

# HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

<b>HDRC CASE NO:</b>	<b>2024-347</b>
<b>ADDRESS:</b>	206 E SUMMIT AVE
<b>LEGAL DESCRIPTION:</b>	NCB 6883 BLK LOT 6
<b>ZONING:</b>	R-5
<b>CITY COUNCIL DIST.:</b>	1
<b>DISTRICT:</b>	Monte Vista Historic District
<b>APPLICANT:</b>	Michelle Hipps-Cruz/Liminal Design Studio
<b>OWNER:</b>	RASK ROBERT L & DAWN MG
<b>TYPE OF WORK:</b>	Conceptual review: Construction of a 2-story rear accessory structure
<b>APPLICATION RECEIVED:</b>	September 27, 2024
<b>60-DAY REVIEW:</b>	November 26, 2024
<b>CASE MANAGER:</b>	Caitlin Brown-Clancy

## REQUEST:

The applicant is requesting conceptual approval to construct 2-story ADU with a building footprint of 440 sf at the SW corner of the property behind the primary structure along McCullough Avenue.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *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.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

## B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### *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 property at 206 E Summit is a single-family home built circa 1930 in the minimal traditional style. The home features an asymmetrical front gabled façade, a gable-and-wing roof, an arcade porch, and a detached carport at the rear of the property. The property is contributing to the Monte Vista Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 2-story ADU at the rear of the property. The proposed ADU is set back 5’0” from the Western property line (McCullough Avenue) and 3’0” from the Southern property line. The primary structure and the mid-rise condos abutting the proposed ADU feature a greater setback. Staff does not find the proposed 5’0” setback appropriate. Staff finds matching the setback of the adjacent historic condos built circa 1938 appropriate. Staff finds that the applicant should submit a site plan featuring the revised setback prior to returning to the HDRC.
- d. **SCALE AND MASSING** – The applicant has proposed to construct a 2-story ADU measuring 25’0” in height. According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. Abutting the Southern side of the property is a historic three-story apartment complex roughly measuring 35’0” in height. Several residential properties in the immediate vicinity of 206 E Summit are also historic two-story structures. Staff finds that the proposed scale and massing of the structure appears generally appropriate.
- e. **ROOF FORM** – The applicant has proposed gabled roof. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on E Summit and McCullough feature front gable, cross gable, hip, and flat roof forms. The primary structure features a front gable roof form with a hipped roof wing. Staff finds the proposal consistent with the Guidelines.
- f. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has provided a total square footage of 1,320 square feet including the second story and attic. The square footage of the footprint is 440 square feet. The total square footage for the lot is 10,774 square feet and the total proposed lot coverage is less than 50 percent. Staff finds the proposal consistent with the Guidelines.
- g. **MATERIALS AND TEXTURES** – The applicant has proposed to construct the residence with painted stucco siding, a shingle roof to match that of existing home, double-hung wood windows, a wood door, steel garage doors, wooden sliding barn door, and a wooden column at second floor entry. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposed materials to be generally appropriate.
- h. **WINDOW MATERIALS** – The applicant has proposed to install wooden double-hung

windows and one-over-one windows. The wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. Staff finds that all windows installed should feature traditional operations and that the applicant should submit product specifications for review prior to returning to the HDRC.

- i. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposal generally consistent with the Guidelines.
- j. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the proposed new construction features architectural forms that are complementary to the architecture found historically in the district.
- k. **SITE ELEMENTS** – The Guidelines for Site Elements note that changes to topography resulting from new elements should be minimized through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible. The applicant has proposed to construct random stacked limestone steps with integrated planters spanning the width of the structure for accessing the proposed ADU. Staff finds the proposed new site elements appropriate. Staff finds that the applicant should submit material specifications of the stairs/integrated planter prior to returning to the HDRC.
- l. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

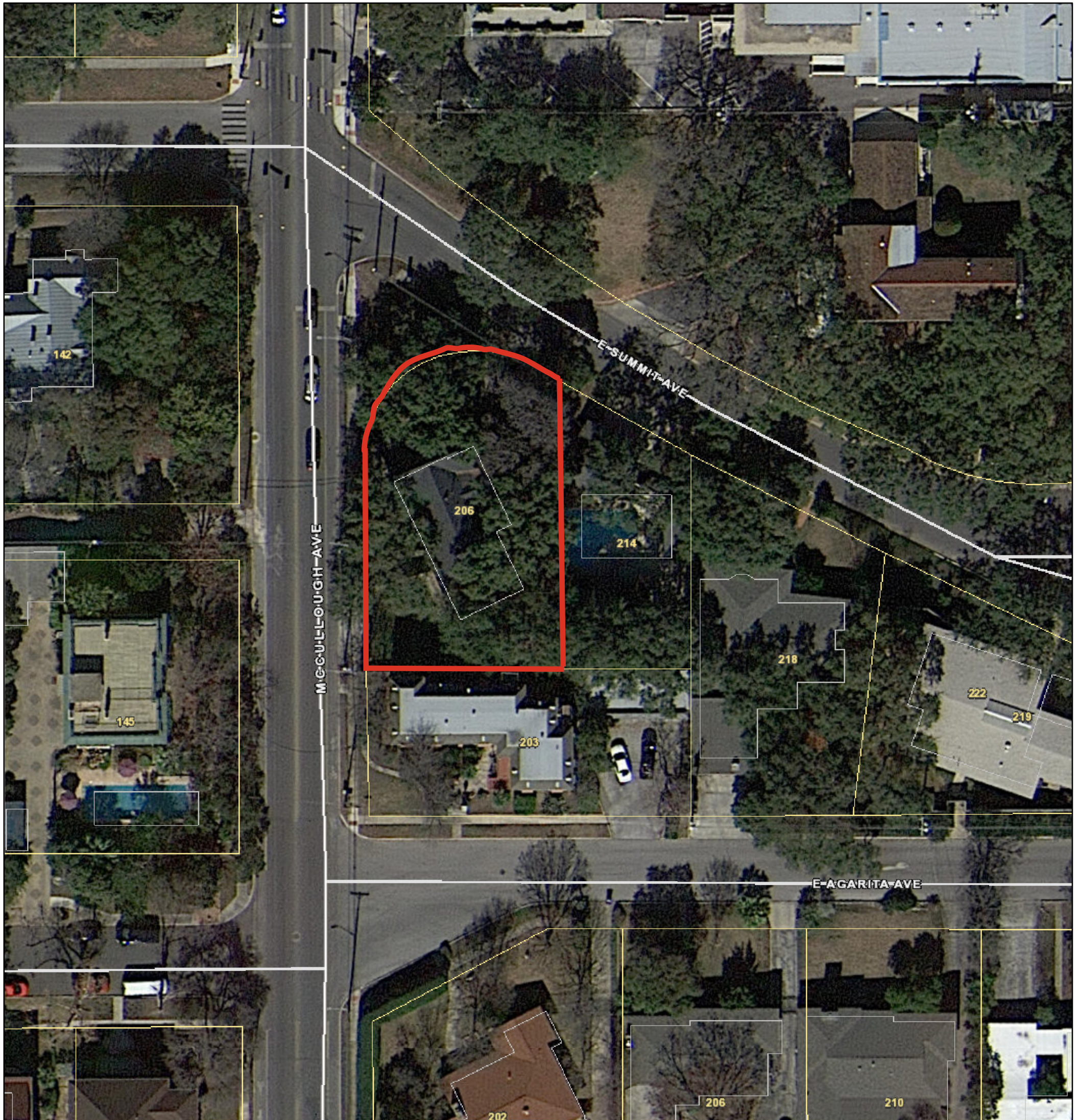
## **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through l with the following stipulations:

- i. That the applicant maintain the historic setback along the Western property line of the historic mid-rise condos immediately abutting the property. Setback to be field verified by applicant. Applicant must submit new site plan with revised setback prior to returning to the HDRC as noted in finding c.
- ii. That the applicant submits window specifications to staff for review prior to returning to the HDRC based on finding i.
- iii. That the applicant submits material specifications of the stacked limestone stairs and integrated planters prior to returning to the HDRC as noted in finding k.

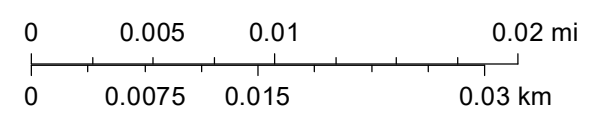


# City of San Antonio One Stop



October 9, 2024

1:500















TITLE

A000  
A001  
A002  
A003  
A100  
A101  
A102  
A201  
A202  
A301

TITLE SHEET  
3D STREET VIEW  
3D STREET VIEW W/ TREES  
3D BACK OF HOUSE  
SITE PLAN  
FENCE PLAN  
FLOOR PLANS  
ELEVATIONS  
ELEVATIONS  
SECTIONS

NOTES:

THIS IS AN ACCESSORY DETACHED DWELLING UNIT (ADDU). THE TWO STORY UNIT CONSISTS OF FIRST FLOOR 440 SF OF STORAGE AND SECOND FLOOR 440 SF OF CONDITIONED SPACE. THE THE CONDITIONED SECOND STORY SPACE IS A ONE BEDROOM WITH A FULL BATH AND FULL KITCHEN AND LIVING ROOM. THE ADDU WILL BE CONSTRUCTED OF 2X6 WOOD @ 16" O.C. AND STUCCO SIDING.THE INTERIOR SPACE WILL BE GYPSUM BOARD WITH 8'-0" CEILING.

SCOPE OF WORK - GENERALLY

The scope of work is a new 440 SF accessory detached dwelling unit (ADDU) in the historic Monte Vista neighborhood on the second floor of a new 440sf storage space. The two story structure will consist of an exterior staircase. The unit includes one bathroom and a full kitchen on the second floor and storage space on the first floor for a total of 880sf in total.

SITE

206 E. SUMMIT AVE.  
ZONING: R-5  
HISTORIC MONTE VISTA NEIGHBORHOOD

LOT: 10744sf  
EXISTING HISTORIC HOME: 2,345 SF

ACCESSORY DETACHED DWELLING UNIT (ADDU)

ONE ADDU UNIT IS ALLOWED

1,173 SF MAX ALLOWABLE

NEW ADDU: 880SF TOTAL.  
FIRST FLOOR STORAGE: 440SF  
SECOND FLOOR CONDITIONED SPACE: 440SF

MINIMUM SETBACK FROM REAR AND SIDE PROPERTY LINES IS 5 FEET. IF THE STRUCTURE HAS NO OVERHANG THE ACCESSORY UNIT MAY BE 3 FEET FROM THE REAR AND SIDE PROPERTY LINES

AN ADDU MAY NOT EXCEED 25 FEET OR TWO STORIES IN HEIGHT.

PERCENTAGE OF IMPERVIOUS COVER: 38%

EXISTING CONCRETE: 454 SF  
NEW CONCRETE: 215 SF  
EXISTING HOME : 2279 SF  
CARPORT: 482 SF  
DECK: 204 SF  
NEW ADDU 440 SF

TOTAL COVERAGE: 4074 SF  
TOTAL LOT: 10744 SF

GENERAL NOTES

1. All work shall be performed in accordance with all applicable codes, regulations, ordinances and standards having jurisdiction within the City of San Antonio city limits. If there are any conflicts or questions concerning the compliance with such code, ordinances and/or standards, the contractor shall notify owner and/or architect prior to commencing any work in question.

2. All necessary permit licenses, certificates, special inspections and soil reports shall be procured by the contractor.

3. Contractor is responsible for checking all contract documents, field conditions, and dimensions for accuracy and confirming the work is buildable as shown, and meets all applicable codes before proceeding with construction. If there are any conflicts or questions regarding these or any other coordination issue, it is the responsibility of the contractor to inform the owner and/or architect prior to proceeding with the work in question.

4. The contractor shall certify size and location of all required openings for structural, mechanical, electrical and plumbing work and equipment with trades involved

5. The contractor and subcontractors shall be responsible for checking existing conditions of the job site and field verify dimensions prior to submitting a proposal. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.

6. All materials associated with the contract shall be new, unless noted on the drawings. All labor and materials shall be guaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion. Contractor and subcontractors shall be provide all material warranty information to the owner.

