

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-571
ADDRESS: 1516 E HOUSTON ST
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Genevie Livingston/Exquisite Design
OWNER: LJ INVESTMENTS LLC
TYPE OF WORK: Construction of a 2-story duplex structure
APPLICATION RECEIVED: November 16, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, residential structure on the vacant lot at 1516 E Houston.

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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade 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 façade 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed

historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair.

Every

effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the

historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways.

Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are

acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

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

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, residential structure on the vacant lot at 1516 E Houston.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. This block of E Houston currently features three historic structures on the south side of the block, with two featuring 1-story in height and one featuring 2-stories in height. The north side of the block features a commercial bus lot.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with 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 a setback of approximately twenty (20) feet from the property line. The applicant has not noted how the proposed setback relates to the historic setbacks on the block. Staff finds that the proposed new construction should feature a setback that is equal to or greater than those found historically on the block. A greater setback would be most appropriate for a two story structure.
- d. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines; however, staff finds that the proposed entrance massing and detailing is not consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. As noted in finding b, this block of E Houston features two, 1-story residential structures and one, 2-story residential structure. The applicant has proposed a massing and scale that is not consistent with the massing and scale of historic residential structures found within the Dignowity Hill Historic District, specifically in regards to architectural form. Staff finds that a massing and scale that is consistent with the Guidelines for New Construction should be incorporated into the design. A 2-story structure may be appropriate provided architectural forms are consistent with the Guidelines and historic 2-story structures found within the district.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two (2) to three (3) feet. The applicant has proposed a minimal foundation height that is not consistent with the Guidelines. Staff finds that a foundation height that is consistent with the Guidelines should be incorporated into the design.
- g. **ROOF FORM** – The applicant has proposed flat roof forms. This is not consistent with the Guidelines for New Construction, as the Guidelines note that roof forms for new construction should be comparable with those found historically within the district. Historic residential structures within the Dignowity Hill Historic District feature gabled and hipped roofs.
- h. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed lot coverage is not consistent with the Guidelines.
- i. **MATERIALS** – The applicant has proposed materials that include stucco, brick, masonry units, wood doors,

wood garage doors, and aluminum clad wood windows. The use of stucco and brick and not typically found within the Dignowity Hill Historic District used in historic residential construction. Additionally, the proposed materials are not found historically within the district when used in the contemporary format for which they are proposed. Staff finds the use of stucco to be inappropriate.

- j. WINDOW MATERIALS – The applicant has noted the use of aluminum clad wood windows; however, the applicant has not provided a window section. Staff finds that a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction should be installed.
- k. FENESTRATION PROFILE – The applicant has proposed fenestration profiles that feature both window profiles and locations that are inconsistent with the Guidelines and historic fenestration profiles found throughout the district. Staff finds that the proposed fenestration profiles should be amended to be consistent with the Guidelines. Additionally, staff finds that additional fenestration should be added throughout, specifically in locations void of fenestration. Windows should feature traditional sizes and a one over one profile. Contemporarily sized windows and fixed windows should be eliminated from the proposed new construction.
- l. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines for New Construction. Staff finds that the proposed massing and form, roof form, porch/entrance configuration, materials and fenestration profiles should be revised to be consistent with the Guidelines and historic examples found throughout the district.
- m. ARCHITECTURAL DETAILS (Porches) – Historic structures within the Dignowity Hill Historic District feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. The applicant has proposed an entrance that is not within the context of a traditionally sized porch. Staff finds that the proposed entrance element should be amended to feature traditional porch massing.
- n. ARCHITECTURAL DETAILS (Garages) – The applicant has proposed for the structure to feature two, street facing garage doors on the front, street facing façade of the new construction. Attached, garages located on the front façade of houses is not found historically within the district and is inconsistent with the Guidelines, which notes that parking should not be added within the front yard setback. Staff finds that the proposed garages should be eliminated and that parking should be located elsewhere within the site.
- o. WALKWAY – The applicant has proposed a single front walkway that divides into two separate walkways for each unit of the duplex. Historically, within the district, one walkway leads to the primary entrance of a structure. Additionally, the applicant has proposed a walkway profile that feature individual pavers. Historic walkways within the district feature solid, poured concrete profiles. The proposed walkway is not consistent with the Guidelines.
- p. LANDSCAPING – The applicant has not provided a formal landscaping plan; however, through renderings, the applicant has noted that the majority of the front yard will consist of driveways. This is not consistent with the Guidelines for Site Elements, as front yard parking is not recommended. Staff finds that a detailed landscaping plan should be submitted that is consistent with the Guidelines for Site Elements.
- q. DRIVEWAYS – As noted in finding n, the applicant has proposed for two, front loading garage doors. The applicant has proposed two driveways, both featuring widths that well exceed the recommended width of ten (10) feet. Staff finds the proposed driveway configuration to be inappropriate and inconsistent with the Guidelines. Staff finds that one driveway, featuring no more than ten (10) feet in width should be proposed.
- r. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.
- s. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend approval based on findings a through r. Staff recommends the applicant adhere to the following recommendations:

- i. That the applicant incorporate a setback that is consistent with the Guidelines. A setback that is equal or greater than the historic structures on the block should be used, as noted in finding c.
- ii. That the applicant incorporate entrance massing and elements that are consistent with the Guidelines and historic examples found throughout the district as noted in findings d and m.
- iii. That the applicant incorporate the proposed scale and massing to be consistent with the Guidelines and historic examples found throughout the district as noted in finding e.
- iv. That a foundation height that is consistent with the Guidelines should be incorporated into the design, as noted in

finding f.

- v. That the applicant incorporate a roof form that is consistent with the Guidelines and historic examples found throughout the district as noted in finding g.
- vi. That the applicant incorporate a lot coverage that is consistent with the Guidelines, as noted in finding h.
- vii. That the applicant incorporate materials and material profiles that are found historically within the district, as noted in finding i.
- viii. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding j.
- ix. That the applicant amend the proposed fenestration profile and incorporate additional window openings through the proposed new construction, as noted in finding k. Proposed windows should feature a one over one profile.
- x. That the proposed front loading garages and front yard parking configuration be eliminated, as noted in finding n.
- xi. That the proposed walkway configuration be modified to be consistent with historic examples found throughout the district as noted in finding o.
- xii. That a detailed landscaping plan be submitted for review that adheres to the Guidelines for Site Elements, as noted in finding p.
- xiii. That one driveway be proposed that features a profile and width that is consistent with the Guidelines, not to exceed ten (10) feet in width, as noted in finding q.
- xiv. That all mechanical equipment be screened from view from the public right of way, as noted in finding r.
- xv. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

1516 E Houston

PROJECT FEATURES

- New 2 story duplex
- Each unit will be around
- Rooftop Patio
- All windows to be black aluminum wood clad window
- Garage door to be solid wood with no windows
- All exterior doors to be solid wood

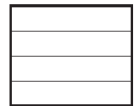


WOOD FRENCH DOORS @ BALCONY

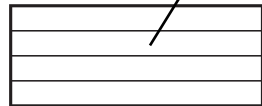


Panel styles

Wood Flush (F6) (444)
1 car



2 car

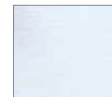


Solid arched top is optional.

Natural wood

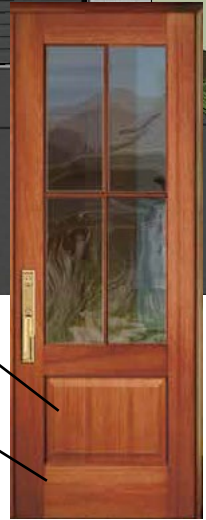


Primed wood



All model panels have a total thickness of 13/8". Doors over 10' wide will have a vertical center seam.

