

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7401 Carroll Ave., Takoma Park	<b>Meeting Date:</b>	8/14/2019
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	8/7/2019
<b>Applicant:</b>	Kathleen Moore <b>(Dana Haden, Architect)</b>	<b>Public Notice:</b>	7/31/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-19GG	<b>Staff:</b>	Michael Kyne

**PROPOSAL:** Partial demolition and building addition

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c. 1920s



*Fig. 1: Subject property marked by yellow star.*

## **BACKGROUND**

The applicants previously appeared before the Commission at the July 11, 2019 HPC meeting with a preliminary consultation.<sup>1</sup> The Commission was generally supportive of the applicants' proposal, but expressed some concerns regarding the fenestration on the rear elevation of the proposed addition and the compatibility of the proposed corner/dual entry in the southeast corner of the addition.

## **PROPOSAL**

The applicants propose to construct a building addition at the rear of the subject property.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally

<sup>1</sup> Link to audio/video transcript from the July 11, 2019 HPC meeting:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=fa469984-a3ef-11e9-b00b-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=fa469984-a3ef-11e9-b00b-0050569183fa)

Link to staff report from the July 11, 2019 HPC meeting: <https://montgomeryplanning.org/wp-content/uploads/2019/07/II.B-7401-Carroll-Avenue-Takoma-Park.pdf>

consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit

of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The subject property is a c. 1920s Craftsman-style Contributing Resource within the Takoma Park Historic District. The house is on a corner lot, with its front facing Carroll Avenue to the north-west and its right-side facing Manor Circle to the south-west. The adjacent house to the rear (south-east) is outside of the historic district.

The applicants previously appeared before the Commission at the July 11, 2019 HPC meeting with a preliminary consultation. The Commission was generally supportive of the applicants' proposal, and had the following comments:

- While the house projects beyond the historic house to the northeast (left, as viewed from the front), the lot presents challenges, and the slope of the lot reduces the visibility of the projection from the front.
- The proposed corner/dual entry porch in the southeast corner of the addition is incompatible with the subject property and surrounding streetscape.
- The proposed fenestration on the rear of the addition is inconsistent. Specifically:
  - The four existing ganged windows on the rear elevation of the historic house, which are being reused, should maintain their relationship to one another instead of being rearranged on the new addition.
  - The front elevation of the proposed northeast (left) projection has no fenestration, and the blank wall is incompatible with the character of the historic house.
  - The proposed paired windows on the rear of the proposed northeast (left) side projection are too large and not in keeping with the features of the historic house.
- The proposed addition should be moved further back on the northeast (left) side, to avoid crowding

an existing window on the northeast (left) elevation of the historic house.

The applicants have revised their application and returned with a HAWP application. Specifically, the applicants have made the following revisions:

- The four existing ganged windows have been moved to the rear of the of proposed northeast (left) side projection, removing the previously proposed large paired windows and allowing the four ganged windows to retain their relationship. With this revision, the northeast (left) side projection will become larger (projecting further). Staff finds, however, that the larger projection will not create a significantly greater impact on the subject property, as viewed from the public right-of-way.
- A centered window has been added to the front elevation of the proposed northeast (left) side projection.
- The proposed northeast (left) side projection has been moved further back to reduce the crowding of the existing window on the northeast (left) elevation of the historic house.

While the applicants' revisions largely address the Commission previous comments, the corner/dual entry has been retained in the proposal. Staff notes, however, that the Commission was not unanimous in their comments regarding the corner/dual entry, with four Commissioners expressing concerns regarding incompatibility, and two supporting the proposal. Staff finds that this new architectural feature will not detract from the historic resource or the character of the larger Takoma Park Historic district where idiosyncratic designs are occasionally present on additions; these features are generally considered compatible with the historic houses and the historic district, so long as the mass and scale of the new element do not detract or overwhelm the character of the historic house. Staff finds that, in accordance with the *Guidelines* and *Standards*, the proposed corner/dual entry will not remove or alter prominent, character-defining features of the subject property. While the proposed corner/dual entry is in a highly visible location on a corner lot, it is far removed from the historic house and it will be minimally visible from the front. Therefore, Staff finds that this design element meets the *Secretary of the Interior's Standards #9* and *#10*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b), (1), (2) & (d)* having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*.

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: danaheden@gmail.com Contact Person: Dana Haden  
Daytime Phone No.: 301.237.8537  
Tax Account No.: 01071070  
Name of Property Owner: KATHLEEN MOORE Daytime Phone No.: 240.305.7042  
Address: 7401 CARROLL AVE, TAKOMA PARK, MD 20912  
Street Number City State Zip Code  
Contractor: DAVE HOSKINS / RIGHT ANGLE Phone No.: 301.602.7174  
Contractor Registration No.: 46781  
Agent for Owner: Dana Haden Daytime Phone No.: 301.237.8537

883937

LOCATION OF BUILDING/PREMISE

House Number: 7401 Street: CARROLL  
Town/City: TAKOMA PARK Nearest Cross Street: MANOR CIRCLE  
Lot: P1 Block: 45 Subdivision: CARROLL MANOR  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Dana Haden 6/27/19  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.

This home is a No. 2 Contributing resource in the historic district in Takoma Park. This cottage is located on a corner lot. This home was built in 1913. The homes beautiful stone chimney and it's windows and brackets are the most charming details which we hope to preserve.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See attached sheet.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
7401 Carroll Ave Takoma Park, MD. 20912	1312 Cresthaven Dr. Silver Spring, MD. 20903
Adjacent and confronting Property Owners mailing addresses	
7403 Carroll Ave	7400 Carroll Ave
7402 Carroll Ave	7348 Carroll Ave
7335 Carroll Ave	2280 Manor Circle

1312 Cresthaven Dr.  
Silver Spring, MD 20903  
301-237-8537

June 27, 2019

General Description for 7401 Carroll Ave., Takoma Park, Md

This project involves taking a 3 bedroom/1 bath home and turning it into a 3 bedroom 2 bath home. The existing rear back bedroom will be enlarged to create a master bedroom suite. It will also include a new enlarged kitchen design and a new side entrance with a mudroom.

The zoning department is calling Carroll Ave the side street with a setback of 15'. They have designated the Manor Circle as the front side with a 25' setback. These setbacks along with the two street frontages and no parking on Carroll Ave have all played a very important role in the type of addition I have come up with. In addition, this historic home has such a beautiful cottage feeling that we never considered a second story as any solution to the homeowners needs.

The additional spaces are being added onto the home in a way that the existing back bedroom is now becoming a master suite. The kitchen is being added onto to create a much nicer kitchen but still in the same basic location so that the house flow continues to work.

And since there is no parking on Carroll the main entrance used by the homeowners is the small side entry on the Manor Circle side which is inadequate at best and was one of the first real problems with the home... the small, odd, entry on the side.

This addition is the minimal design with the minimal negative affects to the charming original home and it keeps the original design flow of the house in-tack on the inside which works so well.

The mass of the addition has been broken down to work with the scale of the existing home and many of the original design ideas are continued with the addition. The homeowners will re-use the beautiful existing windows in the new design. The other windows will be aluminum clad wood windows with a similar profile. We propose using hardiplank siding and Azek trim. Exterior trim will be replicated as closely as possible on the new addition.

1312 Cresthaven Dr.  
Silver Spring, MD 20903  
301-237-8537

July 24, 2019

Comments from the homeowner regarding comments from the historic review board made during a preliminary consultation with the board on July 11, 2019.

We have spent many hours (years) considering this addition. We have been in the home since 2001 and chose this home because of the highly unique architectural character of the windows. Based on the feedback of the board during the July 11, meeting we have altered the plans working with most of the suggestions. Please consider our thoughts as we move forward. We love our home, the beauty of all aspects of the existing architecture and want to make sure that our addition is a compliment to it.

1. We will move the addition where the closet is back so that it doesn't but up against the existing window
2. We will add a window in the closet
3. We will keep the run of historic windows together and locate them along the rear wall in the master bedroom. This was a difficult decision as there wasn't an area of the addition that easily allowed for the width of the windows. So, in order to do so, we had to increase the area of the bedroom. We are happy with this as it allows us the pleasure of enjoying their beauty on a daily basis. The regret for this change from the original plan is that we won't be sharing them as prominently as we would have had they been on the corner. That being said, they will be located in the same place originally.
4. We would like to keep the dual stairway entrance. We spent a considerable amount of time with this decision and feel it is the best one both in terms of form and function. The dual approach to the house compliments the architecture, it does so by being unique as our house is and by echoing the unique angles in the windows themselves. The option of the dual approach is open and welcoming

and “compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site.” In terms of function, we use the side entrance as our main entrance out of necessity. Our family’s main approach is from the rear of the house as we exit our car from the driveway. Visitors always approach from the side.

**From:** Daniels, Delvin Delvin.Daniels@montgomerycountymd.gov  
**Subject:** RE: Zoning setbacks  
**Date:** May 29, 2019 at 11:21 AM  
**To:** Dana Haden danahaden@gmail.com

1. 7321 Willow Avenue. R-60 zone. Setbacks for an addition. Front: 25 feet Side: 7 feet Rear: 20 feet
2. 504 Ethan Allen Avenue. R-60 zone. Setbacks for an addition. Front: 25 feet, Side: 7 feet, Rear 20 feet.
3. 221 Grant Avenue. R-60 zone. Front setback: 25 feet, Side setback: 7 feet, Rear setback :20 feet
4. 7401 Carroll Avenue. R-60 zone. Front setback: 25 feet, Side setback 7feet, Rear setback: 20 feet. **Carroll Avenue is a side street and the setback is 15 feet.**
5. 511 Elm Street. R-60 zone. Front setback: 25 feet, Side setback 7 feet, Rear setback: 20 feet.

***Please be advised that a copy of this email must be filed with any building permit request for these properties.***

Delvin L. Daniels  
Montgomery County Government  
Permitting Services Specialist  
255 Rockville Pike  
Rockville, Md. 20850  
Phone number: 240-777-6249  
"Make No Decision based on Selfish Ambition"

**From:** Dana Haden <danahaden@gmail.com>  
**Sent:** Thursday, May 23, 2019 11:20 PM  
**To:** Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>  
**Subject:** Zoning setbacks

Hey Mr. Daniels  
Good to talk to you the other day.  
I am sending 5 plats that I want to check on the basic zoning setbacks!  
Thank you so much!  
Cheers  
Dana

Studio d  
Dana Haden AIA  
[danahaden@gmail.com](mailto:danahaden@gmail.com)  
301-237-8537

**From:** Jan Van Zutphen JanVZ@takomaparkmd.gov  
**Subject:** Re: Multiple tree assessments  
**Date:** June 3, 2019 at 11:31 AM  
**To:** Dana Haden danahaden@gmail.com

Dana,

7401 Carroll Ave:

Will the property owner save the cherry tree or submit a tree removal application? Please let me know.

