Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

City of Franklin

Meeting Agenda

Design Review Committee

Monday, May 18, 2026 | **4:00 PM** | **Eastern Flank Event Facility**

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person at the meeting location.

CALL TO ORDER

APPLICATIONS

1. Discussion Of Building Alterations (Skylight Installation) At 217 5th Ave. S.; Jenna Lee, Applicant.

2. Discussion Of Roofing Materials (Principal Building) At 235 3rd Ave. S.; Allie Freemon, Applicant.

3. Discussion Of Alterations (Walkway, Driveway, Lighting, Fencing) At 424 S. Margin St.; Hudson Walker, Applicant.

4. Discussion Of Principal Building Alterations And Site Alterations At 908 W. Main St.; Tyler LeMarinel, Applicant.

5. Discussion Of Lighting, Gutters, Downspouts, And Front Yard Fencing At 121 Myles Manor Ct.; Scott Cash, Applicant.

6. Discussion Of New Construction At 1855 William Campbell Ct. (Lot 11); Jennifer Ford, Applicant.

7. Discussion Of Alterations to Approved Plans (Principal Building) At 1309 Adams St.; Ben McCreary, Applicant.

8. Discussion Of New Construction (Accessory) At 1010 Fair St.; Ben McCreary, Applicant.

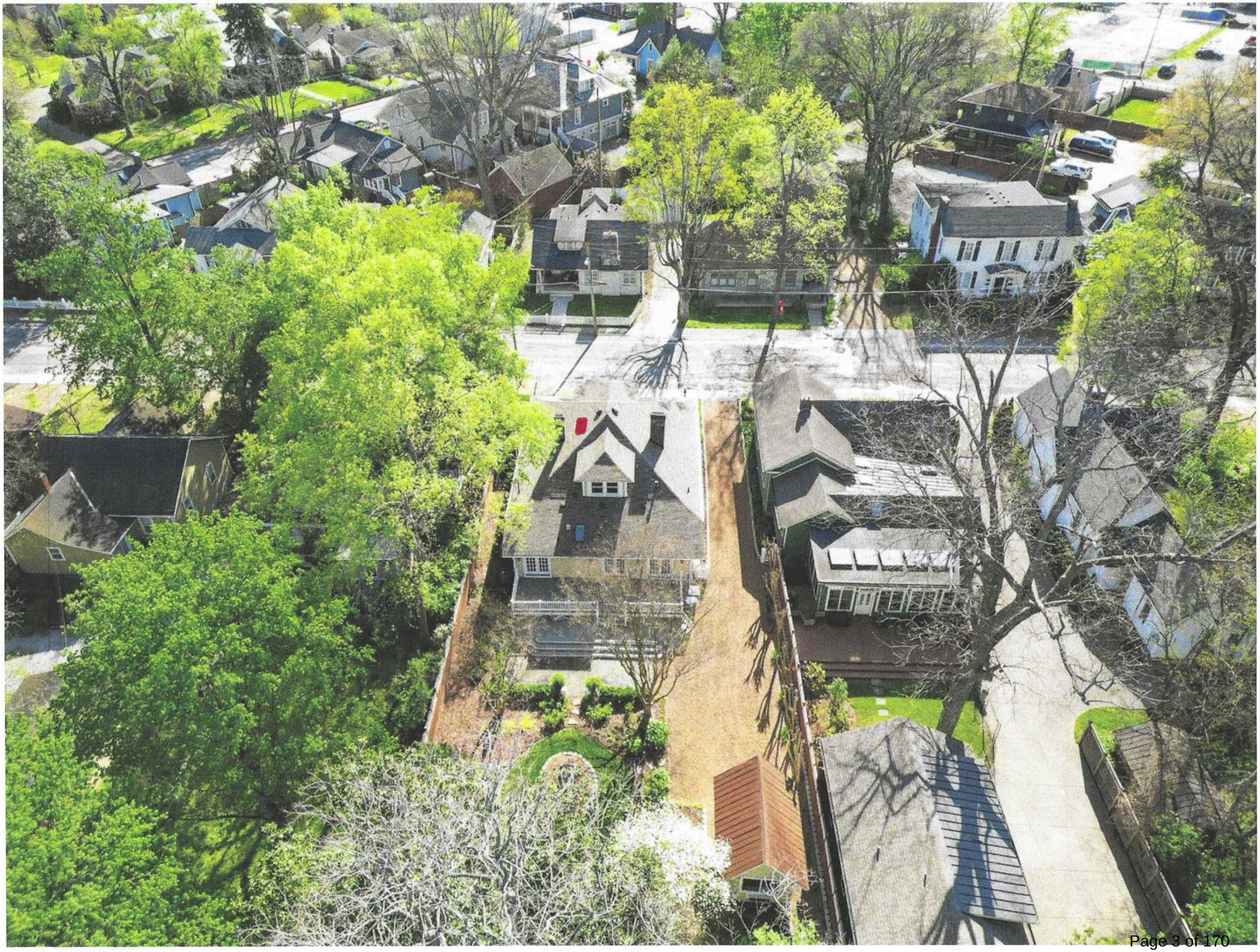
9. Discussion Of Demolition (Accessory Structure) and New Construction Of An Addition (Principal Building) At 234 4th Ave. N.; Greg Gamble, Applicant.

10. Discussion Of Partial Demolition, An Addition, and Alterations At 251 2nd Ave. S. (Old Ice House); Brandon Priddy, Applicant.

11. Discussion Of Partial Demolition and Addition (Principal) and New Construction (Accessory Structures) At 109 Everbright Ave.; Asher Paxton, Applicant.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

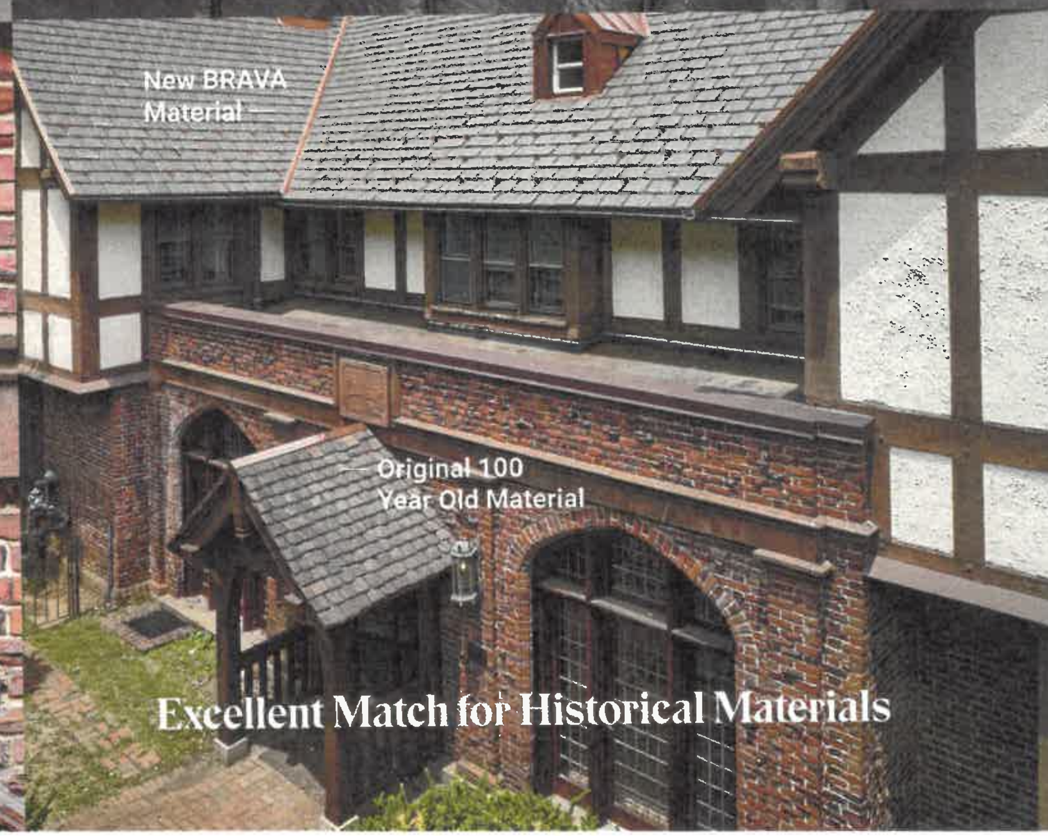


Trusted By

Historical

& Landmark Buildings

What we do is more than protecting homes. We set out to impact and inspire our communities.




Mauchline Manor
VIDEO: See the full story of this historical project - scan QR Code.
Atlantic

Roof - Highland Slate, shown in Fieldstone
Siding - Cedar Impressions Double 7" Perfection Shingles, shown in Seagrass

HIGHLAND SLATE®

- Single layer fiberglass-based construction
- Blended shades and dimensional appearance of natural slate
- 8" exposure, 18" x 36" size
- Lifetime limited transferable warranty - residential*
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- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Certified to meet ASTM D3018 Type 1
- UL 790 Class A
- ASTM E 108 Class A

Wind Resistance:
- UL 2390/ASTM D 6381 Class H
- ASTM D3161 Class F

Tear Resistance:
- UL Certified to meet ASTM D3462
- CSA Standard A123.5

Impact Resistance:
- UL2218 Class 3

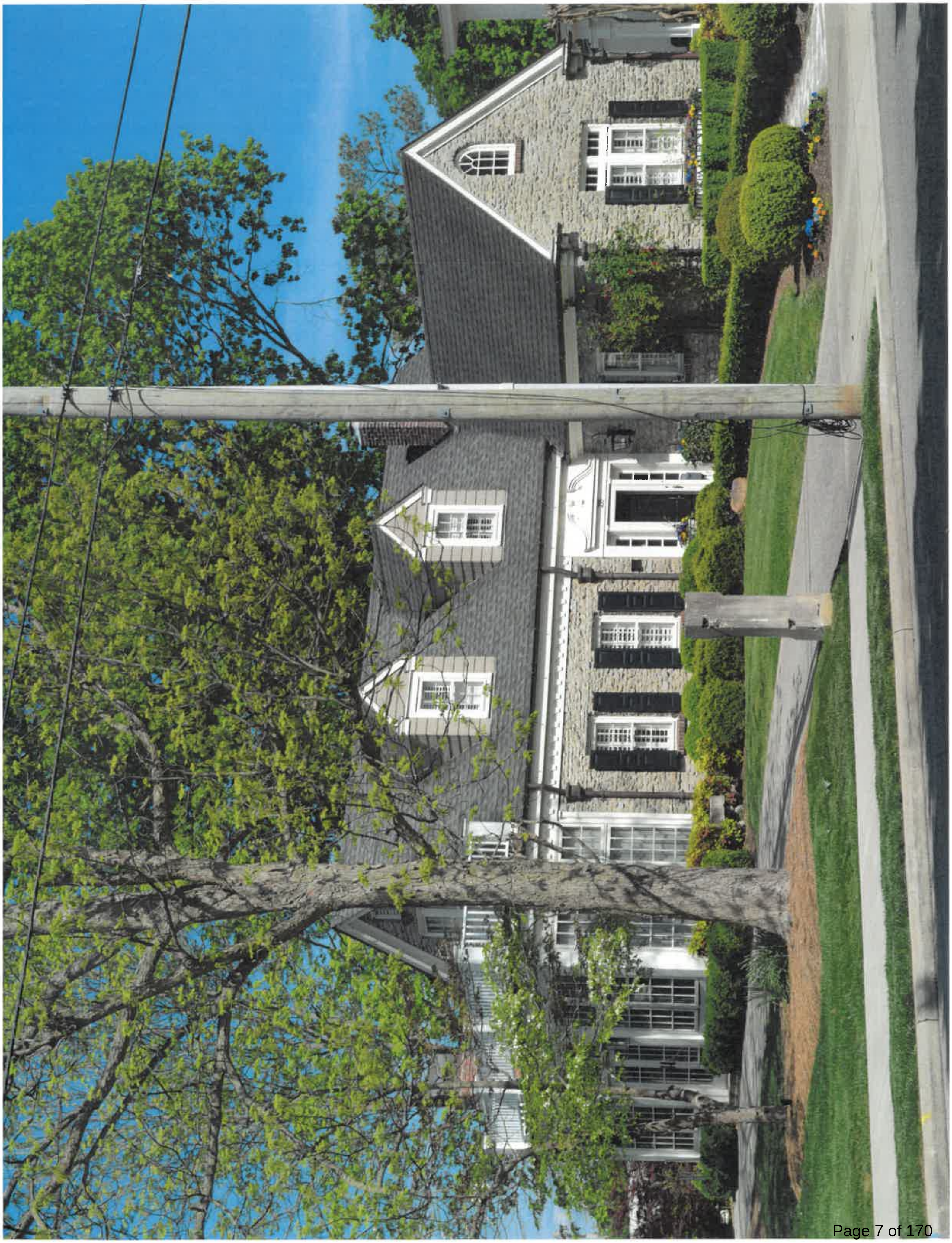
UL 2218 Class 3

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

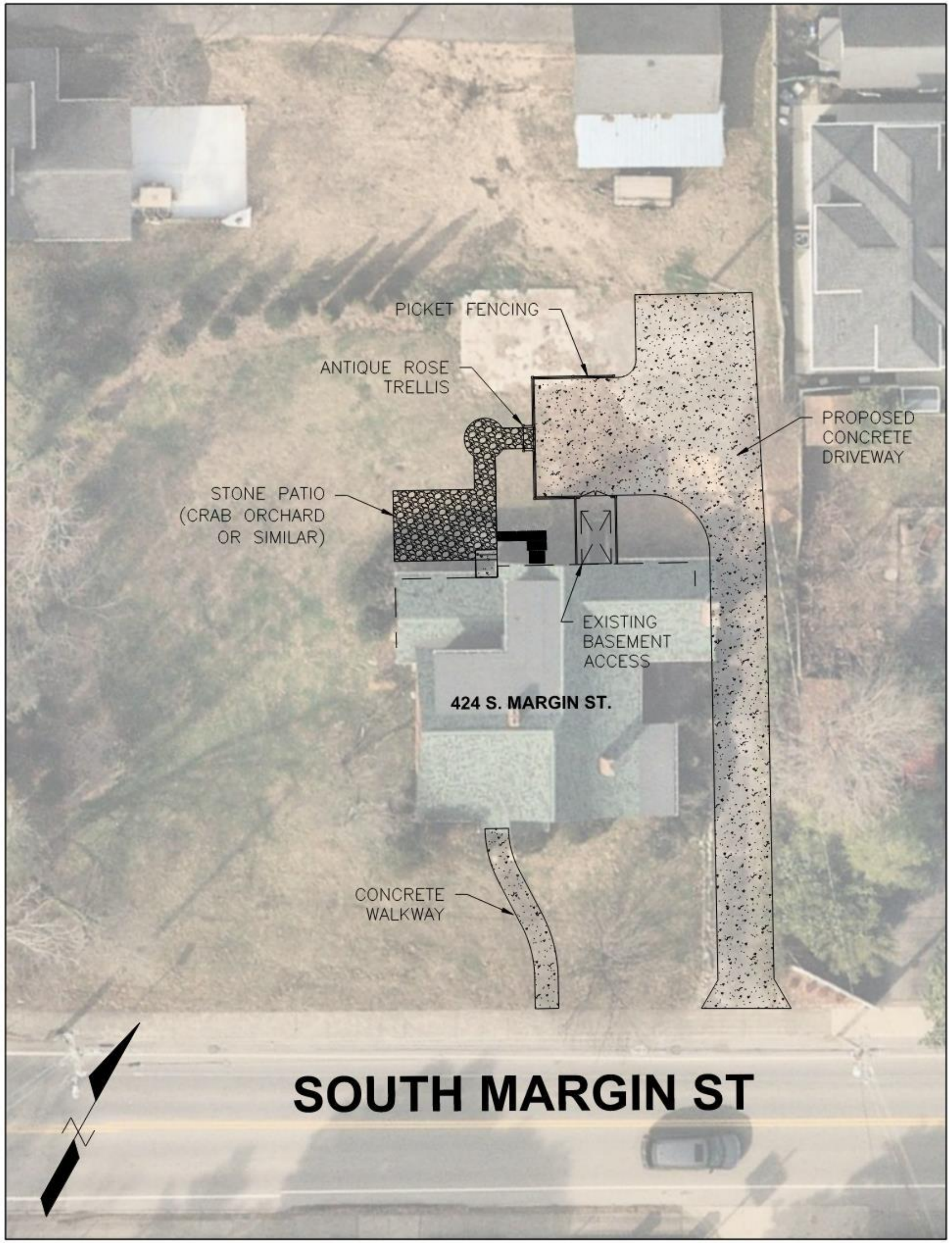
COLOR AVAILABILITY

Scan code for more information



424 S. Margin Street

HZC Submittal



- **Removal of the existing asphalt driveway and replacing with concrete.**

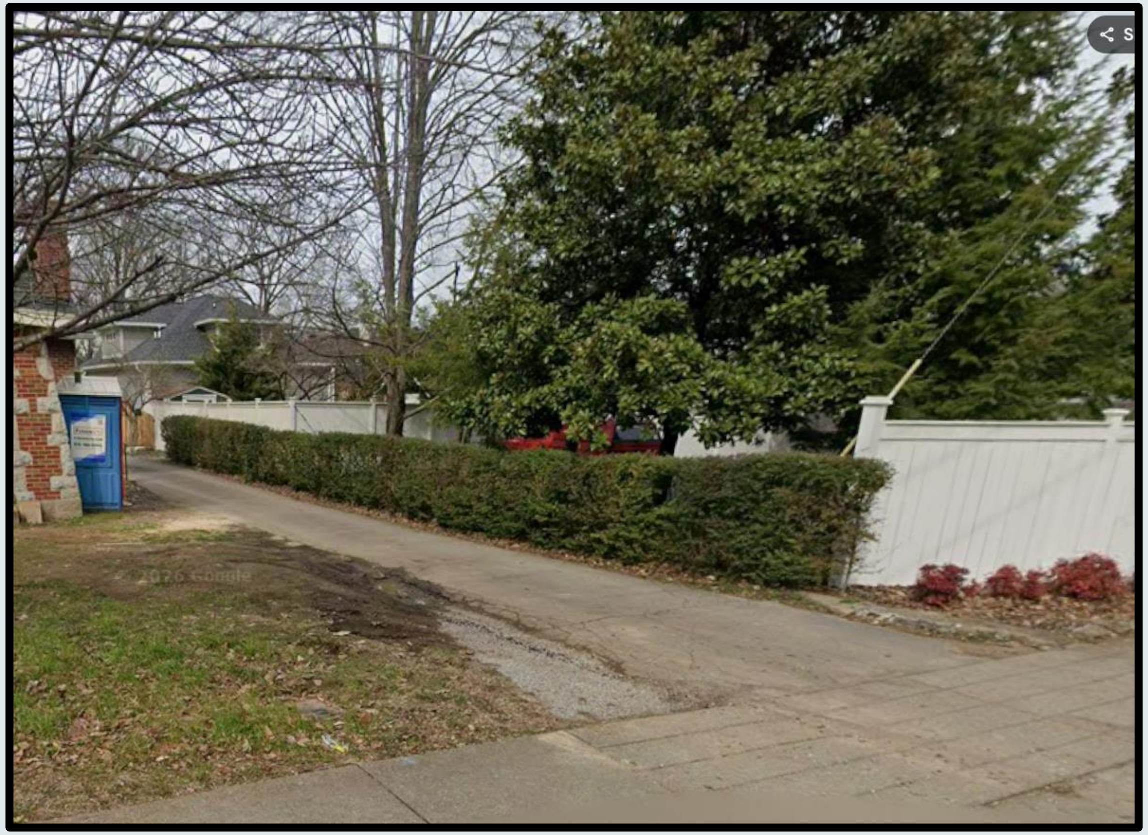
- **Removal of the existing concrete walkway and replace it with Stone Pavers**

Existing house

Aerial photo of the property

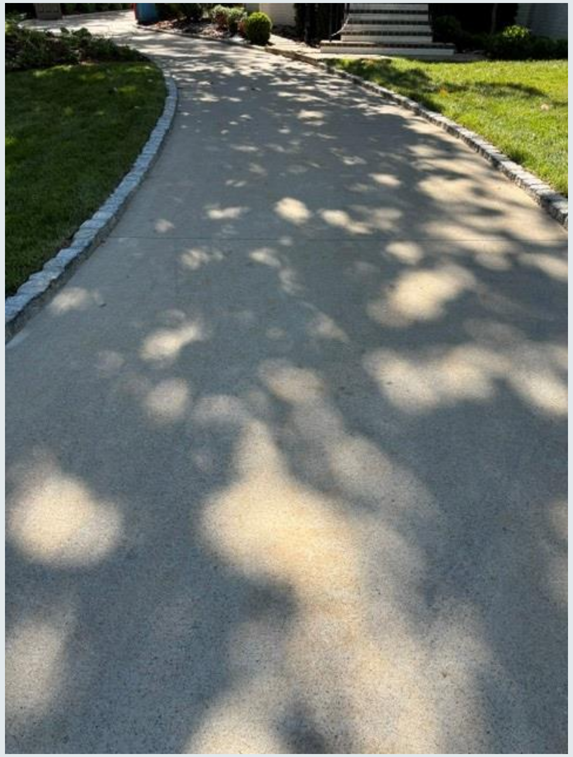
Existing driveway and walkway At 424 S. Margin Street

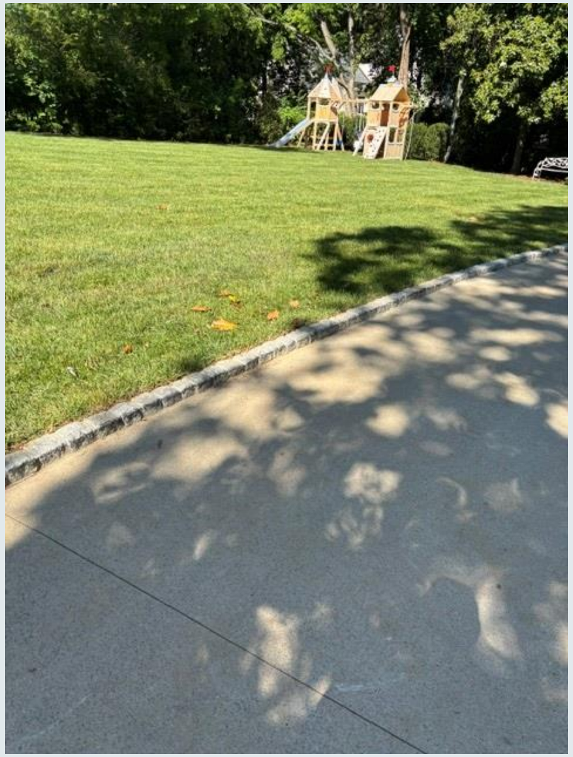
Existing Walkway

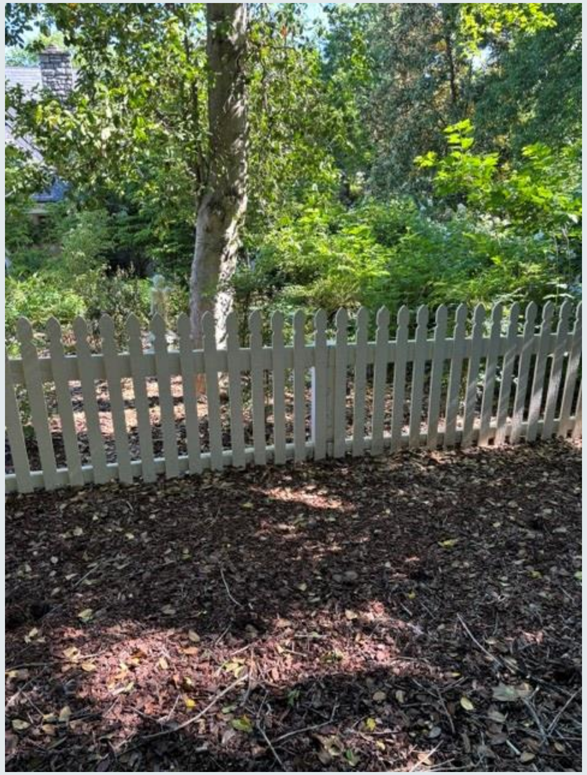


Existing Driveway

Proposed appearance of driveway and walkway







Stone patio and walkway

driveway

Proposed Fence


New replacement front
Light Fixture


New replacement side
Door electric light
fixture

ALLARD WARD ARCHITECTS LLC

May 11 2026

City of Franklin Historic Zoning Commission
109 Third Ave. S.
Franklin, Tennessee 37064
Re: Application for Design Review Committee

Dear Commissioners,

Please accept this letter as an introduction to the work being considered at 908 West Main Street, a property within the Hincheyville Historic District.

908 West Main Street is a two-story brick home built in 1881 and is known as “Mapledene.” This home has undergone several renovations and additions since that time and is scheduled for additional renovation work in 2026. As part of that effort, the homeowners are hoping to address several exterior improvements prior to the interior renovation work. The proposed work includes:

1. Replacement of the existing red metal roofing at the front porch and brow with new standing seam metal roofing in Dark Bronze.
2. Replacement of the rolled asphalt roofing on the previous side addition with new standing seam metal roofing in Dark Bronze.
3. Replacement of the existing rolled asphalt roofing on the large flat section of the main roof. Because there is currently no slope, the roofing contractor proposes installing tapered rigid foam insulation to create a ¼-inch-per-foot slope beneath a new EPDM rubber membrane roofing system.
4. Repainting all existing white trim with a new white paint color of a similar tone, though slightly less yellow in appearance. Final color selection has not yet been made.
5. Replacement of a missing square pilaster (half-column) at the front porch to match the existing historic detailing.
6. Replacement of the existing broken fountain and basin with a new fountain of similar scale and style.
7. Replacement of Front Porch Ceiling Fan (No Light Kit).
8. Replacement of Aluminum K-Style Gutters with New Copper K-Style Gutters (to match existing)
9. New Light fixture at Front Porch Ceiling

The intent of this work is to preserve and maintain the historic character of the property while addressing deteriorated materials and improving the long-term durability of the structure. All proposed improvements have been designed to remain compatible with the architectural character of the home and the surrounding historic district.

Thank you for your consideration of this application. Please let us know if any additional information or documentation is needed.

Sincerely,

Tyler LeMarinel, AIA, NCARB
Allard Ward Architects
Partner

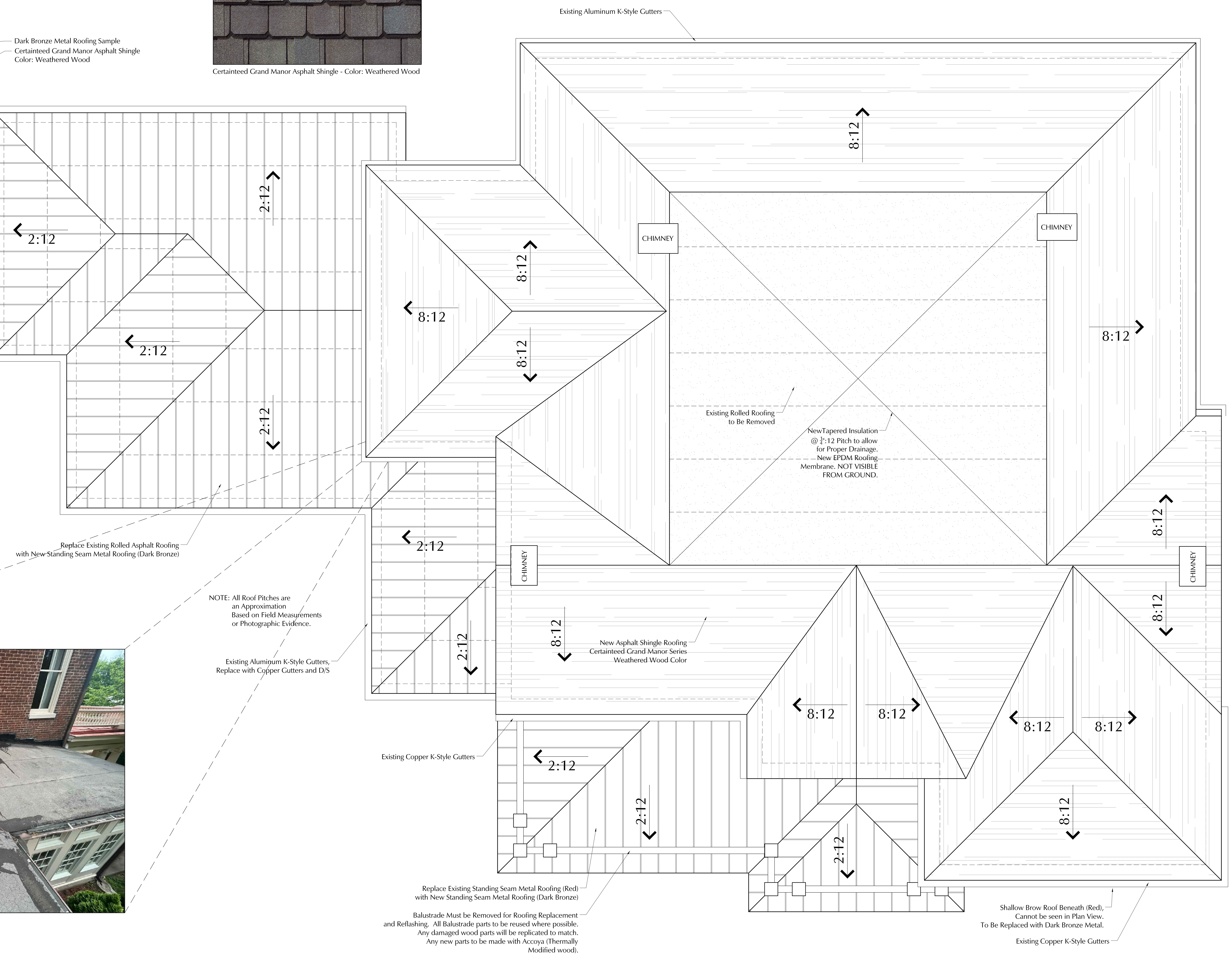
ALLARD WARD
ARCHITECTS

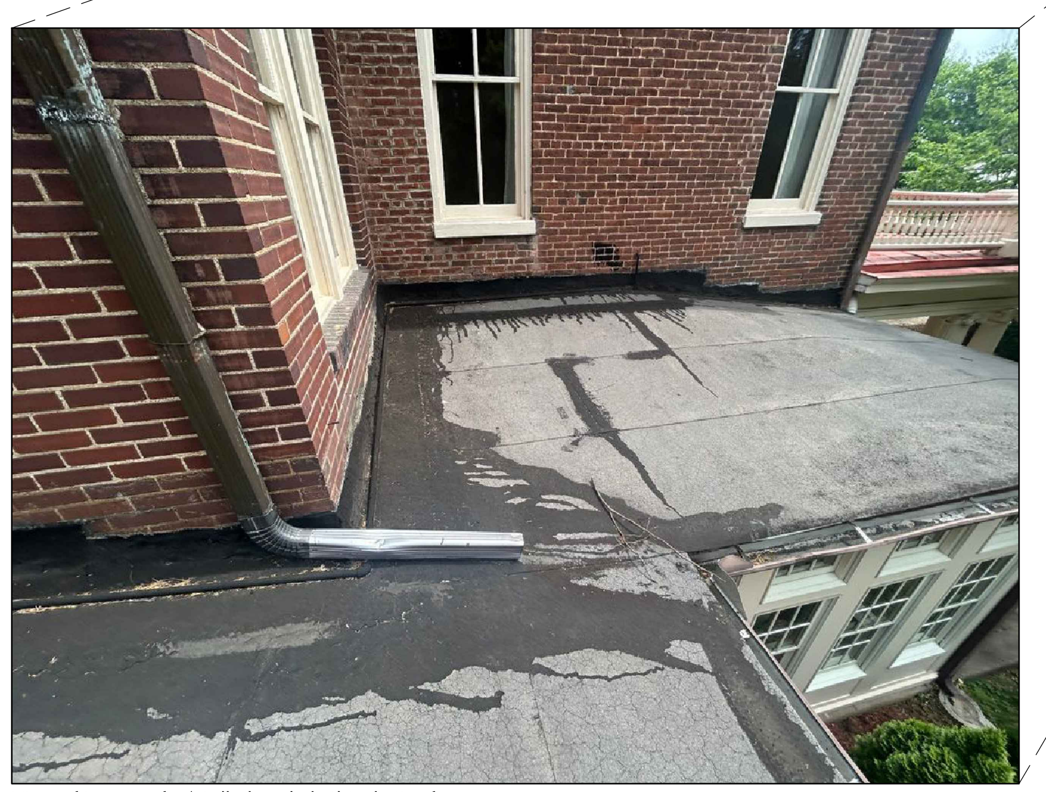
THE LLOYD RESIDENCE

908 West Main Street
Franklin, Tennessee 37064

Dark Bronze Metal Roofing Sample
Certainteed Grand Manor Asphalt Shingle
Color: Weathered Wood

Certainteed Grand Manor Asphalt Shingle - Color: Weathered Wood





View of Low Roof w/ Rolled Asphalt Shingle Roofing

1 Roof Layout Plan

Scale: 1/4" = 1'-0"

An As-Built for the:
Lloyd Residence
908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

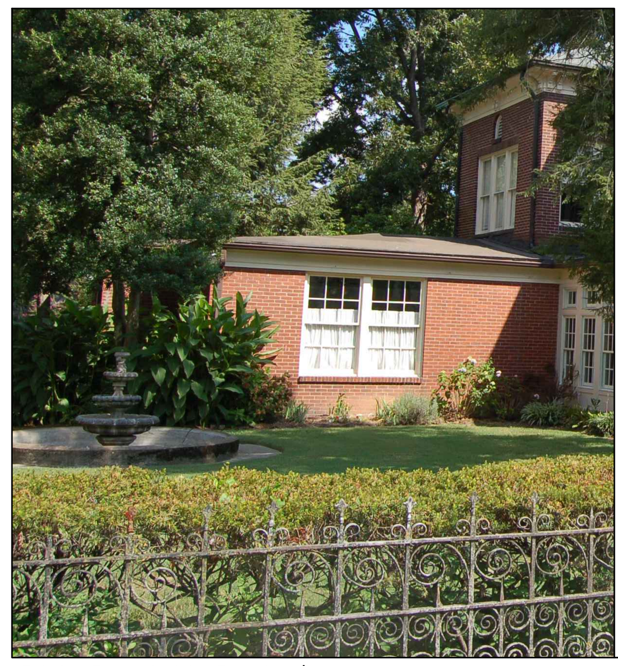
Plot Date: 23 April, 2026
Description...

No.	Date	Description

Drawings:
Roof Layout Plan

A1.3

AS-BUILT



Existing Fountain (Not Functional)
And Aluminum K-Style Gutters

Proposed Fountain: Same Location

Existing Copper K-Style
Gutters to Remain

Certainteed Grand Manor Asphalt Shingle - Color: Weathered Wood

Replace Existing Standing Seam Metal Roofing (Red)
with New Standing Seam Metal Roofing (Dark Bronze)

Balustrade Must be Removed for Roofing Replacement
and Reflashing. All Balustrade parts to be reused where possible.
Any damaged wood parts will be replicated to match.
Any new parts to be made with Accoya (Thermally
Modified wood).

New Asphalt Shingle Roofing
Certainteed Grand Manor Series
Weathered Wood Color

Remove Rolled Asphalt Roofing.
New Tapered Insulation
@ 1/4":12 Pitch to allow
for Proper Drainage.
New EPDM Roofing
Membrane. NOT VISIBLE
FROM GROUND.

Remove Rolled Asphalt Roofing.
New Tapered Insulation
@ 1/4":12 Pitch to allow
for Proper Drainage.
New EPDM Roofing
Membrane. NOT VISIBLE
FROM GROUND.

Existing Aluminum K-Style
Gutters to Be Replaced w/
Copper to Match Existing
Copper K-Style Gutters

Brow Metal Roofing
to Be Replaced with
New Metal, Dark Bronze

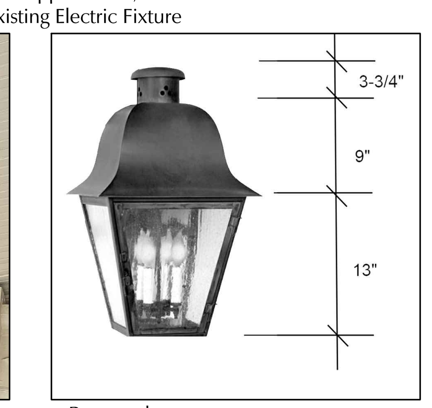
All Existing Painted Trim Elements
(Columns, Porch Rack, Balustrade, Brick Mould, etc.)
to be Repainted with new "White" Paint.
Color to be Selected by Owner and Architect

Replace Ceiling Fan with
New Ceiling Fan

Existing

Proposed

New Light Fixture, Fourteenth Colony 4151/ IB05,
Chain Hung, Antique Copper Finish,
Electric. Replacing Existing Electric Fixture



Proposed

1 Front Elevation

Scale: 1/4" = 1'-0"

An As-Built for the:
Lloyd Residence
908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Plot Date: 23 April, 2026
Description...

No.	Date	Description

Drawings:
Roof Layout Plan

A1.3

Discussion of Gas Lanterns at 121 Myles Manor Court

Dear Members of the Historic Zoning Commission,

We are submitting this request for discussion of three Bevelo gas lantern fixtures at 121 Myles Manor Court. We are attaching this letter and research in hopes of partnering with the Commission to get ahead of future confusion regarding the subject of gas lanterns at the property.

Following our recent DRC meeting and conversations with Staff, we would appreciate the opportunity to continue the discussion regarding the appropriateness of gas lanterns prior to submitting for a COA. While Staff's DRC summary email to us stated that *"the commissioners noted that the use of gas would not be appropriate for the age of the building,"* our understanding of the discussion was that commissioners expressed a more nuanced range of views regarding fuel source, historic compatibility, and fixture appropriateness. Please reference the attached transcript of the portion of the 4/20 meeting pertaining to gas lanterns (or view here at 1:25:38 https://www.youtube.com/watch?v=Ws7xMg0BgUo).

This request includes:

- One replacement fixture on the front historic façade of the home; and
- Two new fixtures located on the rear addition of the home that is not part of the original historic structure.

The proposed Bevelo fixture will remain consistent in scale, placement, and visual appearance with the non-original electric fixture that was installed during the 2007 renovation of the home. The only substantive change is the fuel source powering the flame.

The rear fixtures are proposed exclusively on the newer rear addition and do not alter or impact the historic façade or primary public-facing architectural character of the original structure.

The Franklin Historic District Design Guidelines focus primarily on compatibility of visible exterior appearance, scale, materiality, and protection of historic character rather than regulating concealed utility infrastructure. While the Guidelines reference "warm white light," they do not address fuel source. In this case, the visible fixture itself, not the concealed fuel source, is what affects the appearance of the structure and streetscape. Modern warm white lightbulbs were designed to imitate the color temperature of oil, kerosene, and gas lanterns that have been used as illumination sources for centuries.

Likewise, the Secretary of the Interior's Standards acknowledge that historic rehabilitation necessarily accommodates evolving modern systems and technologies so long as the historic character of the property is preserved.

The proposed lanterns are traditional fixtures long associated with historic Southern architecture and are compatible with the Tudor character of both the home and surrounding district. The proposal does not introduce an incompatible form, scale, or material, and flame-based lanterns would have been historically appropriate to the architectural inspiration of the home.

Staff has noted that natural gas service was not widely available in Franklin prior to the 1950s. We do not believe this alone provides a sufficient basis to prohibit gas lanterns on pre-1950s homes within the Overlay for several reasons:

First, fuel source is fundamentally different from architectural material. The visible material is metal and glass, not natural gas. The Guidelines regulate exterior appearance and architectural compatibility rather than unseen utility systems. Flame-based exterior lanterns long predate widespread natural gas infrastructure and historically operated using oil, kerosene, propane, manufactured gas, and candles. While natural gas service may not have been universally available in Franklin during the home's original construction period, flame-based lanterns themselves are unquestionably historic in character. Any homeowner in Franklin prior to the 1950s could have used various fuel sources to light flame-based lanterns on their home as long as they had a ladder and a match.

Second, many homes within the HPO that predate the 1950s currently utilize natural gas for lanterns, appliances, heating systems, and other modern functions. Please see attached pictures of 17 pre-1950s homes in the Overlay (several within our neighborhood) with gas lanterns. The home at 424 S. Margin Street was built in 1935 (five years after ours), is a home with similar Tudor architecture, and its gas lantern was installed in 2026. The Overlay has never operated a requirement that homes remain frozen to the exact utility technologies available at the moment of original construction. If that standard was consistently applied, many ordinary modern systems currently accepted throughout the district would likewise become impermissible. During the DRC meeting, commissioners also noted the longstanding coexistence and frequent transition between electric and gas lanterns within the Overlay. The balance brings character and diversity to the Overlay and uniqueness to different properties.

Third, the proposed front fixture replaces a non-original 2007 electric fixture rather than an original historic lantern. The proposal therefore does not remove or impair historic fabric. In practical terms, the proposal substitutes one compatible lantern for another in the same location and scale.

Finally, the rear fixtures are located on a newer addition outside the primary public historic viewshed. The Guidelines themselves recognize that visibility and location are relevant considerations when evaluating exterior alterations.

For these reasons, we respectfully request approval of the three proposed gas lanterns as compatible exterior fixtures that preserve the architectural character of the property while remaining consistent with the Franklin Historic District Design Guidelines and the Secretary of the Interior's Standards.

Thank you for your consideration and for your continued service to the preservation of Franklin's historic character.

Sincerely,

Scott and Michelle Cash

Pre-1950s Homes in the HPO with Gas Lanterns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Transcript of 4/20/26 DRC Meeting Regarding Gas Lanterns at 121 MMC

S

Speaker 12 04:34

Is it going to be gas? Because I believe, according to our guidelines, that would not have had a gas light.

S

Speaker 1 04:50

When did we get gas in that part, especially in town? I

S

Speaker 13 05:05

about I'm thinking and

S

Speaker 12 05:11

some other places, but I think just weigh in on

S

Speaker 1 05:18

it. Yeah, we've had several people ask for gas, and we've told them to use electric, just based on the age of the house and what was available then, trying to keep it as Do you have gas layers anywhere else on the house?

S

Speaker 2 05:35

There are five homes with our in our neighborhood that have gas like this is a home that some margin streets have margin thinking it's probably the same architect who did our home that has a gas line. And so we just as we looked at homes that we love that seemed similar to our style, a lot of the kind of guests

S

Speaker 3 06:00

Can I comment? Well, I think, given that the light bulbs you'd be buying would be like brand new, not historic anyway, I think that the gas would look a lot more historic than just the bulb. But I think if you want either, I think either way would be fine. But if there's gas already in the neighborhood in these houses for the lanterns, it seems like it would be appropriate for the location, age of the house and all that to do, guess, my opinion,

S

Speaker 1 06:31

yeah, the guidelines, yeah, it's, you know, we try to interpret things for Franklin, but I don't think the gas is a bad look. It's kind of like the roof thing. I'm like, Who wouldn't want the roof? That thing's beautiful, and gas. I'm like, well, somebody, lots of these were converted to and from gas to electric over the years, just in Franklin, not a ton. But you see them in Metro, you see them other cities where there's a little bit of both. So I don't, I'm not too hung up on that, but our guidelines do say that it's but, you know, things like light fixtures come and go from houses to overtime and change and like, it's like signage to me, come off at any time. Somebody could swap it out. Any other thoughts on the lanterns? That's probably no feedback at all, because you're like so I mean, is it you got something? The guidelines

S

Speaker 4 07:33

for historic buildings on lighting say to preserve and maintain original light fixtures on pre 1960 buildings, if new light fixtures are needed, you simple fixtures that are appropriate to the scale and period of house and construction of historically prevalent materials. New fixtures should be placed in traditional locations so that gas would kind of fall into the category of historically prevalent materials for the age

S

Speaker 1 07:57

do

S

Speaker 7 08:00

the light

S

Speaker 2 08:03

that was there was put there 2006 Well, it might have been replacing a light that was put there forever ago. The oldest one we have is from prior to our renovation, and that was done.

S

Speaker 7 08:17

They wish they had pictures from

S

Speaker 2 08:20

Kate, big money World Pictures,

S

Speaker 10 08:26

seeing my face on that,

S

Speaker 5 08:29

and I think that it deserves more discussion. But just historically, when the house was built, it would have had electric electric lights. And they would have loved having electric lights. I mean, they they have been around maybe 30 years of Franklin by that time, but everybody wanted electricity. And when you see the ads for houses for sale, and even in 1928 29 and 30, it advertised has electric lights, and that's a big thing. So that would have been coveted to have that. And Franklin did not. Franklin did not get natural gas. It was supplied by the city when it was until the late 50s, early 60s, and then the city sold, they sold their gas, arm of their of the city services to a private company. So, I mean, you know, that's just the history of it. You however

S

Speaker 12 09:23

smart The Internet is, it says that they transition to electricity about 1910,

S

Speaker 5 09:38

well, if you could afford it, and you had it run to your house you have you

S

Speaker 14 09:42

can afford, and

S

Speaker 5 09:43

had it run to your house,

S

Speaker 14 09:44

it said electricity or gas, electricity, right? Started about that time. Yeah, I just would like it to be a discussion, because it's been a discussion for other home owners. I was driving around to educate myself. So it's an interesting there's so much electric. It's predominantly electric, obviously, and gas is more expensive. But when you're driving around, a lot of the homes have gas and electric on the same home. So kind of like what we're doing here, there's multiple Gas and Electric in the back, like 213 that's a house I did years ago. And the front, the front light,

S

Speaker 10 10:30

is gas, but everything else is electric. So it's an interesting, just an interesting observation, trying to make a rhyme or reason to it, but

S

Speaker 1 10:43

it's, yeah,

S

Speaker 2 10:43

I was reading the guidelines, and they don't talk about fuel source at all. You know, it's, is the only thing it says that's really interesting is it to use warm white light effectively and to avoid colored gels in which is amazing that we all are generally gravitate toward warm white light, which came from gas, ultimately, you know, came from fire. And so it, I'm just curious, is there a delineation in the guidelines as to what it needs to be, or is it is this kind

S

Speaker 1 11:15

of one of those? I think we just read the part where it just says it should be a fixture that, you know, it's historically appropriate for. And I think that that's my thing is, like the gas lantern, people took gas and made an electric and vice versa over the years. So I don't get too hung up on that, whether it's gas or not. I'm more concerned about the fixture itself. I don't feel like if you drive around see a gas later, and you go, well, that's just, why would they ever put that on that house? You do see fixtures and go, Oh my God, look, look what they did. So I just don't know that the light source is, well, it's important, right? Because you can pick the wrong electric and go, Oh my gosh, it's like, blue neon.

S

Speaker 2 12:05

Weird, yeah.

S

Speaker 1 12:08

But my point is, I think the shape of the fixture, and then we have some other verbiage there to cover, kind of the color of the light, but if the fixture is appropriately scaled and style for the house. That's, I think, what the guidelines were really trying to hint it. But that doesn't take away from the fact that we have, like I said, we've had several people ask for gas, and we've told them no on that same premise that a house of that vintage in this town would not have had gas originally. So I don't know what that means for this. But

S

Speaker 2 12:48

cash one last question, because I couldn't get in, at least in reading it didn't find a really clear answer on residential buildings are light posts in the front yard.

S

Speaker 1 13:04

We've had that question come up recently, yeah, go ahead.

S

Speaker 4 13:13

Like a light lamp post in the front yard that wouldn't be recommended.

