

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-339
ADDRESS: 516 NOLAN ST
LEGAL DESCRIPTION: NCB 560 BLK 18 LOT 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Dignowity Hill
APPLICANT: Juan Sanchez/1715 Sandringham
OWNER: Deborah Roerig/412 RIVER RD STE 101
TYPE OF WORK: Addition, window replacement
APPLICATION RECEIVED: June 7, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a conceptual approval to:

1. Construct an 810-square-foot addition.
2. Construct a 310-square-foot deck.
3. Replace two wood casement windows and four one-over-one wood windows with aluminum-frame windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. MASSING and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for 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.

REQUEST:

The applicant requests a conceptual approval to:

4. Construct an 810-square-foot addition.
5. Construct a 310-square-foot deck.
6. Replace two wood casement windows and four one-over-one wood windows with aluminum-frame windows.

APPLICABLE CITATIONS:

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1. Massing and Form of Residential Additions

A. GENERAL

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- vi. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- vii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- viii. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- vi. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- vii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- viii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- ix. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- x. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- iv. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- v. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- vi. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

- iv. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- v. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- vi. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for 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 property at 516 Nolan is a one-story, single-family Craftsman residence built in 1909 by and for N. Lee Petrich, founder of Petrich Lumber. The address first appears in the 1909 San Antonio city directory and on Sanborn Fire Insurance maps in 1912. The house has a gable-on-hip composition shingle roof and a full-width front porch with extruding front gable. Windows on the primary elevations and on the north ends of the east and west elevations are wood casement windows; other windows are one-over-one and wood. The house contributes to the Dignowity Hill historic district.
- b. ADDITION: LOT COVERAGE: The applicant proposes to construct a one-story 810-square-foot rear addition with roof deck and a 310-square-foot rear deck. The total square footage of the existing primary structure is 2,218 square feet on a lot measuring 11,532 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. The applicant proposes a total square footage of 3,028 square feet, for approximately 26% lot coverage. With the 310-square-foot rear deck, lot coverage increases to 3,338 square feet, for approximately 29% lot coverage. Staff finds the proposal consistent with the guidelines.
- c. ADDITION: MASSING AND FOOTPRINT: The applicant proposes to construct a one-story 810-square-foot rear addition with roof deck and a 310-square-foot rear deck. The existing primary structure is 2,218 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed addition consistent with the Guidelines.
- d. ADDITION: ROOF: The applicant proposes a roof form that has a composition shingle gabled roof and a flat roof deck. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the flat roof form might be appropriate for the structure if it was not visible from the public right-of-way and if the addition did not modify the existing roof form. Staff finds that the applicant should propose a roof form that is similar to the historic structure or appropriate for the style and that the applicant should avoid modifying the original roof form.
- e. ADDITION: MATERIALS: NEW WINDOWS: The applicant proposes to include two 24"x60" wood windows, one 24"x36" wood window, and three ganged 30"x60" windows on the north elevation of the proposed addition and one 30"x60" window on the west elevation to match existing wood windows on that elevation. The applicant shared with staff that he plans to find salvaged wood windows for the project. Guideline 3.B.i for Additions states that imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure, may not be used. Wood or aluminum-clad wood windows are recommended and 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. Staff finds the use of salvaged wood windows appropriate, but recommends windows that are 60" tall all be 30" wide to match conditions on the existing addition. Staff finds the 24"x36" wood window on the north elevation generally appropriate. All windows, regardless of size, should be one-over-one and wood sash with one-over-one wood screens.
- f. ADDITION: DOOR: The applicant proposes moving a door from the east side of the existing rear addition to the east side of the proposed addition. Staff finds this generally appropriate, but finds the style of the existing door inappropriate. The new door should match the Folk Victorian house in style, such as half-lite wood door, commonly found on secondary entrances of Folk Victorian homes.
- g. ADDITION: ARCHITECTURAL DETAILS: SIDING: The applicant proposes to install painted and stained wood siding on the proposed addition to match the existing siding. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid

drawing undue attention to the addition. Staff finds that the stained wood siding found on part of the proposed addition does not conform to guidelines. Staff finds all siding should match that on the 1909 phase of the house in profile, dimensions, and treatment (paint).

