MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7312 Carroll Avenue, Takoma Park	**Meeting Date:**	3/26/2025
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	3/19/2025
		Public Notice:	3/12/2025
Applicant:	Richardson School of Music (Maria Wright, Architect)		
		Tax Credit:	Partial
Review:	HAWP	**Staff:**	Devon Murtha
Permit Number:	1107109		

Proposal: Partial demolition and window replacement, door replacement, gutter installation, and other alterations, and retroactive window replacement on facade.

STAFF RECOMMENDATION
Staff recommends the HPC **approve with five (5) conditions** the HAWP application with final approval delegated to staff:

1. The applicant will submit a complete window survey to confirm the following:
    a. That the historic wood windows are not salvageable
    b. The dimensions of the existing windows, specifically the muntin profile
    c. The inset depth of the jamb

2. Original wood windows in good condition will not be permitted to be removed. If windows are found in good condition, they must be retained in their location or reinstalled on the façade.

3. This approval does not extend to any work on the façade. The existing vinyl windows on the façade may not be replaced in-kind with new vinyl windows, and any new replacement must return to the HPC for a HAWP.

4. The gutters and downspouts must be painted a neutral color.

5. The applicant must submit mortar specifications and a brick sample to demonstrate compatibility with the adjacent wall for the proposed window infill on the rear elevation.

Figure 1: The subject property at 7312 Carroll Avenue is annotated with the yellow star. The Takoma Park Historic District boundaries are marked in red.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing Resource within the Takoma Park Historic District
STYLE:	Colonial Revival
DATE:	c. 1920s-1940s

The subject property is a two-story, brick commerical building, executed in the Colonial Revival style. It is located in the Takoma Park Historic District, within a commerical node referred to as Takoma Junction. The building faces east onto Carroll Avenue and abuts a one-story commencial building to the south. There is a private alleyway to the north and a private paved parking area to the west. Like many of the buildings in Takoma Junction, the building's façade is significantly more articulated than the secondary elevations. The facade features a projecting plate-glass storefront, separate entrances for the first and second floors, glass transoms, a cornice and a decorative band between the first and second stories. The second story features three window openings that hold replacement 6/1 vinyl sash windows. The right/north elevation faces onto the private alleyway, and features eleven (11) window openings that hold a combination of contemporary vinyl and historic wood windows. The existing wood windows are in poor condition and are concentrated to the back of the elevation. The rear elevation of the building is currently enclosed by a two-story frame addition in poor condition. It is not at all visible from the public right-of-way.

Staff was not able to locate a HAWP for much of the work done to the building. According to the applicant, all three windows on the façade were replaced with 6/1 vinyl sash windows at least fifteen years ago. Five windows on the north elevation were also replaced with vinyl at an unknown time. These are a mix of 6/1 and 1/1 windows.

Figure 2: Real estate listing photo of subject property (c. 2015

Figure 3: View of right/north elevation (left) and rear/west (right) of subject property (Montgomery County Planning Staff, 2025).

Figure 4: Photo of the subject property on the left (Montgomery County Planning, No Date).

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consults several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. The design review should emphasize the importance of the resource

to the overall streetscape and compatibility with the 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. As stated above, the design review emphases will be restricted to changes that are at all visible from the right-of-way, irrespective of landscaping or vegetation.

Specifically, some of the factors to be considered in reviewing HAWPs on Contributing Resources:

> All exterior alterations, including those to architectural features and details, should be generally 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;
>
> Original size and shape of window and door openings should be maintained, where feasible, preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
>
> 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 at all 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.

In reviewing this particular case, Staff also looked to ***Appendix B*** of the Takoma Park Historic District Design Guidelines, which offers supplemental guidance on buildings within the Takoma Junction Historic District (Ordinance No. 2592). Regarding windows on historic commercial resources, the Appendix offers the following relevant guideline:

> (1) All of the windows in a single facade shall be of matching design. All window openings shall have the same height and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom, or sides is not permitted.
>
> (2) All windows shall have good frames, sash and mullions or appearance of the same. Vinyl-clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color. All replacement windows shall be double glazed.
>
> (c) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced. All broken and missing windows shall be glazed. All exposed wood shall be painted or stained.
>
> (d) Ornamental window grilles and balconettes of iron or similar materials may be incorporated as a decorative or security device.
>
> (e) The lintels over windows shall be preserved or restored. Rotten wood lintels shall be replaced. Brick archwork and stone lintels shall be restored.

(f) Windowsills shall be preserved, replaced, or restored to match the original design of the building, as closely as possible.

(g) Boarding up or filling in windows on the front facade shall not be permitted. Reflective materials to cover glazing shall not be permitted.

(h) Windows facing alleys, yards, or side streets shall be kept properly repaired or, with the Fire Department's approval, may be closed with materials and a design that matches or is compatible with the material design and finish of the adjacent wall. Plywood will not be allowed as an infill material.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

(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 ensure 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;

(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.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

PROPOSAL

The applicant is seeking approval to make alterations to the right/north and rear/west elevations of the subject property and is seeking retroactive approval for the windows on the façade. All items in the application include the following:

- Replace all eleven (11) vinyl and wood sash windows along the right/north elevation with double-hung aluminum-clad wood sash windows.
- Remove the non-original rear addition.
- Replace the existing wood door on rear elevation with a new glass door.
- Infill two second-story openings with brick on the rear elevation.
- Install a new metal aluminum gutter and downspout along the roofline of the subject property.
- Retroactive approval for the vinyl-window replacements that were installed by a prior owner.

The work described in this proposal received a grant from the Maryland Department of Housing and Community Development, in concurrence with the Maryland Historical Trust, who reviewed the application for against the *Standards* and found it to be overall appropriate, with the condition that the applicant does not paint the exterior brick elevations.

Window replacement

Of the eleven (11) windows on the right elevation, six (6) are historic wood sash windows and five (5) are vinyl. The existing wood windows are in poor condition, based on Staff's observation from a site visit and photos submitted by the applicant. Notably, the applicant has not submitted a complete window survey showing the dimensions of the existing windows and their specific conditions. Three of the windows are boarded up from the inside and are inaccessible.

The applicant is proposing to replace all eleven (11) windows on this elevation with double-hung aluminum-clad wood windows in the existing window openings. The applicant is proposing to install 6/1 Pella Reserve Traditional Windows with simulated divided lights to closely match the appearance of the original wood windows. The proposed aluminum-clad brickmold will closely match the existing profile of the historic brickmold. The proposed windows jambs will be inset to replicate the depth of the historic wood windows.

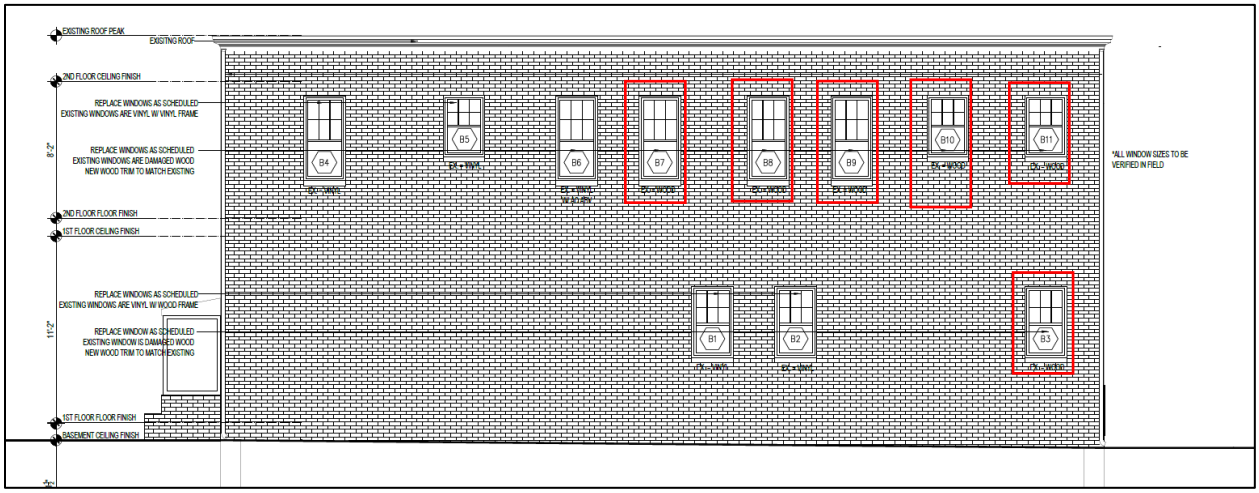


Figure 5: North elevation of subject property (Applicant, 2025). The existing wood windows are annotated with red boxes.

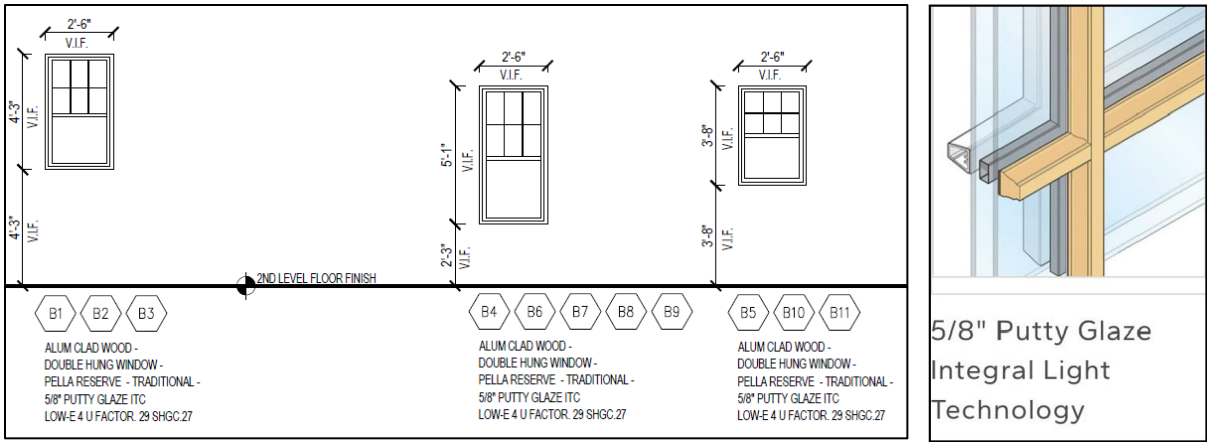


Figure 6: New aluminum clad window schedule (left) and grill specification (right).

Rear Elevation Alterations

The applicant is proposing to remove the existing non-original rear addition. Staff was not able to pinpoint the exact date of construction. A frame structure is not noted in the 1935 Klinge Atlas (*Figure 7*), but is noted as an alteration in the 1927-1963 Sanborn Map (*Figure 8*), indicating that it was constructed sometime between 1931-1963.

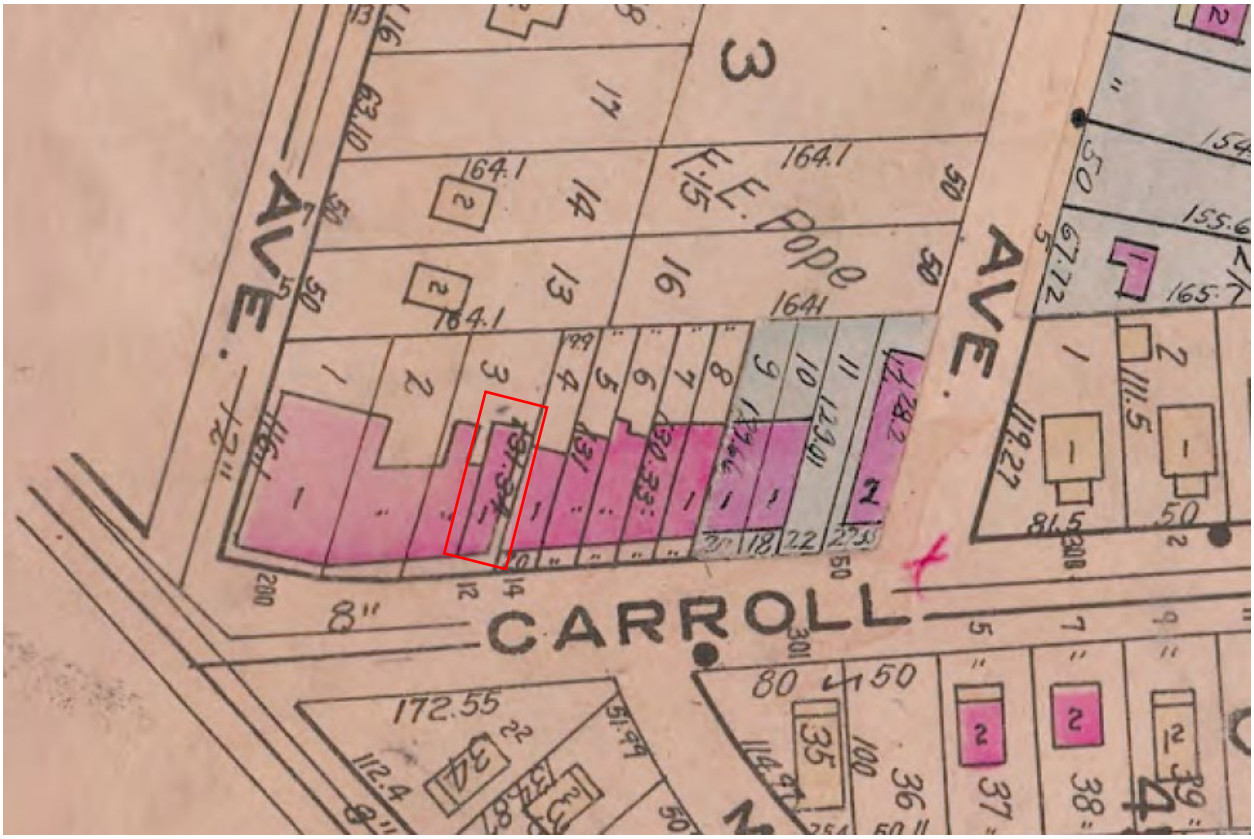


Figure 7: Klinge Property Atlas of Montgomery County, Plate 33 (1931). The subject property is annotated in red.