Tree protection fencing will need to be installed as discussed on site:

1. To the site of the house (when facing from back to the right): install tree protection fencing (4' high 14 gauge welded wire fencing with metal stakes at least every ten feet), add a 6" layer of wood chips on top off plywood between addition and fencing.
2. Install tree protection fencing to protect tree on adjacent property: add to existing fence to the sidewalk and block of corner to the left of the driveway with tree protection fencing.

Regards,

On Thu, May 23, 2019 at 1:42 PM Dana Haden <[danahaden@gmail.com](mailto:danahaden@gmail.com)> wrote:

Hey Jan

Hope you are well. I dropped off 4 tree assessments last week and am hoping to meet with you about those as soon as possible! Can you let me know a time frame for this?

Thanks

Dana

Studio d

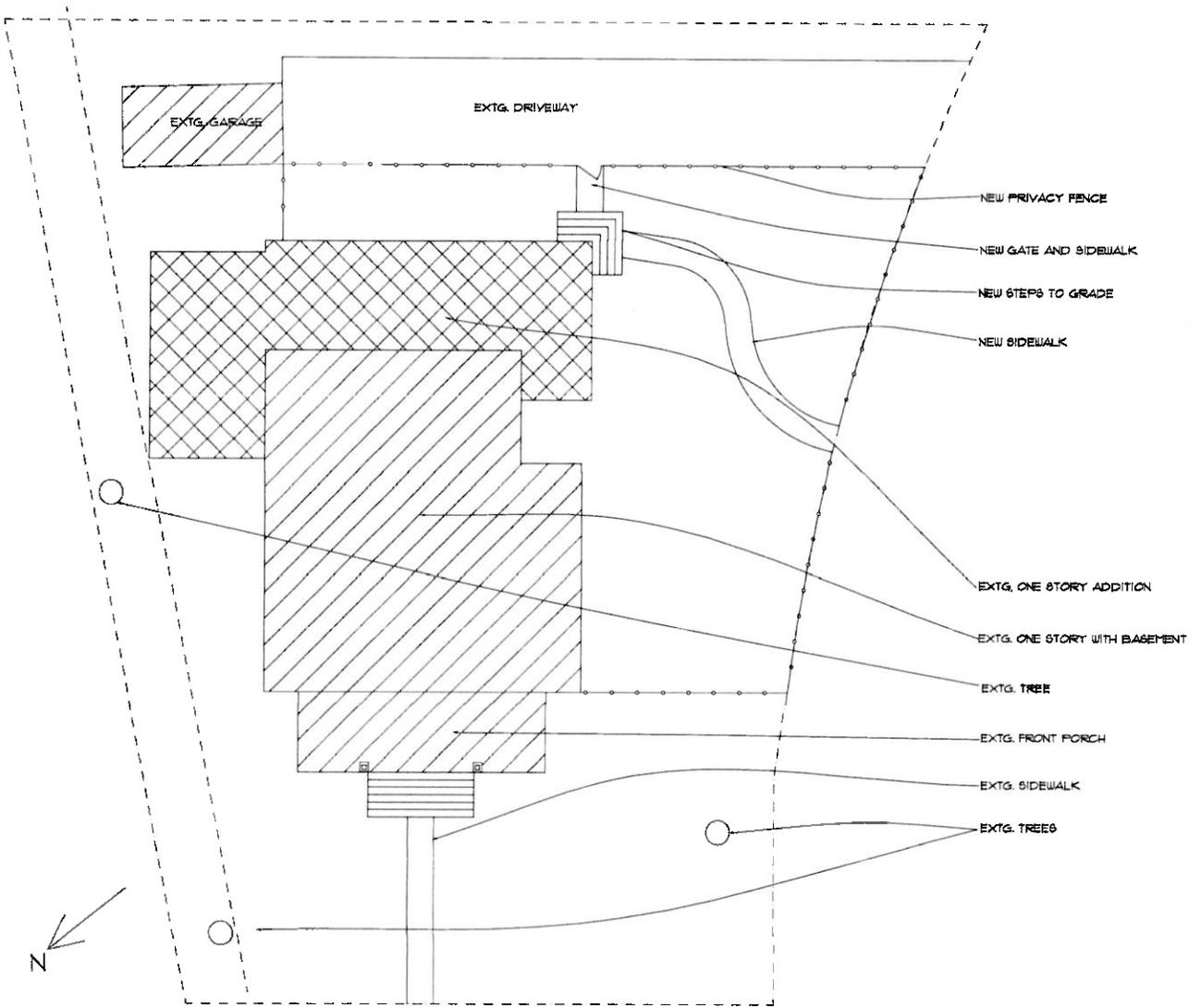
Dana Haden AIA

[danahaden@gmail.com](mailto:danahaden@gmail.com)

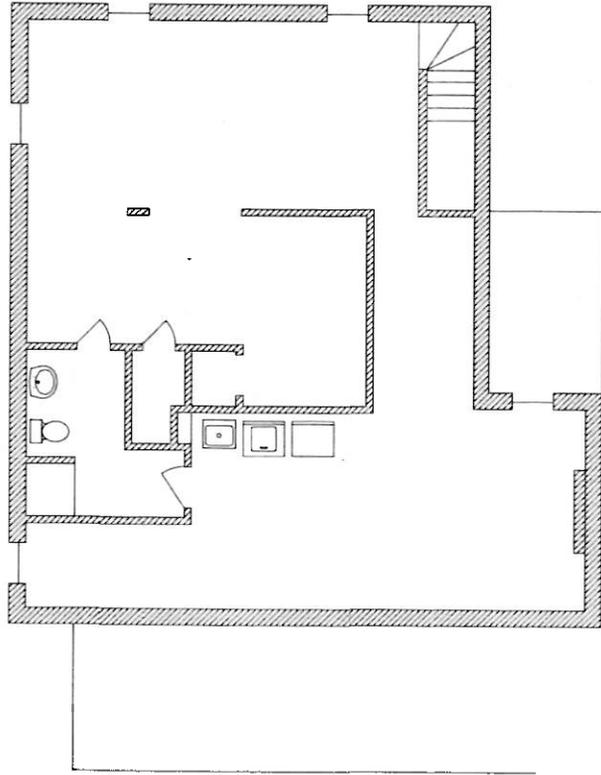
301-237-8537

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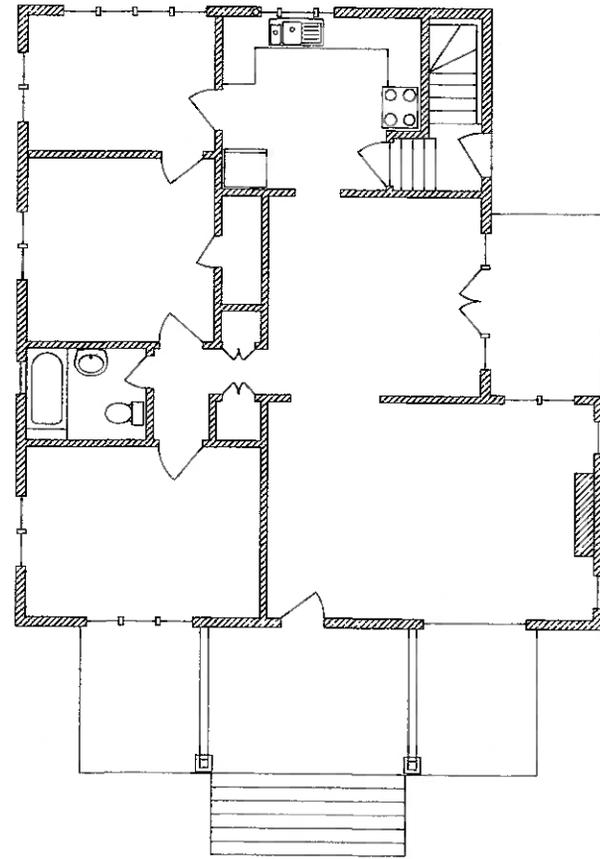
Jan van Zutphen  
Urban Forest Manager  
City of Takoma Park Department of Public Works  
31 Oswego Avenue  
Silver Spring, MD 20910  
Ph: 301-891-7612  
Fax: 301-585-2405  
[www.takomaparkmd.gov](http://www.takomaparkmd.gov)



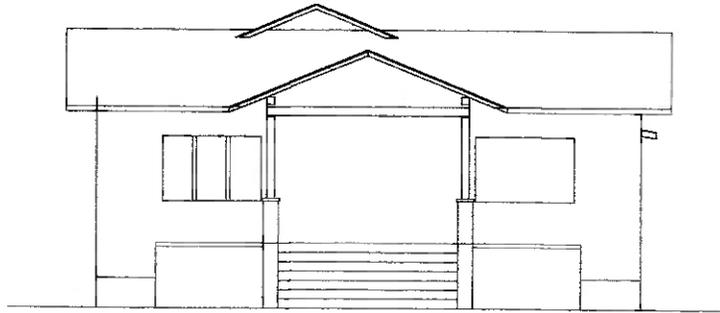
**SITE PLAN**  
 NT8



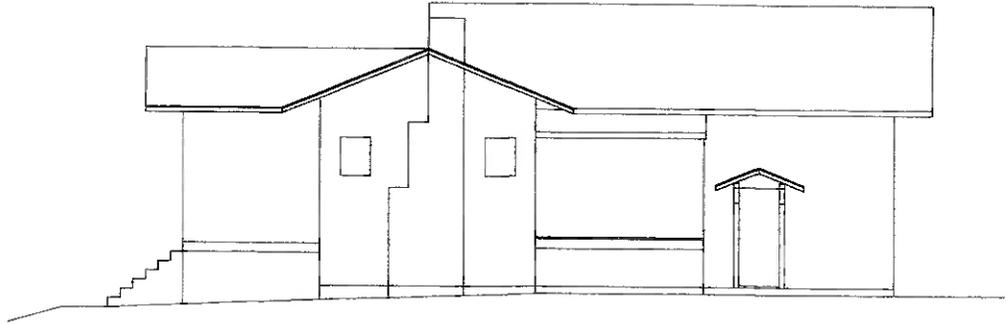
1 EXTG. BASEMENT PLAN  
 BK-1  
 SCALE: 1/4" = 1'-0"



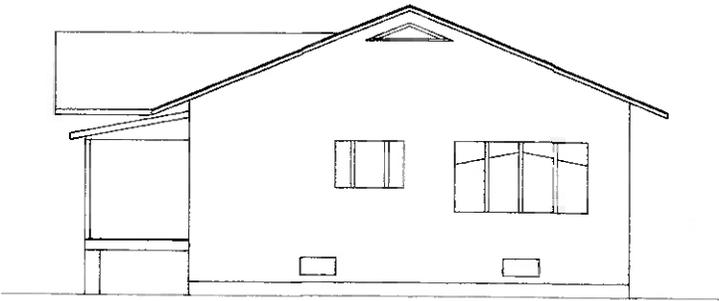
2 EXTG. FIRST FLOOR PLAN  
 BK-1  
 SCALE: 1/4" = 1'-0"