WOOD GARAGE DOOR



WOOD FRONT DOOR

1516 E Houston

LANDSCAPING



MOUNTAIN
LAUREL TREES



UPRIGHT ROSEMARY



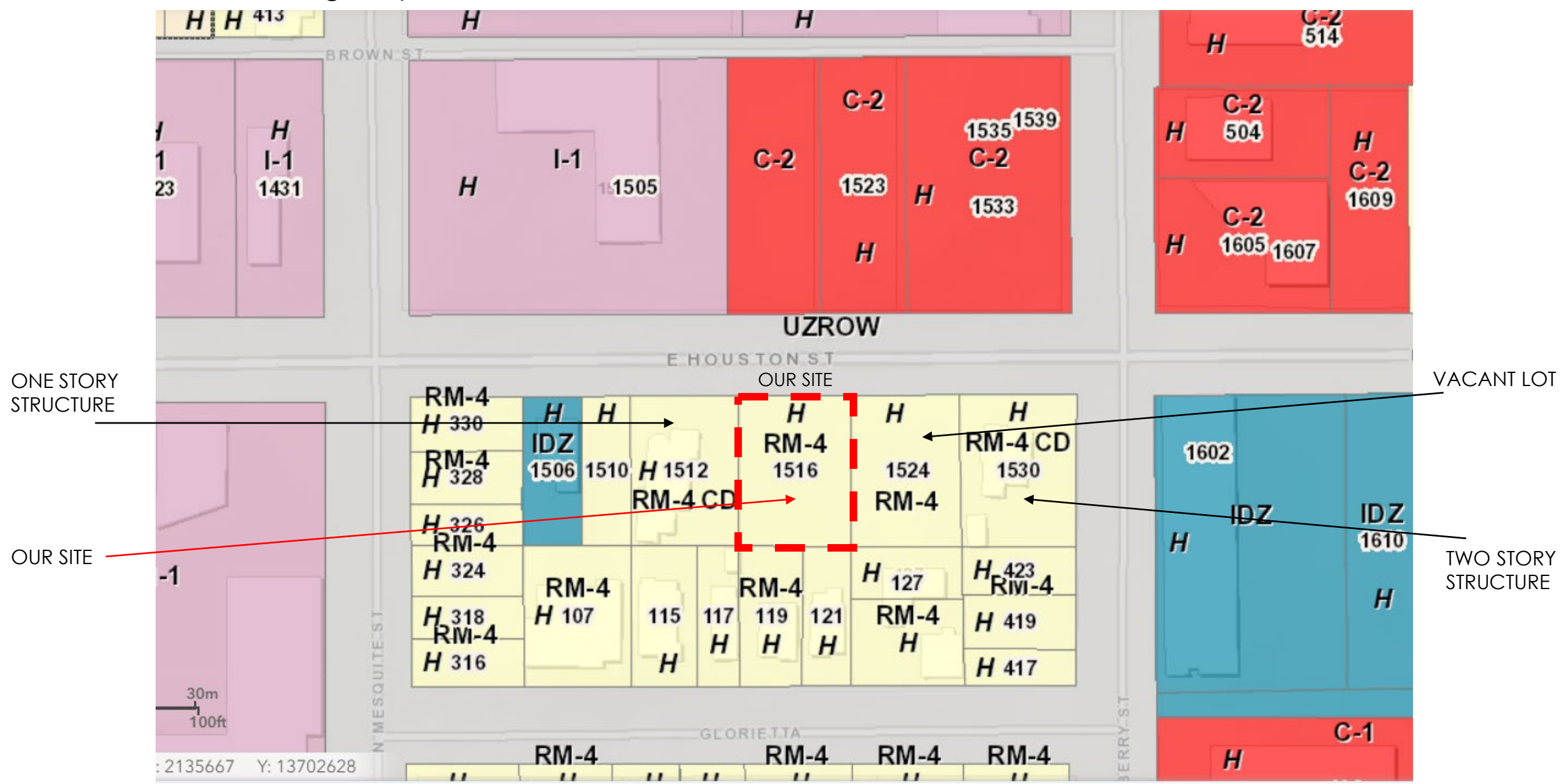
TEXAS SAGE

1516 E Houston – Existing Site





1516 E Houston – Zoning Map



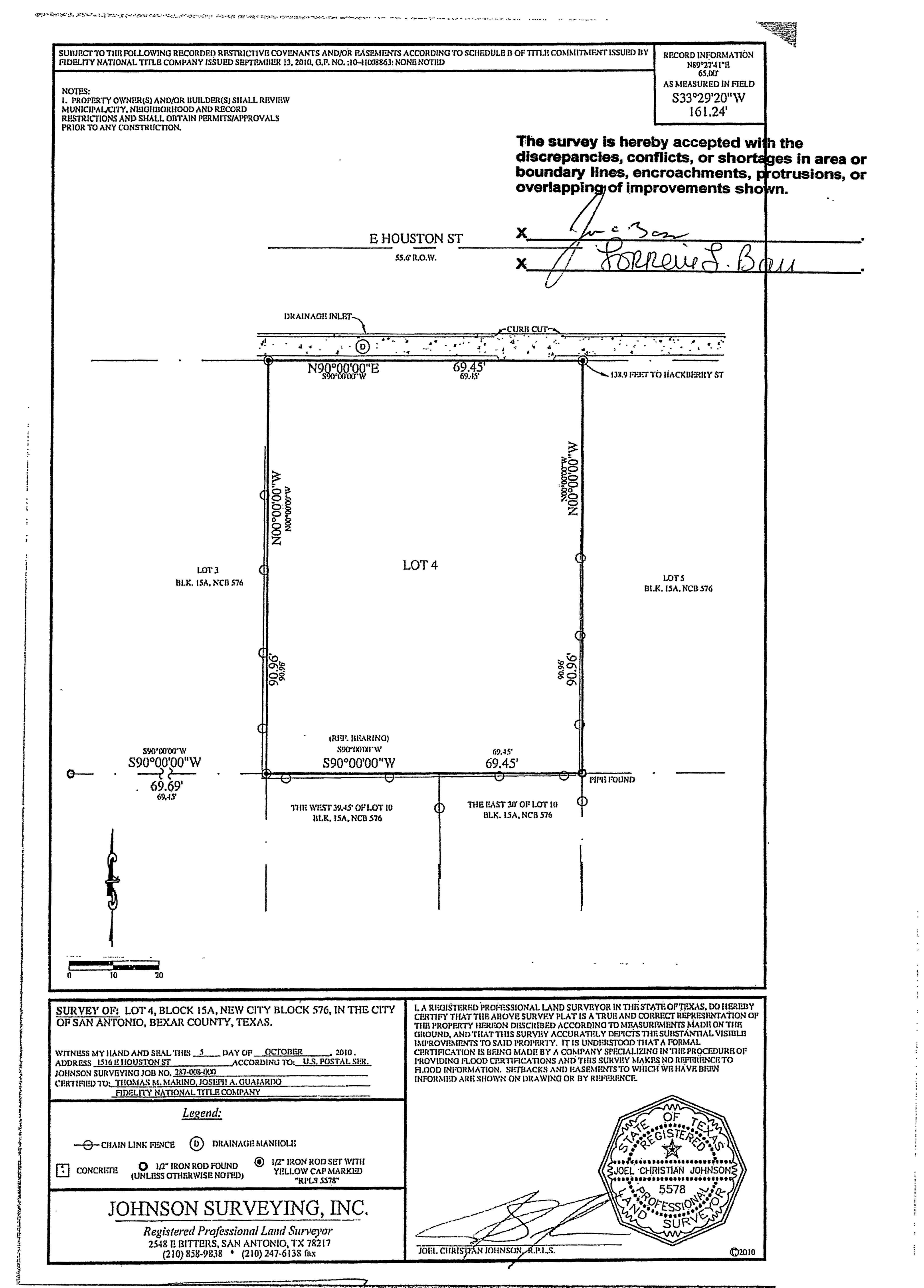
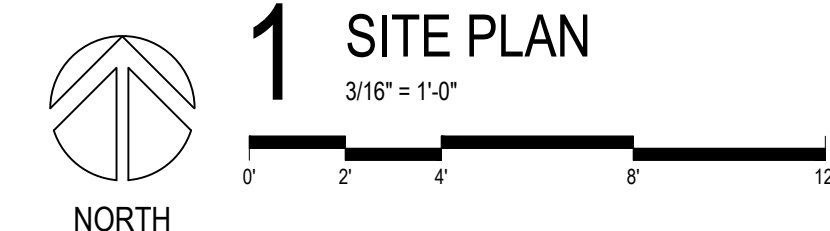
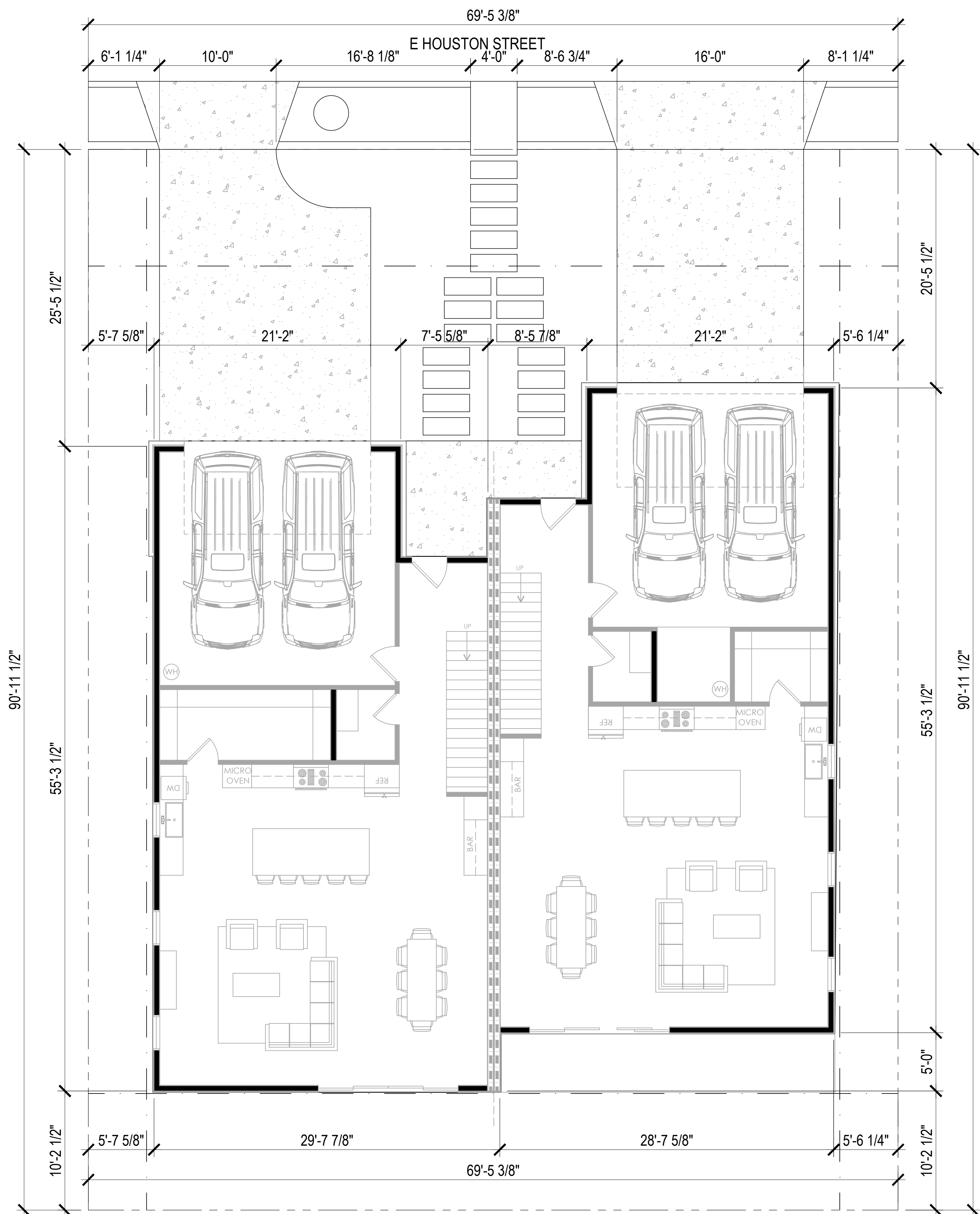
1516 E Houston – Neighborhood Precedents

408 Center Street
Year Built 2021



OTHER FEATURES:

- BALCONY AT FAÇADE
- WINDOW SIZES ARE OF DIFFERENT PROPORTIONS



Houston Duplex New Construction

1516 E Houston
San Antonio, TX 78202

OWNER
LJ Investments, LLC
1516 E Houston
San Antonio, TX 78202

PROJECT NUMBER
21-Houston

PRELIMINARY DESIGN

NO. DATE DESCRIPTION OF ISSUE

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SHEET TITLE
Site Plan

DATE
1 September 2021

SHEET NUMBER

Houston Duplex New Construction

1516 E Houston
San Antonio, TX 78202

OWNER
LJ Investments, LLC

1516 E Houston
San Antonio, TX 78202

PROJECT NUMBER
21-Houston
PRELIMINARY DESIGN

NO. DATE DESCRIPTION OF ISSUE

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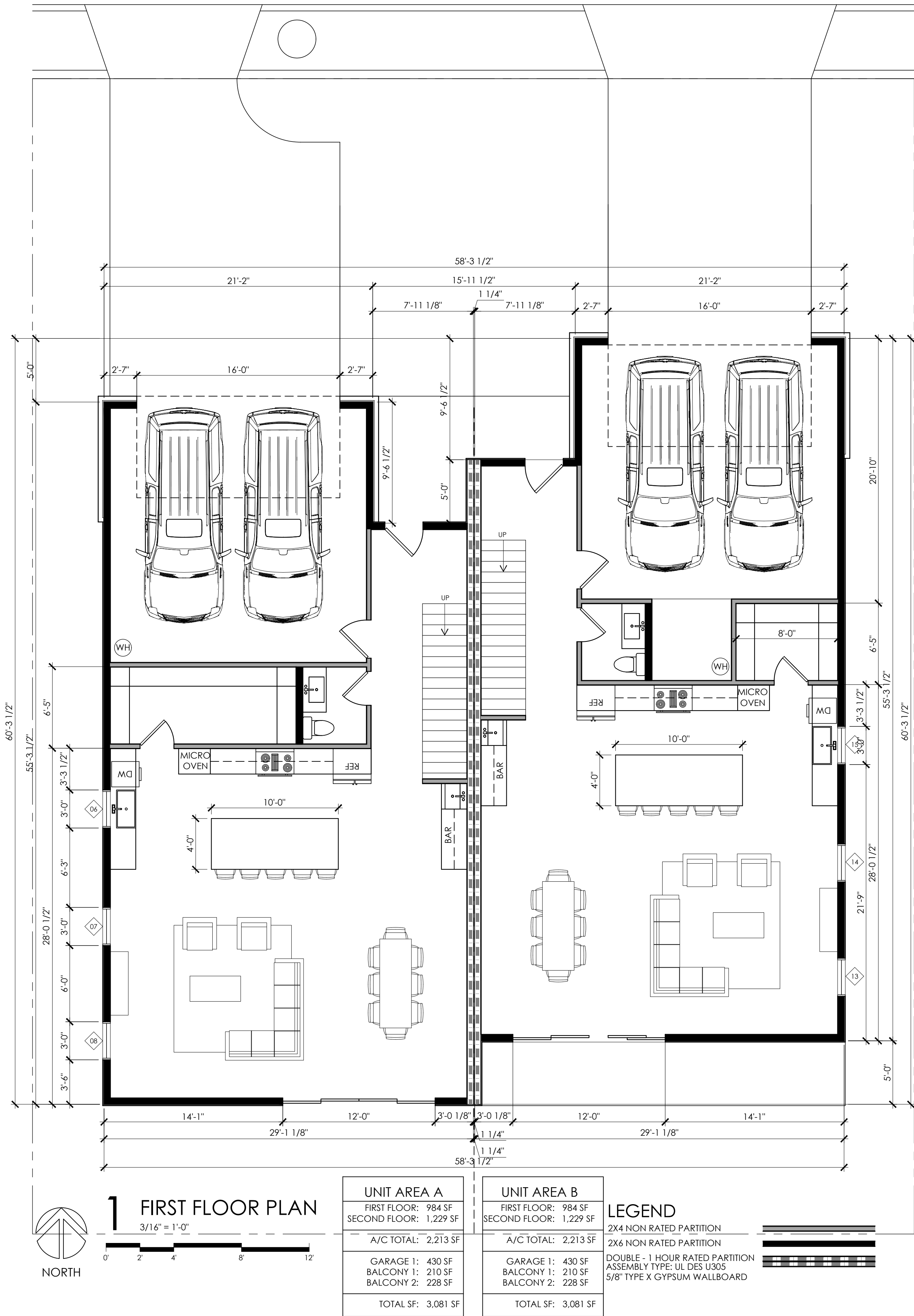
SHEET TITLE
Floor Plan

DATE
1 September 2021

SHEET NUMBER

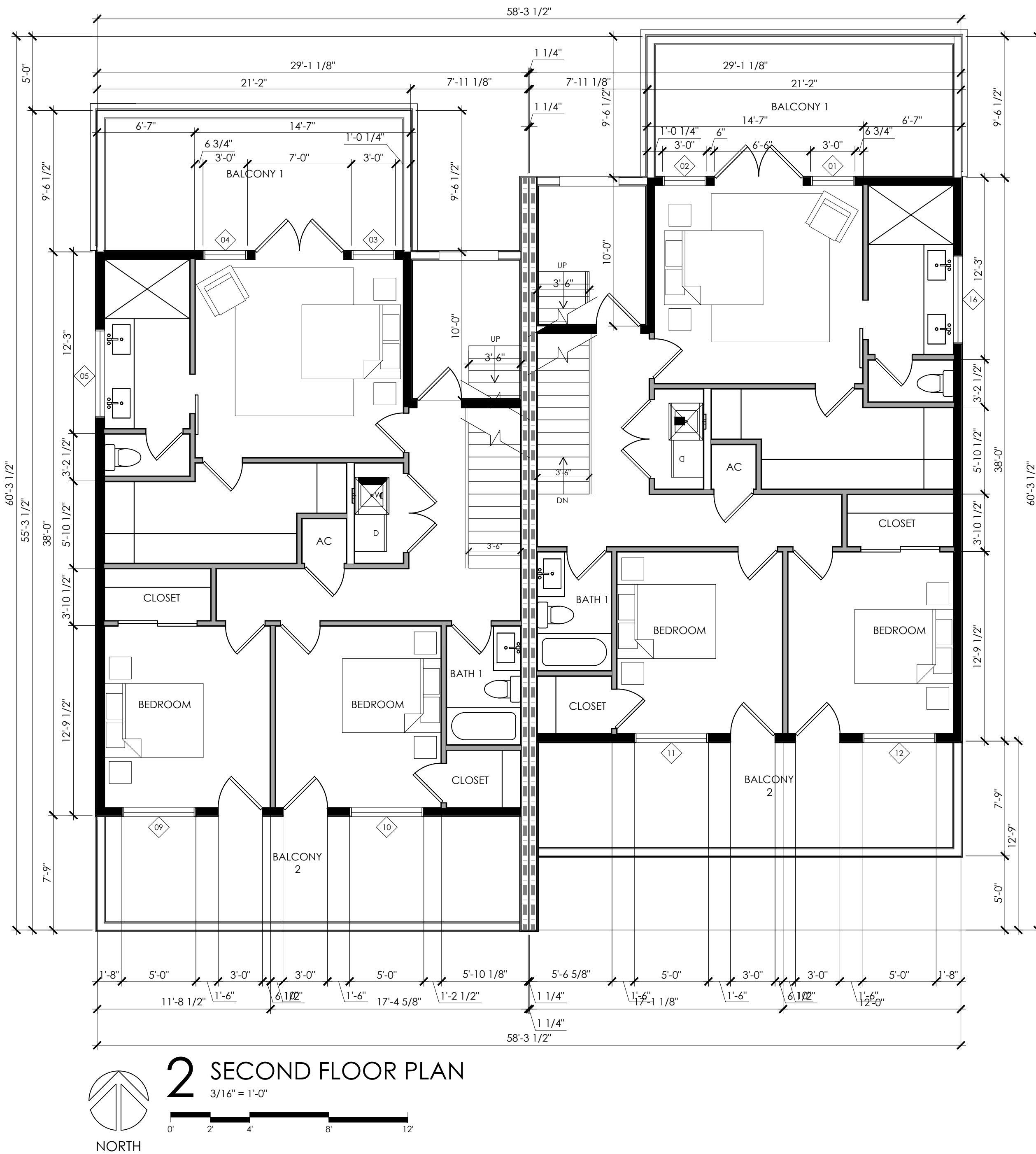
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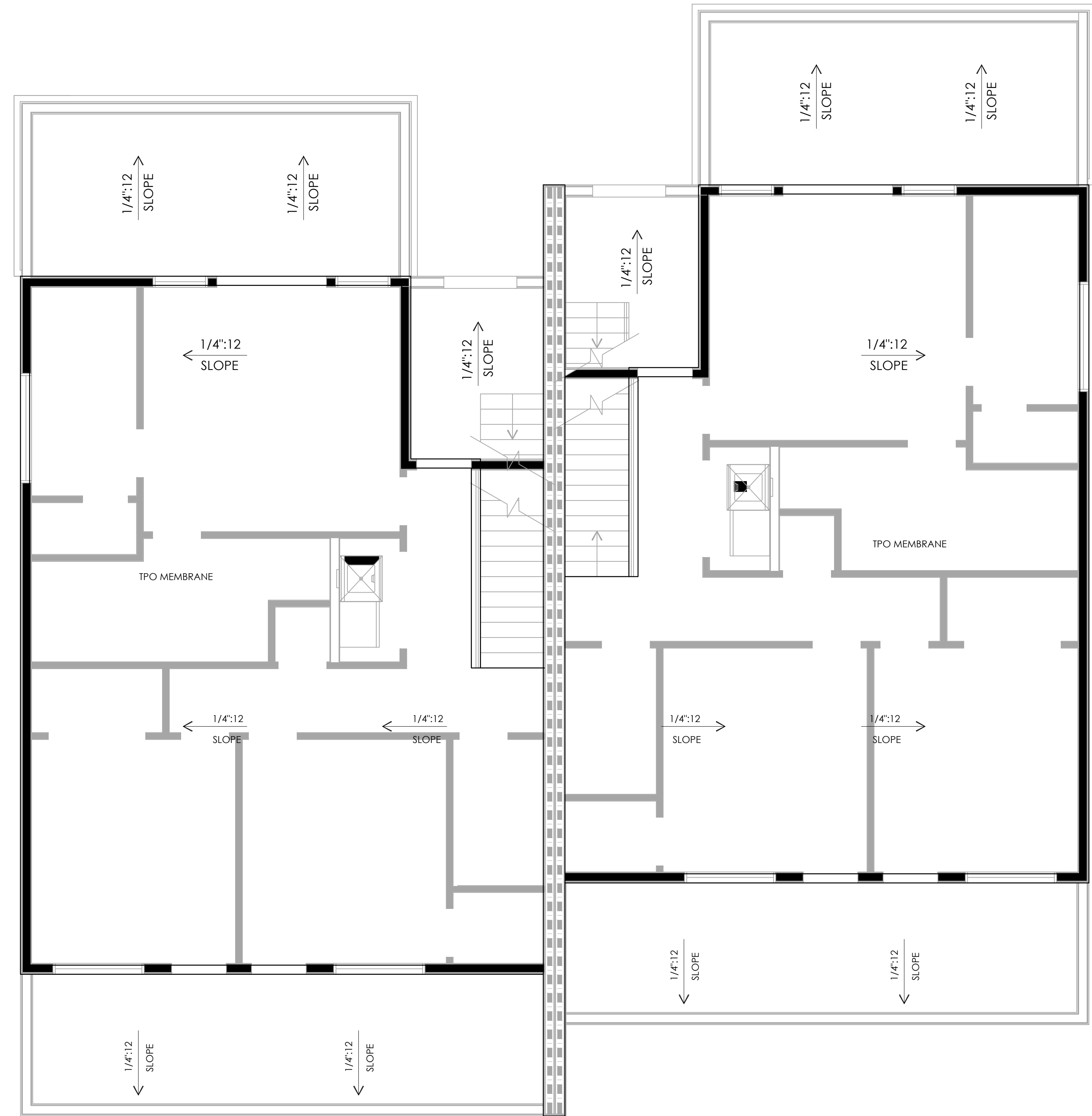
E HOUSTON STREET