NOT FOR CONSTRUCTION

L I M I N A L

9.27.24

Rask Family

206 E Summit Ave

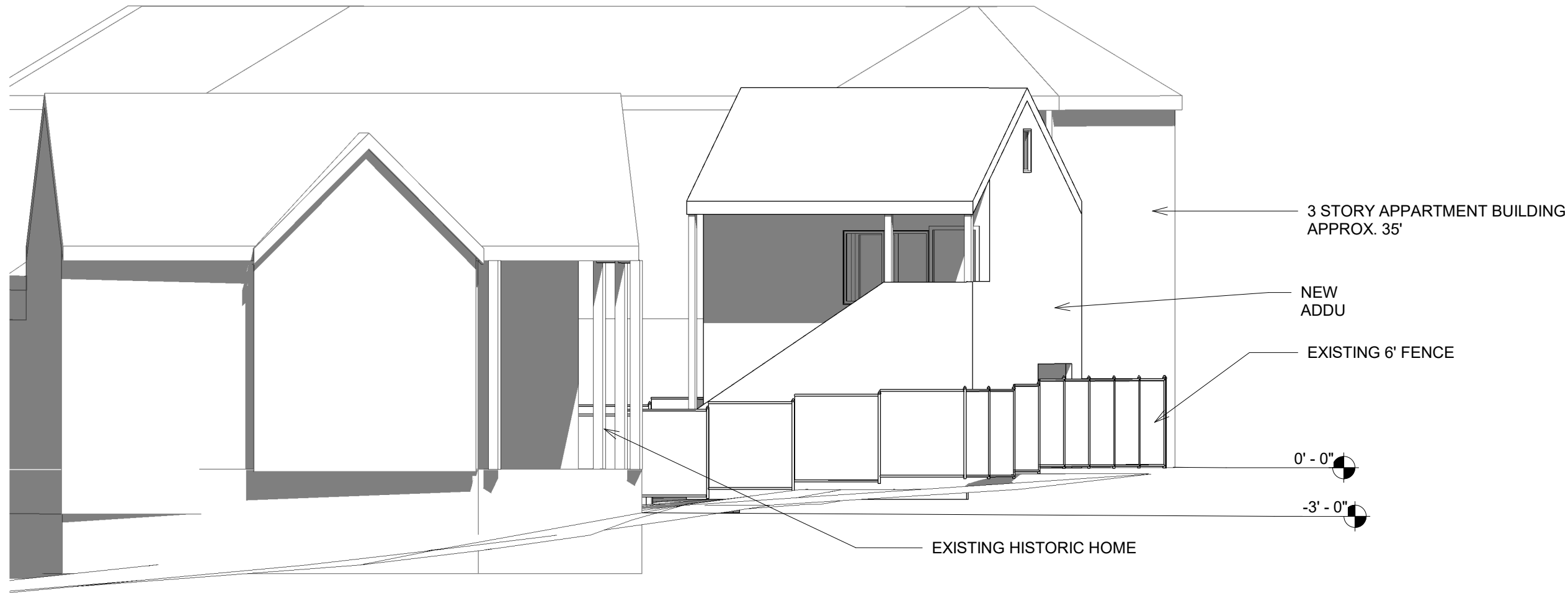
Revisions

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TITLE SHEET

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1 McCULLOUGH AVE

NOT FOR  
CONSTRUCTION

L I M I N A L

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Rask Family  
206 E Summit Ave

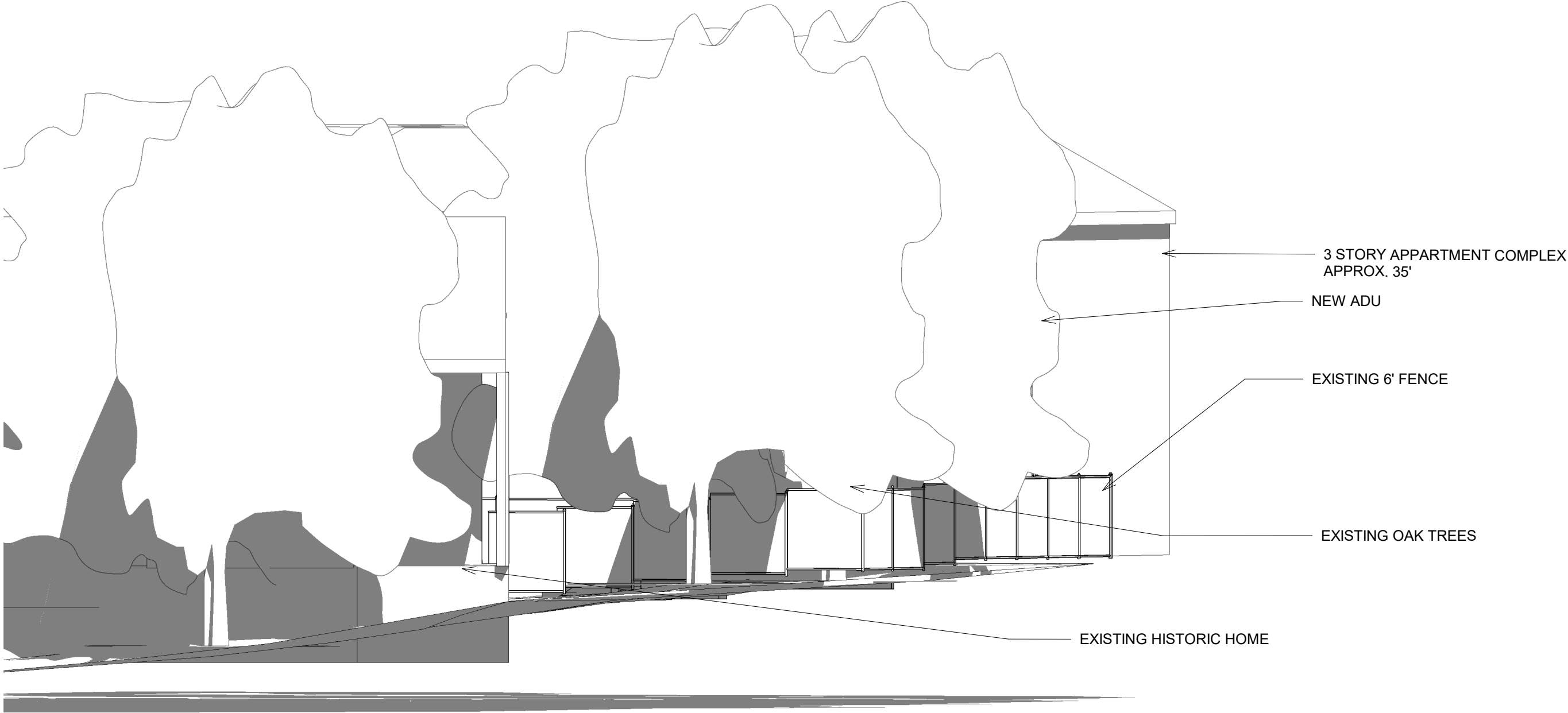
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3D STREET VIEW

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1 McCULLOUGH AVE WITH TREES

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CONSTRUCTION

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9.27.24

Rask Family  
206 E Summit Ave

Revisions

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3D VIEW WITH TREES

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1 BACK OF HOUSE

NOT FOR  
CONSTRUCTION

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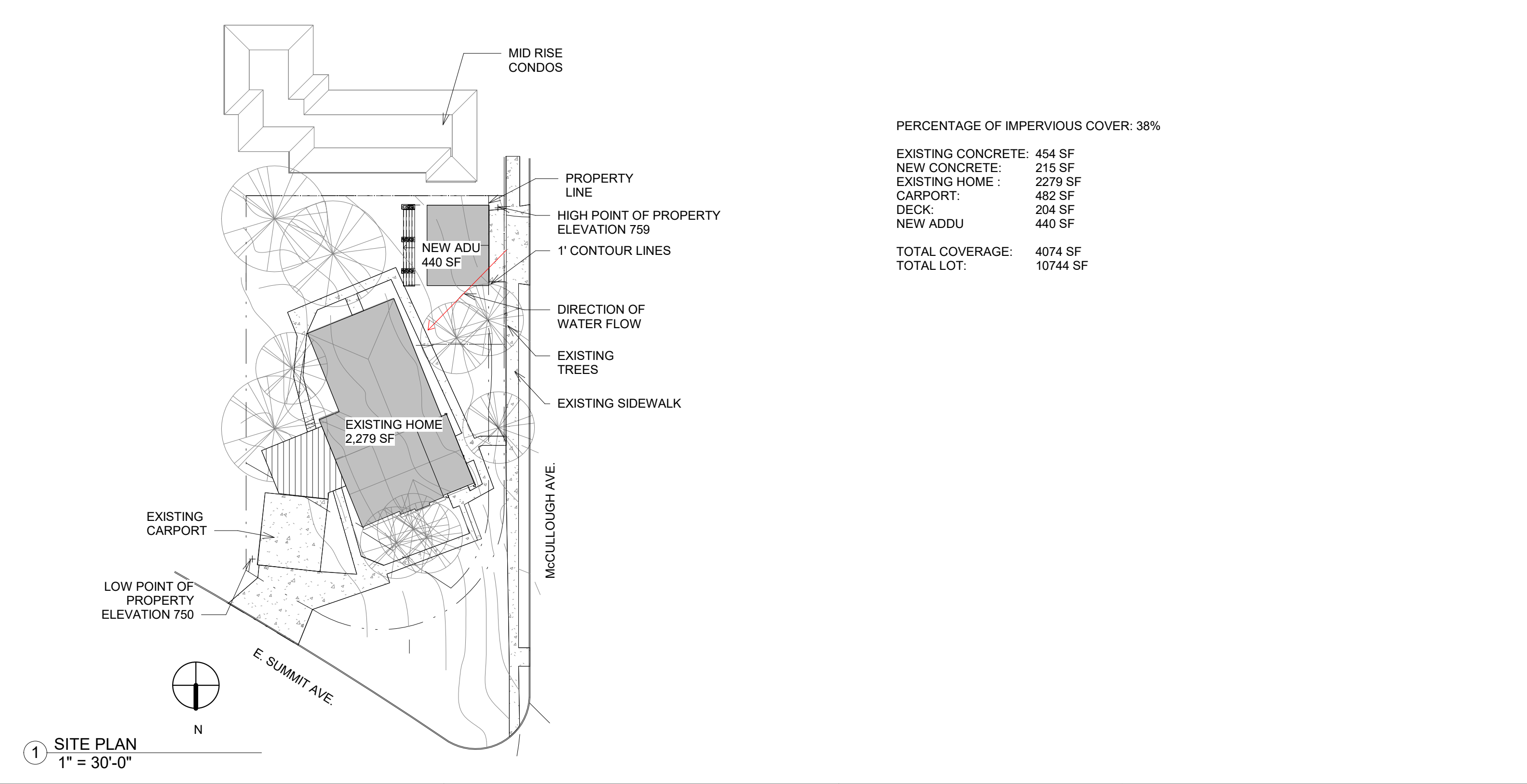
Rask Family  
206 E Summit Ave

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3D VIEW

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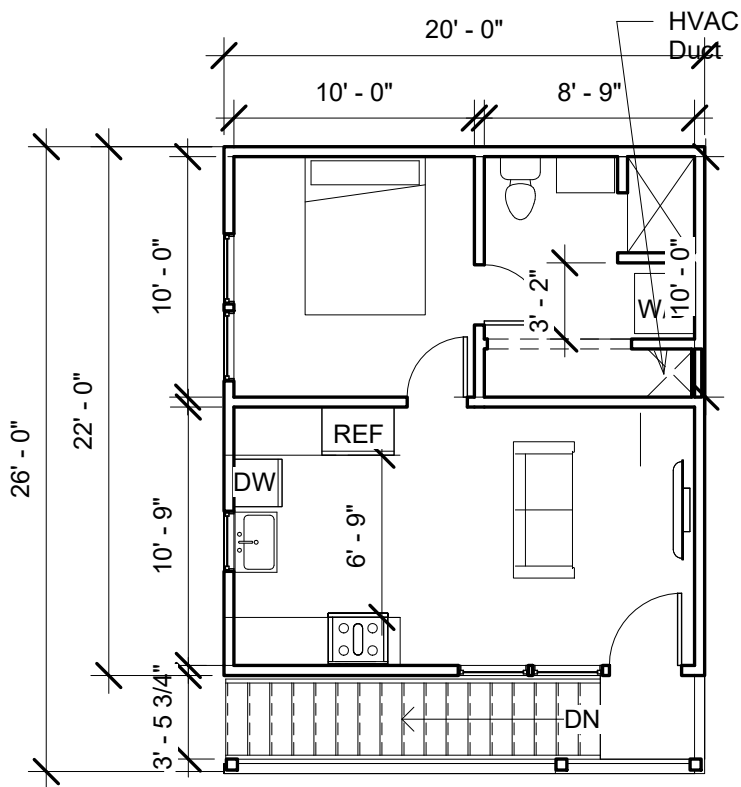
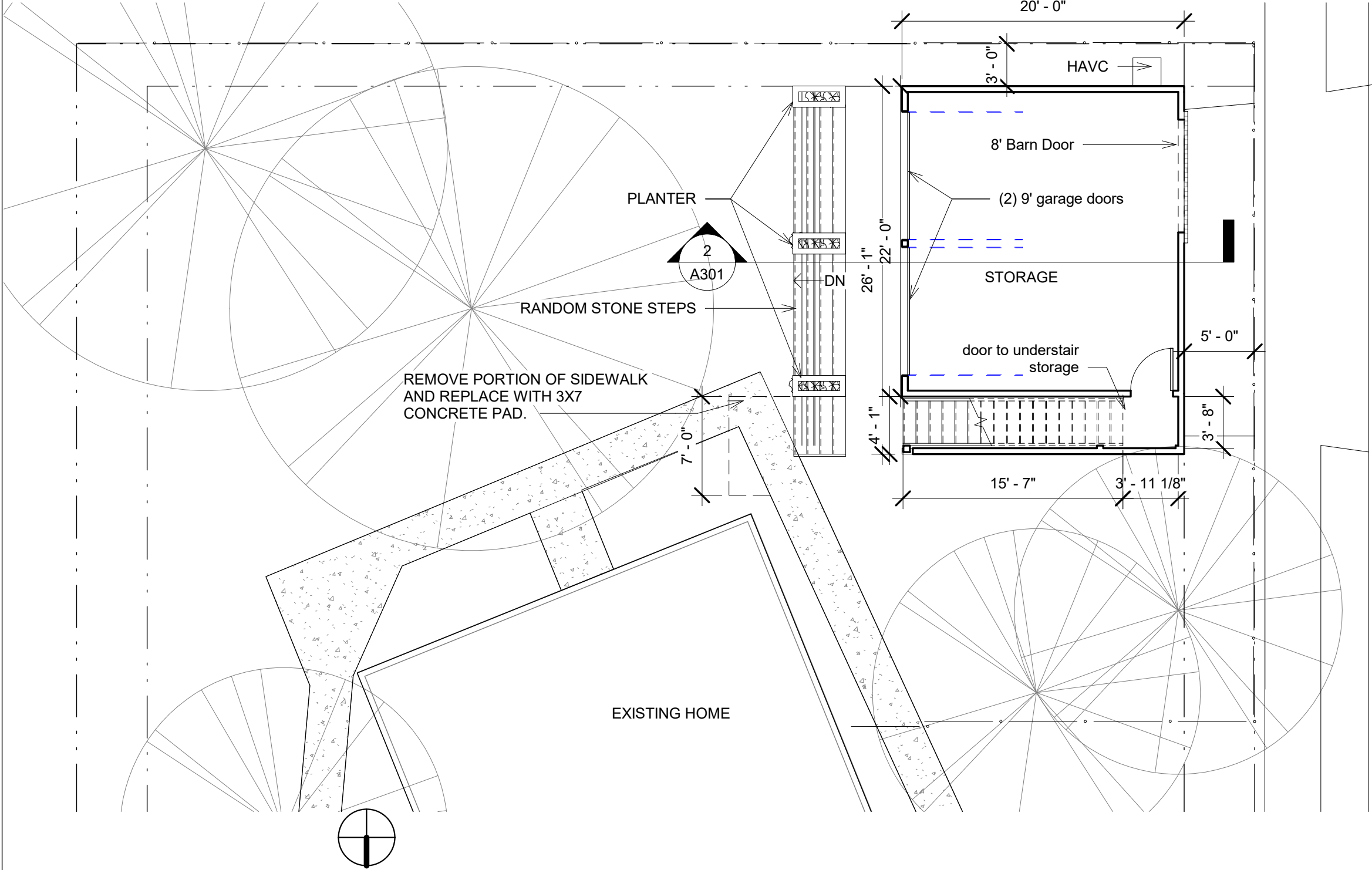
PERCENTAGE OF IMPERVIOUS COVER: 38%