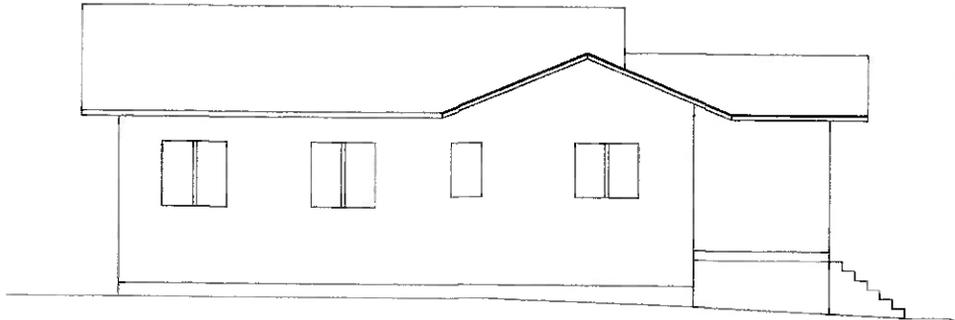
1 EXTG. FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



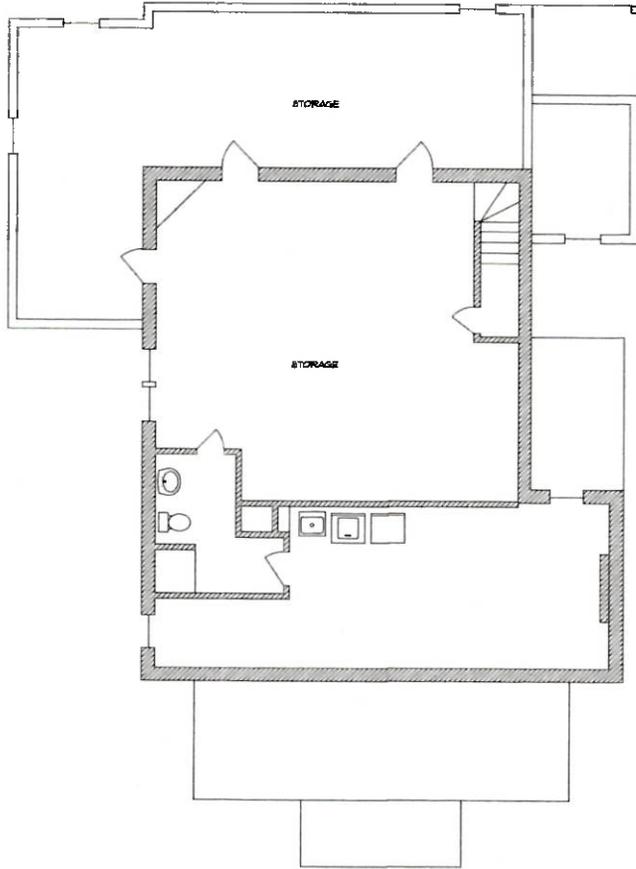
2 EXTG. RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



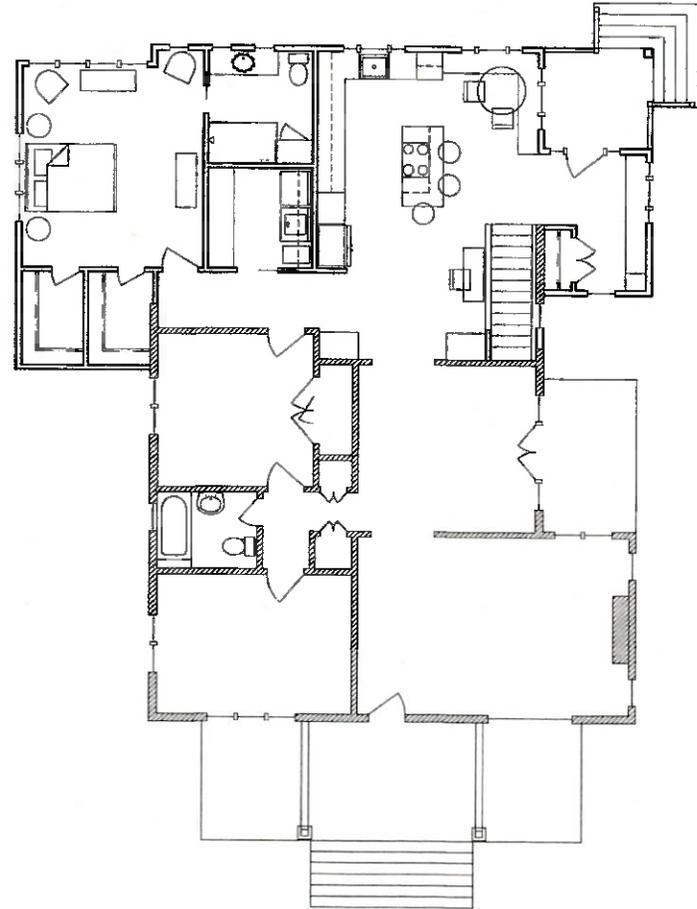
3 EXTG. REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXTG. LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 NEW BASEMENT PLAN  
SCALE 1/4" = 1'-0"