S

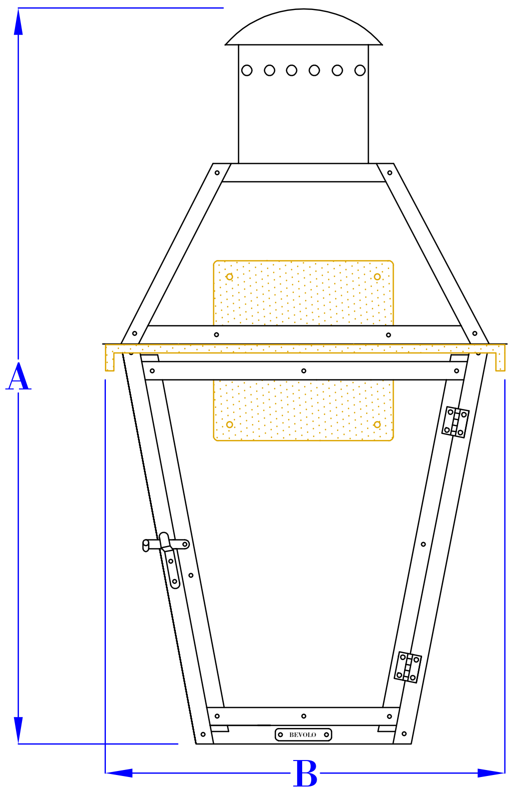
Speaker 7 13:23

Yeah, do

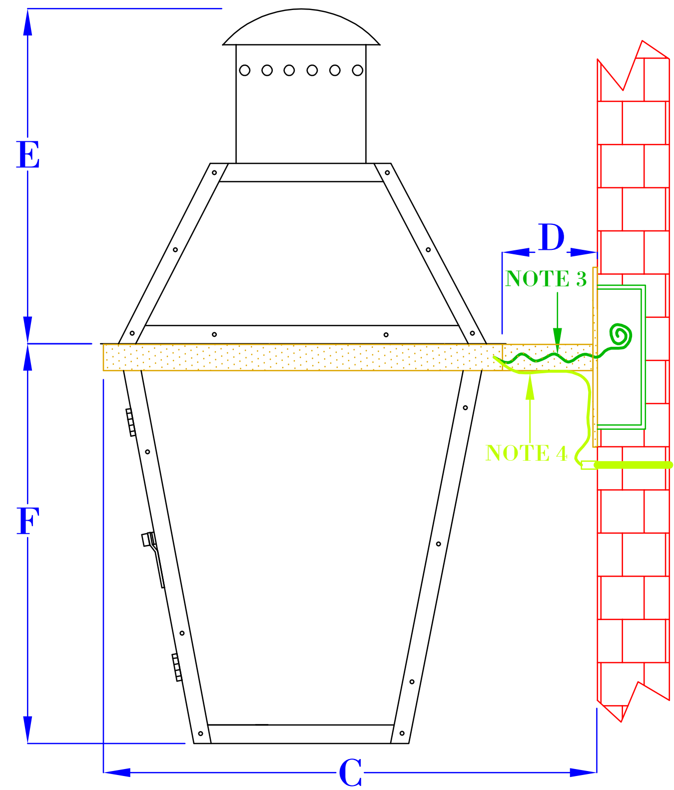
S

Speaker 1 13:24

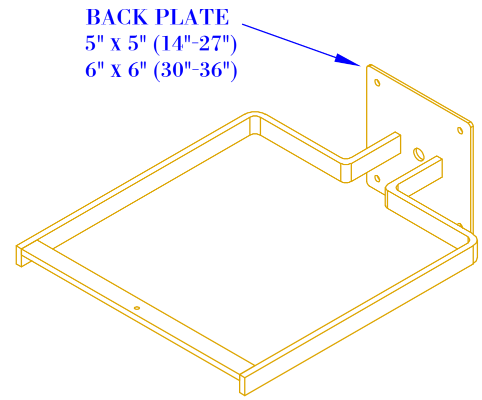
you say it would not be



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

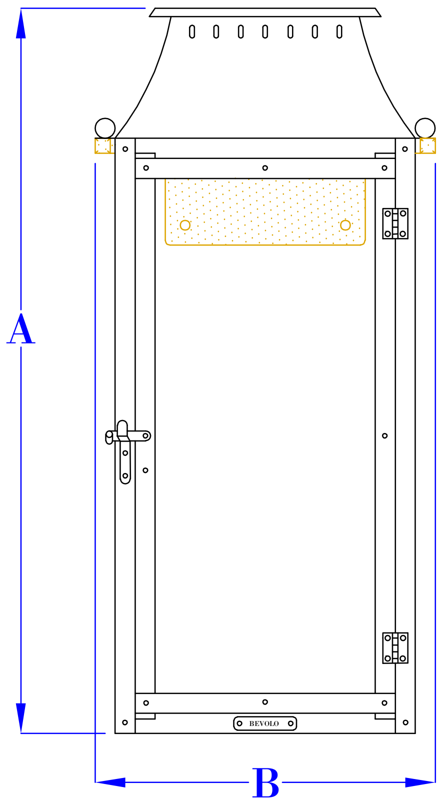
SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 $\frac{1}{4}$"	17 $\frac{3}{4}$"	20 $\frac{1}{2}$"	25 $\frac{1}{4}$"	26 $\frac{1}{4}$"	30 $\frac{5}{8}$"	37"
B:	9 $\frac{1}{4}$"	10 $\frac{1}{2}$"	11 $\frac{1}{2}$"	13 $\frac{1}{4}$"	14 $\frac{1}{2}$"	17 $\frac{1}{2}$"	21 $\frac{1}{2}$"
C:	11 $\frac{3}{4}$"	13"	14"	15 $\frac{3}{4}$"	17"	20"	24"
D:	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"
E:	6 $\frac{1}{4}$"	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"	11 $\frac{7}{8}$"	14 $\frac{1}{2}$"	17 $\frac{3}{8}$"
F:	8"	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"	14 $\frac{3}{8}$"	16 $\frac{1}{8}$"	19 $\frac{5}{8}$"

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

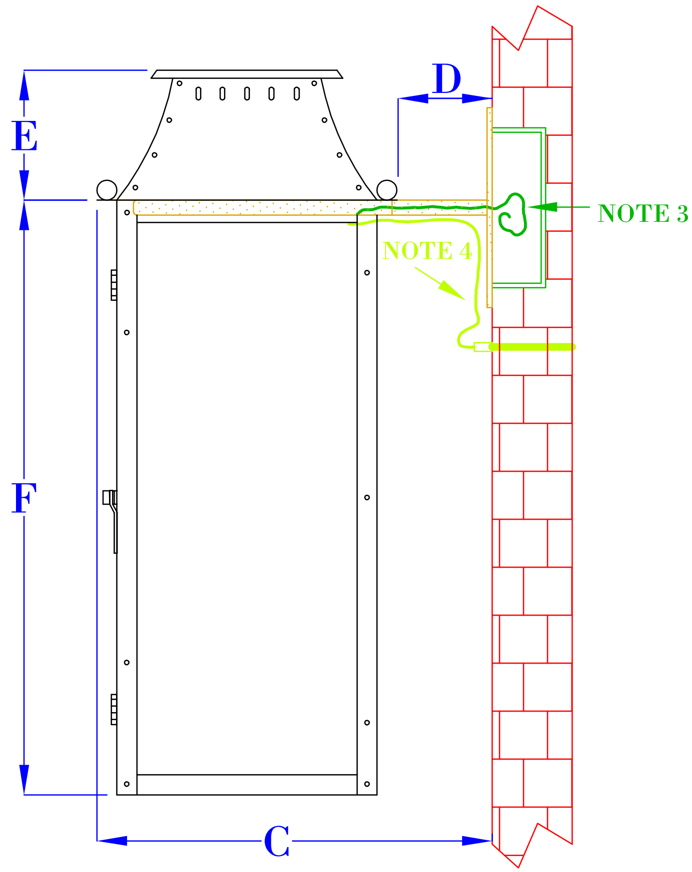
BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER	DATE:	DRW BY:	JJG	
			APP. BY:	JJG	
BRACKET:	ORIGINAL BRACKET MOUNT	11-30-17	REVISION:	5	



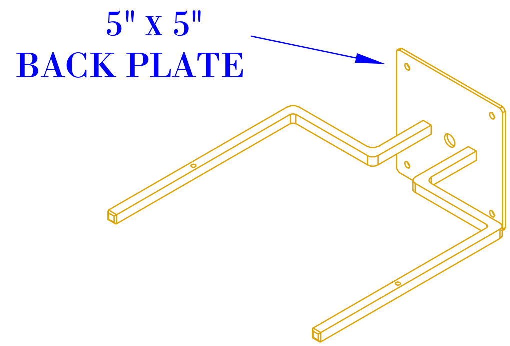
FRONT VIEW

(18" VERSION SHOWN)



SIDE VIEW

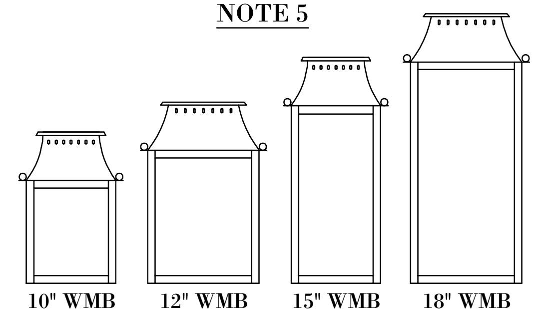
(18" VERSION SHOWN)



ISOMETRIC VIEW

(NTS- BRACKET ONLY)

NOTE 5



SIZE:	10"	12"	15"	18"
A:	10 $\frac{1}{8}$"	12 $\frac{1}{8}$"	15 $\frac{1}{8}$"	18 $\frac{1}{8}$"
B:	7 $\frac{1}{4}$"	8 $\frac{3}{4}$"	7 $\frac{1}{4}$"	8 $\frac{3}{4}$"
C:	8 $\frac{5}{8}$"	10 $\frac{1}{8}$"	8 $\frac{5}{8}$"	10 $\frac{1}{8}$"
D:	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"
E:	3 $\frac{1}{4}$"	3 $\frac{1}{4}$"	3 $\frac{1}{4}$"	3 $\frac{1}{4}$"
F:	6 $\frac{7}{8}$"	8 $\frac{7}{8}$"	11 $\frac{7}{8}$"	14 $\frac{7}{8}$"

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR
5. PROPORTIONS FOR EACH SIZE CHANGE. 18" IS REPRESENTED ABOVE, THUMBNAILS TO THE RIGHT SHOW ALL FOR COMPARISON
6. 10", 12" SIZES ARE NOT SOLD IN GAS

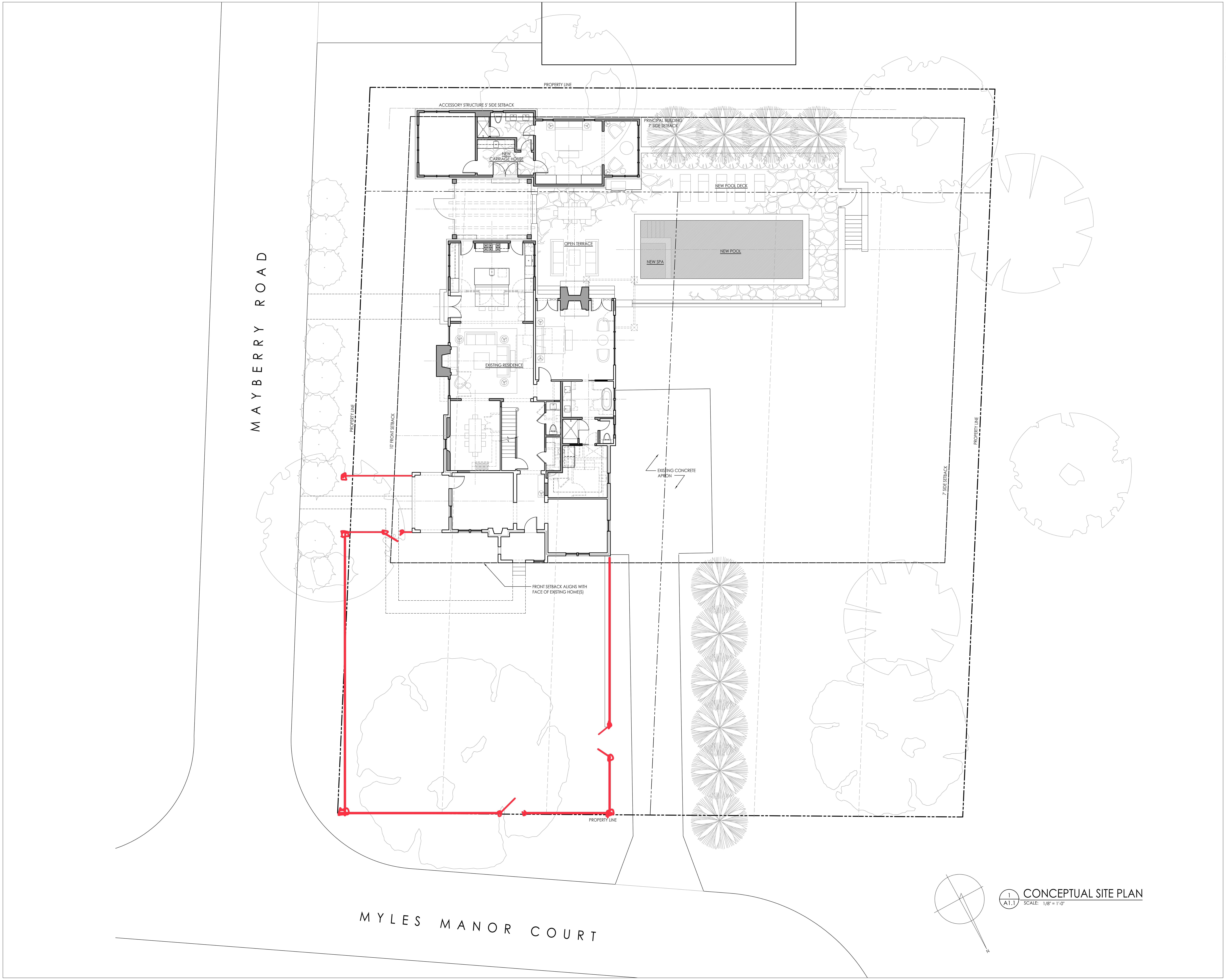
BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	WILLIAMSBURG 10", 12", 15", 18"	DATE:	DRW BY:	JJG
			APP. BY:	JJG
BRACKET:	BRACKET MOUNT	2-2-22	REVISION:	2

Gutters and Downspouts

Based on feedback at the 4/20 DRC meeting and the Guidelines, which state "Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s," we are proposing half round gutters with round downspouts at the locations shown in red on our 1930 home. All locations on the historic part of the home remain consistent with the previous positions. All locations on the renovated part of the home are in line with recommendations from contractors and gutter professionals.

Proposed Gutter and Downspout Locations



1
A1.1
CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

C.S. HARROP
ARCHITECTS

865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications and site conditions shall be immediately reported to the Architect in writing. The Architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

June 13, 2022

Revisions

☐ Released for Construction
■ Not Released for Construction

Renovations and Additions to:

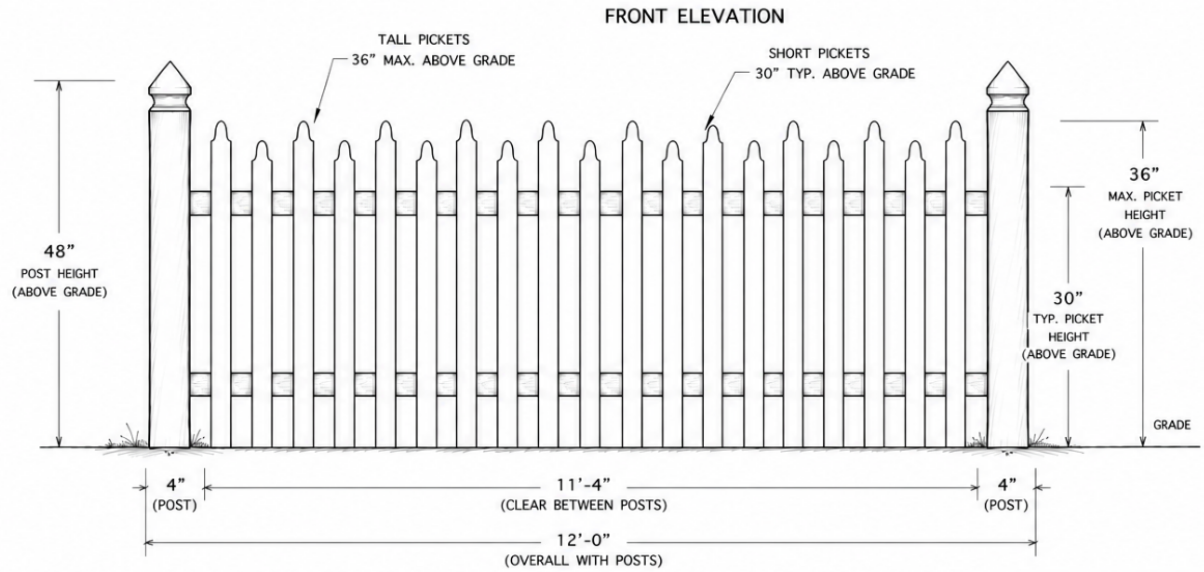
The Cash Residence

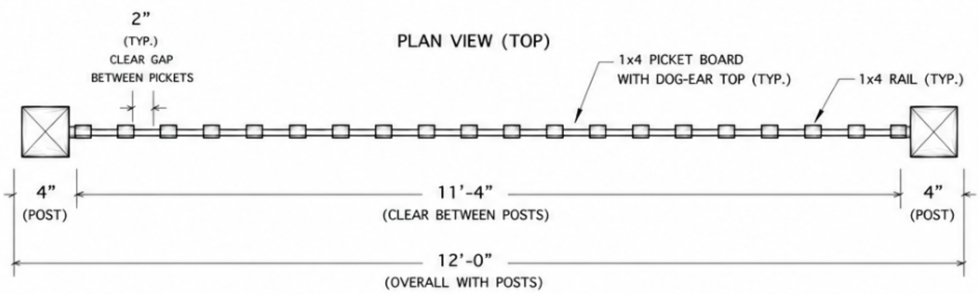
121 Myles Manor Court
Franklin, Tennessee

CONCEPTUAL SITE PLAN

A1.1

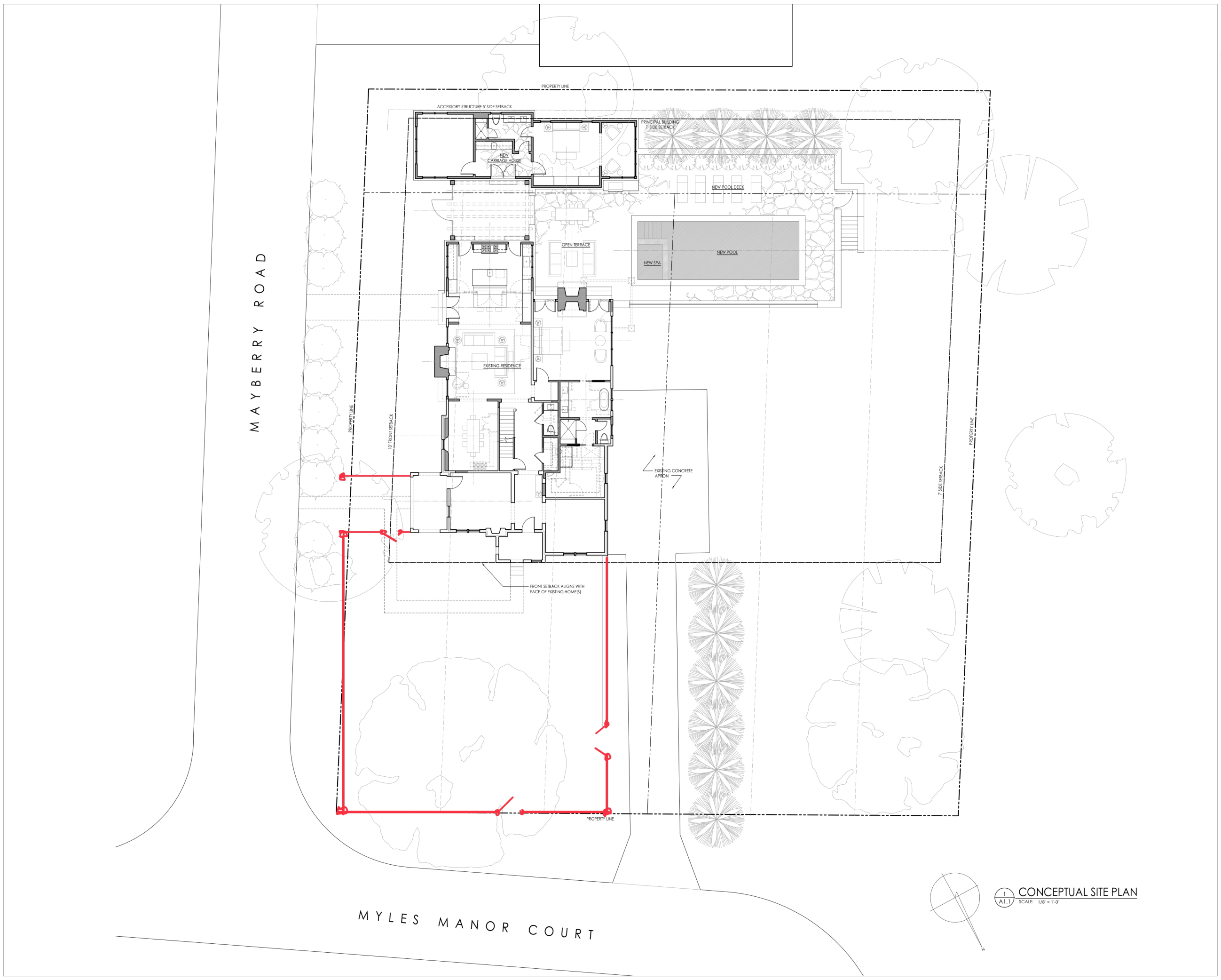
121 MYLES MANOR COURT PICKET FENCE – 12’-0” SECTION





MATERIALS & DIMENSIONS

- **Posts:** 4x4 wood posts with pyramid caps
- **Pickets:** 1x4 wood picket boards with dog-ear tops
  - Tall pickets (max.): 36” above grade
  - Short pickets (typ.): 30” above grade
- **Rails:** 1x4 wood rails (2 total)
- **Overall Post Height:** 48” above grade
- **Post Spacing:** 12’-0” on center (11’-4” clear between posts)
- **Picket Spacing:** 2” clear gap between pickets
- **Finish:** Wood – prime & paint (color TBD)
- **Footings:** 12” diameter x 24” deep (min.)



C.S. HARROP
ARCHITECTS

865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

This drawing is the property of C. S. Harrop Architects, LLC and is not to be reproduced or copied in whole or in part, the size of which is 30" x 42". It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission from the Architect. The Contractor is responsible for verifying all field measurements, quantities, dimensions and related field construction criteria.

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June 13, 2022

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Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

CONCEPTUAL SITE PLAN

A1.1

MAGNOLIA HALL FRANKLIN, LLC

MAGNOLIA HALL - LOT 11

1855 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

05/11/26

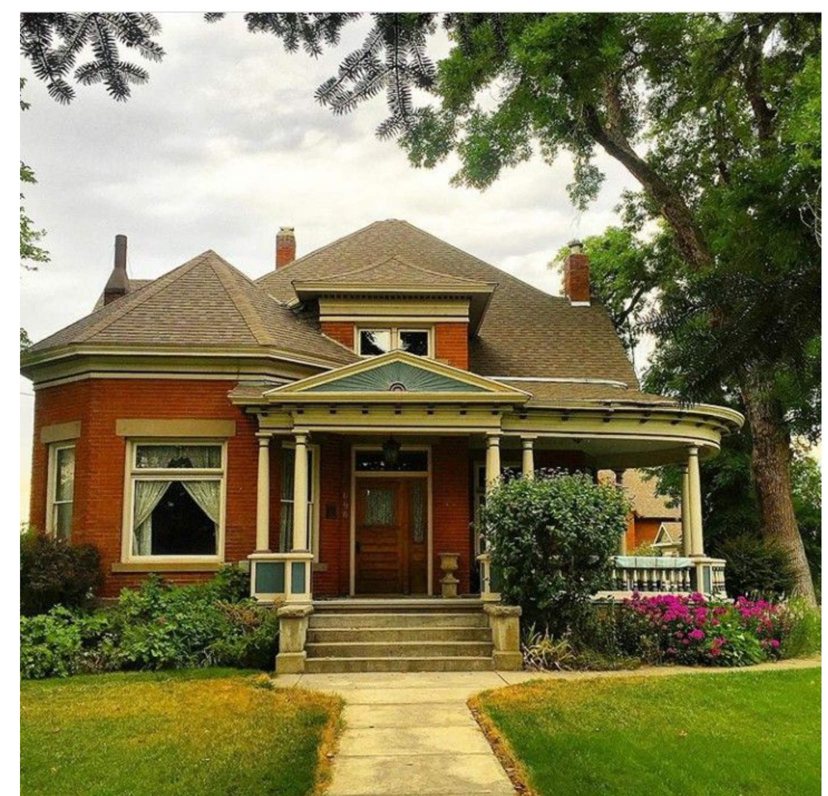
DRC SUBMITTAL

906 STUDIO
ARCHITECTS + INTERIORS

906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

307 W MAIN STREET, FRANKLIN

532 W MAIN STREET, FRANKLIN



MAGNOLIA HALL - LOT 11 | SITE PLAN
MAGNOLIA HALL FRANKLIN, LLC

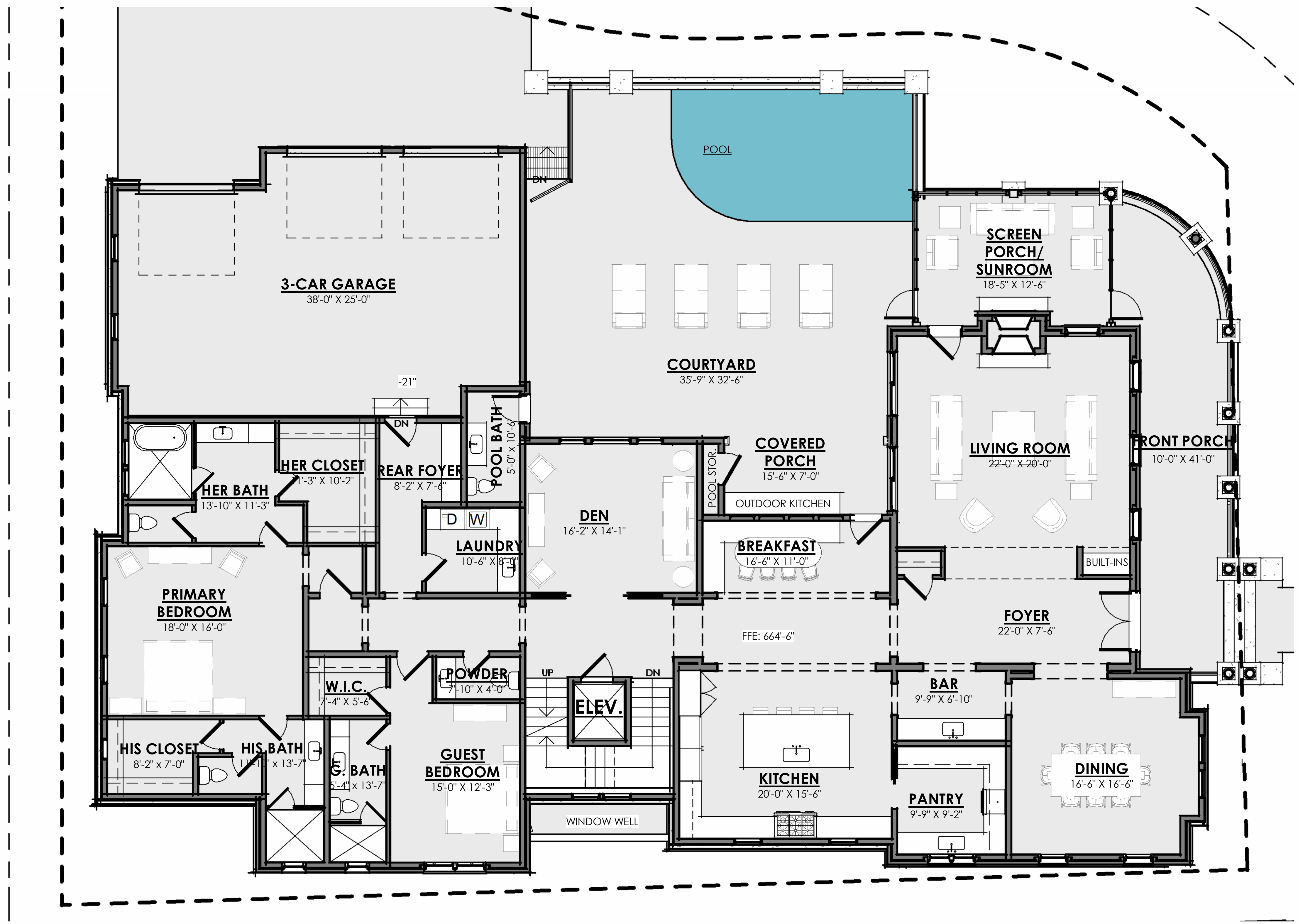
SCHEMATIC SITE PLAN
1" = 20'-0"

906 STUDIO ARCHITECTS + INTERIORS

MAGNOLIA HALL - LOT 11 | MAIN FLOOR PLAN
MAGNOLIA HALL FRANKLIN, LLC

AREA CALCS

CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3968 SF
SECOND FLOOR	2024 SF
	6758 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF
UNCONDITIONED	
FRONT PORCH	405 SF
COVERED PORCH	131 SF
COURTYARD	1175 SF
SCREENED PORCH	252 SF
GARAGE	934 SF
	2897 SF
TOTAL	10063 SF



FIRST FLOOR PLAN
3/32" = 1'-0"

906 STUDIO ARCHITECTS + INTERIORS

AREA CALCS

CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3968 SF
SECOND FLOOR	2024 SF
	6758 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF
UNCONDITIONED	
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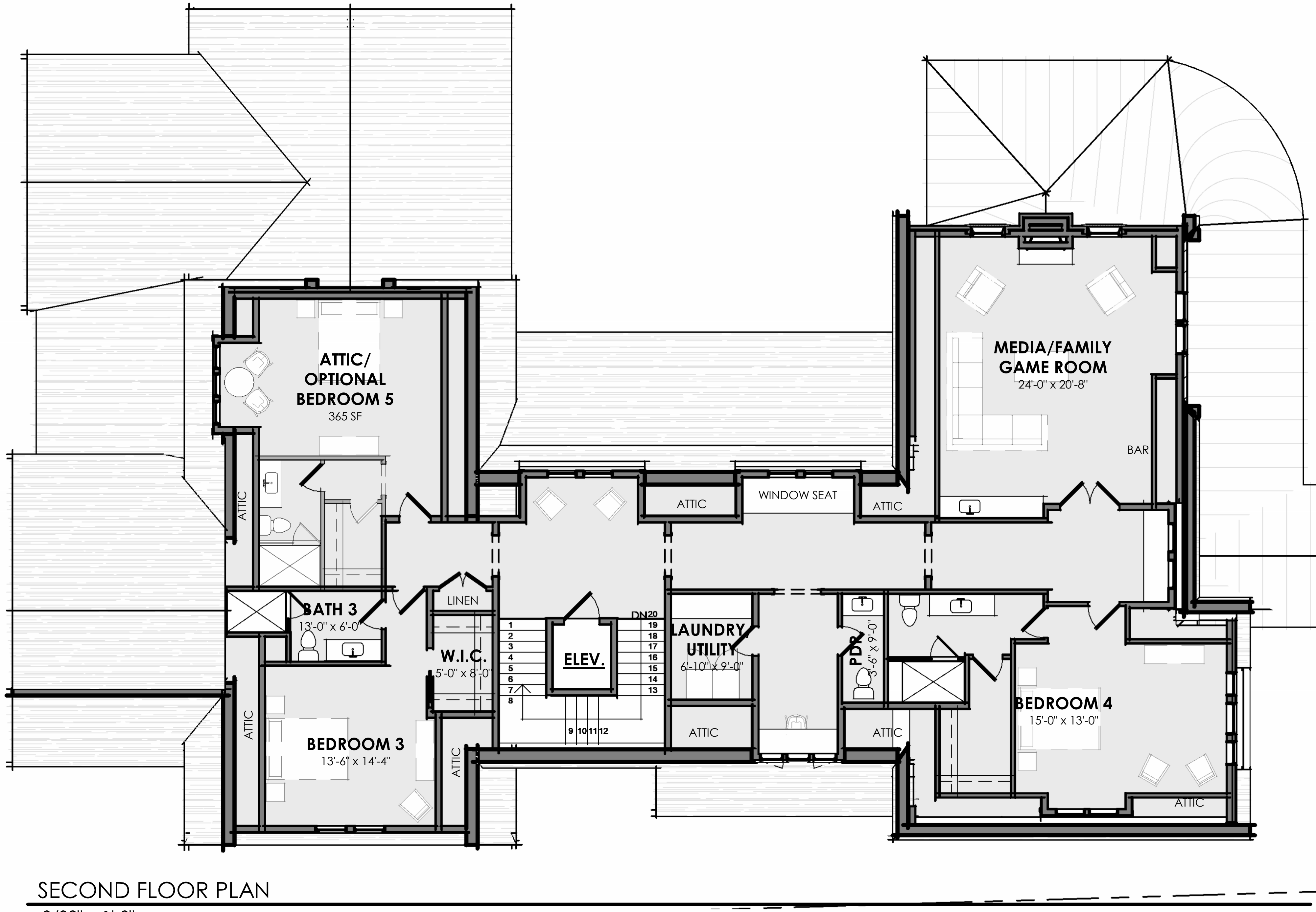

SECOND FLOOR PLAN
3/32" = 1'-0"

906 STUDIO
ARCHITECTS + INTERIORS

AREA CALCS

CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3968 SF
SECOND FLOOR	2024 SF
	6758 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF
UNCONDITIONED	
FRONT PORCH	405 SF
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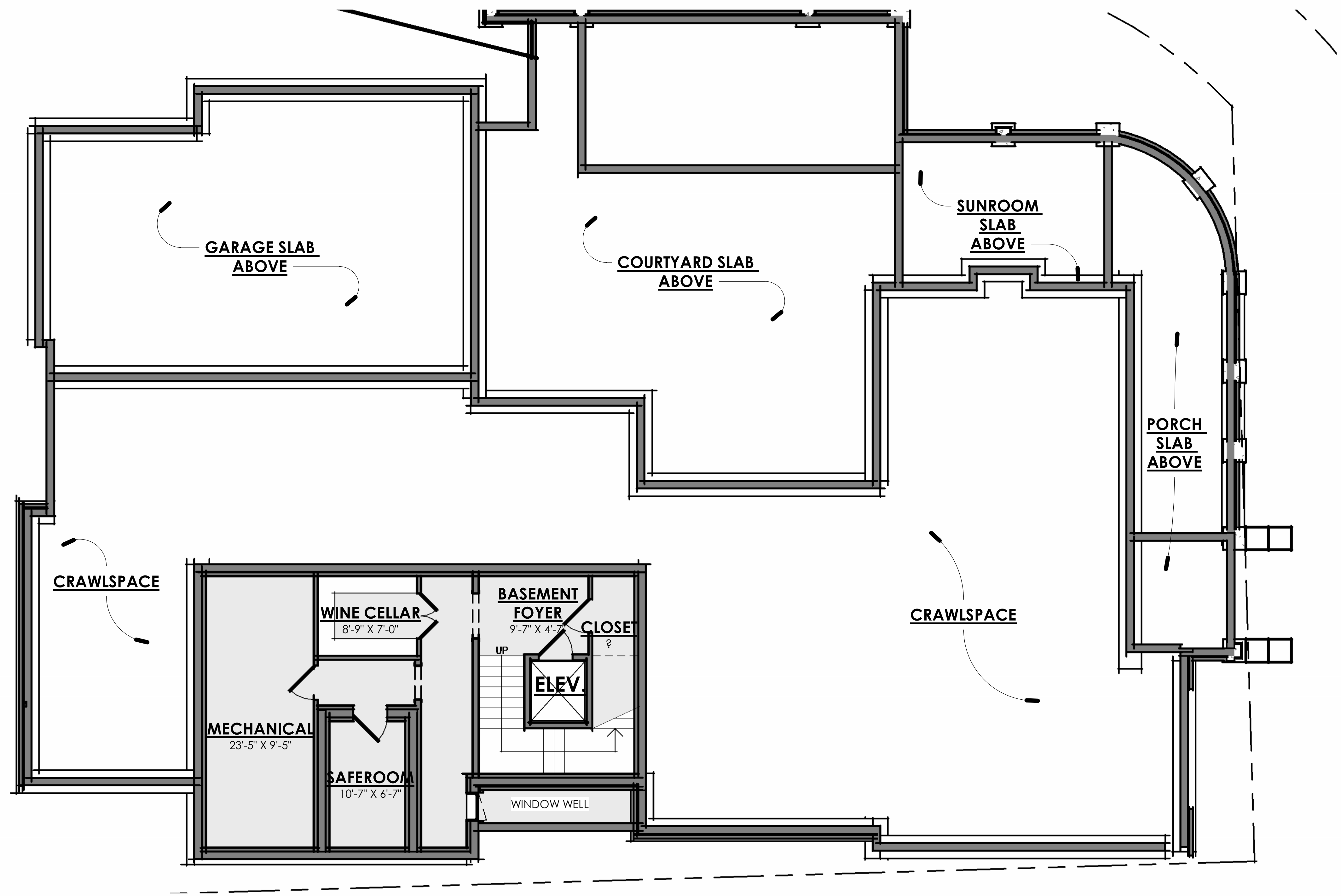
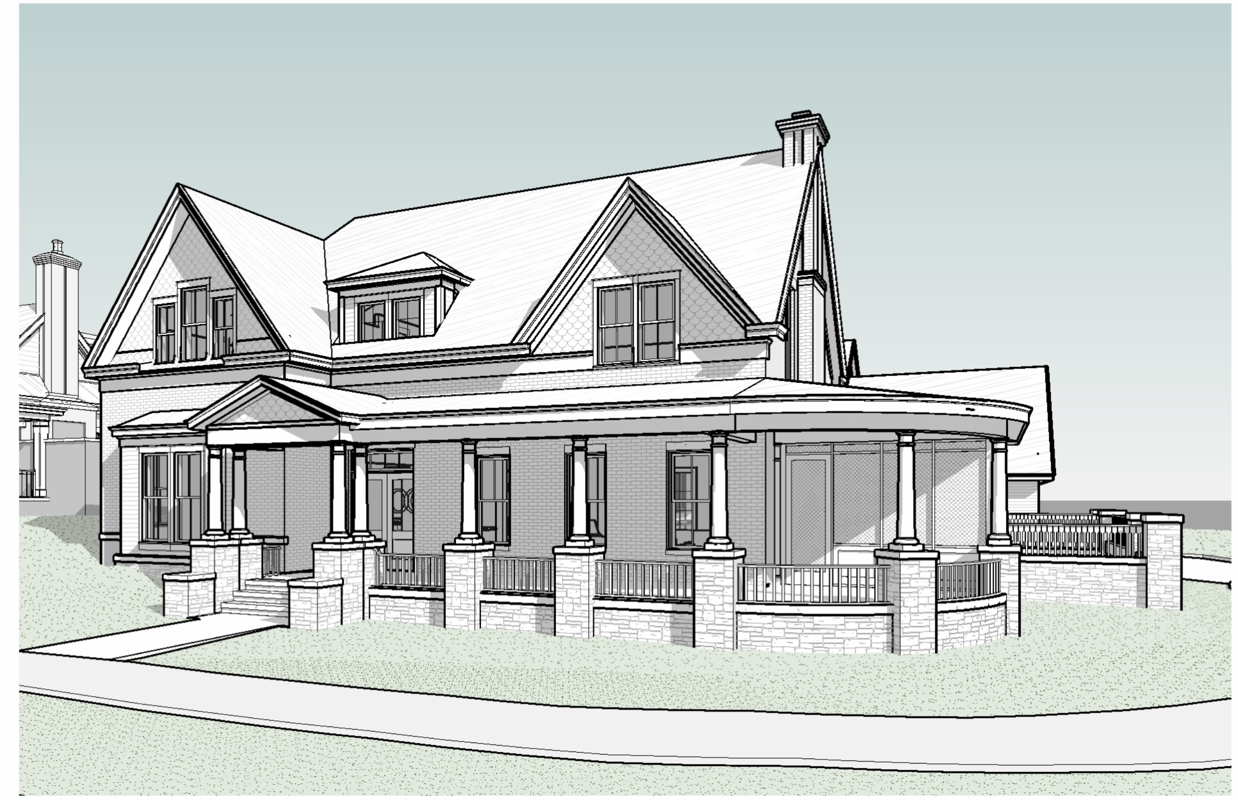


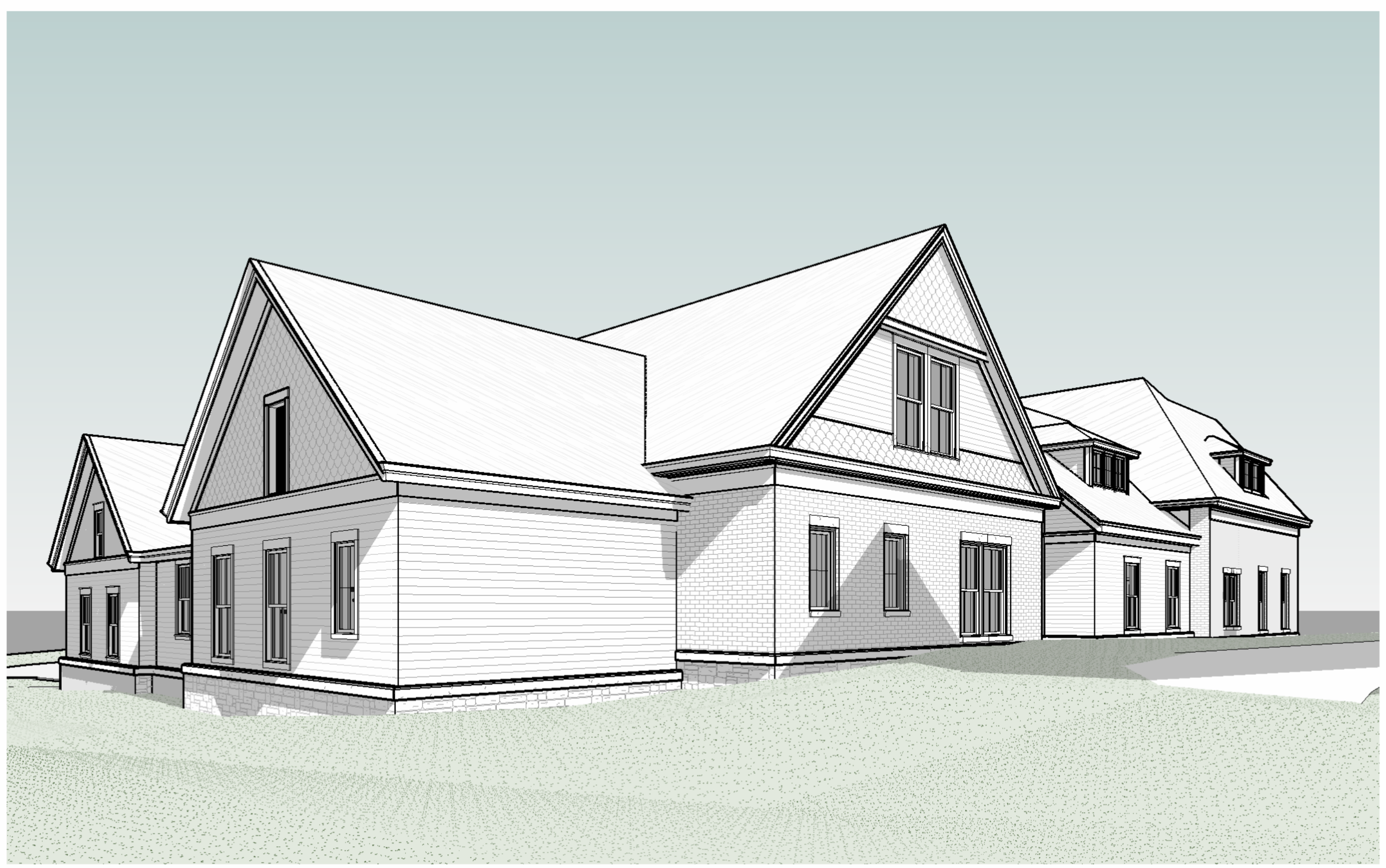
BASEMENT FLOOR PLAN
3/32" = 1'-0"

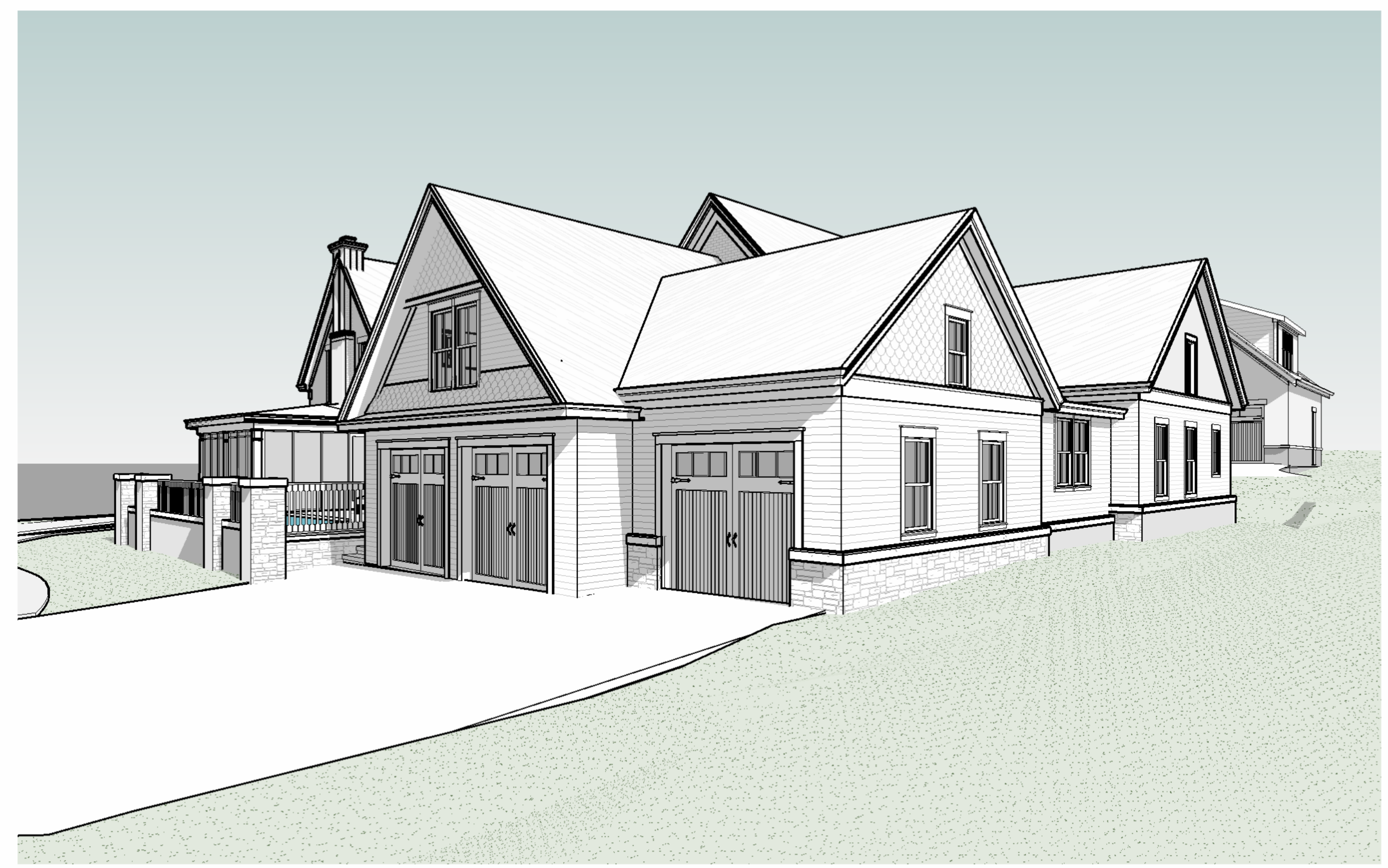
MAGNOLIA HALL - LOT 11

3D VIEWS

MAGNOLIA HALL FRANKLIN, LLC







906 STUDIO ARCHITECTS + INTERIORS

MAGNOLIA HALL - LOT 11 | FRONT ELEVATION
MAGNOLIA HALL FRANKLIN, LLC

FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

906 STUDIO ARCHITECTS + INTERIORS


MANSION RIDGE = 706.4
RIDGE HEIGHT
29' - 6"
2ND FLR TOP PLATE
20' - 8"
2ND FLR
11' - 8"
1ST FLOOR TOP PLATE
10' - 0"
MANSION GRADE = 671.6
1ST FLR
664.50
GARAGE
-1' - 9"
LEFT ELEVATION
1/8" = 1'-0"
0'
4'
8'
16'

REAR ELEVATION
1/8" = 1'-0"

906 STUDIO ARCHITECTS + INTERIORS

MAGNOLIA HALL - LOT 11 | RIGHT ELEVATION
MAGNOLIA HALL FRANKLIN, LLC

RIGHT ELEVATION
1/8" = 1'-0"

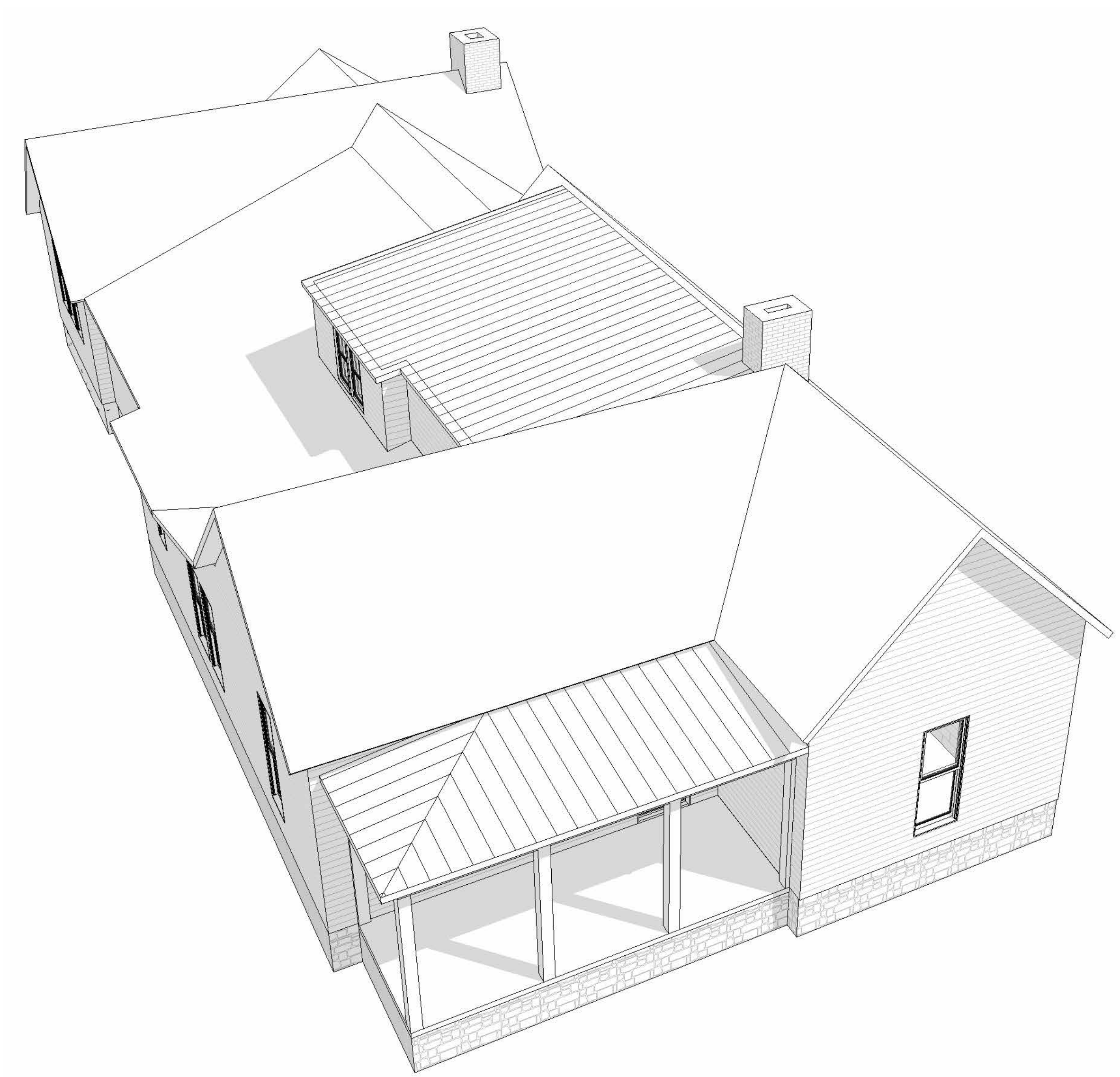
0' 4' 8' 16'