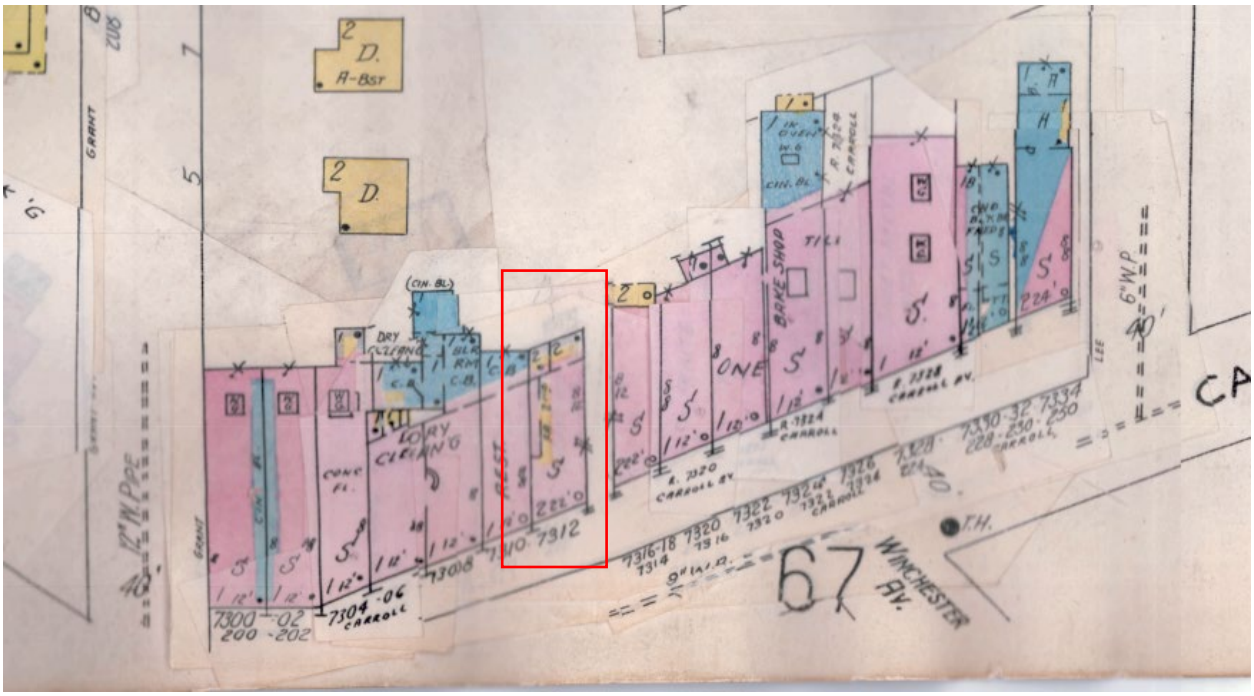


Figure 8: Sanborn Fire Insurance Map for Takoma Park, Plate 60 (1927-1963). The subject property is annotated in red.

The applicant worked with a structural engineer's to confirm that the frame addition is unsafe and needs to be removed for occupancy. On the first floor, the applicant is proposing to remove the existing wood paneled door and replace it with a new entry that will hold a single-leaf aluminum clad glass door. On the second floor, the applicant is proposing to infill two existing door openings with brick to match the surrounding historic brick (*Figure 9*).

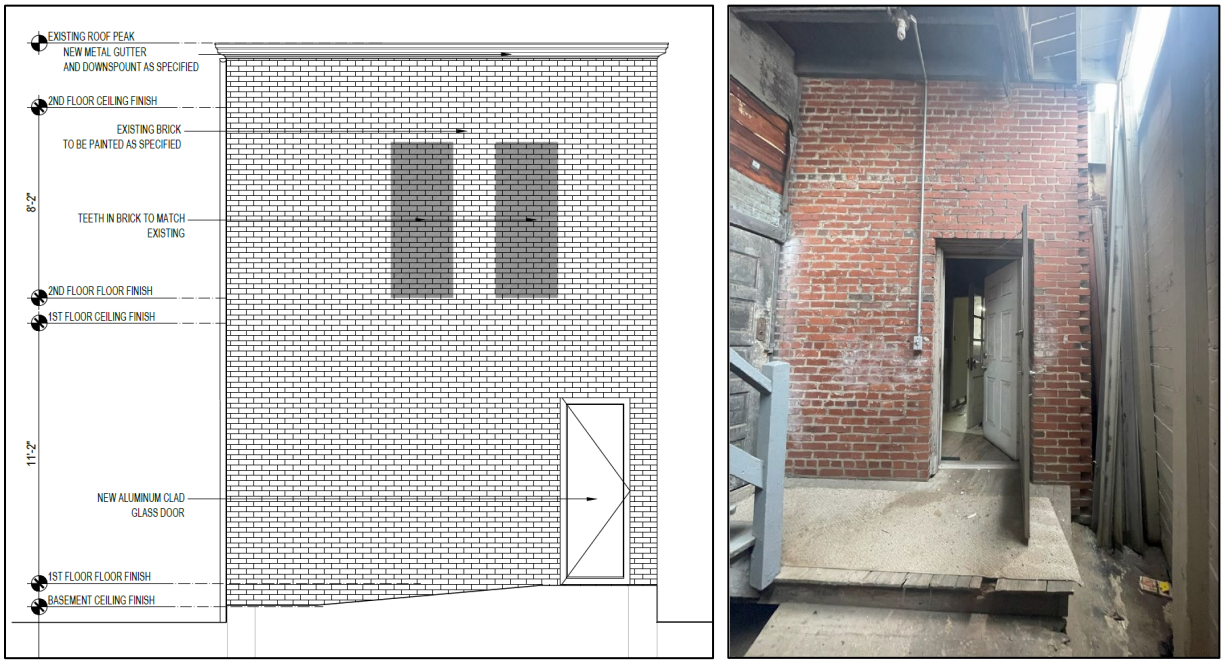


Figure 9: Rear elevation of subject property, showing the anticipated conditions inside the frame addition (left) and existing door opening on the first story (right).

Gutter and Downspout

The applicant is proposing to install new gutters and downspouts on the north/right elevation of the

buildings. The gutters will be aluminum K gutters, and the downspouts will be rectangular aluminum downspouts.

Retroactive Approval for Work

The applicant is seeking retroactive approval for the installation of three 6/1 vinyl sash windows on the façade of the building. The applicant did not install these windows and has no plans to alter them as part of this HAWP.

STAFF DISCUSSION

Staff finds that the proposal is generally consistent with the *Guidelines*, Chapter 24A-8 and the *Standards* and recommends approval with conditions.

Window Replacement

The applicant proposes to install eleven (11) aluminum-clad wood windows and frames into the existing window openings on the north/right side elevation. Staff finds that, based on observations from an exterior-only site visit, and a selection of photos submitted by the applicant, the existing wood windows and frames are in extremely poor condition and cannot reasonably be repaired. In keeping with *Standard 6*, deteriorated features that cannot be repaired will be replaced with new feature to closely match the appearance of historic features. Staff will require the applicant to submit a more detailed window survey to confirm the condition of each window, to comply with the pictorial documentation clause in *Standard 6*.

Figure 10: Condition of exterior windows (left; Montgomery County Planning Staff, 2025; center and right, Applicant, 2025). Three windows are boarded up from the inside, and their specific condition has only been assessed from the street level on the exterior.

If original historic material cannot be restored, the Commission is tasked with determining what constitutes an appropriate replacement feature. The *Guidelines* dictate that exterior alterations to Contributing Resources, including those to architectural features and details, should be generally consistent with the predominant architectural style and the period, but do *not* need to exactly replicate existing details. Staff finds that the proposed aluminum-clad windows are comparable with the existing wood sash windows, with 5/8" putty-slope sash and muntin profiles that replicate the appearance of historic wood windows. They will closely matches the historic appearance of the wood windows, without exactly replicating them materially. Per Chapter 24A-8(b), the new windows are compatible with the architectural features of the historic district and match the overall character of the resource and surrounding streetscape.

The *Guidelines* also state that Contributing Resources in the Takoma Park Historic District are to receive a more lenient standard of review than Outstanding Resources, with an emphasis on overall streetscape, rather than focusing on a scrutiny of architectural detailing. In considering this, Staff finds that there is a clear hierarchy of elevations. In Takoma Junction, the facades are generally more articulated and impactful to the character of the streetscape than the side elevations. Facades are characterized by large storefront windows, street-facing entrances, and simple ornamentation. Secondary elevations feature very limited ornamentation, if any.

Taking into account the hierarchy of elevations and impact on the streetscape, Staff finds that aluminum-clad windows, as opposed to traditional wood windows, are appropriate replacements *in this particular case*. The existing wood windows are located on a secondary elevation and are minimally visible from the public right-of-way (*Figure 11*). Staff also considered the narrow width of the private alley in this assessment. The view from the public right-of-way is at such an acute angle that it obscures the specific material profile of the rear windows (*Figure 11*).

Figure 11: View of the side elevation, with red arrows noting the location of wood windows (Montgomery County Planning, 2025).

The *Guidelines* further emphasis the need to retain the shape and size of window openings and, *where feasible*, the maintenance of original windows, particularly those with specific architectural importance. The applicant's proposal to retain the original size and shape of the openings satisfies this criterion. In the absence of salvageable original material (as is the case here), the architectural importance of the windows rests largely on the rhythm of the openings, and not specific material qualities of the windows. The primary visual characteristics of the windows, as viewed from the public right-of-way, include the pattern of their

arrangement along the elevation and the depth of recession into the window opening. The applicant proposes to maintain the window openings and match the historic jamb depth, therefore satisfying this condition.

Staff also reviewed the proposal against the specific guidelines for commercial properties in Takoma Park, in *Appendix B* of the *Guidelines*, and finds that the aluminum-clad replacement windows are appropriate. Presently, the windows on the north/right elevation are not of a matching design, as they are a mix of wood and vinyl windows, as well as 1/1 and 6/1 sashes. The replacement of both the wood and vinyl windows with aluminum-clad windows to replicate the appearance of historic wood will restore consistency to this elevation, per the *Appendix B* guidance that windows be of a matching design on a single elevation. The replacement of the existing 1/1 vinyl windows with aluminum clad wood windows that more closely match the historic profile of the original windows is certainly an improvement. Further, *Appendix B* permits the use of metal-clad replacement materials, including the aluminum-clad wood windows. The proposed Pella Reserve windows have an acceptable integral color and are double glazed, per *Appendix B*.

Staff recommends that the HPC approve the proposed windows or windows with comparable details, with final approval authority delegated to staff. Due to the poor condition of the building, the applicant has not been able to provide a comprehensive window survey. Staff notes that this approval is contingent upon the applicant demonstrating that the windows are not salvageable. Wood windows in good condition will not be permitted to be removed, although they may be permitted to be reinstalled on the façade with Staff approval.

Rear Alterations

Staff finds that the alterations to the rear of the building, including the removal of the frame addition, the infill of two second-story openings, and the replacement of the first-story door, are appropriate. The existing frame structure is a hazard and presents a barrier to rehabilitation. The rear of the building is not at all visible from the public right-of-way, and alterations should be approved as a matter of course, per the *Guidelines*. In accordance with *Appendix B*, openings that face out onto alleyways and rear areas may be closed with materials and a design that matches or is compatible with the material design and finish of the adjacent wall. Staff recommends that the applicant submit mortar specifications and a brick sample to demonstrate compatibility with the adjacent wall.

Gutter and Downspout

Staff finds that the proposed downspouts and gutters and acceptable and will not negatively impact the character of the historic building or surrounding district. Staff notes that *Appendix B* calls for all gutters and downspouts to be "painted to harmonize with other building front colors."

Retroactive Alterations

In accordance with Chapter 24A-8(b), Staff finds that the three existing vinyl windows on the façade are not compatible with the character and nature of the resource of the district. Although the *Guidelines* offer some leniency for secondary elevations that are not prominently visible from the right-of-way, the same level of leniency is not to be extended for alterations to the façade or more visible secondary elevations.

The applicant is not proposing any alterations to these features as part of this HAWP. However, if these features are removed and replaced in the future, the owner must file for a HAWP, given their prominent visibility from the right-of-way. Staff recommends if this window replacement be undertaken by this owner or a subsequent owner, new wood windows should also qualify for the County's historic preservation tax credit.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with five (5) conditions** the HAWP application with final approval delegated to staff:

1. The applicant will submit a complete window survey to confirm the following:
    a. That the historic wood windows are not salvageable
    b. The dimensions of the existing windows, specifically the muntin profile
    c. The inset depth of the jamb

2. Original wood windows in good condition will not be permitted to be removed. If windows are found in good condition, they must be retained in their location or reinstalled on the façade.

3. This approval does not extend to any work on the façade. The existing vinyl windows on the façade may not be replaced in-kind with new vinyl windows, and any new replacement must return to the HPC for a HAWP.

4. The gutters and downspouts must be painted a neutral color.

5. The applicant must submit mortar specifications and a brick sample to demonstrate compatibility with the adjacent wall for the proposed window infill on the rear elevation.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

The Takoma Park Historic District Guidelines;

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 6, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP#_____
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Richardson School of Music - Vincent Richardson E-mail: Richardsonschoolofmusic@gmail.com

Address: 7312 Carroll Ave City: Takoma Park Zip: 20912

Daytime Phone: 202-427-9301 Tax Account No.: 01057078

AGENT/CONTACT (if applicable):

Name: Maria Wright - Wak Tok Architects E-mail: maria@mjwdesignsllc.com

Address: 7505 Jackson Ave City: Takoma Park Zip: 20912

Daytime Phone: 443-994-8777 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37/003-000A

Is the Property Located within an Historic District? X Yes/District Name Takoma Park
__No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7312 Street: Carroll Ave

Town/City: Takoma Park Nearest Cross Street: Grant Ave

Lot: 3 Block: _____ Subdivision: _____ Parcel: N926

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☐ Addition
- ☑ Demolition
- ☐ Grading/Excavation
- ☐ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☐ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☑ Window/Door
- ☐ Other:_____

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

_____ 2/23/2025

Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
Richardson School of Music LLC 7312 Carroll Ave Takoma Park, MD 20912	Maria Wright Wak Tok Architects 509 Albany Ave Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
7310 Carroll Avenue Takoma Park, MD 20912	7316 Carroll Avenue Takoma Park, MD 20912
5 Grant Ave Takoma Park, MD	City of Takoma Park 7500 Maple Avenue Takoma Park, MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is a two-story brick commercial building in Takoma Junction. It has a large plate glass display window and separate entrances for the 1st and 2nd floor spaces. The previous owner had a storefront space on the first floor with a residential apartment on the second floor. This owner replaced windows on the second floor with vinyl 6/1 double hung windows at least fifteen years ago. The timing was determined by using Google street view. There is a driveway along the right side of the building with a few private parking spots in the rear. Some of the window openings on the side of the building were boarded up on the inside when the building was purchased in 2023. A wood framed rear addition is falling apart and can't be repaired. It doesn't have a proper foundation and was not maintained. A structural engineer determined that this structure must be removed for safety reasons.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The new owner is renovating the building for a music school, having rented space in a similar building on the same street for many years. The proposed exterior work includes repairing the front windows, doors, and masonry. The existing vinyl and wood windows along the side elevation will be fully replaced with historically appropriate aluminum clad windows. The rear wood-framed structure will be removed. Two brick openings on the rear elevation will be filled in with brick and the door will be replaced in the same opening.

Work Item 1: Front facade repairs

Description of Current Condition:	Proposed Work:
The wood framing around the 1st floor plate glass window and doors ihas rotten areas. The stone/brick work below the plate glass has damage and needs re-pointing. The 2nd story windows are vinyl and not original to the building. They were installed by the previous owner. These windows will be kept as-is but the trim around the windows needs some minor repairs.	Repair work to rotten/damaged wood trim and window/door frames. Patch broken stone piece and re-point the brick. New caulk and paint at all trim. Existing brick to remain.

Work Item 2: Window replacement - driveway side

Description of Current Condition:	Proposed Work:
Existing windows are a mix of vinyl and damaged wood. Some of the wood windows were boarded up on the interior and left to rot on the exterior. The windows have a wood frame in the brick that is completely deteriorated. A few original windows were damaged because of vents and AC units.	All windows will be replaced with historically appropriate Pella Reserve Traditional aluminum clad double hung windows with 6/1 light pattern. Please see notes and details on sheet A003. Proposed window elevations are shown on sheet A200.

Work Item 3: Removal of 2 story wooden rear structure

Description of Current Condition:	Proposed Work:
Existing 2-story structure is falling apart and has many different types of exterior cladding and window styles. This structure is not salvageable because it doesn't have a proper foundation. Some areas are exposed to the elements. There is an exterior wood stair that is rotten and missing pieces.	Removal of all existing wood framed elements at the rear of the building. Two existing door openings on the second floor will be patched with brick to match existing. The existing door opening on the 1st floor will be replaced with a new glass door.

HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.

2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.

3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.

4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.

5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.

7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/ OR SIZES; WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.

9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.

10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.

11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.

2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.

3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.

5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCPREPANCY.

6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.

7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.

8. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.

9. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.

10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

FINISH SCHEDULE

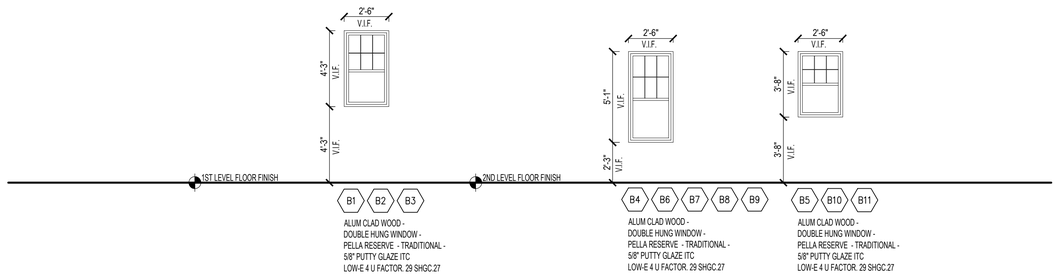
FINISH	DESCRIPTION	MANUFACTURER	SPECIFICATION/ COLOR	NOTES
F1	EXPOSED CONCRETE	T.B.D.	EXPOSED ARCHITECTURE GRADE CONCRETE, BUFFED & SEALED CLEAR	
F2	LINOLEUM	TARKETT	2 MM THICK, SF TBD	COLOR TO BE SELECTED BY OWNER
F3	HARDWOOD	T.B.D.	WHITE OAK, OR EQUAL	FINISH TO BE DETERMINED BY ARCHITECT
F4	TILE	T.B.D.	TO BE SPECIFIED	FINISH TO BE DETERMINED BY ARCHITECT
B1	WOOD BASE	T.B.D.	RECESSED 4" HIGH WOOD BASE, 1/2" THICK	
B2	TILE	T.B.D.	TO BE SPECIFIED	FINISH TO BE DETERMINED BY ARCHITECT
W1	PAINT	BENJAMIN MOORE	WHITE OC-151, OR EQUAL	FINISH TO BE DETERMINED BY ARCHITECT
W2	WOOD	T.B.D.	WHITE OAK VENEER, OR EQUAL	FINISH TO BE DETERMINED BY ARCHITECT
W3	MASONRY VENEER BLOCK	T.B.D.	1-5/8" THICK BLOCK	FINISH TO BE DETERMINED BY ARCHITECT
C1	PAINT	BENJAMIN MOORE	WHITE OC-151, OR EQUAL	COLOR TO BE SELECTED BY OWNER
C2	WOOD	T.B.D.	WHITE OAK, OR EQUAL	FINISH TO BE DETERMINED BY ARCHITECT
C3	CONCRETE	T.B.D.	SELF-LEVELING LIGHT WEIGHT CONCRETE, BUFFED AND SEALED CLEAR	

* SEE FLOOR PLANS FOR FINISH

DOOR SCHEDULE

DOOR NO.	TYPE	DOOR SIZE		FINISH	FRAME	LOCATION	REMARKS
101	B	2'-6"	6'-8"			STORAGE	
102	A	2'-6"	6'-8"			STORAGE	
103	D	4'	6'-8"			LARGE CLASSROOM	
104	B	2'-8"	6'-8"			MECHANICAL	
105	B	2'-8"	6'-8"			BATHROOM	
106	C	3'	8'			BACK ENTRANCE	
107	B	2'-6"	6'-8"			STAIR ENTRANCE	
201	B	3'-8"	6'-8"			OFFICE	
202	A	2'-6"	6'-8"			OFFICE/RECORDING STUDIO	
203	A	2'-6"	6'-8"			OFFICE/RECORDING STUDIO	
204	B	2'-6"	6'-8"			STORAGE	
205	E	3'-6"	7'			MULTI PURPOSE/RECORDING STUDIO	
206	B	3'-8"	6'-8"			HALLWAY	
207	B	2'-8"	6'-8"			MECHANICAL	
208	B	2'-8"	6'-8"			BATHROOM	

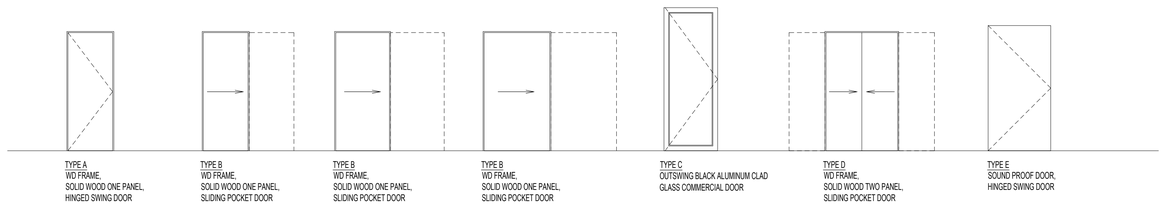
WINDOW SCHEDULE



WINDOW REPLACEMENT NOTES

1. ALL FULL-FRAME REPLACEMENT WINDOWS TO BE SIZED TO FIT TIGHTLY IN EXISTING BRICK OPENINGS.
2. THE APPLIED WOOD PIECE (BRICK MOLDING) THAT COVERS THE JOINT BETWEEN THE NEW WINDOW FRAME AND THE BRICK WALL WILL MATCH THE EXISTING PROFILE.
3. WINDOW JAMB DEPTH TO MATCH THE EXISTING WOOD WINDOWS.

DOOR TYPE



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takoma park, md 20912
202 320 3867

7312 CARROLL AVE RENOVATION

7312 CARROLL AVENUE, TAKOMA PARK, MARYLAND

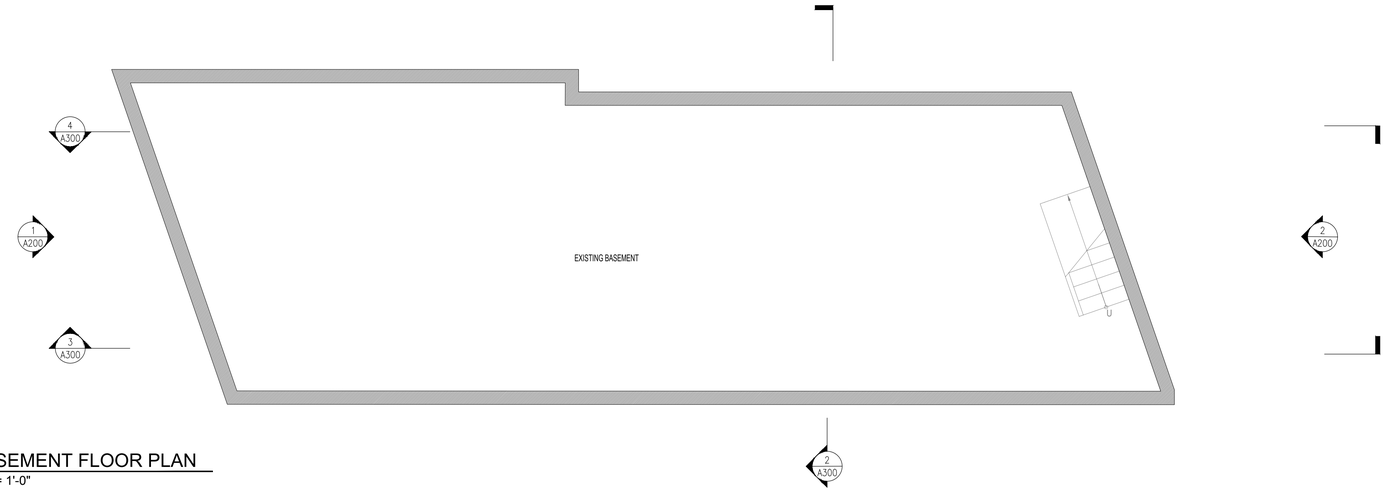
REVIEW	-
PERMIT	-
BID	-
CD	01/23/2025
HAWP - 1107109	03/11/2025

REGISTRATION

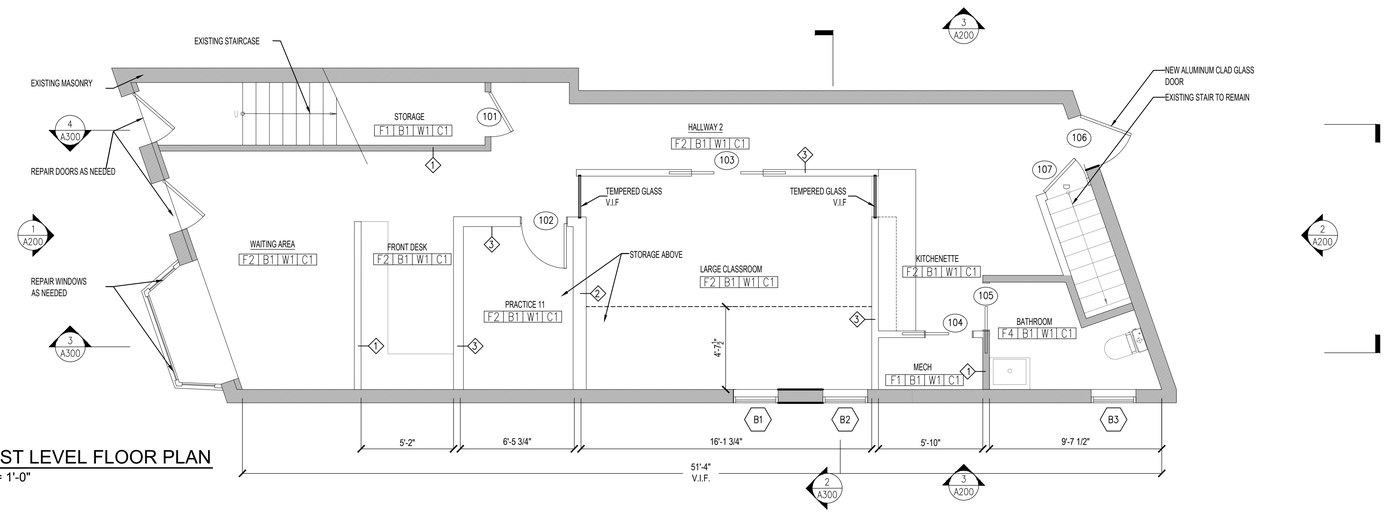
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number:15783, expiration date 5/6/2025.

GENERAL NOTES & SCHEDULES

A003



1 A100 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 A100 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

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RENOVATION

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REVIEW	–
PERMIT	–
BID	–
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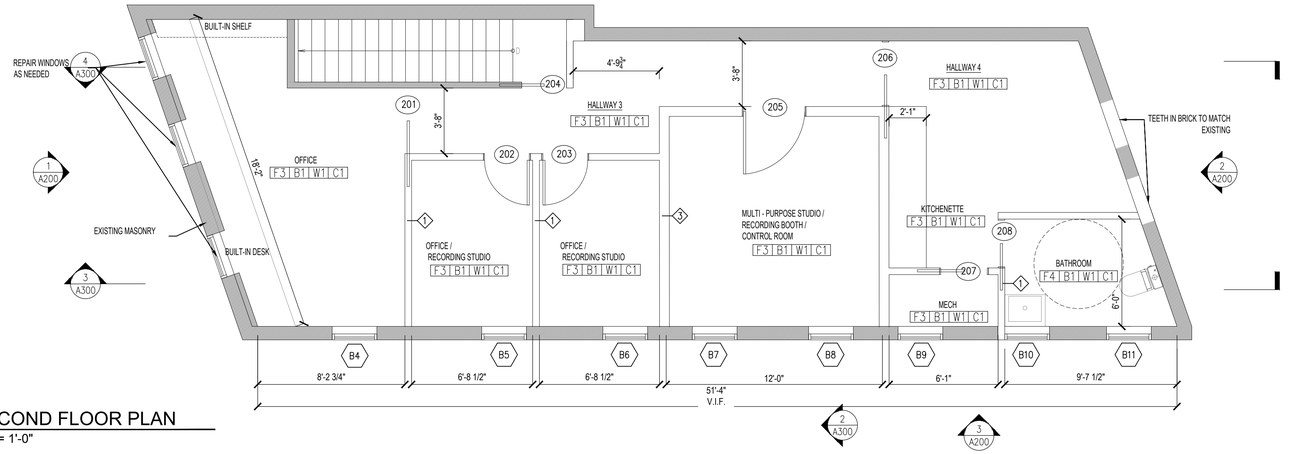
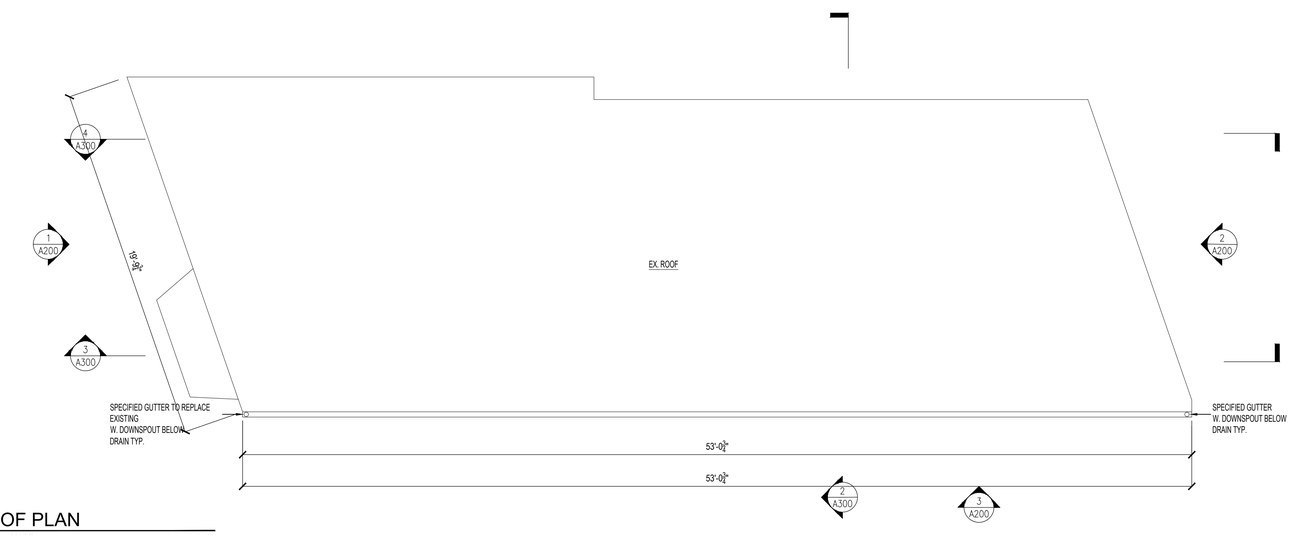
FLOOR PLANS

