

HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

HDRC CASE NO: 2021-139
ADDRESS: 244 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 27, 28 & 29
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Jay Brandon
OWNER: Jay Brandon
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: March 22, 2021
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 14 existing wood windows on the house with matching size and divided lite configuration with sash Fibrex windows by Renewal by Andersen

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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:

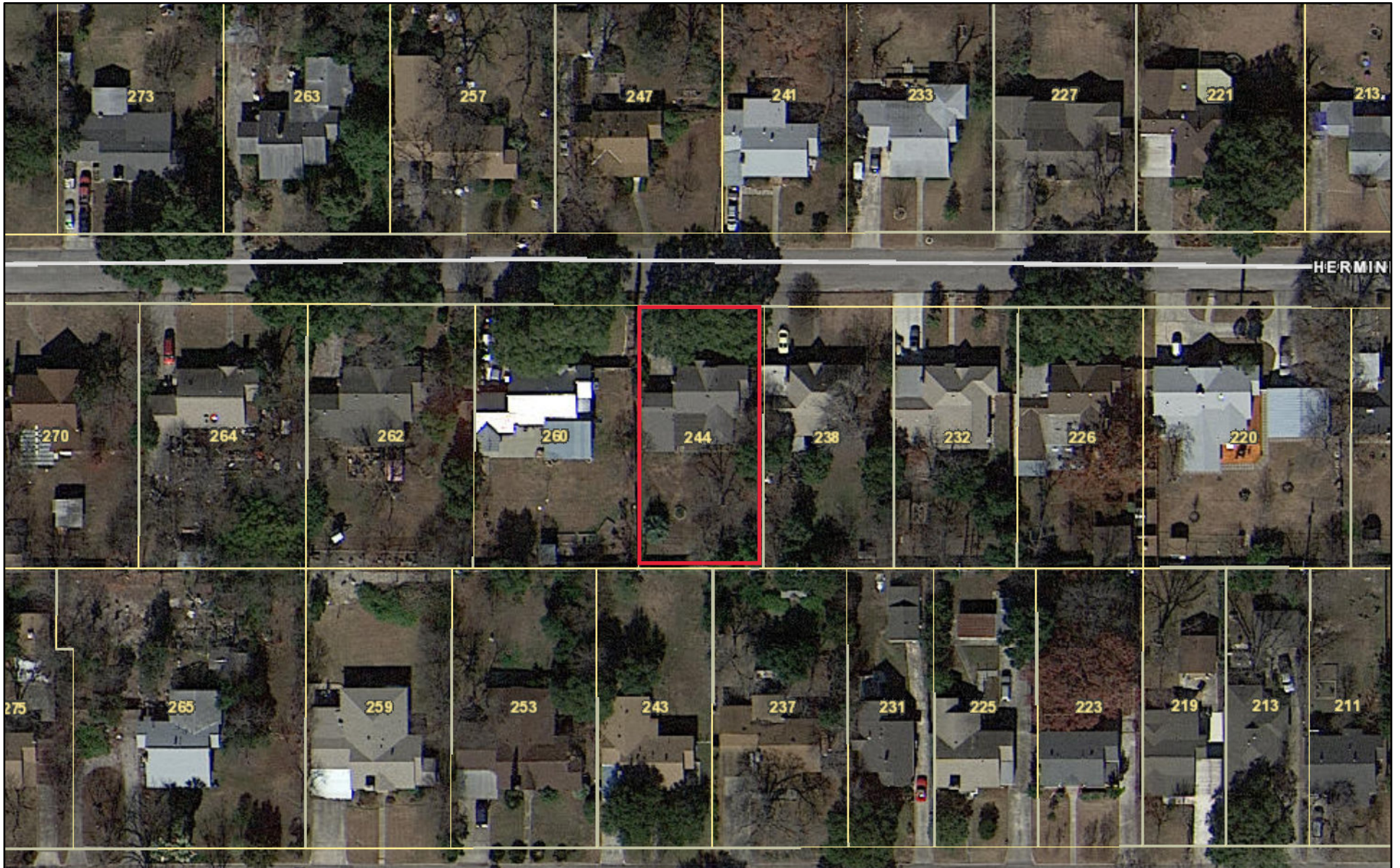
- a. The primary structure at 244 Hermine was constructed in the English stone cottage style and contributes to the Olmos Park Terrace Historic District. The one-story single-family structure features a two front-facing overlapping central gables with an arched inset doorway, flagstone façade, a side flanking stone chimney, and one-over-one wood windows with the exclusion of the front picture window which likely replaced the original set of ganged sash windows.
- b. EXISTING WINDOWS – The applicant has proposed to replace 14 one-over-one wood sash windows that are each likely to be original to the structure, if not replaced in-kind. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv. applicants should 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. Per the *Standard Specifications for Original Wood Window Replacement*: 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. Throughout the submitted application photos, staff finds no instances of window system deterioration beyond repair – nor individual elements failing with the potential exception of the dislocating meeting rail on window 8. Staff finds that all 14 windows are wholly intact and should be repaired in-place where specific areas begin to deteriorate.
- c. PROPOSED WINDOWS – The applicant has proposed to replace with windows with matching size and configuration one-over-one sash Fibrex windows by Renewal by Andersen. If the commission approves of window replacement, staff finds that the proposed window product Renewal by Andersen generally adhere to the *Standard Specifications for Original Wood Window Replacement* with the exception that original wood windows should be replaced with matching wood windows, instead of the proposed composite Fibrex material, unless specifically approved by the commission.