906 STUDIO ARCHITECTS + INTERIORS

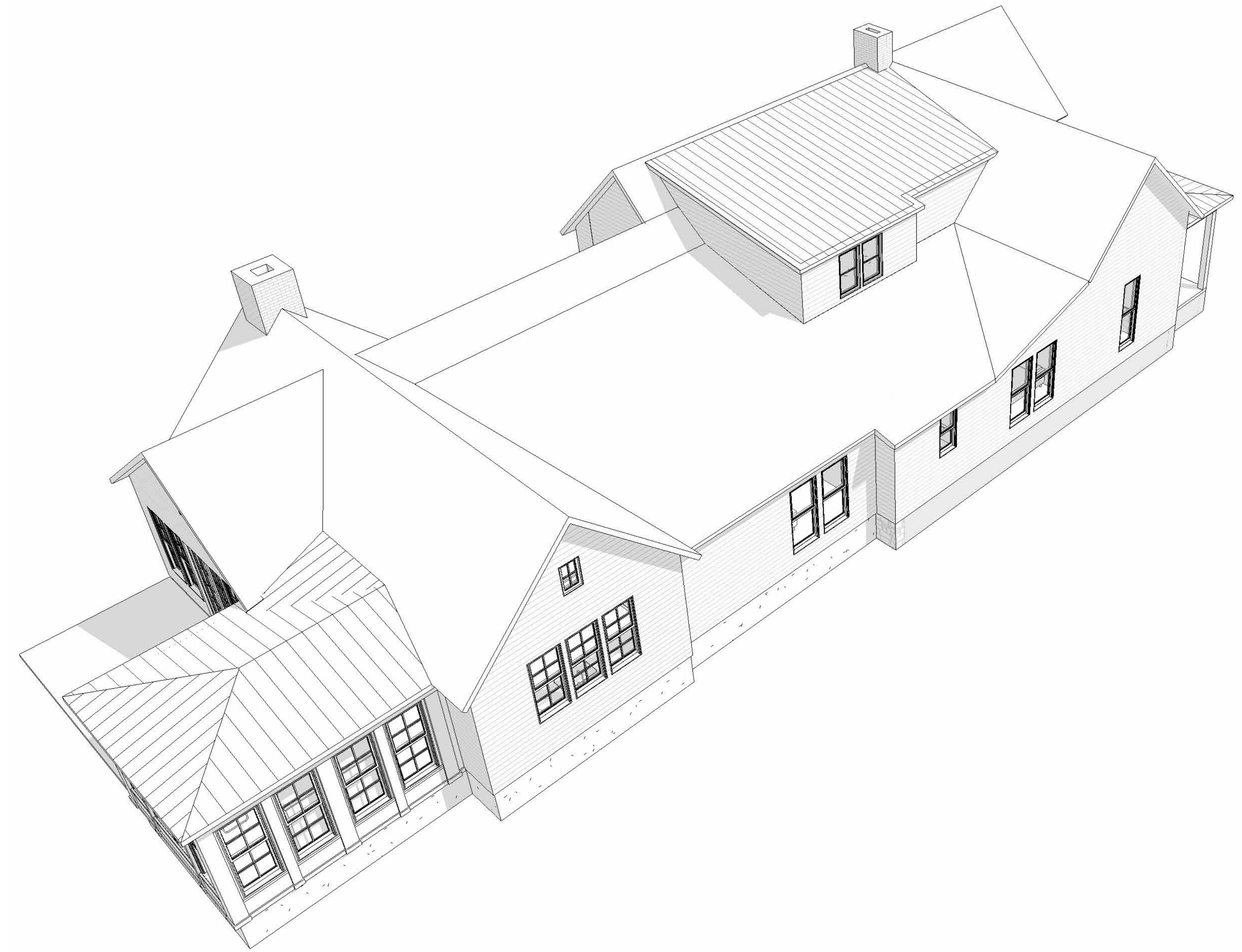
MAGNOLIA HALL - LOT 11 | FRONT ELEVATION WITH MANSION

MAGNOLIA HALL FRANKLIN, LLC

906 STUDIO ARCHITECTS + INTERIORS



BIRD'S EYE // DORMER FROM SOUTH



BIRD'S EYE // DORMER FROM NORTH

HENDRIX RESIDENCE

1309 ADAMS STREET
FRANKLIN, TENNESSEE 37064

2026.05.13 // DRC SUBMISSION

ARCHITECTURE SHEET LIST

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

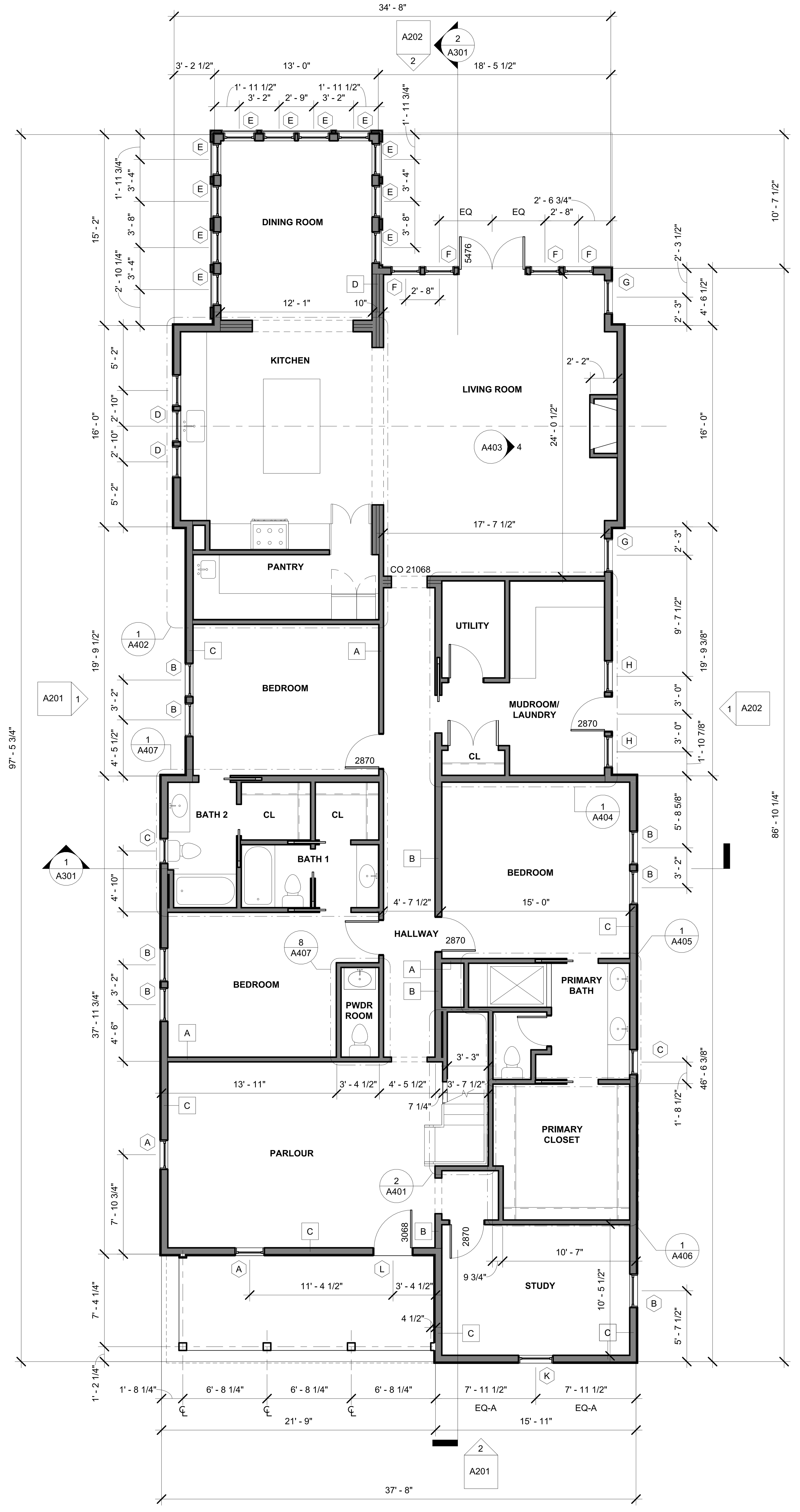
DRC
SUBMISSION

NEW CONSTRUCTION
1309 ADAMS ST., FRANKLIN, TN 37064
MAIN RESIDENCE

2026.05.13 250904

COVER SHEET

G001



1 FLOOR PLAN // FIRST FLOOR
3/16" = 1'-0"

DOOR TYPES

F
SOLID CORE FLUSH DOOR

FG
SOLID CORE FLUSH GLASS

G
GLASS SHOWER DOOR

OH
MFR: CLOPAY GRAND HARBOR DESIGN 12 WITH REC14
COLOR: STANDARD WHITE

FRAME TYPES

VERIFY RO SIZE WITH MFR

VERIFY RO SIZE WITH MANUF

POCKET DOOR BY JOHNSON HARDWARE
MODEL: 1500/2000 AT 2X4 WALLS
MODEL: 1560/2060 AT 2X6 WALLS

EXTERIOR DOOR TYPES

E1A
SOLID CORE WOOD ENTRY DOOR

E2
GLASS ENTRY DOOR. SEE ELEVATIONS FOR MULLION PATTERN

E3
GLASS ENTRY DOUBLE DOOR. SEE ELEVATIONS FOR MULLION PATTERN

WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 4"	7' - 0"	<varies>	EXISTING
B	2' - 8"	6' - 0"	1' - 6"	
C	2' - 0"	4' - 0"	3' - 6"	
D	2' - 6"	5' - 4"	3' - 2"	
E	2' - 6"	6' - 0"	1' - 6"	
F	2' - 4"	6' - 0"	1' - 6"	
G	2' - 8"	6' - 0"	1' - 6"	
H	2' - 6"	5' - 0"	2' - 1"	
J	2' - 4"	4' - 0"	3' - 0"	
K	2' - 9"	7' - 0"	1' - 4"	EXISTING
L	3' - 2"	1' - 6"	7' - 0"	
N	1' - 6"	2' - 4"	<varies>	

1. MFR BASIS OF DESIGN: MARVIN ULTIMATE WOOD
2. EXTERIOR FINISH: PAINTED WOOD
3. INTERIOR FINISH: PAINTED WOOD
4. HARDWARE FINISH: MATTE BLACK
5. WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS). SEE ELEVATIONS FOR PATTERN.
6. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION
A WALL TYPE - SEE G002
1 FIXTURE KEYNOTE
BRICK EXTERIOR - SEE ELEV SHEETS
STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
5. MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
6. PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
7. DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
8. PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
9. PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

1. PROVIDE FLOOR TO CEILING SHELVES
2. ARCH CASED OPENING. SEE ELEVATIONS FOR TYPICAL DETAILS.
3. PROVIDE CLOSET ROD WITH SHELF ABOVE
4. PROVIDE DOUBLE HANG CLOSET RODS
5. INSTALL DOUBLE STUD TYPE A WALL
6. SHOWER SEAT. SEE ELEVATION.
7. SHOWER NICHE. SEE ELEVATION.
8. BUILT-IN SHELVING. SEE ELEVATION.
9. HVAC RETURN
10. WOOD AND METAL RAILINGS. SEE ELEVATION.
11. PROVIDE DOUBLE STUD TYPE A WALLS TO ALLOW FOR TWO OPERATING POCKET DOORS
12. GAS BURNING FIREPLACE
13. WOOD BURNING EXTERIOR FIREPLACE

N

GRAPHIC SCALES

3/16" = 1'
0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

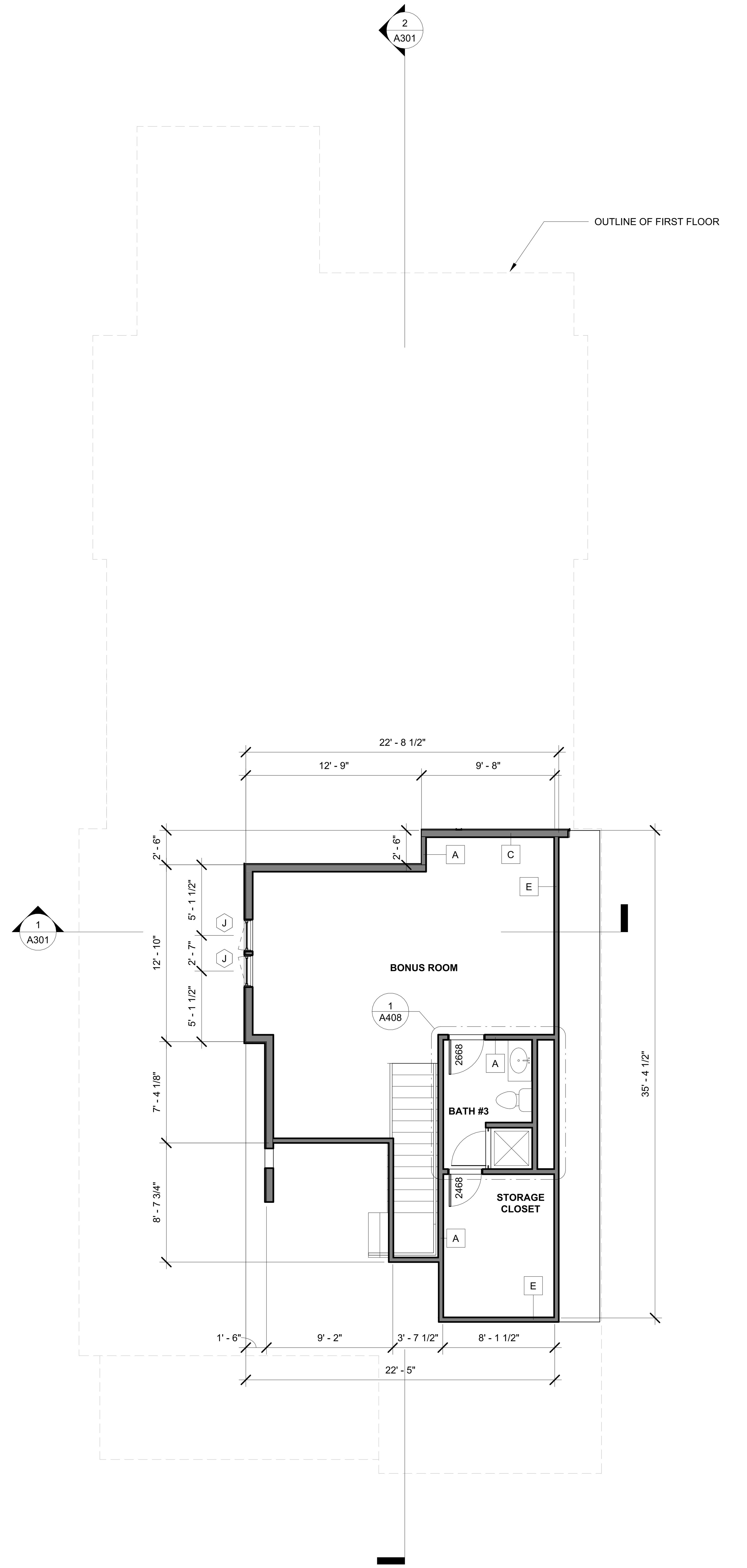
DRC SUBMISSION

NEW CONSTRUCTION
1309 ADAMS ST., FRANKLIN, TN 37064
MAIN RESIDENCE

2026.05.13 250904

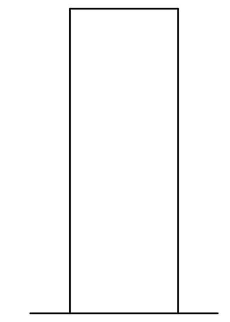
FIRST FLOOR PLAN

A101

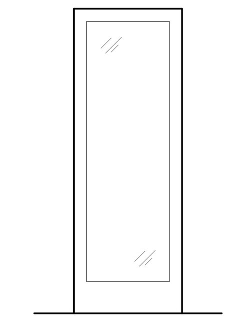


1 SECOND FLOOR PLAN
3/16" = 1'-0"

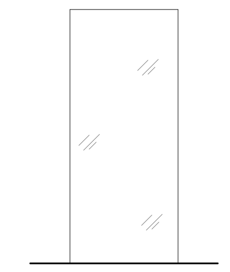
DOOR TYPES



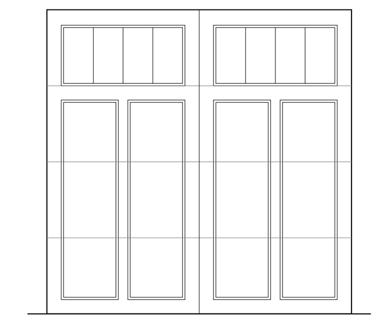
F
SOLID CORE FLUSH DOOR



FG
SOLID CORE FLUSH GLASS

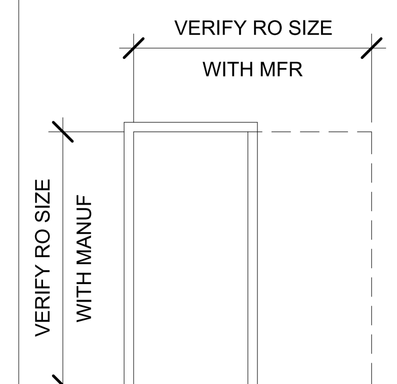


G
GLASS SHOWER DOOR



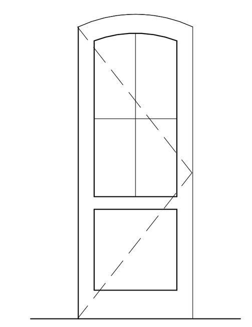
OH
MFR: CLOPAY GRAND HARBOR DESIGN 12 WITH REC14
COLOR: STANDARD WHITE

FRAME TYPES

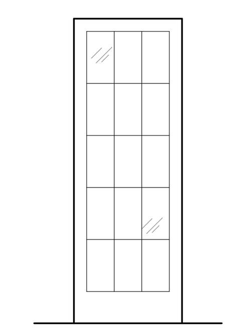


POCKET DOOR BY JOHNSON HARDWARE
MODEL: 1500/2000 AT 2X4 WALLS
MODEL: 1560/2060 AT 2X6 WALLS

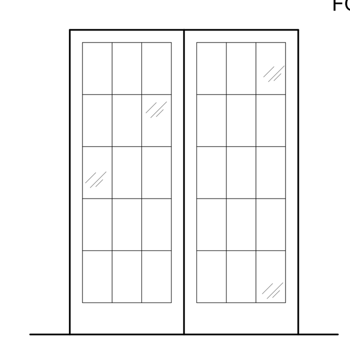
EXTERIOR DOOR TYPES



E1A
SOLID CORE WOOD ENTRY DOOR



E2
GLASS ENTRY DOOR. SEE ELEVATIONS FOR MULLION PATTERN



E3
GLASS ENTRY DOUBLE DOOR. SEE ELEVATIONS FOR MULLION PATTERN

WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 4"	7' - 0"	<varies>	EXISTING
B	2' - 8"	6' - 0"	1' - 6"	
C	2' - 0"	4' - 0"	3' - 6"	
D	2' - 6"	5' - 4"	3' - 2"	
E	2' - 6"	6' - 0"	1' - 6"	
F	2' - 4"	6' - 0"	1' - 6"	
G	2' - 8"	6' - 0"	1' - 6"	
H	2' - 6"	5' - 0"	2' - 1"	
J	2' - 4"	4' - 0"	3' - 0"	
K	2' - 9"	7' - 0"	1' - 4"	EXISTING
L	3' - 2"	1' - 6"	7' - 0"	
N	1' - 6"	2' - 4"	<varies>	

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3. INTERIOR FINISH: PAINTED WOOD
4. HARDWARE FINISH: MATTE BLACK
5. WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS). SEE ELEVATIONS FOR PATTERN.
6. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION
A WALL TYPE - SEE G002
1 FIXTURE KEYNOTE
BRICK EXTERIOR - SEE ELEV SHEETS
STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

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9. PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

1. PROVIDE FLOOR TO CEILING SHELVES
2. ARCH CASED OPENING. SEE ELEVATIONS FOR TYPICAL DETAILS.
3. PROVIDE CLOSET ROD WITH SHELF ABOVE
4. PROVIDE DOUBLE HANG CLOSET RODS
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10. WOOD AND METAL RAILINGS. SEE ELEVATION.
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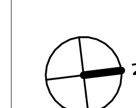
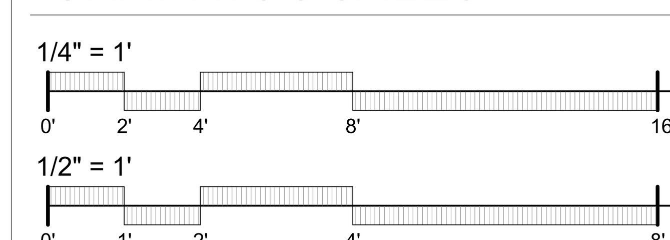
12. GAS BURNING FIREPLACE
13. WOOD BURNING EXTERIOR FIREPLACE



GRAPHIC SCALES



CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

DRC SUBMISSION

NEW CONSTRUCTION

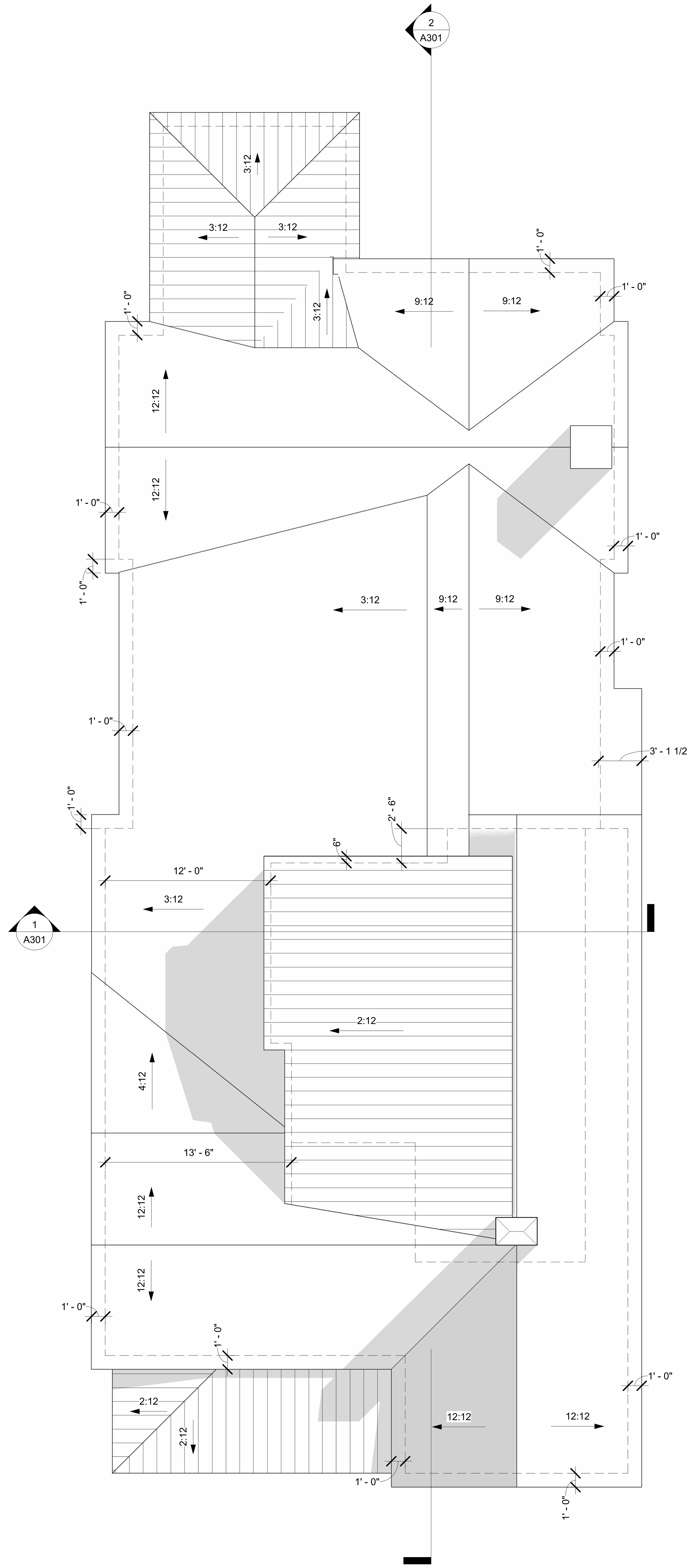
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.05.13 | 250904

SECOND FLOOR PLAN

A102



1 ROOF PLAN
3/16" = 1'-0"

ROOF PLAN LEGEND

ASPHALT SHINGLE ROOF

METAL ROOF

ROOF PLAN NOTES

1. PROVIDE RIDGE VENTS
2. PROVIDE METAL FLASHING
3. ASPHALT SHINGLE ROOF:
   MFR: CERTAINTEED LANDMARK
   COLOR: COLONIAL STATE
4. METAL ROOF:
   MFR: FABRAL
   COLOR: TBD

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

DRC SUBMISSION

NEW CONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

2026.05.13

250904

ROOF PLAN & ROOF DETAILS

A104

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
4. EXTERIOR FINISHES:
   BRICK: PAINT GRADE
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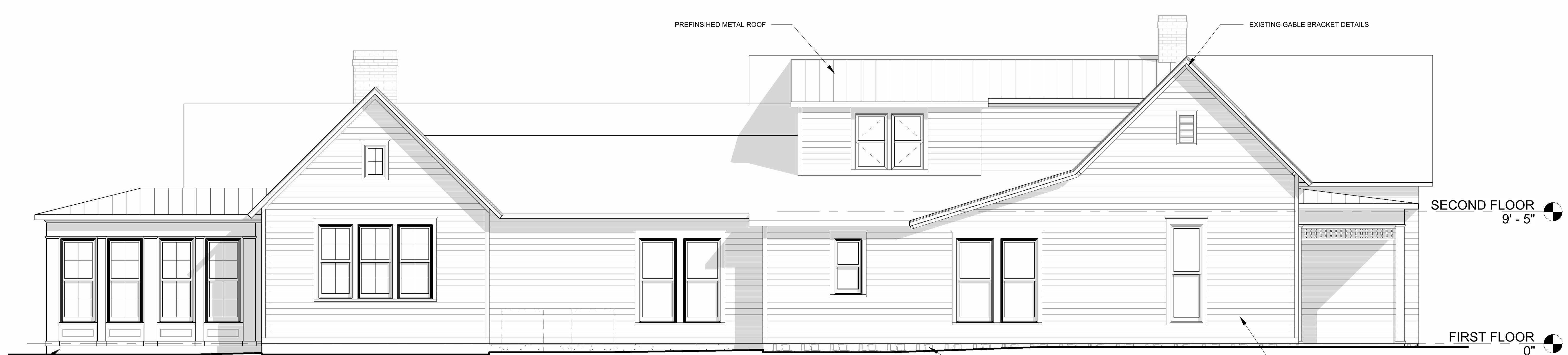
   ASPHALT SHINGLE MODEL: LANDMARK
   ASPHALT COLOR: COLONIAL SLATE
   METAL ROOF COLOR: TBD
   TRIM COLOR: WHITE
   WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN STONE WALL AS REQUIRED
6. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

2 EXTERIOR ELEV // FRONT
3/16" = 1'-0"



1 EXTERIOR ELEV // LEFT SIDE
3/16" = 1'-0"

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DRC SUBMISSION

NEW CONSTRUCTION

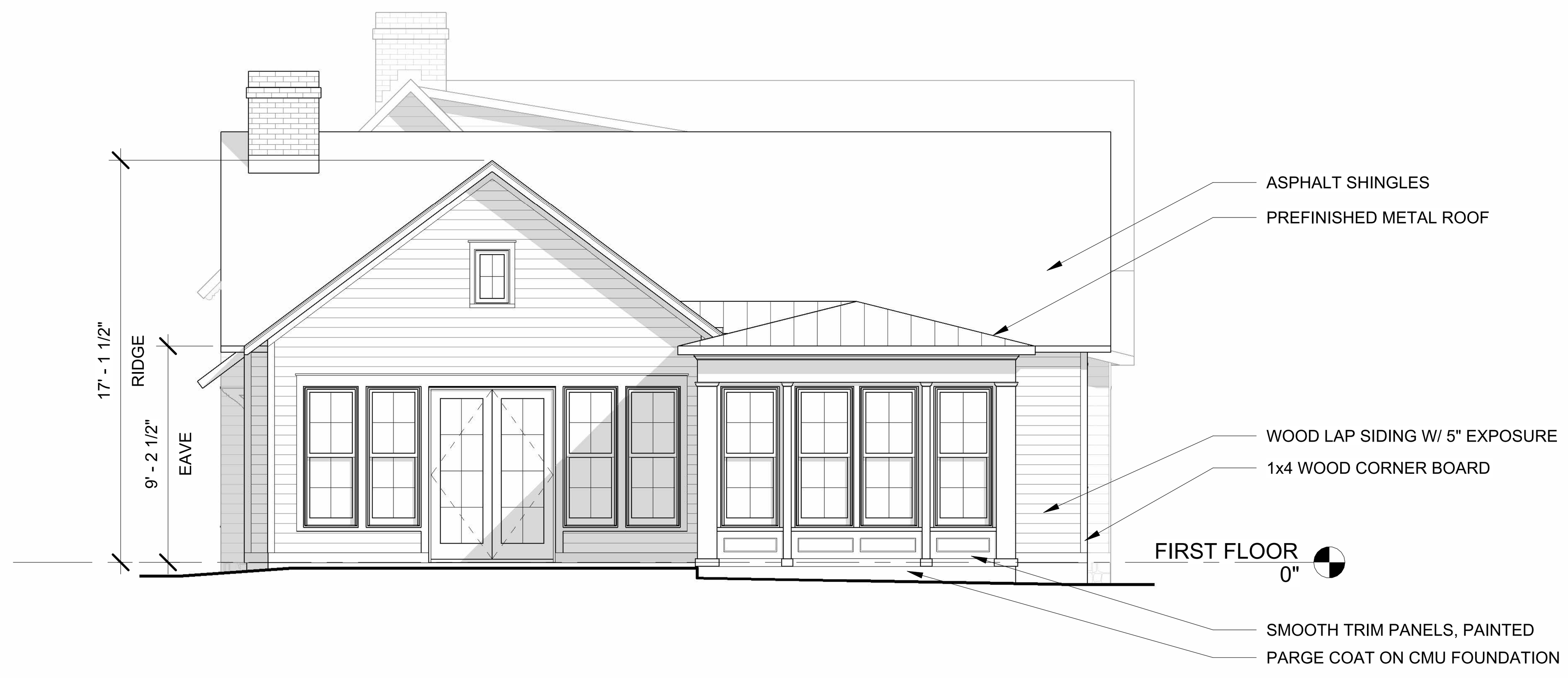
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

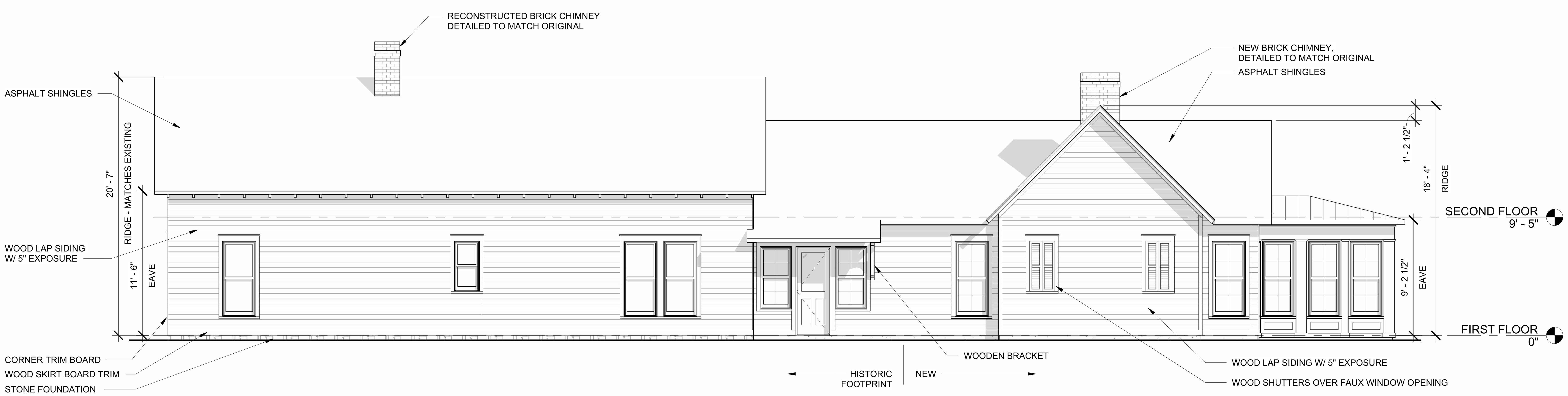
2026.05.13 | 250904

EXTERIOR ELEVATIONS

A201



2 EXTERIOR ELEV // REAR
3/16" = 1'-0"



1 EXTERIOR ELEV // RIGHT SIDE
3/16" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
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GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL

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DRC
SUBMISSION

NEW CONSTRUCTION

1309 ADAMS ST., FRANKLIN, TN 37064

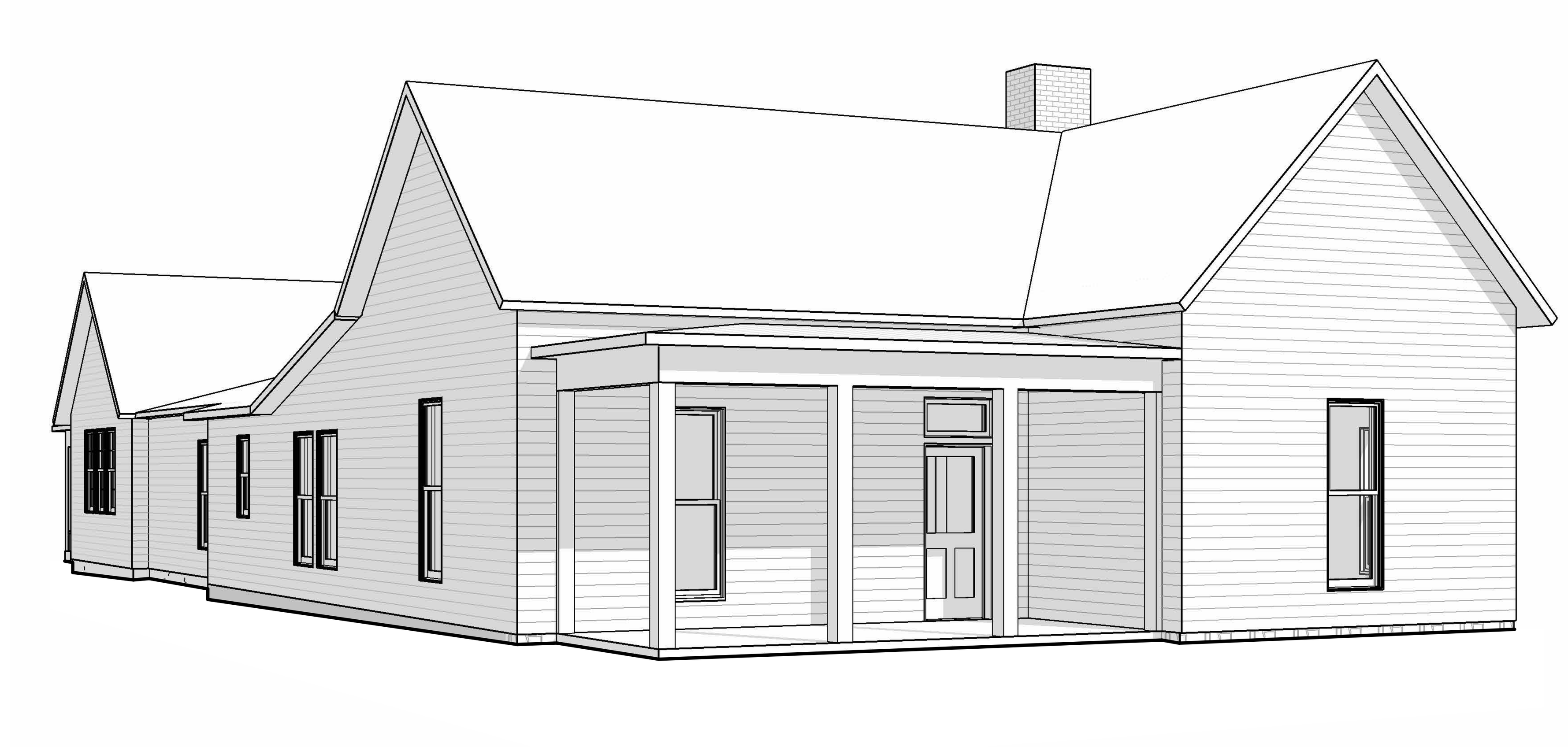
MAIN RESIDENCE

2026.05.13 | 250904

EXTERIOR
ELEVATIONS

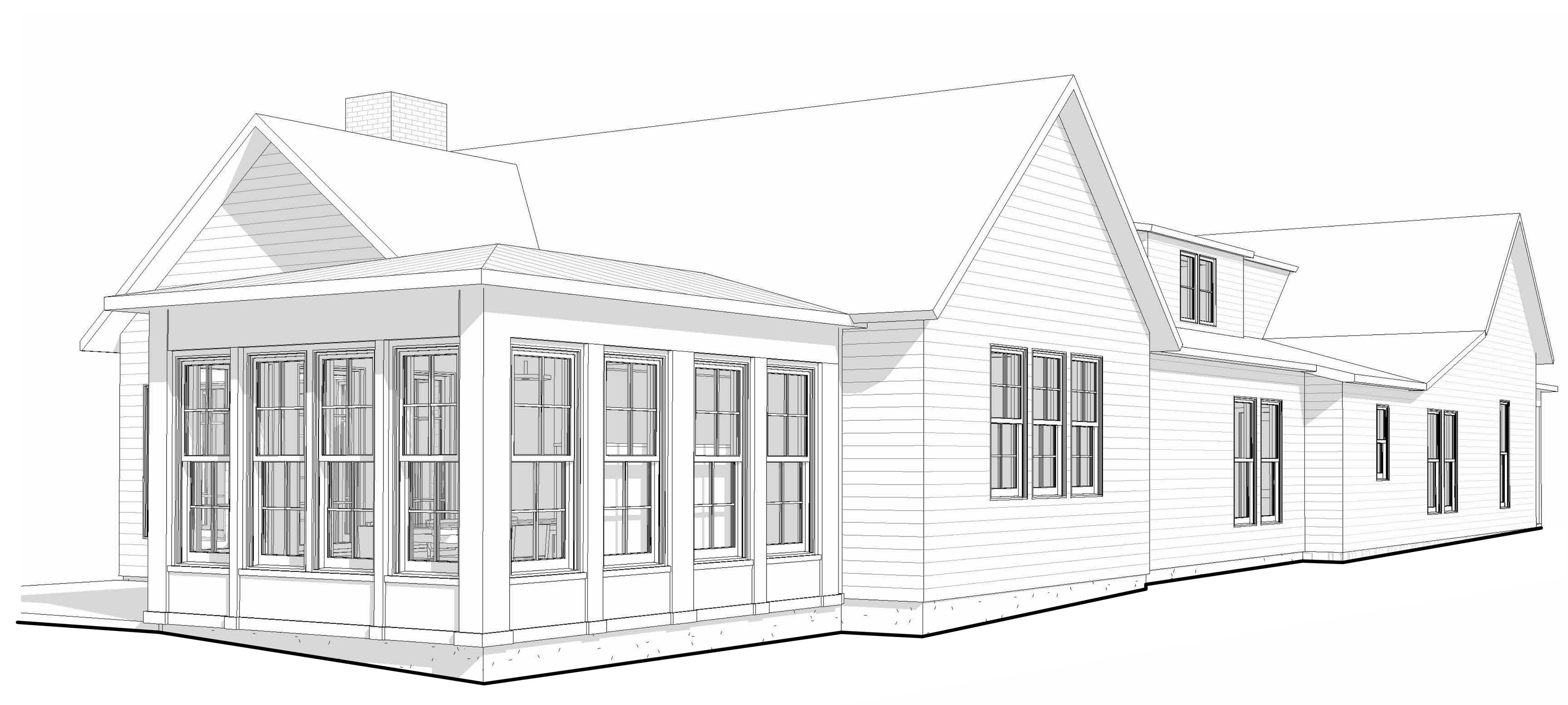
A202

3 3D VIEW // FRONT - SW CORNER

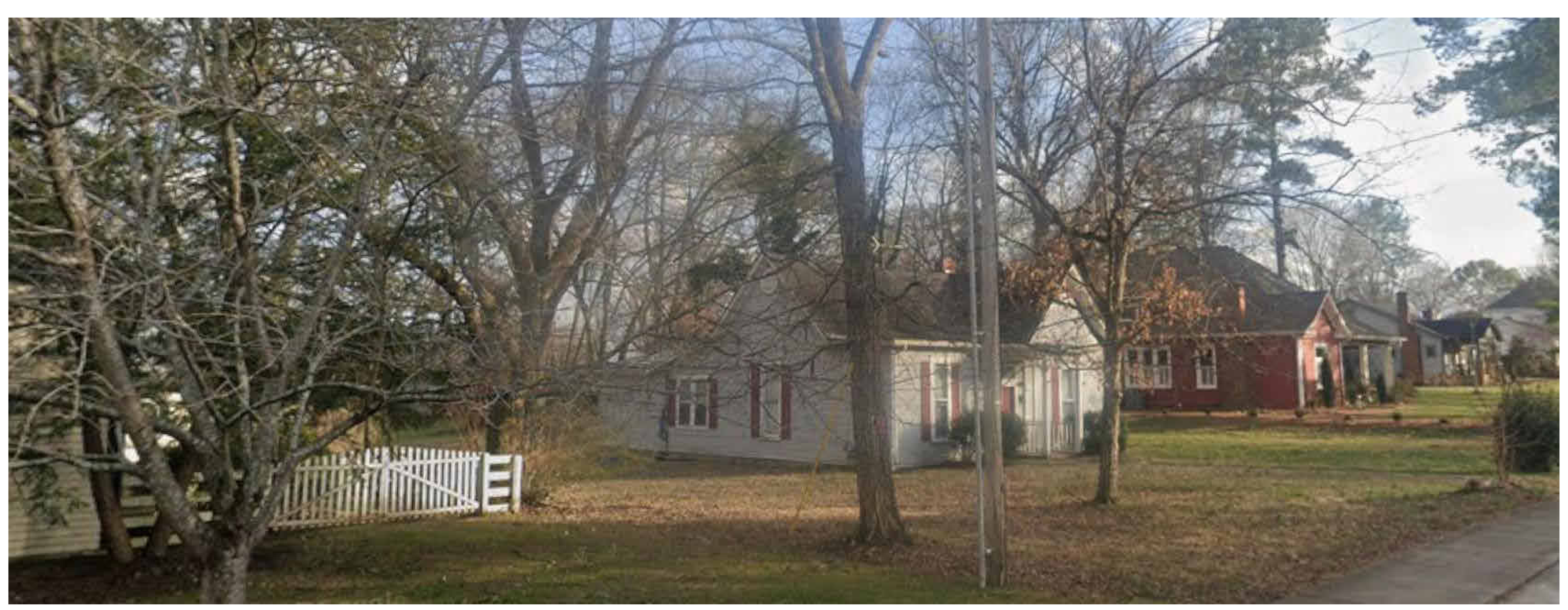


2 3D VIEW // FRONT - NW CORNER

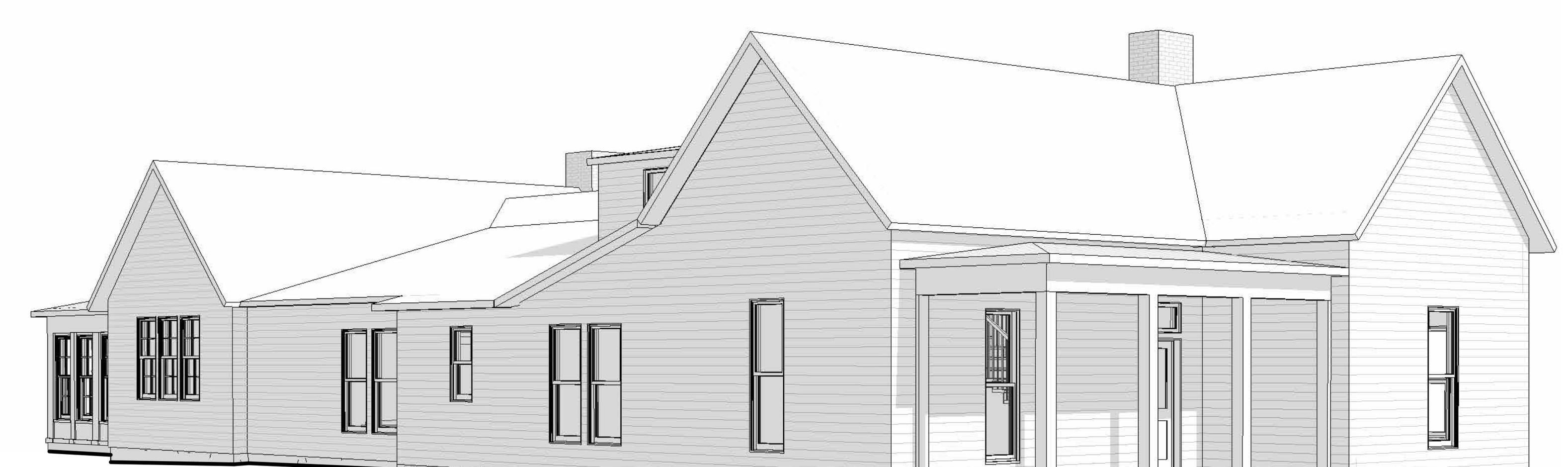
1 3D VIEW // REAR - SE CORNER



6 3D VIEW // REAR - NE CORNER



SITE PHOTO - SIDE VIEW REFERENCE



4 3D VIEW // SIDE APPROACH

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
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   ASPHALT SHINGLE MODEL: LANDMARK
   ASPHALT COLOR: COLONIAL SLATE
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GRAPHIC SCALES