GENERAL NOTES

- FIRST FLOOR: 10'-0" PLATE HEIGHT U.N.O. / SECOND FLOOR: 10'-0" PLATE HEIGHT U.N.O.
- FIRST FLOOR: 9'-0" HEADER HEIGHT U.N.O. / SECOND FLOOR: 9'-0" HEADER HEIGHT U.N.O.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 STUDS
- ALL INTERIOR WALLS TO BE FRAMED WITH 2X4 STUDS
- ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
- REINFORCE WALLS WITH WOOD BLOCKING AROUND TOILET, BATHTUB AND SHOWER STALLS SO THAT GRAB BARS MAY BE ADDED LATER TO MEET ADA REQUIREMENTS TO BEAR A 250 POUND LOAD
- ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
- BALLUSTERS AT 4" ON CENTER MAX SPACING
- INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317
- PROVIDE HANDRAILS ON ALL STAIRS / STEPS WITH AT LEAST 2 RISERS PER I.R.C. SEC. R315
- INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
- EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
- EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE





1 ROOF PLAN
1/4" = 1'-0"

Houston Duplex
New Construction
1516 E Houston
San Antonio, TX 78202

OWNER:
LJ Investments, LLC
1516 E Houston
San Antonio, TX 78202

PROJECT NUMBER:
21-Houston
PRELIMINARY DESIGN

| NO. | DATE | DESCRIPTION OF ISSUE |
|-----|------|----------------------|
|-----|------|----------------------|

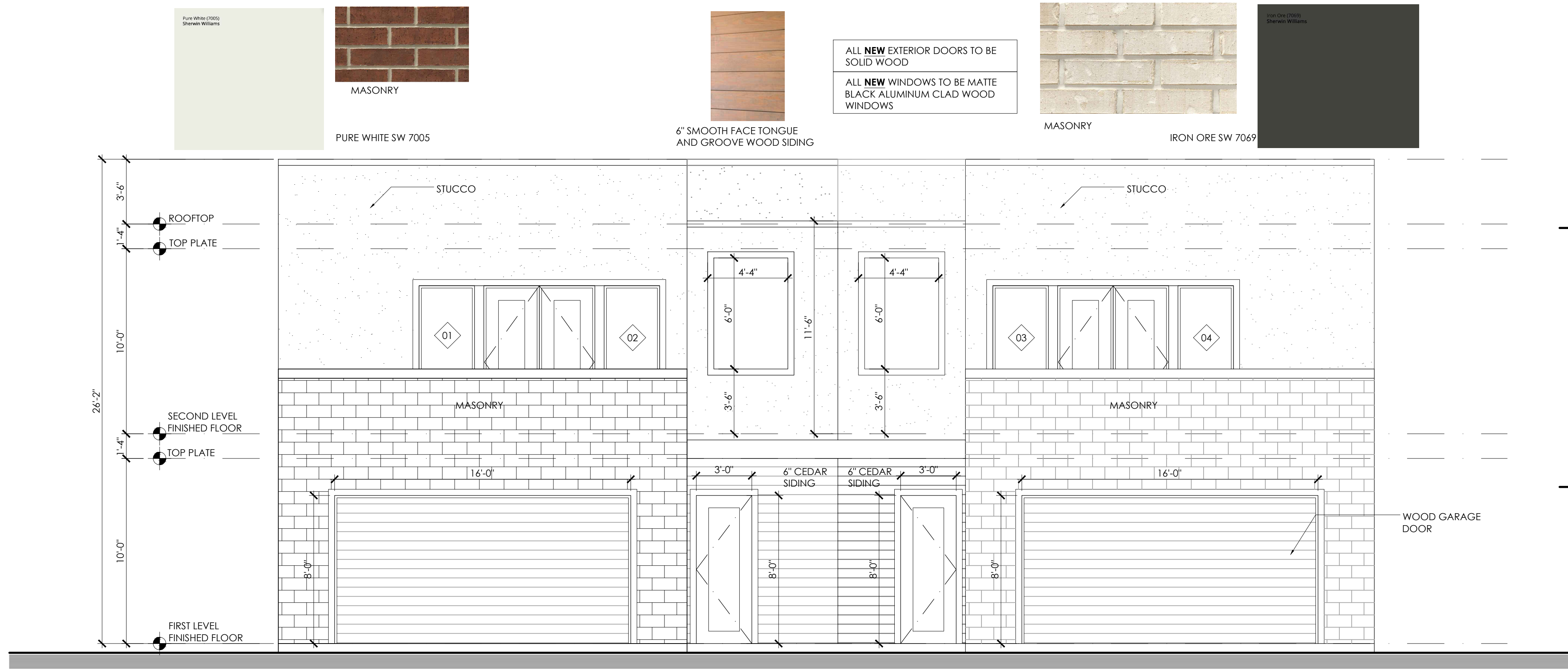
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SHEET TITLE:
Roof Plan

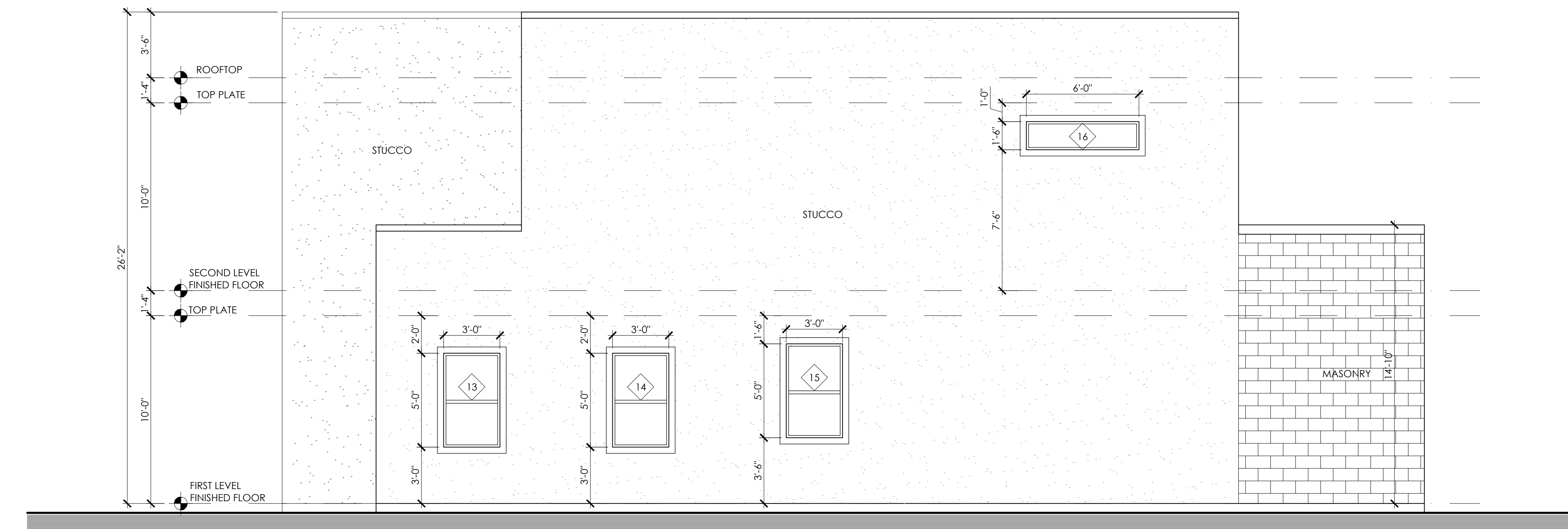
| DATE | BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH |
|------------------|--|
| 1 September 2021 | |

SHEET NUMBER:

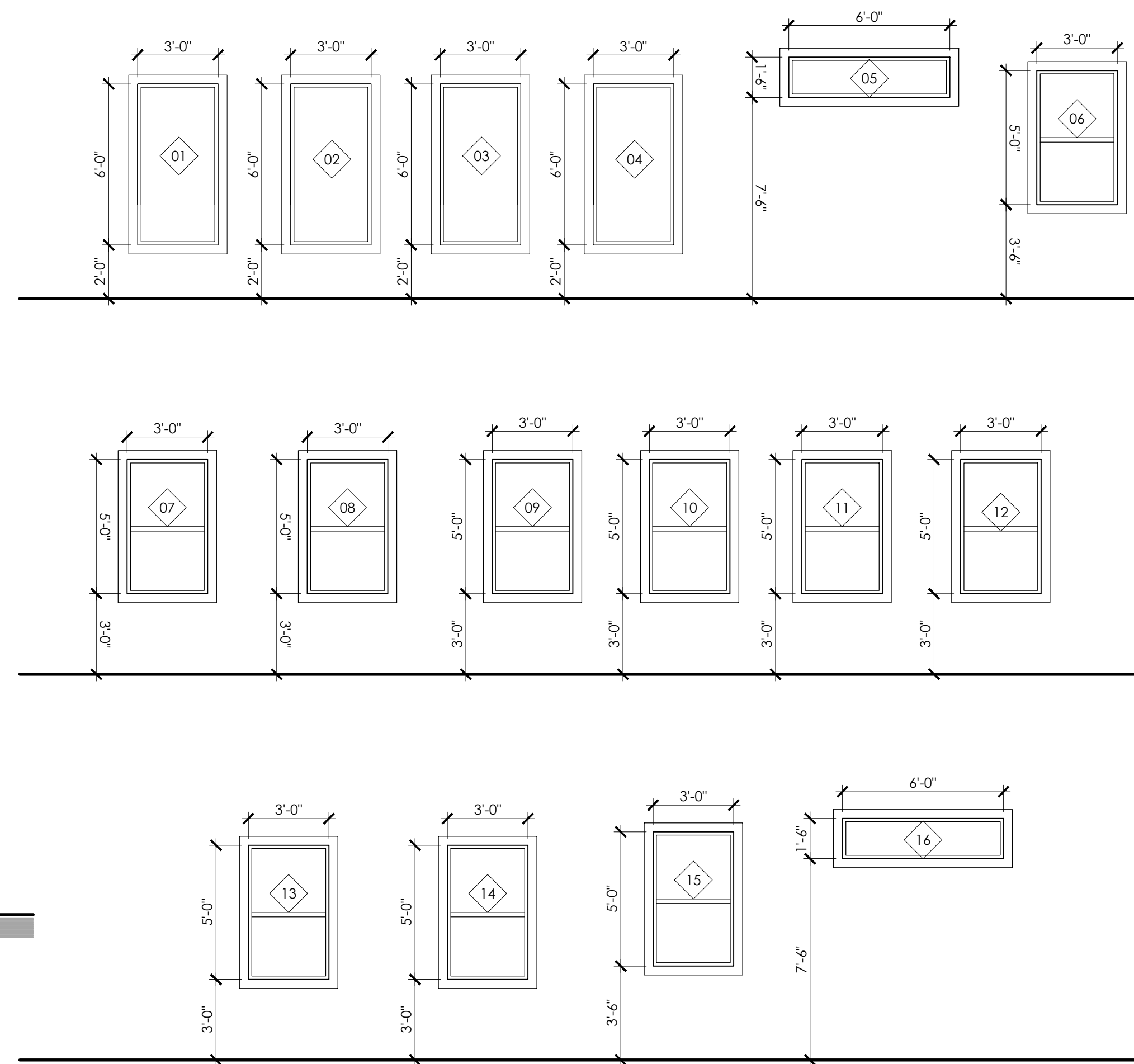
A3.01



N EXTERIOR ELEVATION
1/4" = 1'-0"



E EXTERIOR ELEVATION
1/4" = 1'-0"



1 WINDOW SCHEDULE
1/4" = 1'-0"

WINDOW NOTES
WINDOW TYPE: ALUMINUM CLAD WOOD
COLOR: BRONZE OR MATTE BLACK
PROFILES: 2" INSET WITHIN FACADE
MEETING RAILS: MUST BE TALLER THAN 1.25" & STILES NO WIDER THAN 2.25".
ALL **NEW** WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS

Houston Duplex New Construction

1516 E Houston
San Antonio, TX 78202

OWNER:
LJ Investments, LLC

1516 E Houston
San Antonio, TX 78202

PROJECT NUMBER:
21-Houston

PRELIMINARY DESIGN

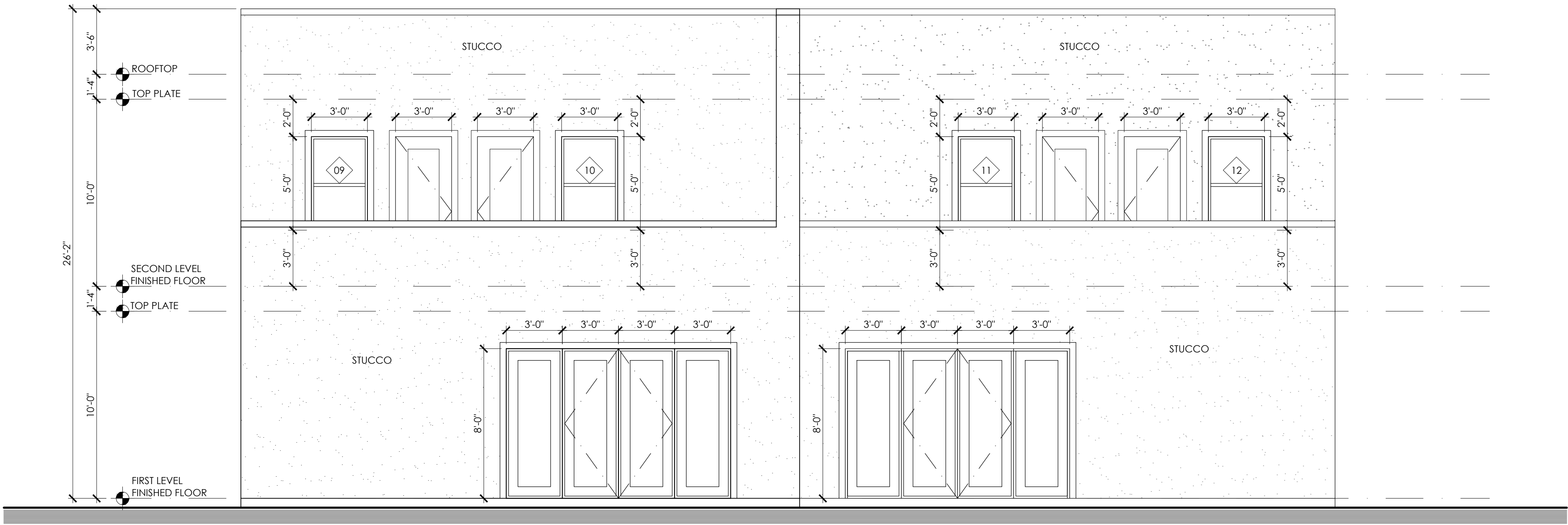
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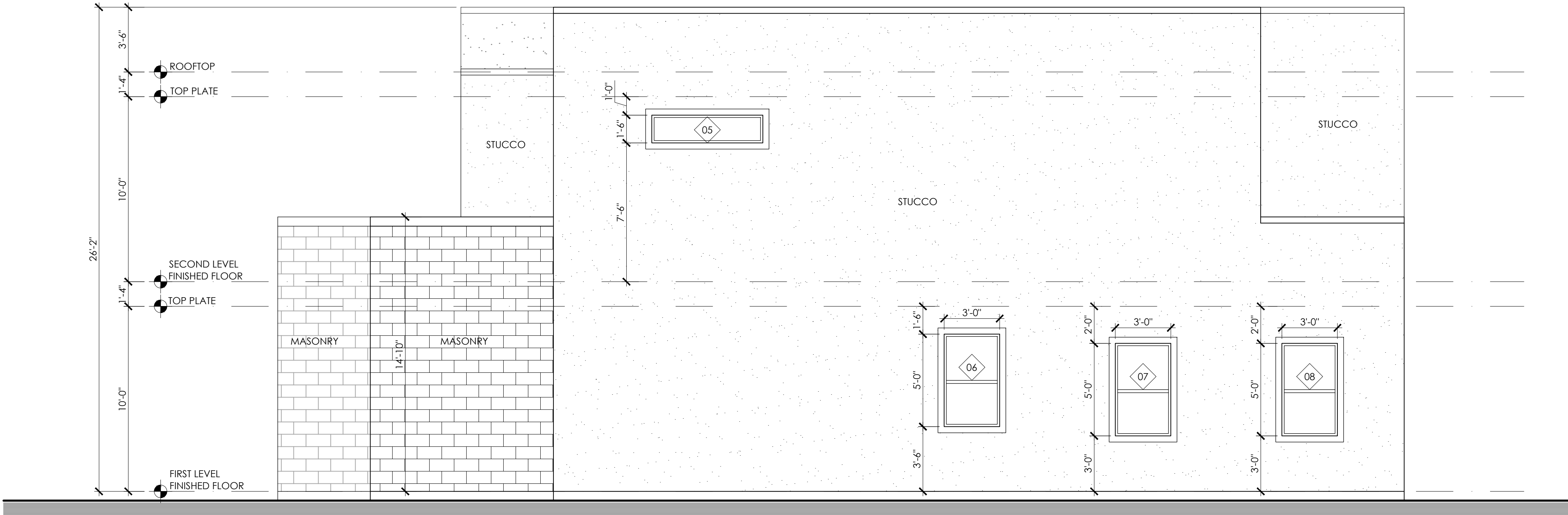
SHEET TITLE:
Exterior Elevations

DATE: 1 September 2021
ORIGINAL DRAWING
EQUALS 1 INCH

SHEET NUMBER



S EXTERIOR ELEVATION
1/4" = 1'-0"



W EXTERIOR ELEVATION
1/4" = 1'-0"

Houston Duplex
New Construction
1516 E Houston
San Antonio, TX 78202

OWNER:
LJ Investments, LLC
1516 E Houston
San Antonio, TX 78202

PROJECT NUMBER:
21-Houston
PRELIMINARY DESIGN


















































































NO. DATE DESCRIPTION OF ISSUE

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SHEET TITLE
Exterior Elevations

DATE: 1 SEPTEMBER 2021
SHEET NUMBER: 1
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

WOOD DOUBLE HUNG

| MO (mm) | 2-0 1/2 (622) | 2-4 1/2 (724) | 2-8 1/2 (826) | 2-10 1/2 (876) | 3-0 1/2 (927) | 3-2 1/2 (978) | 3-4 1/2 (1029) | 3-8 1/2 (1130) | 4-0 1/2 (1232) |
|---|---|---|---|---|---|---|---|---|---|
| RO (mm) | 1-10 3/8 (568) | 2-2 3/8 (670) | 2-6 3/8 (772) | 2-8 3/8 (822) | 2-10 3/8 (873) | 3-0 3/8 (924) | 3-2 3/8 (975) | 3-6 3/8 (1076) | 3-10 3/8 (1178) |
| FS (mm) | 1-9 3/8 (543) | 2-1 3/8 (645) | 2-5 3/8 (746) | 2-7 3/8 (797) | 2-9 3/8 (848) | 2-11 3/8 (899) | 3-1 3/8 (949) | 3-5 3/8 (1051) | 3-9 3/8 (1153) |
| DLO (mm) | 1-2 15/16 (379) | 1-6 15/16 (481) | 1-10 15/16 (583) | 2-0 15/16 (633) | 2-2 15/16 (684) | 2-4 15/16 (735) | 2-6 15/16 (786) | 2-10 15/16 (887) | 3-2 15/16 (989) |
| 2-10 9/16 (878) 2-9 1/2 (851) 2-9 1/2 (953)w 3-1 (940) 2-9 (838) 0-1 15/16 (278) |  UWDH1612 |  UWDH2012 |  UWDH2412 |  UWDH2612 |  UWDH2812 |  UWDH3012 |  UWDH3212 |  UWDH3612 |  UWDH4012 |
| 3-2 9/16 (880) 3-1 1/2 (953)w 3-1 (940) 1-0 15/16 (329) |  UWDH1614 |  UWDH2014 |  UWDH2414 |  UWDH2614 |  UWDH2814 |  UWDH3014 |  UWDH3214 |  UWDH3614 |  UWDH4014 |
| 3-6 9/16 (1081) 3-5 1/2 (1054) 3-5 (1041) 1-2 15/16 (379) |  UWDH1616 |  UWDH2016 |  UWDH2416 |  UWDH2616 |  UWDH2816 |  UWDH3016 |  UWDH3216 |  UWDH3616 |  UWDH4016 |
| 3-10 9/16 (1183) 3-9 1/2 (1156) 3-9 (1143) 1-4 15/16 (430) |  UWDH1618 |  UWDH2018 |  UWDH2418 |  UWDH2618 |  UWDH2818 |  UWDH3018 |  UWDH3218 |  UWDH3618 |  UWDH4018 |
| 4-2 9/16 (1284) 4-1 1/2 (1257) 4-1 (1245) 1-6 15/16 (481) |  UWDH1620 |  UWDH2020 |  UWDH2420 |  UWDH2620 |  UWDH2820 |  UWDH3020 |  UWDH3220 |  UWDH3620 |  UWDH4020 |
| 4-6 9/16 (1386) 4-5 1/2 (1359) 4-5 (1346) 1-8 15/16 (632) |  UWDH1622 |  UWDH2022 |  UWDH2422 |  UWDH2622 |  UWDH2822 |  UWDH3022 |  UWDH3222 |  UWDH3622 |  UWDH4022 |
| 4-10 9/16 (1488) 4-9 1/2 (1461) 4-9 (1448) 1-10 15/16 (583) |  UWDH1624 |  UWDH2024 |  UWDH2424 |  UWDH2624 |  UWDH2824 |  UWDH3024 |  UWDH3224 |  UWDH3624 |  UWDH4024 |
| 5-2 9/16 (1589) 5-1 1/2 (1562) 5-1 (1549) 2-0 15/16 (633) |  UWDH1626 |  UWDH2026 |  UWDH2426 |  UWDH2626 |  UWDH2826 |  UWDH3026 |  UWDH3226 |  UWDH3626 E |  UWDH4026 E |
| 5-6 9/16 (1691) 5-5 1/2 (1664) 5-5 (1651) 2-2 15/16 (684) |  UWDH1628 |  UWDH2028 |  UWDH2428 |  UWDH2628 |  UWDH2828 |  UWDH3028 E |  UWDH3228 E |  UWDH3628 E |  UWDH4028 E |


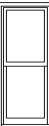





































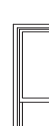














MULTIPLE ASSEMBLY CONVERSIONS

| ROUGH OPENING | | MASONRY OPENING WITH BMC | |
|----------------------------------|--------------------------------|--------------------------------------|-----------------------------------|
| Width | Height | Width | Height |
| Add all frame sizes plus 1" (25) | Add frame sizes plus 1/2" (13) | Add all frame sizes plus 3 1/8" (79) | Add frame sizes plus 1 9/16" (39) |










Ultimate Wood Double Hung: UWDH

Details and Elevations not to scale.
E These windows meet national Egress codes for fire evacuation. Local codes may differ.
* For more Cottage Style sizes than the sample shown, please contact your Marvin representative. Ultimate Double Hung cottage call number formula is figured in fifths. Top sash is 2/5 and bottom is 3/5.
1. Standard call number; 2024
2. Add the two glass heights; 24" + 24" = 48"
3. Divide 48" by 2/5; 19-13/64"
4. Round to the nearest standard glass height; 20"
5. Subtract from total glass height; 48" - 20" = 28" The call number for the above example is: 2020/28. The top sash will be a 2020 and the bottom sash will be a 2028

WOOD DOUBLE HUNG

| MO (mm) | 2-0 1/2 (622) | 2-4 1/2 (724) | 2-8 1/2 (826) | 2-10 1/2 (876) | 3-0 1/2 (927) | 3-2 1/2 (978) | 3-4 1/2 (1029) | 3-8 1/2 (1130) | 4-0 1/2 (1232) |
|--|---|---|---|---|---|---|---|---|---|
| RO (mm) | 1-10 3/8 (568) | 2-2 3/8 (670) | 2-6 3/8 (772) | 2-8 3/8 (822) | 2-10 3/8 (873) | 3-0 3/8 (924) | 3-2 3/8 (975) | 3-6 3/8 (1076) | 3-10 3/8 (1178) |
| FS (mm) | 1-9 3/8 (543) | 2-1 3/8 (645) | 2-5 3/8 (746) | 2-7 3/8 (797) | 2-9 3/8 (848) | 2-11 3/8 (899) | 3-1 3/8 (949) | 3-5 3/8 (1051) | 3-9 3/8 (1153) |
| DLO (mm) | 1-2 15/16 (379) | 1-6 15/16 (481) | 1-10 15/16 (583) | 2-0 15/16 (633) | 2-2 15/16 (684) | 2-4 15/16 (735) | 2-6 15/16 (786) | 2-10 15/16 (887) | 3-2 15/16 (989) |
| 5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 2-4 15/16 (735) |  |  |  |  |  |  |  |  |  |
| 6-2 9/16 (1894) 6-1 1/2 (1867) 6-1 (1854) 2-6 15/16 (786) |  |  |  |  |  |  |  |  |  |
| 6-6 9/16 (1996) 6-5 1/2 (1969) 6-5 (1956) 2-8 15/16 (837) |  |  |  |  |  |  |  |  |  |
| 6-10 9/16 (2097) 6-9 1/2 (2070) 6-9 (2057) 2-10 15/16 (887) |  |  |  |  |  |  |  |  |  |
| 7-6 9/16 (2300) 7-5 1/2 (2273) 7-5 (2261) 3-2 15/16 (989) |  |  |  |  |  |  |  |  |  |
| 7-10 9/16 (2402) 7-9 1/2 (2375) 7-9 (2362) 3-4 15/16 (1040) |  |  |  |  |  |  |  |  |  |

COTTAGE STYLE*

| MO (mm) | 2-0 1/2 (622) | 2-4 1/2 (724) | 2-8 1/2 (826) | 2-10 1/2 (876) | 3-0 1/2 (927) | 3-2 1/2 (978) | 3-4 1/2 (1029) | 3-8 1/2 (1130) | 4-0 1/2 (1232) |
|--|---|---|---|---|---|---|---|---|---|
| RO (mm) | 1-10 3/8 (568) | 2-2 3/8 (670) | 2-6 3/8 (772) | 2-8 3/8 (822) | 2-10 3/8 (873) | 3-0 3/8 (924) | 3-2 3/8 (975) | 3-6 3/8 (1076) | 3-10 3/8 (1178) |
| FS (mm) | 1-9 3/8 (543) | 2-1 3/8 (645) | 2-5 3/8 (746) | 2-7 3/8 (797) | 2-9 3/8 (848) | 2-11 3/8 (899) | 3-1 3/8 (949) | 3-5 3/8 (1051) | 3-9 3/8 (1153) |
| DLO (mm) | 1-2 15/16 (379) | 1-6 15/16 (481) | 1-10 15/16 (583) | 2-0 15/16 (633) | 2-2 15/16 (684) | 2-4 15/16 (735) | 2-6 15/16 (786) | 2-10 15/16 (887) | 3-2 15/16 (989) |
| 5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 1-10 15/16 (583) / 2-10 15/16 (887) |  |  |  |  |  |  |  |  |  |