RECOMMENDATION:

Staff does not recommend approval of window replacement based on the finding b regarding existing conditions. The windows should be repaired in-place.

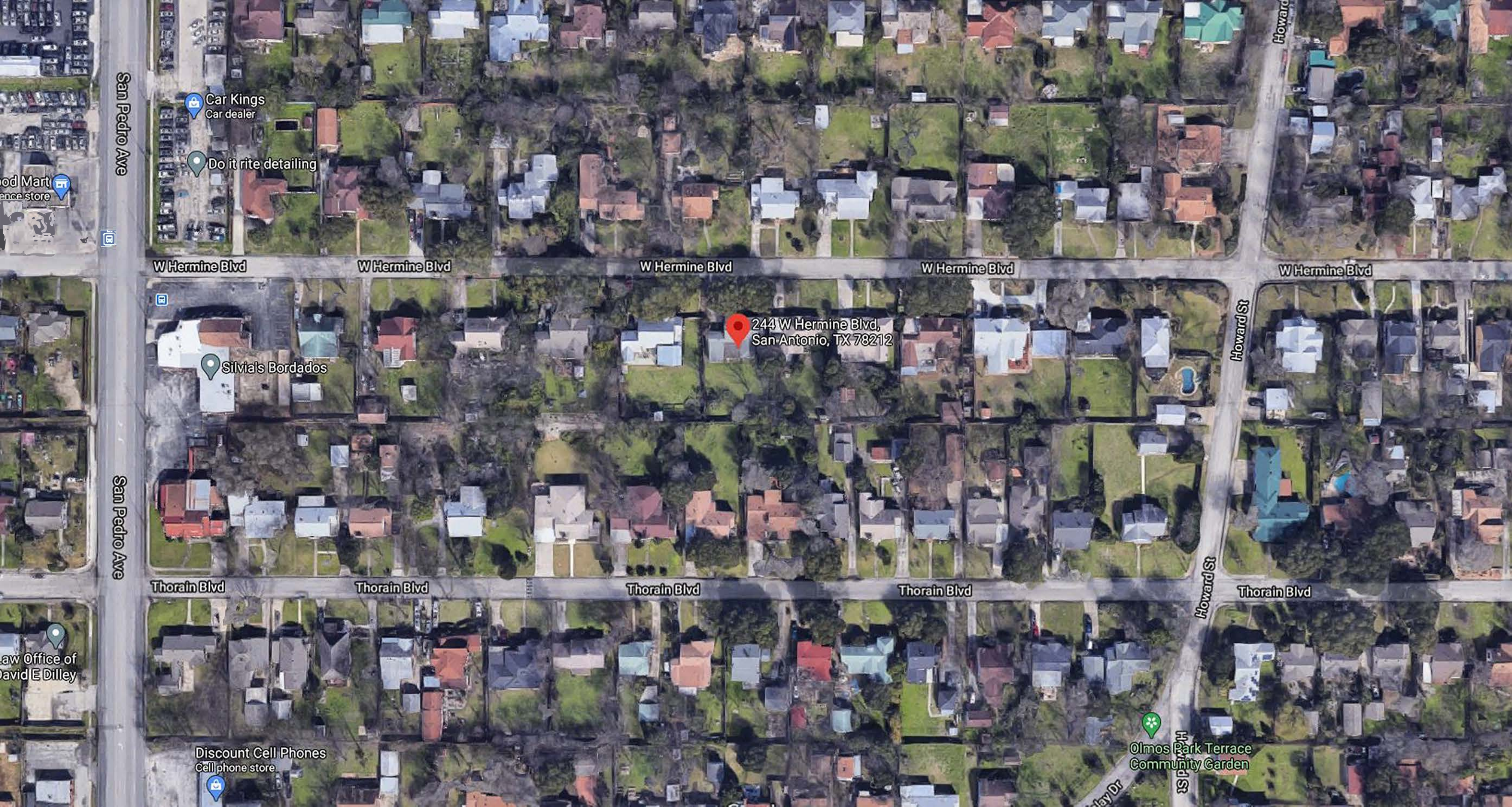
If the commission approves of window replacement, staff finds that the proposed window product Renewal by Andersen generally adhere to the *Standard Specifications for Original Wood Window Replacement* with the exception that original wood windows should be replaced with matching wood windows, instead of the proposed composite material, Fibrex, unless specifically approved by the commission.