2 NEW FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

Previous Floor Plan

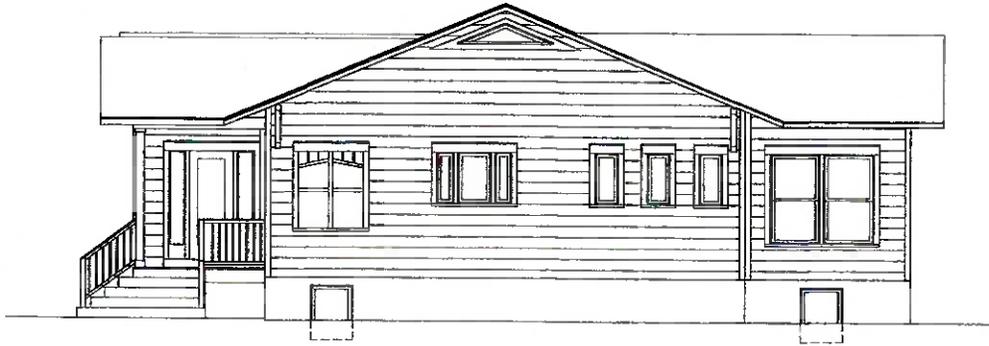


1 NEW FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

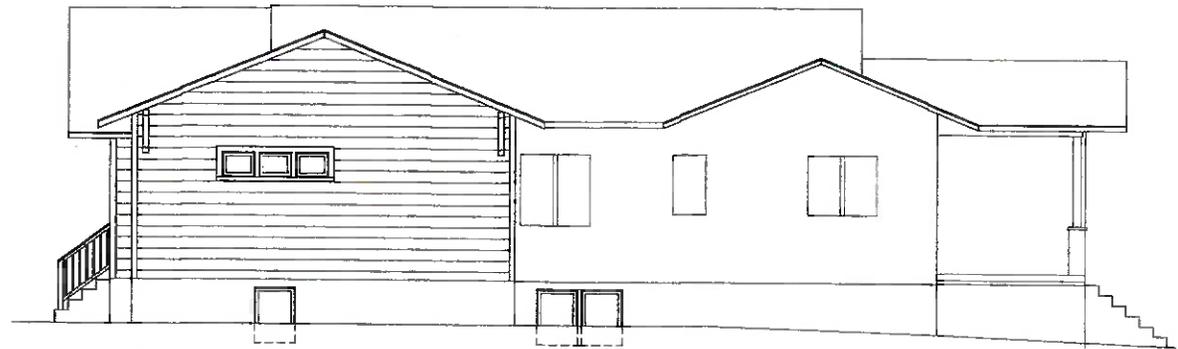


2 NEW RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

*Previous elevations.*

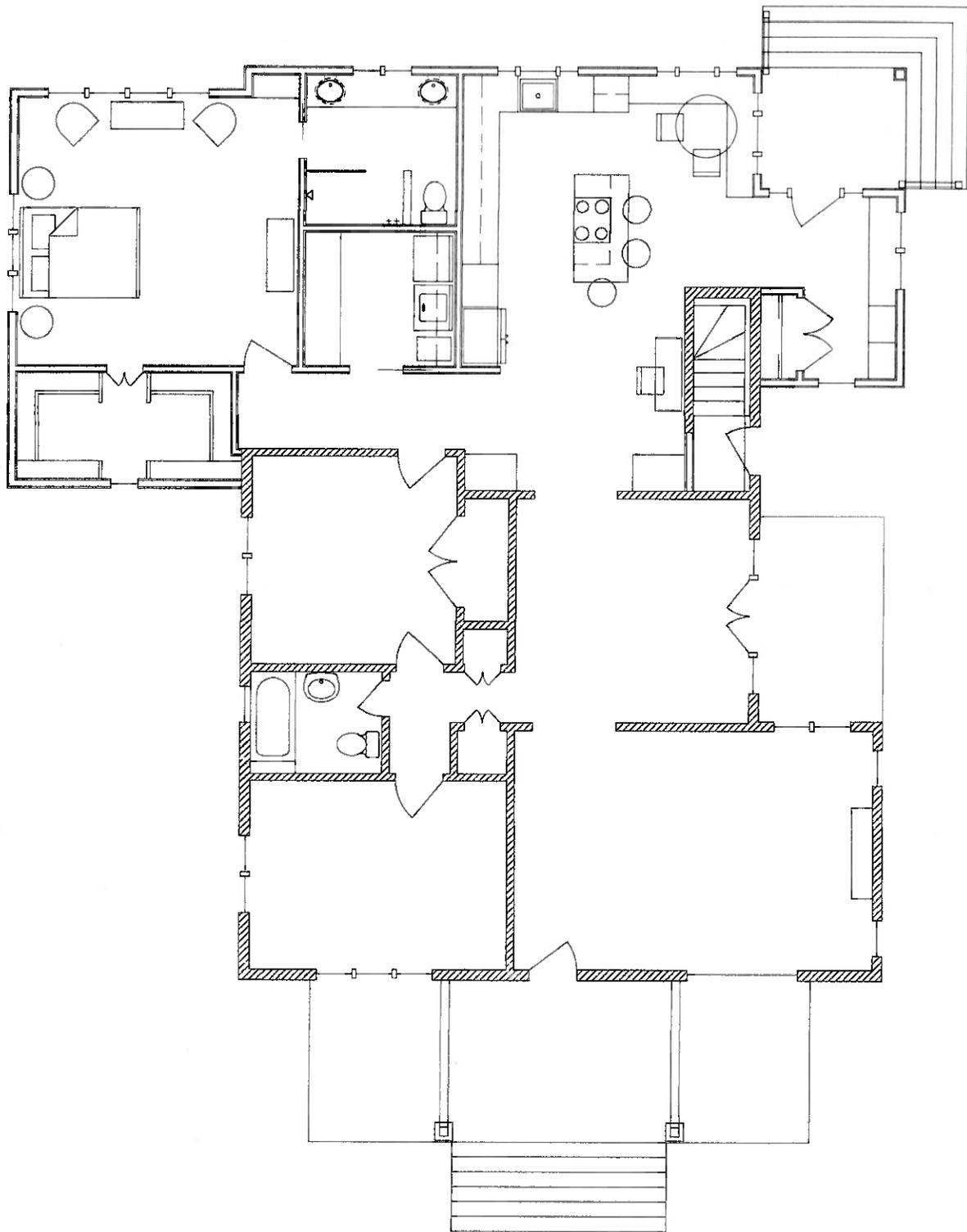


1 NEW REAR ELEVATION  
A-4 SCALE: 1/4" = 1'-0"



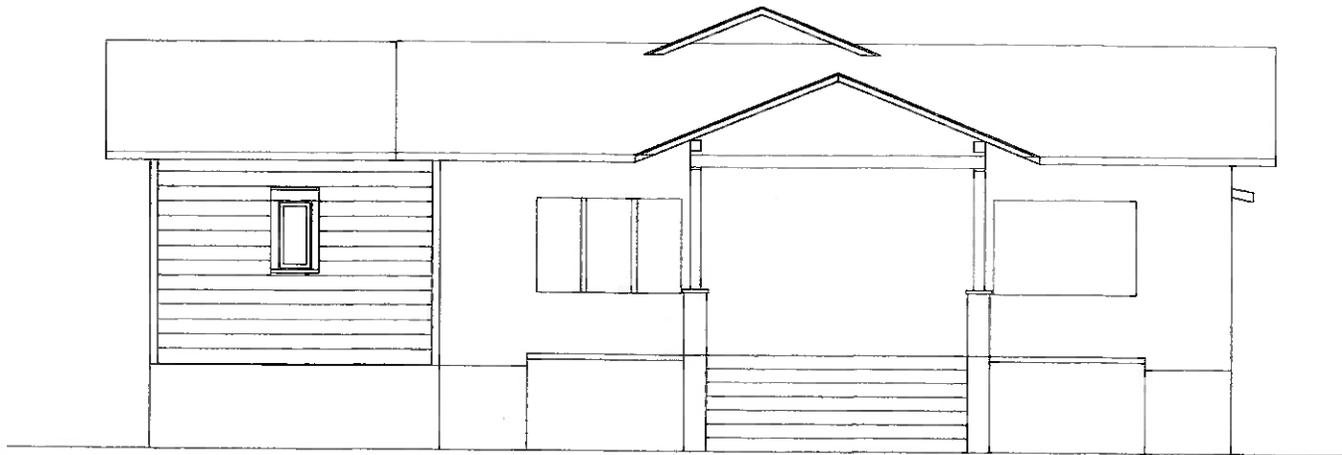
2 NEW LEFT SIDE ELEVATION  
A-4 SCALE: 1/4" = 1'-0"

*Previous Elevations*



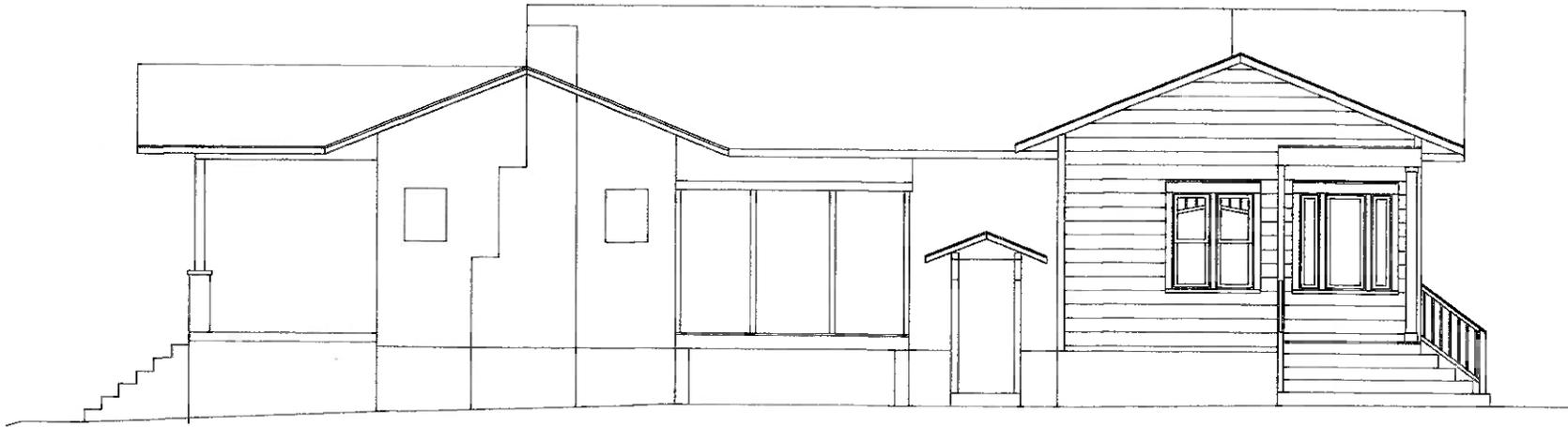
NEW FIRST FLOOR PLAN

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



NEW FRONT ELEVATION

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



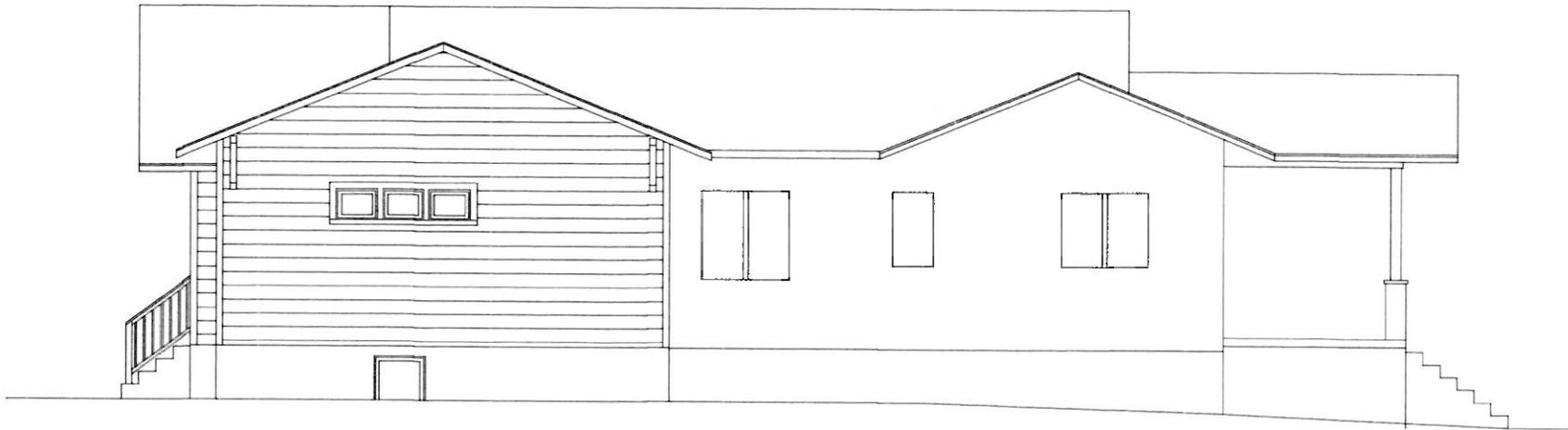
NEW RIGHT SIDE ELEVATION

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



NEW REAR ELEVATION

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



NEW LEFT SIDE ELEVATION

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









## Technical Data Sheet

Landmark® Premium Shingles

Landmark® PRO/Architect 80 Shingles (NW Region only)

Landmark® PRO Shingles

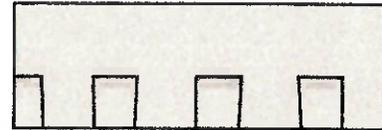
Landmark® Shingles

**CertainTeed**  
SAINT-GOBAIN

→ weathered wood (color)

### PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

### Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

### Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	222 / 238 lb **	250 / 270 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

\*Includes Landmark PRO AR/Architect 80

\*\*Dependent on manufacturing location

## INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Roof Deck Requirements:** Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (e.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

**Ventilation:** Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

**Valleys:** Valley liner must be applied before shingles. The Closed-Cut valley application method is recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent to line the valley prior to being fully covered by the shingles.

### Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck® or RoofRunner™ Synthetic Underlayment, or Roofers' Select® High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck, RoofRunner, or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), apply one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) over the entire roof deck. Or, in areas not prone to snow or ice apply two layers of 36" wide felt shingle underlayment lapped 19", or two layers of CertainTeed's DiamondDeck, RoofRunner or other synthetic underlayment per the manufacturer's low slope application instructions. Shingle underlayment should meet ASTM D6757, ASTM D4869 or ASTM D226. Ensure sufficient deck ventilation when these types of underlayments are installed. Specific and more detailed installation instructions can be found on product packaging and in the CertainTeed Shingle Applicator's Manual.

### Fastening (NailTrak):

**Low & Standard Slopes:** On low and standard slopes, four nails are required per shingle. There are three nail lines on NailTrak shingles. Position nails vertically between the upper and lower nailing-guide lines. It is acceptable to nail between either the middle and lower lines, or between the upper and middle lines. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. They are to be located 1" and 12" in from each side of the shingle (see instructions on product wraps). Nails are to be 11 or 12 gauge, corrosion-resistant roofing nails with 3/8" heads.

**Steep Slopes:** On slopes greater than 21" per foot, fasten each shingle with six nails and four spots of roofing cement placed under each shingle according to application instructions provided on the shingle package. Fasteners must penetrate the two-layer common bond area that is indicated by the middle and lower NailTrak lines, also illustrated on the shingle package.

**Application:** The recommended application method is the 'Five-Course, Diagonal Method' found on each bundle of shingles. In this method, shingle course offsets are 6" and 11". Instructions also may be obtained from CertainTeed. These shingles may be used for new construction or for reroofing over existing Metric-sized shingles.

**Flashing:** Use corrosion-resistant metal flashing.

**Hips and Ridges:** For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

#### MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

#### WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects. In addition, Landmark Premium (and AR), Landmark Premium/Architect 80, Landmark PRO (and AR), and Landmark (and AR) carry 10-years of SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at [www.certainteed.com](http://www.certainteed.com)).

#### FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: [www.certainteed.com](http://www.certainteed.com)

See us at our on-line specification writing tool, CertaSpec®, at [www.certainteed.com/certaspec](http://www.certainteed.com/certaspec).

**CertainTeed Roofing**  
20 Moores Road  
Malvern, PA 19355

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**CertainTeed**  
SAINT-GOBAIN

Your zip code appears to be 20903  
Enter a new zip code if this is incorrect

20903

Filter

# HARDIEPLANK® LAP SIDING

## About HardiePlank® Lap Siding

Sleek and strong, HardiePlank lap siding is not just our best-selling product – it's the most popular brand of siding in America. With a full spectrum of colors and textures, HardiePlank lap siding sets the standard in exterior cladding.

	Our HZ5 products are formulated to reduce moisture intrusion in regions with extreme seasonal temperature variations and year-round precipitation.	
 Resists damage from ice, snow and freezing temperatures	<b>30</b>	30-year limited, transferable warranty
 Maintains dimensional stability under challenging weather conditions		Noncombustible
 Complete exterior available in lap, shingle, panel, fascia, trim and soffit		

[See Product Install & Tech Docs](#)

### Available In:

#### Statement Collection™ Products

A collection of your market's most in-demand James Hardie® siding and trim products with ColorPlus® Technology, locally stocked and readily available.

#### Dream Collection™ Products

A collection of more than 700 ColorPlus® Technology finishes made to order in a wide array of James Hardie siding and trim styles and textures.

#### Primed for Paint

Prepped and ready for field painting. All products and sizes are available primed for paint.

### Available Textures

Select Cedarnill

Smooth

Need more color/size options for a customer?

+ See Dream Collection™ Colors/Sizes

**Primed for Paint**

**Size Options**

**Thickness** 0.312"  
**Weight** 2.40 lbs. per square foot  
**Length** 144"

Widths	6.25"	8.25"	7.25"
Exposures	5"	7"	6"
Pcs./Pallet	308	230	252

Widths	5.25"
Exposures	4"
Pcs./Pallet	360



HAVE QUESTIONS?

**Call 877-372-9663**

[SHOP FOR DOUGLAS FIR FLOORING NOW](#)

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### 3 1/8" CVG Douglas Fir Porch Decking

**Quick Overview**

In the world of porch decking, Douglas Fir is the premium choice for historic and/or craftsman homes. 3 1/8" is the standard choice for most new or fully replaced installations.



Double click on above image to view full picture

Extra images



[Email to a Friend](#)

Be the first to review this product

Availability: **In stock**

Select Your Length ↓

- 3 1/8" CVG Douglas Fir Porch Decking (Standard 3'-8' lengths)** \$8.25/SF

\$8.25/ Square Foot

Quantity:

**Check It Out! Our Great Prices Get Even Better**  
 Buy 100 Square Feet or more for **\$7.05** per Square Foot  
 Buy 250 Square Feet or more for **\$6.55** per Square Foot  
 Buy 500 Square Feet or more for **\$6.10** per Square Foot  
 Buy 2500 Square Feet or more for **\$5.95** per Square Foot

- Porch Decking 3 1/8" CVG Fir (Standard 3'-12' lengths)** \$8.25/SF
- Porch Decking 3 1/8" CVG Fir (Specified Tally)** \$8.95/SF

3 1/8" CVG Douglas Fir Porch Decking is available for purchase in increments of 25.

[ADD TO WISHLIST](#)

[ADD TO CART](#)

Availability: **In stock**

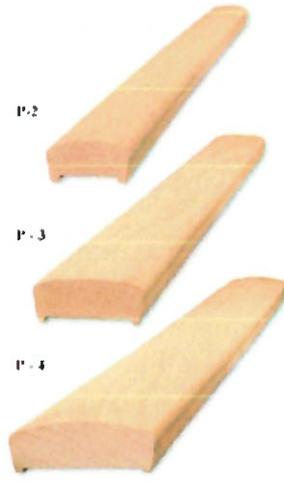
Product Description	Additional Information
Thickness	3/4"
Width	3 1/8"
Length	No
Product generally ships in	1 - 2 weeks
Kiln Dried	Kiln Dried for stability
Profile	Tongue-and-Groove with back relief (standard)
Product Makeup	100% Solid Wood.
Edge-detail	square edge
End-matched	No
Finish	Unfinished

Search

PRODUCT CATEGORIES

Home > Products > Rails > Rail Product Listings > Handrails > Wood Handrails

- Appliques
- AZEK® Brand PVC
- Balusters (Spindles)
- Baseboards
- Beadboard & V-Groove
- Blocks, Corner/Base/Etc
- Brackets
- Caps, Door & Window
- Casings, Door & Window
- Ceiling Medallions
- Columns
- Corbels
- Corner Guards (Beads)
- Cornices
- Crown Mouldings
- Deck Boards, Etc
- Entry & Window Systems
- Finials & Drops
- Gable Decorations
- Gallery Rails
- Handrails
- Headers
- Lamp Posts
- Mantels
- Mouldings
- Newel Posts
- Niches, Wall
- Panels/Medallions, Fretwork
- Pediments
- Pilasters
- Polyurethane Products
- Porches - START HERE!
- Porch Flooring
- Porch Posts
- Rails
- Roof Spires
- Running Trim
- Screen/Storm Doors
- Shingles, Cedar
- Shutters
- Signs
- Small Parts
- Spandrels
- Spindles (and Balusters)
- Stair Parts, Interior



[View Larger Image](#)

**Solid Wood Handrails**

# (caf)

[< Previous Page](#)

**P-2 Rail (# 201-135)**

2-1/2" wide x 1-1/4" tall with 1-3/4" wide bottom channel. For 1-5/8" (net) Balusters or 3/4" - 1-5/8" Balusters when installed with [SR2](#) or [BSR2](#) Sub-rail.

[Order Below](#) ↓

The Handrails on this page can also be ordered with Subrails and Sloped-top Bottom Rails as [Rail Sets](#).

**P-3 Rail (# 201-070)**

3-1/4" wide x 1-5/16" tall with 2-5/8" wide bottom channel. For 2-1/2" (net) Balusters or 3/4" - 2-1/2" Balusters when installed with [SR3](#) or [BSR3](#) Sub-rail.

**P-4 Rail (#201-072)**

4-3/8" wide x 1-1/2" tall with 3-5/8" wide bottom channel. For 3-1/2" (net) Balusters or 2-1/4" - 3-1/2" Baluster when installed with [SR4](#) or [BSR4](#) Sub-rail.

See the Vintage Woodworks [Balustrade Installation System](#).

[California Resident WARNING](#)

**Samples**

[Handrail Samples](#) are available.

**Read Before Ordering:**

1. [Important Product Details](#)
2. [Important Shipping Info](#)

**ORDER HERE** (Please select options to calculate Price)

Design:

Length of Each Piece:

Wood Type:

Quantity Based Pricing:

Shipping Info:

Price: (displays after selecting options)

Quantity: 1

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- Brackets
- Caps, Door & Window
- Casings, Door & Window
- Ceiling Medallions
- Columns
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- Corner Guards (Beads)
- Cornices
- Crown Mouldings
- Deck Boards, Etc
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- Porches - START HERE!
- Porch Flooring
- Porch Posts
- Rails
- Roof Spires
- Running Trim
- Screen/Storm Doors
- Shingles, Cedar
- Shutters
- Signs
- Small Parts

Home > Products > Porches - START HERE! > Porch Part Product Listings > Balusters (Spindles) > Baluster (Spindle) Product Listings > Plain Square Balusters



View In Use

### Plain Square Balusters

# vww

[< Previous Page](#)

Plain Square Balusters provide elegant simplicity. A must for Craftman style architecture, Plain Square Balusters work well with just about any style. Quantity discounts available.

Order Below ↓

To see PRICES please make a selection from the Material, Size & Length dropdown below.

SIZE	LENGTHS	MATERIAL
1-1/4"	18" 24" 28" 30" 32" 36"	<a href="#">AZEK® Cellular PVC</a>
1-7/16"	18" 24" 28" 30" 32" 36" 42" 48"	<a href="#">Cedar</a>
1-3/8"	18" 24" 28" 30" 32" 36" 42" 48"	<a href="#">KDAT Yellow Pine</a>
1-1/2"	18" 24" 28" 30" 32" 36"	<a href="#">AZEK® Cellular PVC</a>
1-5/8"	18" 24" 28" 30" 32" 36"	<a href="#">AZEK® Cellular PVC</a>
	18" 24" 28" 30" 32" 36"	<a href="#">Cypress</a>
1-3/4"	18" 24" 28" 30" 32" 36"	<a href="#">AZEK® Cellular PVC</a>
	18" 24" 28" 30" 32" 36"	<a href="#">Cypress</a>
2-1/4"	18" 24" 28" 30" 32" 36"	<a href="#">Cedar</a>

To see PRICES please make a selection from the Material, Size, & Length dropdown below.

Sizes listed above are actual, except lengths of Cedar Balusters are 1/4" shorter, as listed in Material, Size, and Length drop down below. Cedar and KDAT Balusters have eased (rounded) edges.

For exterior projects it's very important to install wood Balusters using [Sloped-top Bottom Rail](#). We can notch the bottoms of your Balusters to perfectly fit this Rail. PVC Balusters do not require Sloped-top Bottom Rail for drainage *providing* you also use PVC Bottom Rail. However, your Balustrade will look the most authentic with a Sloped-top Bottom Rail.

Please also see [Exterior Baluster Height Calculator](#), [Turned Cedar](#), [Turned Hemlock](#), [Turned Polyurethane](#), and [Sawn](#) Balusters. Additional Plain Square and Turned Balusters are available at [Interior Stair Parts](#).

#### California Resident WARNING

#### Quantity Based Pricing

Price is *per Baluster*, based on TOTAL quantity of Balusters in any *one* material/size/length combination. [See explanation and examples](#).

#### IMPORTANT! Read before ordering.

1. Some orders may require additional shipping charges. If so, we will advise before finalizing your order.

2. [Baluster Information](#) (Size Matching Chart, Height Calculator, Qty Needed, Spacing, Installation, etc.)