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DRC SUBMISSION

NEW CONSTRUCTION

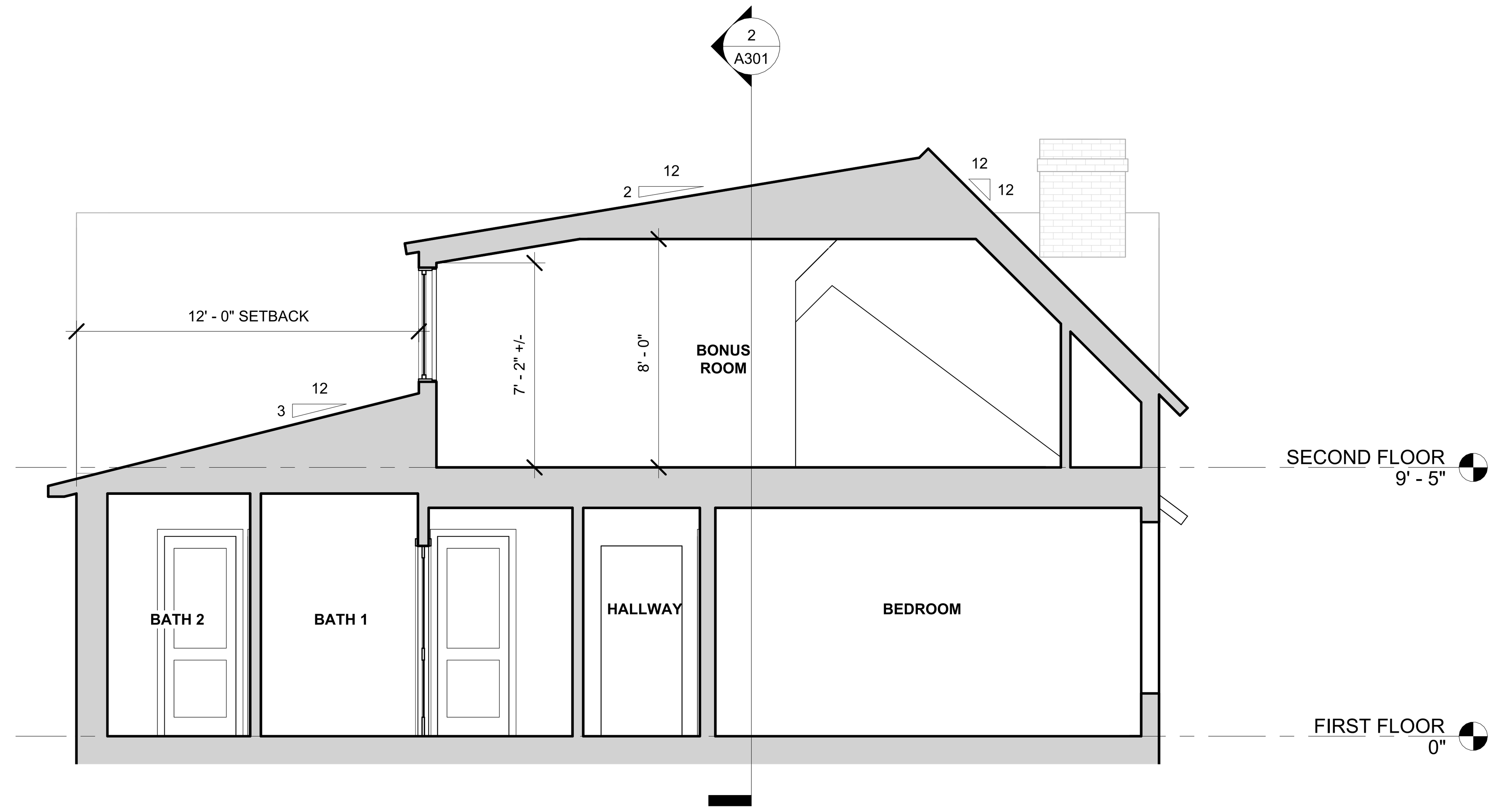
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

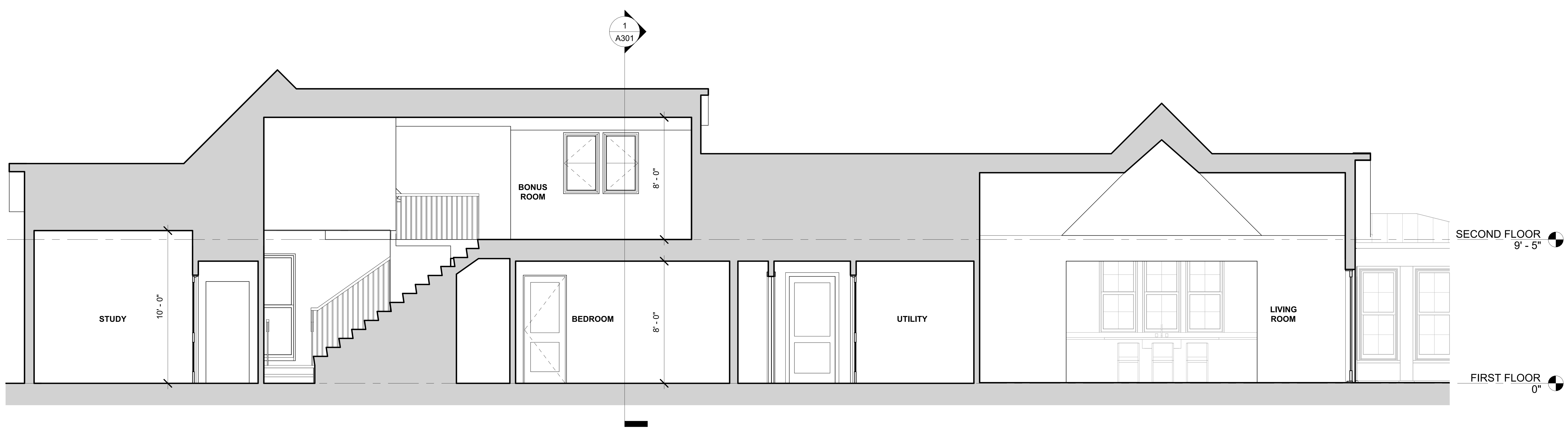
2026.05.13 | 250904

3D PERSPECTIVES

A203



1 SECTION // LEFT-TO-RIGHT
1/4" = 1'-0"



2 SECTION // FRONT-TO-BACK
1/4" = 1'-0"

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

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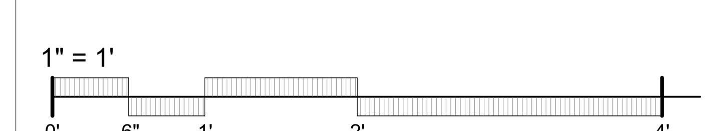
GRAPHIC SCALES



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DRC SUBMISSION

NEW CONSTRUCTION

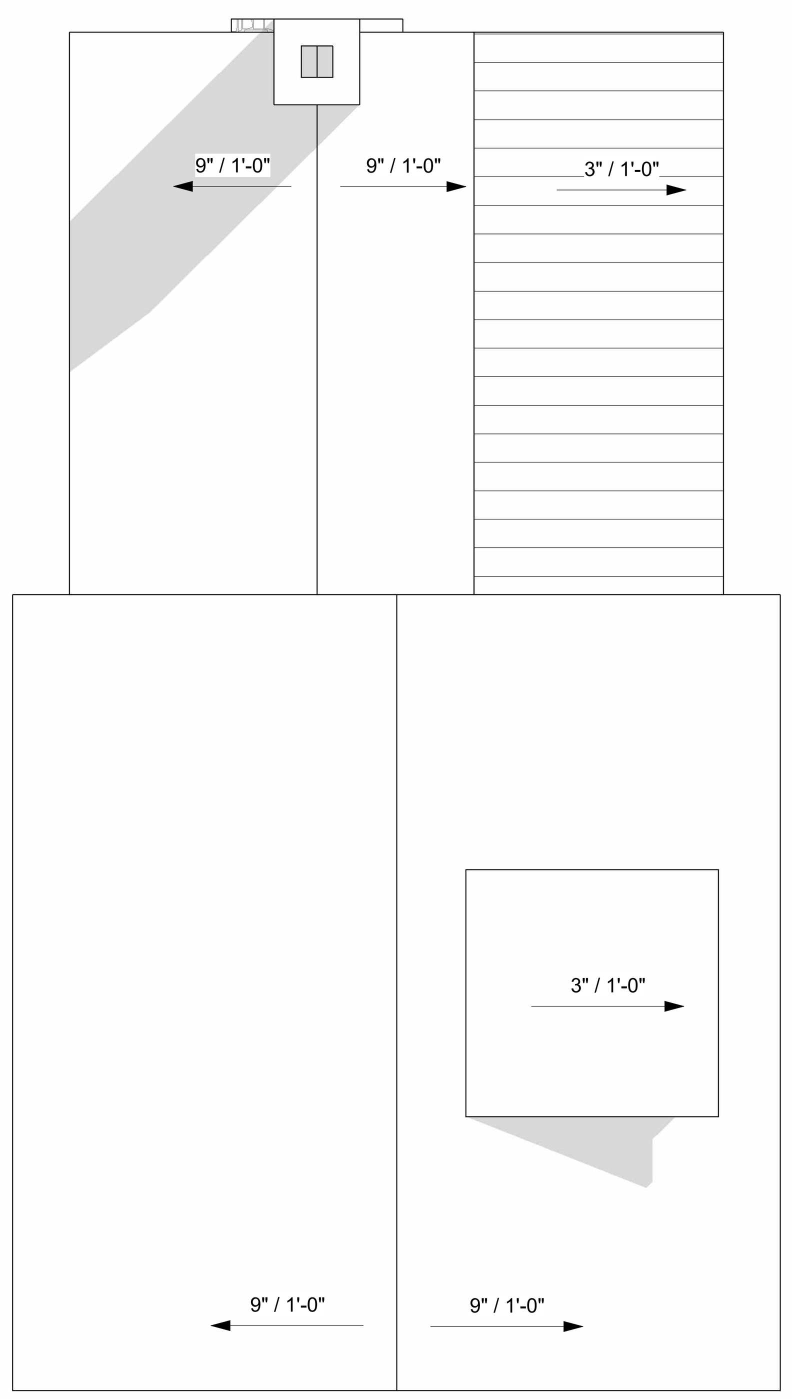
1309 ADAMS ST., FRANKLIN, TN 37064

MAIN RESIDENCE

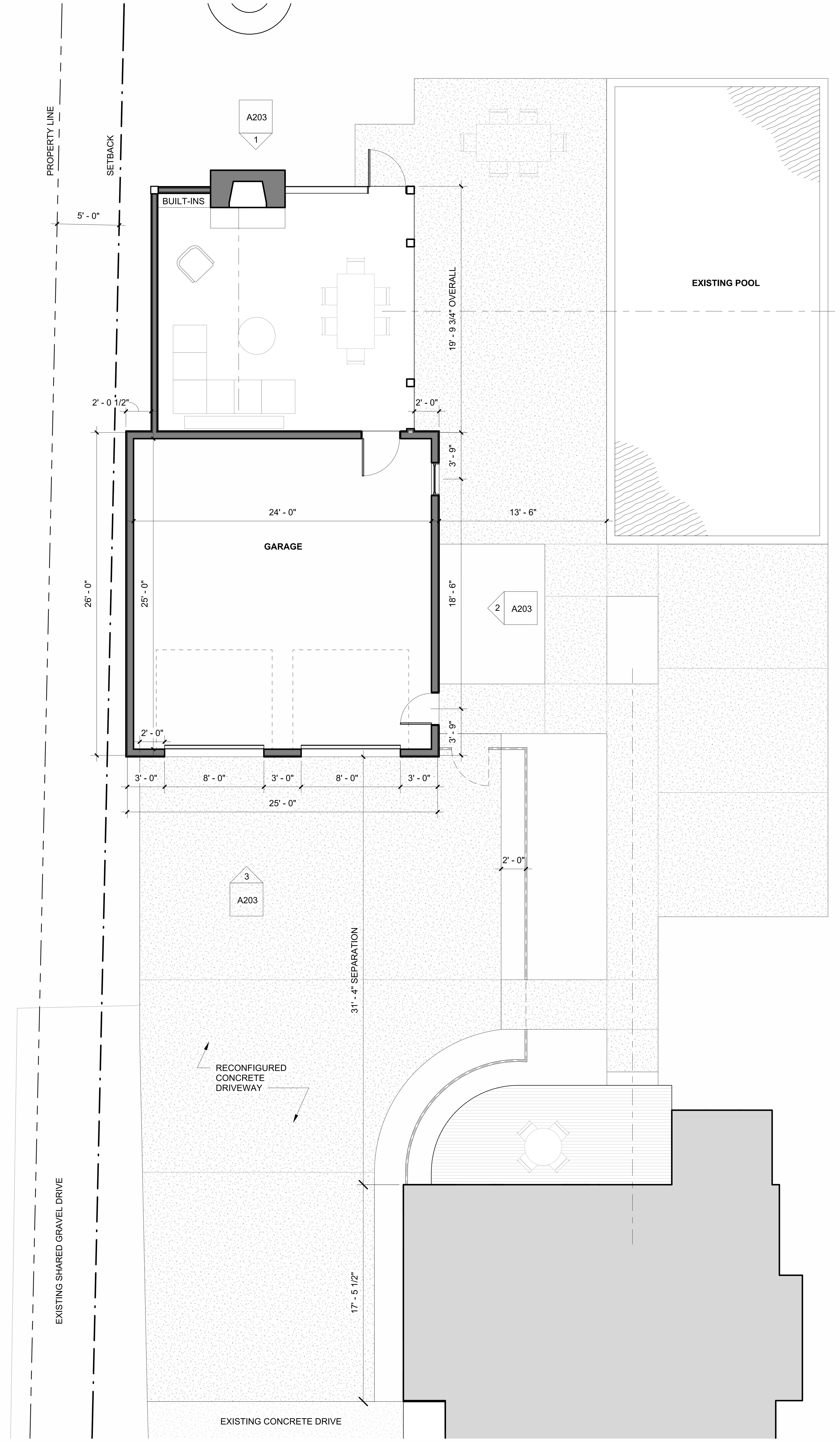
2026.05.13 | 250904

BUILDING SECTIONS

A301



2 ROOF PLAN
3/16" = 1'-0"



1 GARAGE PLAN - OPTION 1
3/16" = 1'-0"

FLOOR PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

A WALL TYPE - SEE G002

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE
5. MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
6. PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
7. DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
8. PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
9. PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.
10. TYPICAL FOR THE ENTIRE HOUSE. REPAIR ALL TRIM WHERE GAPPING, CRACKING OR MISALIGNED. REPAIRS INCLUDE BUT ARE NOT LIMITED TO BASEBOARD, CROWN MOULDING AND CASING. ESPECIALLY CASING WHERE MEETING THE FLOORS. ETC.

FLOOR PLAN KEYNOTES

1 REPLACE HVAC RETURN WITH DECORATIVE METAL GRILLE.

2 ALL HVAC FLOOR REGISTERS WILL BE REPLACED WITH CAST IRON REGISTERS THROUGHOUT. CAST IRON REGISTERS TO BE OWNER PROVIDED CONTRACTOR INSTALLED.

3 TYPICAL AT ALL HISTORIC WINDOWS. REPAIR ANY DAMAGED WOOD AND PUTTY GLAZING. MAKE WINDOWS LOCKABLE AND CLEAN.

4 NEW MANTEL AT EXISTING FIREPLACE. SEE FINISH NOTES.

5 MAKE EXISTING FIREPLACE OPERABLE WITH GAS LOGS.

6 NEW FLOOR TO CEILING SHELVES.

7 REWORK EXISTING WALL FRAMING AND HEAD OFF WALL TO ALLOW DEPTH OF APPLIANCE

8 NEW BUILT-INS. SEE ELEVATIONS.

GRAPHIC SCALES

3/16" = 1'

0' 4' 8' 16'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

DESIGN REVIEW

1010 FAIR STREET

1010 FAIR STREET, FRANKLIN TN 37064

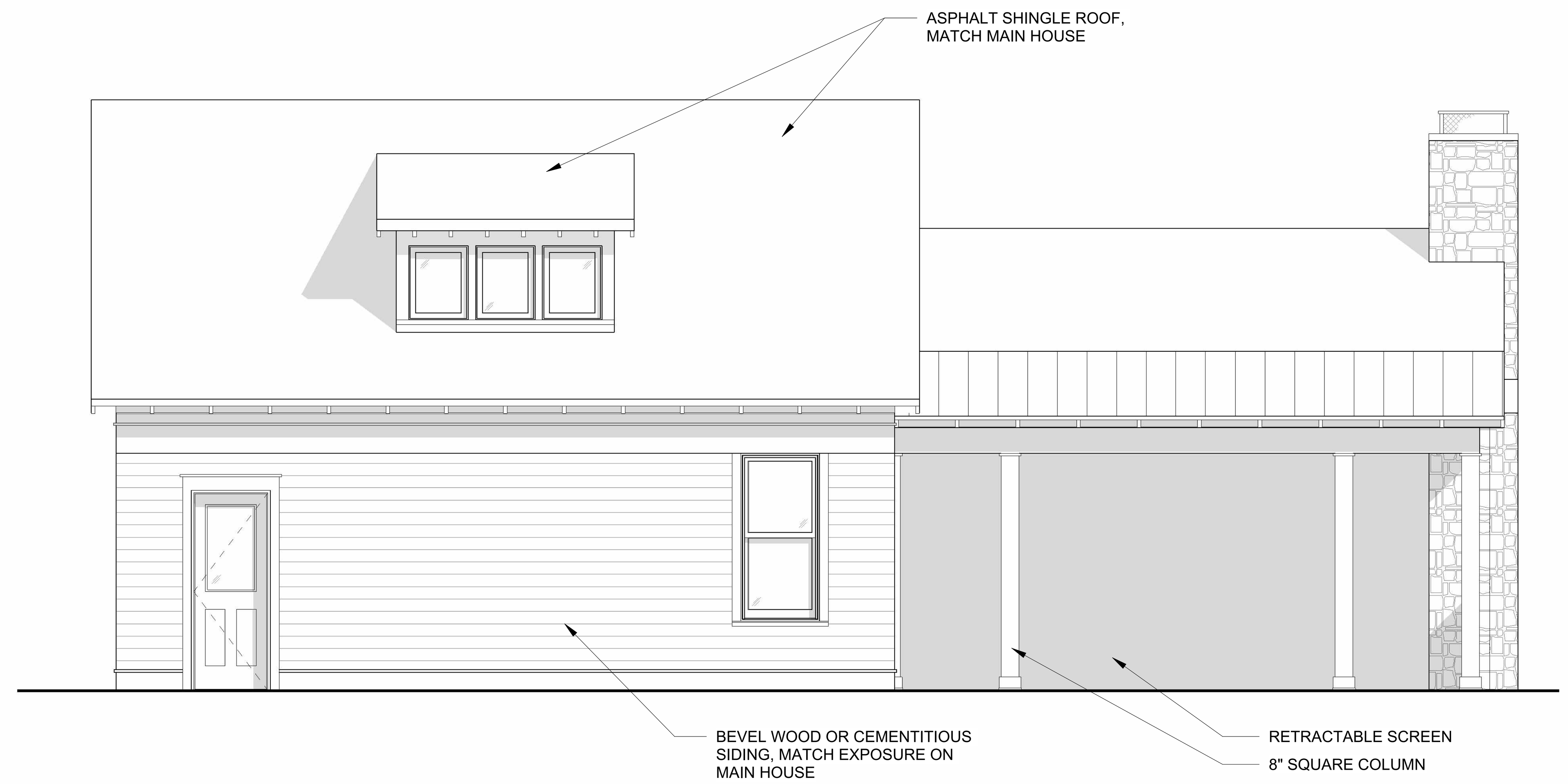
MAIN RESIDENCE

2026.05.11 | 251201

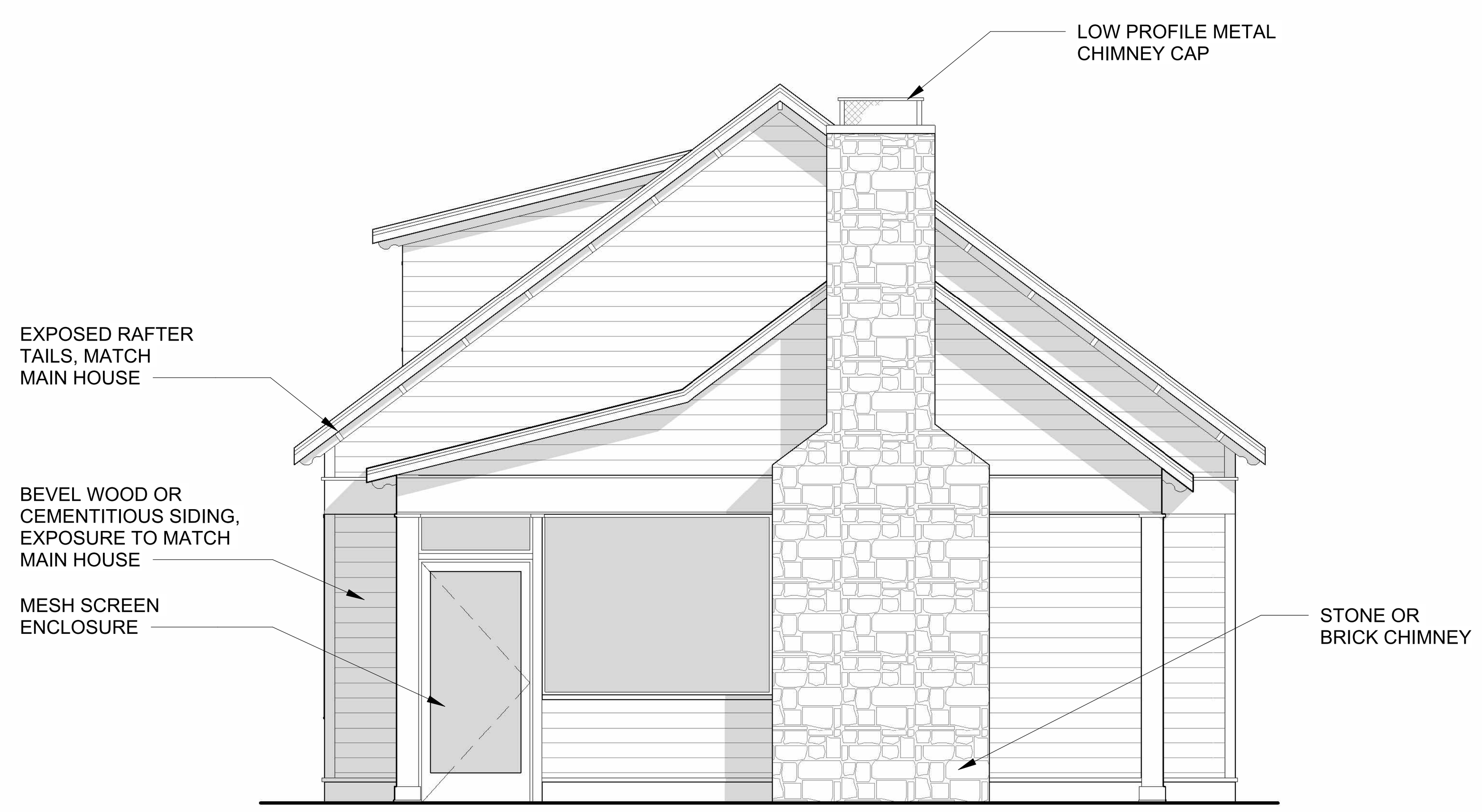
GARAGE FLOOR PLAN

A101G.1

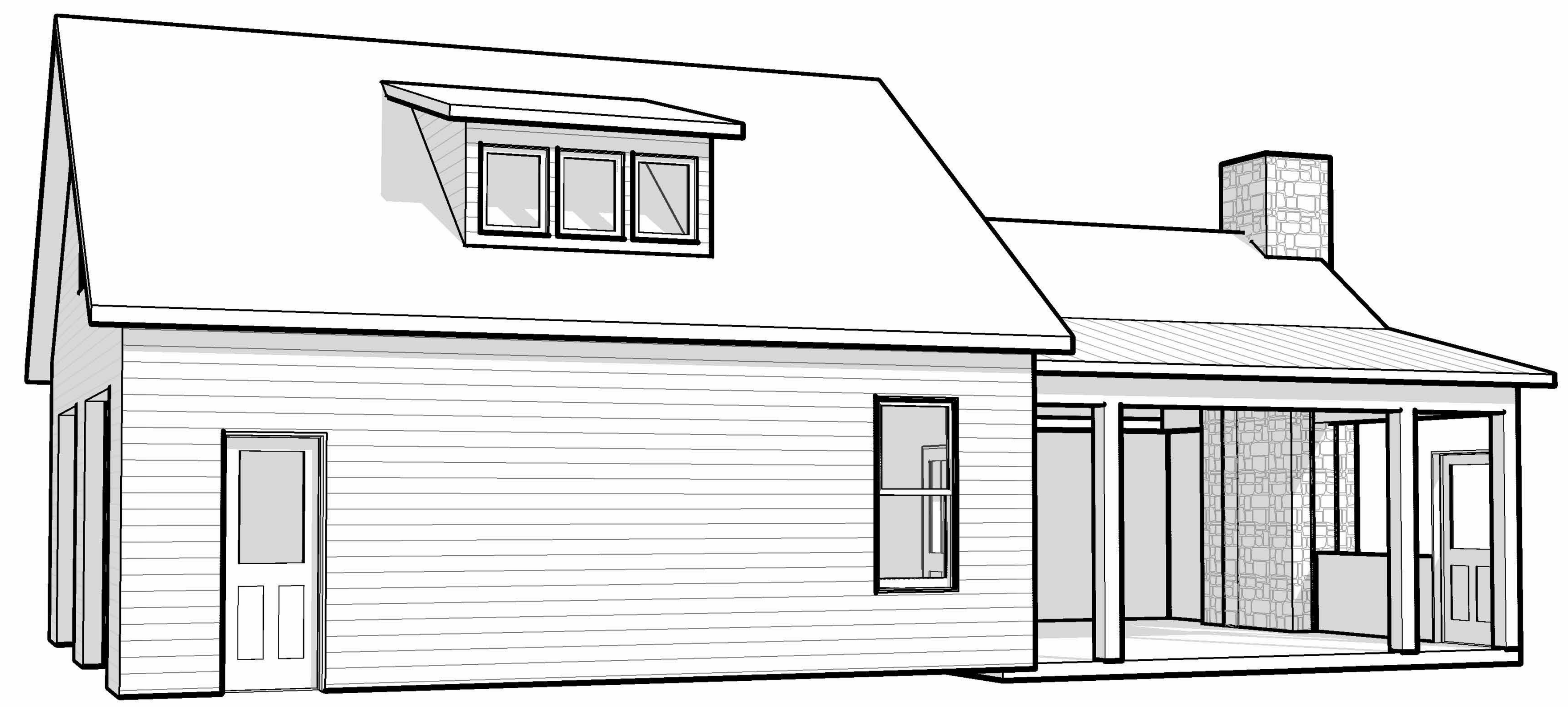
3 EXTERIOR ELEV // FRONT - GARAGE 1
1/4" = 1'-0"



2 EXTERIOR ELEV // RIGHT SIDE - GARAGE 1
1/4" = 1'-0"

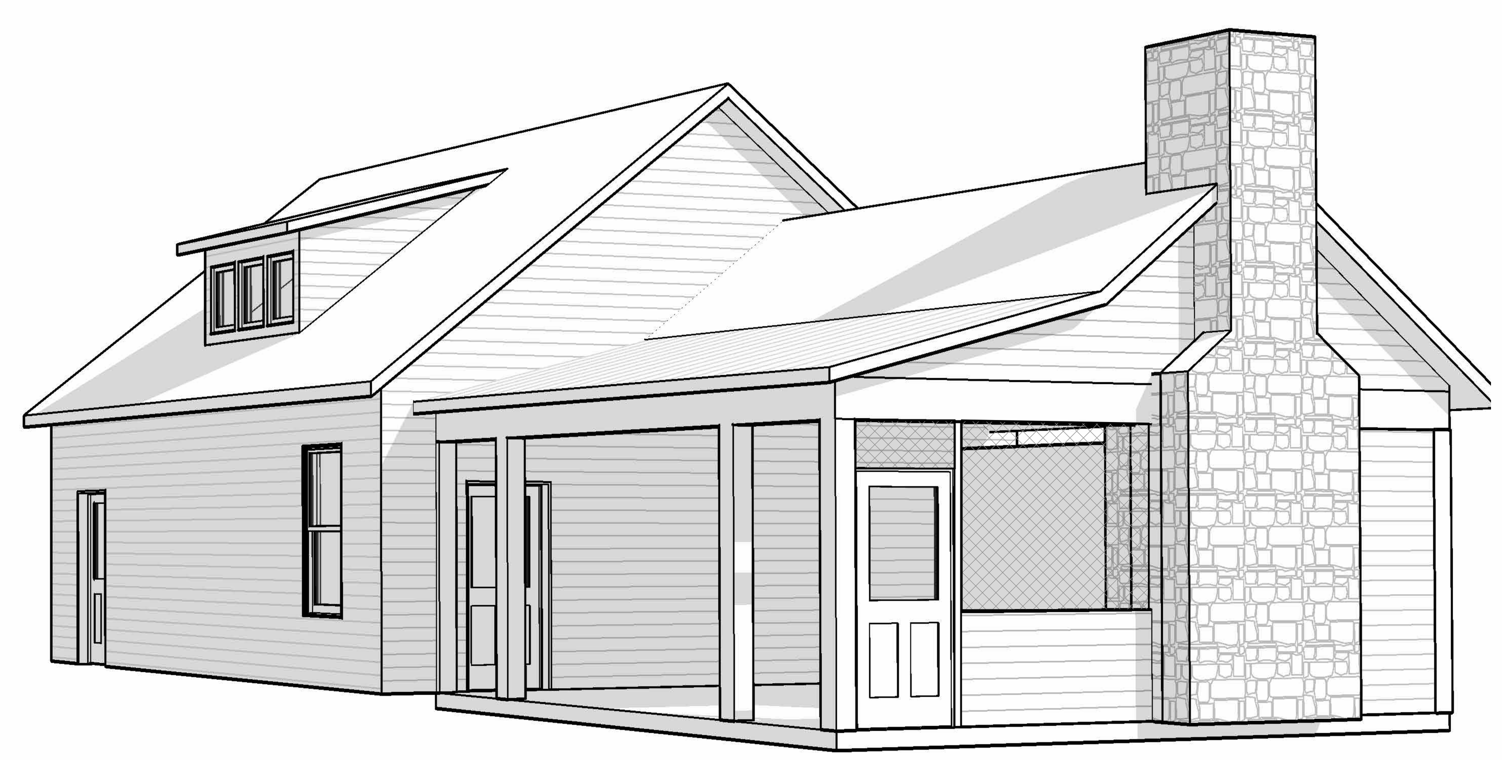


1 EXTERIOR ELEV // REAR - GARAGE 1
1/4" = 1'-0"



3D PERSPECTIVE // VIEW FROM SIDE 250/300

3D PERSPECTIVE - FRONT 200/300



3D PERSPECTIVE - REAR YARD 300/300

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- A WINDOW TYPE - SEE A601
- WOOD SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE METAL GUTTERS AND ROUND DOWNSPOUTS TO MATCH EXISTING WHERE NEEDED.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. ALL DETAILS ON NEW CONSTRUCTION TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, CORNER TRIM, SKIRT BOARD, WINDOW CASINGS, ROOF DETAILING, RAFTER TAILS, SIDING REVEAL, FOUNDATION MATERIAL ETC.

GRAPHIC SCALES

1" = 1'
0' 6" 1' 2' 4'

CHISEL
PO BOX 680566 | FRANKLIN, TN 37068

DESIGN REVIEW

1010 FAIR STREET
1010 FAIR STREET, FRANKLIN TN 37064
MAIN RESIDENCE

2026.05.11 | 251201

GARAGE ELEVATIONS

A203

234 4th Avenue

DESIGN REVIEW COMMITTEE | 05/18/2026

Kimley»Horn

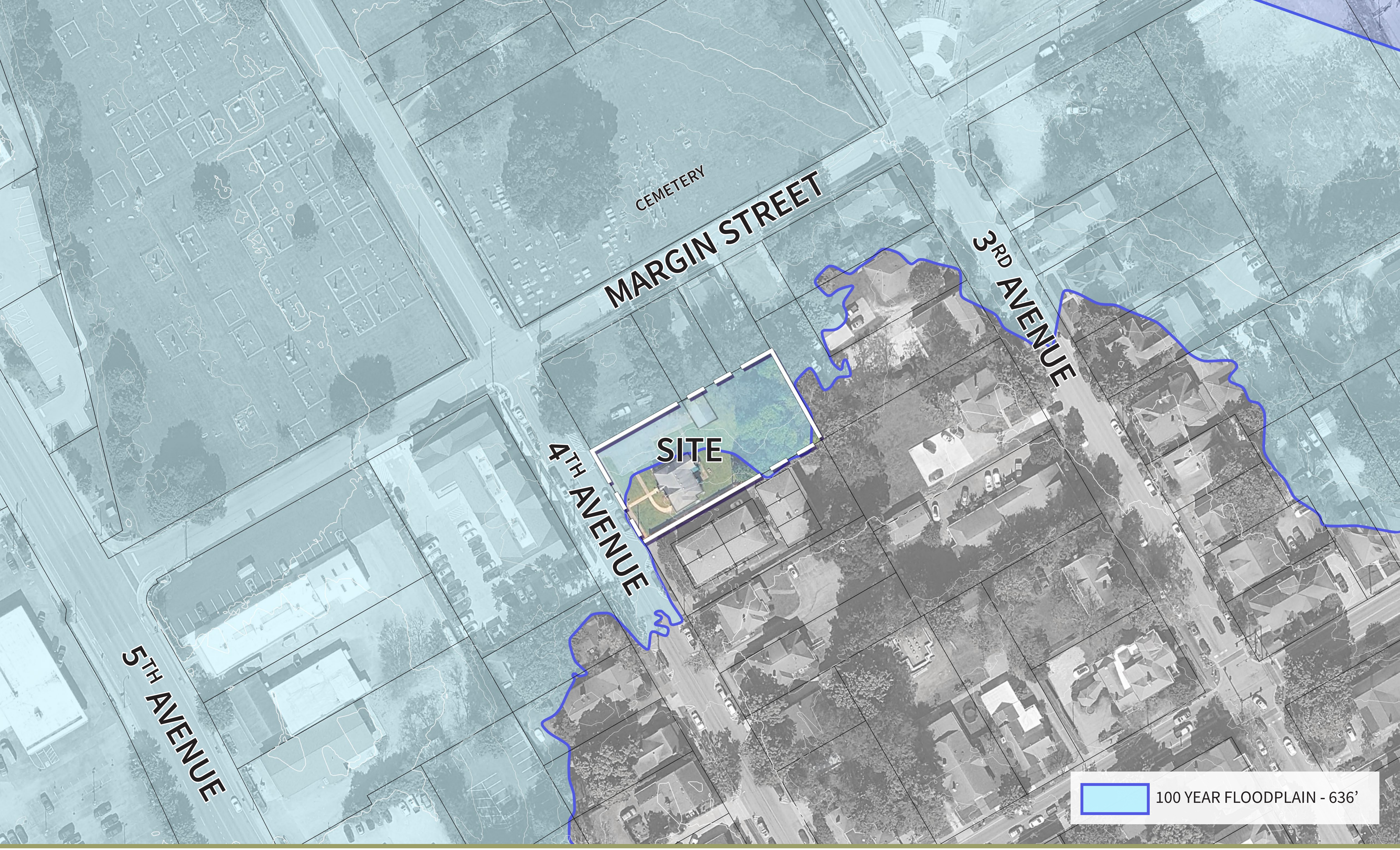
906 STUDIO ARCHITECTS + INTERIORS

SITE DATA

SITE ACREAGE:	0.46
PARCELS:	MAP 063N; PARCEL 21.00
ADDRESS:	234 4TH AVE N
ZONING:	FFO HPO CFO
ENVISION FRANKLIN:	OFFICE RESIDENTIAL

DEMOLITION REQUEST

The non-contributing accessory strucure has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.



CEMETERY
MARGIN STREET
3RD AVENUE
4TH AVENUE
5TH AVENUE
SITE
100 YEAR FLOODPLAIN - 636'


MARGIN STREET
4TH AVENUE
GARAGE TO BE REMOVED
HISTORIC HOME TO REMAIN

4. National Park Service Certification

I hereby certify that this property is:

___entered in the National Register
___determined eligible for the National Register
___determined not eligible for the National Register
___removed from the National Register
___other (explain:) ____________________

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- Private: X
- Public – Local:
- Public – State:
- Public – Federal:

Category of Property
(Check only **one** box.)

- Building(s):
- District: X
- Site:
- Structure:
- Object:

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
14	110	buildings
	0	sites
1	0	structures
1	0	objects
16	110	Total

Number of contributing resources previously listed in the National Register 240

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property

Williamson, TN
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling	DOMESTIC: Multiple Dwelling
DOMESTIC: Secondary Structure	DOMESTIC: Secondary Structure
COMMERCE: Business	COMMERCE: Business
RELIGION: Religious Facility	RELIGION: Religious Facility
GOVERNMENT: City Hall, Courthouse, Post Office	GOVERNMENT: City Hall, Courthouse, Post Office
SOCIAL: Meeting Hall	SOCIAL: Meeting Hall
RECREATION & CULTURE: Theater	RECREATION & CULTURE: Theater
RECREATION & CULTURE: Monument/Marker	RECREATION & CULTURE: Monument/Marker

7. Description

Architectural Classification
(Enter categories from instructions.)

EARLY REPUBLIC: Federal
MID-19TH CENTURY: Greek Revival, Gothic Revival
LATE VICTORIAN: Italianate, Queen Anne, Second Empire
LATE 19TH & EARLY 20TH CENTURY REVIVALS: Tudor Revival, Colonial Revival, Dutch Colonial Revival
LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Concrete, brick, stone, Wood, brick, vinyl, aluminum, stucco, brick veneer, stone veneer, asbestos

Narrative Description

Listed in the National Register in 1972, the Franklin Historic District covers the original town plat of Franklin and contains the city's oldest residential and commercial buildings (NR Listed 01/05/1972). Founded in 1799, Franklin was platted by Abram Maury in a typical grid pattern with sixteen square blocks centered around a public square. Each block contained twelve lots, which sold rapidly as the young town quickly grew. A bustling commercial area developed along Main Street and numerous homes were built along First through Fifth avenues on either side of the commercial district. Franklin became the focus of the county's commercial and political activities as the county seat, and, surrounded by rich farm land, it became one of the fastest growing and most affluent areas in the state. Franklin was incorporated in 1815 and by 1835 it had a population of 1,500 residents.

234 4TH AVENUE - HISTORIC HOME TO REMAIN

103. **234 Fourth Avenue North – Contributing**
This is a one-story stone-veneer dwelling built ca. 1935, with Tudor Revival influences. The dwelling has a hipped roof of asphalt shingles, exterior-wall stone chimney, and exterior of random-course limestone. The main entrance is located within a projecting gabled bay and has an original multi-light glass-and-wood door. Windows are original eight-over-eight and six-over-six wood sashes. The side porch has a Tudor arch and stone corner pier. Secondary entrances have multi-light glass-and-wood doors.

234 4TH AVENUE - GARAGE TO BE REMOVED - NON CONTRIBUTING

To the rear of the dwelling is a ca. 1970 concrete-block secondary dwelling with a side gable roof, a six-over-six sash window, a multi-light door, and multi-light double doors that appears to have been retrofitted into an original garage bay on the façade. (NC)

ENVISION FRANKLIN

BUILDING CHARACTER

Buildings should **engage and define the street edge** with building entrances, pedestrian walkways, landscaping, and street furnishings.

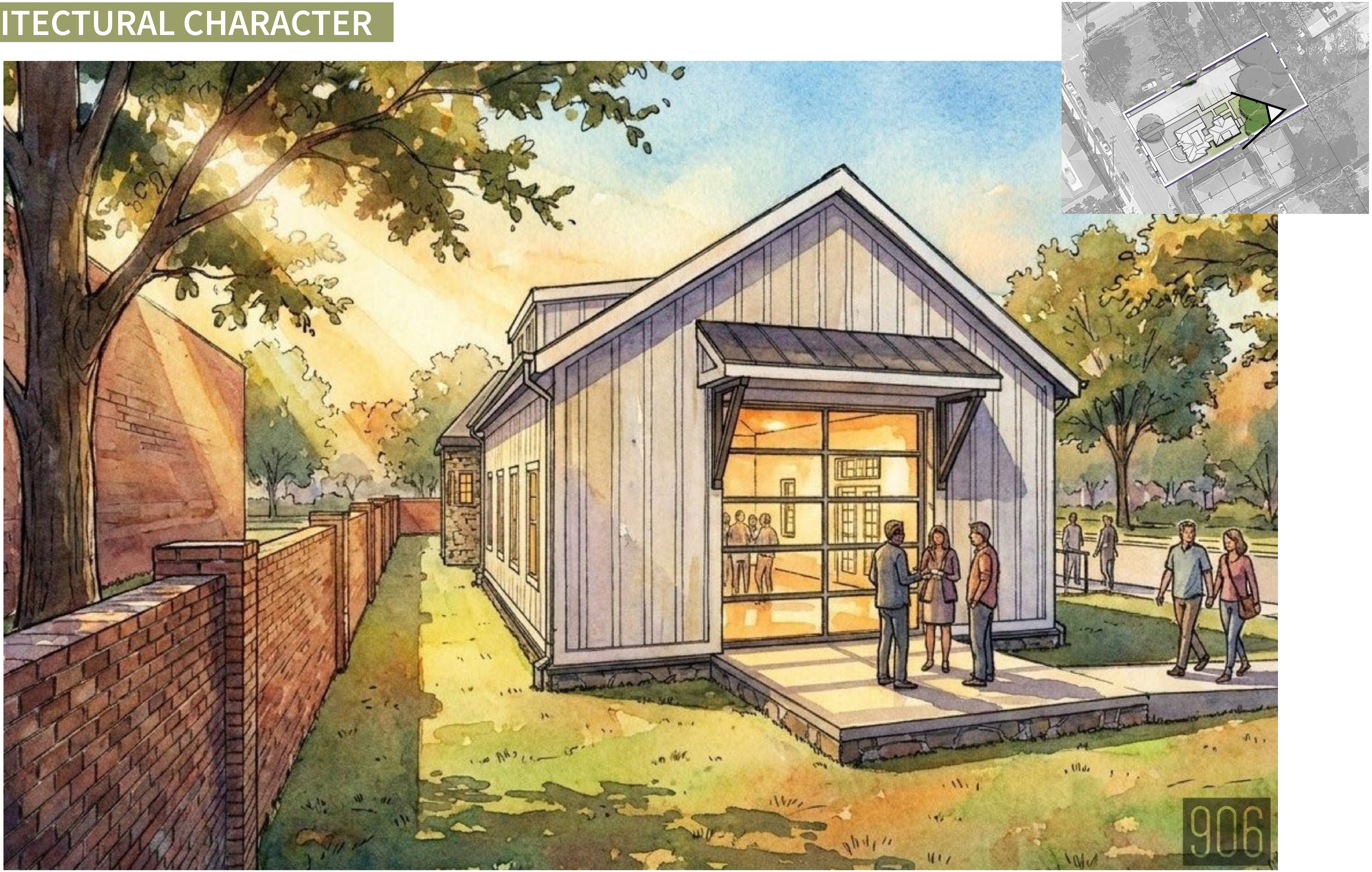
Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. Building facades should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building. Each wall should include high-quality and long-lasting materials and design characteristics consistent with those on the front.


MARGIN STREET
4TH AVENUE
FUTURE ADDITION
HISTORIC HOME

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER

ARCHITECTURAL CHARACTER



VIEWSHED STUDY

NOTE MINIMAL VISIBILITY FROM 4TH AVE.

NORTHWEST STREET VIEW

WEST STREET VIEW

SOUTHWEST STREET VIEW

NORTHWEST STREET PHOTO

WEST STREET PHOTO

SOUTHWEST STREET PHOTO


MARGIN STREET
4TH AVENUE
FUTURE ADDITION
HISTORIC HOME

906

251 2nd Avenue South: Narrative

Prepared for the Franklin Historic Zoning Commission

906 Studio Architects : May 11, 2026

Since the early part of the 20th century, the site at the southwest corner of 2nd Avenue and South Margin Street has been a key component of the Franklin community serving at different times as a warehouse, chicken processing plant and flour mill. This vital node in the city was the center of the “industrial” section of town and the remaining buildings are a reminder of that history; a unique chapter of Franklin’s history unlike anywhere else in downtown historic core.

Based on multiple discussions with the DRC over the course of two years and including a site visit, we are proposing a renovation / adaptive reuse that would preserve the most visible and significant components of this site to tell the story of this area through an update and restoration/renovation to pieces that have fallen into disrepair, most notably areas of the roof and second floor. Our owner would like to renovate and re-vitalize the property to serve as a boutique hotel as well as a location for personal service uses (all of which are allowable within existing CC zoning) which would sit both within the historic building and also within new construction which would replace the non-contributing section to the northeast. Note we have developed a preliminary site plan and are currently coordinating with city planning staff to fully meet all site and parking requirements.

This proposal:s

- Fully restores and preserves the early 1900s brick “Ice House”
- Preserves all elements along South Margin and only adds openings at the second floor where necessary to for hotel rooms
- Restores the primary volumes of the factory through removal of the 1980s “overbuilt” shed addition which was not constructed to high standards; this will allow for a full re-roof that will provide a long-term viability for the brick Ice House
- At areas of new construction, utilizes window sizes and styles as inspired by the adjacent Lily Mills factory
- Utilizes materials such as metal panel which reference the historic structure while also separating massing of new structure to clearly differentiate new and original construction

Areas of proposed demolition:

Two areas are being requested for demolition. We are proposing this based on approval criteria #1 as described on page 178 of the Historic District Design Guidelines: *loss of architectural character and removal will not adversely impact district’s historic character*. In the early 1990s the north-most segment of the building was entirely renovated including a new roof and brick skin as well as a non-historically detailed Greek revival portico which in no way relates to the existing architecture. Similarly the windows and materials of the adjacent single story space currently housing a print shop office similarly suggest a similar timeframe of renovation. The detailing, scale and windows (two bay windows) are in no way related to the industrial architectural character of the primary historic building and do not contribute to its character. Unfortunately no historical photography has been found but we do have first hand information on the brick “Greek” portion from people who remember the work being done and discussed at a site visit with the HZC in fall of 2024.

Additionally an area of roof “overbuild” on the original brick Ice House is proposed to be removed and the original roof over the brick building re-built. This element is not a contributing factor to this structure’s National Register listing and in fact seems to detract from the original brick Ice House In addition please see page 4 for evidence that this is not a historic component and was added in the mid 1980s.

Proposed new window/door openings: While we understand the guidelines recommend against adding openings to a historic structure, we feel that this is a unique condition.

a) The current lack of windows are due to the building’s original factory use
b) Factory use is NOT currently approved within this zoning
c) Any use as approved within this CC zoning district (office, hotel, etc.) will require additional windows

The new openings we are proposing maintain the existing elevation rhythm and will match the type and size of the existing openings.

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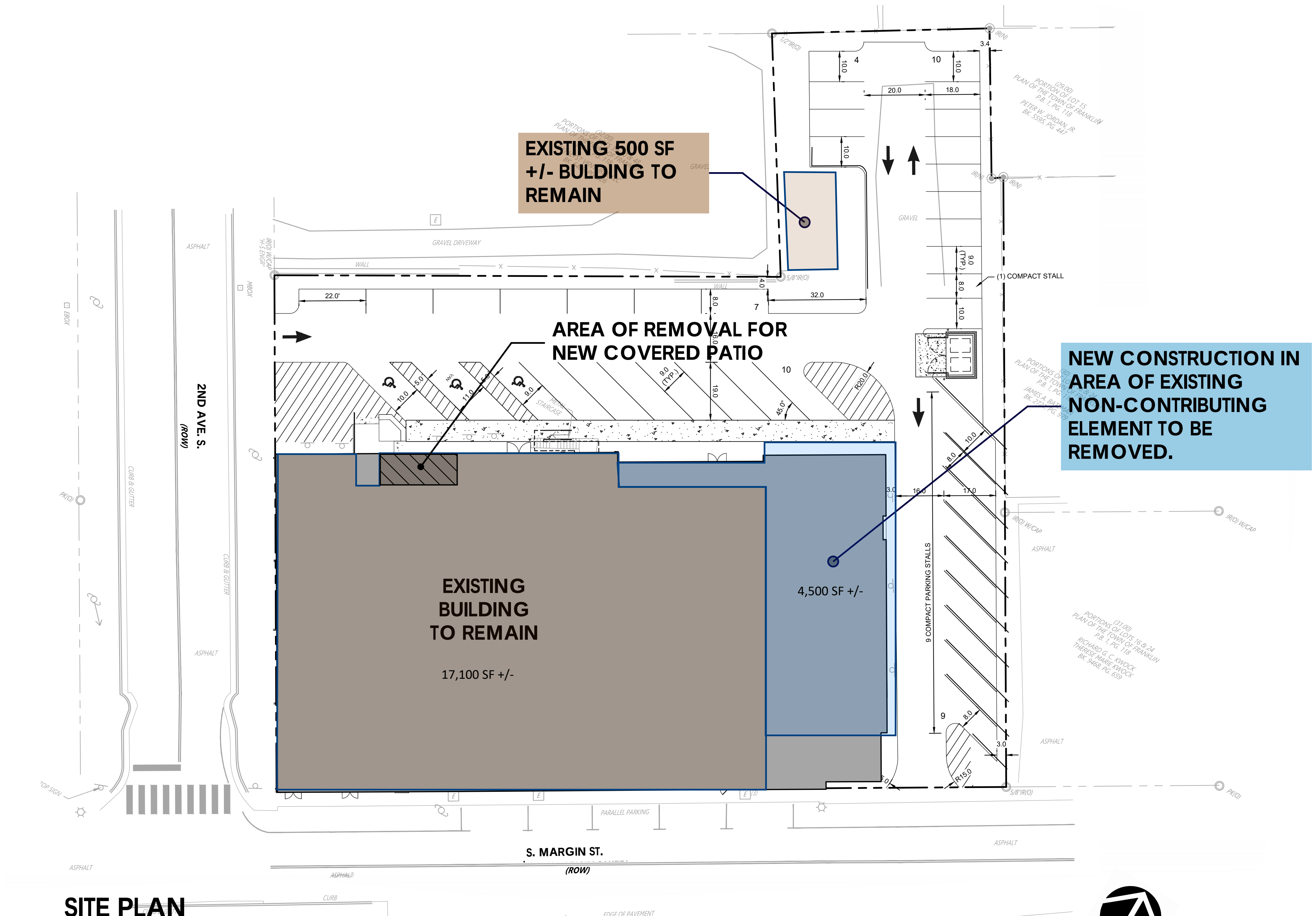
THE ICE HOUSE HOTEL
Cool Since 1898

DESIGN REVIEW COMMITTEE : FRANKLIN HZC

251 2ND AVE. SOUTH

MAY 11, 2026



SITE PLAN
SCALE: 1" = 40'-0"

NOTES:

1) PROPOSED WORK DOES NOT ADD TO TOTAL BUILT AREA OF SITE; ALL PROPOSED NEW CONSTRUCTION WILL BE WITHIN SITE OF CURRENT BUILDING OR CURRENT PARKING.