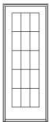
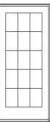
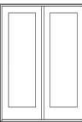
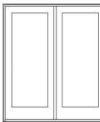
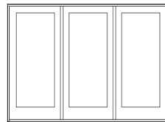
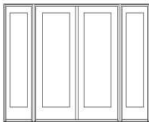
Please consult your local Marvin representative for more information.
For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

Wood French Door




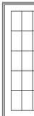


MARVIN SIGNATURE™ COLLECTION | ULTIMATE



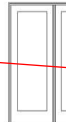


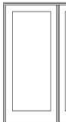

1 3/4" INSWING / OUTSWING FRENCH DOOR

6-6R HEIGHT


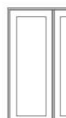
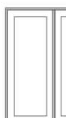


| | | | | | | | |
|-----------------|---|---|---|---|---|--|---|
| Clad MO (mm) | 1-8 11/32 (517) | 2-7 1/8 (791) | 3-1 1/8 (943) | 4-11 1/2 (1511) | 5-11 1/2 (1816) | 8-9 7/8 (2689) | 7-10 11/16 (2405) |
| Wood MO (mm) | 1-10 31/32 (583) | 2-9 3/4 (857) | 3-3 3/4 (1010) | 5-2 1/8 (1578) | 6-2 1/8 (1883) | 9-0 1/2 (2756) | 8-1 5/16 (2472) |
| RO (mm) | 1-8 27/32 (529) | 2-7 5/8 (803) | 3-1 5/8 (956) | 5-0 (1524) | 6-0 (1829) | 8-10 3/8 (2702) | 7-11 3/16 (2418) |
| FS (mm) | 1-7 27/32 (504) | 2-6 5/8 (778) | 3-0 5/8 (930) | 4-11 (1499) | 5-11 (1803) | 8-9 3/8 (2677) | 7-10 3/16 (2392) |
| DLO (mm) | 0-11 1/2 (292) | 1-6 25/32 (477) | 2-0 25/32 (629) | 1-6 25/32 (477) | 2-0 25/32 (629) | 2-0 25/32 (629) | 0-1 1/2 (292) / 1-625/32 (477) |
| 6-7 3/4 (2026) |  |  |  |  |  |  |  |
| 6-9 1/16 (2058) | 1666R | 26R66R | 30R66R | 50R66R | 60R66R | 90R66R | 80R66R - Entrance |
| 6-8 (2032) | | | | | | | |
| 6-7 1/2 (2019) | | | | | | | |
| 5-3 5/8 (1616) | | | | | | | |

6-8 HEIGHT (7-0, 8-0 AND 9-0 HEIGHTS SEE BELOW)

| | | | | | | |
|------------------|---|---|---|---|---|---|
| Clad MO (mm) | 1-8 11/32 (517) | 2-1 15/16 (659) | 2-7 15/16 (811) | 2-9 15/16 (862) | 3-1 15/16 (946) | 3-7 15/16 (1116) |
| Wood MO (mm) | 1-10 31/32 (583) | 2-4 9/16 (726) | 2-10 9/16 (878) | 3-0 9/16 (929) | 3-4 9/16 (1030) | 3-10 9/16 (1183) |
| RO (mm) | 1-8 27/32 (529) | 2-2 7/16 (672) | 2-8 7/16 (824) | 2-10 7/16 (875) | 3-2 7/16 (976) | 3-8 7/16 (1129) |
| FS (mm) | 1-7 27/32 (504) | 2-1 7/16 (646) | 2-7 7/16 (799) | 2-9 7/16 (849) | 3-1 7/16 (951) | 3-7 7/16 (1103) |
| DLO (mm) | 0-11 1/2 (292) | 11-1 19/32 (345) | 1-7 19/32 (498) | 1-9 19/32 (548) | 2-1 19/32 (650) | 2-7 19/32 (802) |
| 6-10 1/4 (2089) |  |  |  |  |  |  |
| 6-11 9/16 (2122) | 1668 | 2068 | 2668 | 2868 | 3068 | 3668 |
| 6-10 1/2 (2096) | 1670 | 2070 | 2670 | 2870 | 3070 | 3670 |
| 6-10 (2083) | 1680 | 2080 | 2680 | 2880 | 3080 | 3680 |
| 5-6 5/8 (1680) | | | 2690 | | 3090 | |

| | | | | | | | |
|------------------|---|---|---|---|---|---|---|
| Clad MO (mm) | 4-1 1/8 (1248) | 4-11 1/2 (1511) | 5-1 1/8 (1553) | 5-5 1/8 (1654) | 5-11 1/2 (1816) | 6-1 1/8 (1857) | 7-1 1/8 (2162) |
| Wood MO (mm) | 4-3 3/4 (1314) | 5-2 1/8 (1578) | 5-3 3/4 (1619) | 5-7 3/4 (1721) | 6-2 1/8 (1883) | 6-3 3/4 (1924) | 7-3 3/4 (2229) |
| RO (mm) | 4-1 5/8 (1260) | 5-0 (1524) | 5-1 5/8 (1565) | 5-5 5/8 (1667) | 6-0 (1829) | 6-1 5/8 (1870) | 7-1 5/8 (2175) |
| FS (mm) | 4-0 5/8 (1235) | 4-11 (1499) | 5-0 5/8 (1540) | 5-4 5/8 (1641) | 5-11 (1803) | 6-0 5/8 (1845) | 7-0 5/8 (2149) |
| DLO (mm) | 1-1 19/32 (345) | 1-6 25/32 (477) | 1-7 19/32 (498) | 1-9 19/32 (548) | 2-0 25/32 (629) | 2-1 19/32 (650) | 2-7 19/32 (802) |
| 6-10 1/4 (2089) |  |  |  |  |  |  |  |
| 6-11 9/16 (2122) | 4068 | 50R68 | 5068 | 5468 | 60R68 | 6068 | 7068 |
| 6-10 1/2 (2096) | 4070 | 50R70 | 5070 | 5470 | 60R70 | 6070 | 7070 |
| 6-10 (2083) | 4080 | 50R80 | 5080 | 5480 | 60R80 | 6080 | 7080 |
| 5-6 1/8 (1680) | | | 5090 | | | 6090 | |

Rear Door

| | | | | | |
|------------------|---|---|---|---|---|
| Clad MO (mm) | 6-0 5/16 (1837) | 7-6 5/16 (2294) | 8-0 5/16 (2446) | 9-0 5/16 (2751) | 10-6 5/16 (3208) |
| Wood MO (mm) | 6-2 15/16 (1903) | 7-8 15/16 (2361) | 8-2 15/16 (2513) | 9-2 15/16 (2818) | 10-8 15/16 (3275) |
| RO (mm) | 6-0 13/16 (1849) | 7-6 13/16 (2307) | 8-0 13/16 (2459) | 9-0 13/16 (2764) | 10-6 13/16 (3221) |
| FS (mm) | 5-11 13/16 (1824) | 7-5 13/16 (2281) | 7-11 13/16 (2434) | 8-11 13/16 (2738) | 10-5 13/16 (3196) |
| DLO (mm) | 1-1 19/32 (345) | 1-7 19/32 (498) | 1-9 19/32 (582) | 2-1 19/32 (650) | 2-7 19/32 (802) |
| 6-10 1/4 (2089) |  |  |  |  |  |
| 6-11 9/16 (2122) | 6068 | 7668 | 8068 | 9068 | 10668 |
| 6-10 1/2 (2096) | 6070 | 7670 | 8070 | 9070 | 10670 |
| 6-10 (2083) | 6080 | 7680 | 8080 | 9080 | 10680 |
| 5-6 1/8 (1680) | | | | | |

Ultimate Inswing French Door: UIFD
Ultimate Outswing French Door: UOFD
Ultimate Wood Inswing French Door: UWIFD
Ultimate Wood Outswing French Door: UWOFD

| 7-0, 8-0 AND 9-0 HEIGHTS: | | | |
|---------------------------|-----------------|-----------------|-----------------|
| | 7-0 Height | 8-0 Height | 9-0 Height |
| Clad MO (mm) | 7-2 1/4 (2191) | 7-11 3/4 (2432) | 8-11 3/4 (2737) |
| Wood MO (mm) | 7-3 9/16 (2224) | 8-1 1/16 (2465) | N/A |
| RO (mm) | 7-2 1/2 (2197) | 8-0 (2438) | 9-0 (2743) |
| FS (mm) | 7-2 (2184) | 7-11 1/2 (2426) | 8-11 1/2 (2731) |
| DLO (mm) | 5-10 1/8 (1781) | 6-7 5/8 (2022) | 7-7 5/8 (2327) |

Wood French Door

MARVIN®

1 3/4" INSWING / OUTSWING FRENCH DOOR

6-8 HEIGHT (7-0 AND 8-0 HEIGHTS SEE BELOW)

| | | | |
|--------------|-----------------|-----------------|------------------|
| Clad MO (mm) | 7-11 1/2 (2426) | 9-11 1/2 (3035) | 10-7 1/2 (3239) |
| Wood MO (mm) | 8-2 1/8 (2492) | 10-2 1/8 (3102) | 10-10 1/8 (3305) |
| RO (mm) | 8-0 (2438) | 10-0 (3048) | 10-8 (3251) |
| FS (mm) | 7-11 (2413) | 9-11 (3023) | 10-7 (3226) |
| DLO (mm) | 1-1 19/32 (345) | 1-7 19/32 (498) | 1-9 19/32 (548) |

| | | | |
|------------------|------|-------|-------|
| 6-10 1/4 (2089) | 8068 | 10068 | 10868 |
| 6-11 9/16 (2122) | 8070 | 10070 | 10870 |
| 6-10 1/2 (2096) | 8080 | 10080 | 10880 |
| 6-10 (2083) | | | |
| 5-8 7/8 (1680) | | | |

Master Bedroom

| | | |
|--------------|------------------|------------------|
| Clad MO (mm) | 11-11 1/2 (3645) | 13-11 1/2 (4255) |
| Wood MO (mm) | 12-2 1/8 (3712) | 14-2 1/8 (4321) |
| RO (mm) | 12-0 (3658) | 14-0 (4267) |
| FS (mm) | 11-11 (3632) | 13-11 (4242) |
| DLO (mm) | 2-1 19/32 (650) | 2-7 19/32 (802) |

| | | |
|------------------|-------|-------|
| 6-10 1/4 (2089) | 12068 | 14068 |
| 6-11 9/16 (2122) | 12070 | 14070 |
| 6-10 1/2 (2096) | 12080 | 14080 |
| 6-10 (2083) | | |
| 67 7/16 (1713) | | |

| | | | | |
|--------------|----------------------------------|----------------------------------|--|---|
| Clad MO (mm) | 4-7 9/16 (1411) | 4-7 9/16 (1411) | 6-1 1/8 (1857) | 9-0 5/16 (2751) |
| Wood MO (mm) | 4-10 3/16 (1478) | 4-10 3/16 (1478) | 6-3 3/4 (1924) | 9-2 5/16 (2802) |
| RO (mm) | 4-8 1/16 (1424) | 4-8 1/16 (1424) | 6-1 5/8 (1870) | 9-0 13/16 (2764) |
| FS (mm) | 4-7 1/16 (1399) | 4-7 1/16 (1399) | 6-0 5/8 (1845) | 8-11 13/16 (2739) |
| DLO (mm) | 2-1 19/32 (650) / 0-11 1/2 (292) | 0-11 1/2 (292) / 2-1 19/32 (650) | 2-1 19/32 (650) / 0-11 1/2 (292) / 2-1 19/32 (650) | 0-11 1/2 (292) / 2-1 19/32 (650) / 0-11 1/2 (292) |

| | | | | |
|------------------|--------------------|--------------------|-----------------|-----------------|
| 6-10 1/4 (2089) | 4668 XO - Entrance | 4668 OX - Entrance | 6268 - Entrance | 9268 - Entrance |
| 6-11 9/16 (2122) | 4670 XO - Entrance | 4670 OX - Entrance | 6270 - Entrance | 9270 - Entrance |
| 6-10 1/2 (2096) | 4680 XO - Entrance | 4680 OX - Entrance | 6280 - Entrance | 9280 - Entrance |
| 6-10 (2083) | | | | |
| 67 7/16 (1713) | | | | |



Details and Elevations not to scale.

R = Retro Size

- Lite patterns shown are for standard, SDL and ADL in 6-6, 6-8, and 7-0 heights. The standard pattern for 8-0 heights is a 6 high lite cut. Standard lite cut for 9-0 height is a 7 high lite cut.
- All glass is tempered.
- Elevations as viewed from the exterior.
- CN 9-0 heights are limited to 1 and 2 wide configurations using CN2-6 and 3-0 panels.

Please consult your local Marvin representative for masonry openings that include casings and subills.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

February 2020



JELD-WEN
WINDOWS & DOORS

Authentic Wood Doors

Interior and Exterior Doors



A PHILOSOPHY WORTH LIVING



At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust.

To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high-performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture.

We do this not because it's popular.
We do it because it's the right thing to do.

Anatomy of an Authentic Wood Door.

JELD-WEN® Authentic wood doors are constructed with beauty in mind and lasting performance at heart. Traditionally, wood doors were made using stile and rail components machined out of solid lumber. Wood is a living organism that expands and contracts based on changes in temperature and humidity, and the bigger the piece, the more it moves. Many older wood doors show signs of these "changes" with warped stiles or split panels.

JELD-WEN Authentic wood doors are skillfully designed with a dense engineered core and shielded with premium wood veneers to deliver the best performance and quality. An even stain match is also achieved due to the solid wood sticking and edgebands that yield superior finished results.

With JELD-WEN's Authentic wood doors, your doors are truly. . . **RELIABLE TO THE CORE.**





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- Exterior Doors 20
 - Hemlock Doors 22
 - Meranti Mahogany Doors .. 26
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No door makes an impression as inviting as a wood door. Wood brings a sense of warmth and artistry to any home, whether it's elegantly modern or comfortably traditional.

JELD-WEN® Authentic wood doors combine the beauty of wood with quality craftsmanship to bring you doors that are visually captivating and reliable.