244 Hermine



April 13, 2021





San Pedro Ave

Car Kings
Car dealer

Do it rite detailing

W Hermine Blvd

W Hermine Blvd

W Hermine Blvd

W Hermine Blvd

W Hermine Blvd

244 W Hermine Blvd,
San Antonio, TX 78212

Silvia's Bordados

San Pedro Ave

Thorain Blvd

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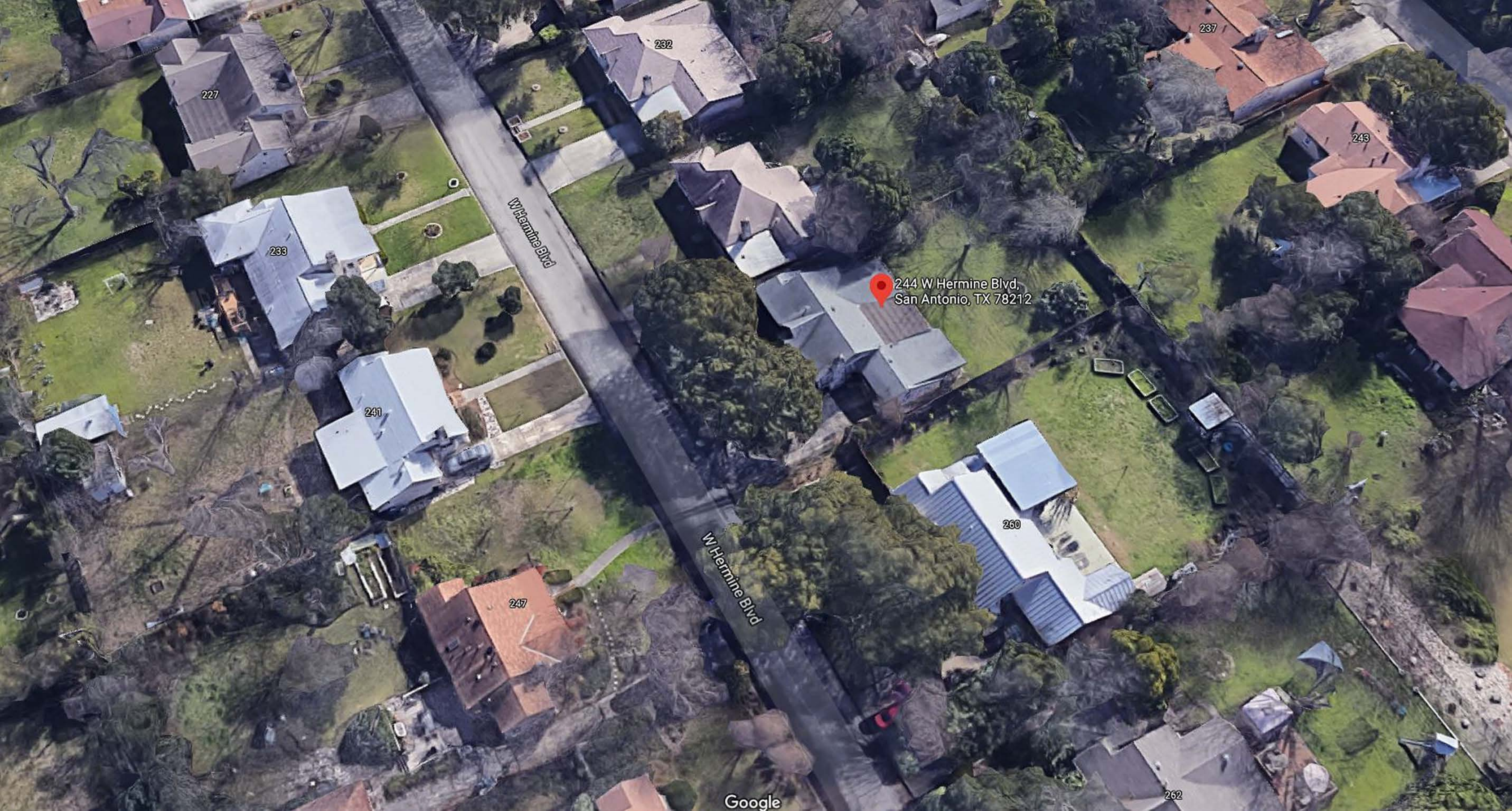
Discount Cell Phones
Cell phone store