A100



1 A101 **SECOND FLOOR PLAN**
1/4" = 1'-0"



2 A101 **ROOF PLAN**
1/4" = 1'-0"

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RENOVATION

7312 CARROLL AVENUE, TAKOMA PARK, MARYLAND

REVIEW	–
PERMIT	–
BID	–
CD	01/23/2025
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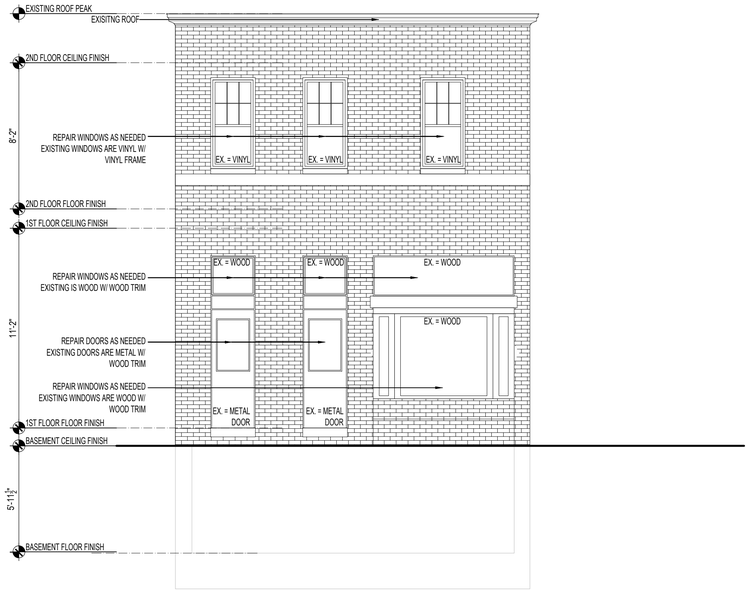
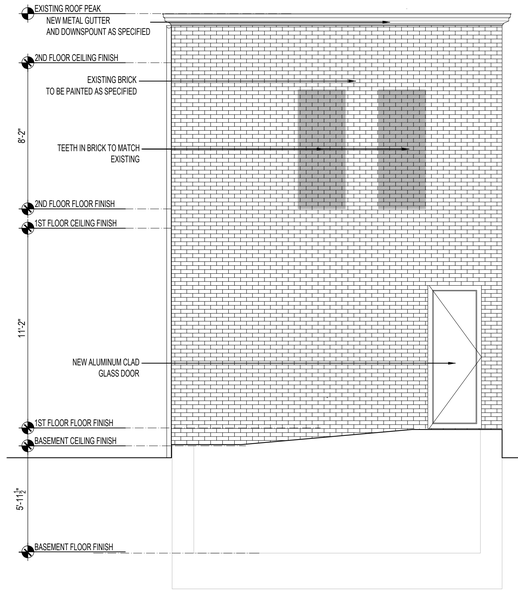
ROOF PLAN

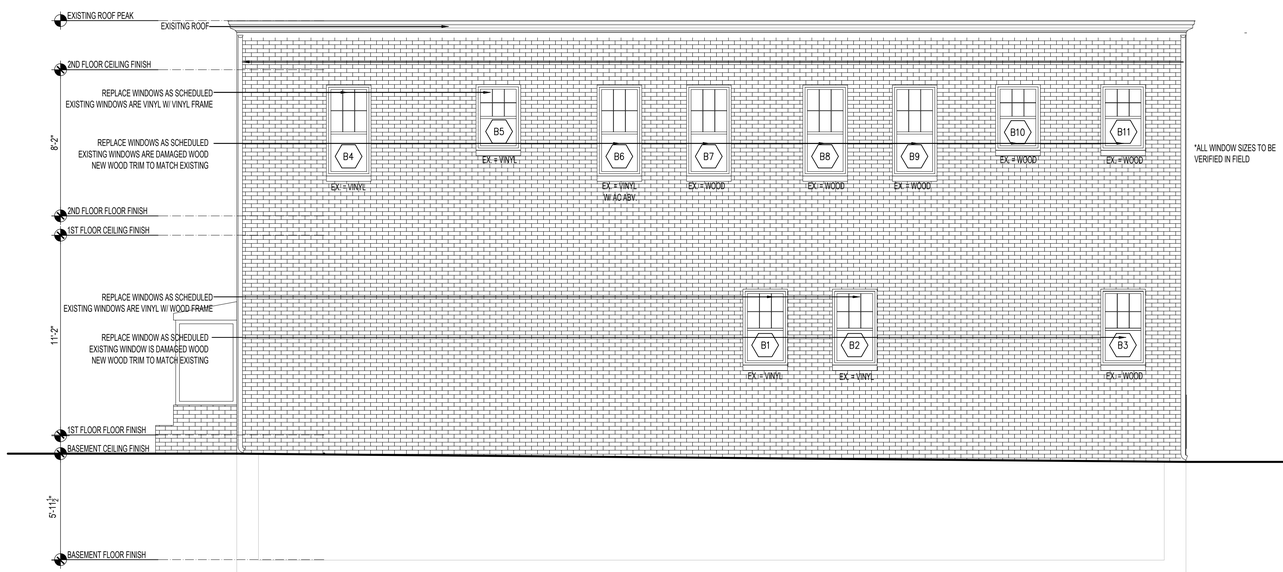
A101



1 A200 **EAST ELEVATION**
1/4" = 1'-0"



2 A200 **WEST ELEVATION**
1/4" = 1'-0"



3 A200 **NORTH ELEVATION**
1/4" = 1'-0"

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202 320 3867

7312 CARROLL AVE
RENOVATION

7312 CARROLL AVENUE, TAKOMA PARK, MARYLAND

REVIEW	–
PERMIT	–
BID	–
CD	01/23/2025
HAWP – 1107109	03/11/2025

REGISTRATION

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ELEVATIONS

A200

VIEWS FROM CARROLL AVE

HAWP PHOTOS

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TAKOMA PARK, MD

FRONT ELEVATION - EXISTING PHOTOS SHOWING AREAS FOR REPAIR

HAWP PHOTOS
7312 CARROLL AVE
TAKOMA PARK, MD

<u>SIDE ELEVATION</u> - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS

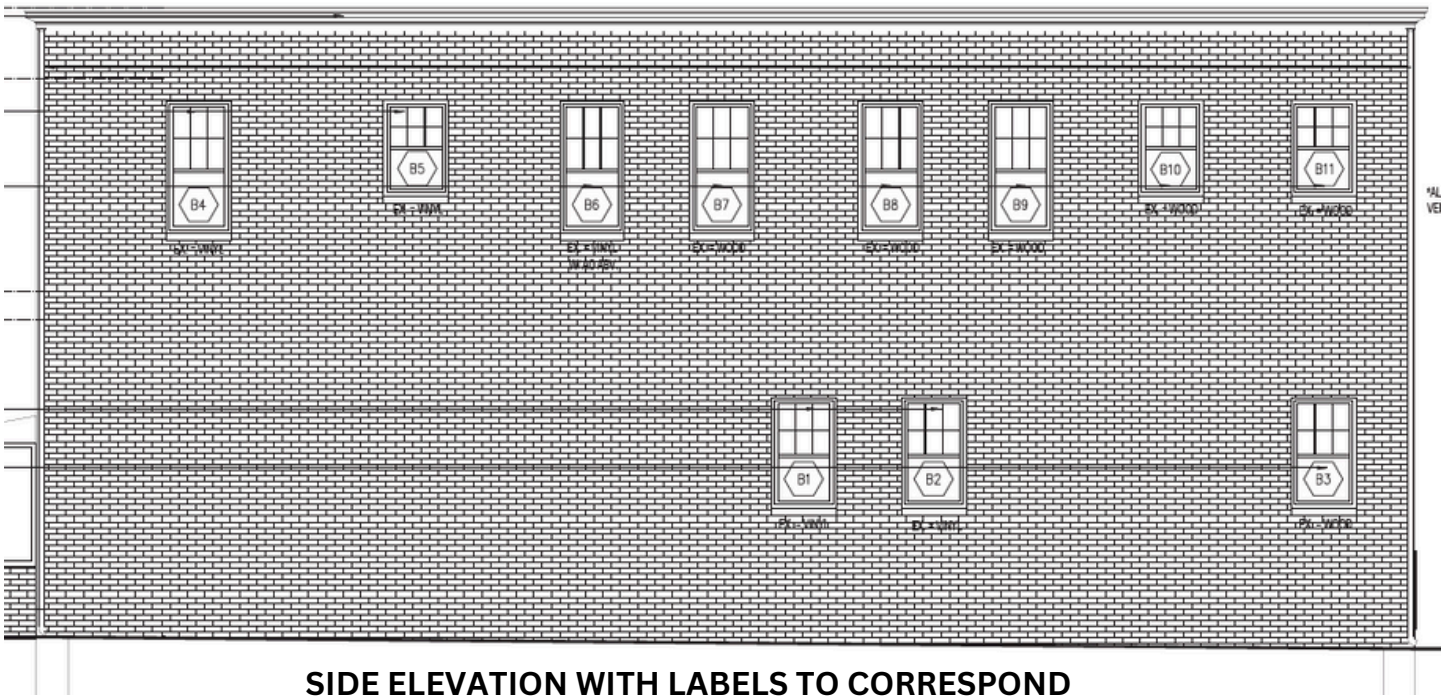
THIS IS THE BEST VIEW OF THE WINDOWS THAT ARE BEING REPLACED FROM THE PUBLIC RIGHT-OF-WAY

THE (5) WINDOWS CLOSEST TO THE PUBLIC RIGHT-OF-WAY ARE EXISTING VINYL WINDOWS WITH A MIX OF VINYL AND WOOD BRICK MOLDING.
(3) ON 2ND FLOOR AND (2) ON 1ST FLOOR

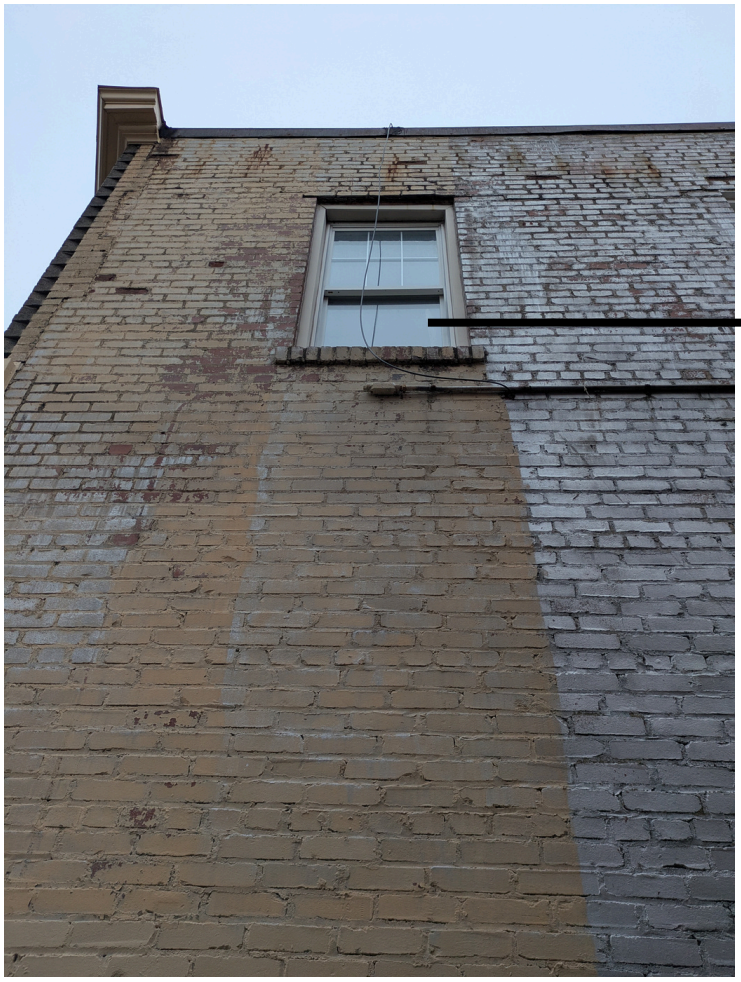
THE (6) WINDOWS FARTHEST FROM THE PUBLIC RIGHT-OF-WAY ARE EXISTING WOOD WINDOWS WITH WOOD BRICK MOLDING. THESE WINDOWS ARE NOT SALVAGEABLE.
(5) ON 2ND FLOOR AND (1) ON 1ST FLOOR

<u>HAWP PHOTOS</u>
7312 CARROLL AVE
TAKOMA PARK, MD

<u>EXTERIOR WINDOW SURVEY</u> - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS



SIDE ELEVATION WITH LABELS TO CORRESPOND WITH PHOTOS IN WINDOW SURVEY



B4 - VINYL WITH VINYL BRICK MOLDING

<u>HAWP PHOTOS</u>
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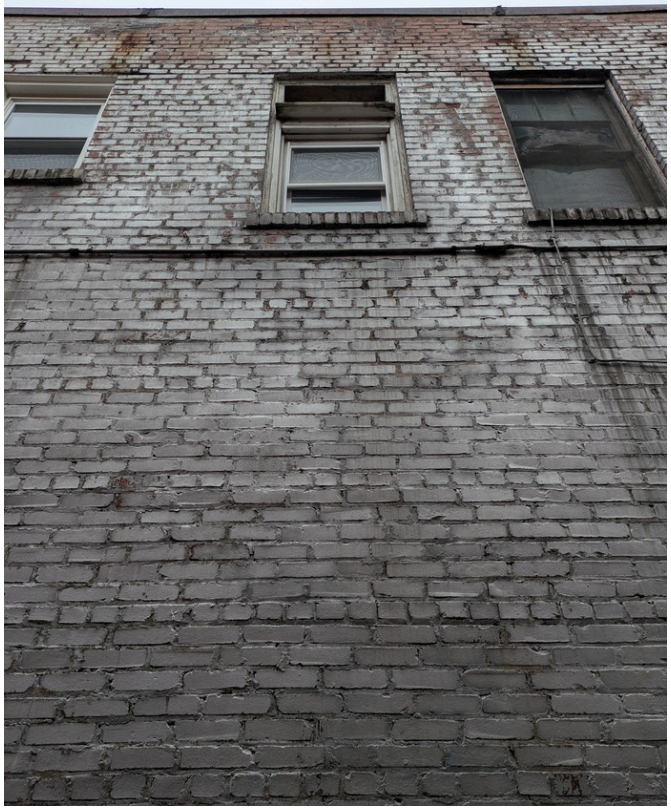
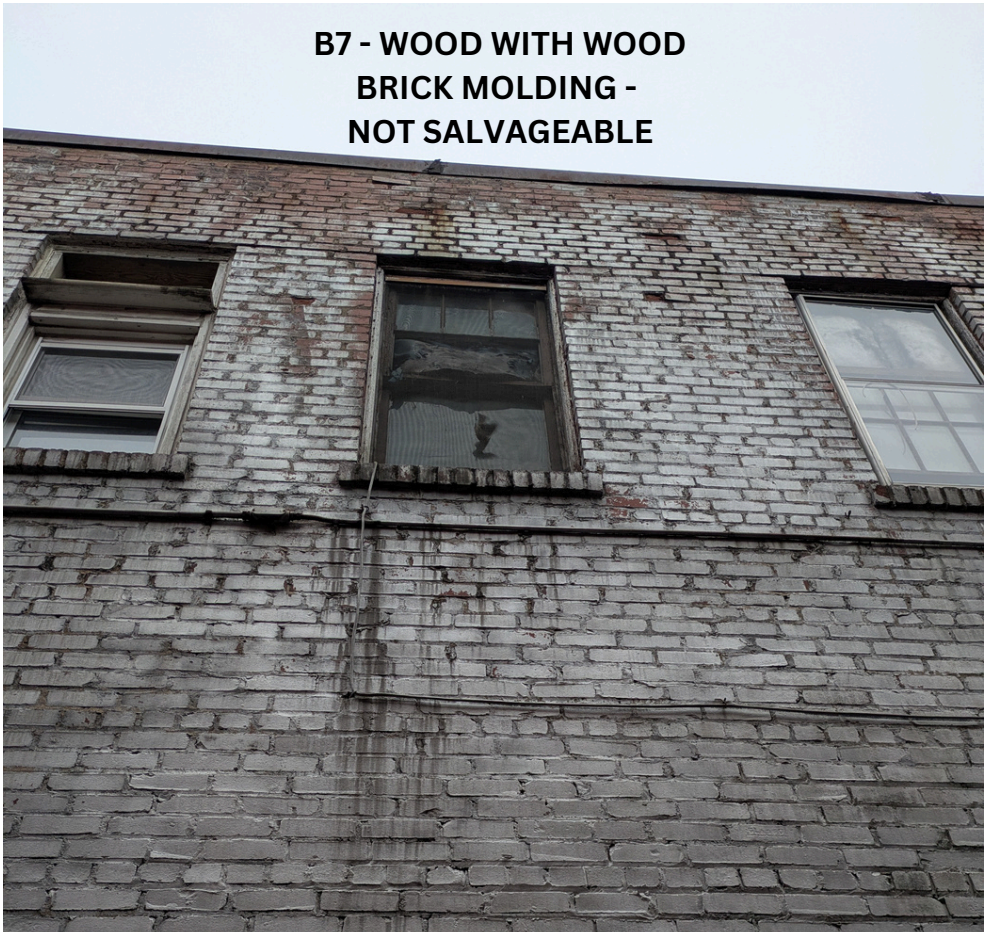
<u>EXTERIOR WINDOW SURVEY</u> - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS

B5 - VINYL WITH VINYL BRICK MOLDING

B6 - VINYL WITH VINYL BRICK MOLDING & AC UNIT



B7 - WOOD WITH WOOD BRICK MOLDING - NOT SALVAGEABLE



<u>HAWP PHOTOS</u>
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EXTERIOR WINDOW SURVEY - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS

HAWP PHOTOS
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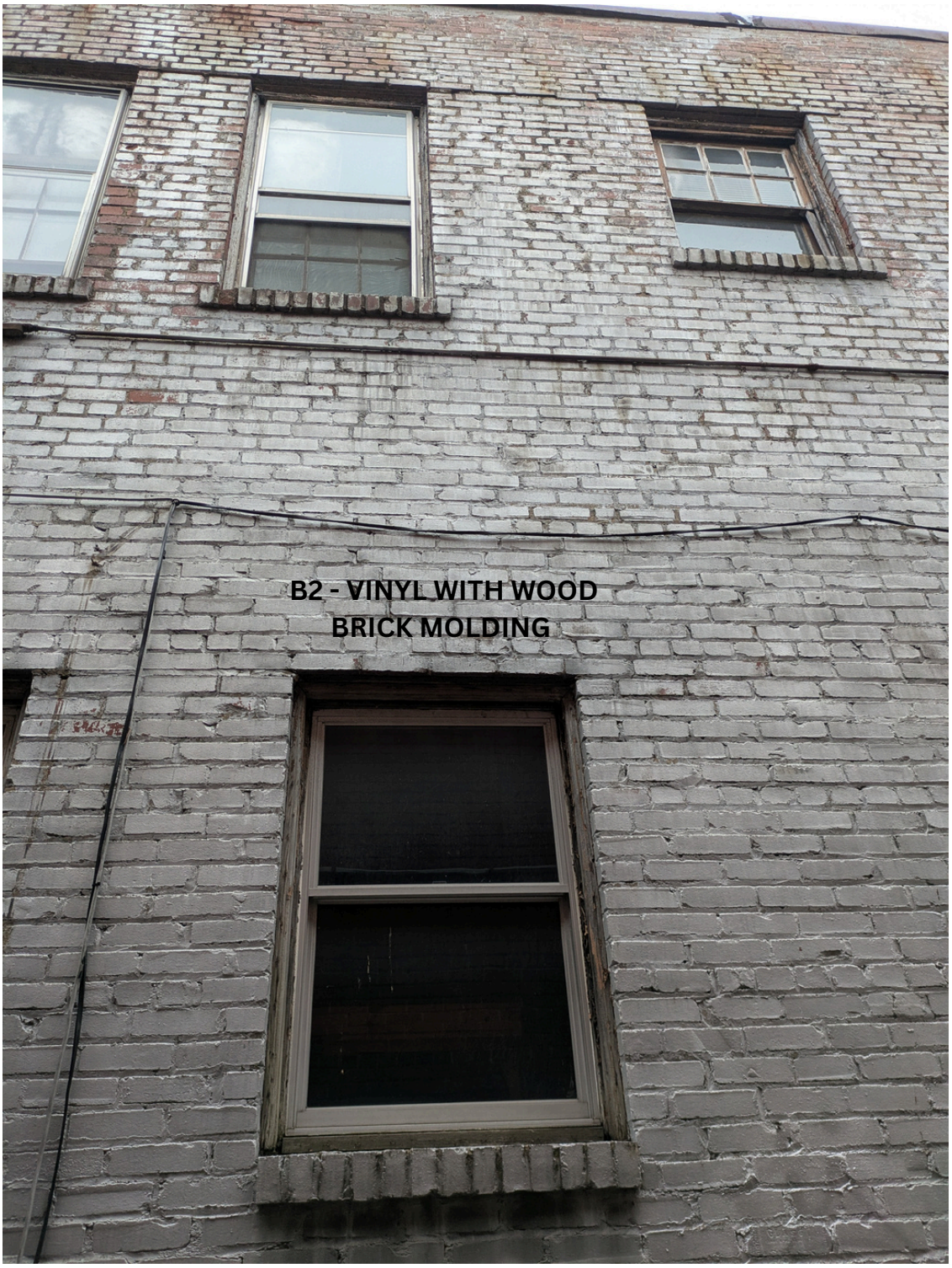
<u>EXTERIOR WINDOW SURVEY</u> - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS



<u>HAWP PHOTOS</u>
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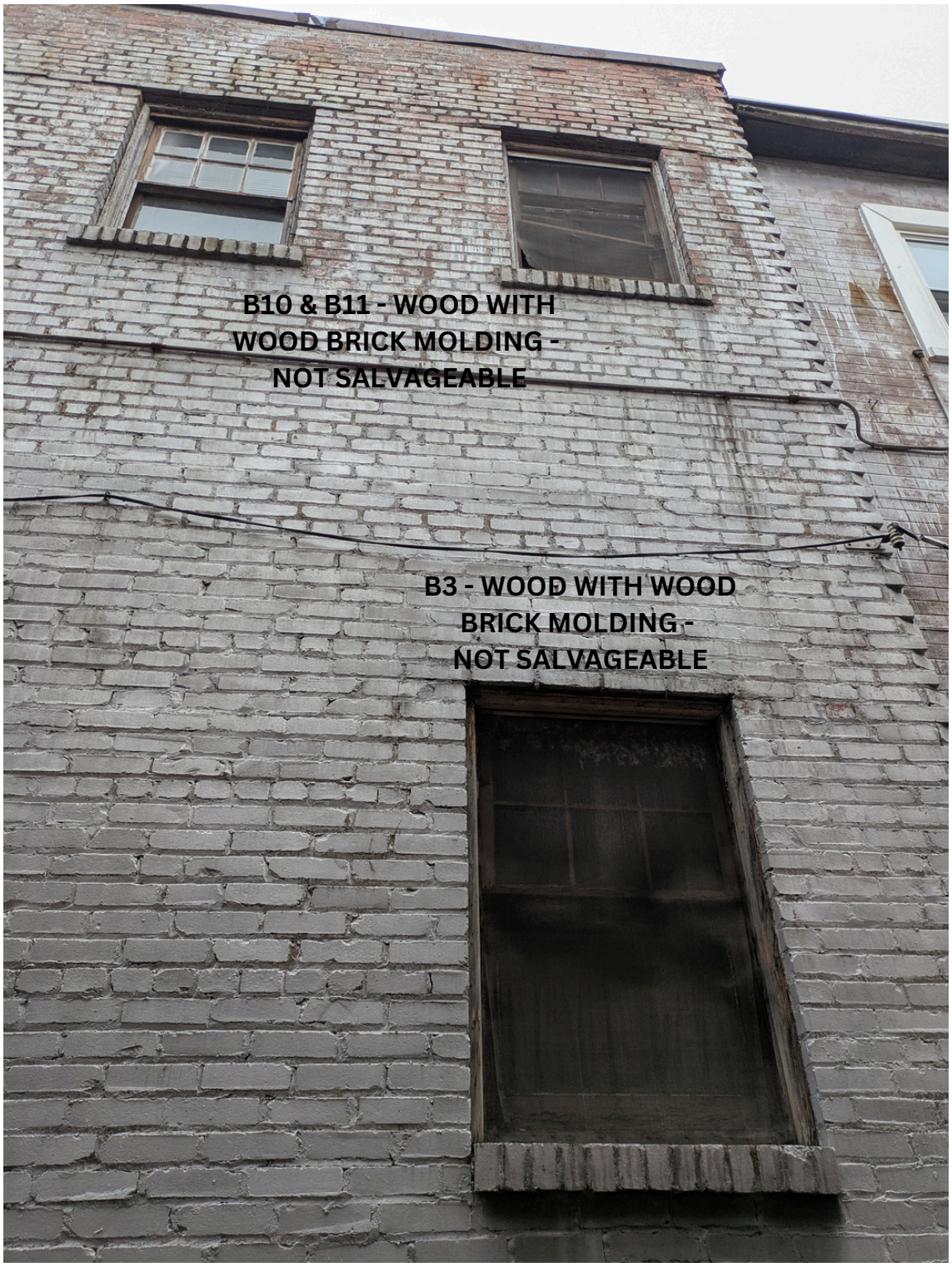
<u>EXTERIOR WINDOW SURVEY</u> - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS



<u>HAWP PHOTOS</u>
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<u>EXTERIOR WINDOW SURVEY</u> - CLOSE-UP OF 1ST FLOOR WOOD WINDOW THAT IS NOT SALVAGEABLE

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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - (3) EXISTING VINYL WINDOWS TO BE REPLACED WITH 6/1 ALUMINUM CLAD WINDOWS

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - (3) WOOD WINDOWS ARE BOARDED UP FROM THE INSIDE

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - (2) SHORTER WOOD WINDOWS ARE IN POOR CONDITION AND CAN NOT BE RESTORED

<u>HAWP PHOTOS</u>
7312 CARROLL AVE
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - PHOTO OF EXISTING OPENINGS IN REAR BRICK WALL THAT WILL BE FILLED IN WITH BRICK AFTER THE WOOD FRAMED STRUCTURE IS DEMOLISHED.

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 1ST FLOOR</u> - PHOTO OF EXISTING DOOR ON REAR ELEVATION THAT WILL BE REPLACED IN THE SAME OPENING

<u>HAWP PHOTOS</u>
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<u>PHOTOS OF REAR AREA THAT IS PRIVATE PROPERTY</u> - WOOD FRAMED STRUCTURE TO BE DEMOLISHED

<u>HAWP PHOTOS</u>
7312 CARROLL AVE
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<u>PHOTOS OF REAR AREA THAT IS PRIVATE PROPERTY</u> - WOOD FRAMED STRUCTURE TO BE DEMOLISHED

<u>HAWP PHOTOS</u>
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PHOTOS OF WOOD FRAMED STRUCTURE TO BE DEMOLISHED

HAWP PHOTOS

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TAKOMA PARK, MD

VIEWS FROM CARROLL AVE

HAWP PHOTOS

7312 CARROLL AVE
TAKOMA PARK, MD

FRONT ELEVATION - EXISTING PHOTOS SHOWING AREAS FOR REPAIR

HAWP PHOTOS
7312 CARROLL AVE
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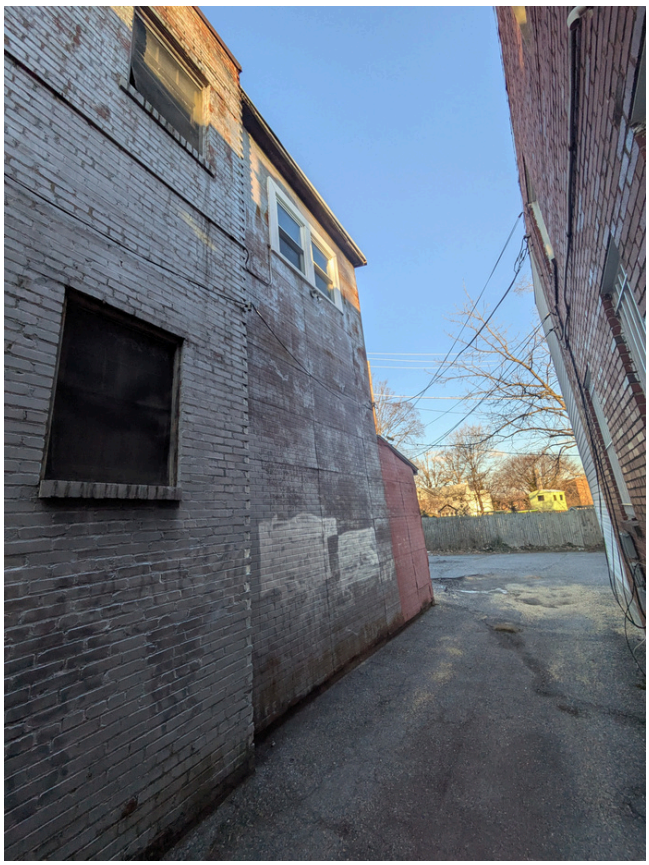
<u>SIDE ELEVATION</u> - EXISTING VINYL AND WOOD WINDOWS WILL BE REPLACED IN THE SAME BRICK OPENINGS



CONDITION OF WOOD WINDOW ON FIRST FLOOR LEVEL - WINDOW IS BOARDED UP THE INTERIOR SIDE

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - (3) EXISTING VINYL WINDOWS TO BE REPLACED WITH 6/1 ALUMINUM CLAD WINDOWS

<u>HAWP PHOTOS</u>
7312 CARROLL AVE
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - (3) WOOD WINDOWS ARE BOARDED UP FROM THE INSIDE

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - (2) SHORTER WOOD WINDOWS ARE IN POOR CONDITION AND CAN NOT BE RESTORED

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 2ND FLOOR</u> - PHOTO OF EXISTING OPENINGS IN REAR BRICK WALL THAT WILL BE FILLED IN WITH BRICK AFTER THE WOOD FRAMED STRUCTURE IS DEMOLISHED.