EXISTING CONCRETE: 454 SF  
NEW CONCRETE: 215 SF  
EXISTING HOME : 2279 SF  
CARPORT: 482 SF  
DECK: 204 SF  
NEW ADDU 440 SF

TOTAL COVERAGE: 4074 SF  
TOTAL LOT: 10744 SF

NOT FOR CONSTRUCTION	L I M I N A L	Rask Family 206 E Summit Ave	Revisions			SITE PLAN		
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						Date	Issue Date	
						Drawn by	Author	
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9.27.24



2 Level 2  
1/8" = 1'-0"

- NOTES:
1. Interior walls to be gypsum wall board with light orange peel finish.
  2. Ceiling to be at 8'-0" at floor finish.
  3. 2dn floor to be conditioned with HVAC system.
  4. Full Kitchen.
  5. 1 Full Bath.

1 Level 1  
1/8" = 1'-0"

L I M I N A L

NOT FOR  
CONSTRUCTION

9.27.24

Rask Family  
206 E Summit Ave

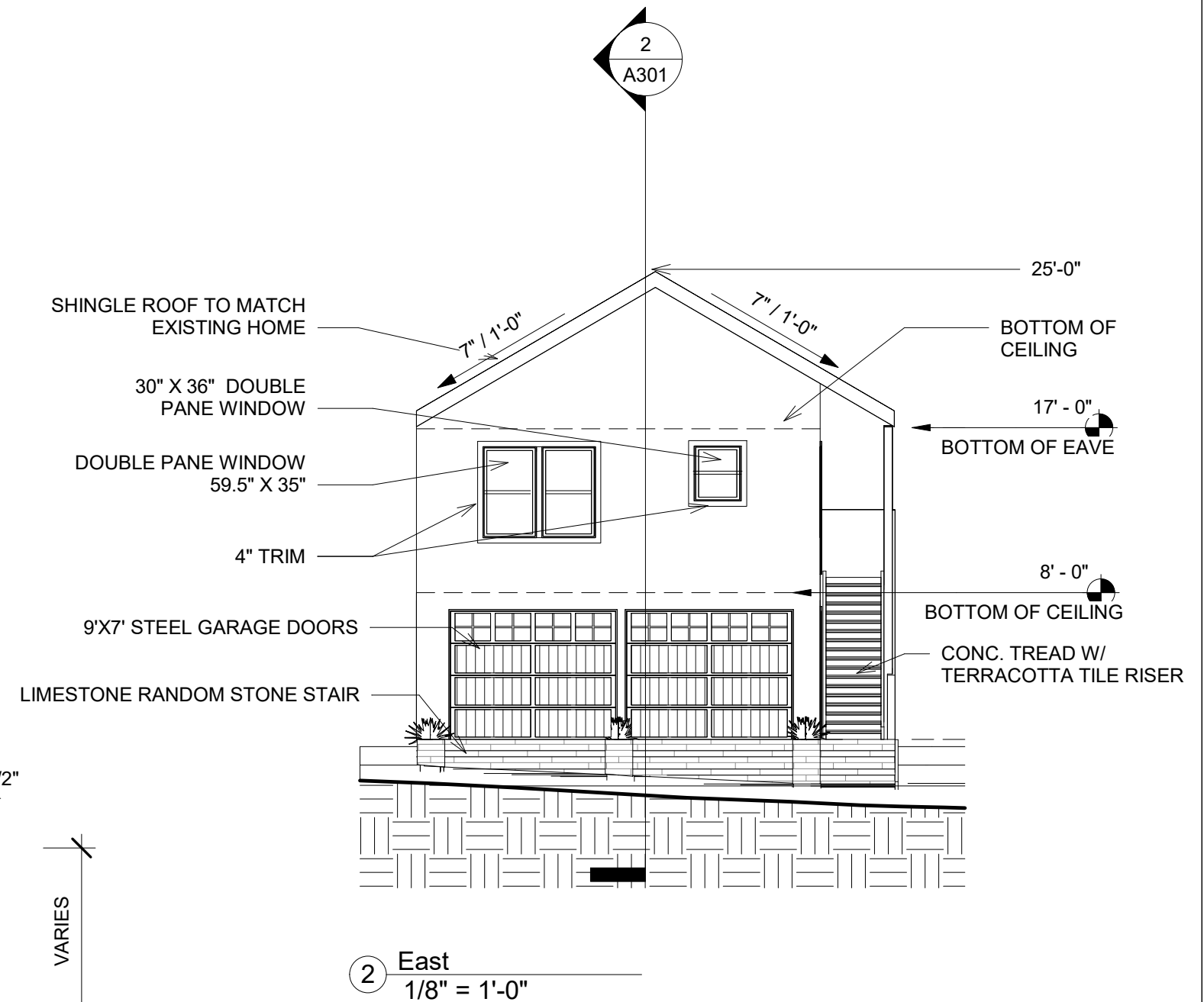
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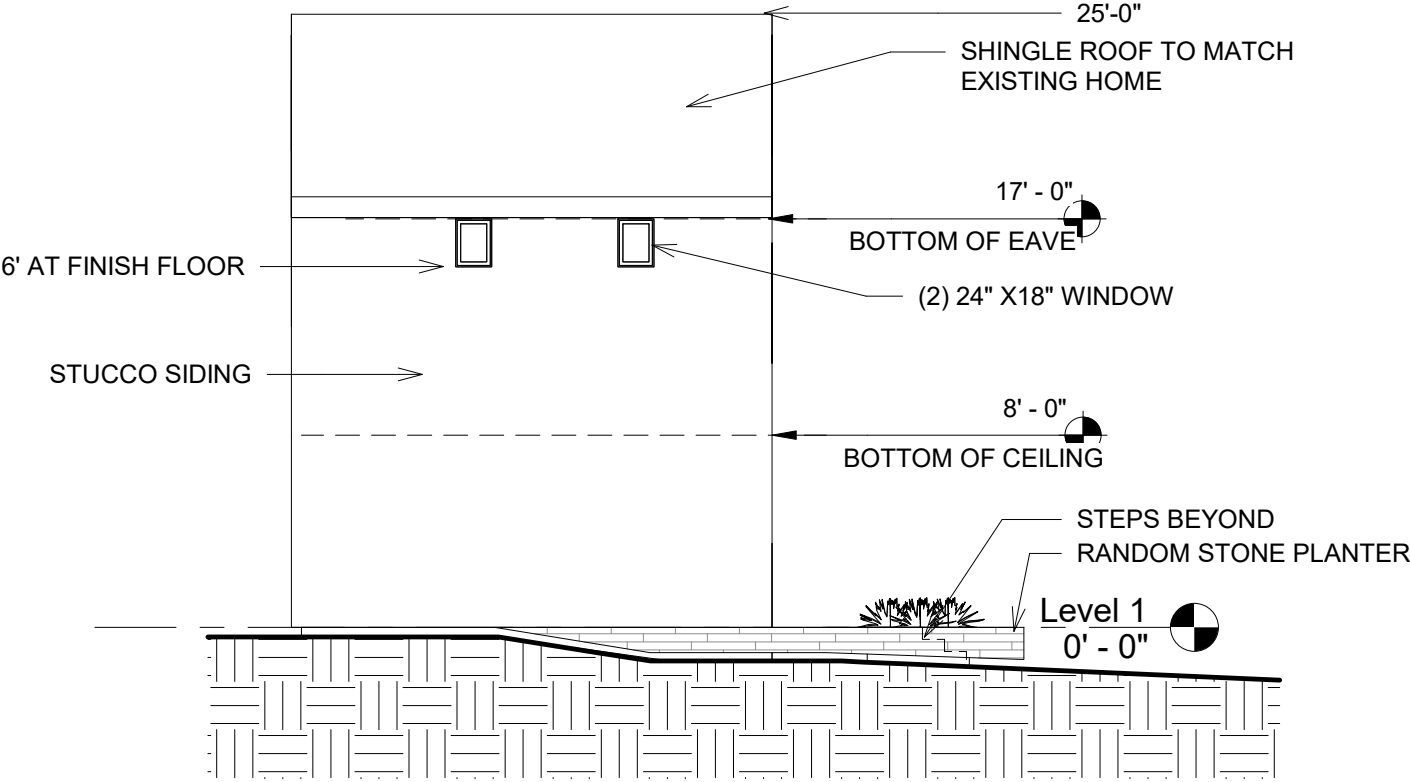
FLOOR PLANS

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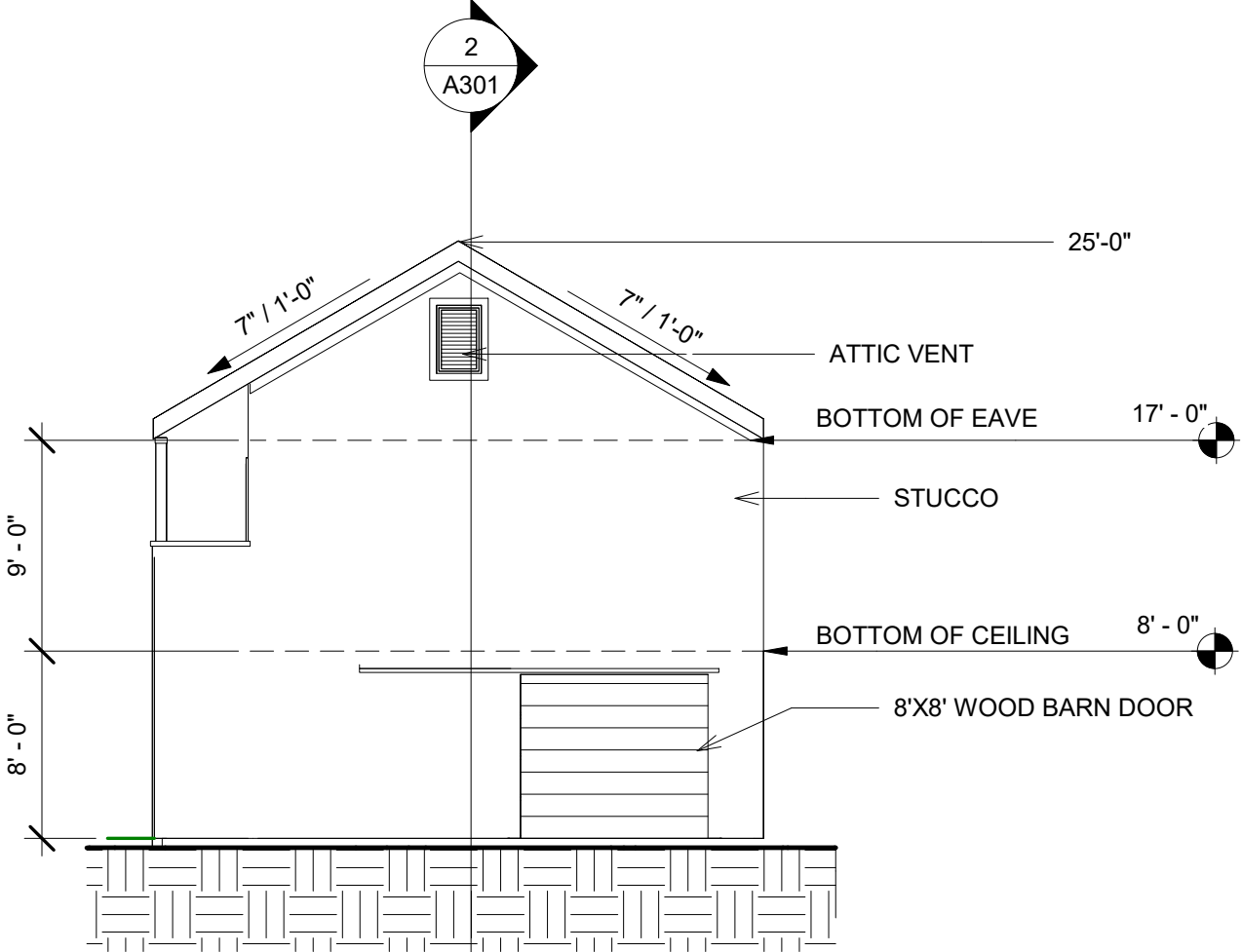
1. EXTERIOR IS STUCCO
2. SHINGLE ROOF TO MATCH EXISTING HOME
3. STEPS AT BACK TO BE RANDOM STONE.
4. PROVIDE PLANTER AT STEPS SEE ELEVATIONS AND PLANS
5. PROVIDE STEEL GARAGE DOORS, SEE SPECS.
6. FRONT DOOR TO BE WOOD WITH GLASS PANEL, SEE SPECS
7. SEE SPECS FOR WINDOWS
8. PROVIDE 6" WOOD COLUMNS
9. TRIM TO BE 4" WOOD TRIM