Olmos Park Terrace
Community Garden

Howard St

Howard St

Howard St



244 W Hermine Blvd,
San Antonio, TX 78212

244 W Hermine Blvd
San Antonio, Texas

Google

Street View



Google

El Monte Blvd

244 W H
San Anto

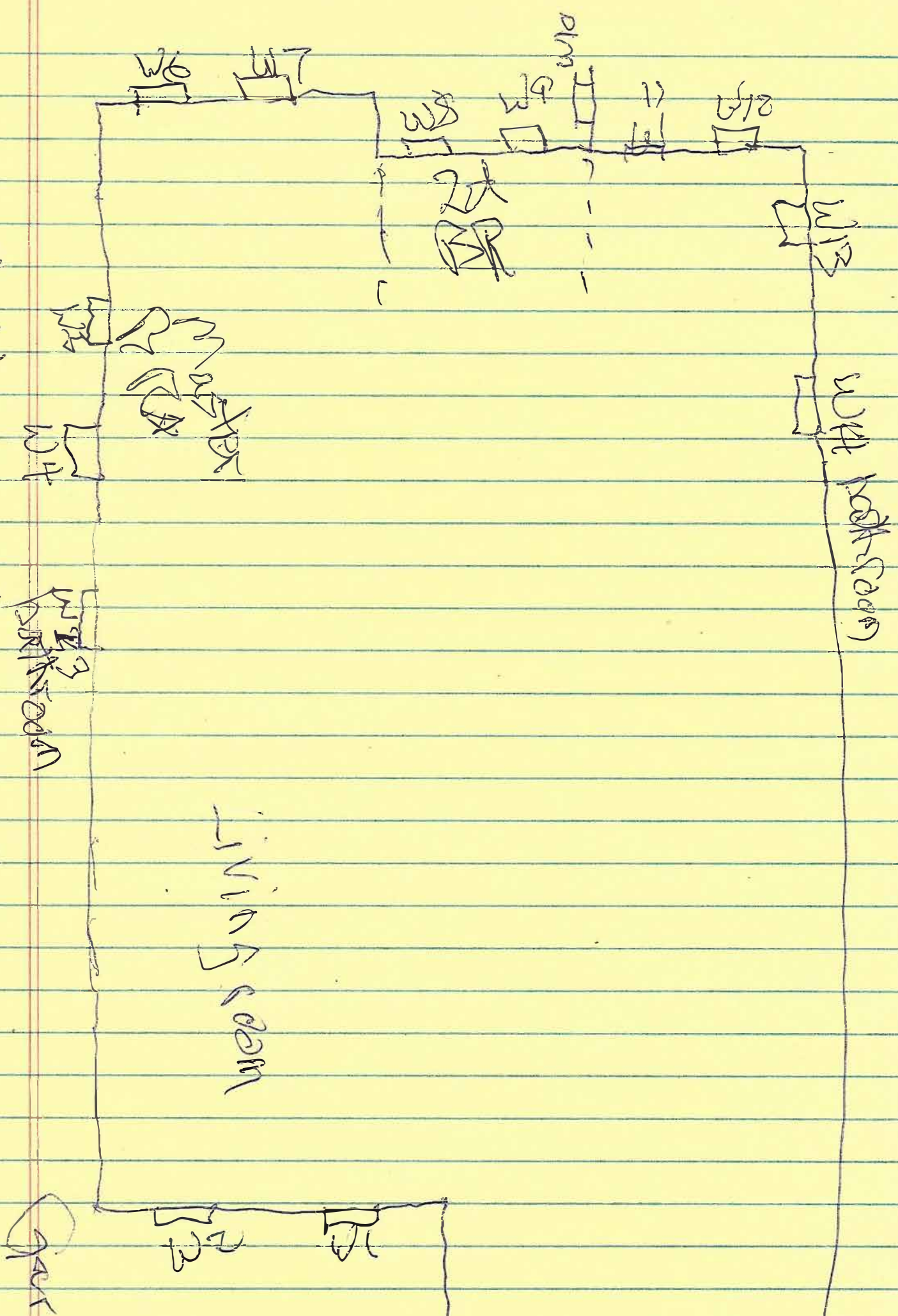
Thorain Blvd

Howard St

Urth Juic



4th Hermine
Front





1

2

Property of
City of San Antonio



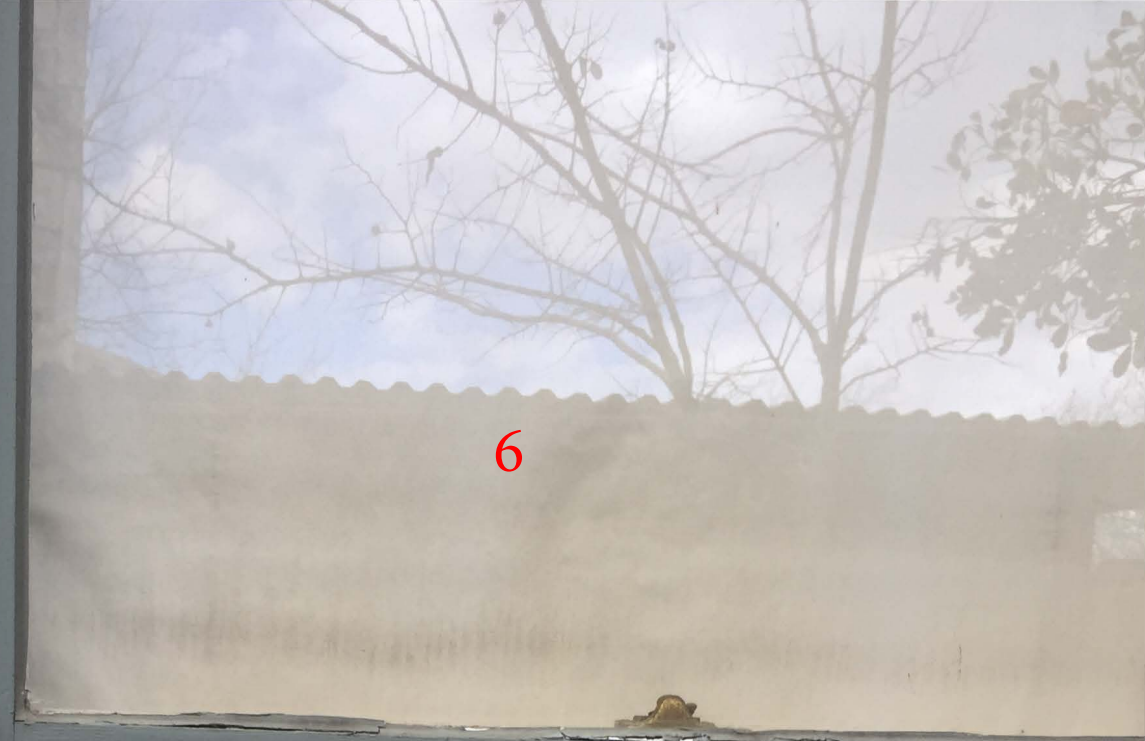
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4