<u>HAWP PHOTOS</u>
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<u>INTERIOR PHOTOS OF 1ST FLOOR</u> - PHOTO OF EXISTING DOOR ON REAR ELEVATION THAT WILL BE REPLACED IN THE SAME OPENING

<u>HAWP PHOTOS</u>
7312 CARROLL AVE
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<u>PHOTOS OF REAR AREA THAT IS PRIVATE PROPERTY</u> - WOOD FRAMED STRUCTURE TO BE DEMOLISHED

<u>HAWP PHOTOS</u>
7312 CARROLL AVE
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<u>PHOTOS OF REAR AREA THAT IS PRIVATE PROPERTY</u> - WOOD FRAMED STRUCTURE TO BE DEMOLISHED

<u>HAWP PHOTOS</u>
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PHOTOS OF WOOD FRAMED STRUCTURE TO BE DEMOLISHED

HAWP PHOTOS

7312 CARROLL AVE

TAKOMA PARK, MD

Product Selection Guide
- Size and Performance Data PFH-2
- Features and Options PFH-3

Glazing Performance PFH-4
Grilles PFH-6
- Grille Patterns PFH-7

Size and Measurement Guidelines PFH-8
Design Data PFH-9
Detailed Product Descriptions
- Clad PFH-10
- Wood PFH-11

Unit Sections / Installation Details
- Clad PFH-12
- Wood PFH-15

Precision-Fit windows are intended for pocket installation into an existing old window frame still in place. The existing sashes of the old double- or single-hung window are removed by cutting the balance chords and removing the interior stop and parting stops. The new window is placed against the exterior stop from the interior. The interior stops can then be re-installed.

See installation instructions for details

For masonry installation, see the standard Double-Hung product section.

Size and Performance Data

	Clad LX	Wood LX	Clad SE
Sizes			
Made to order in 1/4" increments	●	●	●
Cottage Sash or Equal Sash Split	●	●	●
Variable sash split	●	●	●
Performance[1]			
Meets or Exceeds AAMA / WDMA Ratings	H-CW40 - CW50 Hallmark Certified	H-CW40 - CW-50 Hallmark Certified	H-CW40 - CW50 Hallmark Certified
Air Infiltration (cfm / ft² of frame @ 1.57 psf wind pressure)	0.11	0.11	0.11
Water Resistance	6.0-6.9 psf	6.0-6.9 psf	6.0-6.9 psf
Design Pressure	40-50 psf	40-50 psf	40-50 psf

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass
	Obscure Glass[1]
	Tinted Glass (Bronze, Gray and Green)
Gas Fill/High Altitude	
Argon	High altitude
Exterior[1]	
EnduraClad® protective finish	EnduraClad Plus protective finish
Factory Primed Wood Sash (pine, Aluminum-clad frame)	Unfinished Mahogany Wood (LX only)
Interior	
Wood Types	
Pine	Mahogany (clad and wood LX only), Douglas Fir (clad LX only)
Interior Finish[1]	
Unfinished Wood	Factory primed[1], Factory prefinished paint[1], Factory prefinished stain[1]
Hardware	
Hardware Finish	
Champagne, White, Brown or Matte Black	Satin Brass, Satin Nickel, Oil-Rubbed Bronze
Sash Locks	
Cam-action lock	Historical spoon-style lock (surface mounted)
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
Other Hardware	
—	Sash lifts
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row[1], Cross or Custom-Equally Divided
Screens	
—	Full-Height or Half-height InView™ screens

(1) Contact your local Pella sales representative for current color options.

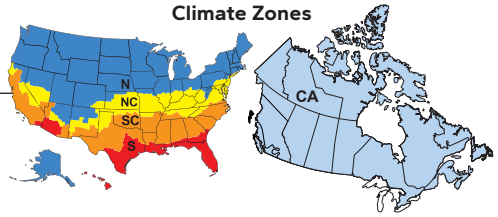
Pella® Reserve™ Traditional Precision-Fit Hung Window

Glazing Performance - Total unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
										N	NC	SC	S		CA
Vent - Aluminum-Clad Exteriors															
11/16"	Clear IG	PEL-N-233-00601-00001	2.5	2.5	air	0.46	0.61	0.63	44						
	with grilles-between-the-glass	PEL-N-233-00602-00001				0.46	0.54	0.56	44						
	with integral grilles	PEL-N-233-00603-00001				0.46	0.54	0.56	44						
11/16"	Clear IG	PEL-N-233-00605-00001	3	3	air	0.47	0.59	0.62	43						
	with grilles-between-the-glass	PEL-N-233-00606-00001				0.47	0.53	0.55	43						
	with integral grilles	PEL-N-233-00607-00001				0.47	0.53	0.55	43						
11/16"	Advanced Low-E IG	PEL-N-233-00637-00001	2.5	2.5	argon	0.29	0.28	0.54	59						
	with grilles-between-the-glass	PEL-N-233-00638-00001				0.29	0.26	0.48	59						
	with integral grilles	PEL-N-233-00639-00001				0.30	0.26	0.48	59						
11/16"	Advanced Low-E IG	PEL-N-233-00641-00001	3	3	argon	0.29	0.28	0.53	58						
	with grilles-between-the-glass	PEL-N-233-00642-00001				0.29	0.26	0.47	58						
	with integral grilles	PEL-N-233-00643-00001				0.30	0.26	0.47	58						
11/16"	SunDefense™ Low-E IG	PEL-N-233-00685-00001	2.5	2.5	argon	0.29	0.21	0.50	59				S		
	with grilles-between-the-glass	PEL-N-233-00686-00001				0.29	0.19	0.44	59				S		
	with integral grilles	PEL-N-233-00687-00001				0.29	0.19	0.44	59				S		
11/16"	SunDefense™ Low-E IG	PEL-N-233-00689-00001	3	3	argon	0.29	0.21	0.49	58				S		
	with grilles-between-the-glass	PEL-N-233-00690-00001				0.29	0.19	0.43	58				S		
	with integral grilles	PEL-N-233-00691-00001				0.29	0.19	0.43	58				S		
11/16"	SunDefense+ Low-E IG	PEL-N-233-00973-00001	2.5	2.5	argon	0.25	0.21	0.48	48		NC	SC	S		
	with grilles-between-the-glass	PEL-N-233-00974-00001				0.25	0.19	0.43	48		NC	SC	S		
	with integral grilles	PEL-N-233-00975-00001				0.26	0.19	0.43	48			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-233-00981-00001	3	3	argon	0.25	0.21	0.48	47		NC	SC	S		
	with grilles-between-the-glass	PEL-N-233-00982-00001				0.25	0.19	0.43	47		NC	SC	S		
	with integral grilles	PEL-N-233-00983-00001				0.26	0.19	0.43	47			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-233-00661-00001	2.5	2.5	argon	0.25	0.28	0.52	48		NC				
	with grilles-between-the-glass	PEL-N-233-00662-00001				0.25	0.25	0.47	48		NC				
	with integral grilles	PEL-N-233-00663-00001				0.26	0.25	0.47	48						
11/16"	AdvancedComfort Low-E IG	PEL-N-233-00665-00001	3	3	argon	0.25	0.28	0.52	47		NC				
	with grilles-between-the-glass	PEL-N-233-00666-00001				0.25	0.25	0.46	47		NC				
	with integral grilles	PEL-N-233-00667-00001				0.26	0.25	0.46	47						
11/16"	NaturalSun Low-E IG	PEL-N-233-00613-00001	2.5	2.5	argon	0.30	0.53	0.61	58						
	with grilles-between-the-glass	PEL-N-233-00614-00001				0.30	0.48	0.54	58						
	with integral grilles	PEL-N-233-00615-00001				0.31	0.48	0.54	58						
11/16"	NaturalSun Low-E IG	PEL-N-233-00617-00001	3	3	argon	0.30	0.52	0.60	57						
	with grilles-between-the-glass	PEL-N-233-00618-00001				0.30	0.47	0.53	57						
	with integral grilles	PEL-N-233-00619-00001				0.31	0.47	0.53	57						
11/16"	NaturalSun+ Low-E IG	PEL-N-233-00941-00001	2.5	2.5	argon	0.26	0.49	0.59	47	N				35	CA
	with grilles-between-the-glass	PEL-N-233-00942-00001				0.26	0.44	0.53	47	N					
	with integral grilles	PEL-N-233-00943-00001				0.27	0.44	0.53	44						
11/16"	NaturalSun+ Low-E IG	PEL-N-233-00949-00001	3	3	argon	0.26	0.48	0.59	46	N				35	CA
	with grilles-between-the-glass	PEL-N-233-00950-00001				0.26	0.43	0.52	46	N					
	with integral grilles	PEL-N-233-00951-00001				0.27	0.43	0.52	46						
Tinted Glazing															
11/16"	Bronze Advanced Low-E IG	PEL-N-233-00721-00002	5	3	argon	0.30	0.25	0.34	57						
	with grilles-between-the-glass	PEL-N-233-00722-00002				0.31	0.23	0.30	57				S		
	with integral grilles	PEL-N-233-00723-00002				0.31	0.23	0.30	57				S		
11/16"	Gray Advanced Low-E IG	PEL-N-233-00721-00003	5	3	argon	0.30	0.23	0.30	57				S		
	with grilles-between-the-glass	PEL-N-233-00722-00003				0.31	0.21	0.26	57				S		
	with integral grilles	PEL-N-233-00723-00003				0.31	0.21	0.26	57				S		
11/16"	Green Advanced Low-E IG	PEL-N-233-00721-00004	5	3	argon	0.30	0.29	0.47	57						
	with grilles-between-the-glass	PEL-N-233-00722-00004				0.31	0.26	0.41	57						
	with integral grilles	PEL-N-233-00723-00004				0.31	0.26	0.41	57						

R-Value = 1/U-Factor, SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission, CR = Condensation Resistance
ER = Canadian Energy Rating

Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

Visit www.energystar.gov for Energy Star guidelines.

Pella® Reserve™ Traditional Precision-Fit Hung Window

Glazing Performance - Total unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
										N	NC	SC	S		CA
High Altitude Glazing															
11/16"	Advanced Low-E IG	PEL-N-233-00649-00001	2.5	2.5	air	0.33	0.29	0.54	55						
	with grilles-between-the-glass	PEL-N-233-00650-00001				0.33	0.26	0.48	55						
	with integral grilles	PEL-N-233-00651-00001				0.33	0.26	0.48	55						
11/16"	Advanced Low-E IG	PEL-N-233-00653-00001	3	3	air	0.33	0.29	0.53	54						
	with grilles-between-the-glass	PEL-N-233-00654-00001				0.33	0.26	0.47	54						
	with integral grilles	PEL-N-233-00655-00001				0.34	0.26	0.47	54						
11/16"	SunDefense™ Low-E IG	PEL-N-233-00697-00001	2.5	2.5	air	0.32	0.21	0.50	56				S		
	with grilles-between-the-glass	PEL-N-233-00698-00001				0.32	0.19	0.44	56				S		
	with integral grilles	PEL-N-233-00699-00001				0.33	0.19	0.44	56						
11/16"	SunDefense™ Low-E IG	PEL-N-233-00701-00001	3	3	air	0.32	0.21	0.49	55				S		
	with grilles-between-the-glass	PEL-N-233-00702-00001				0.32	0.19	0.44	55				S		
	with integral grilles	PEL-N-233-00703-00001				0.33	0.19	0.44	55						
11/16"	SunDefense+ Low-E IG	PEL-N-233-00969-00001	2.5	2.5	air	0.27	0.21	0.48	44			SC	S		
	with grilles-between-the-glass	PEL-N-233-00970-00001				0.27	0.19	0.43	44			SC	S		
	with integral grilles	PEL-N-233-00971-00001				0.28	0.19	0.43	44			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-233-00977-00001	3	3	air	0.28	0.21	0.48	43			SC	S		
	with grilles-between-the-glass	PEL-N-233-00978-00001				0.28	0.19	0.43	43			SC	S		
	with integral grilles	PEL-N-233-00979-00001				0.29	0.19	0.43	43				S		
11/16"	AdvancedComfort Low-E IG	PEL-N-233-00673-00001	2.5	2.5	air	0.28	0.28	0.52	44						
	with grilles-between-the-glass	PEL-N-233-00674-00001				0.28	0.25	0.47	44						
	with integral grilles	PEL-N-233-00675-00001				0.28	0.25	0.47	44						
11/16"	AdvancedComfort Low-E IG	PEL-N-233-00677-00001	3	3	air	0.28	0.28	0.52	43						
	with grilles-between-the-glass	PEL-N-233-00678-00001				0.28	0.25	0.46	43						
	with integral grilles	PEL-N-233-00679-00001				0.29	0.25	0.46	43						
11/16"	NaturalSun Low-E IG	PEL-N-233-00625-00001	2.5	2.5	air	0.33	0.53	0.61	55						
	with grilles-between-the-glass	PEL-N-233-00626-00001				0.33	0.48	0.54	55						
	with integral grilles	PEL-N-233-00627-00001				0.34	0.48	0.54	55						
11/16"	NaturalSun Low-E IG	PEL-N-233-00629-00001	3	3	air	0.34	0.52	0.60	54						
	with grilles-between-the-glass	PEL-N-233-00630-00001				0.34	0.47	0.53	54						
	with integral grilles	PEL-N-233-00631-00001				0.34	0.47	0.53	54						
11/16"	NaturalSun+ Low-E IG	PEL-N-233-00937-00001	2.5	2.5	air	0.28	0.48	0.59	43						
	with grilles-between-the-glass	PEL-N-233-00938-00001				0.28	0.43	0.53	43						
	with integral grilles	PEL-N-233-00939-00001				0.29	0.43	0.53	43						
11/16"	NaturalSun+ Low-E IG	PEL-N-233-00945-00001	3	3	air	0.29	0.47	0.59	42						
	with grilles-between-the-glass	PEL-N-233-00946-00001				0.29	0.42	0.52	42						
	with integral grilles	PEL-N-233-00947-00001				0.29	0.42	0.52	42						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

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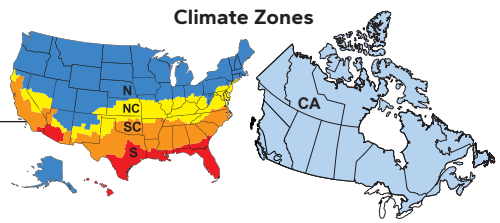
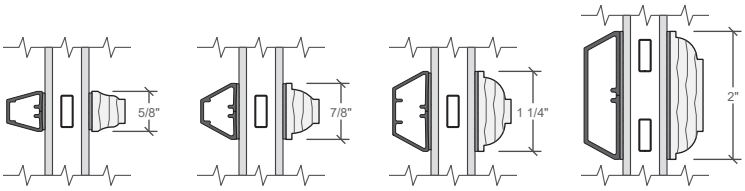


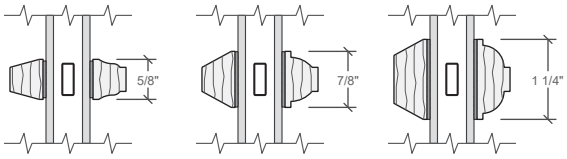
Grille Profiles

Traditional Style Collection - Integral Light Technology ®

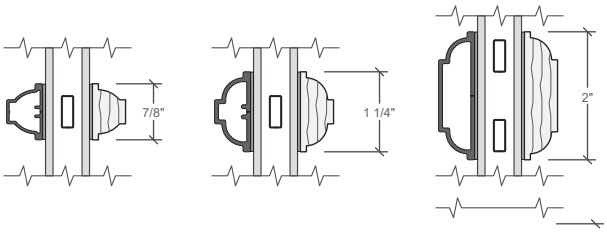
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



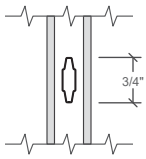
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



3/4"
Contoured

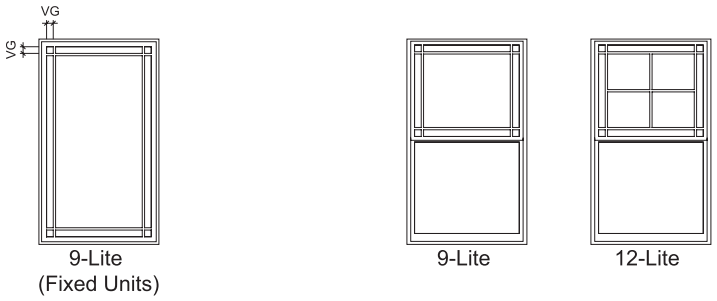
Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

Grille Patterns

Integral Light Technology® Grilles

Prairie Lite Patterns

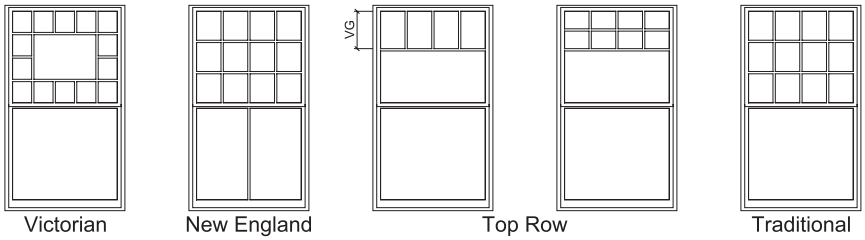


Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

Available in transoms ≥ 1'3" height and width.