TOP: 6201 MERANTI MAHOGANY DOOR, FLAT PANELS
 RIGHT: 0022V KNOTTY ALDER DOOR, V-GROOVE RAISED PANELS

INTERIOR DOORS



Our Authentic wood interior doors are made to be not only functional passageways, but also architectural elements within a home. Choose a knotty alder door with V-grooves for rustic charm or a raised-panel oak door for a beautiful, sophisticated look. Along with our panel door designs, we offer bifold, French and louver doors.

Variances in photography and printing may cause the finish colors shown in this catalog to vary from the actual finishes.

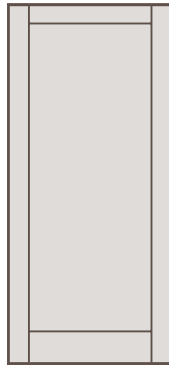


LEFT: 0028V KNOTTY PINE DOOR, V-GROOVE RAISED PANELS
BELOW: 1033 OAK DOORS, FLAT PANELS
RIGHT TOP: 1055 PRIMED DOOR, FIVE PANELS
RIGHT MIDDLE: 0028 KNOTTY ALDER DOOR, RAISED PANELS
RIGHT BOTTOM: 1510 SUSTAINABLE PINE FRENCH DOORS

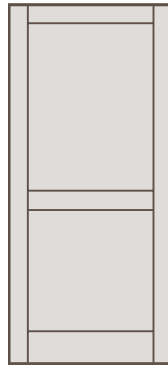


PRIMED DOORS

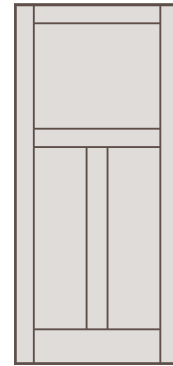
FLAT PANEL



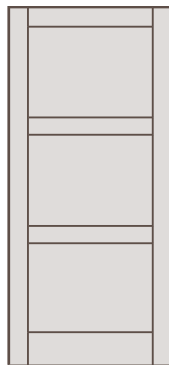
1011



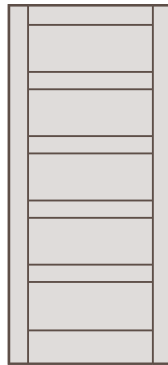
1022



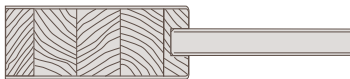
1033



1035



1055

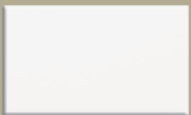


1/2" Flat-Panel Profile

«1022 PRIMED DOORS, FLAT PANELS

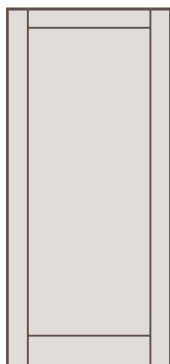
PRIMED doors are white in color and feature a smooth finish that is ready to paint.

Primed

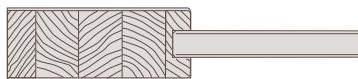


SUSTAINABLE PINE DOORS

FLAT PANEL

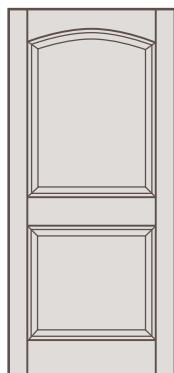


1011

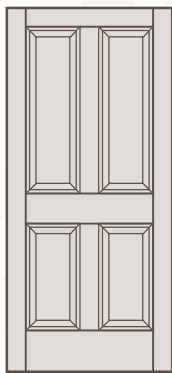


1/2" Flat-Panel Profile

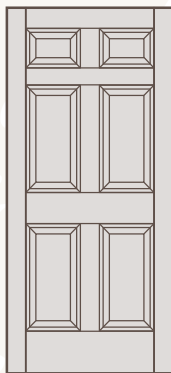
RAISED PANEL



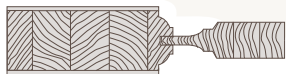
0028



0044

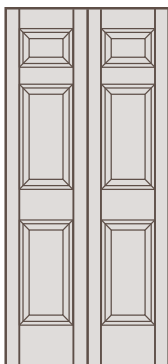


0066



3/4" Double-Hip Raised-Panel Profile

RAISED-PANEL BIFOLDS



0066

» 0066 SUSTAINABLE PINE DOOR, RAISED PANELS



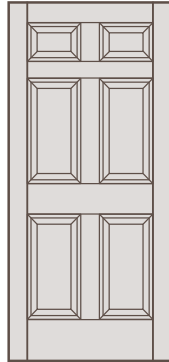
SUSTAINABLE PINE is harvested from plantation forests. Pine is a softwood with a distinct pinstripe grain pattern and uniform color. Pine will darken and yellow with age, adding character and charm.

Sustainable Pine



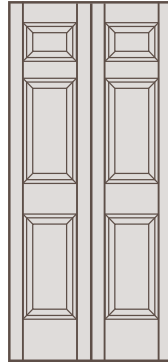
SUSTAINABLE KNOTTY PINE DOORS

RAISED PANEL

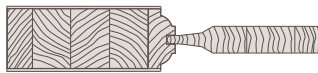


0066

RAISED-PANEL BIFOLD

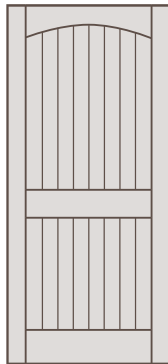


0066

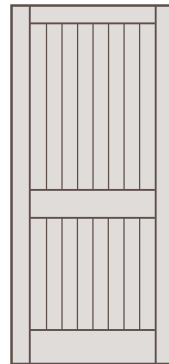


9/16" Single-Hip
Raised-Panel Profile

RAISED-PANEL V-GROOVE



0028V



0022V



9/16" V-Groove Panel Profile

V-GROOVE BIFOLD



0028V

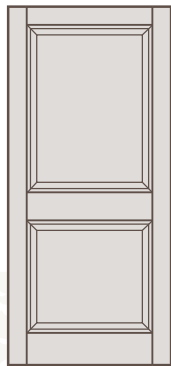
SUSTAINABLE KNOTTY PINE is harvested from plantation forests and is a softwood that is usually light in color with pink-brown variations. Over time, the knots will darken and the overall color will yellow. Knotty pine is an ideal choice for a rustic door, offering its own unique charm with its mix of color, knots and character.

Sustainable
Knotty Pine

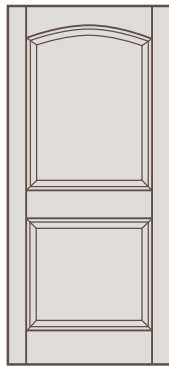


KNOTTY ALDER DOORS

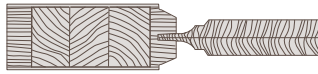
RAISED PANEL



0022

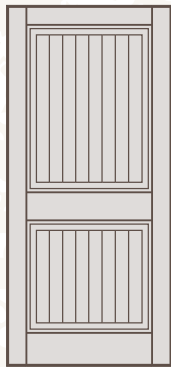


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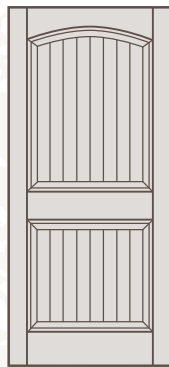


3/4" Double-Hip Raised-Panel
(standard with 1 3/8" door
thickness)

RAISED-PANEL V-GROOVE



0022V



0028V



3/4 V-Groove Panel (standard
with 1 3/8" door thickness)



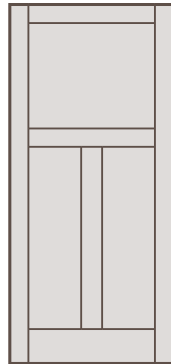
KNOTTY ALDER is a smooth textured hardwood with a straight, even grain and knots that create beautiful swirl patterns. This wood is slightly softer and lighter than other hardwoods and the wood color ranges from tan to a pale pinkish-brown. The knots are brown to black and vary in size, shape and color. This species stains and finishes well to enhance its own grain beauty.

Knotty Alder

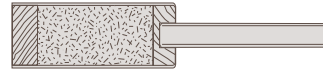


OAK DOORS

FLAT PANEL

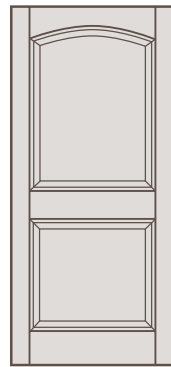


1033

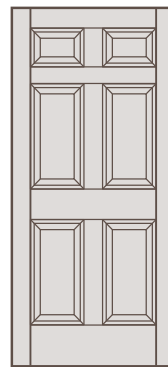


1/2" Flat-Panel Profile

RAISED PANEL

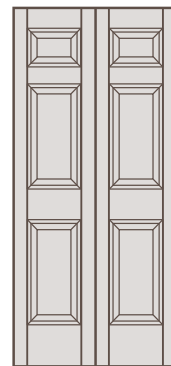


0028



0066

RAISED-PANEL BIFOLD



0066



3/4" Single-Hip
Raised-Panel Profile

OAK is a hardwood known for its dramatically-pronounced grain pattern, which varies from a tight, vertical grain to a beautifully-arched pattern. The wood may also feature pin knots and mineral streaks. Oak accepts stain very well.

Oak



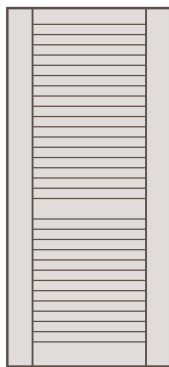
...RELIABLE TO THE
CORE



LOUVER DOORS & BIFOLDS

PLANTATION LOUVERS: 2 1/4" SLATS

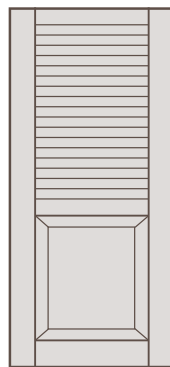
Louver Doors



0730P



PR

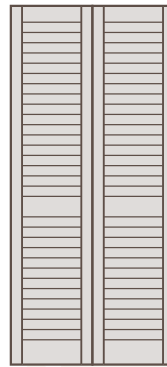


0732P



PR

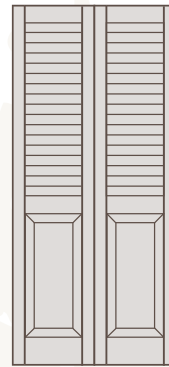
Bifold Doors



0730P



PR



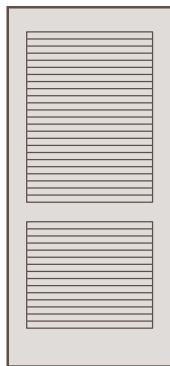
0732P



PR

TRADITIONAL LOUVERS: 1 1/4" SLATS

Louver Door



0730

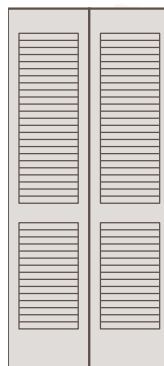


SP



PR

Louver Bifold



0730



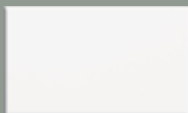
SP



PRIMED doors are white in color and feature a smooth finish that is ready to paint.

PINE is harvested from plantation forests. Pine is a softwood with a distinct pinstripe grain pattern and uniform color. Pine will darken and yellow with age, adding character and charm.

Primed (PR)



Pine (SP)

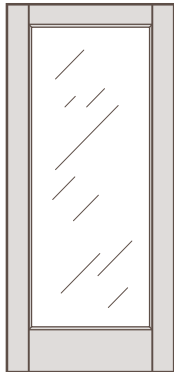


» 0730 PRIMED PLANTATION LOUVER BIFOLD DOOR

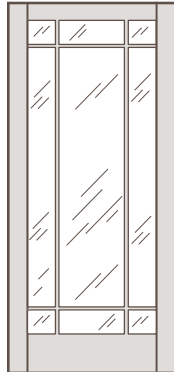
« 0732 PINE PLANTATION LOUVER DOOR

TRADITIONAL FRENCH DOORS

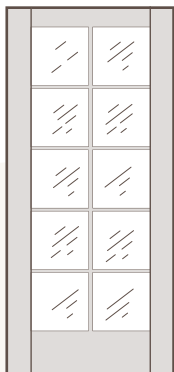
FRENCH DOORS Door designs available with clear glass only



1501



1509



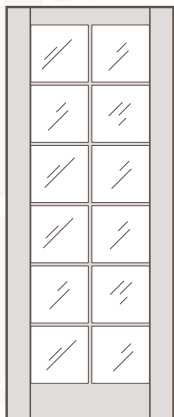
1510



1505



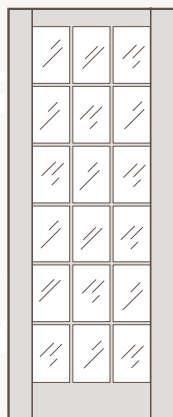
1515
(2'4" to 3'0")



8'0" 1512



8'0" 1506



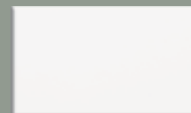
8'0" 1518



PRIMED doors are white in color and feature a smooth finish that is ready to paint.

SUSTAINABLE PINE is harvested from plantation forests. Pine is a softwood with a distinct pinstripe grain pattern and uniform color. Pine will darken and yellow with age, adding character and charm.

Primed



Sustainable Pine



Oak*



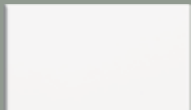
**Available only in these door styles: 1510 and 1515*

DECORATIVE GLASS SELECTIONS



DECORATIVE FRENCH doors are an elegant addition to any home. With a wide array of glass panels in a multitude of styles and textures, we offer everything from functional gateways to stunning conversation pieces. The offering includes silk screened, V-grooved, 3-D Cast and textured glass in traditional as well as modern designs—truly something for every home decor.