2) DESIGN TEAM IS CURRENTLY WORKING WITH CITY OF FRANKLIN PLANNING STAFF TO DETERMINE AND MEET APPROPRIATE PARKING REQUIREMENTS.

THE ICE HOUSE HOTEL

CONTEXT SITE PLAN
251 2ND AVE. S.

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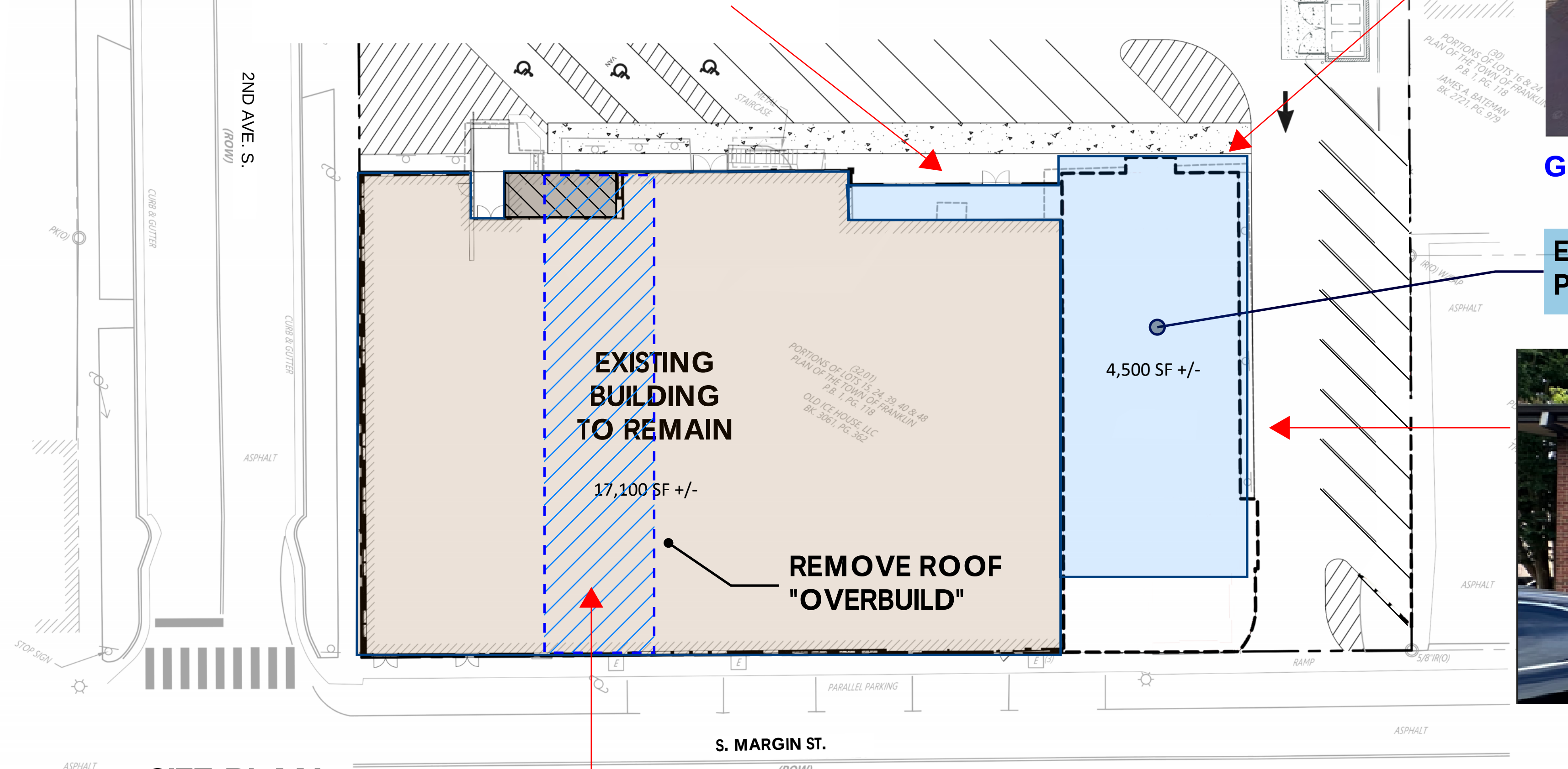
AREAS OF PROPOSED DEMO
251 2ND AVE. S.

EXISTING NON-CONTRIBUTING SINGLE-STORY SECTION OF BUILDING

GREEK-REVIVAL STYLE NON-CONTRIBUTING PORCH

EXISTING NON-CONTRIBUTING ELEMENT PROPOSED TO BE REMOVED.



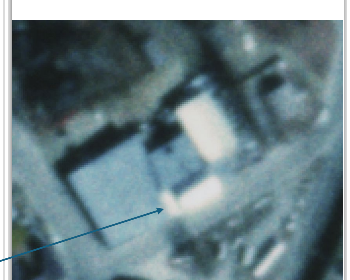
VIEW OF NON-CONTRIBUTING COMPONENT FROM THE NORTH

SITE PLAN
SCALE: 1" = 40'-0"

1974

Shed roof southwest of the old mill building is visible in 1974 and 1980.

1980



Aerial photos suggest that the over roof connecting the icehouse to the shed roof of the old mill building is post 1980.

1984

By 1984, the shed roof appears to be a part of the icehouse roof structure.

Demo Narrative

We are proposing demo based on approval criteria #1 as described on page 178 of the Historic District Design Guidelines: *loss of architectural character and removal will not adversely impact district's historic character.* In the early 1990s this segment of the building was entirely renovated including a new roof and brick skin as well as a non-historically detailed Greek revival portico which in no way relates to the existing architecture. Similarly the windows and materials of the adjacent single story space currently housing a print shop office similarly suggest a similar timeframe of renovation. The detailing, scale and windows (two bay windows) are in no way related to the industrial architectural character of the primary historic building and do not contribute to its character. Unfortunately no historical photography has been found but we do have first hand information on the brick "Greek" portion from people who remember the work being done and discussed at a site visit with the HZC in fall of 2024.

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SHEET SIZE: ARCH E1 (30" X 42")

DRC COMMENTS INCORPORATED INTO DESIGN

1. BALCONIES REMOVED TO MAINTAIN PRIVACY TO NEIGHBORING PROPERTIES ALONG 2ND AVE. AS WELL AS PROVIDE A MORE CONTEXTUALLY APPROPRIATE DESIGN APPROACH
2. BRICK DETAILING INCLUDING HERRINGBONE INFILL PANELS BETWEEN 1ST AND 2ND FLOOR WINDOWS AS WELL AS SIMPLE CORBELING AT BUILDING CROWN WERE UTILIZED TO PROVIDE CHARACTER MORE CONSISTENT WITH THE EXISTING HISTORIC CONTEXT.
3. RAISED AREA FOR ELEVATOR SHAFT HAS SHIFTED FURTHER BACK FROM THE REAR FACE OF THE BUILDING AND A DARKER COLOR METAL PANEL UTLIZED TO MINIMIZE VISUAL IMPACT.
4. GABLE WAS SIMPLIFIED AND REMOVED FROM A LARGE PORTION OF THE PROPOSED ADDITION.
5. OWNER HAS ELECTED TO MAINTAIN MORE OF THE EXISTING OPENINGS AND MINIMIZE NEW OPENINGS (AS SHOWN IN DRAWINGS); NEW OPENINGS IN EXISTING BUILDING ARE ONLY AT AREAS NECESSARY TO FACILIATE ADAPTIVE REUSE AS A HOTEL AND ARE SHOWN ON FOLLOWING ELEVATION SHEETS WITH DASHED BLUE BOX.
6. SIGNAGE SHOWN IS CONCEPTUAL ONLY - ONCE BRANDING IS FULLY FINALIZED A FUTURE PACKAGE WILL BE SUBMITTED FOR REVIEW THAT CLEARLY SHOWS ALL SIGNAGE.
7. PROPOSED WINDOW PRODUCTS AND PROFILES WILL BE PROVIDED WITH FINAL COA SUBMITTAL PACKAGE

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1898

251 2ND AVE.

THE OLD ICE HOUSE, LLC

251 2ND AVE.
FRANKLIN, TN

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	11/24/25

Project Number
25.1015

A200

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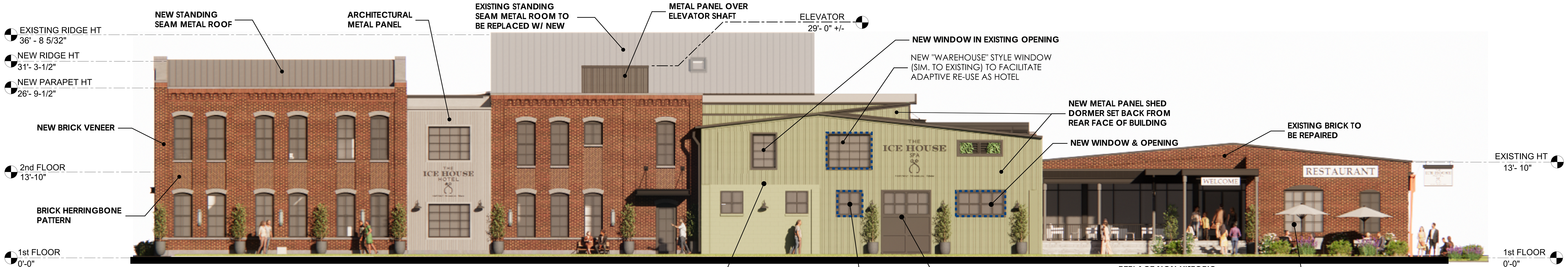
PAGE 4 | 5/11/2026

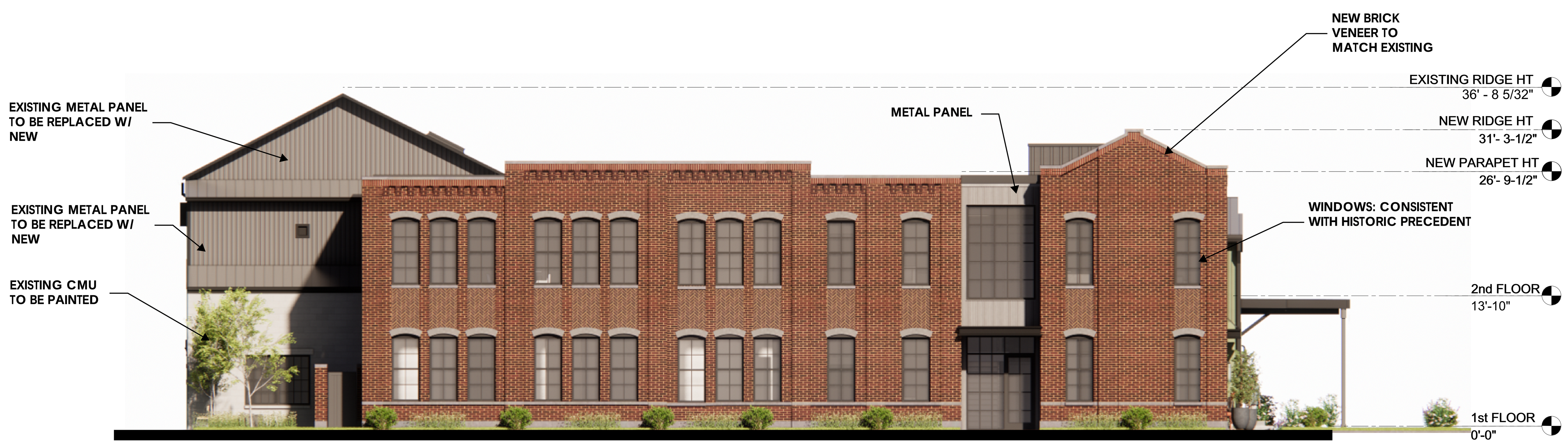
SHEET SIZE: ARCH E1 (30" X 42")



NORTH ELEVATION - FACING PARKING LOT

1/8" = 1'-0"

EXISTING REAR (NORTH) ELEVATION
(FACING PARKING LOT)



PROPOSED SIDE (EAST) ELEVATION
(FACING ACCESS DRIVE)

EXISTING SIDE (EAST) ELEVATION
(FACING ACCESS DRIVE)

PAGE 5 | **5/11/2026**

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NO.	DESCRIPTION	DATE
	SCHEMATIC DESIGN	11/24/25

Project Number
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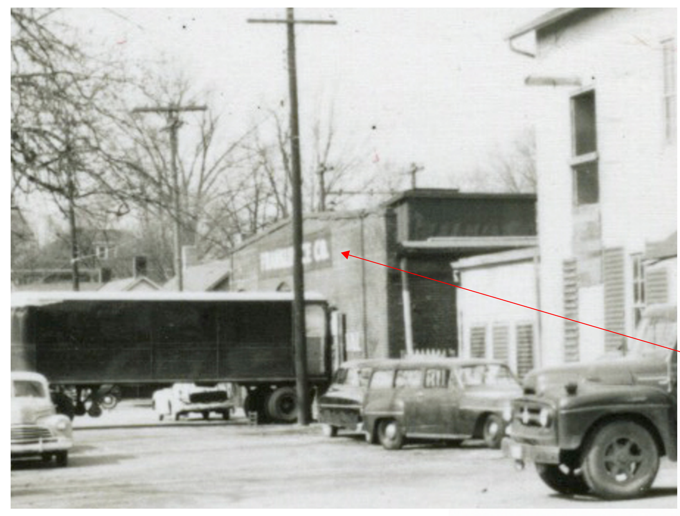
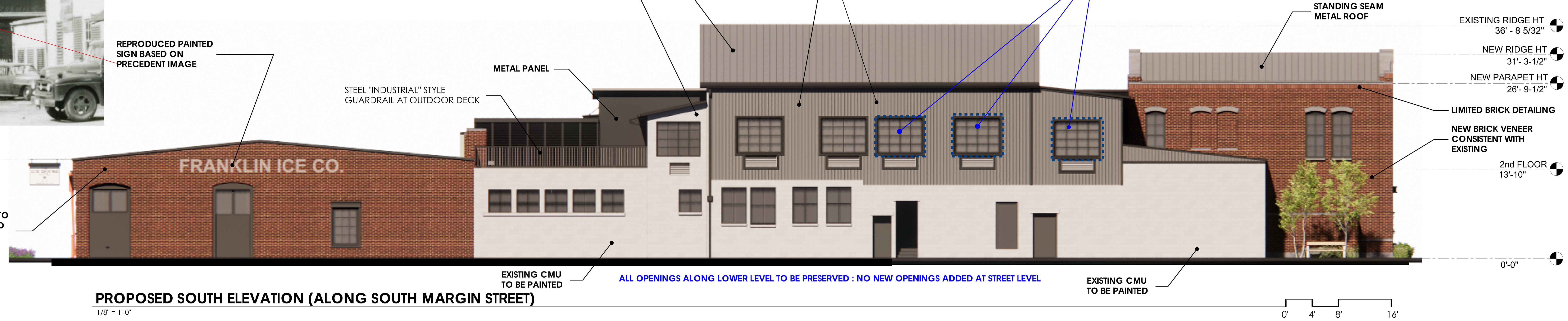
OVERALL ELEVATIONS

A200

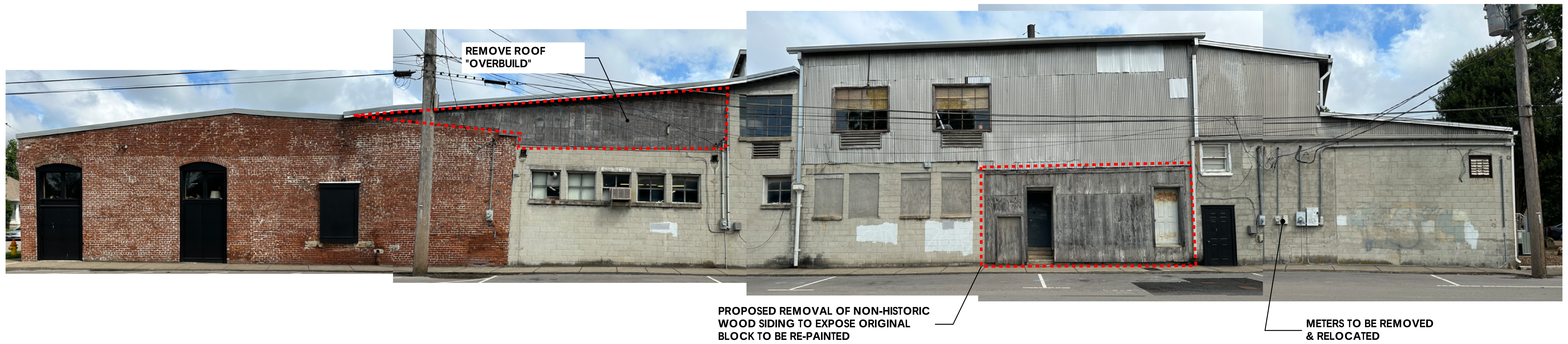
SHEET SIZE: ARCH E1 (30" X 42")



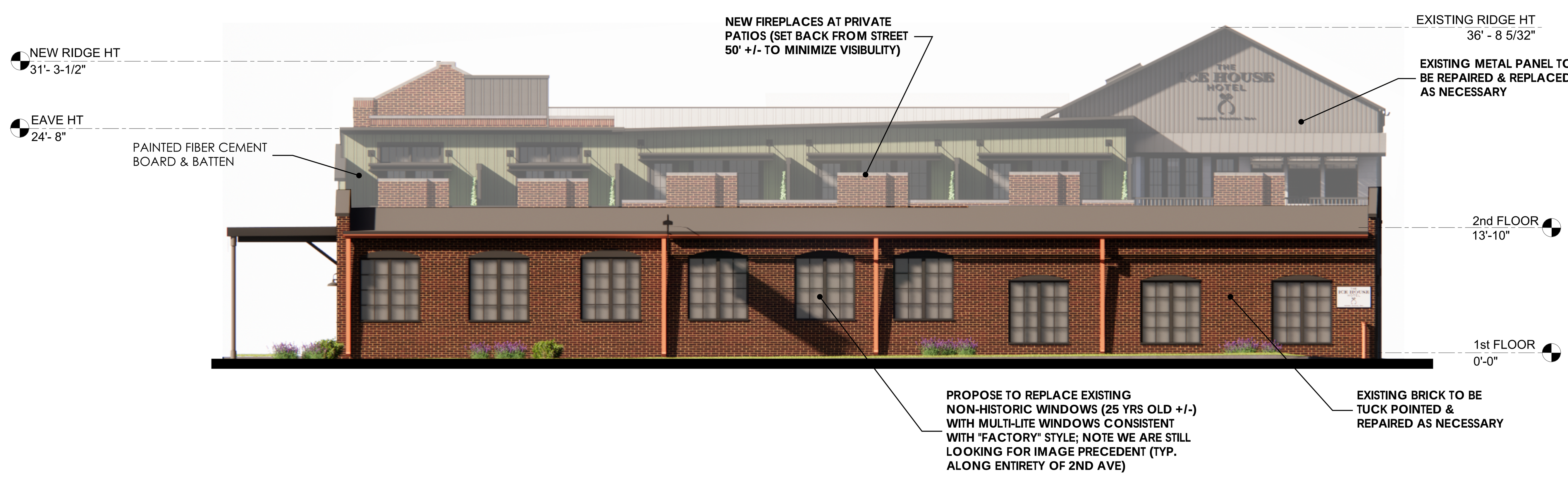


PROPOSED SOUTH ELEVATION (ALONG SOUTH MARGIN STREET)

1/8" = 1'-0"



EXISTING SOUTH ELEVATION
ALONG SOUTH MARGIN STREET



PROPOSED WEST ELEVATION (ALONG SECOND AVE.)

1/8" = 1'-0"

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OVERALL ELEVATIONS

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VIEW FROM S. MARGIN - PRESENT DAY

VIEW FROM S. MARGIN - HISTORIC

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REAR ENTRY VIEW
251 2ND AVE. S.

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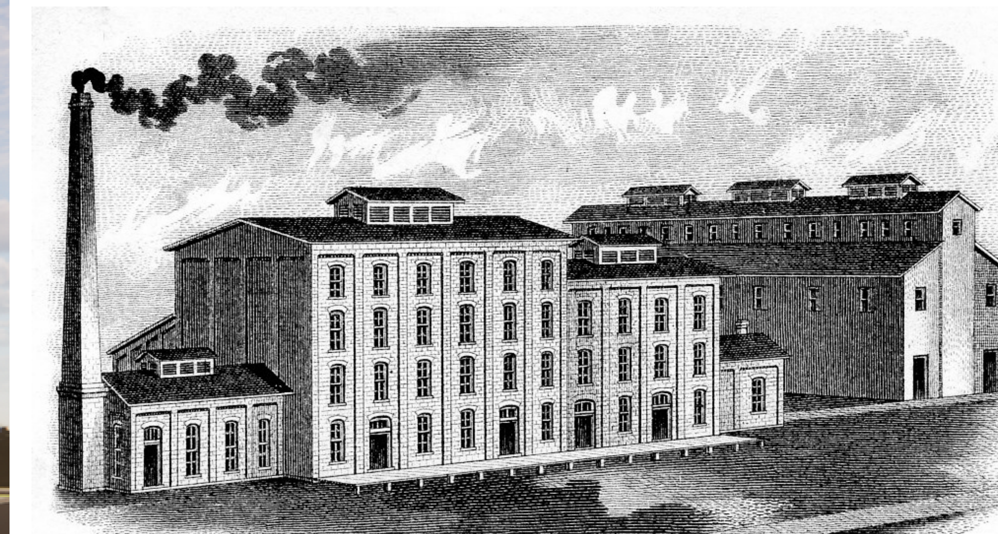
THE ICE HOUSE HOTEL
COOL SINCE 1898

VIEW FROM S. MARGIN
251 2ND AVE. S.

VIEW FROM SOUTH MARGIN



INSPIRATION IMAGERY FROM LILLIE MILL CO.

EXISTING

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THE ICE HOUSE HOTEL

COOL SINCE 1898

OVERALL VIEW
251 2ND AVE. S.

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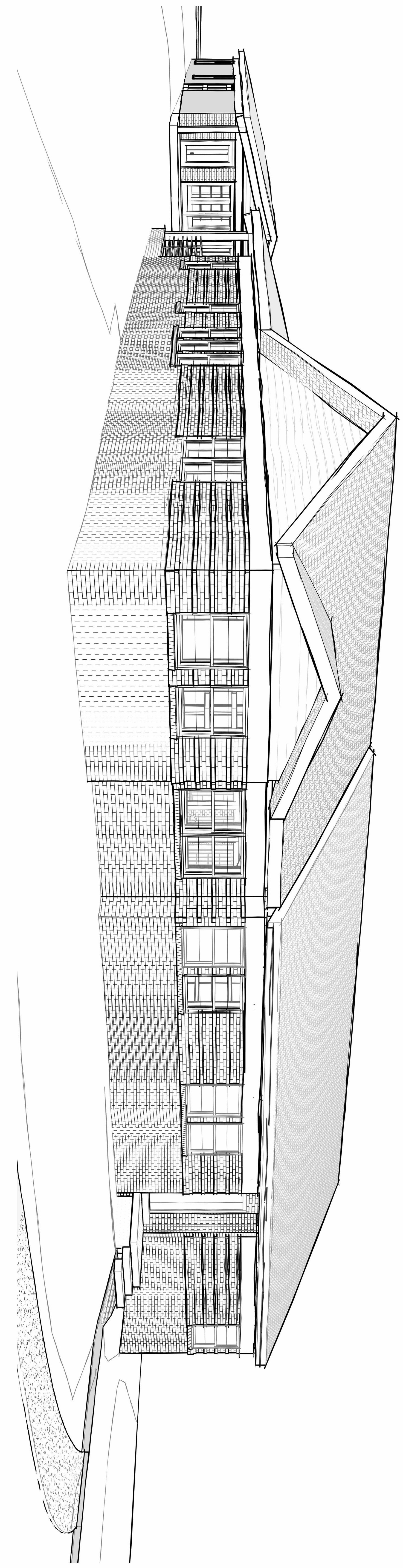

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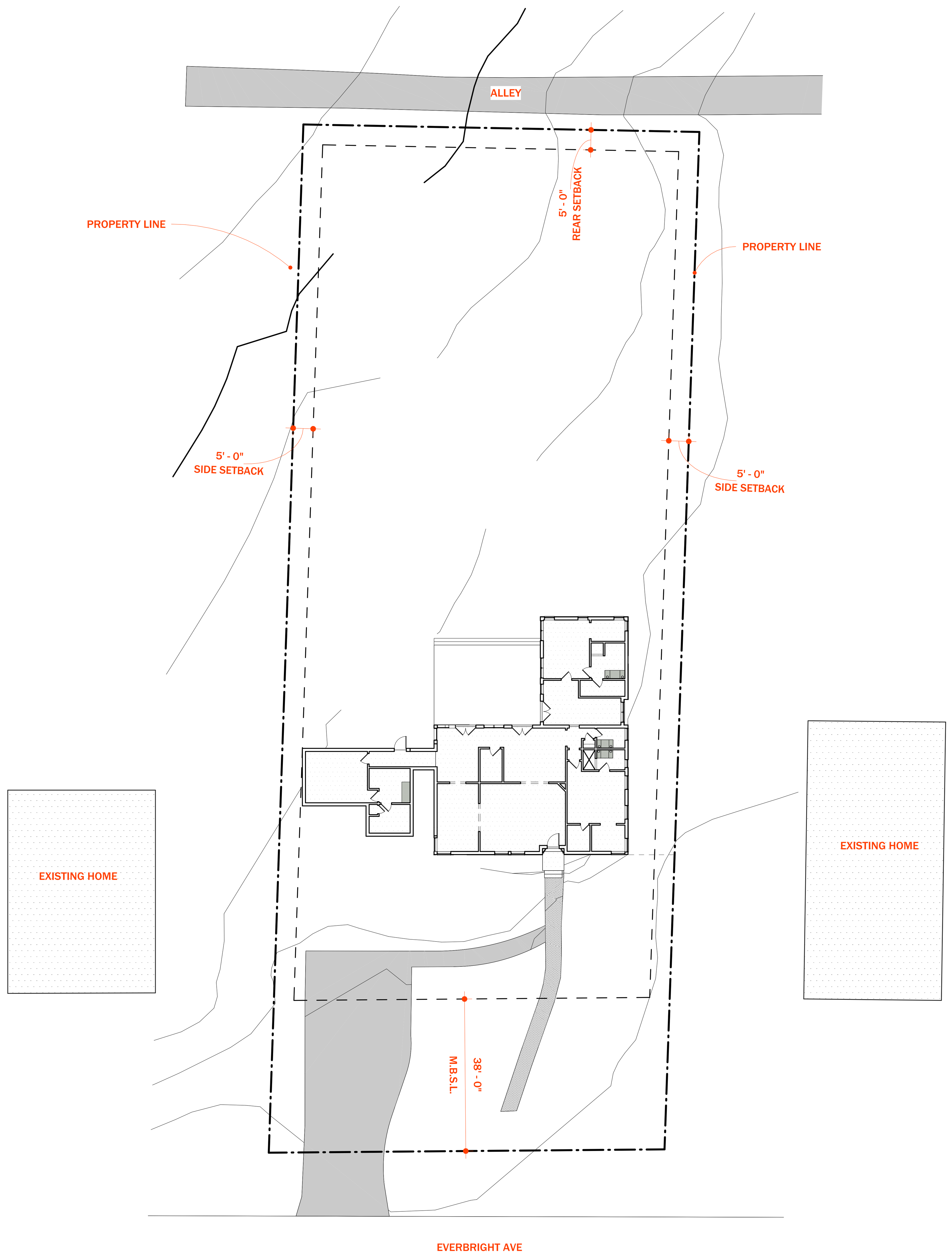
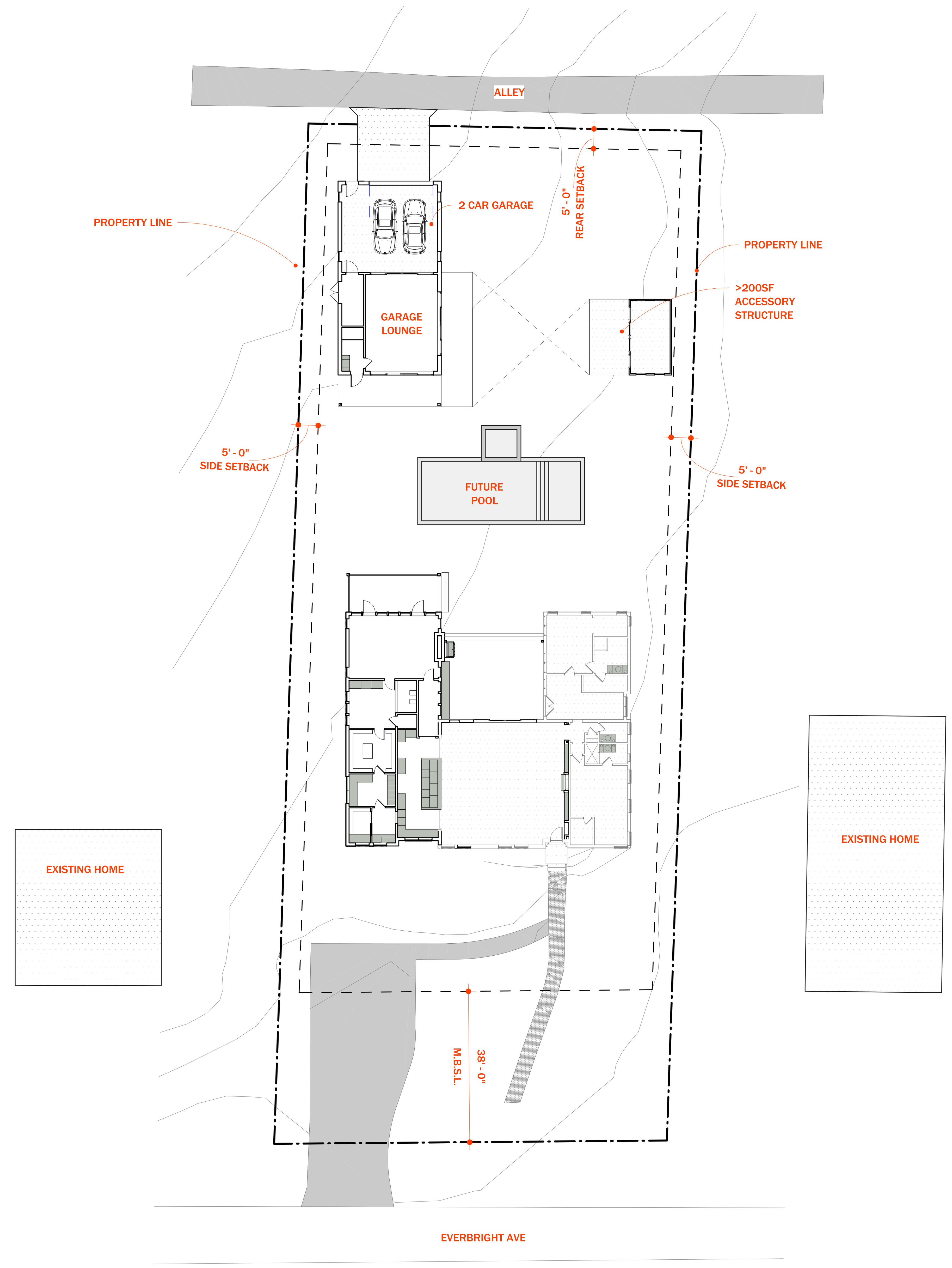


3 SITE PLAN - EXISTING
SCALE: 1" = 20'-0"



4 SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

ZONING:	R4
TOTAL ACREAGE:	0.58 ACR.
TOTAL LOT AREA:	25,306 SF
FRONT SETBACKS:	38'-0" SETBACK AVERAGE
SIDE SETBACKS:	5'-0"
REAR SETBACK:	5'-0" AT REAR ALLEY
LANDSCAPE SURFACE AREA MIN	40% (10,122 SF)
MAX IMPERVIOUS COVERAGE	60% (15,183 SF)

IMPERVIOUS SURFACE CALC

MAIN HOUSE & STOOP	3,386 SF
ACCESSORY STRUCTURES	1,470 SF
MAIN DECKS/COVERINGS	753 SF
REAR DECKS/COVERINGS	668 SF
POOL	650 SF
COVERED PATH	250 SF
CURRENT DRIVEWAY	1,387 SF
PROPOSED ALLEY DRIVE	256 SF
GRAND TOTAL	8,820 SF (34.85% ISR)

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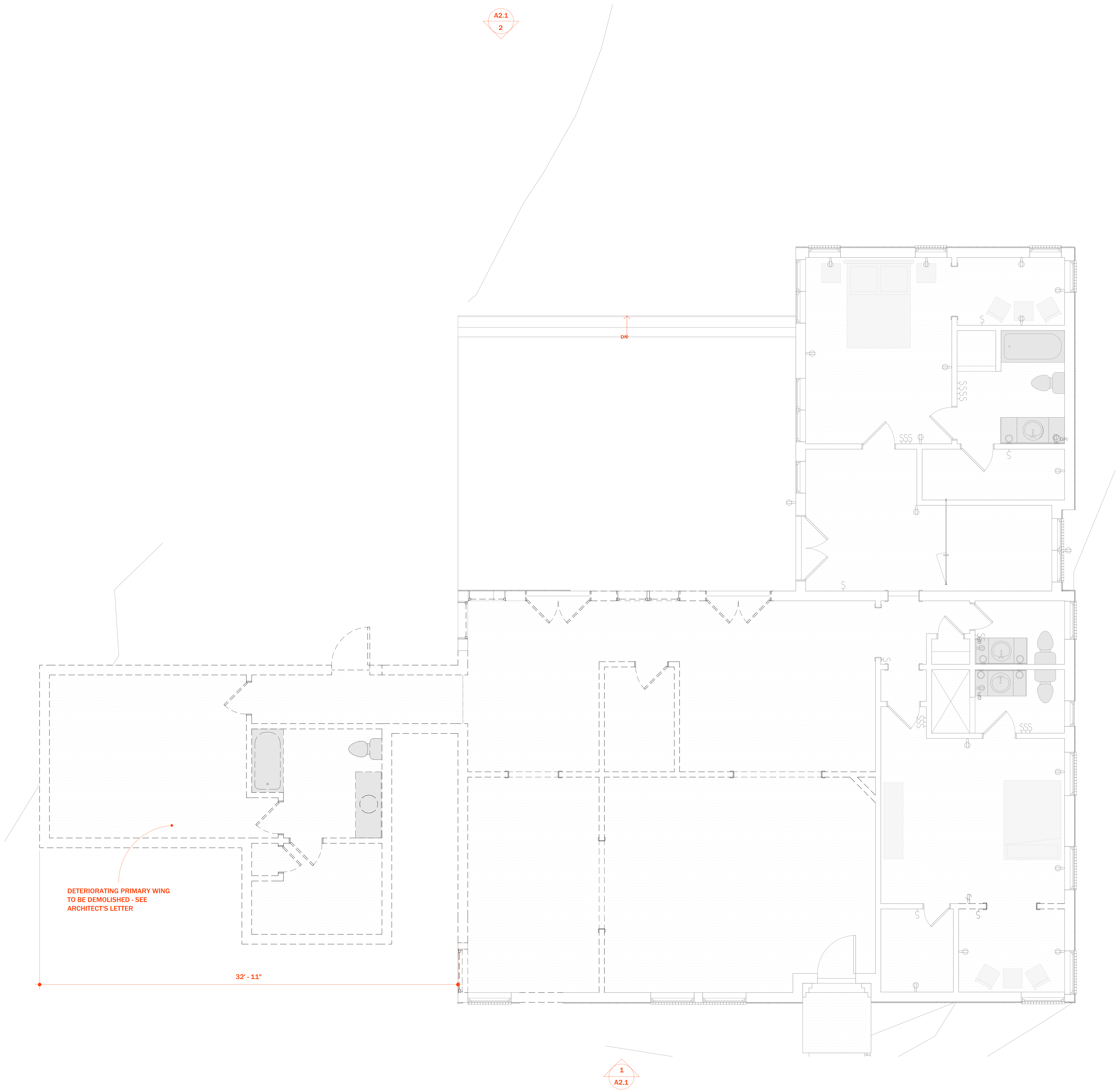
Project North

Scale 1" = 20'-0"

SITE PLAN

A1.0

Sheet No.



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES - DEMOLITION PLAN

1. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEMS PRIOR TO COMMENCING WITH ANY WORK

2. UNLESS NOTED OTHERWISE, EXISTING CONTRUSTION IS BELIEVED TO CONSIST OF EXTERIOR MASONRY WALLS WITH WOOD FRAME CONSTRUCTION. WOOD FRAMED FLOOR DECK, WOOD ROOF, INTERIOR 2X4 WOOD WALLS, WOOD WINDOWS AND GLAZING. CONTRACTOR TO VERIFY CONDITION

3. AT EXTERIOR WALLS TO REMAIN, EXISTING FINISHES, WINDOWS AND DOORS ARE TO REMIAN THROUGHOUT UNLESS NOTED OTHERWISE, EXISTING FINISHES, WINDOWS AND DOORS SHALL BE PROTECTED

4. AT INTERIOR WALLS TO REMAIN, DOORS, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.

5. THE CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS AND BE RESPONSIBLE FOR THE SAME. CAP ALL EXISTING UTILITIES/SERVICES EXTENDING FROM THE STRUCTURE'S SECOND LEVEL. MAINTAIN SERVICES TO THE FIRST LEVEL WHERE REASONABLY POSSIBLE.

6. REFER TO FRAMING PLAN FOR DIMENSIONED LOCATIONS OF DEMO FOR NEW DOOR LOCATIONS

LEGEND - DEMOLITION PLAN

EXISTING WALL

DEMO WALL

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO BE REMOVED

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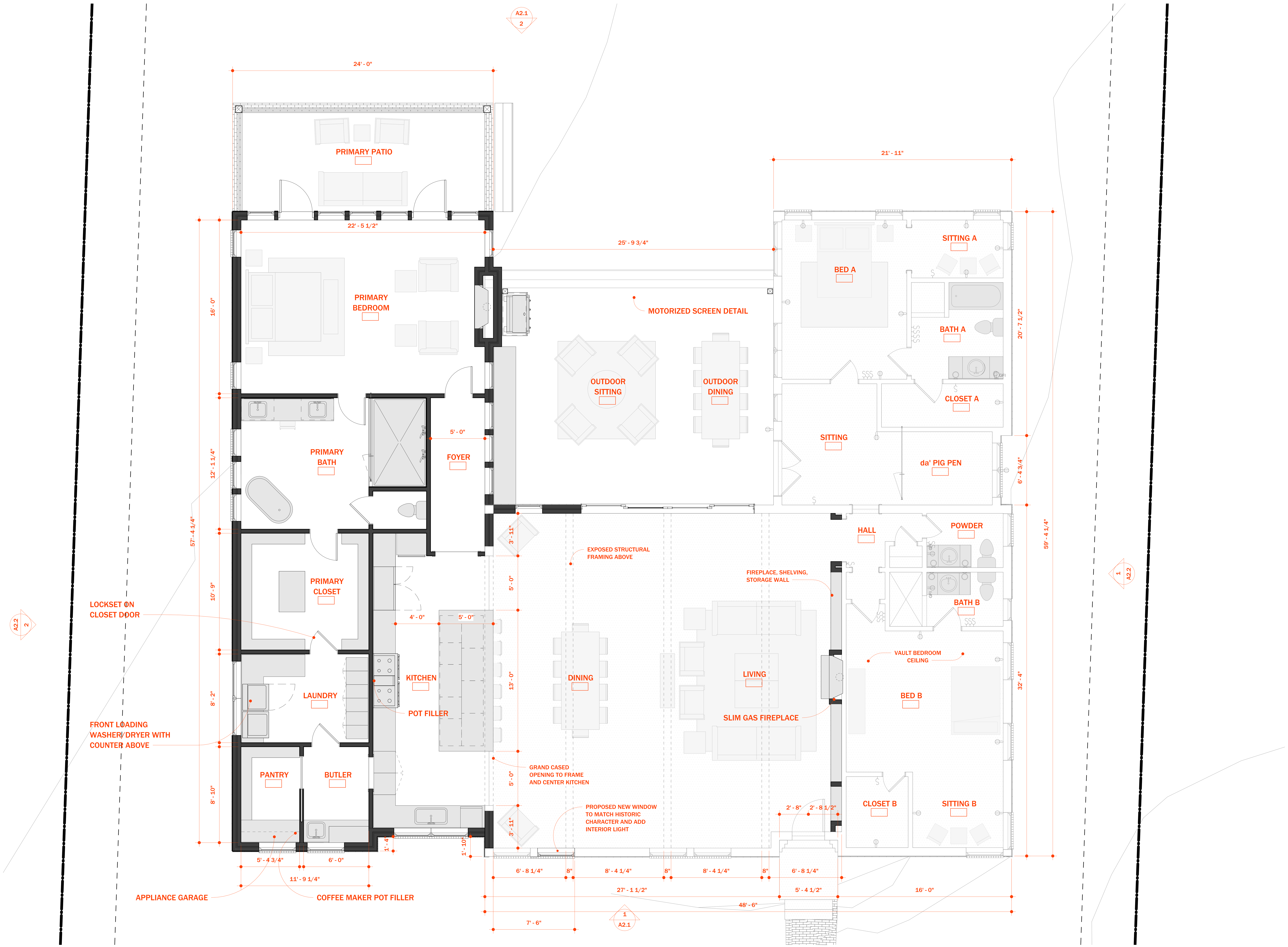
Project North

Scale As indicated

1ST FLOOR - DEMO

A1.1

Sheet No.



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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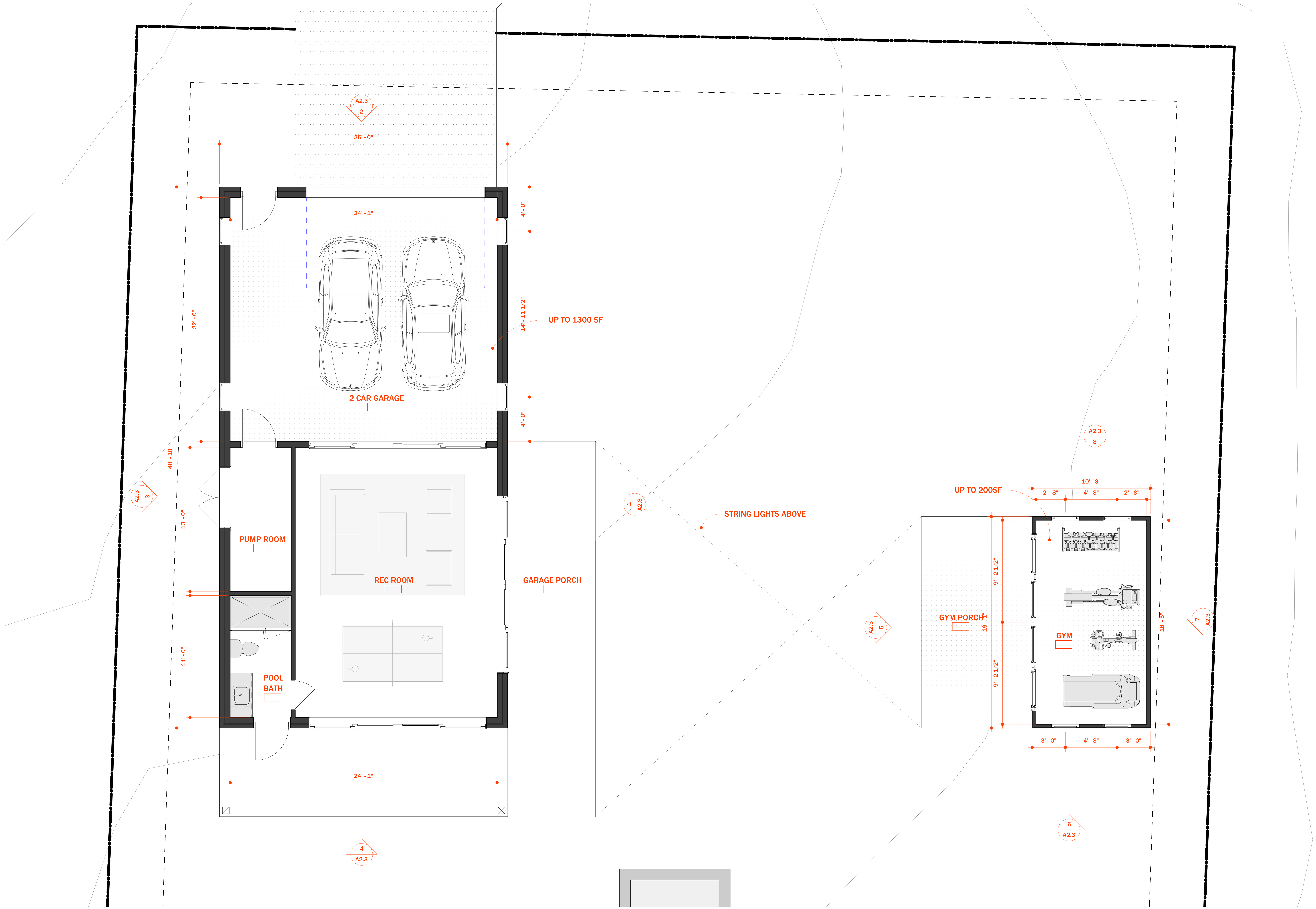
Scale 1/4" = 1'-0"

1ST FLOOR - PROPOSED

A1.2

Sheet No.



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Project North

Scale 1/4" = 1'-0"

1ST FLOOR - PROPOSED

A1.3

Sheet No.

1 ROOF PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X6 EXT AND 2X4 INT. WOOD STUDS UNLESS NOTED OTHERWISE
2. ALL JOISTS, TRUSSES, OR RAFTER PLACEMENT SHALL MEET OR EXCEED LOCAL CODE
3. THESE ARE NOT STRUCTURAL ENGINEERED PLANS. THE FRAMING IS PROVIDED AS A GUIDE FOR TYPICAL CONVENTIONAL WOOD FRAMED SYSTEMS.
4. THE CONTRACTOR SHALL VERIFY ALL LUMBER SIZES, SPANS AND LOAD CALCULATIONS PER CODE. ALL COMPACTED FILL SOIL SHALL MEET THE CODE COMPLIANT STANDARDS FOR APPLICABLE AND SUITABLE LOAD BEARING COMPACTION STANDARDS FOR THAT AREA
5. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF STUD
6. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF STUD
7. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE, SEE WINDOW AND DOOR SCHEDULE FOR SIZING

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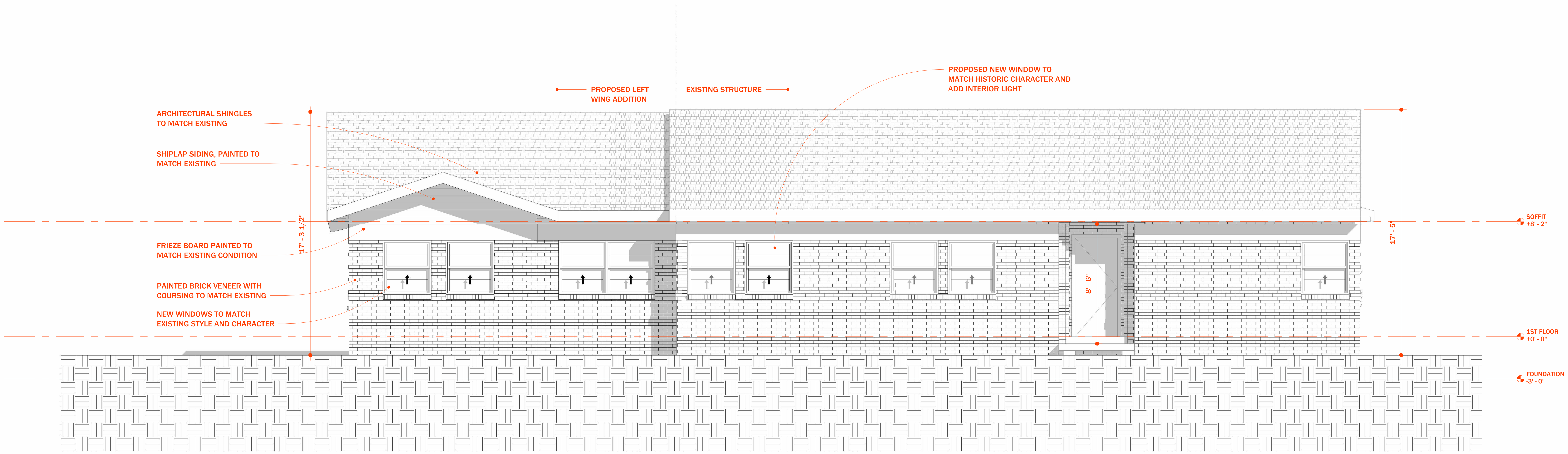
Project North

Scale 1/4" = 1'-0"

ROOF PLAN

A1.9

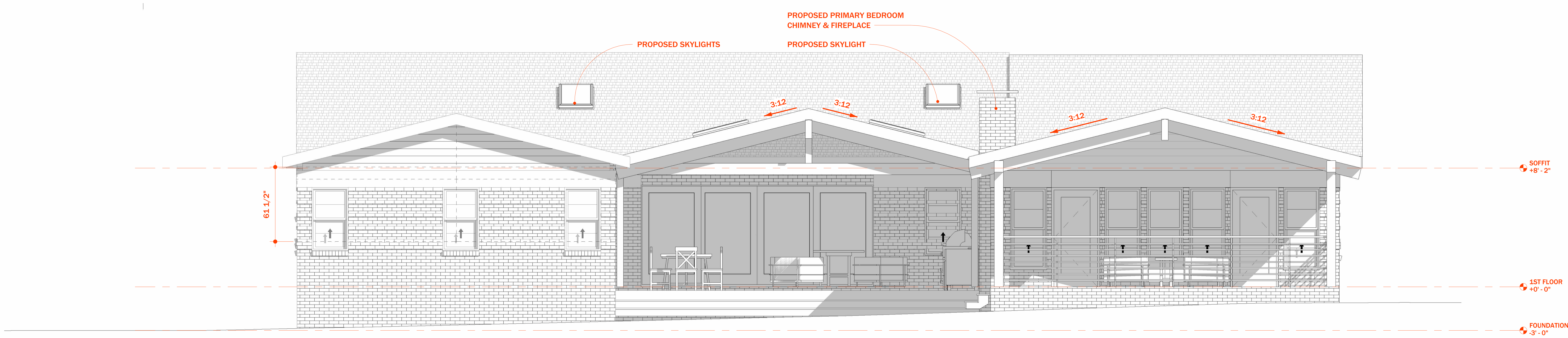
Sheet No.