Available in all standard and special sizes.

Other Available Patterns

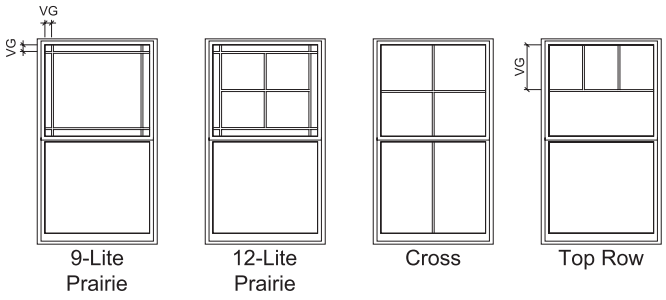


VG = Visible Glass

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

Grilles-Between-the-Glass



Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

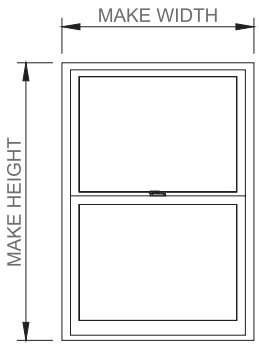
Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.



Interior view shown.

Refer to unit cross sections in this section for Make Width and Make Height dimensions.

Make Dimensions

Minimum

13-1/2" W x 23-3/4" H

(343 x 603)

Maximum

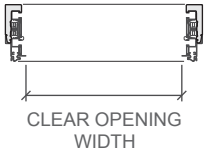
48" W x 84" H

(1 219 x 2 134)

Make Width (MW) = A – 1/2" (rounded to the nearest 1/4")

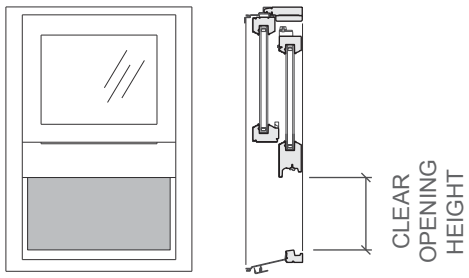
Make Height (MH) = B – 1/2" (rounded to the nearest 1/4")

Cottage Sash windows must be between ≥ 40-1/2" and ≤ 71-1/2" make height.



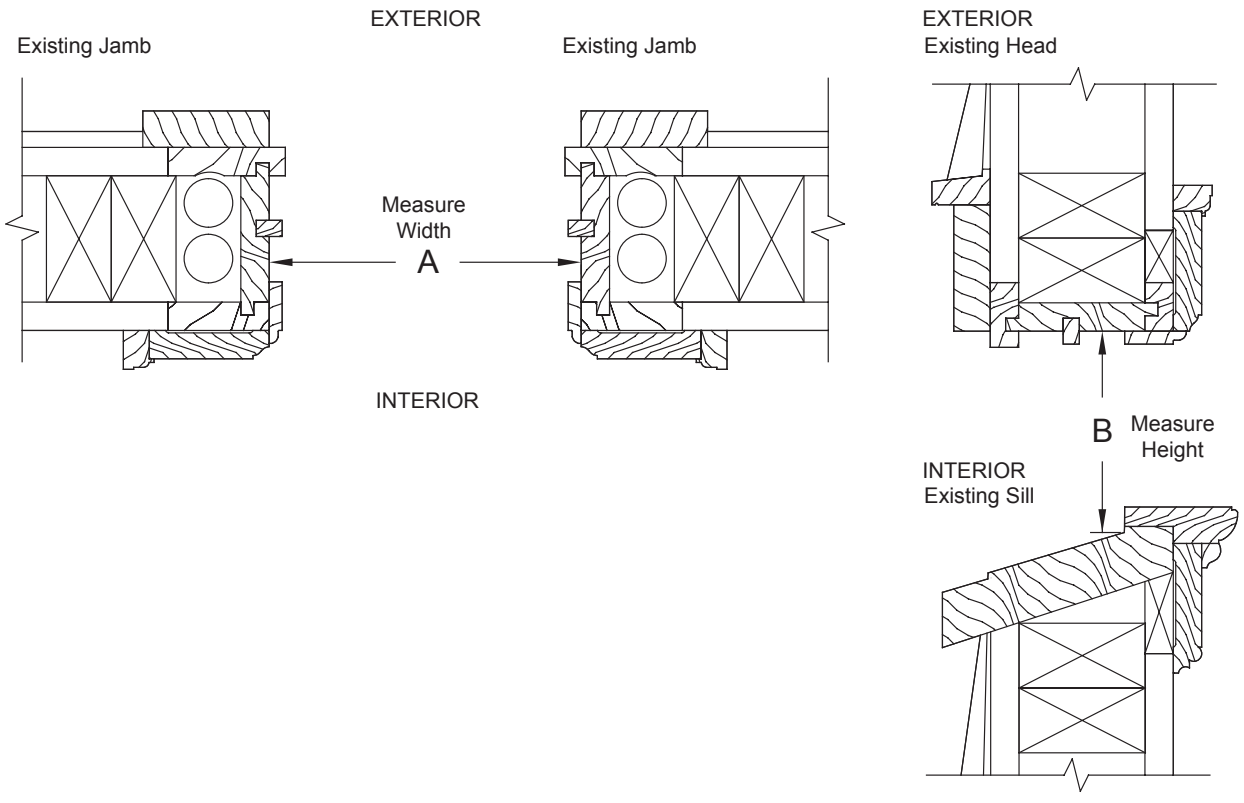
Standard DH - Equal Sash Only - Standard Rail/Stile widths

	Vent Units
Visible Glass	Width = Frame - 5.647"
	Height = ((Frame - 8.6875) ÷ 2) - .75"
Actual Glass	Width = Frame - 4.375"
	Height = ((Frame - 5.983) ÷ 2) - .75
Clear Opening	COW = Frame Width - 3.6875"
	(Frame Height ÷ 2) - 5.1875"
Vent Area	(COW x COH) ÷ 144



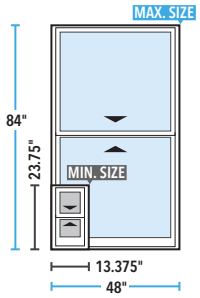
Shaded portion shows vent area.

Measurement guidelines



Make Size Ranges

Vent–Equal



Make Width = Opening width - 1/2" (rounded to the nearest 1/4"

Make Height = Opening width - 1/2" (rounded to the nearest 1/4"

Cottage and custom sash splits also available.

Cottage Sash windows must be between ≥ 40-1/2" and ≤ 71-1/2" make height.

Companion fixed windows available. See Precision Fit Casement window offering for matching glass sight-lines, or see the Fixed Frame Direct Set offering.

CW40
CW45
CW50

Check all applicable local codes for emergency egress requirements.

E Meets min. clear opening 24" H x 20" W and 5.7 ft².

E1 Meets min. clear opening 24" H x 20" W and 5.0 ft².

Standard Sizes

Vent – Equal Sash

	21	23.5	25	27.5	29	29.5	31.5	33	35.5	37	39.5	41	41.5	45	48
84			E1	E1	E	E	E	E	E	E	E	E	E	E	E
77			E1	E1	E	E	E	E	E	E	E	E	E	E	E
71.5				E1	E1	E1	E	E	E	E	E	E	E	E	E
71					E1	E1	E	E	E	E	E	E	E	E	E
65.5					E1	E1	E1	E	E	E	E	E	E	E	E
65					E1	E1	E1	E	E	E	E	E	E	E	E
61.5							E1	E	E	E	E	E	E	E	E
59.5							E1	E	E	E	E	E	E	E	E
59								E1	E	E	E	E	E	E	E
57.5									E1	E	E	E	E	E	E
57															
53.5															
53															
51.5															
47.5															
47															
45.5															
41.5															
41															
37.5															
35.5															
35															

Standard sizes shown, unless noted otherwise. Special sizes are available in 1/4" increments.

Maximum performance when glazed with the appropriate glass. For special size units, use the performance class and grade for the next larger standard size unit.

Pella® Reserve™ Traditional Precision-Fit Hung Window

Detailed Product Description - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Pocket depth is 3-1/4" (83mm).
- Vinyl jamb liner, includes wood/clad inserts.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine].
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Sash thickness is 1-7/8" (47mm).
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.
- [Double-Hung: Upper sash has surface-mounted wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [standard] [feature] [custom][2]

– or –

- Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
  - Color is [standard] [feature] [custom][2]

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain[2]]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] [historic spoon-style]. Two sash locks on units with make width 37" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with make width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-rubbed Bronze] [Distressed Bronze] [Distressed Nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [LX: [pine] [mahogany] [douglas fir]] [SE: pine]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain[2]]].
  - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

– or –

- Grilles-Between-the-Glass[3]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan[4]] [Brown[4]] [Putty[4]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[5] is [standard[2]].

Screens

- InView™ Screens
  - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [extruded] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Spreader bar placed on units > 37" width or 64-1/4" make height.
  - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.

(2) Contact your local Pella sales representative for current color options.

(3) Available in clear or Low-E insulating glass only.

(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Detailed Product Description - Wood Exterior Sash

Frame

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
- Interior exposed surfaces are [pine] [mahogany].
- Exterior surfaces are clad with aluminum.
- Pocket depth is 3-1/4" (83mm).
- Vinyl Jamb liner includes wood / clad inserts.

Sash

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the sash.
- Interior exposed surfaces are [pine] [mahogany].
- Exterior surfaces are [pine] [mahogany].
- Sash thickness is 1-13/16" (46mm).
- Sash exterior profile is putty glaze, interior profile is ogee.
- Upper sash has surface-mounted wash locks.
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.

Weatherstripping

- Water-stop Santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner or jamb liner components to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [White] [Linen White] [Bright White] [stain [2]]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] [historic spoon-style]. Two sash locks on units with make width 37" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with make width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [satin brass] [satin nickel] [oil-rubbed bronze] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain [2]]].
  - Exterior grilles are [5/8"] [7/8"] [1-1/4"] putty glaze profile [pine] [mahogany], water repellent, preservative-treated in accordance with WDMA I.S.-4, and are factory primed.
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

– or –

- Grilles-Between-the-Glass [3]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan [4]] [Brown [4]] [Putty [4]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color [5] is [standard [2]].

Screens

- InView™ Screens
  - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [extruded] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Spreader bar placed on units > 37" width or 64-1/4" make height.
  - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.

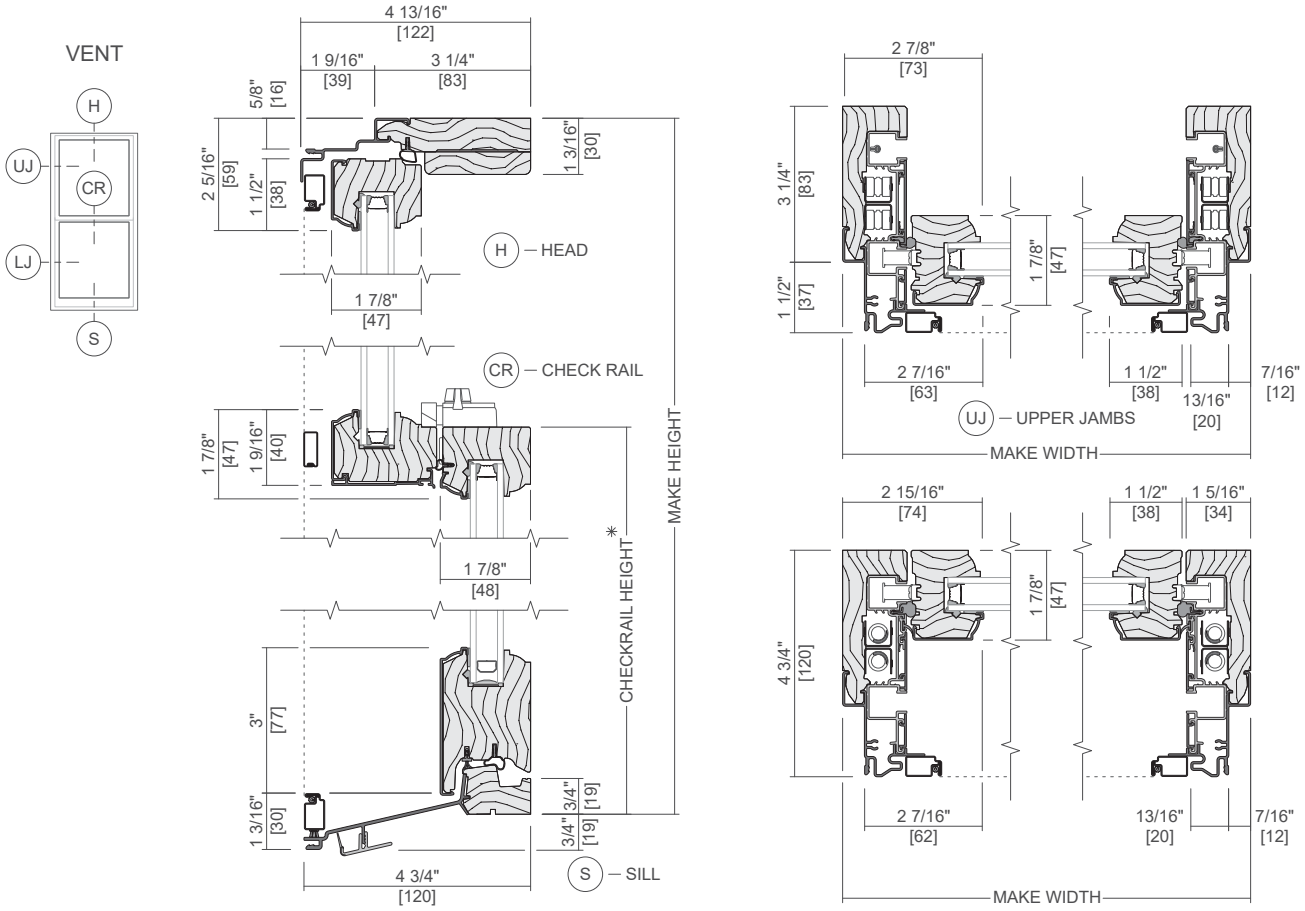
(2) Contact your local Pella sales representative for current color options.

(3) Available in clear or Low-E insulating glass only.