Primed



Pine



LEFT: NATURAL PINE WITH SCREEN PRINT GLASS
BELOW: PRIMED FRENCH DOOR WITH AUTHENTIC RECIPE PANTRY™ GLASS

...RELIABLE TO THE
CORE



TEXTURED GLASS SELECTIONS



TEXTURED GLASS



Reed
(8'0")



Reed
(6'8")



Privacy Rating | 6



Rain
(8'0")



Rain
(6'8")



Privacy Rating | 9



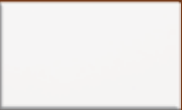
« PINE FRENCH DOOR WITH RAIN GLASS
» PAINTED FRENCH DOOR WITH STRADA GLASS

Wood Species

Pine



Primed





V-GROOVED GLASS



Strada
(8'0")
Privacy Frit Glass with
Clear V-Grooves



Strada
(6'8")
Privacy Frit Glass with
Clear V-Grooves



15-Lite V-Grooved
(8'0")
(2'0" = 10-Lite)
Clear Glass



15-Lite V-Grooved
(6'8")
(2'0" = 10-Lite)
Clear Glass



DECORATIVE GLASS SELECTIONS

SCREEN PRINT



Laundry
(8'0")



Laundry
(6'8")



Privacy Rating | 8



Authentic Recipe Pantry™
(8'0")



Authentic Recipe Pantry™
(6'8")



Door
showcases
actual recipes
in an elegant
cursive script

Privacy Rating | 6



Wood Species

Pine



Primed



SCREEN PRINT



Pantry
(8'0")



Pantry
(6'8")



Privacy Rating | 8
0 5 10



Privacy Frit Glass
(8'0")



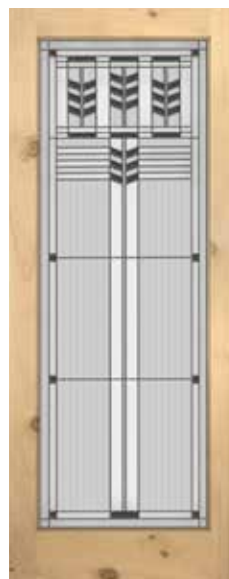
Privacy Frit Glass
(6'8")



Privacy Rating | 9
0 5 10



Craftsman
(8'0")



Craftsman
(6'8")



Privacy Rating | 7
0 5 10

EXTERIOR DOORS

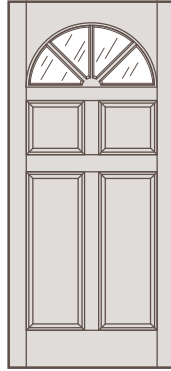


JELD-WEN® Authentic wood exterior doors accentuate any architectural style. From craftsman to prairie, colonial to contemporary, the warmth and beauty of real wood is sure to bring your entrance to life. A wide range of choices in door designs will help you make your house a home.

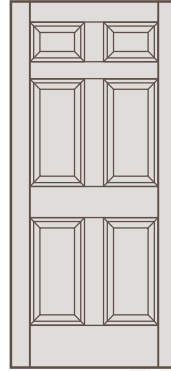
LEFT: 5404 HEMLOCK DOOR, RAISED PANELS
 BELOW: 6206 HEMLOCK DOOR WITH CLEAR GLASS
 RIGHT TOP: 5104 MERANTI MAHOGANY DOOR WITH CLEAR GLASS
 RIGHT MIDDLE: 5106 MERANTI MAHOGANY 8'0" DOORS
 WITH CLEAR BEVELED GLASS
 RIGHT BOTTOM: 5112 HEMLOCK DOOR WITH CLEAR GLASS



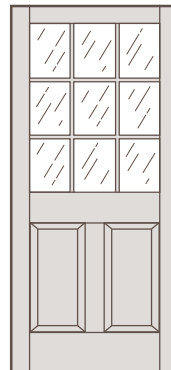
HEMLOCK TRADITIONAL EXTERIOR DOORS



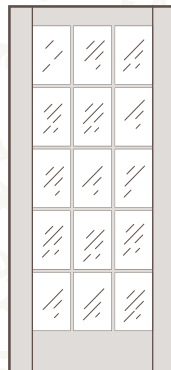
2020
(4-Lite 4-Panel)



2130



944
(9-Lite 2-Panel)



1515
15-Lite

Traditional doors and sidelites are available with clear single-glazed glass only, unless otherwise noted



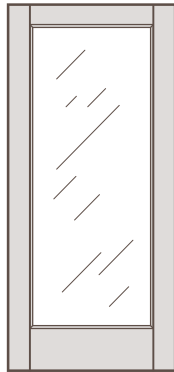
3/4" Single-Hip
Raised-Panel Profile

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

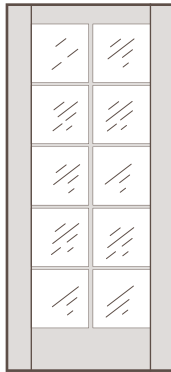
Hemlock



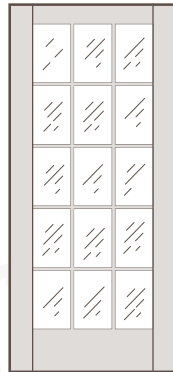
HEMLOCK PREMIUM FRENCH DOORS



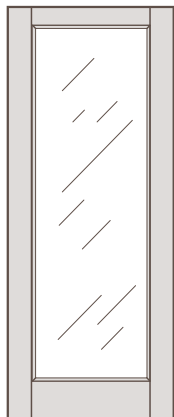
5001



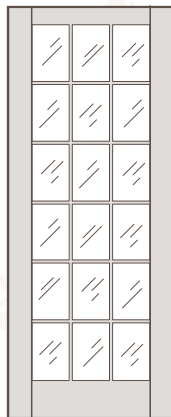
5010



5015

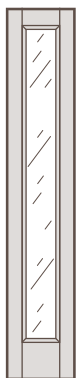


8'0" 5001



8'0" 5018

SIDELITES



5001SL
(clear
or LoE
insulated
glass)



5005SL



8'0"
5001SL

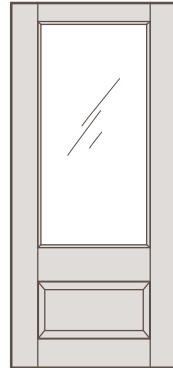
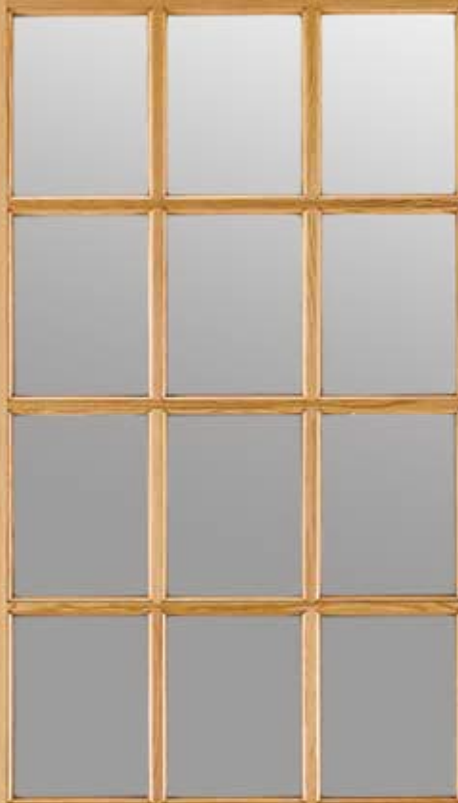
Premium doors
and sidelites are
available with
clear insulated
glass only, unless
otherwise noted.

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

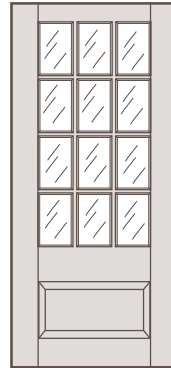
Hemlock



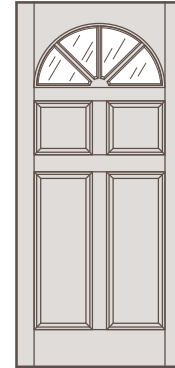
HEMLOCK PREMIUM SASH DOORS



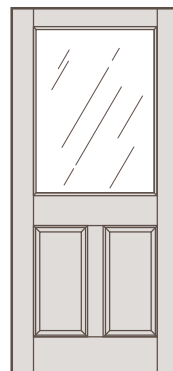
5101



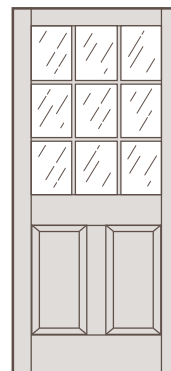
5112



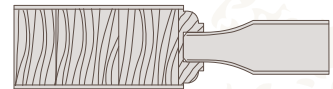
5404



5201

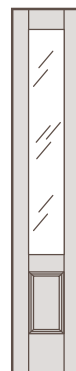


5209

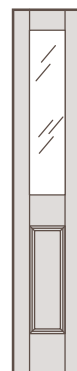


1 1/8" Single-Hip
Raised-Panel Profile

SIDELITES



5101SL



5201SL



5203SL



5104SL

Premium Sash Doors—Clear Insulated Glass

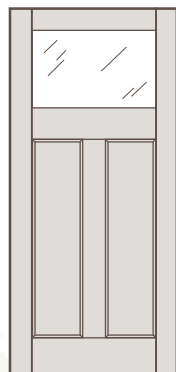
HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock

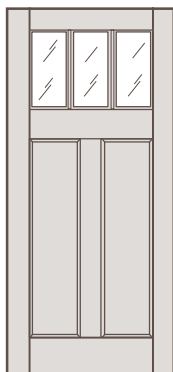


HEMLOCK PREMIUM CRAFTSMAN AND PANEL DOORS

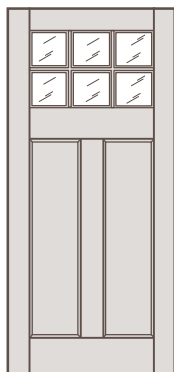
CRAFTSMAN INSULATED GLASS DOORS



6201



6203



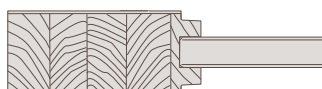
6206

SIDELITE



6101SL

CRAFTSMAN SHELF



5/8" Flat-Panel Profile

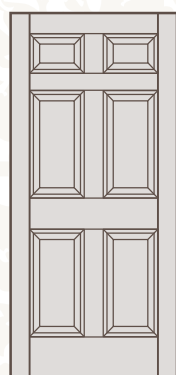
GLASS OPTIONS (ALL GLASS INSULATED)



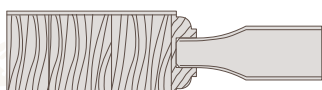
Clear
PRIVACY RATING 1



Clear Beveled
PRIVACY RATING 1



5066



1 1/8" Single-Hip
Raised-Panel Profile



CRAFTSMAN doors with their simple lines, flat panels and square sticking have been a favorite amongst architects for many years. They complement craftsman, prairie and mission building styles as well as contemporary homes.

Hemlock



MERANTI MAHOGANY PREMIUM SASH DOORS

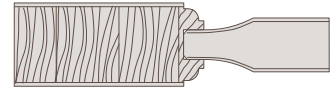
DOORS AND SIDELITES



5104

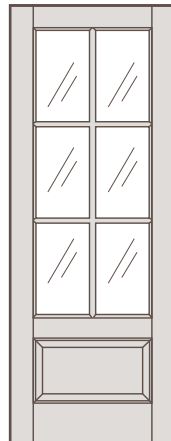


5102SL



1 1/8" Single-Hip
Raised-Panel Profile

8'0" DOORS AND SIDELITES



5106



5103SL

GLASS OPTIONS (ALL GLASS INSULATED)



Clear
PRIVACY RATING 1



Clear Beveled
PRIVACY RATING 1

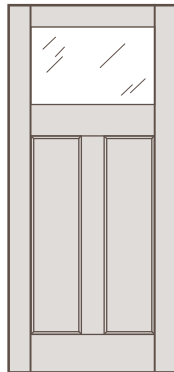
MERANTI MAHOGANY is a high-density, long-lasting hardwood with deep, rich-looking grain and a natural elegance. It accepts stain well.

Meranti Mahogany

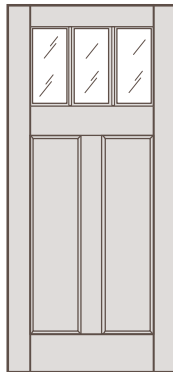


MERANTI MAHOGANY PREMIUM CRAFTSMAN AND PANEL DOORS

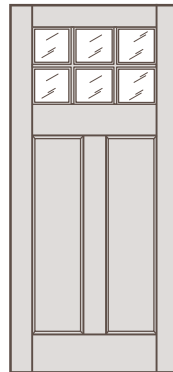
CRAFTSMAN INSULATED GLASS DOORS



6201



6203



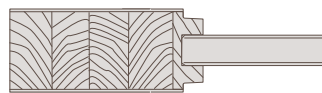
6206

SIDELITE



6101SL

CRAFTSMAN SHELF



5/8" Flat-Panel Profile

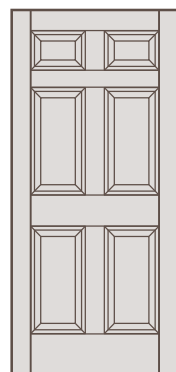
GLASS OPTIONS (ALL GLASS INSULATED)



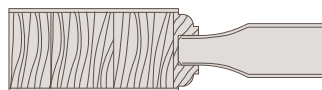
Clear
PRIVACY RATING 1



Clear Beveled
PRIVACY RATING 1



5066



1 1/8" Single-Hip
Raised-Panel Profile



CRAFTSMAN doors with their simple lines, flat panels and square sticking have been a favorite amongst architects for many years. They complement craftsman, prairie and mission building styles as well as contemporary homes.

Meranti Mahogany



APPROPRIATE PROTECTION FOR EXTERIOR DOORS

APPROPRIATE EXPOSURE

The protection of your door is a major factor in its maintenance requirements and longevity. To adequately protect your door and extend its life, several factors must be considered. Door type, climate, exposure, color choice and the use of a storm door all have an effect on the durability of a door. Every door type weathers differently. Wood doors, for example, are more susceptible to the elements than steel or fiberglass. The following are some guidelines for designing the best combination of door material, overhang protection and other factors affecting the long-term performance of the door.



OVERHANG

An overhang as shown is required for wood doors, and recommended for steel and fiberglass doors. Overhangs protect the door's finish, minimize the need for refinishing and help keep the weather out of the home. An example formula for determining the correct overhang (in many climates) is: D (Depth) = $1/2H$ (Height). For example, if the measurement from the base of the door to the bottom of the overhang is 10 feet, then the overhang should extend at least 5 feet. This formula can change based on the climate and the direction the door faces. The following section will explain how to modify the formula based on these factors.

CLIMATE AND EXPOSURE

Also consider the variables specific to your region. The climate and the direction a door faces play a key role in determining a proper overhang. Typically, southern and western exposures are harshest. With southern exposures, the sun beats down on the door from sunrise to sunset. In western exposures, the door receives sunlight in the hottest part of the day.

Please consult the following chart and adjust the depth of the overhang as needed.

| Climate | Direction the door faces | | | |
|---------|--------------------------|----------|------------|----------|
| | North | South | East | West |
| Desert | $D = 1/2H$ | $D = 2H$ | $D = 1/2H$ | $D = 2H$ |
| Ocean | $D = 1/2H$ | $D = H$ | $D = 1/2H$ | $D = H$ |
| Wet | $D = H$ | $D = H$ | $D = H$ | $D = H$ |
| Mild | $D = 1/2H$ | $D = H$ | $D = 1/2H$ | $D = H$ |

Without adequate overhangs, doors with a southern, southwestern, southeastern or western exposure will require more frequent maintenance. Doors without appropriate protection may also experience performance problems such as rapid finish deterioration, color fading, wood splitting, warping, moulding shrinkage, wood joint separation and water penetration between the mouldings, panels and glass.