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6





7





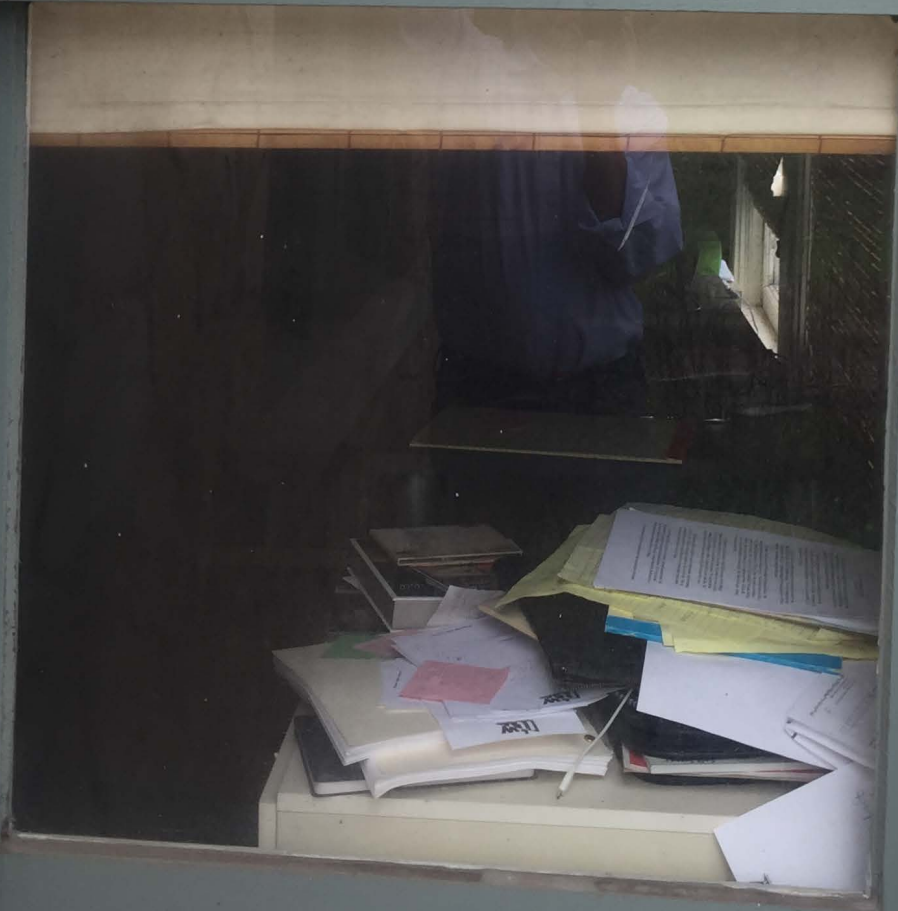
7



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10

11

12



13

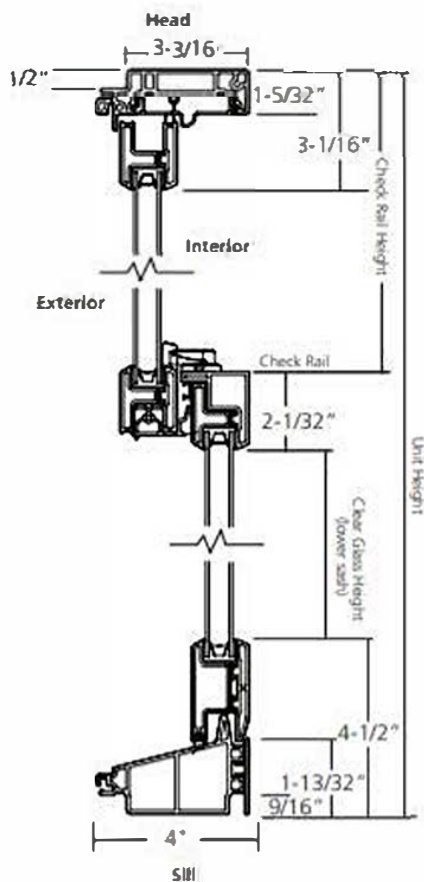
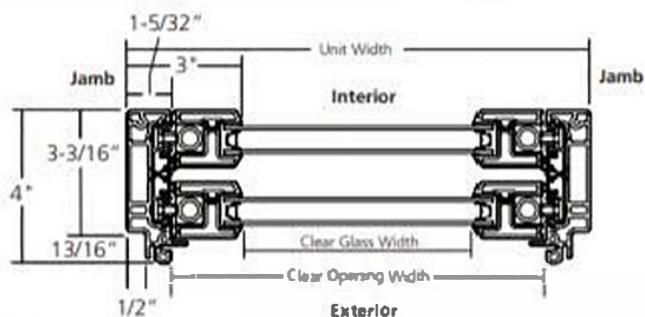
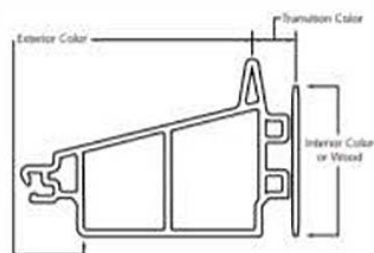
14



CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT

*Flat sill insert interior and exterior colors*

Window profiles shown
for measurement purposes.



Order Summary

dba: RENEWAL BY ANDERSEN OF CENTRAL TEXAS
Legal Name: Central Texas Windows and Doors, LLC | License #
6231 E. Stassney Ln, Building 13 - Suite 100 | Austin, TX 78744
Phone: 512-834-8383 | Fax: 972-446-7777 |
CTXSales@renewalcentraltexas.com
Measure Tech: John Martin, (210)861-6380

JAY BRANDON
244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

ID#	ROOM	SIZE		DETAILS
JOB				
		0"	0"	Misc: Misc, Processing Fee, Historical District Construction: None Material: None
		0"	0"	Misc: Misc, Lead Testing, Tap to add notes Construction: None Material: None
101	living room	30" 29-3/4"	61" 60-7/8"	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
102	living room	30" 29-3/4"	61" 60-7/8"	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
103	bath	30" 29-3/4"	37" 37"	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
104	m bed	34" 33-3/4"	61" 60-3/4"	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
105	m bed	34" 33-3/4"	61" 60-3/4"	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
106	m bed	34" 33-3/4"	61" 60-3/4"	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None



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ID#	ROOM	SIZE		DETAILS
107	m bed	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
109	office	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
110	office	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
111	office	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
112	2nd bed	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
113	2nd bed	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
114	2nd bed	34 "	61 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None



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ID#	ROOM	SIZE		DETAILS
115	bath	30 "	45 "	Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
		29-3/4"	44-7/8"	

PRODUCTS: 16 WINDOWS: 14 PATIO DOORS: 0 SPECIALTY: 0 MISC: 2

Updated 3/3/21

JOB NOTES

2 day install in a historical district. Original wood window jump frame install. No fish work needed. Thank you.

Estimated Duration: 2 days

FLOORPLAN - 1ST FLOOR



UNIT NOTES

Historical District

Tap to add notes

JOB PHOTOS



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Misc

Misc: Misc, Processing Fee, Historical District Construction: None Material: None

UNIT NOTES

Historical District

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



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Misc

Misc: Misc, Lead Testing, Tap to add notes **Construction:** None **Material:** None

UNIT NOTES

Tap to add notes

UNIT CONSTRUCTION

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UNIT PHOTOS



101

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101

living room
29-3/4" W 60-7/8" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



102

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102 living room
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Window, Double-Hung



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UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



103

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103 bath
29-3/4" W 37" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

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UNIT PHOTOS



104

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104 m bed
33-3/4" W 60-3/4" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



105

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Window, Double-Hung



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UNIT NOTES

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UNIT PHOTOS



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Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

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UNIT PHOTOS



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Window, Double-Hung



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UNIT NOTES

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UNIT PHOTOS



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109 office
33-3/4" W 60-3/4" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

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110

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33-3/4" W 60-3/4" H
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office
31-3/4" W 60-3/4" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

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112 2nd bed
33-3/4" W 60-3/4" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



113

dba: RENEWAL BY ANDERSEN OF CENTRAL TEXAS

Legal Name: Central Texas Windows and Doors, LLC | License #
6231 E. Stassney Ln, Building 13 - Suite 100 | Austin, TX 78744
Phone: 512-834-8383 | Fax: 972-446-7777 |
CTXSales@renewalcentraltexas.com
Measure Tech: John Martin, (210)861-6380

JAY BRANDON

244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

113 2nd bed
33-3/4" W 60-3/4" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



114

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JAY BRANDON

244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

114

2nd bed
33-3/4" W 60-3/4" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS



115

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Measure Tech: John Martin, (210)861-6380

JAY BRANDON

244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

115 bath
29-3/4" W 44-7/8" H
Window, Double-Hung



Window: Double-Hung, 1:1, Flat Sill Insert, Traditional Checkrail, Exterior White, Interior White **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

UNIT MATERIALS

UNIT PHOTOS

Materials Checklist

JAY BRANDON
244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

CATEGORY	DESCRIPTION	QUANTITY
----------	-------------	----------

This list includes the sum total all of the materials for the entire job.