1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2

REAR ELEVATION

SCALE: 1/4" = 1'-0"

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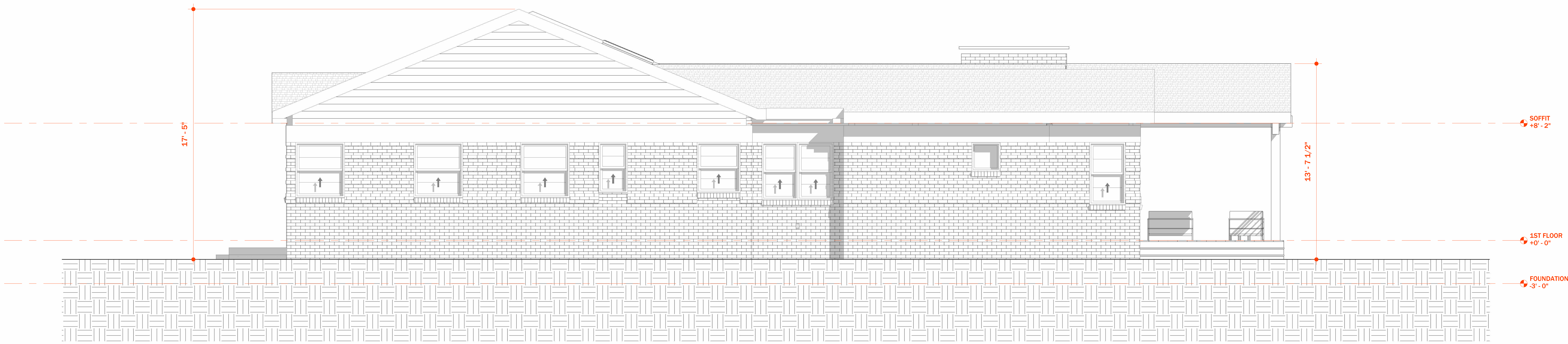
Project North

Scale 1/4" = 1'-0"

ELEVATIONS

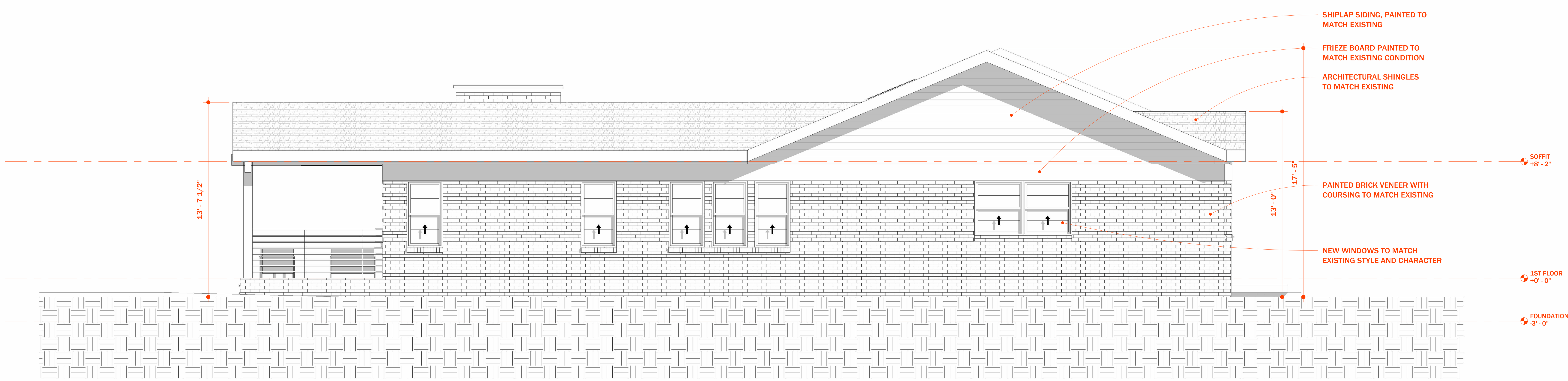
A2.1

Sheet No.



1 SIDE ELEVATION A

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION B

SCALE: 1/4" = 1'-0"

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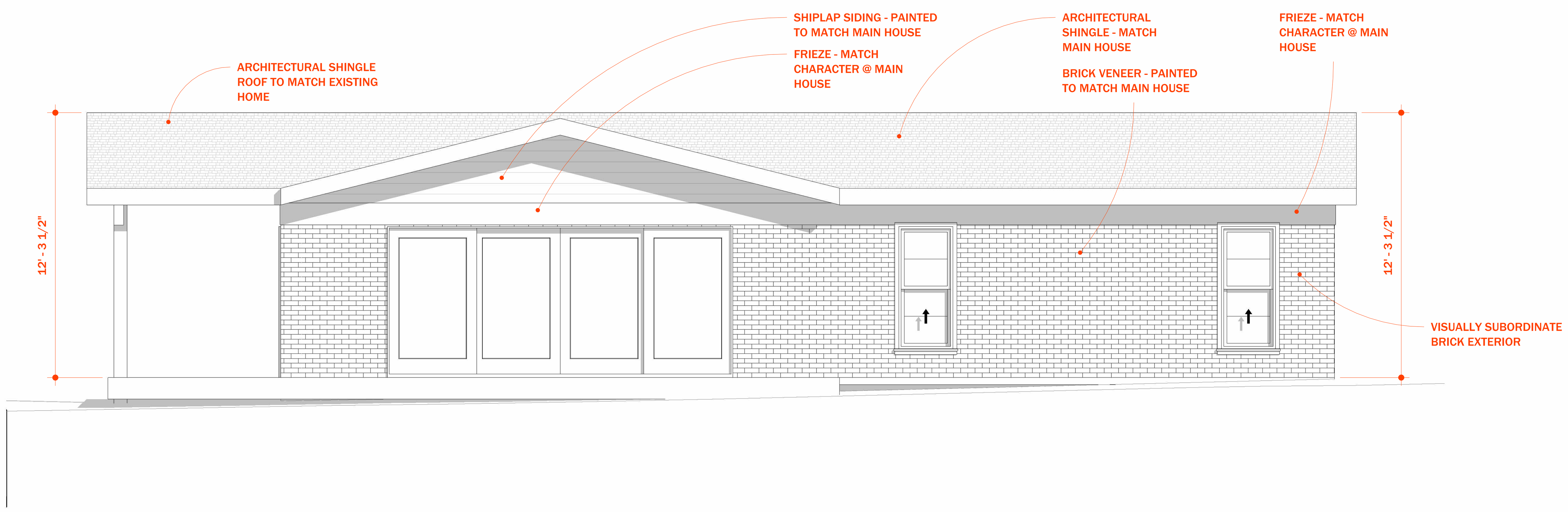
Project North

Scale 1/4" = 1'-0"

ELEVATIONS

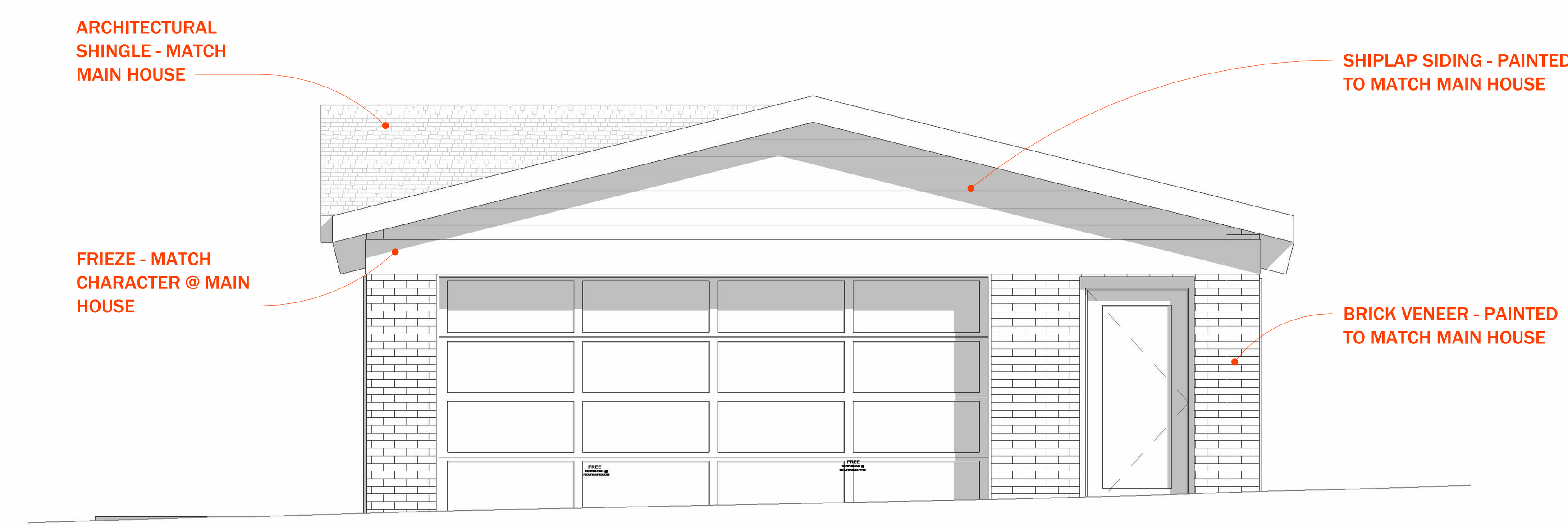
A2.2

Sheet No.



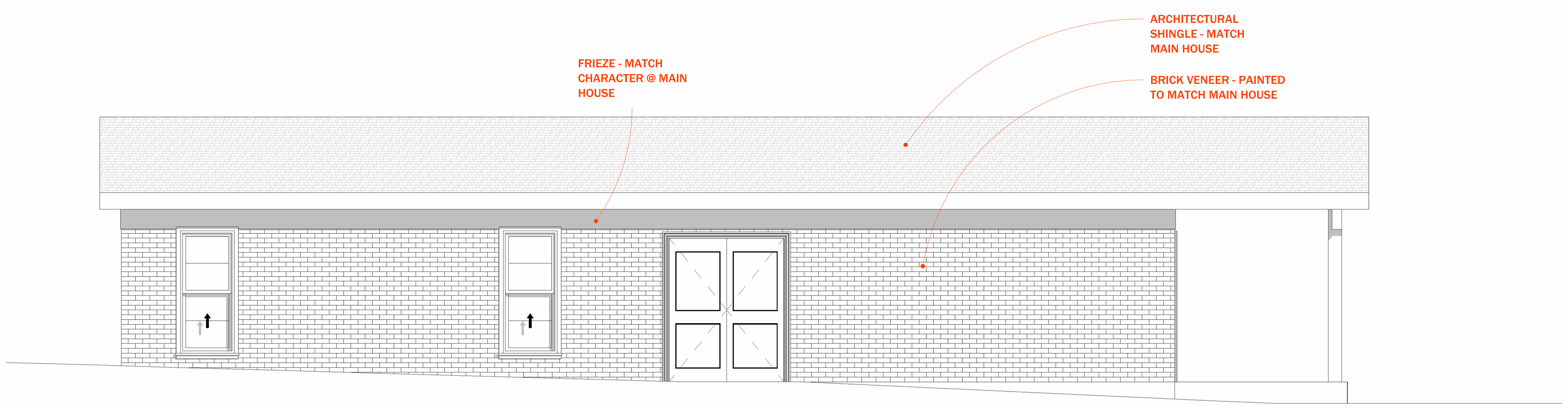
1 ELEVATION - GARAGE SIDE A

SCALE: 1/4" = 1'-0"



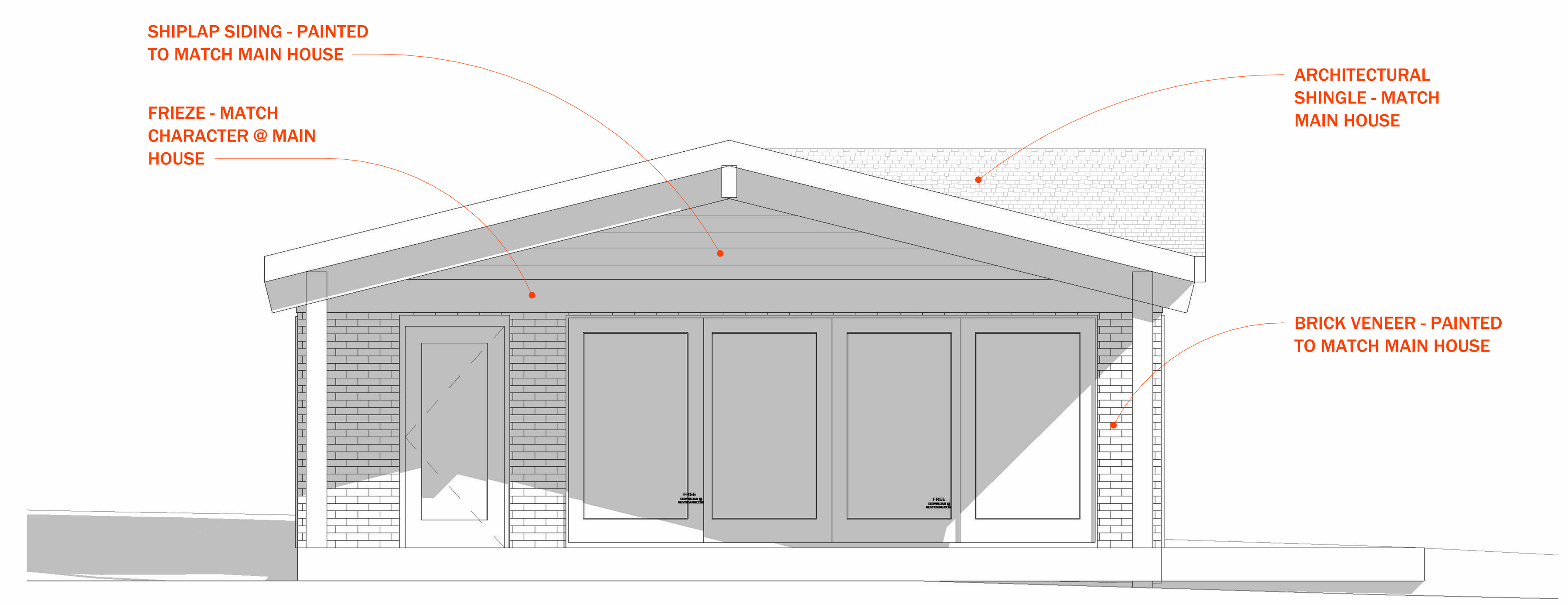
2 ELEVATION - GARAGE @ ALLEY

SCALE: 1/4" = 1'-0"



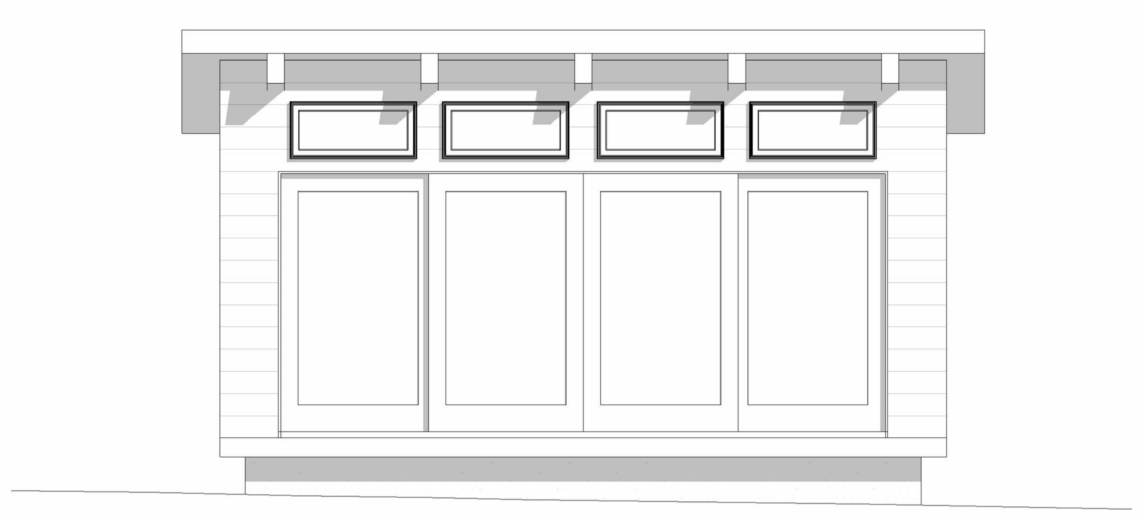
3 ELEVATION - GARAGE SIDE B

SCALE: 1/4" = 1'-0"



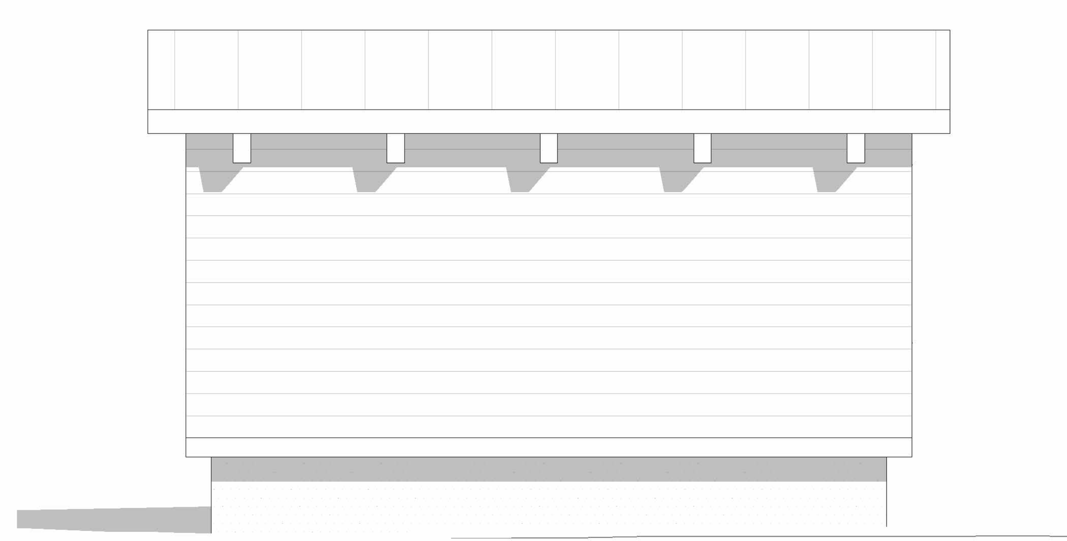
4 ELEVATION - GARAGE @ YARD

SCALE: 1/4" = 1'-0"



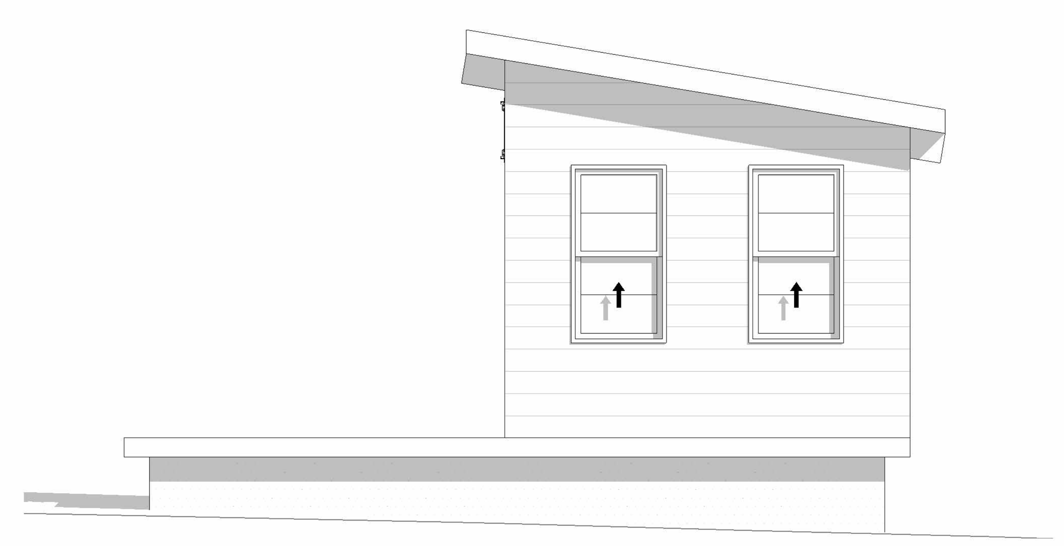
5 ELEVATION - SHED FRONT

SCALE: 1/4" = 1'-0"



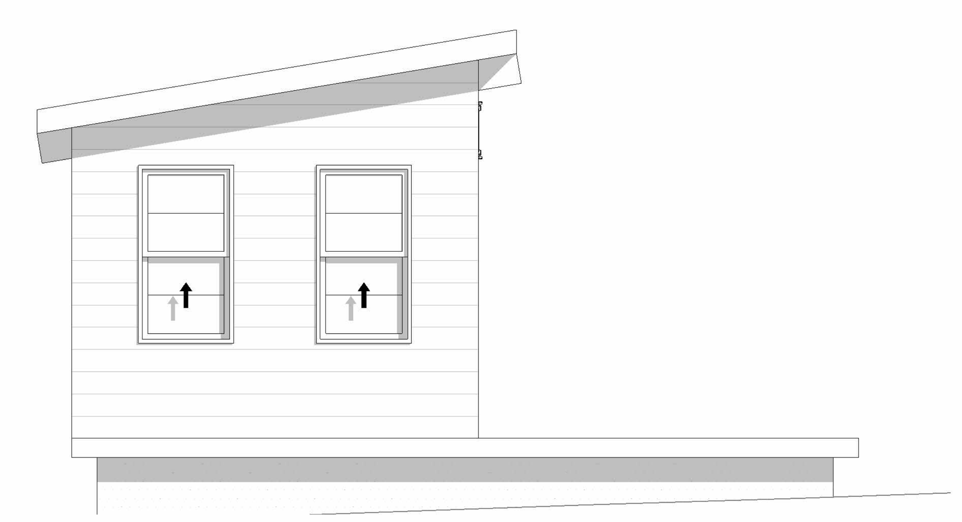
7 ELEVATION - SHED REAR

SCALE: 1/4" = 1'-0"



6 ELEVATION - SHED SIDE A

SCALE: 1/4" = 1'-0"



8 ELEVATION - SHED SIDE B

SCALE: 1/4" = 1'-0"

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2. Your note number two.
3.

05.11.2026

Project North

Scale 1/4" = 1'-0"

ELEVATIONS

A2.3

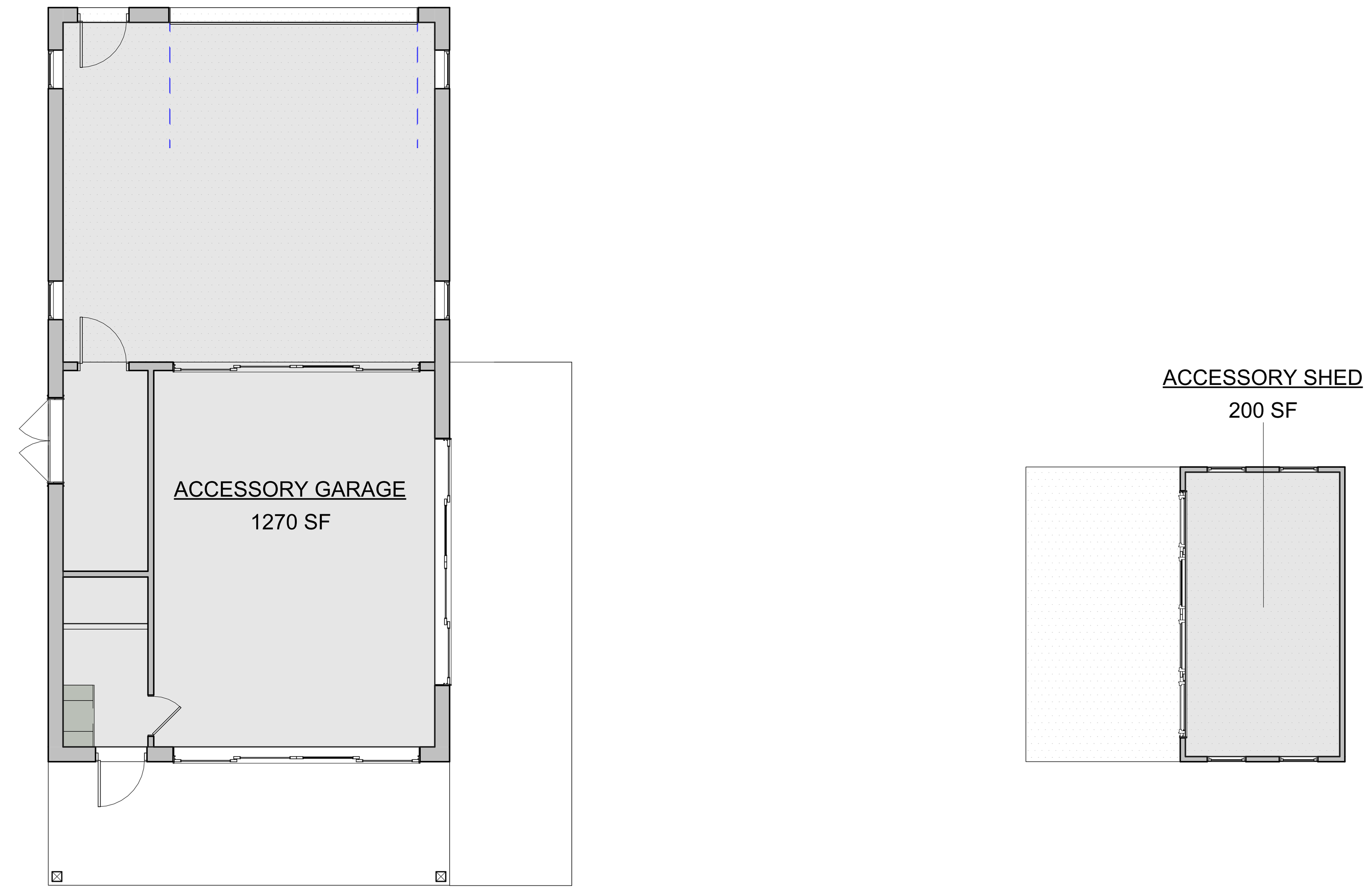
Sheet No.

AREA - HISTORIC		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
2078 SF		

AREA - PROPOSED		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE TO REMAIN
1271 SF	1ST FLOOR	PROPOSED ADDITION
527 SF	1ST FLOOR	EXISTING ADDITION
3361 SF		

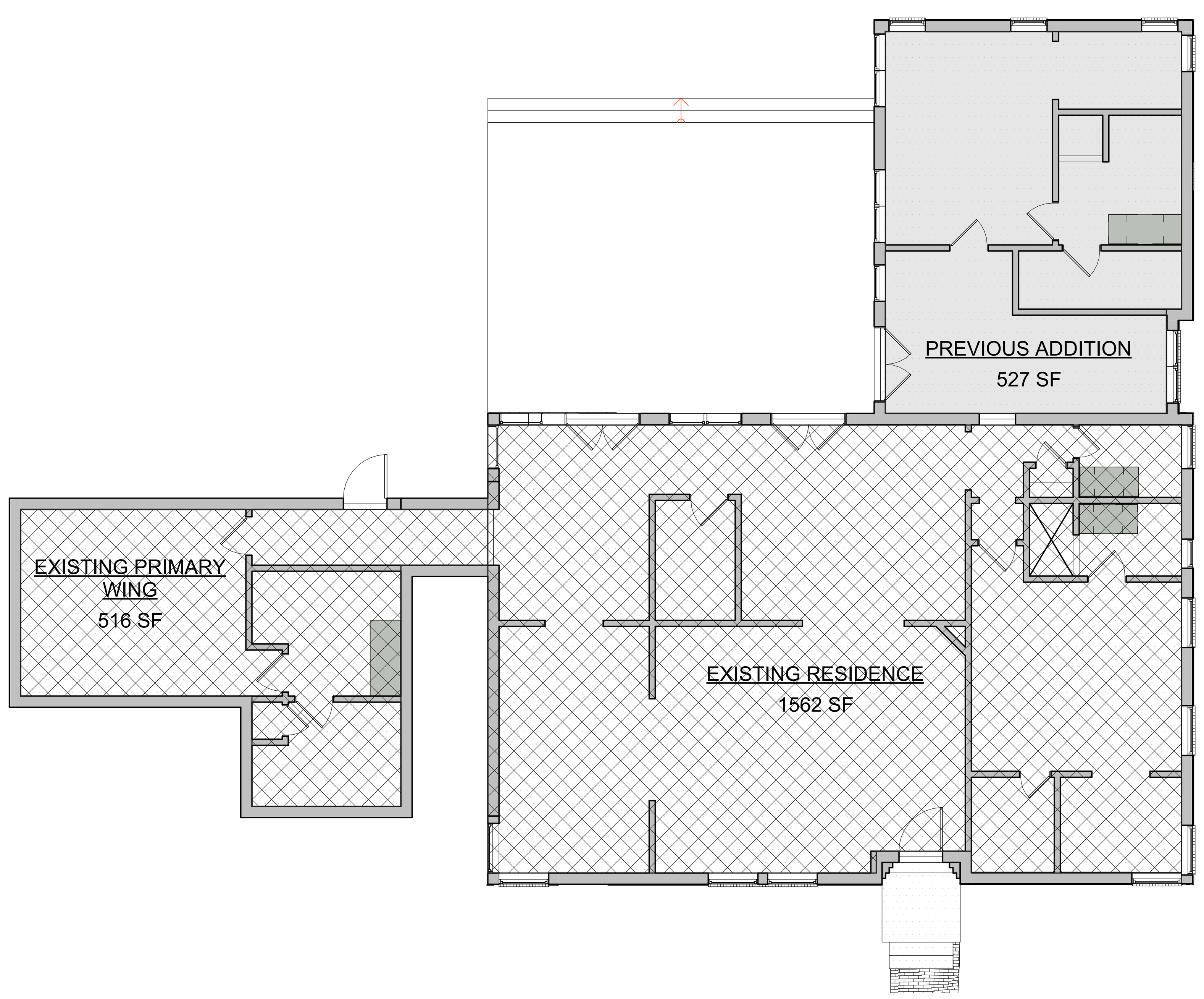
AREA - TOTAL EXISTING		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
527 SF	1ST FLOOR	PREVIOUS ADDITION
2604 SF		

AREA - PROPOSED ACCESSORY		
Area	Level	Name
200 SF	1ST FLOOR	ACCESSORY SHED
1270 SF	1ST FLOOR	ACCESSORY GARAGE
1470 SF		



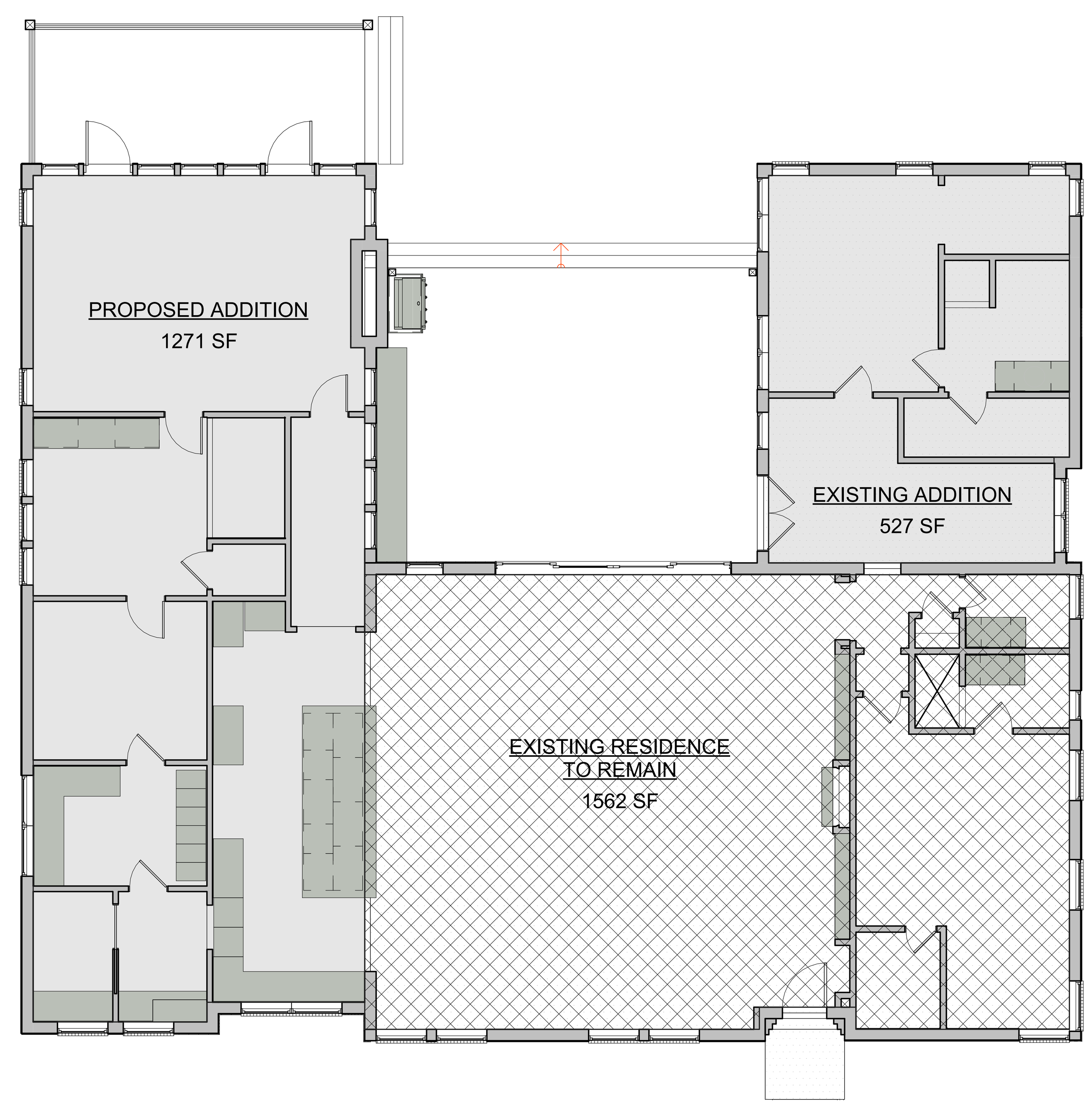
3 ACCESSORY STRUCTURES

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



1 1ST FLOOR - EXISTING AREA

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



2 1ST FLOOR - PROPOSED AREA

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

TANDEM
architecture + design

the DANIEL RESIDENCE

109 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

05.11.2026

Project North

Scale 1/8" = 1'-0"

AREA PLANS

A9.1

Sheet No.

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

RENOVATION

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

NOTE: PREVIOUS CERTIFICATE OF APPROPRIATENESS AWARDED FOR THIS SUBMISSION (FOR REFERENCE ONLY)

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16

REVISION

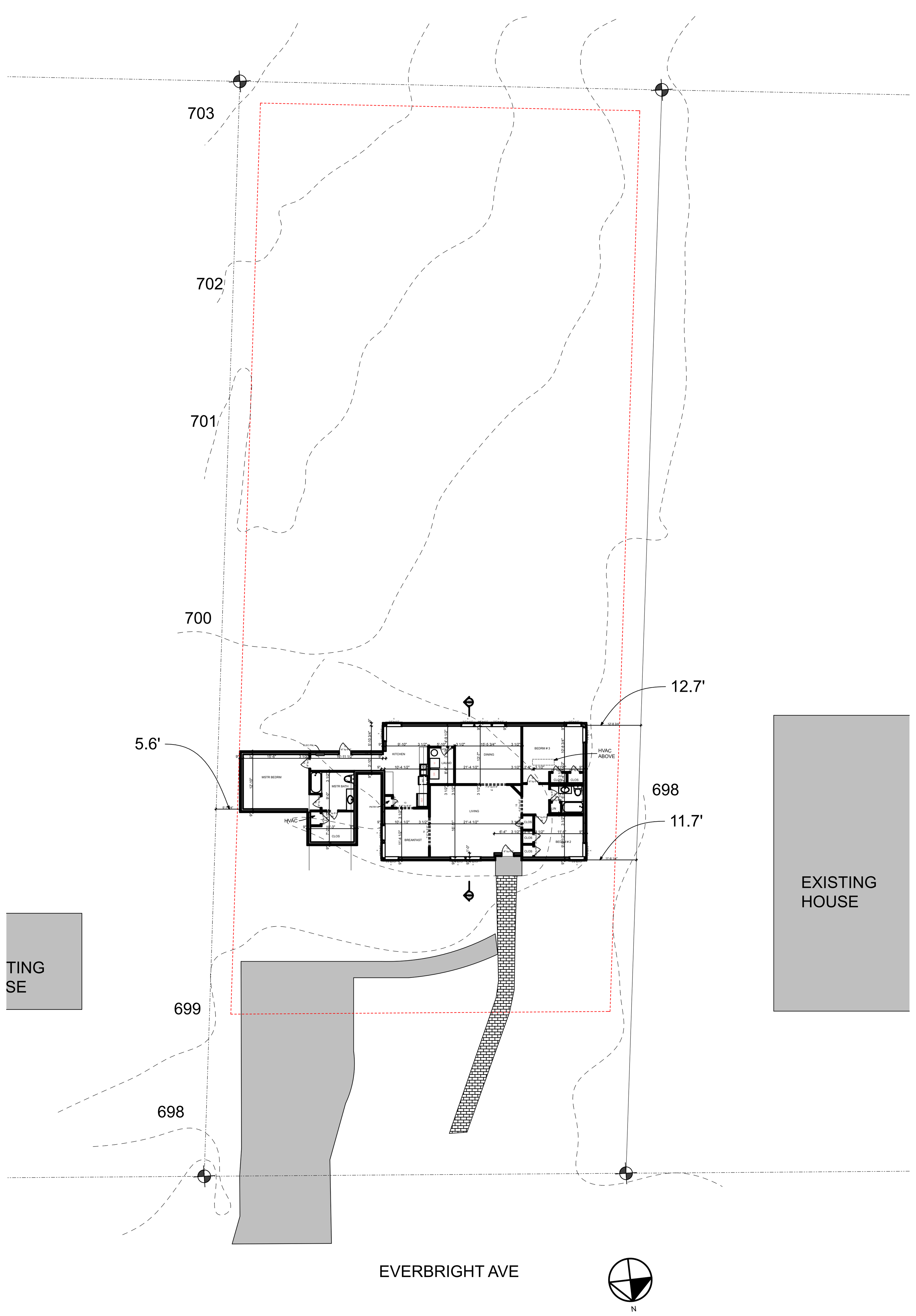
PROJECT NO: 16-003

TITLE SHEET

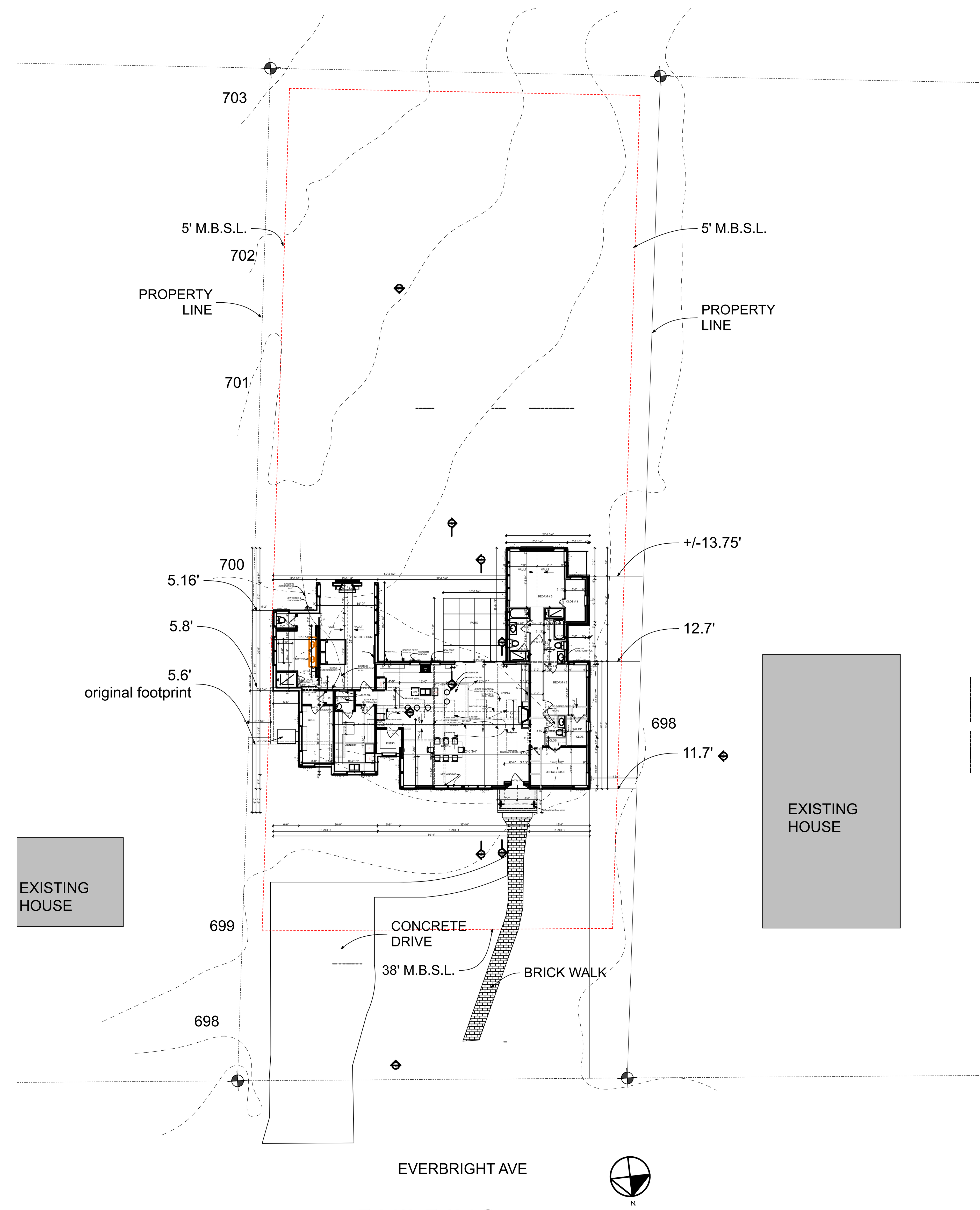
T1

SHEET 1

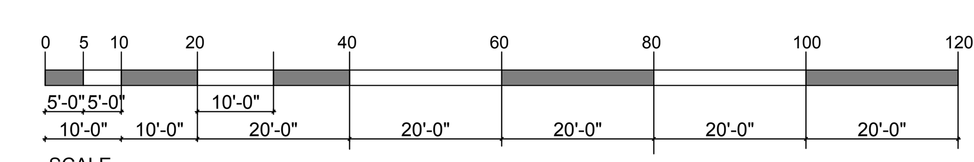
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



EXISTING
BUILDING



BUILDING
WITH ADDITIONS



2 EXISTING BUILDING ON SITE
SCALE: 1" = 20'

1 SITE PLAN
SCALE: 1" = 20'

QUIRK DESIGNS
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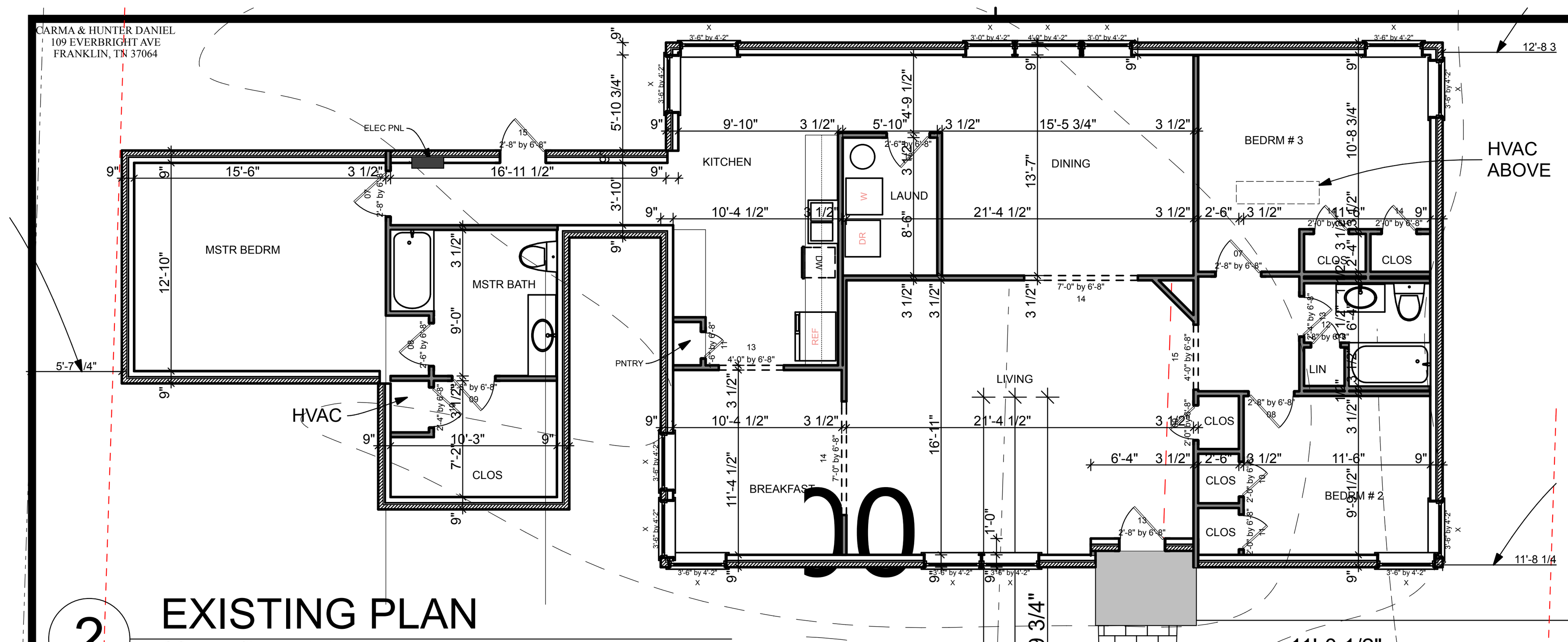
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

SITE PLAN

C1
SHEET 2



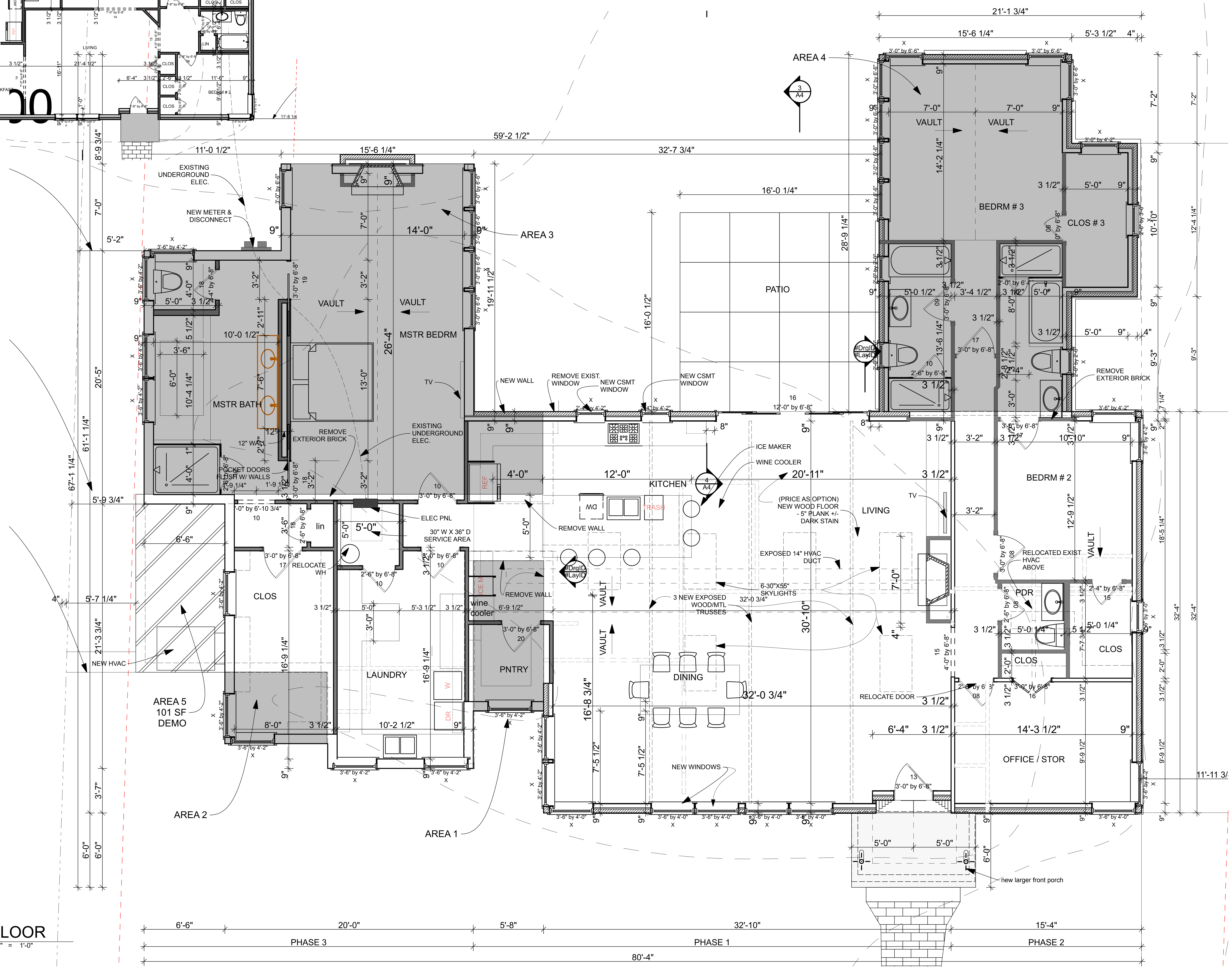
2 EXISTING PLAN

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

FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA	
Zone Name	Measured Area
EXISTING	2,065
	2,065 sq ft
DEMO (AREA 5)	101 SF
EXISTING TO REMAIN 1,964 SF	