- h. **ADDITION: ARCHITECTURA DETAILS: RAILING:** The applicant proposes metal cable fencing for the ground-floor deck as well as the roof deck. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the proposed cable railing does not conform to guidelines.
- i. **DECK:** The applicant proposes construction of a 310-square-foot wood rear deck. Staff finds the deck conforms to guidelines and is generally appropriate, but that the applicant choose a style of railing more in keeping with the architectural style of the original structure, per finding h.
- j. **WINDOW REPLACEMENT:** The applicant requests approval to replace two wood casement windows and four one-over-one wood windows with aluminum-frame windows. Standard Specifications for Original Wood Window Replacement state that 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. Based on photos provided by the applicant, the windows appear in repairable condition. Staff finds the request to replace the windows does not conform to guidelines. Should the HDRC feel compelled to approve replacement of original wood windows, the applicant proposes an aluminum-sash window product. Standard Stipulations for Original Wood Window Replacement state that 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. Staff finds the aluminum-sash windows proposed by the applicant do not conform to these stipulations.

RECOMMENDATION:

Staff recommends conceptual approval of item 1, construction of an 810-square-foot addition, based on findings b through g, with the following stipulations:

- i. That the applicant propose a roof form that is similar to the historic structure or appropriate for the style.
- ii. That where windows on the rear addition are 60” in height, they be 30” wide to match conditions on the existing rear addition.
- iii. That the applicant propose wood siding that matches the 1909 phase of the house in profile, dimensions, and treatment (paint) and utilize a trim piece to differentiate new and old.
- iv. That the applicant propose a style of railing keeping with the architectural style of the original structure, such as a wood railing similar to what is found on the front porch.

Staff recommends conceptual approval of item 2, construction of a 310-square-foot deck, based on finding h, with the following stipulation:

- i. That the applicant propose a style of railing keeping with the architectural style of the original structure, such as a wood railing similar to what is found on the front porch.

Staff does not recommend conceptual approval of item 3, replacement of two wood casement windows and four one-over-one wood windows with aluminum-frame windows, based on finding i.