#### ORDER HERE (Please select options to calculate Price)

Material, Size, and Length:

Quantity Based Pricing:

Bottom Notching:

Search

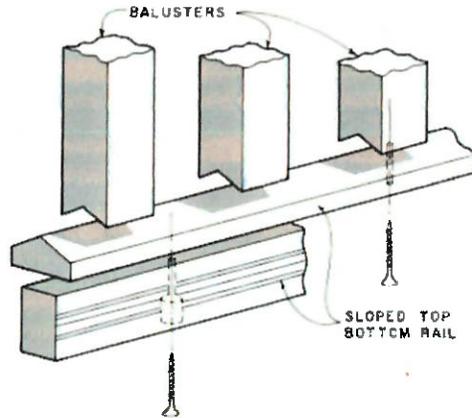
PRODUCT CATEGORIES

Home > Products > Rails > Rail Product Listings > Bottom Rails > Sloped-top Bottom Rail

- Appliques
- AZEK® Brand PVC
- Balusters (Spindles)
- Baseboards
- Beadboard & V-Groove
- Blocks, Corner/Base/Etc
- Brackets
- Caps, Door & Window
- Casings, Door & Window
- Ceiling Medallions
- Columns
- Corbels
- Corner Guards (Beads)
- Cornices
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- Porches - START HERE!
- Porch Flooring
- Porch Posts
- Rails
- Roof Spires
- Running Trim
- Screen/Storm Doors
- Shingles, Cedar
- Shutters
- Signs
- Small Parts

### Sloped-top Bottom Rail # (caf)

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**Traditional. Professional. Effective.** For exterior use, the design of your bottom railing is critical! Normal flat-topped bottom railing ([interior shoe railing](#)) will NOT shed water properly. Worse, shoe rails with a channel to receive [Balusters](#) actually trap water! Also, interior styles appear very lightweight when used outside.

**Order Below** ↓

Sloped-top Bottom Rail can also be ordered with P-series Handrails and Subrails as [Rail Sets](#) and Top or Bottom pieces can be ordered separately at the *Size* dropdown below.

Our Sloped-top Bottom Rail solves water drainage problems! Two interlocking pieces (shown) provide easy installation, hidden hardware, and substantial, traditional styling! Just screw top piece of Railing into bottom of notched Balusters. (Baluster [notching](#) available as a pop-down on each Exterior

Baluster page.) Then, using our pre-drilled holes, screw bottom piece of Railing into place, as shown. This two-piece format also permits easy [pinstripe painting](#).

[Kickspace Blocks](#) are used to support longer Balustrade sections at an appropriate height above the porch floor. Use one Kickspace Block evenly spaced under every 4 or 5 feet of Bottom Rail.

**Note:** We are currently unable to obtain Western Red Cedar at reasonable prices in the quality and lengths we require for Rails. We suggest you consider [Cypress](#) or [AZEK® Brand Cellular PVC](#) (synthetic wood) if you want to upgrade from [Poplar](#) for exterior use.

Available in two sizes:

**Regular**

- Measures 3-5/8" high x 2-5/8" wide OVERALL installed
- . Sloped top piece is 2-5/8" wide x 1-1/4" tall with 1/8" deep bottom channel to accept bottom piece
- . Bottom piece is 1-1/4" wide x 2-1/2" tall
- Fits 3/4" to 2-1/2" (net width) notched Balusters

**Large**

- Measures 4-3/8" high (4-1/8" in PVC) x 4" wide OVERALL installed.
- . Sloped top piece is 4" wide x 1-1/2" tall (1-1/4" tall in PVC) with 1/8" deep bottom channel to accept bottom piece
- . Bottom piece is 3" wide x 3" tall
- Fits notched Balusters up to 3-1/2" (net width)
- Adds 3-3/4" to overall installed height when used with 3-1/2" Balusters
- For Balusters smaller than 3-1/2" please request special notching to fit this size Bottom Rail

[California Resident WARNING](#)

**Samples**

[Bottom Rail Samples](#) are available.

1. [Important Product Details](#)
2. [Important Shipping Info - Read Before Ordering.](#)

**ORDER HERE** (Please select options to calculate Price)

Size:

Length of Each Piece:

Material:

Quantity Based Pricing:

Shipping Info:



This guide contains procedures for common user serviceable repair tasks found on wood casement and awning windows. If a condition arises that is not covered in this guide, please contact us for professional help. This product guide covers our current JELD-WEN Custom, EpicVue™, Sitrine®, W-2500, W-3500 and W-4500 windows as well as our historical products with the following names: Sitrine EX, Tradition Plus, Pozzi, Caradco, Wenco and Norco. For help identifying your window model, refer to your product purchase paperwork or call us for additional help.

Do-It-Yourself

Technician



## INTRODUCTION

Standard casement windows consist of one sash that opens and closes like a door. Other options include multiple sashes such as a French Casement or fixed sash mullered to an operating sash and the Tilt & Turn which opens inward instead of outward and has no operator. The Tilt & Turn, besides opening like a door, also functions like a hopper window with the top of the sash tilting inward. An insect screen is mounted on the exterior side of operating tilt and turn sashes and the interior of standard casements. Awning windows open from the bottom and hinge at the top. An insect screen is mounted on the interior side of operating sashes.

### Contact Us

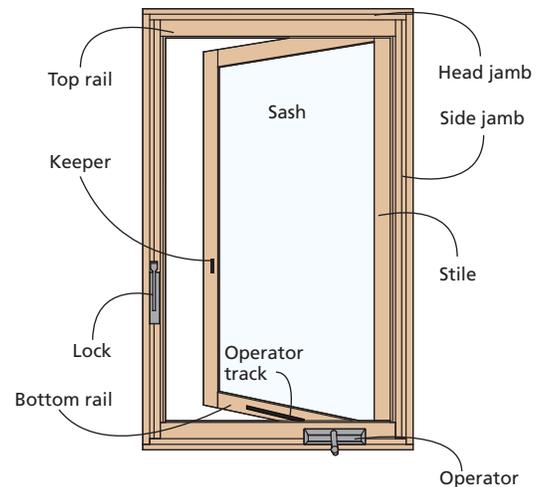
For questions, feel free to contact us by phone or email:

- Phone: 1-(800)-JELD-WEN/1-(800)-535-3936
- Email: customerserviceagents@jeld-wen.com

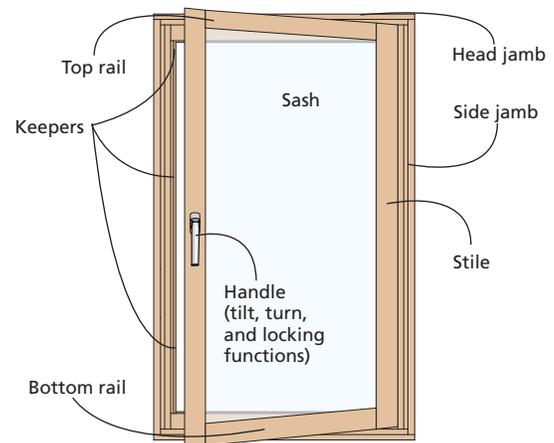
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### Casement Window Anatomy



### Tilt & Turn Casement Window Anatomy



The repair tasks offered herein can be accomplished by a homeowner with some mechanical aptitude. If you are unsure, it is recommended that you hire a trained service provider such as a competent and licensed construction contractor or building professional. JELD-WEN disclaims any and all liability associated with the use and/or provision of these instructions. 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.

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WOOD

# Pella® Architect Series® Reserve™

\$\$\$\$-\$\$\$\$\$



Pella Architect Series Reserve double-hung window

## FEATURES

Historically-accurate wood products with detailed craftsmanship  
 Exceptional durability with extruded aluminum cladding  
 Virtually endless customization with shapes, sizes and colors

## WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

## PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



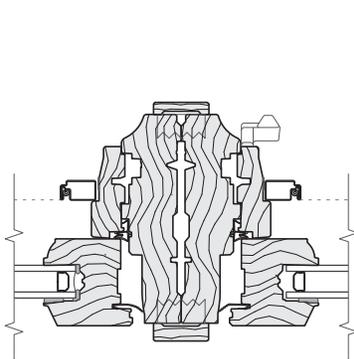
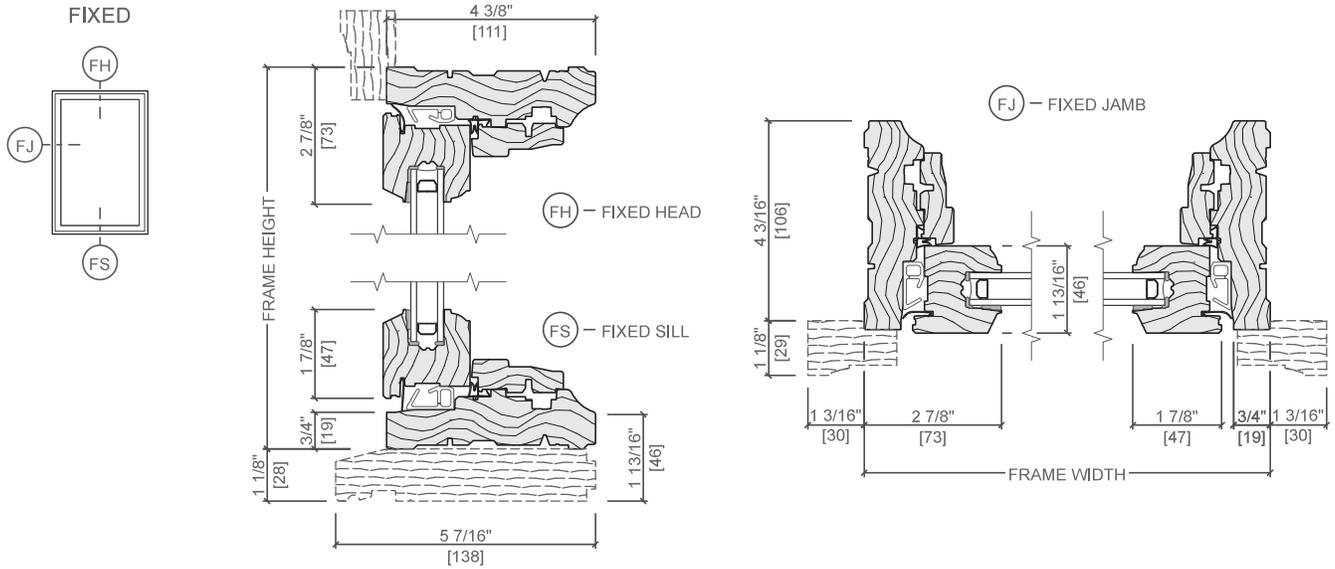
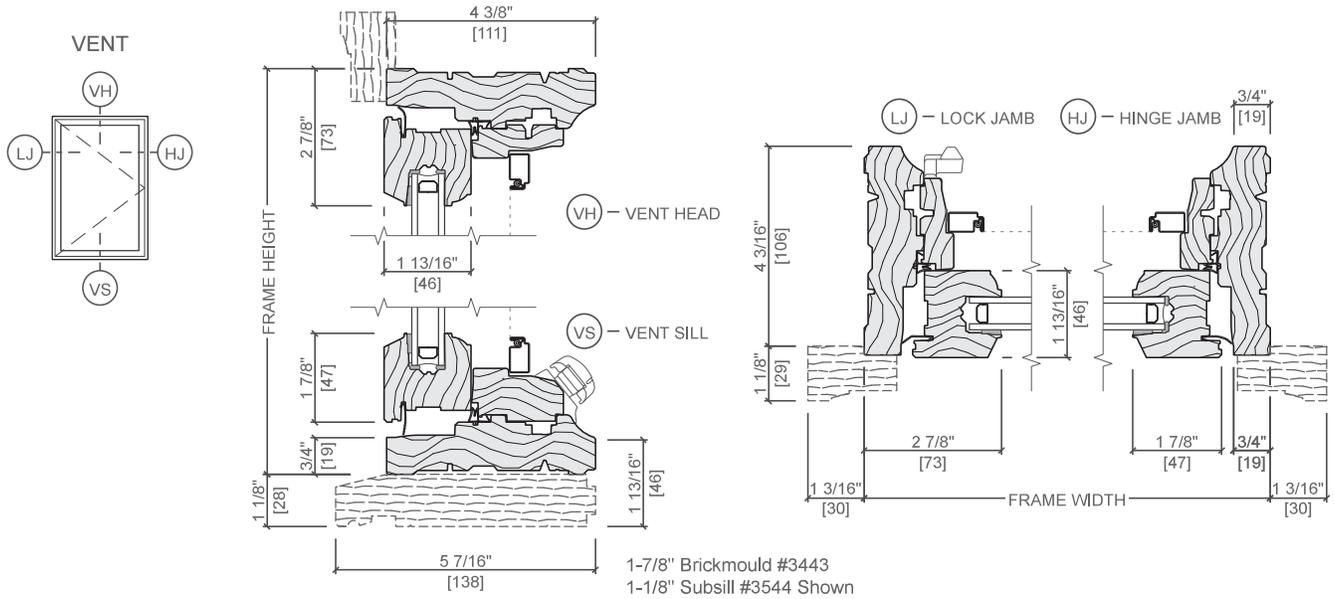
MULTI-SLIDE