Installation Invoice

JAY BRANDON
244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
-------------	----------	------------	-------

Base Unit Installation Charges, Full Frame & EJ Frame

Base Unit Installation Charges, Insert Frame & Base Frame

Install Double-Hung Window (Insert Frame) Equal Sash, 80-89.99 UI	2	\$110.00	\$220.00
Install Double-Hung Window (Insert Frame) Equal Sash, 60-69.99 UI	1	\$110.00	\$110.00
Install Double-Hung Window (Insert Frame) Equal Sash, 90-99.99 UI	10	\$110.00	\$1,100.00
Install Double-Hung Window (Insert Frame) Equal Sash, 70-79.99 UI	1	\$110.00	\$110.00

Base Unit Installation Charges, Patio Doors

Construction Charges

SUBTOTAL	\$ 1,540.00
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Additional Items

ADDITIONAL	\$
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TOTAL	\$
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Product Order Form

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Sales	Curt Hammock
Tech	John Martin

windows	14
Specialty	0
Patio Doors	0
Misc.	2

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
101	DB,FS		NO		Traditional	NO	29 3/4"	60 7/8"		1:1	WH	WH	X3	X3	HP		1		Standard	White					F

Additional Options: NORMAL OPENING								Misc: None									Order Notes:							
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Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
102	DB,FS		NO		Traditional	NO	29 3/4 "	60 7/8 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
103	DB,FS		NO		Traditional	NO	29 3/4 "	37 "		1:1	WH	WH	X3T	X3T	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
104	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
105	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									



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San Antonio , TX 78212
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Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
106	DB,FS		NO		Traditional	NO	33 3/4"	60 3/4"		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING									Misc: None									Order Notes:							

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
107	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
109	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
110	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									



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Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
111	DB,FS		NO		Traditional	NO	31 3/4"	60 3/4"		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
112	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
113	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
114	DB,FS		NO		Traditional	NO	33 3/4 "	60 3/4 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									



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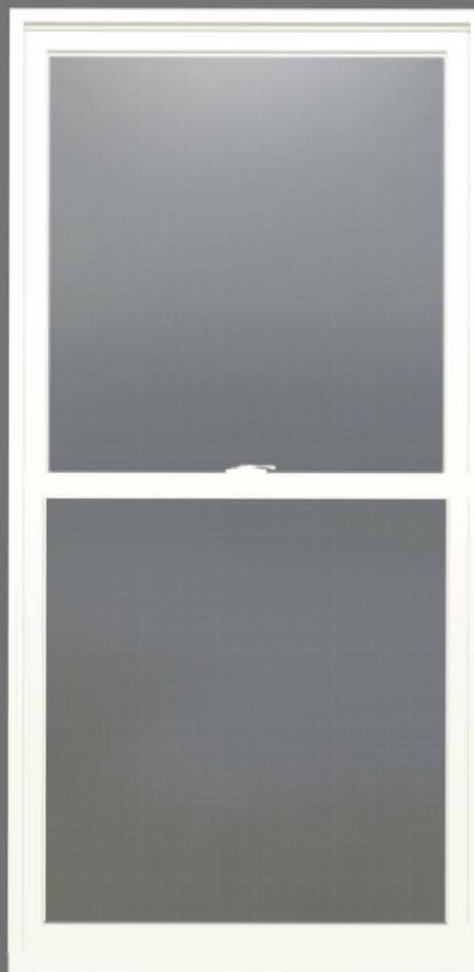
JAY BRANDON
244 Hermine Blvd
San Antonio , TX 78212
H: (210)317-3756 | C:

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
115	DB,FS		NO		Traditional	NO	29 3/4 "	44 7/8 "		1:1	WH	WH	X3	X3	HP		1		Standard	White					F
Additional Options: NORMAL OPENING								Misc: None								Order Notes:									