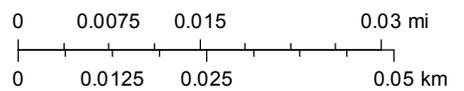
City of San Antonio One Stop

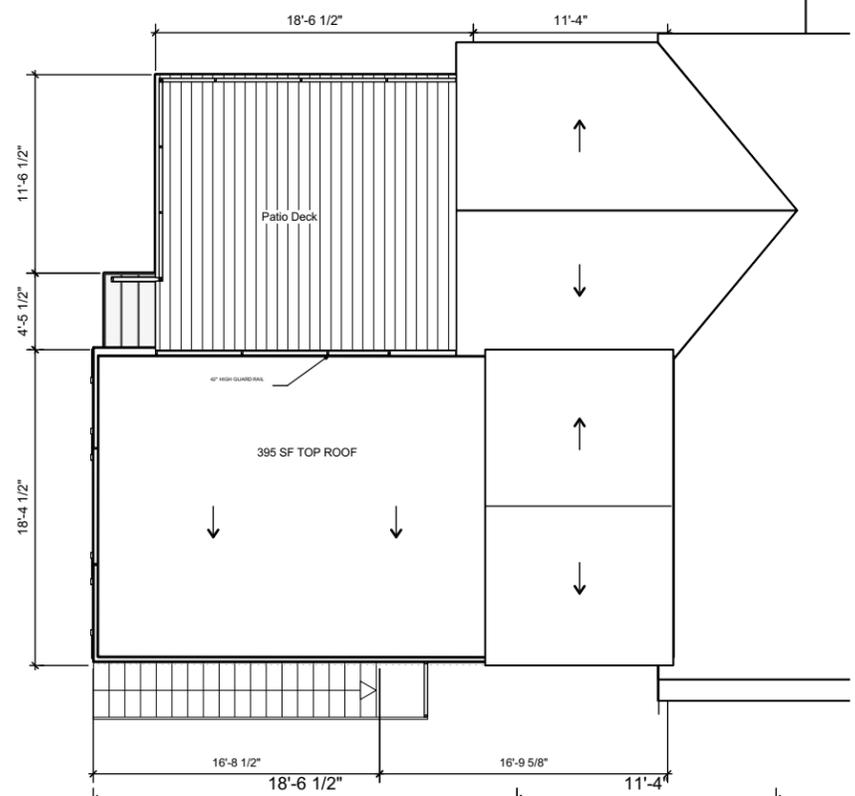


July 13, 2022

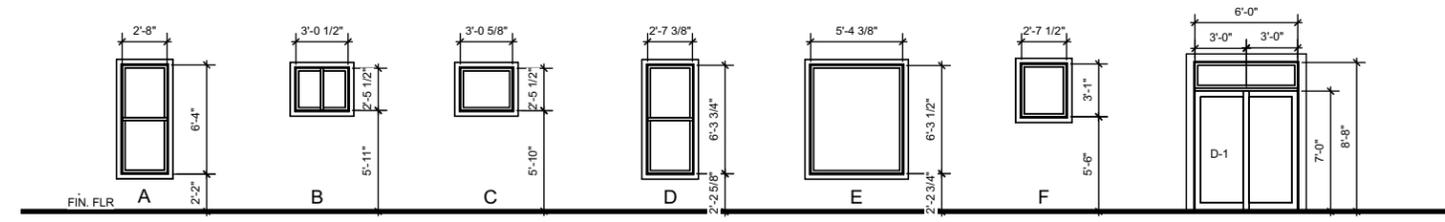
1:1,000

- CoSA Addresses
- CoSA City Limit Boundary
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