With proper overhangs, doors may face any direction (north, south, east or west). Doors installed in these types of applications still require finish maintenance. Wood doors, for instance, may need to be refinished every two to five years.

COLOR CHOICE

No matter what type of exterior door is selected, color choice may effect how quickly the exterior of the door weathers in extreme climates. In general, darker colors absorb more heat than lighter colors. The exterior face of a door exposed to the sun in harsh environments can reach temperatures well in excess of 120 degrees. As a rule of thumb, if you cannot hold your hand on the face of the door for more than 30 seconds, the door is too hot. These extreme temperatures can cause noticeable damage to the door including finish deterioration and accelerated color fading. In addition, extreme temperature changes can cause warping, sticking and other performance problems. For doors with little protection or doors installed in hot environments, light colors may help reflect the heat and slow down heat buildup. Depending on the exposure and environment, other precautions (such as overhangs) should be taken to protect the door from the effects of the sun.

Continued on next page

STORM DOORS

Storm doors provide additional protection for exterior doors in many climates. They shelter the door mainly from rain and wind, though a storm door with dual pane Low-E glass will also block UV rays. In hot climates, adding a storm door may not be a good choice. Heat builds up between the two doors and can cause substantial damage like warping, color fading and wood joint separation on the door. A storm door in front of a dark-colored exterior door can accelerate heat buildup even more. Storm doors selected for these situations should be vented to relieve excess heat buildup.

PATIO DOORS

Steel and fiberglass French and patio doors have the same overhang requirements as the other entry door types. Provide an adequate overhang to protect them from exposure. Some patio doors are specially built to withstand water intrusion and can be safely placed in locations with more exposure. For more information, consult your product's specific certification information or contact us.

JELD-WEN® WARRANTIES

This document provides general information about measures that can be taken to better protect exterior doors, but no warranties are provided by this document.

For specific product information and available product warranties please refer to jeld-wen.com or contact us at 1-800-JELD-WEN (1-800-535-3936).

The information contained herein is provided solely for informational and/or educational purposes. JELD-WEN disclaims any and all liability associated with the use and/or provision of this information. Any reliance upon the information or advice is at the risk of the party so relying. The information contained herein may be changed from time to time without notification.

BELOW: 5066 HEMLOCK DOOR, RAISED PANELS



JELD-WEN® INTERIOR AND EXTERIOR DOOR SLAB AND SYSTEM LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for JELD-WEN products manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to door products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance information, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

We warrant to the original owner² if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of purchase as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor³ (where deemed necessary by us) to repair or replace any component is provided for **one (1)** year from the date of purchase.

Owner-Occupied Single-Family Residence Limited Warranty

Door Slabs: Except as set forth below, we warrant our door slabs, including any glass inserts, miscellaneous hardware, and accessories provided and installed by us, as follows:

| Door Slab | Coverage |
|---------------------------|--|
| Fiberglass Exterior Doors | As long as you own and occupy your residence |
| Steel Exterior Doors | Ten (10) years |
| Wood Exterior Doors | Five (5) years |
| Interior MDF Doors | Ten (10) years |
| All Other Interior Doors | Five (5) years |

Factory Prefinish: We warrant the factory-applied prefinish on our doors against peeling, checking, or cracking for periods listed below. Should the factory prefinish be proven defective, we will at our option, replace or refinish the door or pay up to the credit indicated per opening to the current owner. (Note: this coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.)

| Product | Coverage | Refinish Credit |
|----------------------------------|----------|-------------------|
| Aurora® Fiberglass Doors | 10 years | \$350 per opening |
| Other Fiberglass and Steel Doors | 10 years | \$100 per opening |
| Custom Exterior Wood Doors | 1 year | \$250 per opening |
| Custom Interior Wood Doors | 1 year | \$150 per opening |
| All Other Doors | 1 year | \$100 per opening |

Door Frames: We warrant our door frames for **one (1)** year from the date of purchase.

AuraLast® Protection for Door Slabs and Frames: Our AuraLast pine wood door slabs will be free from wood decay and/or termite damage for **twenty (20)** years from the date of initial purchase. Our AuraLast pine door frame components will be free from wood decay and/or termite damage **for as long as the original consumer owns the home** in which the AuraLast wood frames are originally installed. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.

Severe Weather® Glass: We warrant each Severe Weather glass unit for **ten (10)** years.

Retractable Screens: We warrant retractable roll screens for **five (5)** years.

Stress Cracks: Applies to sealed glass units installed in exterior doors. Laminated glass and special glazings are excluded. Coverage for **one (1)** year includes replacement glass and skilled labor³ necessary

to replace the glass. Stress cracks occur when, in the first year after manufacture, the glass develops a crack without sign of impact.

Commercial Limited Warranty (Other than Owner-Occupied Single-Family Residence)

All Door Slabs, Components, Prefinishes, and Options:

Warranty coverage is the lesser of five (5) years from the date of purchase or the period indicated above for Owner-Occupied Single-Family Residences.

Transferability

This warranty is not transferable.

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Door, immediately upon discovery, contact the distributor or dealer from whom you purchased our product or contact us directly:

| In the United States: | |
|-----------------------|---|
| Mail: | JELD-WEN Customer Care Attn: Door Warranty Claims P.O. Box 1329, Klamath Falls, OR 97601 |
| Phone: | 800-JELD-WEN (800-535-3936) |
| Fax: | 800-436-5954 |
| Email: | CustomerServiceAgents@jeld-wen.com |
| Web: | www.jeld-wen.com/contact-us |
| In Eastern Canada: | |
| Mail: | JELD-WEN Service Department 90, rue Industrielle Saint-Appollinaire, Quebec, Canada G0S 2E0 |
| Phone: | 800-463-1930 |
| Fax: | 888-998-1599 |
| In Western Canada: | |
| Mail: | JELD-WEN Service Department 550 Munroe Avenue Winnipeg, Manitoba, Canada R2K 4H3 |
| Phone: | 888-945-5627 204-668-8230 |
| Fax: | 204-663-1072 |
| Email: | wpgservice@jeld-wen.com |

We can respond quickly and efficiently if you provide the following: a) date and location of purchase, or product identification from the tag on the top edge of the slab, b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgment within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement products, components and services are warranted for the balance of the original product or service warranty, or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to 12 months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

Continued on next page

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN manufactures and sells both individual door slabs and complete door systems. This warranty does not cover parts or components (e.g., locksets, handles, etc.) not sold by JELD-WEN to the original owner. See your distributor or dealer regarding the warranty on the entire door system and/or these other components.

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; and natural weathering of surfaces. Variations in the color or texture of wood or finish; surface cracks that are less than 1/32" in width and/ or 2" in length; for knotty alder and juniper: surface checks that are less than 1/8" in width and/or 5" in length, and knot placement, quantity, or size.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Misuse or abuse; failure to follow the care and maintenance instructions.
- Alteration or modification of the Product (e.g. customer applied peepholes, mail slots, security systems).
- Any cause beyond our reasonable control (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for exterior doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Improper field finishing of all surfaces (front and back) and edges (top, bottom, and sides) of the door slab and frame (See our Finishing Instructions at www.jeld-wen.com/resources); variation or unsatisfactory results in sheen or texture resulting from the field application of paint or any other finishing material.
- Bow or misalignment in the frame or jamb in which the door slab is hung (if such is purchased from JELD-WEN unmachined and not prehung).
- Wood decay for wood components other than of AuraLast pine; and wood decay for any wood components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.
- Structural integrity issues or other problems caused by improper field fitting of the hardware, improper sizing of the door slab, or other assembly problems.
- Hardware, accessories or inserts that are not provided by us.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure; contact a heating/air conditioning specialist for help).

JELD-WEN is also not liable for:

- Warp for any 3'6" wide by 8' 0" high by 1 3/4", or smaller door slab, which does not exceed 1/4" in the plane of the door slab itself; door slabs wider and/or higher are not guaranteed for warp.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult our Care & Maintenance documents on how to work with this natural movement.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Discoloration or rusting of decorative metal accent options, such as grilles, clavos, straps, etc.; discoloration of wood sills provided by us.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.

- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information -- Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). This warranty shall be interpreted in accordance with the laws of Oregon (excluding Oregon's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹"JELD-WEN Products" shall refer to interior and exterior door slabs and systems marketed under the JELD-WEN brand name for use in the United States and Canada. See our separate Export Warranty for applicable coverage on products used outside the United States and Canada.

²This warranty extends to the original owner (original owner means the contractor/dealer/distributor/purchaser and the initial owner of the structure where the product is initially installed) and is not transferable. The original purchaser of this product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the product is installed. Should state or provincial law preclude no transferability, then the warranty period is effective as applicable up to **five (5)** years from the date of initial purchase for door slabs and systems and **one (1)** year from the date of manufacture for the factory prefinish.

³"Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

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The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at **jeld-wen.com** today.



Traditional Wood COLLECTION

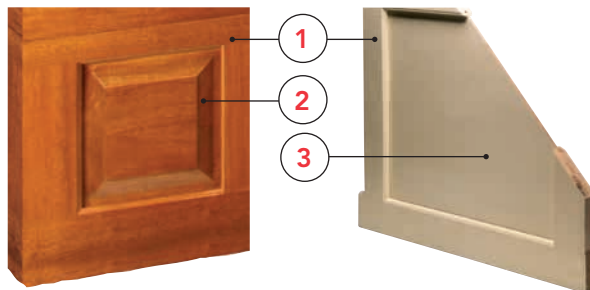


Model 3260 (454), Raised Panel design, Sunray windows, custom stain finish

MODELS **3240 & 3260** Rail and stile wood garage doors with timeless elegance

Raised Panel Model 3260 (454)

- 1 Door Sections** are constructed of $1\frac{3}{8}$ " thick finger-jointed wood rails and stiles; with solid stain-grade rails and stiles as an option
- 2 Raised Panels** are constructed of $\frac{3}{4}$ " solid wood; edge-glued panels



Mortise and tenon joints are glued and steel-pinned for increased strength and durability

Shiplap section design provides weather-tight fit and smooth operation

Rust resistant track and hardware are constructed of hot-dipped galvanized steel

Backed by 1-Year Limited warranty

Framed Panel Model 3240 (450, 453)

- 1 Door Sections** are constructed of $1\frac{3}{8}$ " thick finger-jointed wood rails and stiles; with solid stain-grade rails and stiles as an option
- 3 Center of Framed Panel** is constructed of durable, $\frac{1}{4}$ " exterior - grade hardboard

The Genuine. The Original.

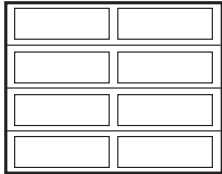


Door Designs

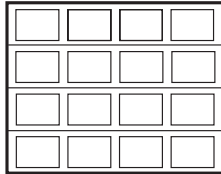
Select your door panel style

1 Choose a panel style

Framed Panel designs Model 3240 (450, 453), Light Framed (FP1) or Heavy Framed (FP2)



4-2



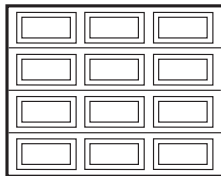
4-4

1 car design shown.
Both panels are also available for 2 car designs.

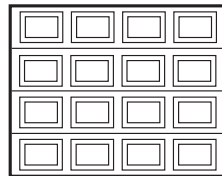
Raised Panel designs Model 3260 (454), Finger-jointed (RP1) or Solid (RP34)



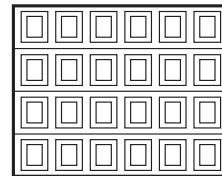
4-2



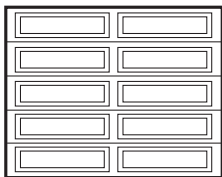
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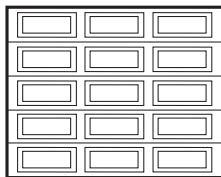
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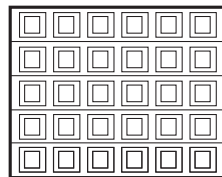
4-6



5-2

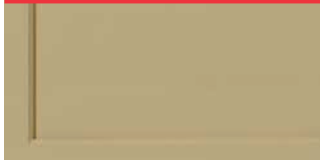





5-3



5-6

1 car design shown.
Also available for 2 car designs.
Decorative carved Raised Panel designs available. Consult your Overhead Door™ Distributor for details.

| MODEL 3240 LIGHT FRAMED PANEL | MODEL 3240 HEAVY FRAMED PANEL | MODEL 3260 RAISED PANEL (PAINT GRADE) | MODEL 3260 RAISED PANEL (STAIN GRADE) |
|---|---|--|---|
|  |  |  |  |
| Features hardbord flat panels, thin rails & stiles | Features hardbord flat panels, thick rails & stiles | Features Hemlock panels, stiles and rails (finger-jointed) | Features Hemlock panels stiles and rails (solid, one piece) |
| Smooth plywood panel option available | Smooth plywood panel option available | Hardboard raised panel option available | Meranti Mahogany and Cedar panel options available |



Raised Panel design, Model 3260 (454), 5 sections/6 panels, plain short panel windows, custom stain finish

Door Designs

Customize your door with windows

2 Choose a window style

Framed Panel windows Model 3240



Plain short panel



Plain long panel



Cathedral



False Sunray*



4 Panel – 2 over 2



2 Panel – 3 over 3



2 Panel – 4 over 4



2 Panel – 5 over 5

*Molded designs with plastic inserts may not fit all panel sizes. Consult your distributor for availability.

Raised Panel windows Model 3260



Plain short panel



Plain long panel



Cathedral



Real Sunray



4 Panel – 2 over 2



2 Panel – 3 over 3



2 Panel – 4 over 4



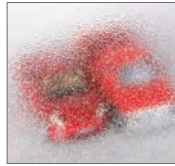
2 Panel – 5 over 5

Choose a glass type

Clear glass comes standard. Additional glass options are available, including 1/8" tempered and 1/8" double strength (DSB). Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.



Clear



Obscure



Satin Etched

3 Choose your hardware



Spear Hinge (16" and 18" available)



Bean Hinge (16" only)



Large Spear Handle



Small Spear Handle



Large Bean Handle



Fleur De Lis Levers



Iron Studs

4 Choose your opener



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.

Transform Your Home with the DoorView® Visualization Tool.

Go to overheaddoor.com to try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.



AFTER

Model 3240, (453) Framed Panel, White paint finish, 4Panel – 2 over 2 windows

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:



The Genuine. The Original.



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