101 living room

Window - 30.00W x 61.00H



EXTERIOR



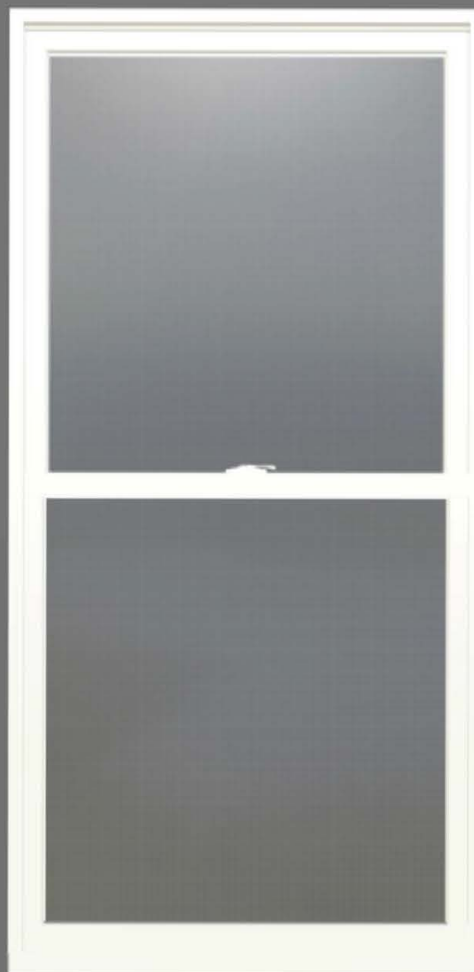
INTERIOR





101 living room

Window - 30.00W x 61.00H



EXTERIOR



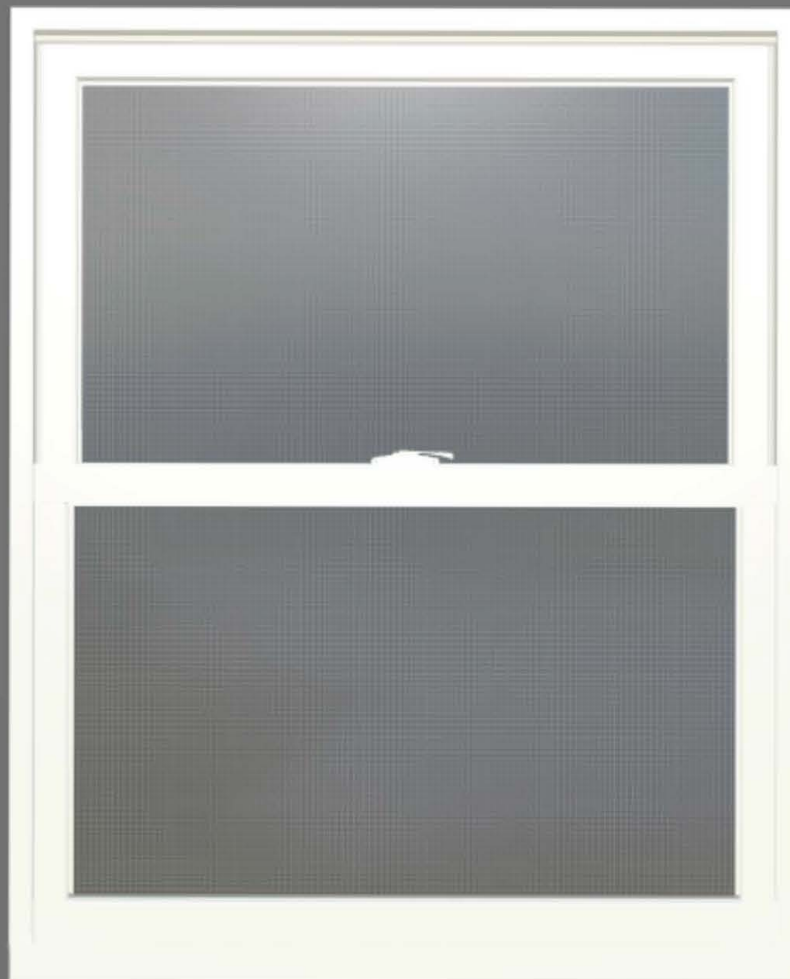
INTERIOR





103 bath

Window - 30.00W x 37.00H



EXTERIOR

360°

INTERIOR

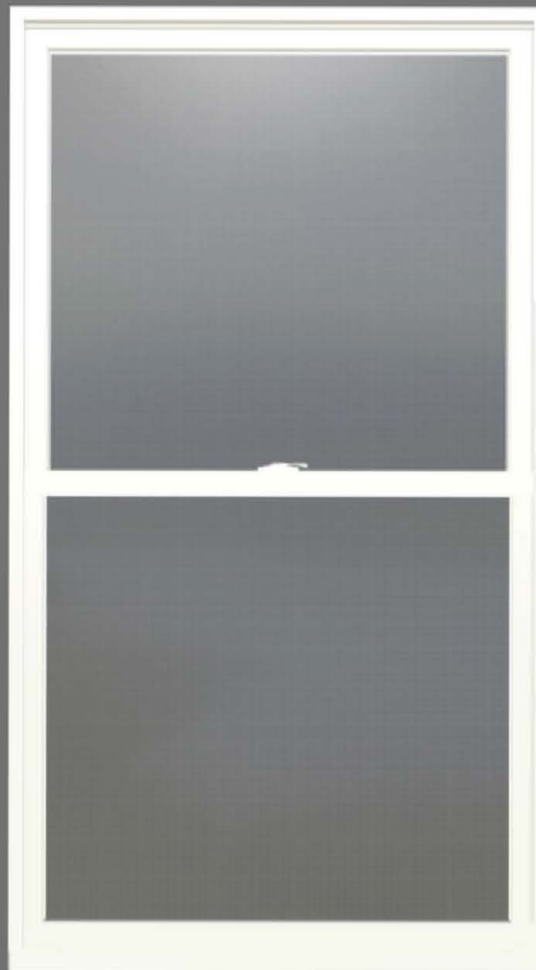
TILT
TO CLEAN





104 m bed

Window - 34.00W x 61.00H



EXTERIOR

360°

INTERIOR

TILT
TO CLEAN