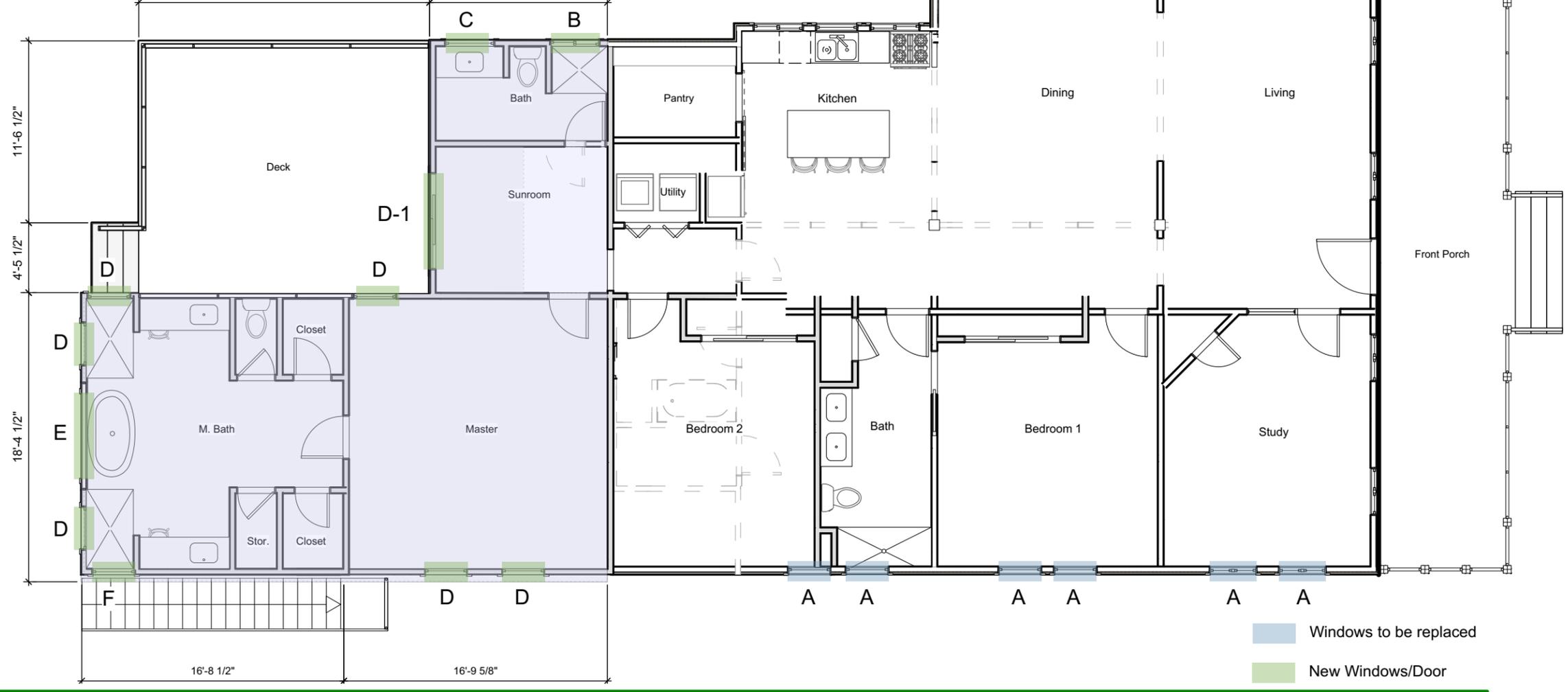


2 Roof Deck plan
Scale: 3/32" = 1'-0"



4 Window/Door Types

Gross Area	
Existing Area	1893 SF
Addition	810 SF
Deck	310 SF
Total	2953 SF



1 Floor Plan
Scale: 1/8" = 1'-0"

Windows to be replaced
New Windows/Door

**PRELIMINARY DRAWINGS
DRAWING FOR REVIEW ONLY, NOT
FOR CONSTRUCTION
PERMITTING OR REGULATORY
APPROVAL**

516 Nolan St.



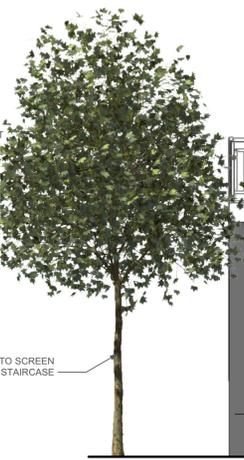
- GENERAL NOTE**
- DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
 - ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
 - SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE OWNER. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, BUILDING MATERIALS, AND OTHER CONTINUOUS SEALANTS. COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE OWNER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITY. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
 - MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
 - DAMAGE TO THE NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
 - CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIAL OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOBSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

**PRELIMINARY DRAWINGS
DRAWING FOR REVIEW ONLY, NOT
FOR CONSTRUCTION
PERMITTING OR REGULATORY
APPROVAL**

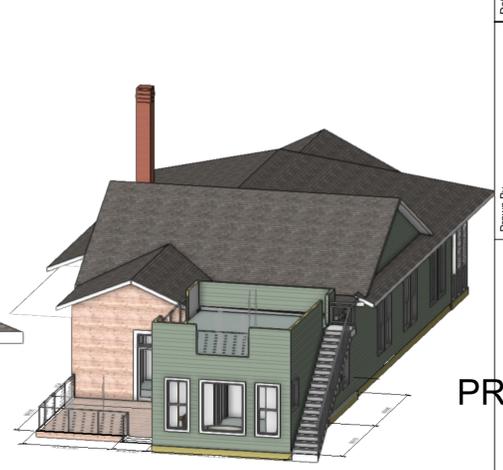
2 Right Elevation
Scale: 1/4" = 1'-0"



6 Rear Elevation
Scale: 1/4" = 1'-0"



1 Left Side Elevation
Scale: 1/4" = 1'-0"

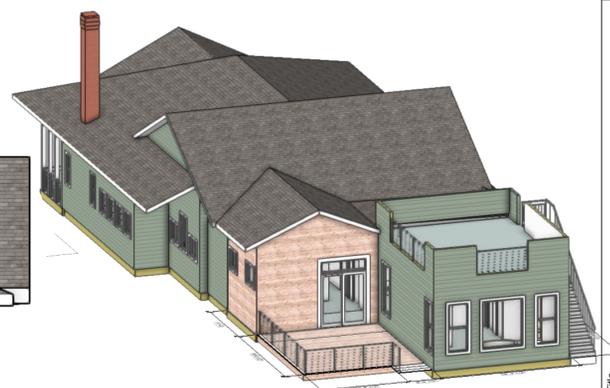


3 Right Corner View
Scale: 3/32" = 1'-0"

PRELIMINARY



5 Left Side Elevation
Scale: 1/4" = 1'-0"



4 Corner View
Scale: 3/32" = 1'-0"

SITE MEASUREMENTS ARE BASED ON INFORMATION BELIEVED TO BE RELIABLE BUT NOT GUARANTEED

Date		00/00/00		Project ID		051		CAD File Name		209 Hill View		Plot Date		00/00/00		No.		Date		Issue Notes	
Drawn By		Checked By		Submitted By		Project Manager		SAMUEL SANCHEZ													
Design Firm																					
Project Title																					
516 Nolan St																					
Elevations																					
Scale																					
Sheet Scale																					
Sheet No.																					
A-3																					
of																					
Total Sheets																					