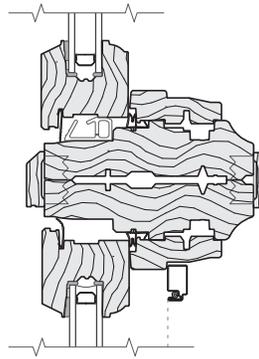


# Architect Series® Traditional Casement Window

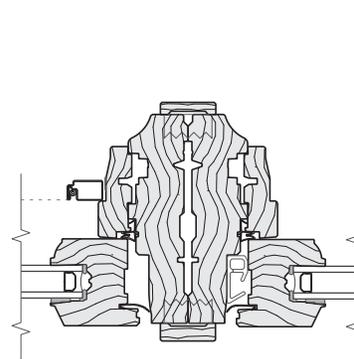
Unit Sections - Wood Exterior, Putty Glaze Exterior Profile



VERTICAL JOINING MULLION  
VENT / VENT



HORIZONTAL JOINING MULLION  
FIXED / VENT



VERTICAL JOINING MULLION  
VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.



SECTION 08 14 74.00  
WOOD EXTERIOR DOORS  
JELD-WEN® IWP® Wood Exterior Craftsman Doors

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Wood Exterior Doors, Transoms and Sidelites
- B. Prehung Systems
- C. Glazing

1.2 SUBMITTALS

- A. Submit under provisions of Section 0 13 00.
- B. Product Data: Submit door manufacturer current product literature, including installation instruction.
- C. Samples: Provide finish samples for all products.
- D. Quality Assurance Submittals
  - 1. Design Data: Provide manufacturer test report numbers indicating product compliance with indicated requirements.
  - 2. Manufacturer Instructions: Provide manufacturer's written installation instructions.
- E. Closeout Submittals: Refer to Section 01 78 00.

1.3 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.
- B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

1.4 WARRANTY

- A. Manufacturer standard warranty indicating that doors will be free from material and workmanship defects from date of manufacture for the time periods indicated below:
  - 1. Owner-Occupied Single Family Residence and Commercial Limited Warranty
    - a. Door Slab: 5 years
    - b. Door Frames: 1 year.
    - c. Factory Prefinish: 1 year.
    - d. All other products, components, prefinishes and options as listed above: Coverage is the same as owner-occupied single family residences as listed above.
    - e. Insignia Door System: 5 Years.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Acceptable Manufacturer: JELD-WEN, Inc.; 2645 Silver Crescent Drive, Charlotte, NC 28273; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: [mailto:architectural\\_inquiries@jeld-wen.com](mailto:architectural_inquiries@jeld-wen.com); Web: <http://www.jeld-wen.com>.
- B. Basis of Design: Doors are based on the JELD-WEN®'s Wood Exterior Doors.

2.2 WOOD PATIO DOORS, TRANSOMS AND SIDELITES

- A. Thickness: **[1-3/4 inch] [2-1/4 inch]**.
- B. Door Style: Paneled and glass.
- C. Shape: Flat Top.
- D. Panel Profile: 5/8 inch (15.87 mm) Flat Panel.
- E. Panel Mouldings: **[As selected by Architect] [300 Moulding]** (Available only on models 382, 383, 385, 387 and 389) **[Shaker Stop Moulding]** (Available only on models 381, 386 and 1381).
- F. Transom Shape: **[As selected by Architect] [Rectangle] [Compound Radius] [Half-Round]**.
- G. Wood Species and Finish
  - 1. Alder wood: **[As selected by Architect] [Chappo finish] [Cherry finish] [Chestnut finish] [Clear finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Pebble Grey Mist finish] [Russet finish] [Wheat finish] [White Wash finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed finish] [Unfinished] [Split Finish]**.
  - 2. Knotty Alder wood: **[As selected by Architect] [Chappo finish] [Cherry finish] [Chestnut finish] [Clear finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Pebble Grey Mist finish] [Russet finish] [Wheat finish] [White Wash finish] [Unfinished] [Split Finish]**.
  - 3. Cherry wood: **[As selected by Architect] [Chappo finish] [Cherry finish] [Chestnut finish] [Clear finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Pebble Grey Mist finish] [Russet finish] [Wheat finish] [White Wash finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Unfinished] [Split Finish]**.
  - 4. Genuine Mahogany wood: **[As selected by Architect] [Chappo finish] [Cherry finish] [Chestnut finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Russet finish] [Wheat Finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed] [Unfinished] [Split Finish]**.
  - 5. African Mahogany wood: **[As selected by Architect] [Chappo finish] [Cherry finish] [Chestnut finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Russet finish] [Wheat Finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed] [Unfinished] [Split Finish]**.
  - 6. Red Oak wood: **[As selected by Architect] [Chappo finish] [Cherry finish] [Chestnut finish] [Clear finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Pebble Grey Mist finish] [Russet finish] [Wheat finish] [White Wash finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed] [Unfinished] [Split Finish]**.
  - 7. Walnut wood: **[As selected by Architect] [Chappo finish] [Clear finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed] [Unfinished] [Split Finish]**.
  - 8. Knotty Walnut wood: **[As selected by Architect] [Chappo finish] [Clear finish] [Unfinished] [Split Finish]**.
  - 9. Red Grandis: **[As selected by Architect] [Chappo finish] [Cherry finish] [Clear finish] [Chestnut finish] [Dark Cherry finish] [Ebony finish] [Gunstock finish] [Merlot finish] [Russet finish] [Wheat Finish] [Eggshell paint] [Ivory paint] [Swiss Coffee paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed] [Unfinished] [Split Finish]**.
  - 10. Paint Surface: **[As selected by Architect] [Ivory paint] [Swiss Coffee paint] [Eggshell paint] [Khaki paint] [Forest paint] [Cobalt paint] [Primed] [Split Finish]**.
  - 11. Antiquing: **[No Antiquing] [Antique] [Blackened Antique]**.

12. Texture: **[None (Standard)] [Hammered] [Wire Brushed] [Distressed and Hewn] [Distressed] [Light Distressing] [Medium Distressing] [Heavy Distressing] [Handhewn] [Worm Holes].**
  13. Sheen: **[High Gloss (Standard)] [Low Glass].**
- H. Hardware: None. Prep door for owner supplied hinge and lockset.
- I. Hardware
1. Locks: **[Tubular/Cylinder (Standard)] [Mortise] [Multi-Point] [Multi-Point (Mechanism Only)] [Keyless Tubular] [Deadbolt only with Roller Catch] [Pull Handle with Deadbolt and Roller Catch] [Lock Prep Only].**
  2. Handle Set: **[Sandcast Remington Cody (Tubular/Cylinder)] [Sandcast Greeley Montrose (Tubular/Cylinder)] [Sandcast Rectangular Monolithic Durango (Tubular/Cylinder)] [Sandcast Rectangular Full-length Cimarron (Tubular/Cylinder)] [Cast Cheyenne Cody (Mortise)] [Cast Topeka Montrose (Mortise)] [Cast Rectangular Monolithic Durango (Mortise)] [Cast Rectangular Full Cimarron (Mortise)] [Cast Arched Durango (Multi-Point)] [Cast Rectangular Cimarron (Multi-Point)] [Sandcast Teton (Keyless Tubular)] [48 inch Vertical Pull-Flat Top (Pull Handle with Deadbolt and Roller Catch)] [72 inch Vertical Pull-Flat Top (Pull Handle with Deadbolt and Roller Catch)] [48 inch Vertical Pull-Round Top (Pull Handle with Deadbolt and Roller Catch)] [72 inch Vertical Pull-Round Top (Pull Handle with Deadbolt and Roller Catch)].**
  3. Handle Set Finish: **[As selected by Architect] [As selected from Manufacturer's Standard Offering].**
  4. Deadbolt: **[Round Emtek (Deadbolt Only with Roller Catch)] [Square Emtek (Deadbolt only with Roller Catch)] [Round Emtek (Pull Handle with Deadbolt and Roller Catch)] [Square Emtek (Pull Handle with Deadbolt and Roller Catch)].**
  5. Lockset Prep Option: **[Lockset Prep Option: [BS:2-3/8(2-1/8) cylinder (Standard)] [BS:2-3/4(2-1/8) cylinder] [BS:2-3/4 Baldwin Mortise Pocket] [BS:2-3/4 Emtek Mortise Pocket] [BS:2-1/2 Baldwin Mortise Pocket] [BS:2-1/2 Emtek Mortise Pocket] [Custom Mortise Pocket (Template required)] [Custom Cylinder Prep (Template required)] [Custom 3-PT Prep (Template required)].**
- J. Dutch Door option (Available only on models 381, 383, 385, 386, 387, 389 and 1381): **[As selected by Architect].**
- K. Door prep options: **[As selected by Architect] [Standard Layout (Standard)] [Prep For Peep Hole].**
- L. Craftsman shelf for Door: **[As selected by Architect] [Craftsman Shelf Exterior Side Only] [Craftsman Shelf Interior Side Only] [Craftsman Shelf 2 Sides] [None].**
- M. Craftsman shelf for Sidelites (Not available for models 1381, 383, 385 and 387): **[Craftsman Shelf 1 Side] [Craftsman Shelf 2 Sides] [None].**
- N. Estate Shelves for Sidelites (Available on model 1381): **[Estate Shelf 1 Side] [Estate Shelf 2 Side].**

## 2.3 PREHUNG HARDWOOD SYSTEMS

- A. Profile:
1. System 01, Single: [Flat Top Door] [Radius Door] [Segment Door].
  2. System 02, Double: [Flat Top Door] [Radius Door] [Segment Door].
  3. System 03, One Door, One Sidelite: [Flat Top Door] [Radius Door] [Segment Door].
  4. System 04, One Door, Two Sidelites: [Flat Top Door] [Radius Door] [Segment Door].
  5. System 05, Two Doors, Two Sidelites: [Flat Top Door] [Radius Door] [Segment Door].
  6. System 06, Door with Wraparound Sidelites and Transom System: [Radius Door] [Segment Door].