Scale As indicated



1 South  
1/8" = 1'-0"



2 West  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

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Rask Family  
206 E Summit Ave

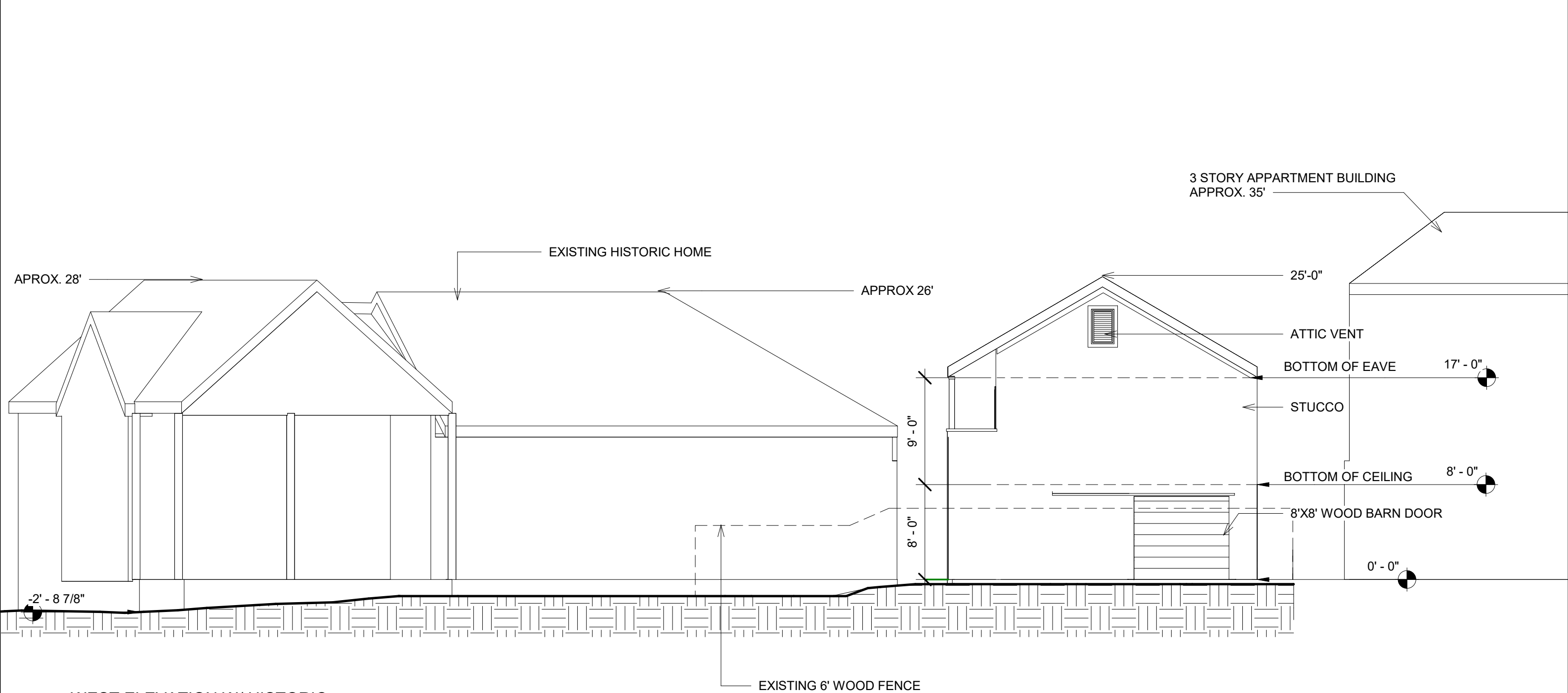
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ELEVATIONS

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1 WEST ELEVATION W/ HISTORIC BUILDINGS (McCULLOUGH AVE.)  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

L I M I N A L

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Rask Family

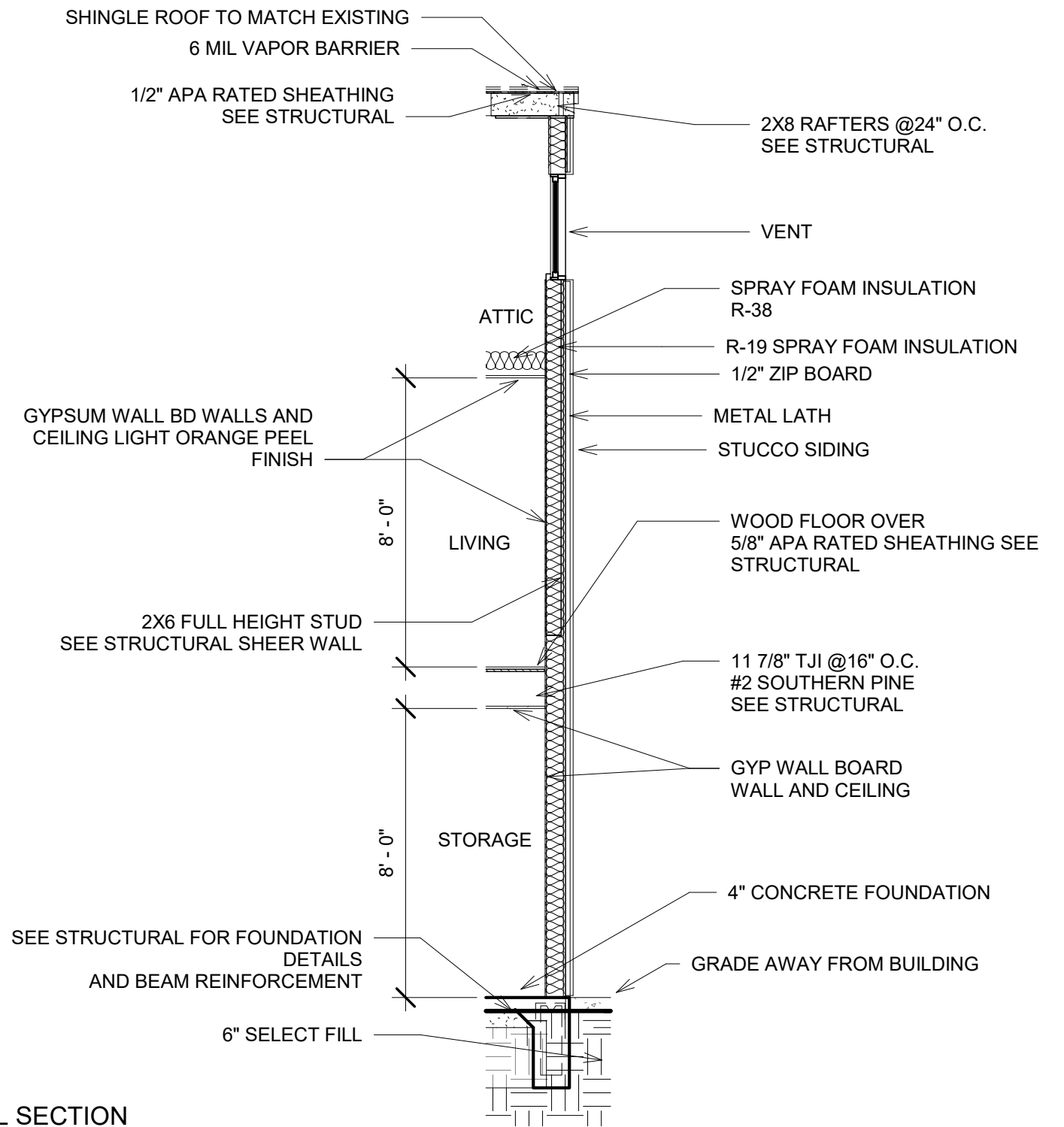
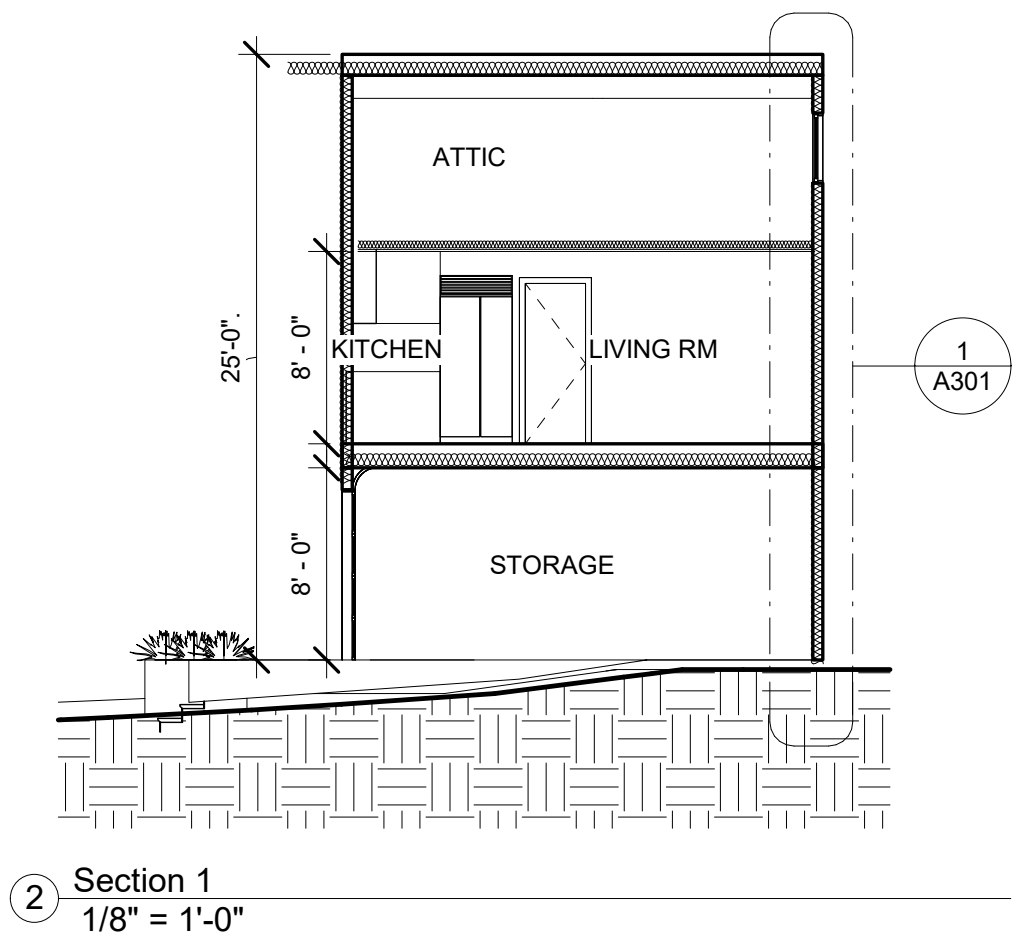
206 E Summit Ave

Revisions

No.	Description	Date

WEST ELEV. W/ HIST. HOME

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Date	Issue Date	
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NOT FOR  
CONSTRUCTION

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L I M I N A L

Rask Family  
206 E Summit Ave

#### Revisions

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#### SECTIONS

Project number	Project Number	A301
Date	Issue Date	
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**206 E. Summit Ave.**  
**9.26.24**

## **Specifications**

**Demolition Generally:** Prepare and level ground for construction.

## **Scope of Work Generally**

The scope of work consists of a two story new construction. The new accessory detached dwelling unit is 880sf. First floor is 440sf of storage and second floor is 440 sf of conditioned dwelling space with one full bath a full kitchen. Construction is typical wood stud residential constructions standard with stucco siding.

**Site Work:** Contractor to provide port-a-poty as necessary. Contractor to ensure site remains clean at all times and is responsible to secure any materials stored on-site.

**Foundation:** Foundation will be concrete with grade beams 3' deep.

Structure: refer to structural drawings

**Framing:** Interior Studs 2x4 @ 16" O.C.

Plumbing walls and exterior to be 2x6 @ 16" O.C.

Heights vary. Ref. Plans.

**Floors:** Insulate the between the floor joists with sound attenuation insulation.

First floor to be level 1 (flat) finished concrete and sealed.

New engineered hardwood floor in second floor.

**Walls:** Exterior will be painted stucco.

Insulate Exterior walls with Spray foam insulation R-19. Use 1/2" zip system wall moisture and air barrier.

Interior walls are to be 3/4" gypsum board with light orange peel texture walls unless otherwise noted.

In wet locations use hardibacker or a cementitious board on walls.

All plumbing walls to be 2x6.

Insulate all interior wall with acoustic soundproofing batts of fiberglass or polyester.

**Ceilings:** New ceilings to be 5/8" gypsum wall board with light orange peel texture.

In wet locations use Mold and moisture resistant gypsum board.

Insulate roof ceiling with spray foam insulation to achieve R-30.

**Windows:** Provide new wood windows by Jeldwen or similar approved by owner. Alternative window materials may be used, provided that the window features meeting rails that are not taller than 1.25" and stiles no wider than 2.25". The window should feature an inset of two inches within the facade. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. See drawings for location and sizes.

**Doors:**

Exterior

Provide Solid Wood door with glass light by Jeldwen 6203 glass panel wood door. See attached spec sheet

Provide (2) steel 7'H x 9'W garage doors. See attached spec. sheet.

Provide custom wood barn door. See drawings for size.

Interior:

**Painting:** Sherwin Williams or equal, low VOC.

Gypsum wall board to be taped floated and sanded smooth primed and painted with 2 coats.

Wood trim, exposed wood ceilings, deck, and soffits to be sealed.

Paint Exterior of House.

Paint Color Exterior

**Roofing:** Provide and install shingle roof to match existing home.

**Mechanical:** Provide HVAC system for second floor.

Provide allowance of digital thermostats compliant with the mini split.

Install new exhaust fans at bathroom.

Provide vent at dryer location.