NEW AREAS	
Zone Name	Measured Area
AREA 1	68
AREA 2	47
AREA 3	667
AREA 4	512
	1,294 sq ft
EXISTING TO REMAIN 1,964 SF	
NEW TOTAL 3,296 SF	



1 1st FLOOR

SCALE: 1/4" = 1'-0"

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RENOVATION

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16

REVISION

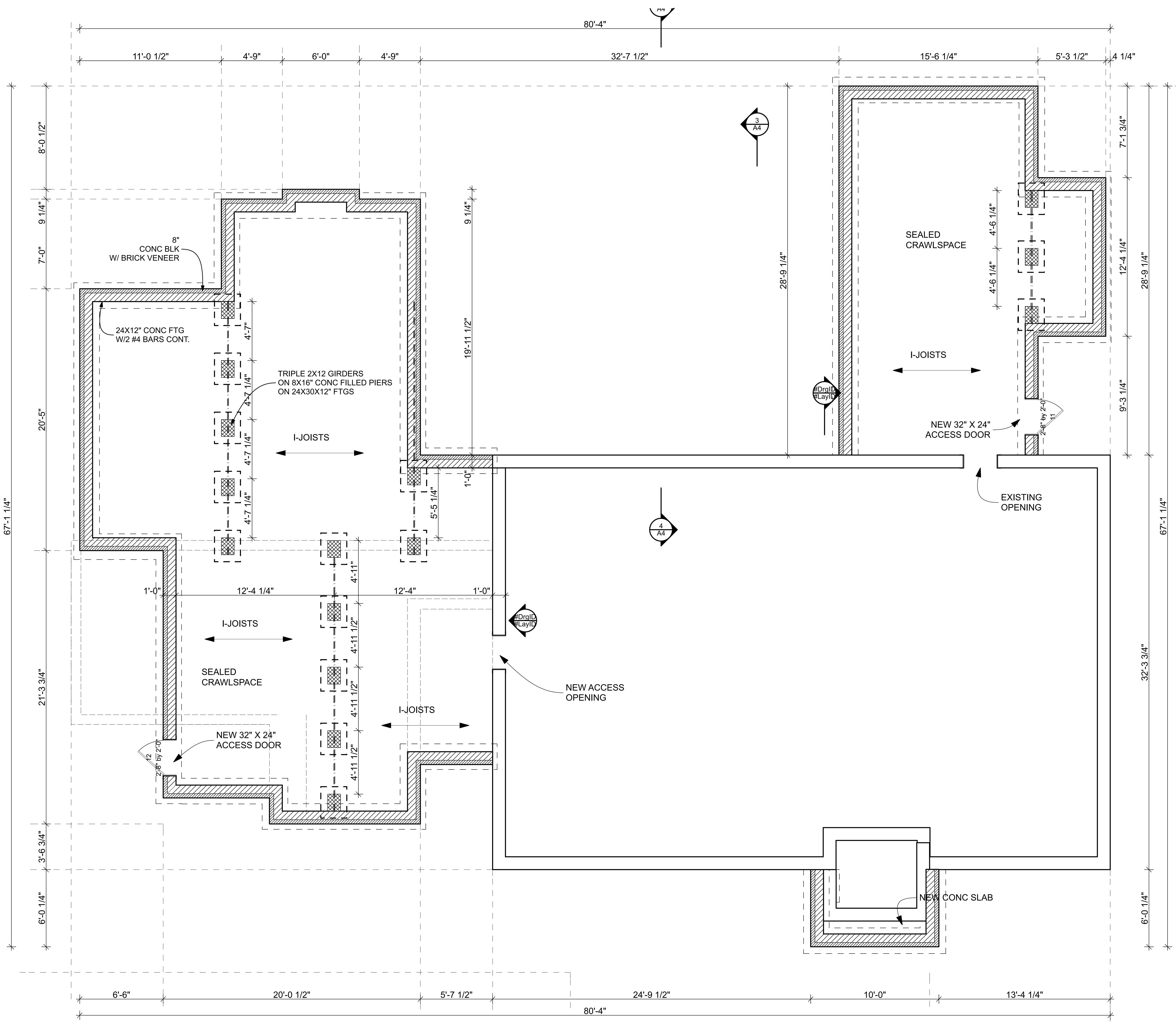
PROJECT NO: 16-003

FLOOR PLANS

A1

SHEET 3

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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109 EVERBRIGHT AVE
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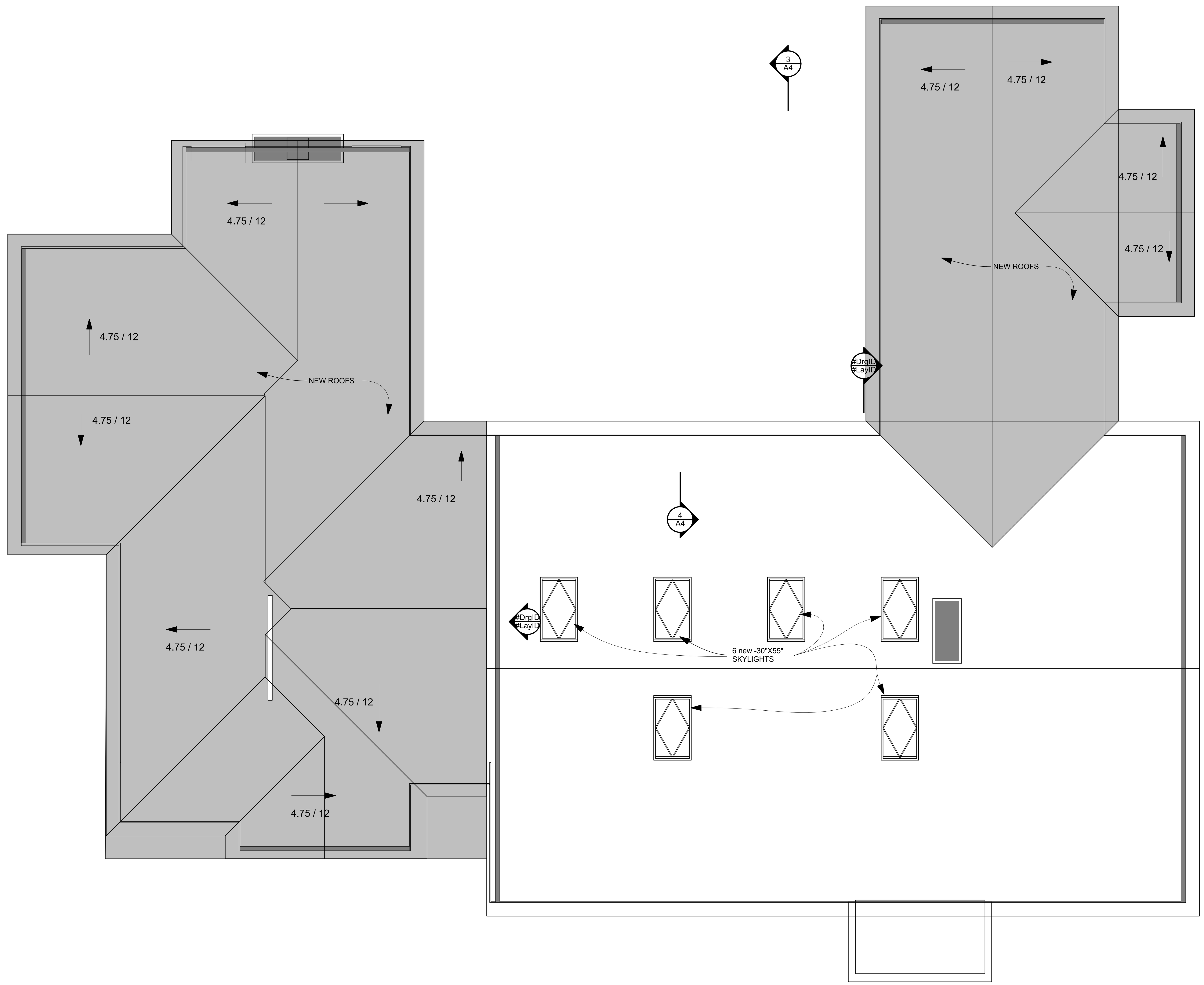
DATE: 5/24/16
REVISION

PROJECT NO: 16-003

FOUNDATION PLAN

A2
SHEET 4

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



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

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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

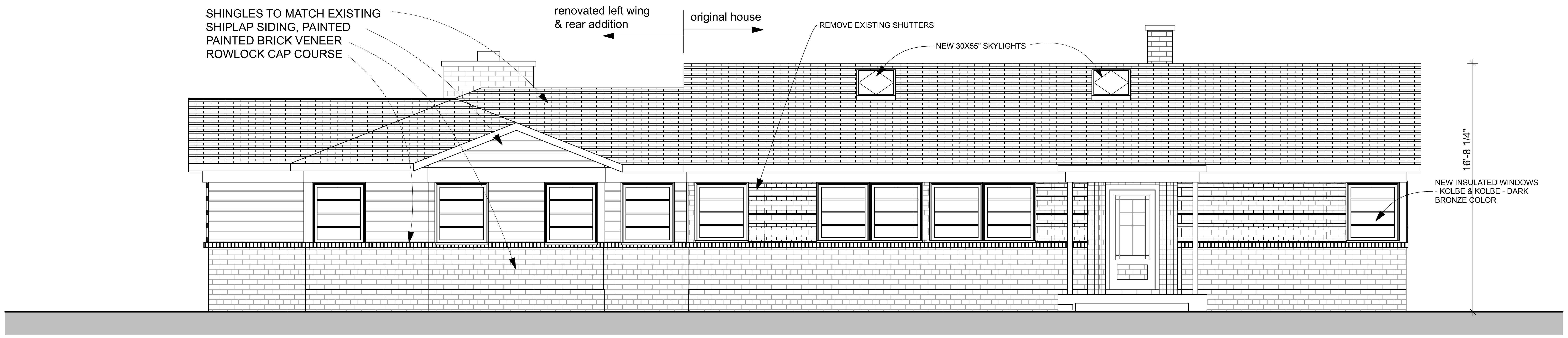
DATE: 5/24/16
REVISION

PROJECT NO: 16-003

ROOF PLAN

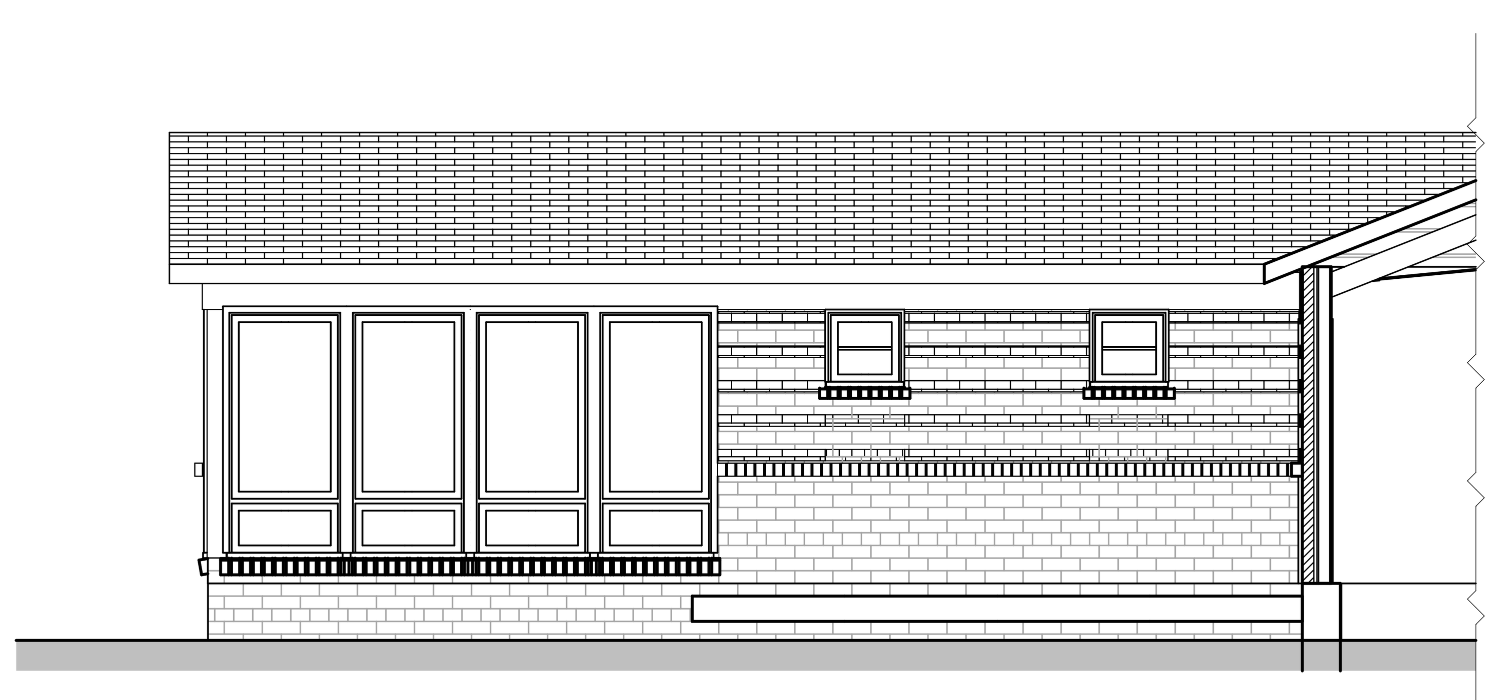
A3
SHEET 5

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

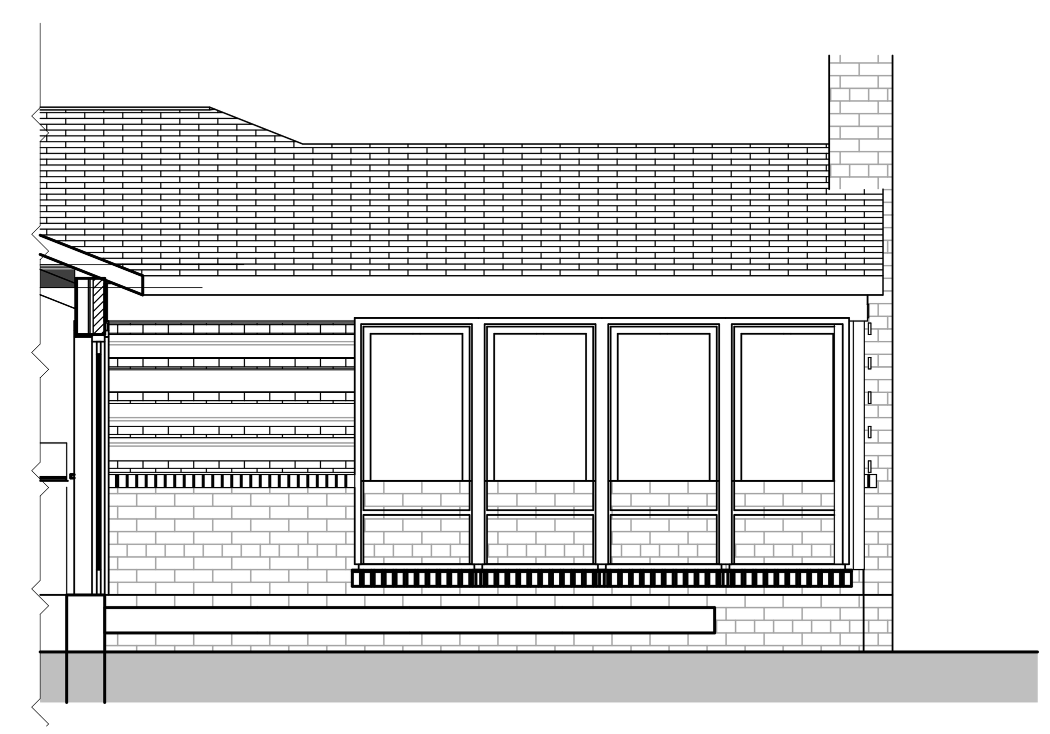


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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



4 BEDROOM # 3 / PATIO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 MSTR BEDRM PATIO ELEVATION
SCALE: 1/4" = 1'-0"

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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

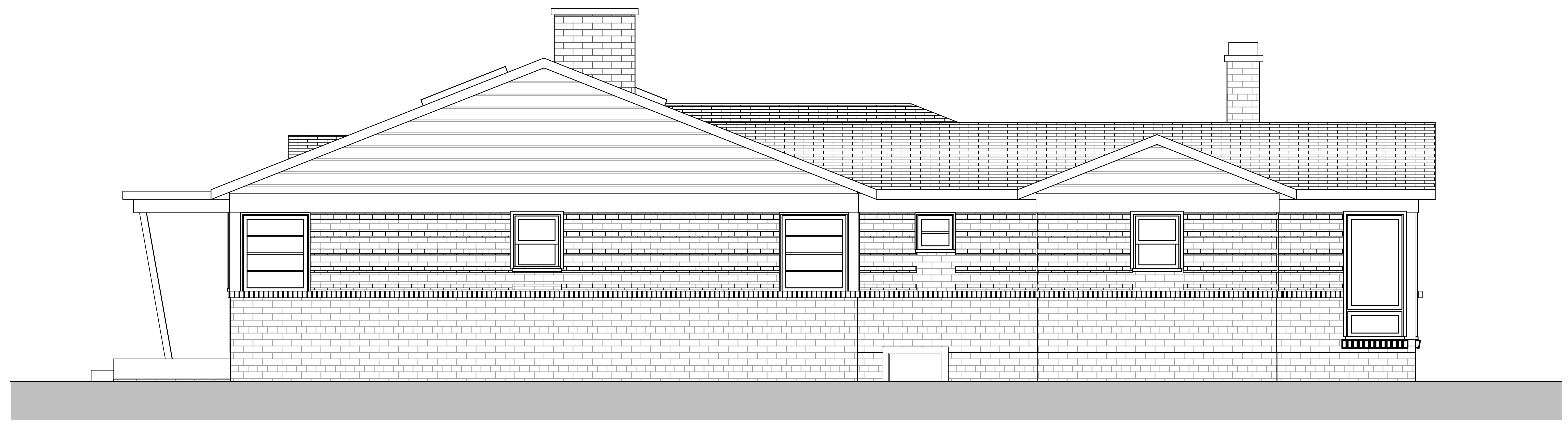
DATE: 5/24/16
REVISION

PROJECT NO: 16-003

ELEVATION

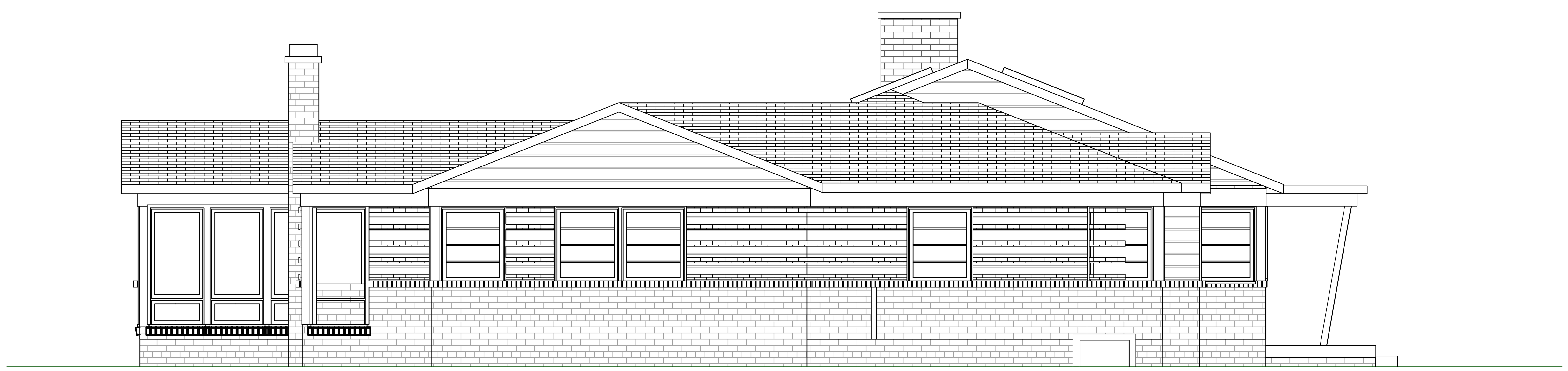
A4
SHEET 6

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



1 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

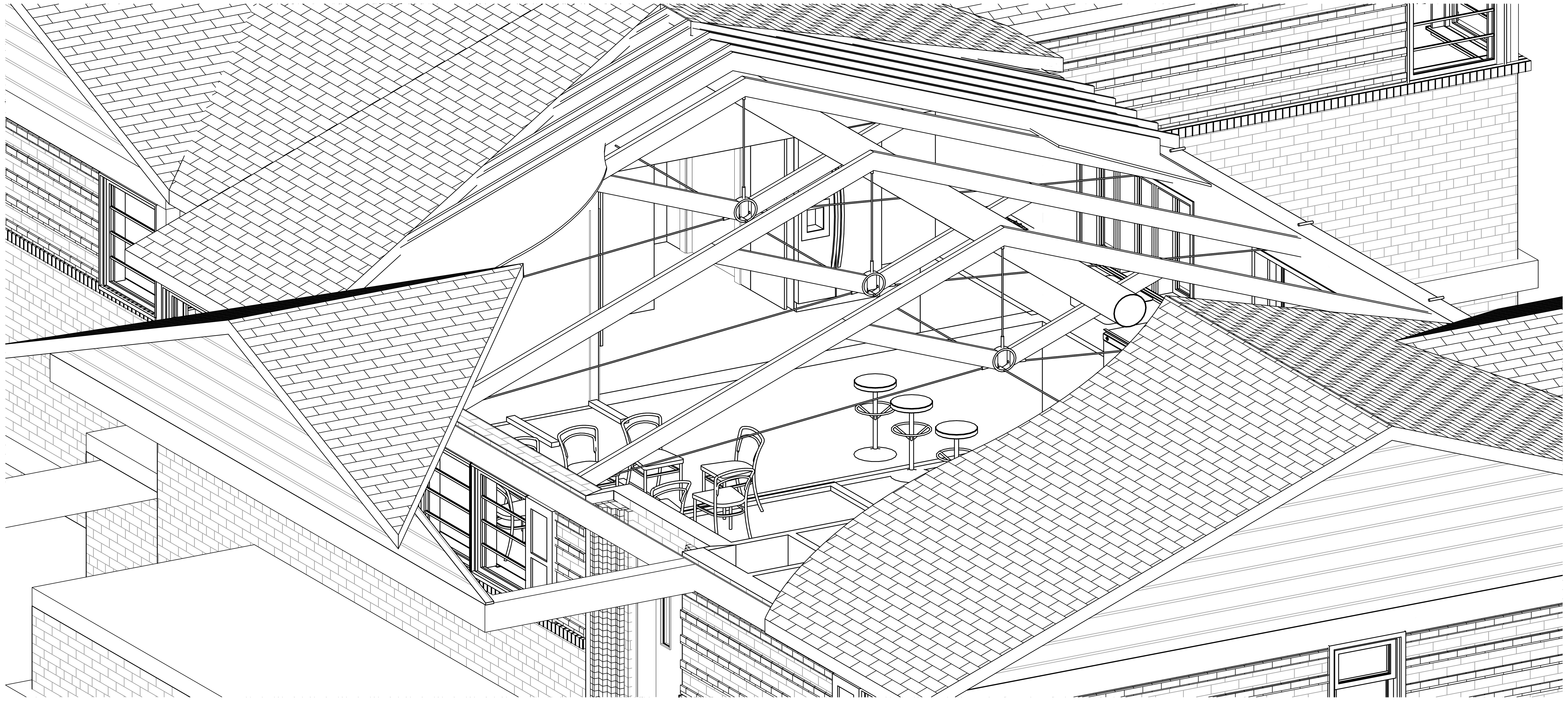
DATE: 5/24/16
REVISION

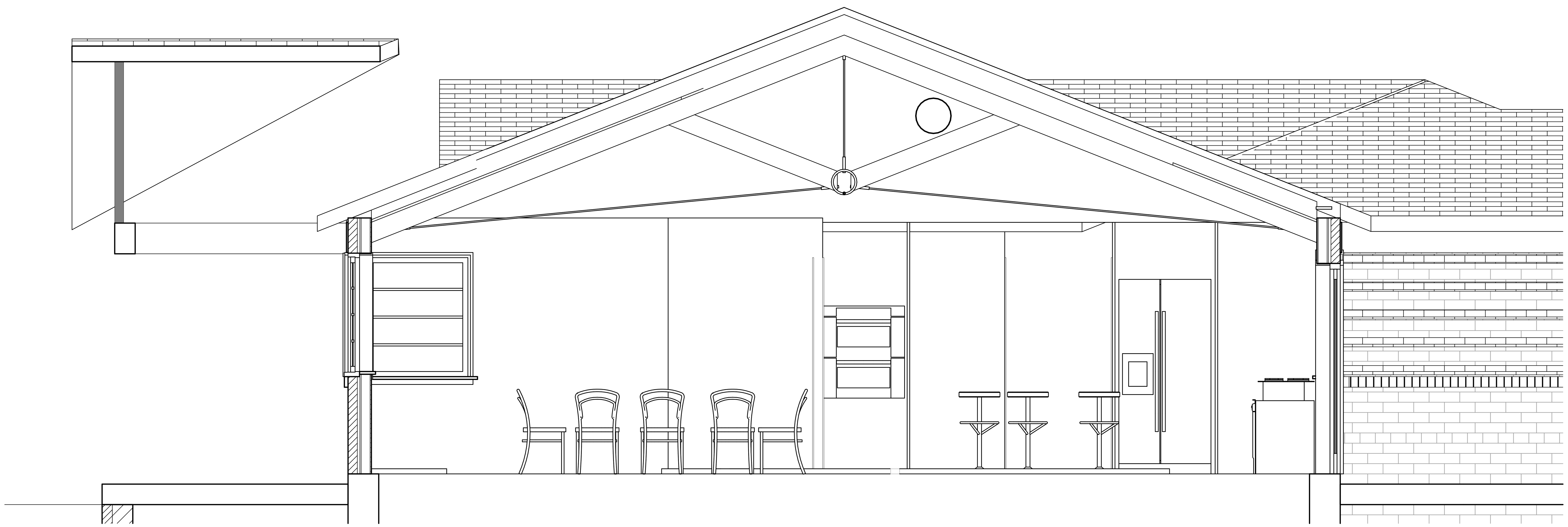
PROJECT NO: 16-003

ELEVATIONS

A5
SHEET 7

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064





3 SECTION @ NEW TRUSS
SCALE: 1/2" = 1'-0"

QUIRK DESIGNS
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Phone: (615) 269-9248 Fax: (615) 627-1298
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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

SECTIONS

A6
SHEET 8

May 11, 2026

Design Review Committee
City of Franklin Historic Preservation
Franklin, Tennessee

Re:
Architect's Recommendation for Demolition
Primary Wing Replacement
109 Everbright Ave, Franklin, TN
Historic Overlay District
Hunter and Carma Daniel, Property Owners

Dear Members of the Design Review Committee:

On behalf of our clients, Hunter and Carma Daniel, and in our capacity as Architect of Record, Tandem Architecture + Design respectfully submits this letter in support of approval for the proposed demolition and replacement of the primary wing of the residence at 109 Everbright Ave in Franklin's Historic Overlay District. We understand and fully respect the intent of the Historic Overlay designation, and we approach this request not as an effort to circumvent that intent, but rather to fulfill it — ensuring that the character and integrity of the street-facing frontage is preserved for generations to come.

Tandem Architecture + Design has demonstrated experience working within historic overlay districts across the region, including projects in Smyrna, Davidson County, Germantown, and other designated communities. In each instance, our approach has been to work collaboratively with preservation staff and commissions to find solutions that honor the spirit of historic guidelines while addressing the practical realities of aging residential structures. This project is no different.

Structural and Site Conditions Necessitating Demolition

The primary wing in question presents a unique and serious set of structural conditions that distinguish it fundamentally from the remainder of the home. The balance of the existing structure is supported on a conventional crawlspace foundation, which provides the necessary ground clearance, access, and long-term durability expected of a well-built residential structure. The primary wing, by contrast, was constructed on a slab-on-grade foundation and is accessed via an interior ramp down from the main floor level — a configuration that is structurally inconsistent with the rest of the home and indicative of a secondary-phase addition rather than original construction.

This slab-on-grade condition introduces several compounding concerns:

- Differential settlement between the slab-on-grade wing and the crawlspace-supported primary structure, creating ongoing movement, cracking, and envelope failures that are difficult to remediate in a lasting way.
- Chronic moisture intrusion and documented dilapidated conditions at and below the slab elevation, exacerbated by the ramped transition, which introduces water management challenges not present in the raised crawlspace portions of the home.
- Limited access for inspection, maintenance, or future mechanical and utility upgrades due to the absence of a crawlspace cavity beneath the wing.
- A structural configuration that is not compatible with the long-term performance expectations of the rest of the home, and which would require disproportionate investment to stabilize without guaranteeing durability.

In short, targeted repair of this wing represents a short-term intervention on a fundamentally compromised condition. We are not recommending demolition lightly — we are recommending it because the alternative is a series of escalating band-aid repairs that will ultimately fail to provide the structural soundness this property and its occupants deserve.

Our Commitment to Historic Character and Street Frontage Preservation

We wish to be unambiguous: the proposed replacement is not intended to alter the perceived character of the property from the public right-of-way. The replacement structure will be designed to align with and complement the massing, scale, material palette, and architectural language established by the existing home and its context within the Everbright Ave streetscape. All design decisions pertaining to the street-facing elevation will be made with the explicit goal of preserving and reinforcing the historic character of the Franklin overlay district.

Our view is that the best way to honor the historic district's long-term integrity is to replace a deteriorating, structurally inconsistent wing with a properly engineered structure that will perform reliably for the next fifty years. Preserving the visual character of the street frontage is only meaningful if the underlying structure can sustain it. A building that continues to settle, leak, and degrade is not consistent with the spirit of historic preservation — it simply defers the problem.

Relevant Experience and Collaborative Approach

As noted above, Tandem Architecture + Design has navigated historic overlay reviews in numerous jurisdictions throughout Middle Tennessee. We are familiar with the sensitivity these designations require and with the Committee's role in stewarding the visual and cultural legacy of Franklin's historic neighborhoods. We welcome the opportunity to present our design proposal to Committee staff at the earliest opportunity and are committed to a collaborative review process.

We respectfully request that the Committee consider the totality of the evidence and design intent presented here and grant approval for the proposed demolition and replacement of the primary wing. We believe this path forward best serves the property, the Daniel family, and the neighborhood's historic character — not just today, but well into the future.

We are available to provide any additional documentation, assessments, or design materials requested by Committee staff. Thank you for your time and consideration.

Respectfully submitted,

Asher Paxton
Principal Architect
Co Founder - Tandem Architecture & Design

Caleb Spearing

Caleb Spearing
Managing Partner
Co Founder - Tandem Architecture & Design

AERIAL VIEWS OF EVERBRIGHT. OWNER'S HOME IS 109 (4TH FROM COLUMBIA).

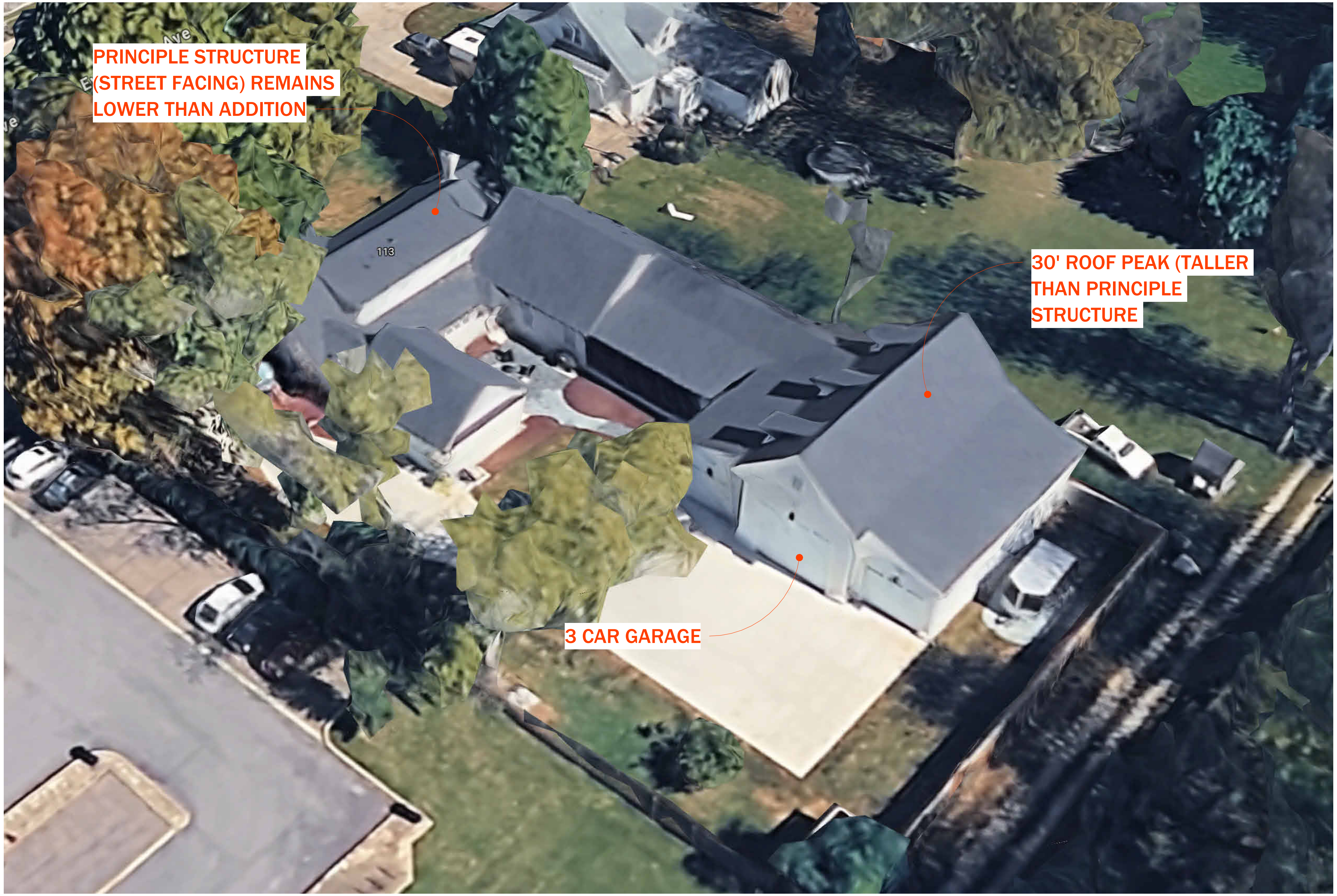
113 EVERBRIGHT (6TH FROM COLUMBIA) SHOWN WITH LARGE ADDITION WITH ~30 FOOT ROOF. 113 WAS NOT INCLUDED IN THE HISTORICAL OVERLAY.

THE PROPOSED ALTERATIONS TO THE OWNER'S HOME ARE MINIMAL COMPARED TO THE RECENT CONSTRUCTION JUST TWO DOORS DOWN ON THE SAME STREET BOTH IN SCALE OF AREA AND OVERALL HEIGHT.

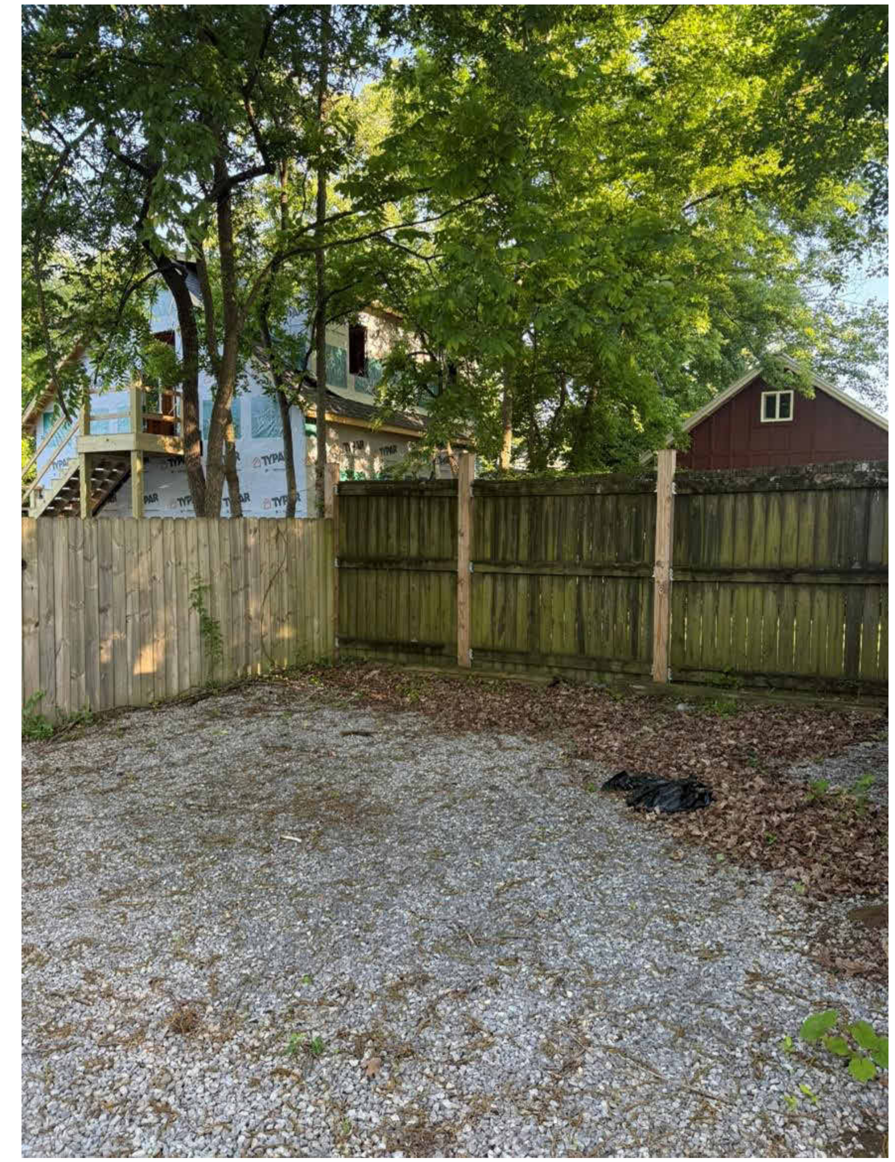
THE PROPOSED ALTERATIONS TO 109 EVERBRIGHT WILL IMPROVE THE STREETSCAPE AND WILL NOT ALTER THE STREET VIEWS IN ANY NEGATIVE FASHION. THIS IS ESPECIALLY TRUE WHEN COMPARED TO 113'S RECENT OVERSIZED ADDITION


113 EVERBRIGHT
109 EVERBRIGHT
Everbright Ave
Everbright Ave
Franklin Noon Rotary Club


Williamson County
Performing Arts Center
Performing Arts Center
Renaissance High School
Everbright Ave
Everbright Ave
Everbright Ave
Everbright Ave
Everbright Ave
Franklin Noon
Rotary Club
113
111
109
107
113 EVERBRIGHT
109 EVERBRIGHT

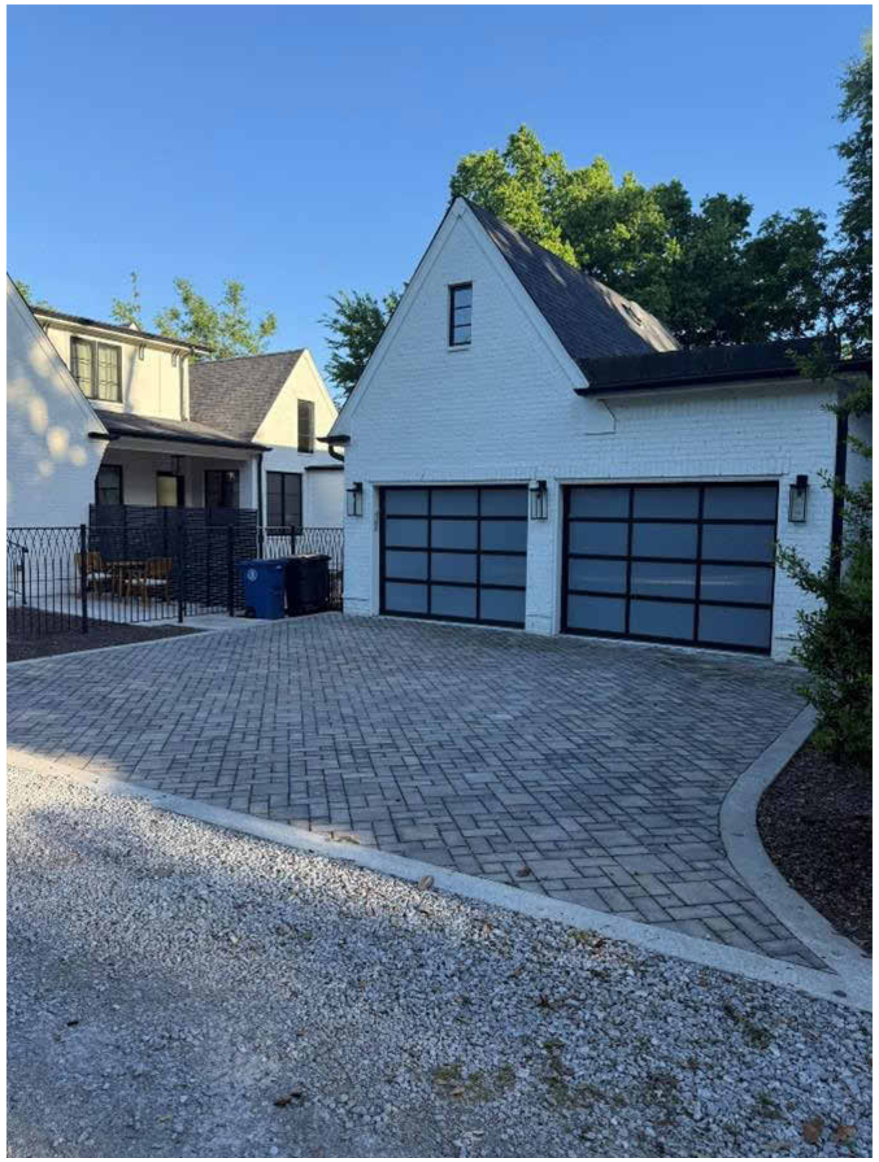

PRINCIPLE STRUCTURE
(STREET FACING) REMAINS
LOWER THAN ADDITION
113
30' ROOF PEAK (TALLER
THAN PRINCIPLE
STRUCTURE
3 CAR GARAGE

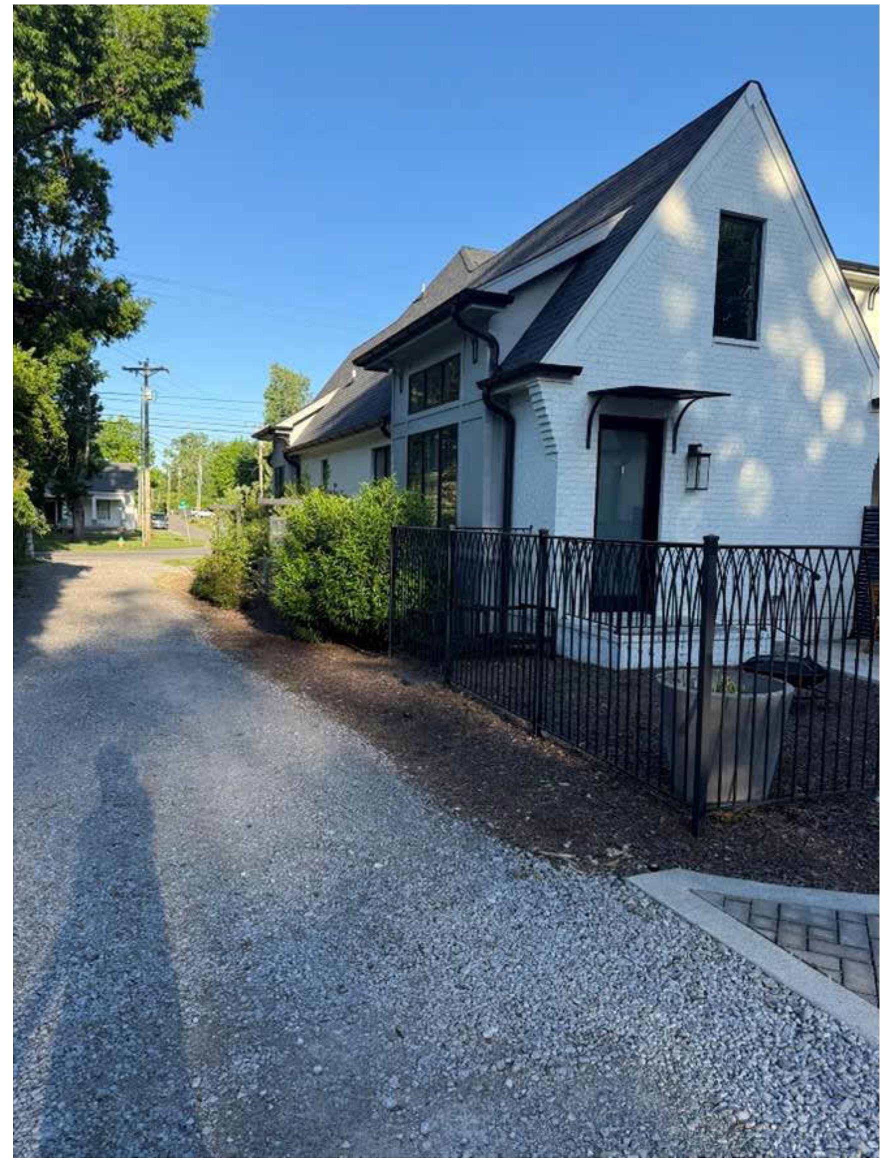
ALLEY FACING DADU WITH GARAGE



NEW 2-STORY BUILD TO LEFT

ALLEY VIEWS BETWEEN EVERBRIGHT AND BATLLE AVE





NEW CONSTRUCTION AT CORNER OF COLUMBIA AND
ALLEY. ALL VIEWS ARE FROM THE ALLEY.

103 EVERBRIGHT AVE

105 EVERBRIGHT AVE

107 EVERBRIGHT AVE

109 EVERBRIGHT AVE

TANDEM
architecture + design

May 11, 2026

Architectural Narrative
City of Franklin Historic Preservation
Franklin, Tennessee

Re:
109 Everbright Ave, Franklin, TN
Historic Overlay District
Hunter and Carma Daniel, Property Owners

This project encompasses the comprehensive design, technical documentation, and municipal approval of a cohesive residential transformation within the Franklin Historic Overlay District. Situated in one of Franklin's most storied neighborhoods, the work has been carefully conceived to honor the historic character of the area while thoughtfully expanding the residence to meet the needs of contemporary living.

The scope integrates new construction and renovation across several interconnected elements. A primary suite and rear wing extension adds private living quarters, set back from the street and subordinate in massing to the original structure in keeping with historic overlay guidelines. A covered outdoor living area flows naturally from the rear of the home, creating a sheltered transition between interior and landscape that reads as a natural extension of the house rather than an afterthought.

At the heart of the home, the kitchen, living, and dining areas undergo a full modernization — opening the core of the residence with vaulted ceilings that introduce volume and light while preserving the scale and rhythm appropriate to the historic context. A guest bedroom refresh completes the interior program.

Ancillary to the main residence, a detached accessory structure provides a garage and lounge — designed as a considered outbuilding that references the material and formal vocabulary of the primary home. A second accessory structure rounds out the property's program as a discreet and contemporary amenity tucked within the site.

Together, these elements form a unified residential composition that respects Franklin's architectural heritage while delivering a fully modern living environment.