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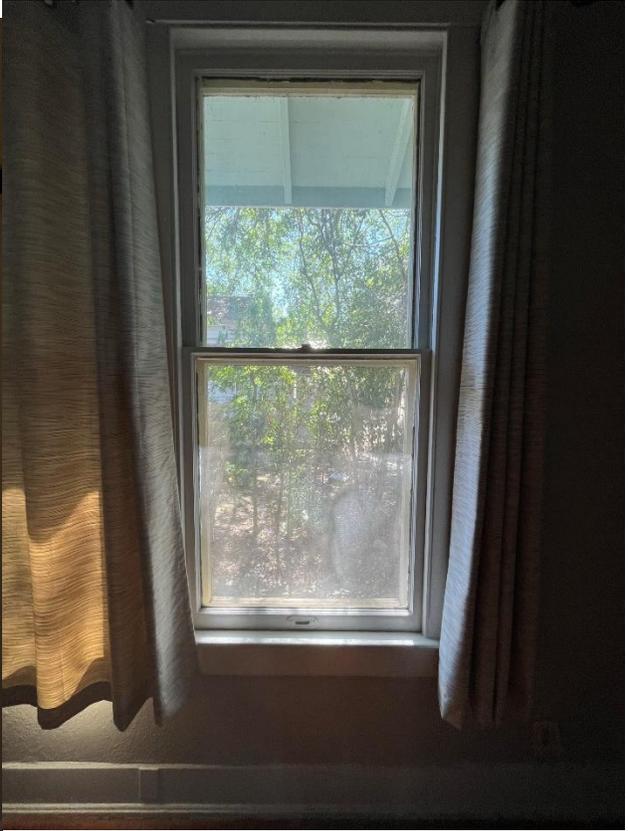


















BUILDER SERIES

W I N D O W S



3710 SERIES SINGLE HUNG

ALUMINUM
WINDOWS

MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.





3710 SERIES SINGLE HUNG



3710/3710N³ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.52	0.66	0.65	0.68
5/8" Low-E	1.92	0.52	0.32	0.57
5/8" Low-E ^{SC}	1.92	0.52	0.25	0.45
5/8" HP Glass	2.08	0.48	0.32	0.58
5/8" HP ^{SC} Glass	2.08	0.48	0.25	0.46

3710F⁴ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
5/8" Clear	1.49	0.67	0.65	0.68
5/8" Low-E	1.89	0.53	0.32	0.57
5/8" Low-E ^{SC}	1.89	0.53	0.25	0.45
5/8" HP Glass	2.00	0.50	0.32	0.58
5/8" HP ^{SC} Glass	2.04	0.49	0.25	0.46

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 5/8" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side loading removable bottom sash
- Block and tackle balance for smooth operation
- Energy-efficient warm edge insulating glass for enhanced performance
- 2" or 2 7/16" frame depth (see chart below)
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Integral nailing fin for simple installation



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP, HP^{SC}, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

PRODUCT CONFIGURATION:

Twins, triples, combinations, fixed and a wide selection of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3710	2"	7/8"	●		●		
3710N	2"	1 3/8"			●		●
3710F	2 7/16"	1 3/8"	●	●	●		●

