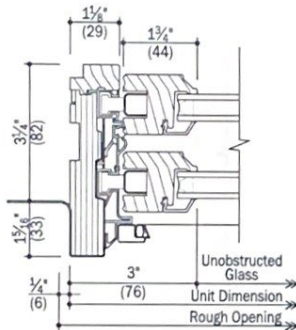
A Head - Standard Frame
2 Operating - See Pg 5 for Extension Jamb



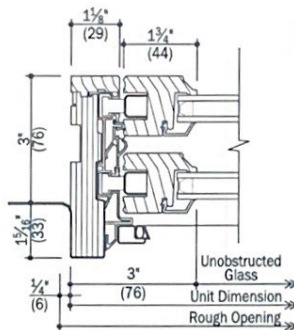
D Head - Drywall Return
2 Operating



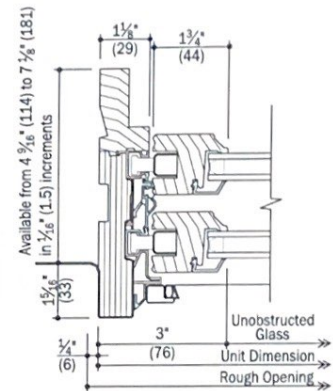
G Head - Jamb Frame
2 Operating



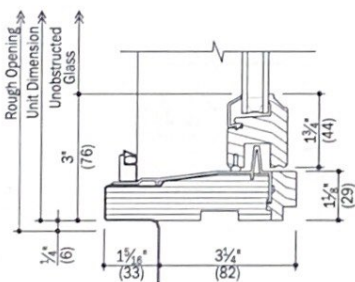
B Jamb - Standard Frame
2 Operating - See Pg 5 for Extension Jamb



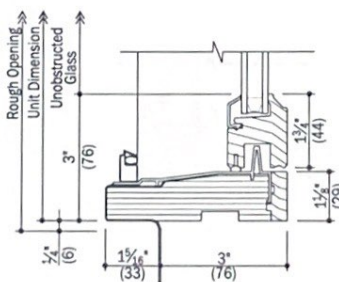
E Jamb - Drywall Return
2 Operating



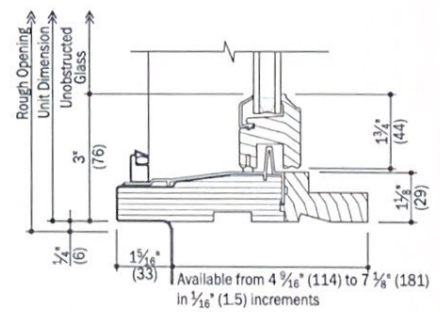
H Jamb - Jamb Frame
2 Operating



C Sill - Standard Frame
2 Operating - See Pg 5 for Extension Jamb



F Sill - Drywall Return
2 Operating



J Sill - Jamb Frame
2 Operating

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 4 & 5 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

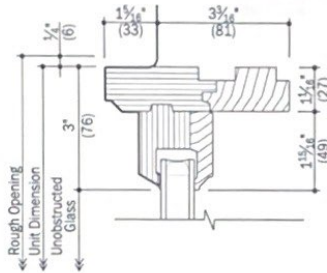
Date: 08/30/16

Scale: 3" (76) = 1' (305)

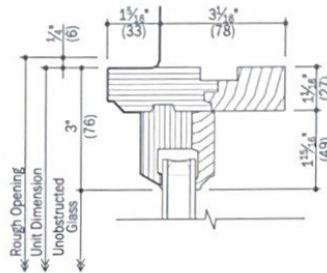
File: AW 200 Series Sections Double-Hung Page 02 of 05

200 Series

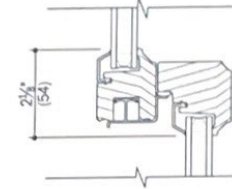
Tilt-Wash Double-Hung Windows



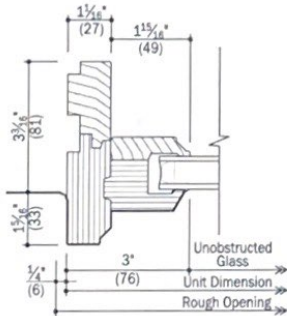
A Head - Standard Frame
Fixed - See Pg 5 for Extension Jambs