- B. Custom Prehung Options: **[As selected by Architect] [Out-Swinging] [Commercial with ADA-Approved Sill] [Custom Size Jambs] [Special Mull Post and Pockets] [Oversized] [Direct-set Sidelite Frames].**
- C. Jamb
  - 1. Width: **[As selected by Architect] [4-9/16 inch (Standard)] [5-1/4 inch] [6-9/16 inch] [7-1/4 inch] [7-1/2 inch].**
  - 2. Profile: **[As selected by Architect] [Standard (Standard)] [Rabbeted Jamb] [Kerf For Bullnose (2 Sides)] [Kerf For Bullnose Interior] [Kerf For Bullnose Exterior].**
- D. Trim Options:
  - 1. Exterior Casing: **[As selected by Architect] [#20 Brickmold (Standard)] [#20 Brickmold w/ Stucco Key] [#13] [#14] [#15] [#16] [#17] [#21] [#22] [#22 w/ Stucco Key] [#23] [#24] [#25] [S4S Flat Casing up to 1-1/4 inch (31.7 mm) x 5] [None].**
  - 2. Interior Casing: **[As selected by Architect] [#13 Colonial (Standard)] [#14 Colonial] [#15 Fluted] [#16 Streamlined] [#17] [#21] [#23] [#24] [#25] [S4S Flat Casing up to 1-1/4 inch (31.7 mm) x 5] [None].**
- E. Hinges:
  - 1. Solid brass concealed-bearing.
    - a. Size: **[4.5 by 4.5 square] [5 by 5 square] [6 by 6 square].**
    - b. Finish: **[As selected by Architect] [Bronze] [Brass] [Satin Nickel] [Chrome] [Black] [Stainless Steel].**
  - 2. Hinge Prep Only.
    - a. Size: **[4 X 4 Radius 1/4 inch] [4-1/2 X 4-1/2 Rad 1/4 inch].**
  - 3. None.
  - 4. Decorative Tips: **[As selected by Architect] [Ball] [Urn] [Steeple] [None].**
- F. Sills: **[As selected by Architect] [Adjustable Sill, Aluminum with [Chrome] [Brass] [Bronze] finish] [Bronze ADA Sill] [Mill Finish ADA Sill] [Wood, Solid Red Oak] [Wood, Solid Genuine Mahogany] [No Sill].**
- G. Astragal: **[As selected by Architect] [C26 Ext. Kerfed-Installed] [C26 Ext. Kerfed-Not Installed] [C26 Ext. Non-Kerfed-Installed] [None].**
- H. Inactive Door Options: **[Dummy Trim Kit Included (Standard)] [None].**
- I. Inactive Door Bolts: **[Flushbolts] [Machine Only Flushbolts] [Prep For 557 Manual Flush Bolts] [None].**
  - 1. Finish: **[Oil-Rubbed Bronze] [Polished Chrome] [Satin Nickel] [Brass].**

## 2.4 GLAZING

- A. Door Glazing
  - 1. Insulated.
    - a. Door Glazing: **[As selected by Architect] [Clear Safety (Standard)] [Grey Safety] [Clear Beveled] [Grey Beveled] [Glue Chip] [Low-E 272] [Low-E 366] [Rain] [Reed] [Ripple] [Seedy] [Frosted] [Gotta] [Waterglass].**
  - 2. Single Glazed (1/4" Glass).
    - a. Door Glazing: **[As selected by Architect] [Clear Safety (Standard)] [Grey Safety] [Clear Beveled] [Grey Beveled] [Glue Chip] [Rain] [Reed] [Ripple] [Seedy] [Gotta] [Waterglass].**
  - 3. Open for Glass.
  - 4. Decorative Glass.
    - a. Door Glazing: **[N Glass (Available only for model 383)] [P Glass (Available only for models 385 and 389)] [X Glass (Available only for model 385)] [Z Glass (Available only for model 387)].**
      - 1) Caming Options: **[Brass Triple Glazed] [Dark Patina Triple Glazed] [Polished Zinc Triple Glazed] [Triple glazed (Glue Chip Privacy)]**

[Dark Patina Triple Glazed (Glue Chip Privacy)] [Polished Zinc Triple Glazed (Glue Chip Privacy)] [Brass Triple Glazed (Rain Privacy)] [Dark Patina Triple Glazed (Rain Privacy)] [Polished Zinc Triple Glazed (Rain Privacy)] [Brass Triple Glazed (Frosted Privacy)] [Dark Patina Triple Glazed (Frosted Privacy)] [Polished Zinc Triple Glazed (Frosted Privacy)] [Brass Triple Glazed (Reed Privacy)] [Dark Patina Triple Glazed (Reed Privacy) (Not available for Z Glass on model 387)] [Polished Zinc Triple Glazed (Reed Privacy)] [Brass Triple Glazed (Low-E 272)] [Dark Patina Triple Glazed (Low-E 272)] [Polished Zinc Triple Glazed (Low-E 272)].

B. Sidelite Glazing

1. Insulated:

- a. Sidelite Glazing: [As selected by Architect] [Clear Safety (Standard)] [Grey Safety (Not available on model 1381 sidelite)] [Clear Beveled] [Glue Chip] [Low-E 272] [Low-E 366] [Rain] [Reed] [Ripple (Not available on model 383 and 387 sidelites)] [Seedy] [Frosted] [Gotta] [Waterglass].
- b. Decorative Glass: [N Glass (Available only for model 383)] [X Glass (Available only for model 385)] [Z Glass (Available only for model 387)].
  - 1) Caming Options: [Brass Triple Glazed] [Dark Patina Triple Glazed] [Polished Zinc Triple Glazed] [Triple glazed (Glue Chip Privacy)] [Dark Patina Triple Glazed (Glue Chip Privacy)] [Polished Zinc Triple Glazed (Glue Chip Privacy)] [Brass Triple Glazed (Rain Privacy)] [Dark Patina Triple Glazed (Rain Privacy)] [Polished Zinc Triple Glazed (Rain Privacy)] [Brass Triple Glazed (Frosted Privacy)] [Dark Patina Triple Glazed (Frosted Privacy)] [Polished Zinc Triple Glazed (Frosted Privacy)] [Brass Triple Glazed (Reed Privacy)] [Dark Patina Triple Glazed (Reed Privacy)] [Polished Zinc Triple Glazed (Reed Privacy)] [Dark Patina Triple Glazed (Low-E 272)].

2.5 CONSTRUCTION ACCESSORIES

- A. Flashing: Refer to Section 04 20 00 Unit Masonry.
- B. Flashing: Refer to Section 07 60 00 Flashing and Sheet Metal.
- C. Sealants: OSI Sealants by Henkel Corporation.
- D. Sealants: Refer to Section 07 92 00 - Joint Sealants.
- E. Sealants: Manufacturer recommended sealants to maintain watertight conditions.

2.6 FINISHES

- A. Prefinishing: Permalane prefinishing system uses layers of specially formulated grain filler and UV-protective stain coats which are encapsulated in a final protective top coat.

PART 3 EXECUTION

3.1 GENERAL

- A. Install doors in accordance with manufacturer's installation guidelines and recommendations.

3.2 EXAMINATION

- A. Inspect door prior to installation.
- B. Inspect rough opening for compliance with door manufacturer recommendations. Verify rough opening conditions are within recommended tolerances.

3.3 PREPARATION

- A. Form and install sheet metal sill pan in accordance with manufacturer's recommendations.

- B. Prepare doors and assemble components for installation in accordance with manufacturer's recommendations.

### 3.4 INSTALLATION

- A. Insert jamb into rough opening, inspect for good fit, mark location of sill and remove unit.
- B. Insert sidelite into jamb.
  - 1. Inspect for good fit then remove.
  - 2. Weatherproof sidelites in accordance with manufacturer's recommendations.
  - 3. Insert sidelites back into jamb and tighten jamb to sidelite.
  - 4. Anchor jamb leg to sidelite through back of rabbeted portion of jamb.
  - 5. Anchor hinge side mull post to sidelite through hinge.
  - 6. Anchor strike side mull post to sidelite under lock location.
  - 7. Anchor top of mull post to sidelite through rabbeted face of jamb.
  - 8. Anchor bottom of mull post to sidelite through rabbeted portion of mull post.
- C. Prepare door and jamb for installation.
  - 1. Apply flashing support to backside of sides and head of brickmold.
  - 2. Apply flashing to corners, backside of frame and brickmold in accordance with manufacturer's recommendations.
  - 3. Install jamb over caulk at marked sill location. Check sill for level.
- D. Install jamb assembly.
  - 1. Shim jambs straight. Inspect jamb for square, level and plumb.
  - 2. Fasten jamb to studs.
  - 3. Structurally secure sill.
  - 4. Apply sealant to interior side of jamb between outside of jamb and stud to seal gaps.
  - 5. Install hardware.
  - 6. Install interior and exterior trim.
  - 7. Set all nails below surface and fill holes with wood matched putty stick.
  - 8. Install weatherstrip wedges.
- E. Install transom.
  - 1. Apply caulk on top of door head jamb.
  - 2. Set transom jamb on door head jamb and fasten.
  - 3. Shim transom straight. Inspect transom for square, level and plumb.
  - 4. Fasten transom to studs.
  - 5. Insert transom sash. Inspect for good fit then remove.
  - 6. Apply caulk along inside corner of transom jamb.
  - 7. Install transom sash and secure to jamb.
  - 8. Install interior and exterior trim.
  - 9. Set all nails below surface and fill holes with wood matched putty stick.
- F. Weatherproofing: Apply in accordance with manufacturer's recommendations.

### 3.5 PROTECTION

- A. Protect installed doors from damage.

END OF SECTION