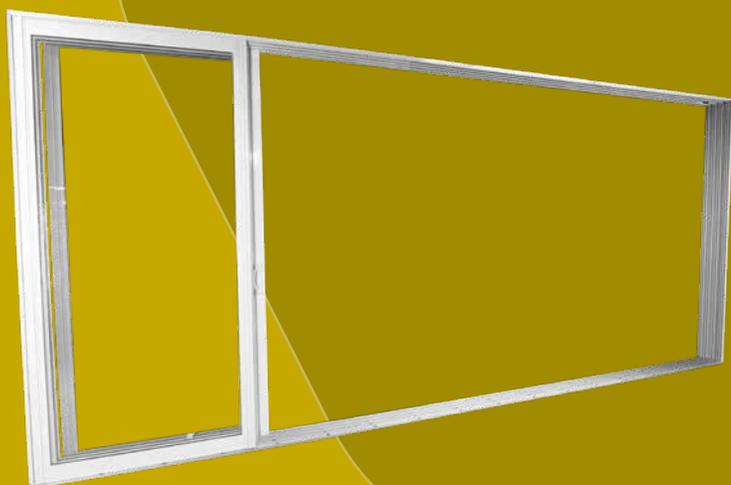
1. Available Low-E option.
2. Optional HP Glass combines Low-E with argon gas fill for high performance.
3. 3710 and 3710N units feature a 2" frame depth.
4. 3710F units feature a 2 7/16" frame depth.

BUILDER SERIES

W I N D O W S



4880 POCKET & BYPASS SLIDING PATIO DOOR



ELEGANCE AND VALUE.

Our Builder Series 4880 Sliding Door provides an elegant glass wall when closed, and opens up to 16' wide to maximize your home's transitional living, allowing more indoor/outdoor living options. This affordable thermally-enhanced aluminum pocket door and bypass door is ideal for homes in southern and southwest markets.



4880 POCKET SLIDING PATIO DOOR



STANDARD FEATURES

- Virtually maintenance-free extruded aluminum thermally-broken construction with electrostatically applied finish
- Available in standard and custom sizes up to 16' x 8'
- Knockdown frame standard with individually packaged panels for ease of handling
- Standard panel widths 2-6, 3-0 or 4-0
- Standard energy-efficient Warm Edge spacer or optional Warm Edge Plus spacer
- Mortise lockset – stylish, functional and adjustable
- Adjustable tandem rollers for a more effortless operation and fine-tuning the fit and operation



OPTIONS

GLASS OPTIONS:

Low-E, Low-ES^c, Low-E2+, Low-ES^c2+, HP, HP^{SC}, HP2+, HP^{SC}2+

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

PRODUCT CONFIGURATION:

Pocket doors can be configured with one, two, three, or four panels—all operating. Bypass doors can be configured with two, three or four panels for multi-slide configurations.

Independent framing required for side lites, transoms, segmented transoms and a wide selection of architectural shapes.

COLOR OPTIONS:



NOTE: Colors shown are close approximations and may not be accurate representations for color matching.

Texas Department of Insurance TDI Dr-621
Florida Building Commission FL-15943



THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
3/4" IGU Clear	1.67	0.60	0.61	0.62
3/4" IGU Low E	2.13	0.47	0.29	0.53
3/4" IGU Low ESC	2.17	0.46	0.23	0.53
3/4" IGU Low E 2+	2.38	0.42	0.28	0.51
3/4" IGU Low ESC 2+	2.38	0.42	0.22	0.40
3/4" IGU HP	2.33	0.43	0.29	0.53
3/4" IGU HPSC	2.33	0.43	0.22	0.42
3/4" IGU HP 2+	2.50	0.40	0.28	0.51
3/4" IGU HPSC 2+	2.56	0.39	0.21	0.40
WARM EDGE+				
3/4" IGU Low E	2.17	0.46	0.29	0.53
3/4" IGU Low ESC	2.17	0.46	0.23	0.42
3/4" IGU Low E 2+	2.38	0.42	0.28	0.51
3/4" IGU Low ESC 2+	2.38	0.42	0.23	0.40
3/4" IGU HP	2.33	0.43	0.29	0.53
3/4" IGU HPSC	2.33	0.43	0.22	0.42
3/4" IGU HP 2+	2.56	0.39	0.28	0.51
3/4" IGU HPSC 2+	2.56	0.39	0.21	0.40

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Optional Low-E and Low-E^{SC} (solar cooling) glass options.
2. Optional HP and HP^{SC} (solar cooling) Glass packages combine Low-E glass options with argon gas fill for high performance.
3. HP2+ and HP^{SC}2+ glass packages combine 2 surfaces of Low-E glass and argon for high performance.
4. Meets Florida building codes for certain zones. Consult your local codes for specific requirements.