**Electrical:** All wiring to comply with applicable codes.  
See drawings.

Verify exact location of outlets, switches, lighting fixtures etc. at rough in stage with owner to insure proper locations.

Provide 220 service at HVAC, dryer and range.

4" LED recessed cans to be included in electricians contract.

Fans wired as shown on plans.

GFI circuits per plan and code.

White Switches and dimmers.

Provide electrical & lighting on exterior as shown on drawings.

**Lighting & Fans:** Provide allowance to include ceiling fans,& dimmers, wall mounted and surface mounted fixtures. Exclude 4" recessed cans to be added to electrical.

**Plumbing:** Pex supply lines; PVC drain lines; Insulate hot and cold water lines to prevent freezing.

Electric Tankless water heater by Nortiz and water softener or equal value. Tankless water heater to be 34+Kw. Plumber to size tank appropriately for 2 bathrooms.

Provide contractor grade plumbing fixtures.

Bath 1:

Sink Faucet- Kohler Venza 1.2 GPM Single Hole Bathroom Faucet  
Model:K-28126-4-BL

Shower Fixture - Kohler Purist Shower Only Trim Package with 2.5 GPM Single  
Function Shower Head with MasterClean and Rite-Temp  
Technologies  
Model:K-TS14422-4-BL

Kitchen:

Kitchen Faucet- Touchless Kohler Faucet Color:

Kitchen Sink- Riverby Kohler Undermount Kitchen Sink Single Bowl TBA SeaSalt, Black,  
White, or Biscuit

**Finish Carpentry:** Interior and exterior trim work to be shop grade painted or stained.

Shelves at niches to be painted or stained wood built in.

Provide allowance for custom closets installed by contractor.

Moulding or trim to be painted or stained.

Base: 1x6 Pine

Casing 1x4 Pine

Provide allowance for custom millwork on second floor see drawings.

Kitchen Cabinets: provide allowance for face frame paint grade cabinets with fully  
concealed blum hinges. Full extension side mount drawer slides. Soft stop doors and  
drawers.

Provide \$1000 allowance for vanities in bathrooms for owner selection.

**Stairs:** Exterior stairs are wood construction with concrete treads and terra-cotta tile  
risers.

**Counter tops:** Level 1 Caesar stone or equal. 3cm at kitchen.

**Tile:**

Tile-1

Tile trim 1

**Hardware:** Hardware:

Bath1 & 2:

Cabinet Pull: Edge Cabinet Pull With 3" Center To Center Flat Black Finish  
Or equal value for all cabinets

Towel Ring- 77446-BL Zura Towel Ring

**Mirrors & Glass:** Frameless glass shower door and showers for both showers.

(2) Shower Door - Home Depot- Pivot Shower Door, unless recommend something else  
TOOLKISS 32 to 36 in. W x 72 in. H Framed Pivot Shower Door in Black with Clear Glass  
(contractor verify size).

Bath 1:

Mirror - Lamps Plus- Aryn Matte Black 30" Square Wall Mirror

**Appliances:**

Cafe Dishwasher      24 in. Matte White Double Drawer Dishwasher

Cafe Oven Gas Range      30 in. 5.6 cu. ft. Smart Slide-In Gas Range in Matte White  
with True Convection, Air Fry

Cafe Range Hood      30 Inch Wall-Mount Glass Canopy Chimney Hood with 350 CFM  
Venting System, Electronic Backlit Controls, Dual Halogen Lighting, Night Light,  
Convertible Options, Optional Remote and Auto Off: Matte White

Cafe Refrig      23.1 cu. ft. Smart French Door Refrigerator in Matte White, Counter Depth  
and ENERGY STAR

Microwave- Cafe- 30 in. 1.7 cu. ft. Smart Electric Wall Oven and Microwave Combo with  
120-Volt Advantium Technology in Matte White

Washer Dryer- Stacked Washer & Dryer

**Miscellaneous:**





Provo

10PM



84601

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Internet # 324874906 Model # GR1LP\_WO\_SQ22 Store SKU # 1009710540

Clopay

## Gallery Steel Long Panel 9 ft x 7 ft Insulated 6.5 R-Value Wood Look Walnut Garage Door with SQ22 Windows

★★★★★ (33) Questions & Answers (68)



Limit 60 per order



**\$2048<sup>00</sup>** /bundle



\$342.00/mo\*\* suggested payments with 6 months\*\* financing [Apply Now](#)

- Efficient 3-layer steel construction ensures durability
- Extension springs help with smooth movement and installation
- Insulated garage door for superior energy efficiency
- [View More Details](#)

Garage Door Color: **White**



Garage Door Size: **9 ft x 7 ft**



Insulation R-Value: **6.5**



69°F

Search

11:38 AM

Dimensions

Garage Door Size	9 ft x 7 ft	Product Depth (in.)	2 in
Product Height (in.)	84 in	Product Width (in.)	108 in

Details

Color Family	Walnut	Door Configuration	Single Door
Features	Insulated, Interior Lock, Paintable, With Windows	Garage Door Collection	Gallery
Garage Door Color	Ultra-Grain Walnut Finish	Garage Door Style	Carriage House
Included	Extension Springs, Hardware, Instructions, Interior Lock	Insulation R-Value	6.5
Material	Steel	Number of Windows	4
Product Type	With Windows	Product Weight (lb.)	120 lb
Returnable	90-Day	WindCode Rating	No WindCode Rating
Window Type	Clear Glass		



# Authentic Wood Exterior Door: 6203 Glass Panel



## Model Overview

**PROJECT TYPE**  
New construction and replacement

**MAINTENANCE LEVEL**  
Moderate

**WARRANTY**  
5 Year Warranty

**GLASS**  
Energy efficient.

**HARDWARE**  
1 Hinge Option  
3 Hinge Finishes

**CONSTRUCTION**  
Construction

**MATERIALS**  
2 Wood Options



## **W-2500™ | DOUBLE-HUNG**

CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | December 2022

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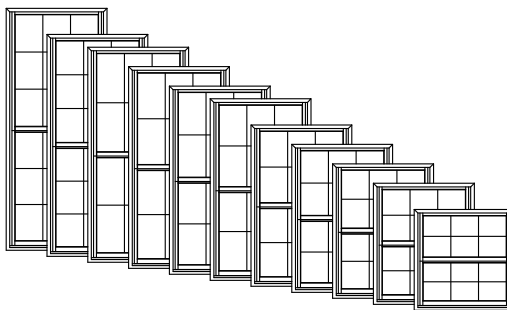
### SECTION DETAILS

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### SIZING DETAILS

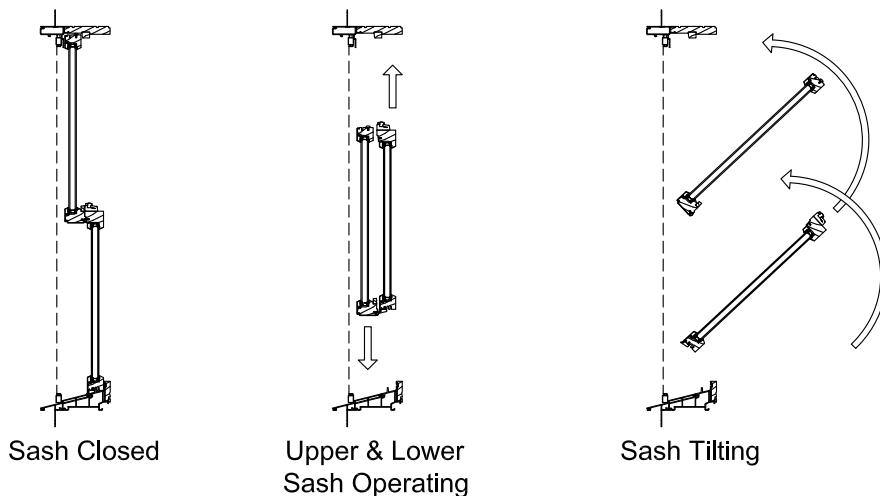
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NOMINAL SINGLE UNITS	17
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## GENERAL INFORMATION



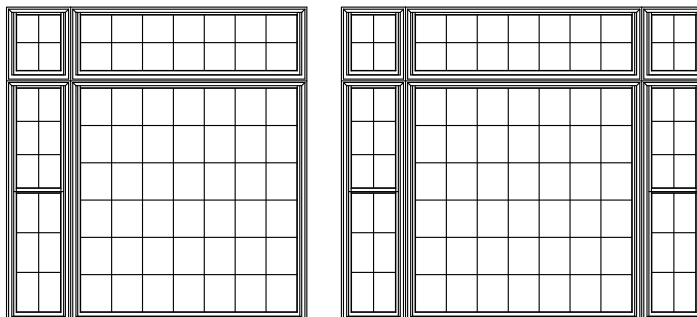
### Dimensional Windows

W-2500™ Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. W-2500™ Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



### Multiple Assemblies

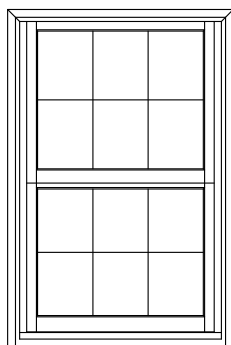
W-2500™ Clad-Wood Double-Hung windows may be mulled beside other clad-wood double-hung or clad-wood picture windows, or below clad transom windows, to fulfill a wide variety of needs.



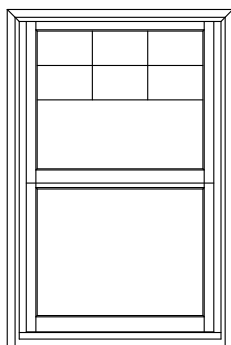
## GRID PATTERNS

W-2500™ Clad-Wood Double-Hung windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

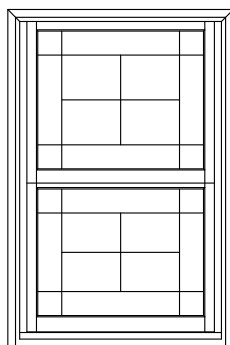
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



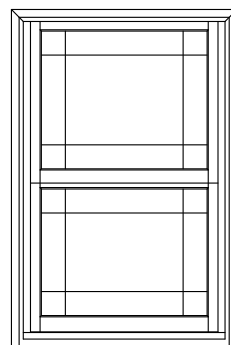
Colonial



Colonial From  
Top Down



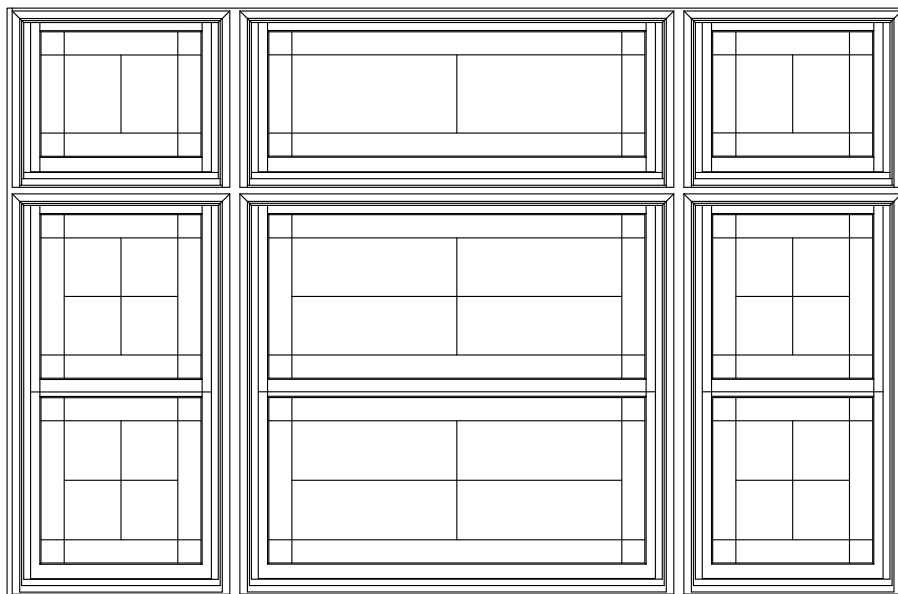
Uneven



Prairie

### Bar Alignment

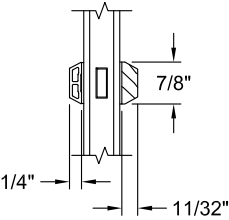
Alignment of bars from product to product is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