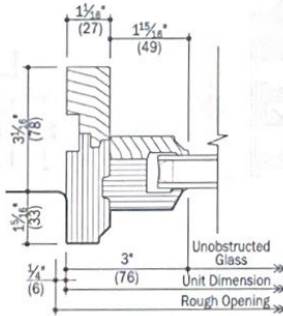
D Head - Drywall Return
Fixed



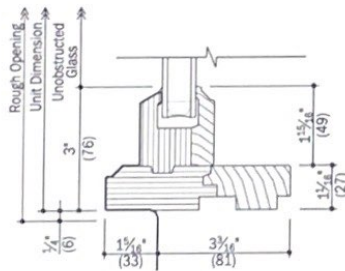
G Meeting Rail
Double-Hung Window



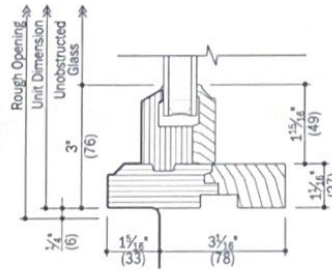
B Jamb - Standard Frame
Fixed - See Pg 5 for Extension Jambs



E Jamb - Drywall Return
Fixed



C Sill - Standard Frame
Fixed - See Pg 5 for Extension Jambs



F Sill - Drywall Return
Fixed

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 4 & 5 for Accessories

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

Date: 08/30/16

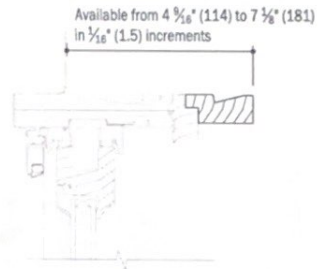
Scale: 3" (76) = 1' (305)

File: AW 200 Series Sections Double-Hung Page 03 of 05

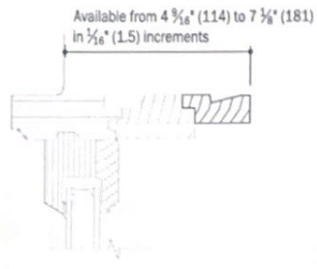
200 Series



Tilt-Wash Double-Hung Windows Accessories



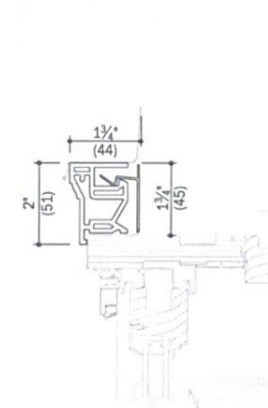
A
4 Extension Jamb
Double-Hung



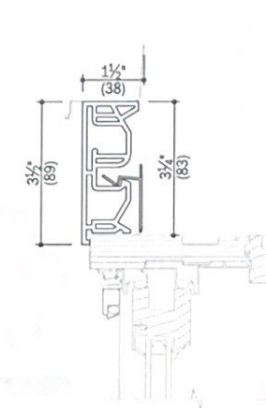
B
4 Extension Jamb
Transom



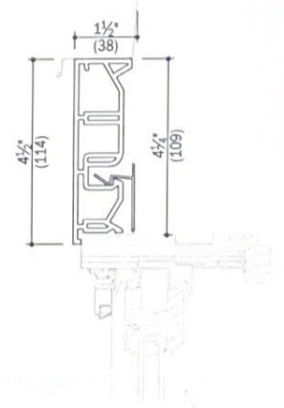
C
4 Drip Cap



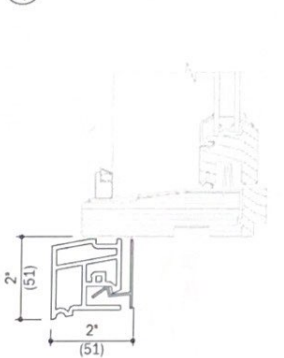
D
4 2" Brick Mould



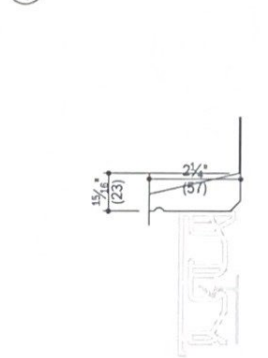
E
4 3 1/2" Flat Casing



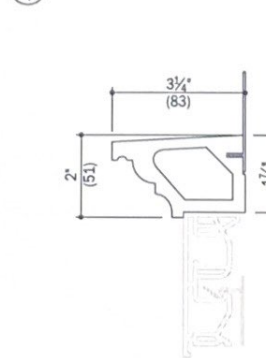
F
4 4 1/2" Flat Casing



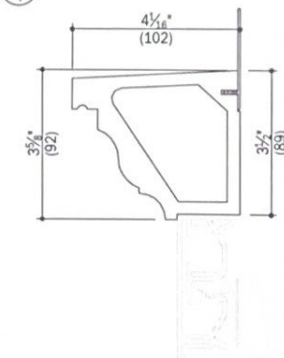
G
4 Sill Nose



H
4 Decorative Drip Cap



J
4 2" Cornice



K
4 3 5/8" Cornice

Notes:

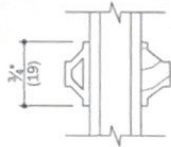
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

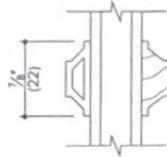
Date: 08/30/16
Scale: 3" (76) = 1' (305)

200 Series

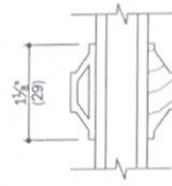
Tilt-Wash Double-Hung Windows Accessories



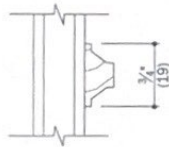
A
5 $\frac{3}{4}$ " Simulated Divided Light Grille
Removable interior is available



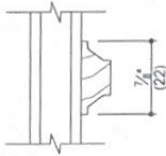
D
5 $\frac{7}{8}$ " Simulated Divided Light Grille
Removable interior is available



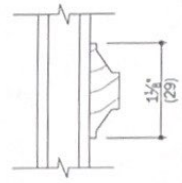
F
5 $1\frac{1}{8}$ " Simulated Divided Light Grille
Removable interior is available



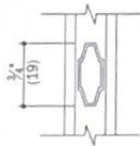
B
5 $\frac{3}{4}$ " Removable Interior Grille



E
5 $\frac{7}{8}$ " Removable Interior Grille



G
5 $1\frac{1}{8}$ " Removable Interior Grille



C
5 $\frac{3}{4}$ " Finelight™ Grilles-Between-Glass

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

Date: 08/30/16
Scale: 6" (152) = 1' (305)

File:	AW	200 Series	Sections	Double-Hung	Page 05 of 05
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The Home Depot Special Order Quote

Customer Agreement #: H6544-279449

Printed Date: 1/28/2021

Customer: ANTHONY CHEN

Address: 212 LOWELL ST
SAN ANTONIO, TX 78210

Phone 1: 512-698-1578

Phone 2: 210-374-6817

Email: ACHEN6000@GMAIL.COM

Store: 6544

Associate: PHILIP

Address: 435 SUNSET RD WEST
SAN ANTONIO, TX 78209

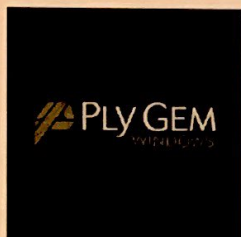
Phone: 210-824-9677

Pre-Savings Total: \$102.94

Total Savings: (\$0.00)

Pre-Tax Price: \$102.94

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 81



Dimension Type = Nominal

Call Width = 5-0

Call Height = 1-0

Frame Width = 59.25

Frame Height = 11.25

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	300 Series Direct Set Rectangle 59.25 x 11.25 White	\$102.94	\$102.94	1	\$0.00	\$102.94
Unit 100 Total:		\$102.94	\$102.94		\$0.00	\$102.94

Begin Line 100 Description

---- Line 100-1 ----

3700 Series Direct Set 59.25 x 11.25

Dimension Type = Nominal

Call Width = 5-0

Call Height = 1-0

Frame Width = 59.25

Frame Height = 11.25

Product Desc = 701N

Unit Type = Complete Unit

Thermally Broken Frame = No

Matching Window Type = None

Frame Type = Nailing Fin

Rating Required = None

Required Thermal Performance = None

Performance Rating = F-R50, DP +50/-50

U-Factor = 0.47

Solar Heat Gain Coefficient = 0.27

Visible Light Transmittance = 0.49

CPD = PWG-M-19-00115-00001

Color / Finish = White

Room Location =

Is this a Re-make? = No

SKU = 752649

MVendorNumber = 60460605

Customer Service = (888) 759-4363

WarrantyInfo = Aluminum Warranty.jpg

Catalog Version Date = 11/9/2020

Unit 1: Glass Package = LE SC

Unit 1: Sound Control Package = No

Unit 1: Glazing Type = Double Glazed

Unit 1: Gas Filled = None

Unit 1: Spacer Package = Warm Edge

Unit 1: Common Glass Options = Match All Glass
Panels

Unit 1: Glass Strength = Annealed

Unit 1: Pattern Glass = No

Review Reason = N/A

Secondary Review = N/A

Nail Fin Setback = 1 3/8"

Frame Depth = 2"

Fins To Be Removed = None

Buyout = None

End Line 100 Description























FROM LAUNDRY ROOM LOOKING NORTH