MIRA®

WINDOWS & PATIO DOORS

PlyGem®
WINDOWS & DOORS



DOUBLE HUNG



NOT ALL WINDOWS ARE CREATED EQUAL.

Let your windows reflect your exquisite style and taste. Designed with superior craftsmanship and one-of-a-kind details, Ply Gem MIRA Aluminum-Clad Wood Windows make the best possible statement bringing your unique vision to life. Built for energy efficiency and long lasting quality in mind, these double hung windows offer peace of mind as well as lasting beauty.



windows.plygem.com





DOUBLE HUNG



Home Innovation
 NGBS GREEN CERTIFIED™

PLY GEM MIRA WINDOWS HAVE BEEN GREEN APPROVED BY THE HOME INNOVATIONS RESEARCH LAB.

This means you can be assured that Ply Gem MIRA Premium Series windows comply with specific green practice criteria in the National Green Building Standard. Visit homeinnovation.com/greenproducts for more details.



STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4⁹/₁₆" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in primed or prefinished in white, black and off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



DOUBLE HUNG

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Clear	2.04	0.49	0.58	0.59
3/4" Low-E	2.78	0.36	0.29	0.51
3/4" Low-E ^{SC}	2.70	0.37	0.21	0.40
3/4" Low-E ^{PS}	2.70	0.37	0.42	0.51
3/4" Low-E2+	3.13	0.32	0.28	0.49
3/4" Low-E ^{SC} 2+	3.13	0.32	0.20	0.39
3/4" Low-E ^{PS} 2+	N/A			
3/4" HP	2.70	0.37	0.28	0.51
3/4" HP ^{SC}	3.03	0.33	0.21	0.40
3/4" HP ^{PS}	2.94	0.34	0.42	0.51
3/4" HP2+	3.33	0.30	0.27	0.49
3/4" HP ^{SC} 2+	3.33	0.30	0.20	0.39
3/4" HP ^{PS} 2+	N/A			
WITH WARM EDGE+				
3/4" Clear	2.08	0.48	0.57	0.59
3/4" Low-E	2.86	0.35	0.29	0.51
3/4" Low-E ^{SC}	2.86	0.35	0.21	0.40
3/4" Low-E ^{PS}	2.78	0.36	0.42	0.51
3/4" Low-E2+	3.23	0.31	0.28	0.49
3/4" Low-E ^{SC} 2+	3.23	0.31	0.20	0.39
3/4" Low-E ^{PS} 2+	N/A			
3/4" HP	3.13	0.32	0.28	0.51
3/4" HP ^{SC}	3.13	0.32	0.21	0.40
3/4" HP ^{PS}	3.13	0.32	0.42	0.51
3/4" HP2+	3.45	0.29	0.27	0.49
3/4" HP ^{SC} 2+	3.45	0.29	0.20	0.39
3/4" HP ^{PS} 2+	N/A			

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

*LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

Most unit sizes ENERGY STAR[®] qualified in most zones and may be eligible for LEED for Homes* credits.

OPTIONS

GLASS OPTIONS:

HP^{SC}, HP2+, HP2+^{SC}, HP^{PS}, HP2+^{PS}, (Low-E, Low-E^{SC}, and Low-E2+ for high altitude applications), Warm Edge+, tinted, tempered, obscure, laminated and black spandrel

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 7/8" flat, 5/8" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in 7/8" and 1 1/4"; 7/8" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3 1/4" Williamsburg, 3 1/2" Flat, J-Channel and Sill Nose available factory or field applied

EXTENSION JAMBS:

Custom from 4⁹/₁₆" to 8⁹/₁₆" in prefinished white, prefinished black, prefinished off-white, primed or natural "clear" wood

HARDWARE FINISHES:

White, taupe, beige, bright brass, black antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:

Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes



STANDARD EXTERIOR CLADDING COLOR OPTIONS



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so. See product brochure for complete listing of Signature and Radiance Colors.

1. Most units are rated LC50 straight out of the box.
 2. Optional Impact Rated units are available in select sizes and configurations.