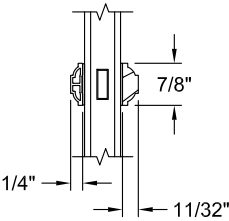
GRID OPTIONS

Exterior ← → Interior

SDL Options

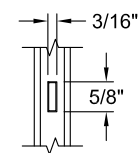


7/8" Putty

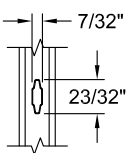


7/8" Bead

GBG Options



5/8" Flat



23/32" Contoured

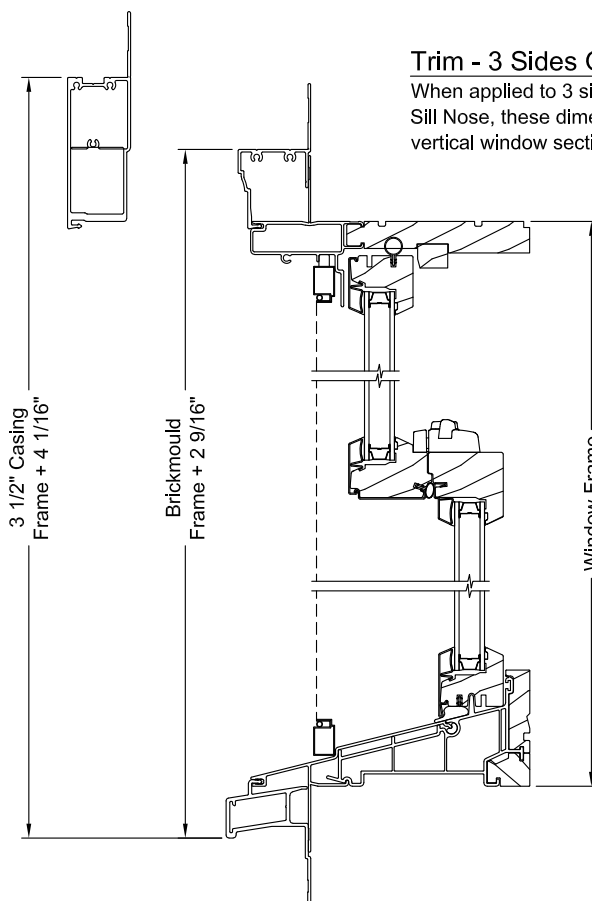
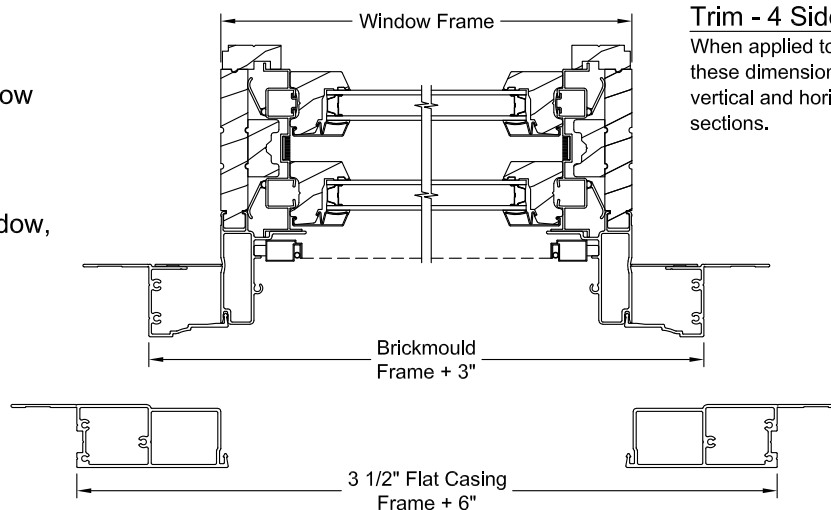
## UNIT SIZING

### Rough Opening

The frame size of the window plus 3/4"

### Masonry Opening

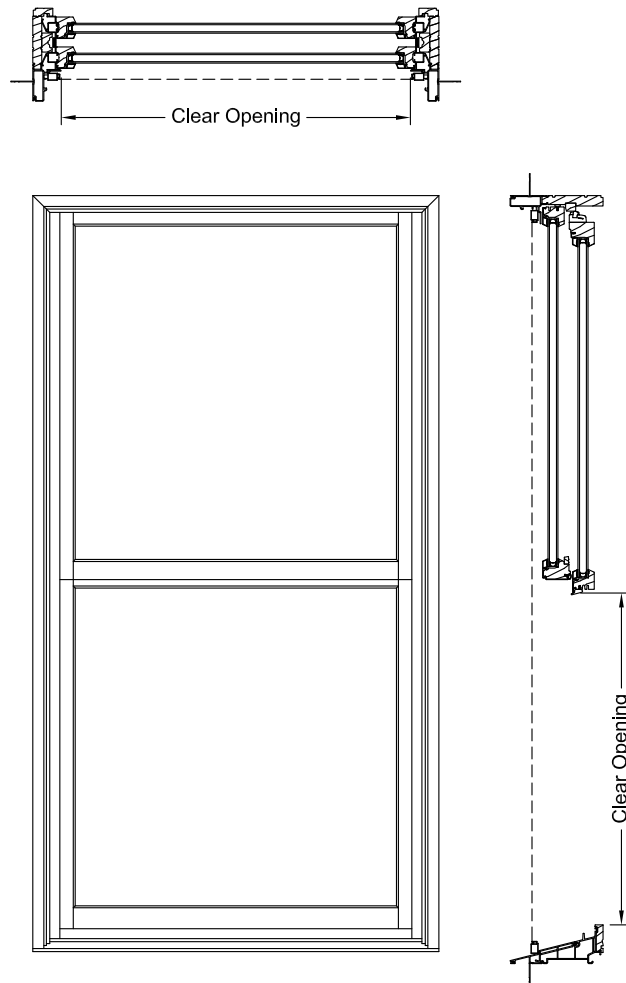
The overall size of the window, including trim, plus 1/2"



### Trim - 3 Sides Of Unit

When applied to 3 sides of unit, with a 1" Sill Nose, these dimensions apply to vertical window sections only.

## VENT PROJECTIONS

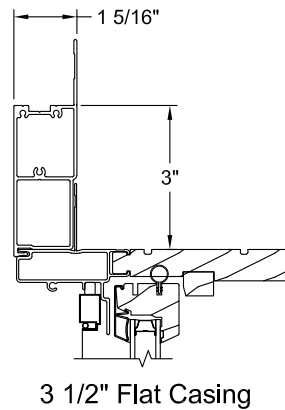
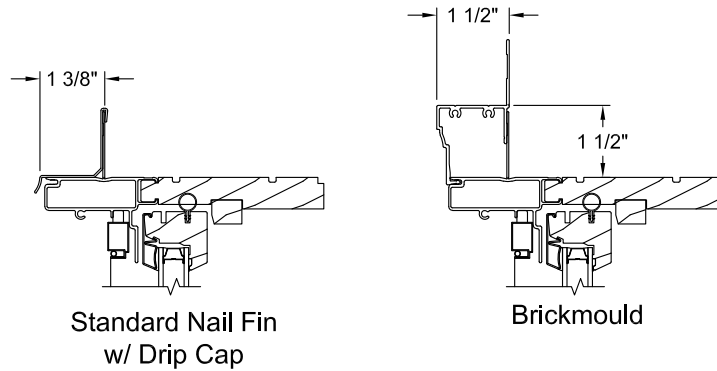


Double-Hung (Even Divide)  
 Vertical = (Frame Height / 2) - 3 5/8"  
 Horizontal = Frame Width - 3 9/16"

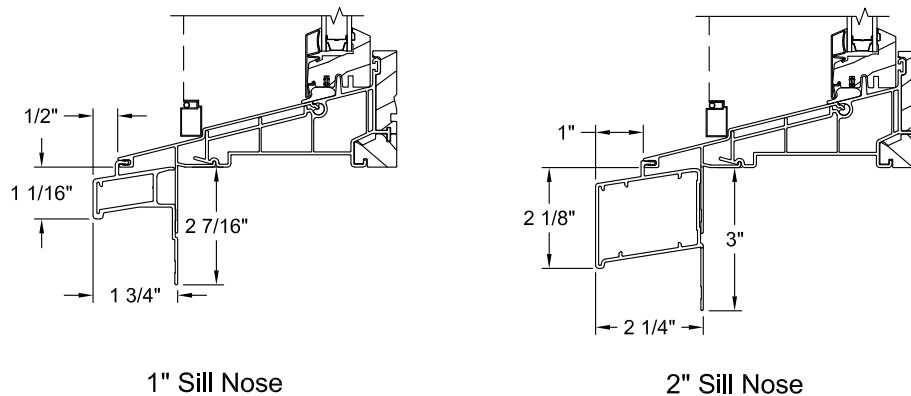


## TRIM & SILL NOSE OPTIONS

### Trim Options

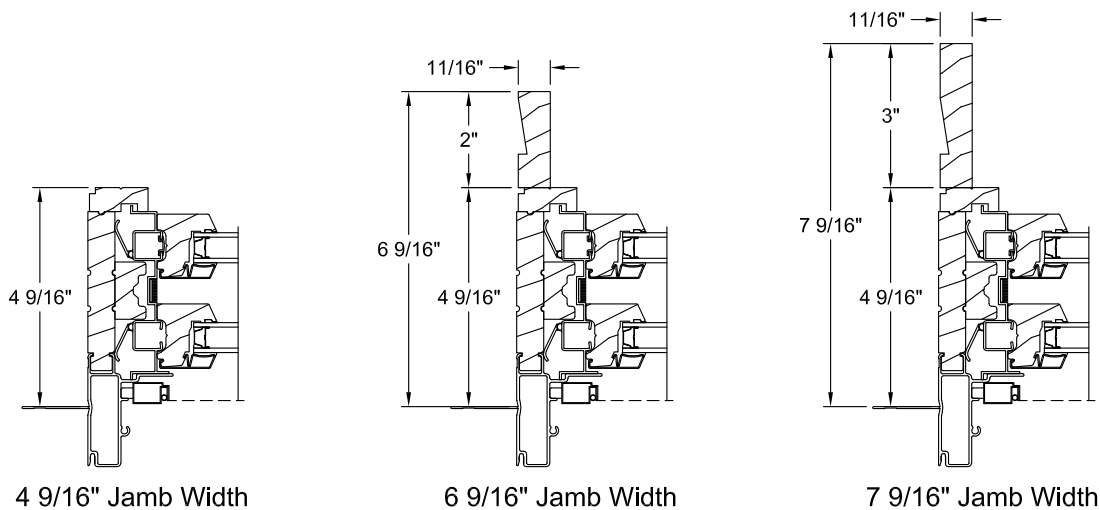


### Sill Nose Options



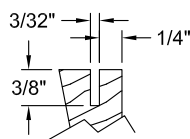
## JAMB EXTENDER OPTIONS

### Jamb Extenders



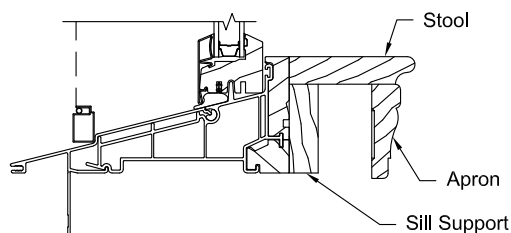
### Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

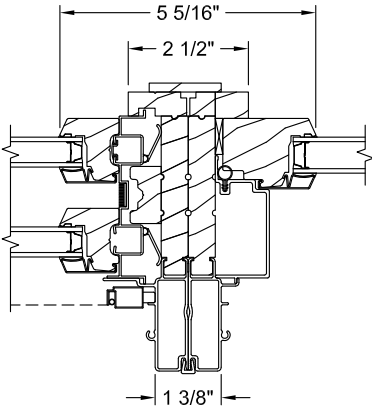
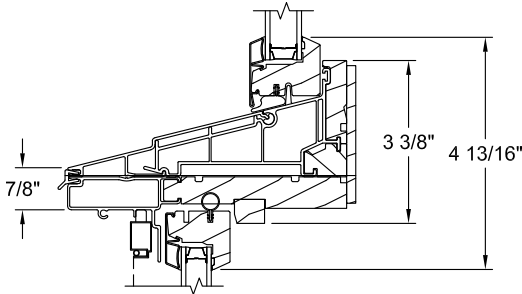
### Prep for Stool



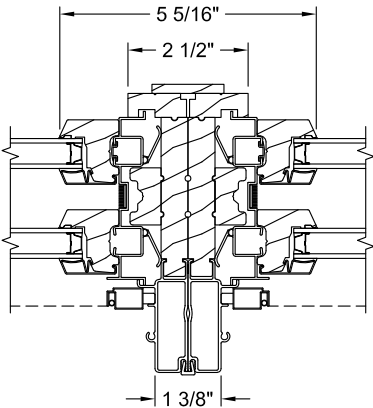
Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