(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Unit Section - Aluminum-Clad Exterior Ogee Exterior Glazing Profile

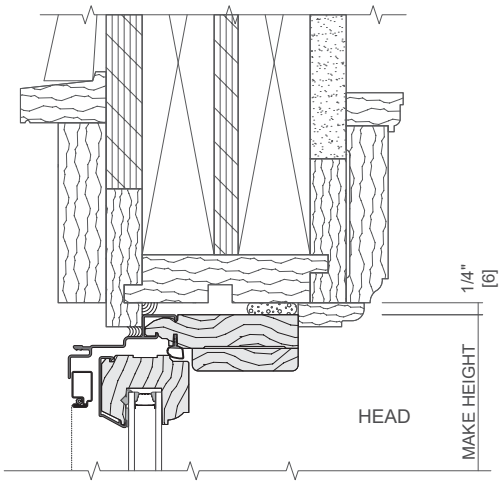


* Dimension required for ordering units with unequal sash.

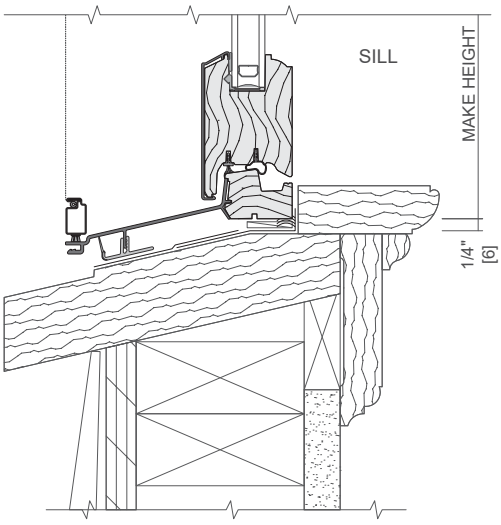
Scale 3" = 1' 0"

All dimensions are approximate.

Installation Details - Aluminum-Clad Exterior

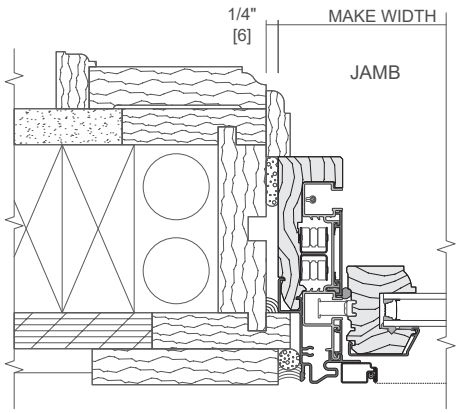


NOTE:
WALL CONSTRUCTION AND OLD DOUBLE-HUNG FRAME SHOWN ARE EXISTING; OLD DOUBLE-HUNG SASH HAS BEEN REMOVED.
REFER TO THE APPROPRIATE PELLA INSTALLATION INSTRUCTION FOR COMPLETE STEP BY STEP INSTRUCTIONS.
SHIM AND PLUMB UNITS AS REQUIRED.
SEAL UNIT TO EXTERIOR / BLIND STOP.



SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL.
SEAL ADJUSTABLE SILL ADAPTER TO EXISTING WOOD SILL.
LEVEL UNITS AS REQUIRED.

NOTE:
THE ADJUSTABLE SILL ADAPTER MAY BE REMOVED WHEN THE EXISTING WINDOW SILL HAS A SLOPE OF 12 DEGREES OR LESS.

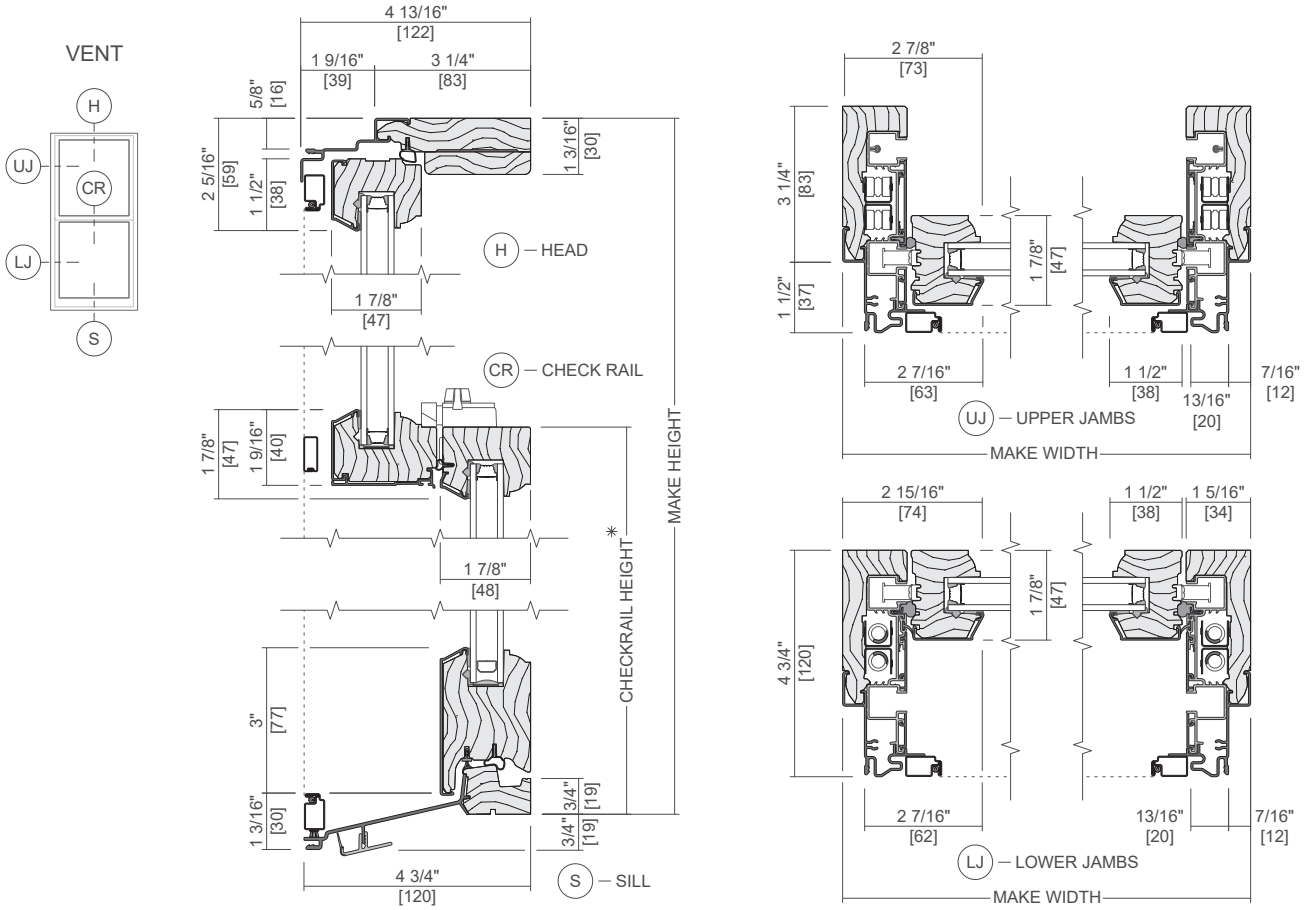


INSULATE ALL VOIDS AT WINDOW PERIMETER (BY OTHERS).
SEAL UNIT TO EXTERIOR / BLIND STOP.

Scale 3" = 1' 0"

All dimensions are approximate.

Unit Section - Aluminum-Clad Exterior Putty Exterior Glazing Profile

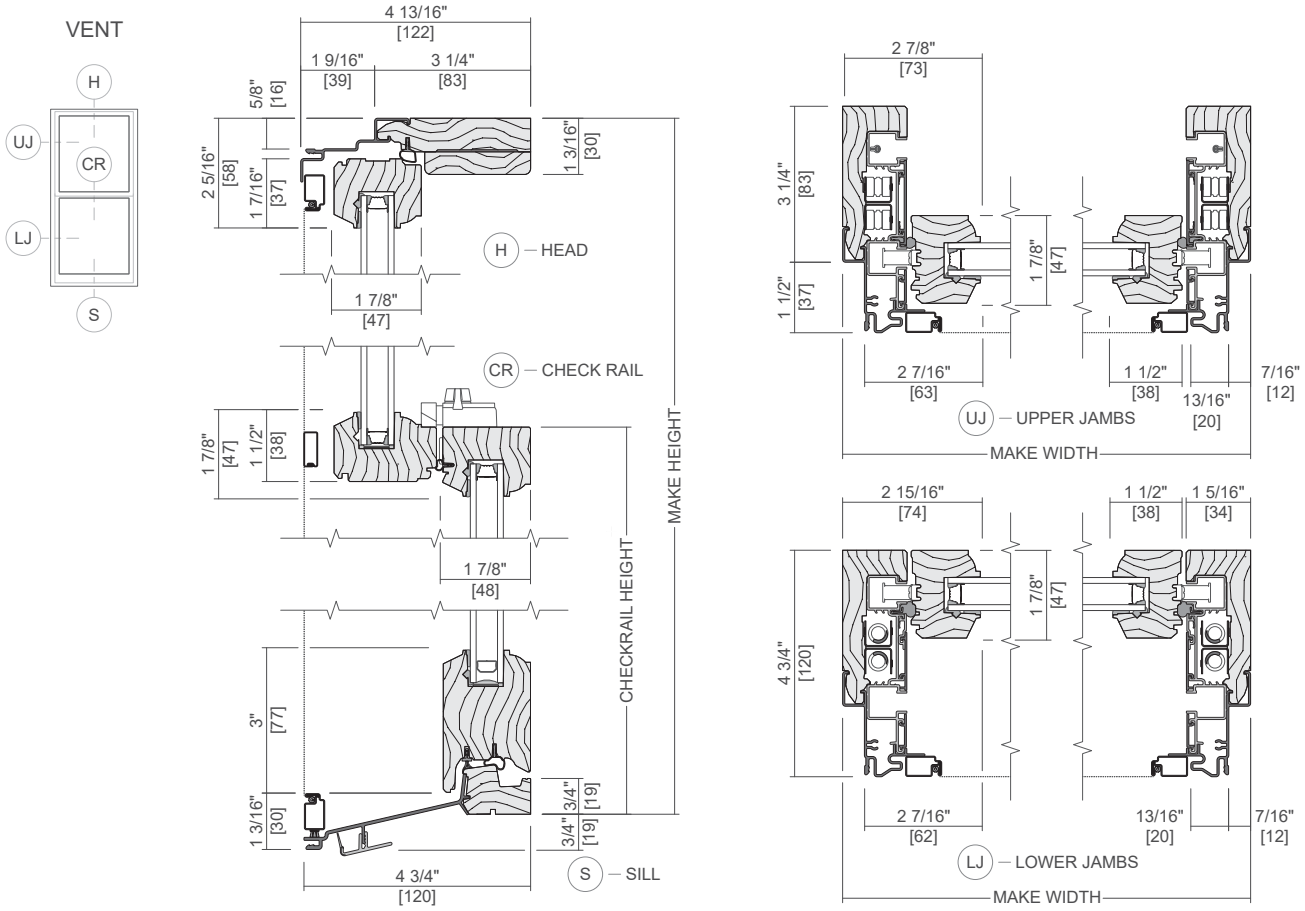


* Dimension required for ordering units with unequal sash.

Scale 3" = 1' 0"

All dimensions are approximate.

Unit Section - Wood Exterior Sash Putty Exterior Glazing Profile

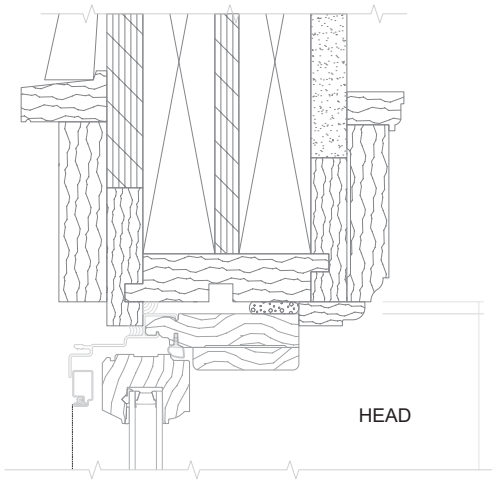


Dimension required for ordering units with unequal sash.

Scale 3" = 1' 0"

All dimensions are approximate.

Installation Details - Wood Exterior Sash



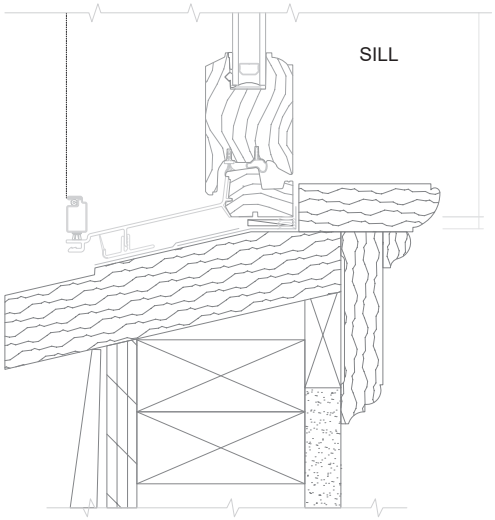
NOTE:

WALL CONSTRUCTION AND OLD DOUBLE-HUNG FRAME SHOWN ARE EXISTING; OLD DOUBLE-HUNG SASH HAS BEEN REMOVED.

REFER TO THE APPROPRIATE PELLA INSTALLATION INSTRUCTION FOR COMPLETE STEP BY STEP INSTRUCTIONS.

SHIM AND PLUMB UNITS AS REQUIRED.

SEAL UNIT TO EXTERIOR / BLIND STOP.



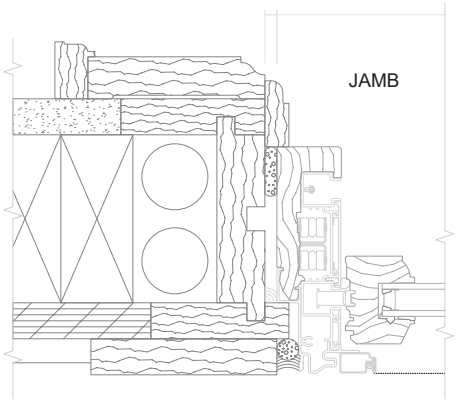
SEAL THE UNIT TO EXISTING STOOL AND WINDOW SILL.

SEAL ADJUSTABLE SILL ADAPTER TO EXISTING WOOD SILL.

LEVEL UNITS AS REQUIRED.

NOTE:

THE ADJUSTABLE SILL ADAPTER MAY BE REMOVED WHEN THE EXISTING WINDOW SILL HAS A SLOPE OF 12 DEGREES OR LESS.



INSULATE ALL VOIDS AT WINDOW PERIMETER (BY OTHERS).

SEAL UNIT TO EXTERIOR / BLIND STOP.

Scale 3" = 1' 0"

All dimensions are approximate.

K Style Aluminum Gutters

Item # LNKGX6XA032 | 6 x .032 K Gutter | Bone Linen Aluminum

★★★★★

Aluminum Rectangular Downspouts

Item # LNDSX34A019 | 3x4 Downspout | Bone Linen Aluminum

Product Highlights:

- Available in 2” x 3”, 3” x 4”, and 4” x 5” sizes
- All sizes come in 10-foot lengths
- Perfect for K-Style gutter systems

See more details