MULLION OPTIONS

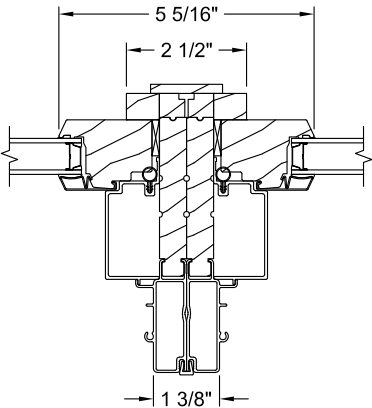
Geometric In-Sash Transom  
Operator



Operator | Geometric In-Sash

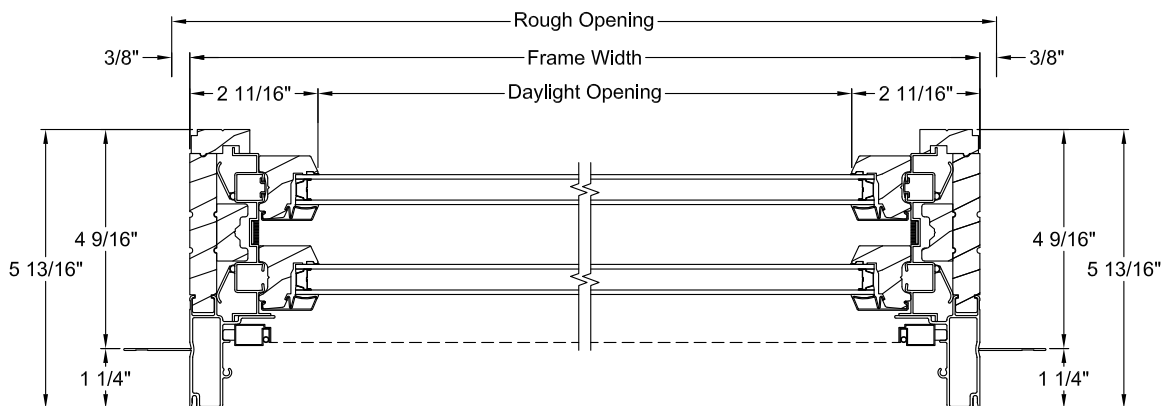
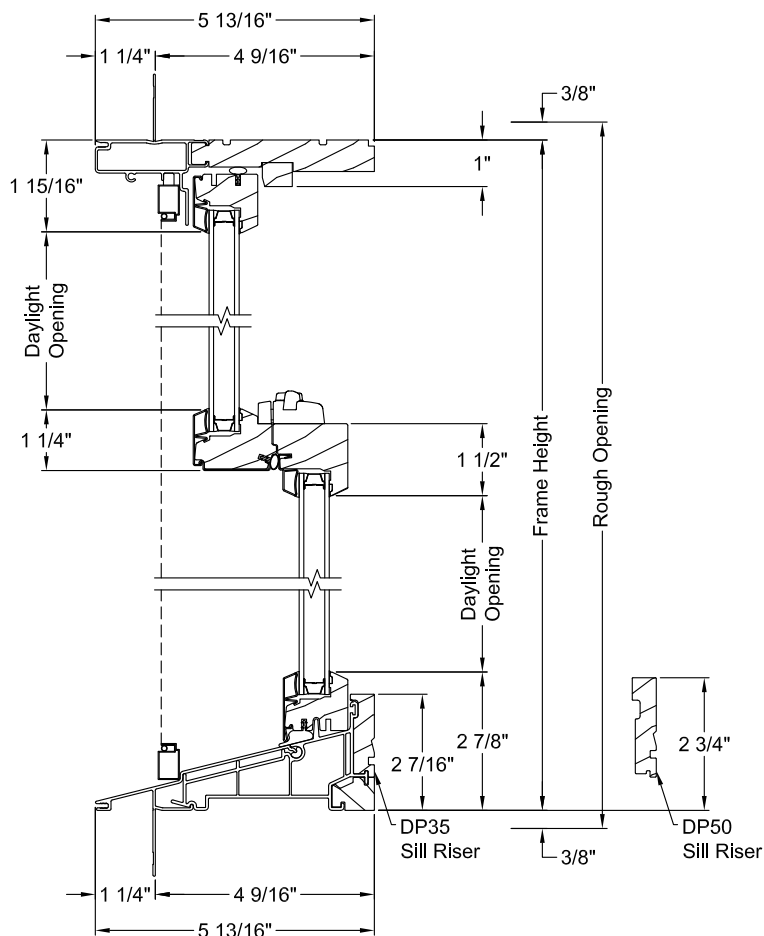
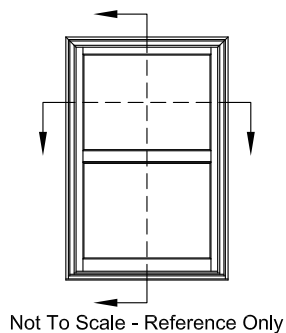


Operator | Operator

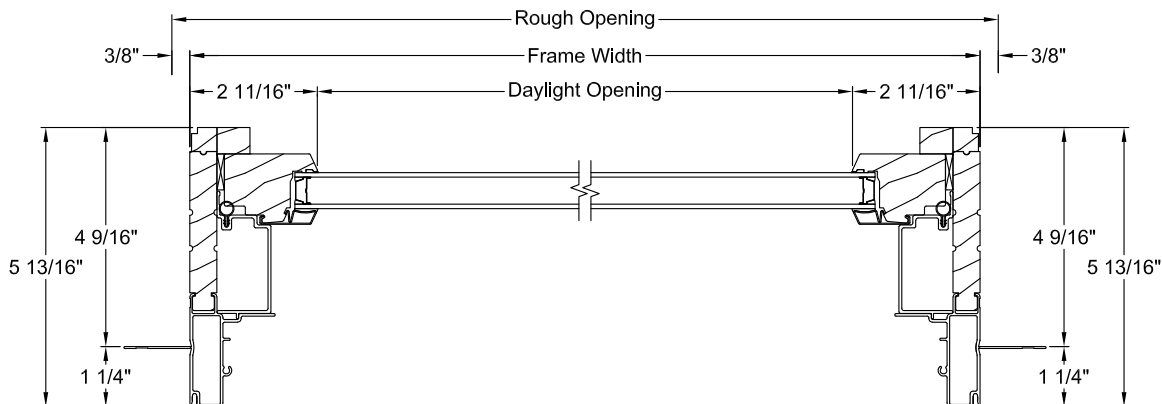
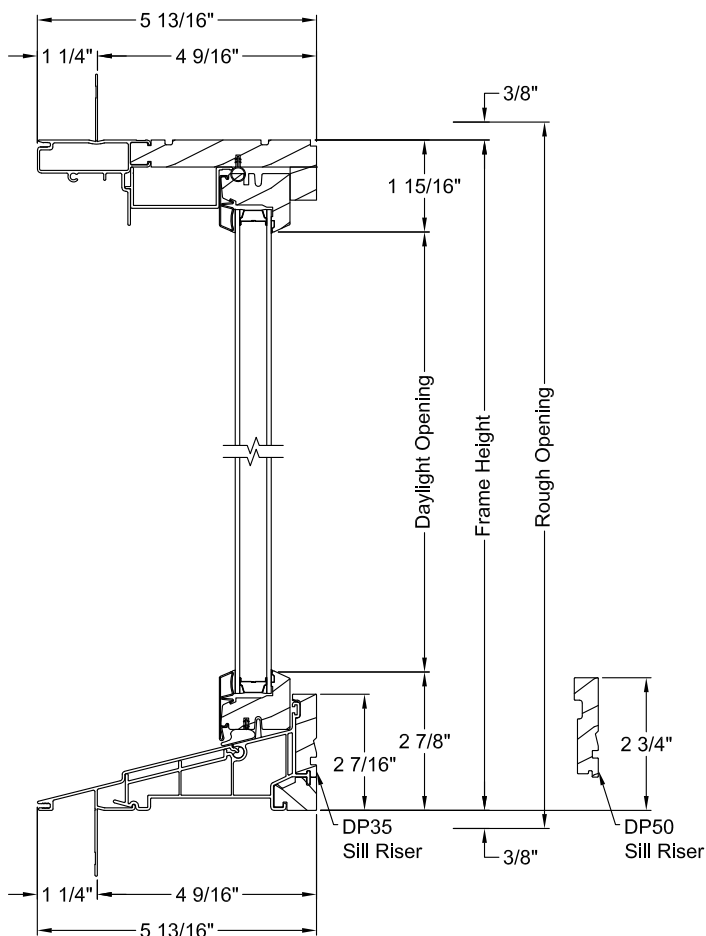
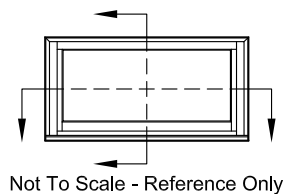


Geometric In-Sash | Geometric In-Sash

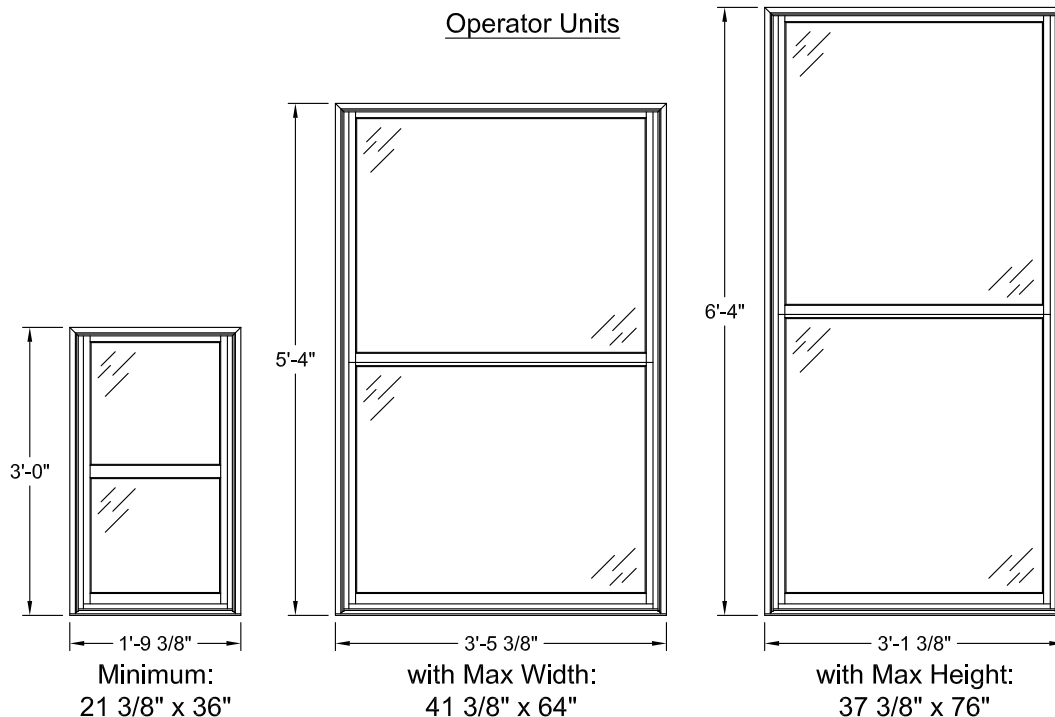
## OPERATOR SECTIONS



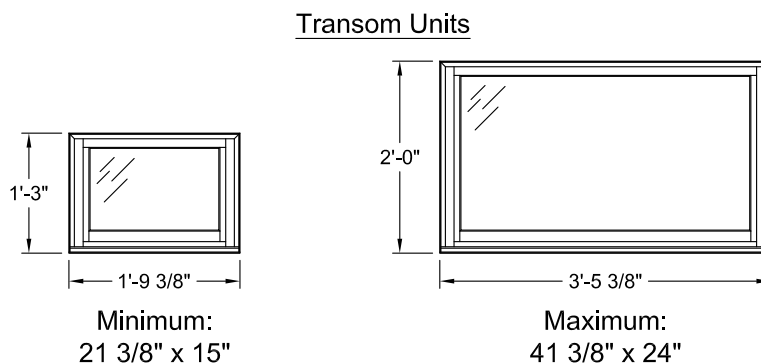
## STATIONARY SECTIONS



## MIN-MAX STANDARD SIZING



Standard Widths							
21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"		
Standard Heights							
36"	40"	48"	52"	56"	60"	64"	68"
72"	76"						
Standard Widths - Nominal							
19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"			
Standard Heights - Nominal							
35 1/4"	41 1/4"	47 1/4"	53 1/4"	59 1/4"	65 1/4"	71 1/4"	



Standard Widths					
21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"
Standard Heights					
15"	24"				
Standard Widths - Nominal					
19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	
Standard Heights - Nominal					
17 1/4"					

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

## FORMULAS & EGRESS CHARTS

### Understanding JELD-WEN Book Codes:

W-2500™ Product	Prefix	Suffix	Width Code	Height Code
Clad-Wood Double-Hung	25CDH	-	WW	HH
Clad-Wood Double-Hung - Nominal		N		
Clad-Wood Geometric In-Sash Transom	25CDHT	-		
Clad-Wood Geometric In-Sash Transom - Nominal		N		

### W-2500™ Sample Book Codes:

25CDH2964 = Clad-Wood Double-Hung, 29 3/8" x 64" Frame Size

25CDH2848N = Clad-Wood Double-Hung, 27 1/4" x 47 1/4" Frame Size

25CDHT3724 = Clad-Wood Geometric In-Sash Transom, 37 3/8" x 24" Frame Size

Formulas	
Rough Opening	(Frame Width + 3/4") x (Frame Height + 3/4")
Masonry Opening	(Overall Width + 1/2") x (Overall + 1/2")
Daylight Opening ft² per Sash	( (Frame Width - 5 5/16") x (Frame Height - 3 5/16") ) / 144
Clear Opening ft²	( (Frame Width - 3 9/16") x (Frame Height / 2 - 3 5/8") ) / 144

Note: "Overall" dimensions include frame and trim.

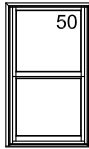
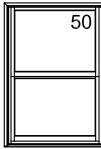
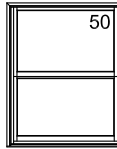
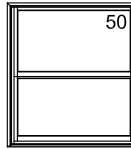
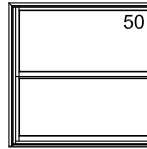
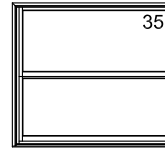
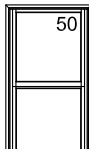
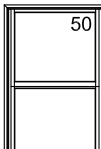
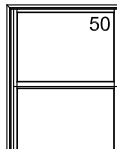
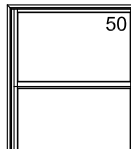
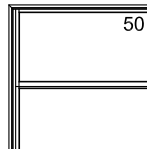
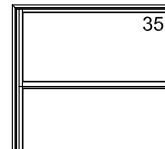
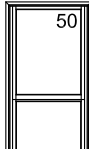
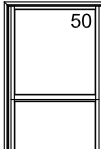
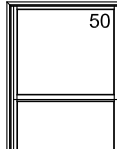
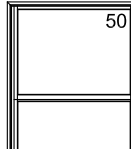
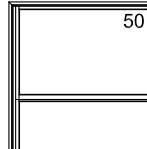
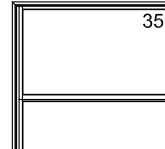
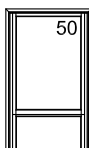
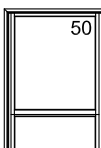
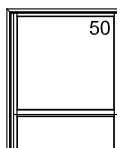
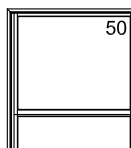
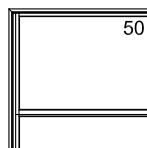
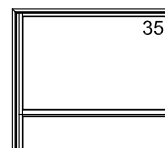
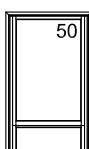
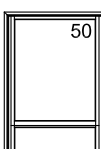
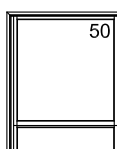
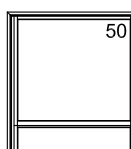
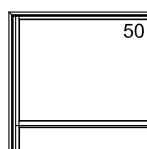
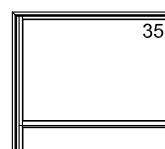
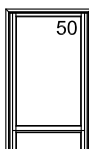
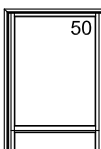
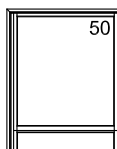
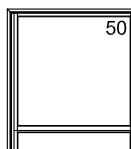
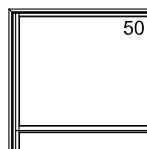
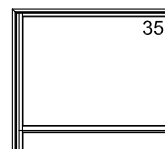
		Single Units					
		Width					
		21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"
Height	36"	1.77 ft²	2.17 ft²	2.57 ft²	2.97 ft²	3.37 ft²	3.77 ft²
	40"	2.02 ft²	2.48 ft²	2.93 ft²	3.38 ft²	3.84 ft²	4.29 ft²
	48"	2.52 ft²	3.08 ft²	3.65 ft²	4.21 ft²	4.78 ft²	5.34 ft²
	52"	2.76 ft²	3.39 ft²	4.01 ft²	4.63 ft²	5.25 ft²	5.87 ft²
	56"	3.01 ft²	3.69 ft²	4.36 ft²	5.04 ft²	5.72 ft²	6.39 ft²
	60"	3.26 ft²	3.99 ft²	4.72 ft²	5.46 ft²	6.19 ft²	6.92 ft²
	64"	3.51 ft²	4.29 ft²	5.08 ft²	5.87 ft²	6.66 ft²	7.44 ft²
	68"	3.75 ft²	4.60 ft²	5.44 ft²	6.28 ft²	7.13 ft²	-
Height	72"	4.00 ft²	4.90 ft²	5.80 ft²	6.70 ft²	7.60 ft²	-
	76"	4.25 ft²	5.20 ft²	6.16 ft²	7.11 ft²	8.07 ft²	-

		Single Units - Nominal				
		Width				
		19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"
Height	35 1/4"	1.52 ft²	1.91 ft²	2.30 ft²	2.69 ft²	3.07 ft²
	41 1/4"	1.85 ft²	2.32 ft²	2.79 ft²	3.26 ft²	3.73 ft²
	47 1/4"	2.18 ft²	2.73 ft²	3.29 ft²	3.84 ft²	4.39 ft²
	53 1/4"	2.50 ft²	3.14 ft²	3.78 ft²	4.42 ft²	5.06 ft²
	59 1/4"	2.83 ft²	3.55 ft²	4.27 ft²	4.99 ft²	5.72 ft²
Height	65 1/4"	3.16 ft²	3.96 ft²	4.77 ft²	5.57 ft²	6.38 ft²
	71 1/4"	3.48 ft²	4.37 ft²	5.26 ft²	6.15 ft²	7.04 ft²

##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.7ft².
##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.0ft².
##	Indicates the clear opening square footage.

Local codes may differ; always refer to the code in your area for complete requirements.

## SINGLE UNITS

		22 1/8"	26 1/8"	30 1/8"	34 1/8"	38 1/8"	42 1/8"	Rough Opening	
		21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"	Frame Width	
		16 1/16"	20 1/16"	24 1/16"	28 1/16"	32 1/16"	36 1/16"	Daylight Opening	
Rough Opening Frame Height Daylight Opening	36 3/4"	36"	14 11/16" [2]						
	40 3/4"	40"	16 11/16" [2]						
	48 3/4"	48"	20 11/16" [2]						
	52 3/4"	52"	22 11/16" [2]						
	56 3/4"	56"	24 11/16" [2]						
	60 3/4"	60"	26 11/16" [2]						

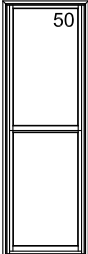
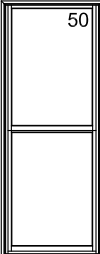
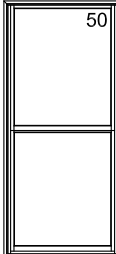
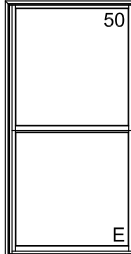
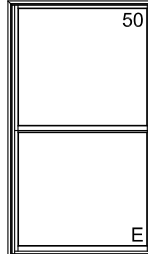
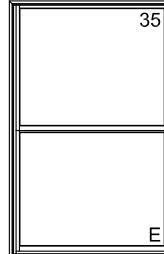
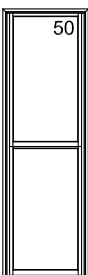
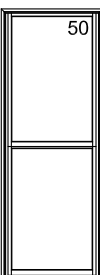
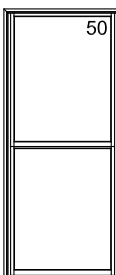
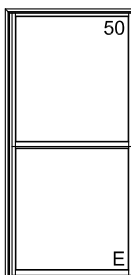
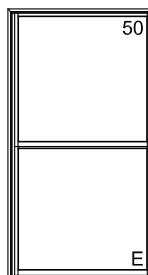
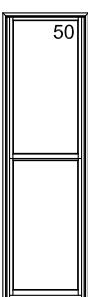
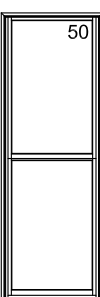
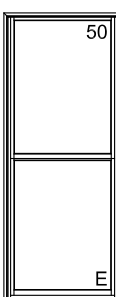
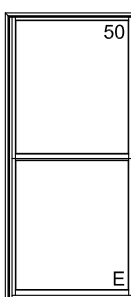
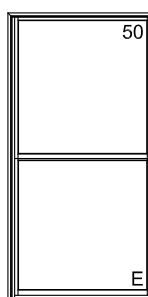
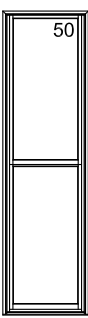
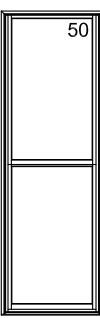
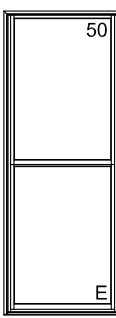
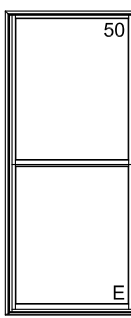
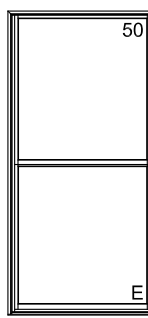
Elevation Legend

## = Maximum Performance Grade (PG) Rating With Standard Glazing

Elevation Legend  
## = Maximum Performance Grade (PG) Rating With Standard Glazing

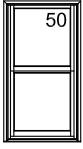
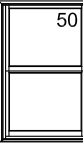



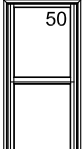
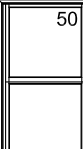



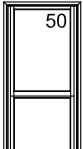
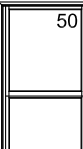



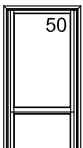
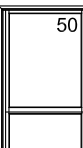



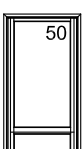

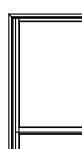
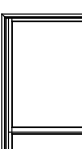



## SINGLE UNITS

		22 1/8"	26 1/8"	30 1/8"	34 1/8"	38 1/8"	42 1/8"	Rough Opening
		21 3/8"	25 3/8"	29 3/8"	33 3/8"	37 3/8"	41 3/8"	Frame Width
		16 1/16"	20 1/16"	24 1/16"	28 1/16"	32 1/16"	36 1/16"	Daylight Opening
Rough Opening Frame Height Daylight Opening	64 3/4" 64" 28 5/16" [2]	 50 25CDH2164	 50 25CDH2564	 50 25CDH2964	 50 25CDH3364	 50 25CDH3764	 35 25CDH4164	
	68 3/4" 68" 30 11/16" [2]	 50 25CDH2168	 50 25CDH2568	 50 25CDH2968	 50 25CDH3368	 50 25CDH3768		
	72 3/4" 72" 32 11/16" [2]	 50 25CDH2172	 50 25CDH2572	 50 25CDH2972	 50 25CDH3372	 50 25CDH3772		
	76 3/4" 76" 34 11/16" [2]	 50 25CDH2176	 50 25CDH2576	 50 25CDH2976	 50 25CDH3376	 50 25CDH3776		

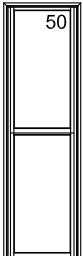





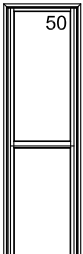





























Elevation Legend  
## = Maximum Performance Grade (PG) Rating With Standard Glazing

## NOMINAL SINGLE UNITS

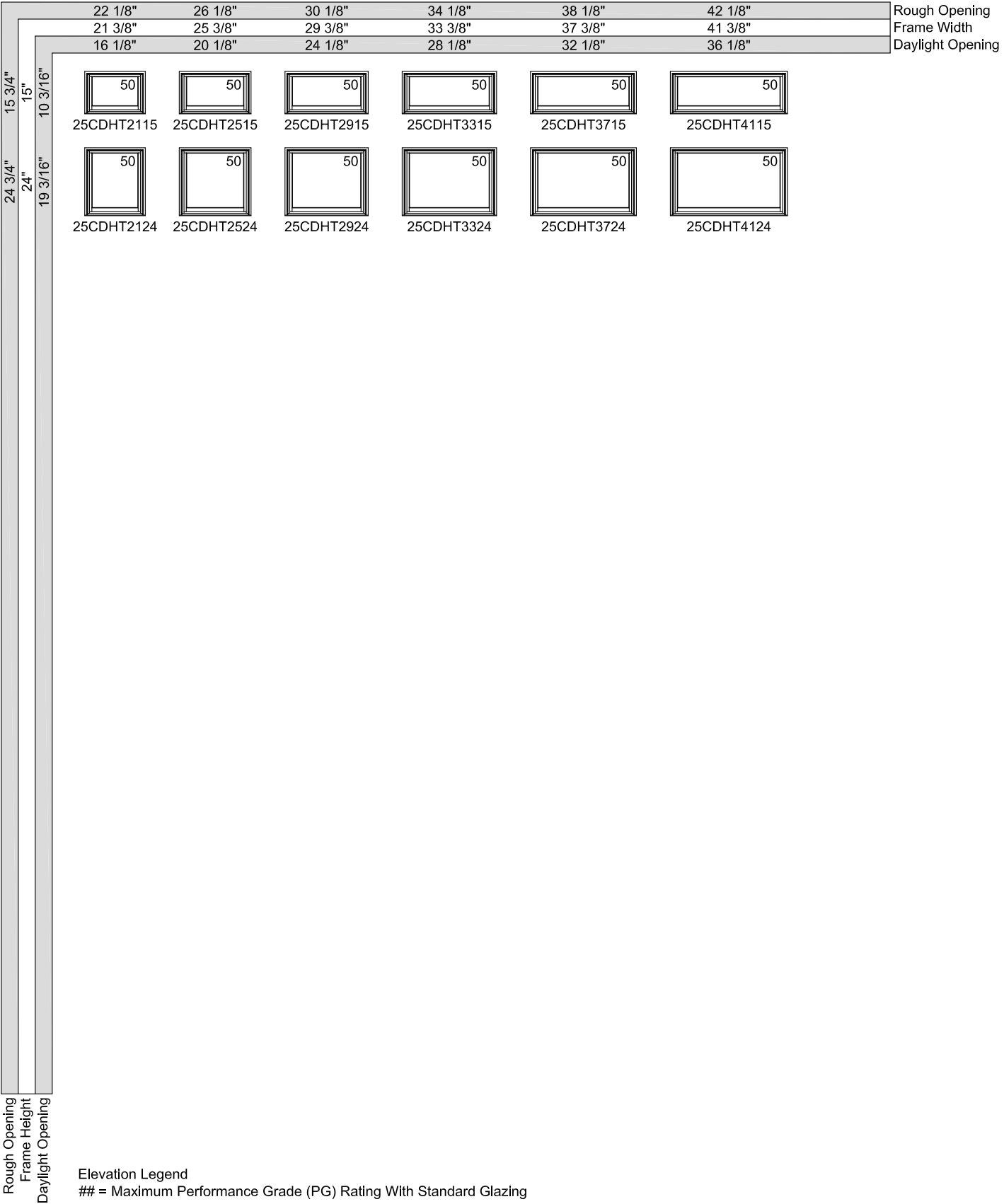
						Rough Opening Frame Width Daylight Opening
	20"	24"	28"	32"	36"	
	19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	
	13 15/16"	17 15/16"	21 15/16"	25 15/16"	29 15/16"	
36"						
35 1/4"	25CDH2036N	25CDH2436N	25CDH2836N	25CDH3236N	25CDH3636N	
42"						
41 1/4"	25CDH2042N	25CDH2442N	25CDH2842N	25CDH3242N	25CDH3642N	
48"						
47 1/4"	25CDH2048N	25CDH2448N	25CDH2848N	25CDH3248N	25CDH3648N	
54"						
53 1/4"	25CDH2054N	25CDH2454N	25CDH2854N	25CDH3254N	25CDH3654N	
60"						
59 1/4"	25CDH2060N	25CDH2460N	25CDH2860N	25CDH3260N	25CDH3660N	
60"						

Elevation Legend  
## = Maximum Performance Grade (PG) Rating With Standard Glazing

NOMINAL SINGLE UNITS

					Rough Opening
					Frame Width
					Daylight Opening
20"	24"	28"	32"	36"	
19 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	
13 15/16"	17 15/16"	21 15/16"	25 15/16"	29 15/16"	
66"	65 1/4"	29 5/16" [2]			
72"	71 1/4"	32 5/16" [2]			
72"	71 1/4"	32 5/16" [2]			
72"	71 1/4"	32 5/16" [2]			
72"	71 1/4"	32 5/16" [2]			
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72"	71 1/4"	32 5/16" [2]			
72"	71 1/4"	32 5/16" [2]			
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GEOMETRIC IN-SASH TRANSOM UNITS



NOMINAL GEOMETRIC IN-SASH TRANSOM UNITS