2704 Eugenia Ave, Suite 102 | Nashville, TN 37211 | 615.878.3871

Cost Comparison: Rehab vs. Demo & Rebuild with Addition

Historic Property — Comparative Cost Analysis for Inspector Review

Line Item	Option A: Rehab Rotting Portion + Addition	Option B: Demo Existing + Rebuild on Footprint + Addition	Difference (B − A)
PRE-CONSTRUCTION			
Architectural & engineering plans	$25,000	$25,000	-
Structural assessment / historic review	$12,500	$6,200	($6,300)
Permits & fees	$7,200	$8,400	$1,200
Asbestos / lead testing & abatement	$12,500	$9,500	($3,000)
Subtotal — Pre-Construction	**$57,200**	**$49,100**	**($8,100)**
DEMOLITION & SITE PREP			
Selective demolition of rotted areas	$28,000	-	($28,000)
Full structural demolition (footprint)	-	$38,000	$38,000
Debris removal & disposal	$8,500	$11,000	$2,500
Site protection & shoring	$18,500	$4,500	($14,000)
Subtotal — Demolition & Site Prep	**$55,000**	**$53,500**	**($1,500)**
FOUNDATION & STRUCTURE			
Foundation repair / underpinning	$42,000	-	($42,000)
New foundation on existing footprint	-	$48,000	$48,000
Framing — repair existing + new addition	$68,000	-	($68,000)
Framing — full rebuild + addition	-	$78,000	$78,000
Sistering, splicing & wood rot remediation	$24,500	-	($24,500)
Subtotal — Foundation & Structure	**$134,500**	**$126,000**	**($8,500)**
SYSTEMS (MEP)			
Electrical (rough + finish)	$38,500	$39,000	$500
Plumbing (rough + finish)	$36,000	$36,000	-
HVAC system	$28,000	$28,500	$500
Retrofit costs for existing structure integration	$16,500	-	($16,500)
Subtotal — Systems (MEP)	**$119,000**	**$103,500**	**($15,500)**
ENVELOPE & EXTERIOR			
Roofing	$22,000	$22,000	-
Siding & exterior trim	$26,000	$24,500	($1,500)
Windows & doors	$24,500	$22,000	($2,500)
Insulation & weatherization	$14,000	$12,500	($1,500)
Historic-match exterior detailing	$18,500	$16,500	($2,000)
Subtotal — Envelope & Exterior	**$105,000**	**$97,500**	**($7,500)**
INTERIOR FINISHES			
Drywall & plaster	$18,500	$18,500	-
Flooring	$22,000	$22,000	-
Cabinetry & millwork	$28,000	$27,500	($500)
Paint & finishes	$12,500	$11,500	($1,000)
Subtotal — Interior Finishes	**$81,000**	**$79,500**	**($1,500)**
CONTINGENCY & SOFT COSTS			
Unforeseen-condition contingency	$32,000	$14,000	($18,000)
Schedule extension / weather delays	$14,500	$7,500	($7,000)
General conditions / supervision	$28,000	$26,000	($2,000)
Subtotal — Contingency & Soft Costs	**$74,500**	**$47,500**	**($27,000)**
GRAND TOTAL — PROJECT COST	**$626,200**	**$556,600**	**($69,600)**

Total Savings with Demo & Rebuild	**$69,600**
Percentage Savings (Option B vs. Option A)	**11.1%**

NOTE TO INSPECTOR

After careful evaluation of both approaches, we are confident that demolishing the existing structure and rebuilding on the same footprint — combined with the planned addition — is the superior path forward, both economically and from a long-term performance standpoint.

Economic case: As shown above, the demo-and-rebuild approach is approximately 11% less costly than rehabilitating the rotted portion. This savings is driven primarily by (1) eliminating the extensive shoring, sistering, and splicing required to stabilize compromised framing, (2) removing the need to retrofit modern MEP systems into a deteriorated structure, and (3) substantially reducing the unforeseen-condition contingency that rehab projects of this age and condition routinely require.

Long-term case: The rotted portion of the structure has compromised load paths, deteriorated framing members, and likely concealed moisture damage that cannot be fully assessed without destructive investigation. A rehab leaves these conditions partially in place, creating ongoing maintenance liability and the real probability of recurring failures within 10–15 years. A full rebuild on the original footprint preserves the historic siting, massing, and streetscape contribution of the property while delivering a structure built to current code, with modern moisture management, insulation, and structural integrity. We can replicate the historic architectural detailing, materials, and proportions in the rebuild, preserving the property's contributing character to the historic district.

We respectfully request that the inspector reconsider the restriction on demolishing the rotted portion. We believe this path best serves both the property's long-term viability and the historic district's interests.

STRUCTURAL DETERIORATION REPORT

Demolition Justification — Street-Facing Wing

PROPERTY

109 Everbright Ave

Franklin, TN · Historic Preservation Overlay District

PREPARED ON BEHALF OF

Hunter & Carma Daniel

Property Owners · May 5, 2026

PROFESSIONAL ASSESSMENT

This report was commissioned from and reviewed by **Syndicate Design & Construction**, a licensed general contractor operating in the State of Tennessee. Based on their on-site inspection of the street-facing wing at 109 Everbright Ave, it is the professional opinion of Syndicate Design & Construction that the extent and nature of the structural deterioration documented herein renders repair infeasible, and that **full demolition and replacement of this wing is the only responsible course of action.**

Overview

This report documents the physical condition of the street-facing wing of the historic residence at 109 Everbright Ave, Franklin, TN, located within the City of Franklin Historic Preservation Overlay district. It has been prepared on behalf of Hunter and Carma Daniel, the owners of this property and committed long-term stewards of this historic home.

The Daniels purchased 109 Everbright Ave with a clear and deeply personal vision: to make this their forever home. They intend to live here for decades to come, to retire here, and to welcome children and grandchildren through its doors for generations. That commitment is precisely why they are bringing this condition to the Commission's attention now, rather than deferring it. They want to do this right — and doing it right begins with being honest about the scope of what they are dealing with.

The purpose of this report is to demonstrate to the Historic Zoning Commission that the structural deterioration of the street-facing wing is so extensive and systemic that demolition is the only responsible path forward — and that this conclusion is fully supported by the photographic evidence presented below and consistent with the City's own Historic District Design Guidelines.

The deterioration documented here is not a surface or cosmetic issue. The age-related failure of the original historic materials has compromised the structural integrity of the entire wing — including the siding, base courses, corner posts, and vertical trim elements — from the foundation line up. Critically, this deterioration is now actively migrating into the sound, adjacent portions of the structure. Selective repair of isolated sections is not a viable path; the damage is too pervasive, too deep, and too threatening to what remains of the historic home to address piecemeal.

Full plans for what will follow demolition will be submitted separately for the Commission's review. Any replacement work will be thoughtfully designed to tie into and complement the remaining historic fabric of the home — honoring the architectural character, scale, and spirit of this important Franklin property.

Photographic Documentation of Deterioration

The following photographs were taken on-site and document conditions across multiple locations on the street-facing wing. The damage is consistent, pervasive, and present at every elevation and material type examined.

Siding Board Failure — Upper Courses (Active Threat to Adjacent Structure)

Multiple siding boards along the upper portion of the facade have buckled outward and physically split open, exposing the structural sheathing beneath. As original historic wood materials reach the end of their serviceable life, they lose dimensional stability — splitting, separating from the wall plane, and opening to the elements. What is visible at the surface understates the problem: the rotted core exposed in these openings confirms that decay has progressed well behind the painted face. Of particular concern is that the deterioration in these upper courses is not contained to the failed boards themselves. The rot is actively spreading laterally and downward into adjacent framing and sheathing that are otherwise still sound — meaning that delay is not a neutral option. Every season this wing remains in place, more of the healthy structure is at risk.

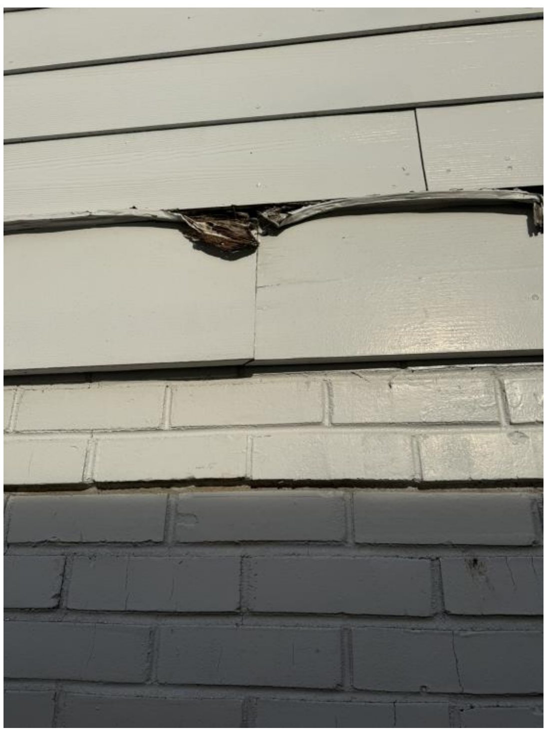


Photo 1 — Buckled siding board split open; rotted substrate exposed and decay visibly spreading into adjacent sound structure

Photo 2 — Second location: siding separation with open void; deterioration migrating into structurally intact neighboring material

Base Course and Foundation Interface Deterioration

The siding at the base of the wing has failed across the full length of the elevation. Decades of natural weathering at this vulnerable wall-to-foundation interface — where historic wood materials are most exposed to the elements and to normal seasonal cycles of expansion and contraction — have taken their toll on the original materials. The paint film has broken down, the wood fibers have degraded, and biological growth has taken hold in the porous, compromised material. In the most severely affected areas, the wood has crumbled away entirely, leaving gaps and open voids at the base of the wall. This base-level failure is not an isolated event; it is the cumulative result of age on historic building materials that have simply reached the end of their natural life.

Photo 3 — Base course with moss growth and complete paint failure along foundation line

Photo 4 — Advanced rot at base siding: material has crumbled away, leaving open voids

Corner Post Structural Failure

The corner posts — both structural and finish elements — have experienced catastrophic age-related deterioration at multiple locations around the wing. The outer finish casing has failed and separated, and the structural post beneath has deteriorated through entirely at the base. The exposed wood is soft, fibrous, and friable, with no sound material remaining at or near grade. These posts cannot be repaired in place; the decay has progressed too far into the structural core for any consolidant or sistering approach to restore adequate structural integrity to an element carrying both vertical and lateral loads.

Photo 5 — Corner post with outer casing separated; rotted structural core exposed

Photo 6 — Corner post base: complete void where wood material has disintegrated

Photo 7 — Close-up of exposed corner post interior: fibrous, split wood with zero sound material

Photo 8 — Mid-wall siding separation with open gap to sheathing layer

Additional Corner and Trim Failure

The deterioration pattern repeats at every corner and base trim location examined on the wing. This consistency is significant: it confirms that the failure is systemic rather than localized — the natural result of aged original materials reaching the end of their serviceable life across an entire section of the structure. There is no corner, no trim element, and no base course on this wing that has been spared.

Photo 9 — Additional corner post rot: complete failure of base trim and corner board

Support Under the City of Franklin Design Guidelines

The City of Franklin Historic District Design Guidelines (Effective May 30, 2022) recognize that the preservation of historic structures sometimes requires the removal of materials that have deteriorated beyond the point of repair. The conditions documented in this report directly satisfy the criteria the Guidelines establish for authorized demolition and replacement.

1. Replacement Is the Only Option

> *"Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option."*
>
> *— City of Franklin Historic District Design Guidelines, p. 27 (Effective May 30, 2022)*

The Guidelines set a high bar for replacement — and the documentation in this report clears it. The damage here is not superficial. Structural corner posts have rotted through. Base courses have disintegrated. Siding boards have buckled open under the pressure of waterlogged, decayed wood. There is no version of repair that addresses these conditions without effectively replacing the entire wing. Demolition and rebuilding is not a preference — it is the only option.

2. Wholesale Replacement Is Expressly Permitted When Deterioration Is Demonstrated

> *"Do not replace more than 25 percent of the facade's total square footage of siding unless significant deterioration can be demonstrated."*
>
> *— City of Franklin Historic District Design Guidelines, p. 27 (Effective May 30, 2022)*

The 25% threshold in the Guidelines is a default limit — but the Guidelines explicitly carve out an exception when significant deterioration is demonstrated. That demonstration has been made here. The photographic evidence in this report shows systemic, pervasive structural failure across every material type and every location examined on the wing. The Guidelines contemplate exactly this situation, and the exception applies.

3. Demolition Is an Acknowledged and Reviewable Action

> *"Projects covered by the Guidelines include … Partial or wholesale demolition of buildings, structures, or historic site features."*
>
> *— City of Franklin Historic District Design Guidelines, p. 12 (Effective May 30, 2022)*

Demolition of a portion of a historic structure is explicitly within the scope of projects the HZC reviews and approves. It is not categorically prohibited. The Guidelines include it as a covered action precisely because the Commission has the authority — and the responsibility — to approve demolition when the facts warrant it. The facts presented here warrant it.

4. Secretary of the Interior's Standard 6

> *"Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials."*
>
> *— Secretary of the Interior's Standards for Rehabilitation, Standard 6*

Standard 6 — the bedrock federal standard on which Franklin's Guidelines are based — draws the same distinction: repair is preferred, but when the severity of deterioration requires replacement, replacement is appropriate. The severity threshold has been met. What replaces this wing will be designed to respect and complement the historic character of the home.

The Daniels' Commitment to This Home and This District

Hunter and Carma Daniel are not approaching this project as developers or investors. They are approaching it as people who intend to grow old in this house — who picture their grandchildren playing in its yard, who want to be neighbors in this district for the rest of their lives. That is not a throwaway sentiment; it is the entire reason they are here, asking the Commission to help them get this right.

The intent of this project is not to erase the historic character of 109 Everbright Ave — it is to protect it for the next fifty years. Leaving the failing wing in place would be the far more destructive path: the deterioration is already spreading into the sound portions of the structure, and a wing left to continue failing will ultimately compromise the historic home the Daniels are trying to preserve. Demolishing what cannot be saved is the responsible act of stewardship.

The Daniels are committed to working closely with the Commission throughout this process. Any work following demolition will be designed thoughtfully, with deep respect for the historic fabric of the home and the character of the district. The architectural form, massing, scale, and materials of what replaces this wing will be developed to integrate with and honor the surviving historic structure. Complete design plans will be submitted for Commission review prior to any construction, and the Daniels welcome the Commission's guidance at every step.

We appreciate the Commission's time and care in reviewing this documentation and look forward to the opportunity to present it in person.

Respectfully submitted,

Hunter & Carma Daniel

Property Owners — 109 Everbright Ave, Franklin, TN

Date: May 5, 2026

Document Navigation Tips:

Items listed in the table of contents above are active links that will take you to the corresponding page.
The Pella logo on each page is a link back to this table of contents.
Bookmarks are also included in this PDF document and are available as an additional navigation option.

Supporting documents for this product:

(Link path included for easy copy/paste sharing, click on links to open document or access by visiting Pella.com)

Test Reports:
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CSI Specs
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Detailed Product Description
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Clad: https://media.pella.com/professional/adm/Clad-Wood/PR-DoubleHung-C.rtf
Wood: https://media.pella.com/professional/adm/Clad-Wood/PR-DoubleHung-W.rtf

Size Tables
(requires appropriate CAD software to read and use):
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CAD cross sections
(requires appropriate CAD software to read and use):
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Wood: https://media.pella.com/professional/adm/Clad-Wood/ASWM4DHRPT3b.dwg

3D & BIM
(requires appropriate software to read and use):
https://media.pella.com/professional/adm/RevitFiles/PR-Revit/Window-Double_Hung-Pella-Reserve-Traditional.zip

Sketchup
(requires appropriate software to read and use):
https://media.pella.com/professional/adm/Clad-Wood/PellaSKP_PellaReserve_Traditional_Double-Hung.zip

Combination Recommendations:
https://media.pella.com/professional/adm/Clad-Wood/D_Combinations.pdf

Installation Details:
https://media.pella.com/professional/adm/Clad-Wood/F_InstallationDetails.pdf

Impact-Resistant Double-Hung, Complete Product Information:
https://media.pella.com/professional/adm/Clad-Wood/Pella-ImpactResistant_DoubleHung.pdf

Bay/Bow Details:
https://media.pella.com/professional/adm/Clad-Wood/Pella-Wood_BayBowWindows.pdf

Air/Water/Structural Performance (1)	
Meets or Exceeds AAMA / WDMA Ratings	H-CW30 - CW50 Hallmark Certified
Air Infiltration (cfm / ft² of frame @ 1.57 psf wind pressure) (2)	0.11
Water Resistance	4.6 – 7.5 psf
Design Pressure	30 – 50 psf

Other Performance Criteria	
Forced Entry Resistance Level (Minimum Security Grade) (3)	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) (4)	40/45

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested (5)	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Clad Double-Hung Window	WITHOUT GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	28	24
	47" x 59"	11/16"	5mm	3mm	—	31	27
	45" x 65"	11/16"	3mm	6mm PVB	—	33	28
Wood Double-Hung Window	WITHOUT GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	29	24

(—) = 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) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

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

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)
	Low-E Tinted Glass (Bronze, Gray and Green)
	Non-Impact Laminated Dual-Pane Insulating Glass
Gas Fill/High Altitude	
Argon	High altitude
Exterior	
Exterior Sash Profile	
Ogee	Putty Glaze
Exterior Finish	
EnduraClad® aluminum-clad exterior	EnduraClad Plus protective finish, Factory Primed Pine wood exterior, Unfinished Mahogany wood exterior
Cladding Colors	
Standard colors (1)	Feature Colors, Custom Colors (1)
Interior	
Unfinished wood	Factory primed
	Factory prefinished paint (1)
	Factory prefinished stain (1)
Wood Types	
Pine	Mahogany, Douglas Fir
Hardware	
Hardware Types	
Sash lifts, Cam-action lock	Simulated lock
	Air conditioner lock
	Historical spoon-style lock (surface mounted)
Hardware Finishes	
Champagne, White, Brown or Matte Black	Satin Brass, Satin Nickel, Oil-Rubbed Bronze, Distressed Bronze, Distressed Nickel (4)
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
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, Custom-Equally Divided
Screens	
—	Integrated Rolscreen® - retractable screen, InView™ screens, in standard roll-form or premium extruded aluminum frame

(—) = Not Available

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

(2) Only available for Pella Reserve products with triple glazing. Not available with high altitude glazing.

(3) Available with Low-E argon-insulated glass only.

(4) Antique Brass, Distressed Nickel, Distressed Bronze finishes available for Historical spoon-style lock only.

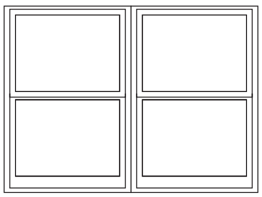
Pella® Reserve™ Traditional Hung Window

Combination Assemblies - Rectangular Units

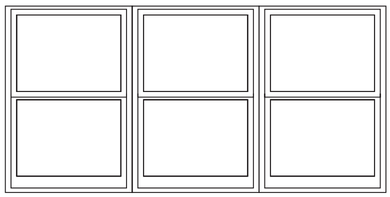
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are some examples of factory-assembled combinations. See the Combinations Recommendations document for typical mullions, requirements and limitations.

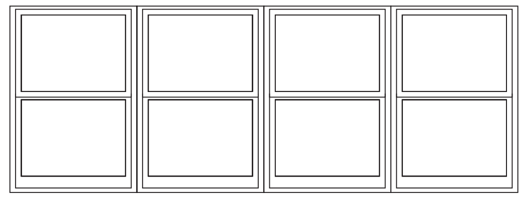
Contact your local Pella sales representative for more information.



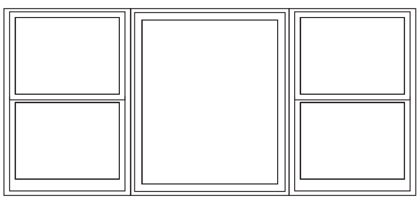
Two-Wide



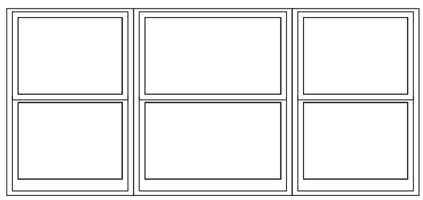
Three-Wide Equal



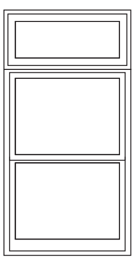
Four-Wide Equal



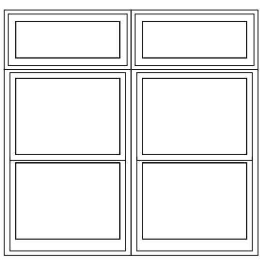
Center Fixed with Flankers



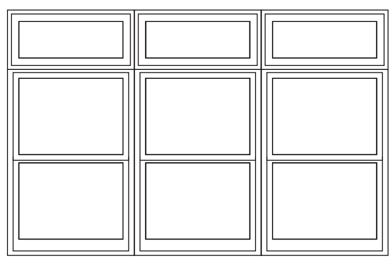
Three-Wide Unequal



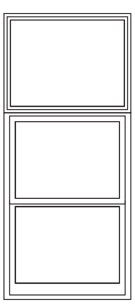
Transom over Single



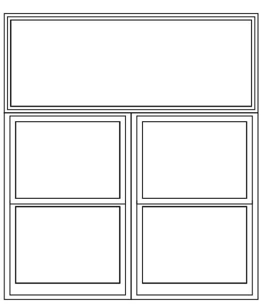
Two-Wide Transoms over Two-Wide



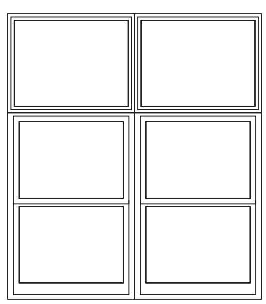
Three-Wide Transoms over Three-Wide



Clad Frame over Single



Single Clad Frame over Two-Wide



Two Wide Clad Frame over Two-Wide

Combination Assemblies - Arch Top Units

Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

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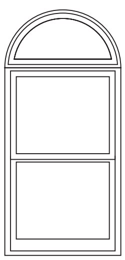
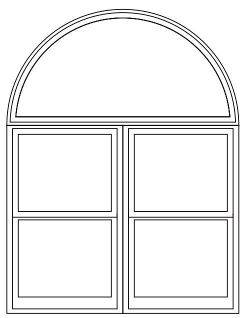
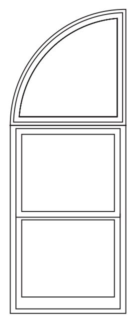


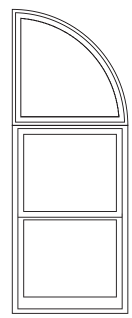
Half Circle over Single



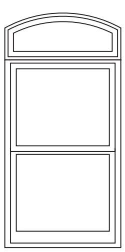
Half Circle over Two-Wide



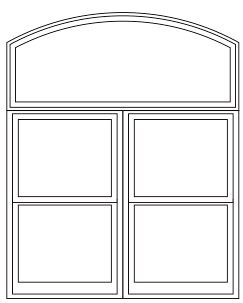
Left Quarter Circle over Single



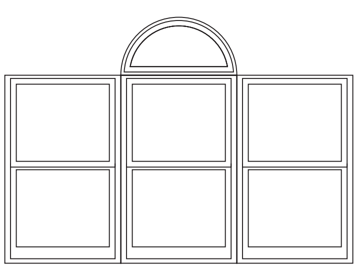
Right Quarter Circle over Single



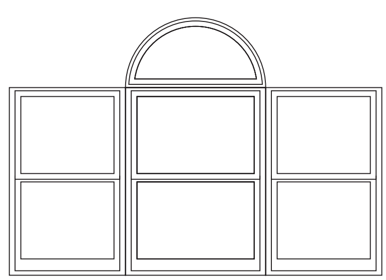
Arch Head over Single



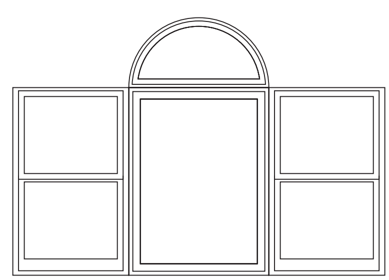
Arch Head over Two-Wide



Half Circle centered on Three-Wide Equal



Half Circle over Three-Wide Unequal



Half Circle over Center Fixed with Flankers

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values1				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
										U. S.				Canada 2	
			Ext.	Int.		U-Factor	SHGC	VLT	CR	Zone				ER	Zone
Vent Dual-Pane Glazing - Aluminum-Clad Exterior										N	NC	SC	S		CA
11/16"	Clear IG	PEL-N-232-01105-00001	2.5	2.5	air	0.46	0.60	0.62	44						
	with grilles-between-the-glass	PEL-N-232-01106-00001				0.46	0.53	0.55	44						
	with integral grilles	PEL-N-232-01107-00001				0.46	0.53	0.55	44						
11/16"	Clear IG	PEL-N-232-01109-00001	3	3	air	0.46	0.58	0.61	44						
	with grilles-between-the-glass	PEL-N-232-01110-00001				0.46	0.52	0.55	44						
	with integral grilles	PEL-N-232-01111-00001				0.46	0.52	0.55	44						
11/16"	Advanced Low-E IG	PEL-N-232-01141-00001	2.5	2.5	argon	0.29	0.28	0.53	60						
	with grilles-between-the-glass	PEL-N-232-01142-00001				0.29	0.25	0.47	60						
	with integral grilles	PEL-N-232-01143-00001				0.29	0.25	0.47	60						
11/16"	Advanced Low-E IG	PEL-N-232-01145-00001	3	3	argon	0.29	0.28	0.52	59						
	with grilles-between-the-glass	PEL-N-232-01146-00001				0.29	0.25	0.46	59						
	with integral grilles	PEL-N-232-01147-00001				0.29	0.25	0.46	59						
11/16"	SunDefense™ Low-E IG	PEL-N-232-01189-00001	2.5	2.5	argon	0.28	0.21	0.49	60			SC	S		
	with grilles-between-the-glass	PEL-N-232-01190-00001				0.28	0.19	0.43	60			SC	S		
	with integral grilles	PEL-N-232-01191-00001				0.29	0.19	0.43	60				S		
11/16"	SunDefense™ Low-E IG	PEL-N-232-01193-00001	3	3	argon	0.28	0.21	0.48	59			SC	S		
	with grilles-between-the-glass	PEL-N-232-01194-00001				0.28	0.19	0.43	59			SC	S		
	with integral grilles	PEL-N-232-01195-00001				0.29	0.19	0.43	59				S		
11/16"	SunDefense+ Low-E IG	PEL-N-232-01813-00001	2.5	2.5	argon	0.25	0.20	0.48	49		NC	SC	S		
	with grilles-between-the-glass	PEL-N-232-01814-00001				0.25	0.18	0.42	49		NC	SC	S		
	with integral grilles	PEL-N-232-01815-00001				0.25	0.18	0.42	49		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-232-01821-00001	3	3	argon	0.25	0.20	0.47	48		NC	SC	S		
	with grilles-between-the-glass	PEL-N-232-01822-00001				0.25	0.18	0.42	48		NC	SC	S		
	with integral grilles	PEL-N-232-01823-00001				0.26	0.18	0.42	48			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01165-00001	2.5	2.5	argon	0.25	0.28	0.52	48		NC				
	with grilles-between-the-glass	PEL-N-232-01166-00001				0.25	0.25	0.46	48		NC				
	with integral grilles	PEL-N-232-01167-00001				0.26	0.25	0.46	48						
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01169-00001	3	3	argon	0.25	0.27	0.51	47		NC				
	with grilles-between-the-glass	PEL-N-232-01170-00001				0.25	0.25	0.45	47		NC				
	with integral grilles	PEL-N-232-01171-00001				0.26	0.25	0.45	47						
11/16"	NaturalSun Low-E IG	PEL-N-232-01117-00001	2.5	2.5	argon	0.30	0.52	0.60	59						
	with grilles-between-the-glass	PEL-N-232-01118-00001				0.30	0.47	0.53	59						
	with integral grilles	PEL-N-232-01119-00001				0.30	0.47	0.53	59						
11/16"	NaturalSun Low-E IG	PEL-N-232-01121-00001	3	3	argon	0.30	0.52	0.59	58						
	with grilles-between-the-glass	PEL-N-232-01122-00001				0.30	0.46	0.53	58						
	with integral grilles	PEL-N-232-01123-00001				0.30	0.46	0.53	58						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01781-00001	2.5	2.5	argon	0.26	0.48	0.58	47	N				35	CA
	with grilles-between-the-glass	PEL-N-232-01782-00001				0.26	0.43	0.52	47	N					
	with integral grilles	PEL-N-232-01783-00001				0.27	0.43	0.52	47						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01789-00001	3	3	argon	0.26	0.47	0.58	46	N				34	CA
	with grilles-between-the-glass	PEL-N-232-01790-00001				0.26	0.42	0.51	46	N					
	with integral grilles	PEL-N-232-01791-00001				0.26	0.42	0.51	46	N					

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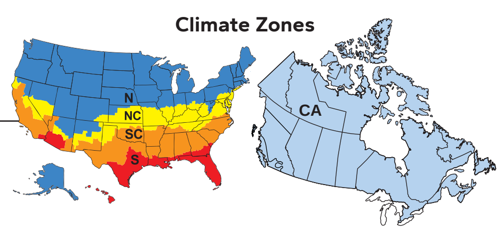
Climate Zones



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Non Rectangular Unit thermal values will vary slightly.

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
Tinted Glazing										N	NC	SC	S		CA
11/16"	Bronze Advanced Low-E IG	PEL-N-232-01225-00002	5	3	argon	0.29	0.25	0.34	58						
	with grilles-between-the-glass	PEL-N-232-01226-00002				0.31	0.23	0.30	58				S		
	with integral grilles	PEL-N-232-01227-00002				0.30	0.23	0.30	58				S		
11/16"	Gray Advanced Low-E IG	PEL-N-232-01225-00003	5	3	argon	0.29	0.23	0.29	58				S		
	with grilles-between-the-glass	PEL-N-232-01226-00003				0.31	0.21	0.26	58				S		
	with integral grilles	PEL-N-232-01227-00003				0.30	0.21	0.26	58				S		
11/16"	Green Advanced Low-E IG	PEL-N-232-01225-00004	5	3	argon	0.29	0.28	0.46	58						
	with grilles-between-the-glass	PEL-N-232-01226-00004				0.31	0.25	0.41	58						
	with integral grilles	PEL-N-232-01227-00004				0.30	0.25	0.41	58						
Vent Dual-Pane High Altitude Glazing - Aluminum-Clad Exterior															
11/16"	Advanced Low-E IG	PEL-N-232-01153-00001	2.5	2.5	air	0.32	0.28	0.53	56						
	with grilles-between-the-glass	PEL-N-232-01154-00001				0.32	0.25	0.47	56						
	with integral grilles	PEL-N-232-01155-00001				0.33	0.25	0.47	56						
11/16"	Advanced Low-E IG	PEL-N-232-01157-00001	3	3	air	0.32	0.28	0.52	55						
	with grilles-between-the-glass	PEL-N-232-01158-00001				0.32	0.25	0.46	55						
	with integral grilles	PEL-N-232-01159-00001				0.33	0.25	0.46	55						
11/16"	SunDefense™ Low-E IG	PEL-N-232-01201-00001	2.5	2.5	air	0.32	0.21	0.49	56				S		
	with grilles-between-the-glass	PEL-N-232-01202-00001				0.32	0.19	0.43	56				S		
	with integral grilles	PEL-N-232-01203-00001				0.33	0.19	0.43	56				S		
11/16"	SunDefense™ Low-E IG	PEL-N-232-01205-00001	3	3	air	0.32	0.21	0.48	55				S		
	with grilles-between-the-glass	PEL-N-232-01206-00001				0.32	0.19	0.43	55				S		
	with integral grilles	PEL-N-232-01207-00001				0.33	0.19	0.43	55						
11/16"	SunDefense+ Low-E IG	PEL-N-232-01809-00001	2.5	2.5	air	0.27	0.21	0.48	44			SC	S		
	with grilles-between-the-glass	PEL-N-232-01810-00001				0.27	0.19	0.42	44			SC	S		
	with integral grilles	PEL-N-232-01811-00001				0.28	0.19	0.42	44			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-232-01817-00001	3	3	air	0.27	0.21	0.47	44			SC	S		
	with grilles-between-the-glass	PEL-N-232-01818-00001				0.27	0.19	0.42	44			SC	S		
	with integral grilles	PEL-N-232-01819-00001				0.28	0.19	0.42	43			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01177-00001	2.5	2.5	air	0.27	0.28	0.52	44						
	with grilles-between-the-glass	PEL-N-232-01178-00001				0.27	0.25	0.46	44						
	with integral grilles	PEL-N-232-01179-00001				0.28	0.25	0.46	44						
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01181-00001	3	3	air	0.28	0.27	0.51	43						
	with grilles-between-the-glass	PEL-N-232-01182-00001				0.28	0.25	0.45	43						
	with integral grilles	PEL-N-232-01183-00001				0.28	0.25	0.45	43						
11/16"	NaturalSun Low-E IG	PEL-N-232-01129-00001	2.5	2.5	air	0.33	0.52	0.60	56						
	with grilles-between-the-glass	PEL-N-232-01130-00001				0.33	0.47	0.53	56						
	with integral grilles	PEL-N-232-01131-00001				0.34	0.47	0.53	55						
11/16"	NaturalSun Low-E IG	PEL-N-232-01133-00001	3	3	air	0.33	0.51	0.59	55						
	with grilles-between-the-glass	PEL-N-232-01134-00001				0.33	0.46	0.52	55						
	with integral grilles	PEL-N-232-01135-00001				0.34	0.46	0.52	55						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01777-00001	2.5	2.5	air	0.28	0.48	0.58	43						
	with grilles-between-the-glass	PEL-N-232-01778-00001				0.28	0.43	0.52	43						
	with integral grilles	PEL-N-232-01779-00001				0.29	0.43	0.52	43						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01785-00001	3	3	air	0.28	0.47	0.58	43						
	with grilles-between-the-glass	PEL-N-232-01786-00001				0.28	0.42	0.51	43						
	with integral grilles	PEL-N-232-01787-00001				0.29	0.42	0.51	42						

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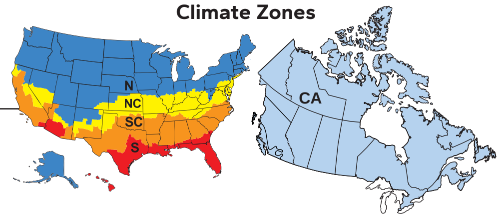
Climate Zones



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Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm) Ext.	Glass (mm) Int.	Gap Fill	Performance Values[1] U-Factor	SHGC	VLT	CR	Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown: U. S. Zone N	NC	SC	S	Canada[2] ER	Canada[2] Zone CA
Vent Dual-Pane Glazing - Wood Exterior															
11/16"	Clear IG	PEL-N-234-01105-00001	2.5	2.5	air	0.45	0.60	0.62	44						
	with grilles-between-the-glass	PEL-N-234-01106-00001				0.45	0.54	0.56	44						
	with integral grilles	PEL-N-234-01107-00001				0.45	0.54	0.56	44						
11/16"	Clear IG	PEL-N-234-01109-00001	3	3	air	0.45	0.59	0.62	43						
	with grilles-between-the-glass	PEL-N-234-01110-00001				0.45	0.53	0.55	43						
	with integral grilles	PEL-N-234-01111-00001				0.46	0.53	0.55	43						
11/16"	Advanced Low-E IG	PEL-N-234-01141-00001	2.5	2.5	argon	0.28	0.28	0.53	59						
	with grilles-between-the-glass	PEL-N-234-01142-00001				0.28	0.25	0.47	59						
	with integral grilles	PEL-N-234-01143-00001				0.29	0.25	0.47	59						
11/16"	Advanced Low-E IG	PEL-N-234-01145-00001	3	3	argon	0.28	0.28	0.52	58						
	with grilles-between-the-glass	PEL-N-234-01146-00001				0.28	0.25	0.47	58						
	with integral grilles	PEL-N-234-01147-00001				0.29	0.25	0.47	58						
11/16"	SunDefense™ Low-E IG	PEL-N-234-01189-00001	2.5	2.5	argon	0.28	0.21	0.49	60			SC	S		
	with grilles-between-the-glass	PEL-N-234-01190-00001				0.28	0.19	0.44	60			SC	S		
	with integral grilles	PEL-N-234-01191-00001				0.28	0.19	0.44	60			SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-01193-00001	3	3	argon	0.28	0.21	0.49	59			SC	S		
	with grilles-between-the-glass	PEL-N-234-01194-00001				0.28	0.19	0.43	59			SC	S		
	with integral grilles	PEL-N-234-01195-00001				0.28	0.19	0.43	59			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01813-00001	2.5	2.5	argon	0.24	0.21	0.48	49		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-01814-00001				0.24	0.19	0.43	49		NC	SC	S		
	with integral grilles	PEL-N-234-01815-00001				0.25	0.19	0.43	49		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01821-00001	3	3	argon	0.24	0.21	0.47	47		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-01822-00001				0.24	0.19	0.42	47		NC	SC	S		
	with integral grilles	PEL-N-234-01823-00001				0.25	0.19	0.42	47		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01165-00001	2.5	2.5	argon	0.24	0.28	0.52	48		NC				
	with grilles-between-the-glass	PEL-N-234-01166-00001				0.24	0.25	0.46	48		NC				
	with integral grilles	PEL-N-234-01167-00001				0.25	0.25	0.46	48		NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01169-00001	3	3	argon	0.24	0.28	0.51	47		NC				
	with grilles-between-the-glass	PEL-N-234-01170-00001				0.24	0.25	0.46	47		NC				
	with integral grilles	PEL-N-234-01171-00001				0.25	0.25	0.46	47		NC				
11/16"	NaturalSun Low-E IG	PEL-N-234-01117-00001	2.5	2.5	argon	0.29	0.53	0.60	59					34	CA
	with grilles-between-the-glass	PEL-N-234-01118-00001				0.29	0.47	0.53	59						
	with integral grilles	PEL-N-234-01119-00001				0.30	0.47	0.53	59						
11/16"	NaturalSun Low-E IG	PEL-N-234-01121-00001	3	3	argon	0.29	0.52	0.59	58						
	with grilles-between-the-glass	PEL-N-234-01122-00001				0.29	0.46	0.53	58						
	with integral grilles	PEL-N-234-01123-00001				0.30	0.46	0.53	58						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01781-00001	2.5	2.5	argon	0.25	0.48	0.59	47	N				36	CA
	with grilles-between-the-glass	PEL-N-234-01782-00001				0.25	0.43	0.52	47	N					
	with integral grilles	PEL-N-234-01783-00001				0.26	0.43	0.52	47	N					
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01789-00001	3	3	argon	0.25	0.47	0.58	46	N				35	CA
	with grilles-between-the-glass	PEL-N-234-01790-00001				0.25	0.42	0.52	46	N					
	with integral grilles	PEL-N-234-01791-00001				0.26	0.42	0.52	46	N					

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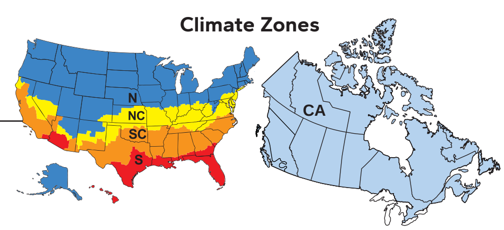
Climate Zones



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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					
										U. S.				Canada(2)	
			Ext.	Int.		U-Factor	SHGC	VLT	CR	Zone				ER	Zone
Tinted Glazing										N	NC	SC	S		CA
11/16"	Bronze Advanced Low-E IG	PEL-N-234-01225-00002	5	3	argon	0.29	0.25	0.34	57						
	with grilles-between-the-glass	PEL-N-234-01226-00002				0.30	0.23	0.30	57				S		
	with integral grilles	PEL-N-234-01227-00002				0.30	0.23	0.30	57				S		
11/16"	Gray Advanced Low-E IG	PEL-N-234-01225-00003	5	3	argon	0.29	0.23	0.29	57				S		
	with grilles-between-the-glass	PEL-N-234-01226-00003				0.30	0.21	0.26	57				S		
	with integral grilles	PEL-N-234-01227-00003				0.30	0.21	0.26	57				S		
11/16"	Green Advanced Low-E IG	PEL-N-234-01225-00004	5	3	argon	0.29	0.28	0.46	57						
	with grilles-between-the-glass	PEL-N-234-01226-00004				0.30	0.25	0.41	57						
	with integral grilles	PEL-N-234-01227-00004				0.30	0.25	0.41	57						
Vent Dual-Pane High Altitude Glazing - Wood Exterior															
11/16"	Advanced Low-E IG	PEL-N-234-01153-00001	2.5	2.5	air	0.31	0.28	0.53	56						
	with grilles-between-the-glass	PEL-N-234-01154-00001				0.31	0.26	0.47	56						
	with integral grilles	PEL-N-234-01155-00001				0.32	0.26	0.47	56						
11/16"	Advanced Low-E IG	PEL-N-234-01157-00001	3	3	air	0.32	0.28	0.52	55						
	with grilles-between-the-glass	PEL-N-234-01158-00001				0.32	0.26	0.47	55						
	with integral grilles	PEL-N-234-01159-00001				0.33	0.26	0.47	55						
11/16"	SunDefense™ Low-E IG	PEL-N-234-01201-00001	2.5	2.5	air	0.31	0.21	0.49	56				S		
	with grilles-between-the-glass	PEL-N-234-01202-00001				0.31	0.19	0.44	56				S		
	with integral grilles	PEL-N-234-01203-00001				0.32	0.19	0.44	56				S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-01205-00001	3	3	air	0.31	0.21	0.49	55				S		
	with grilles-between-the-glass	PEL-N-234-01206-00001				0.31	0.19	0.43	55				S		
	with integral grilles	PEL-N-234-01207-00001				0.32	0.19	0.43	55				S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01809-00001	2.5	2.5	air	0.26	0.21	0.48	45			SC	S		
	with grilles-between-the-glass	PEL-N-234-01810-00001				0.26	0.19	0.43	45			SC	S		
	with integral grilles	PEL-N-234-01811-00001				0.27	0.19	0.43	45			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01817-00001	3	3	air	0.27	0.21	0.47	43			SC	S		
	with grilles-between-the-glass	PEL-N-234-01818-00001				0.27	0.19	0.42	43			SC	S		
	with integral grilles	PEL-N-234-01819-00001				0.28	0.19	0.42	43			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01177-00001	2.5	2.5	air	0.27	0.28	0.52	44						
	with grilles-between-the-glass	PEL-N-234-01178-00001				0.27	0.25	0.46	44						
	with integral grilles	PEL-N-234-01179-00001				0.27	0.25	0.46	44						
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01181-00001	3	3	air	0.27	0.28	0.51	43						
	with grilles-between-the-glass	PEL-N-234-01182-00001				0.27	0.25	0.46	43						
	with integral grilles	PEL-N-234-01183-00001				0.28	0.25	0.46	43						
11/16"	NaturalSun Low-E IG	PEL-N-234-01129-00001	2.5	2.5	air	0.32	0.53	0.60	55						
	with grilles-between-the-glass	PEL-N-234-01130-00001				0.32	0.47	0.53	55						
	with integral grilles	PEL-N-234-01131-00001				0.33	0.47	0.53	55						
11/16"	NaturalSun Low-E IG	PEL-N-234-01133-00001	3	3	air	0.33	0.52	0.59	54						
	with grilles-between-the-glass	PEL-N-234-01134-00001				0.33	0.46	0.53	54						
	with integral grilles	PEL-N-234-01135-00001				0.33	0.46	0.53	54						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01777-00001	2.5	2.5	air	0.27	0.48	0.59	44						
	with grilles-between-the-glass	PEL-N-234-01778-00001				0.27	0.43	0.52	44						
	with integral grilles	PEL-N-234-01779-00001				0.28	0.43	0.52	43						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01785-00001	3	3	air	0.28	0.47	0.58	42						
	with grilles-between-the-glass	PEL-N-234-01786-00001				0.28	0.42	0.52	42						
	with integral grilles	PEL-N-234-01787-00001				0.28	0.42	0.52	42						

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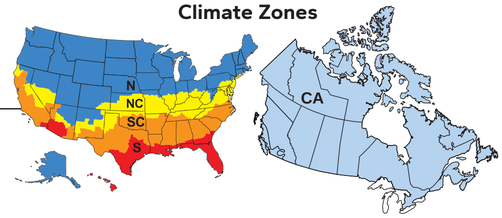
Climate Zones



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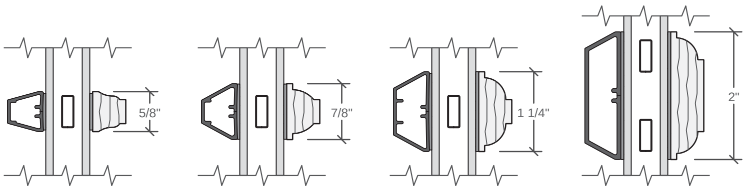
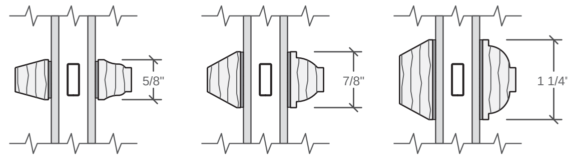
Traditional Style Collection - Integral Light Technology ®

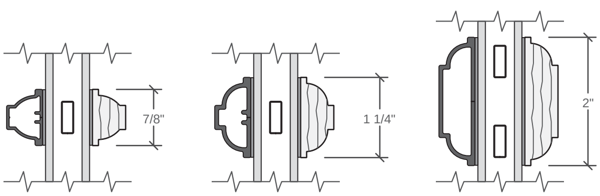
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



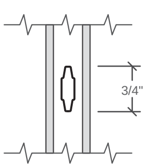
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



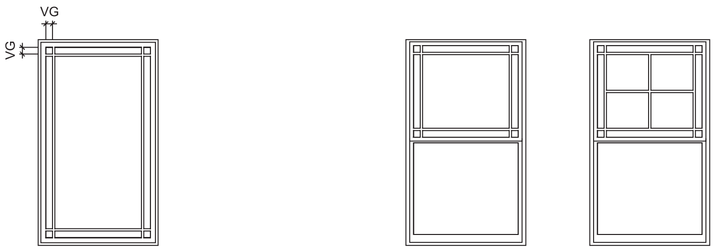
3/4"
Contoured

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.

Integral light technology® Grilles

Prairie Lite Patterns



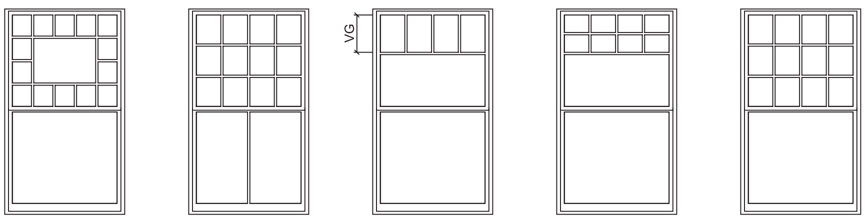
9-Lite (Fixed Units) | 9-Lite | 12-Lite

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



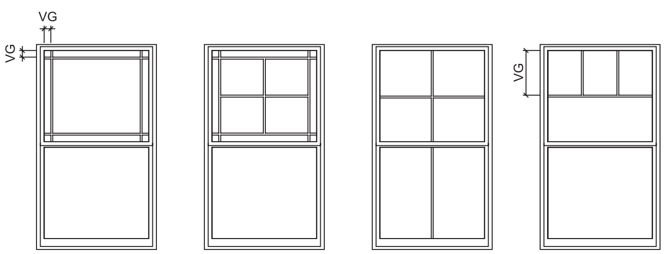
Victorian | New England | Top Row | Traditional

VG = Visible Glass

Lite dimensions noted can vary.

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

Grilles-Between-the-Glass



9-Lite Prairie | 12-Lite Prairie | Cross | Top Row

For traditional patterns, see size tables.

Prairie

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

Cross

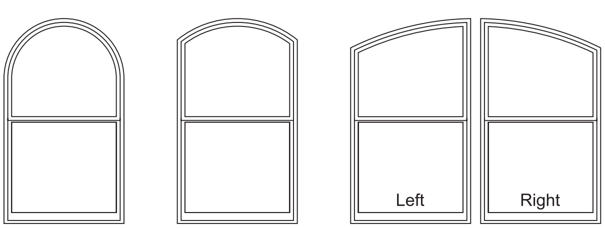
- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row

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

Custom shapes

Pella Reserve single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.



Springline | Arch Head | Partial Arch Head

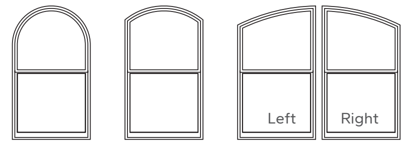
Size Tables - Equal Sash

Fixed Transoms

Height: Opening (mm) / Frame (mm)	Opening 1' 9 3/4" (552) / Frame 1' 9" (533)	Opening 2' 1 3/4" (654) / Frame 2' 1" (635)	Opening 2' 5 3/4" (756) / Frame 2' 5" (737)	Opening 2' 9 3/4" (857) / Frame 2' 9" (838)	Opening 3' 1 3/4" (959) / Frame 3' 1" (940)	Opening 3' 5 3/4" (1 060) / Frame 3' 5" (1 041)	Opening 3' 9 3/4" (1 162) / Frame 3' 9" (1 143)	Opening 4' 0 3/4" (1 238) / Frame 4' 0" (1 219)
1' 2 3/4" (375) / 1' 2" (356)	2114	2514	2914	3314	3714	4114	4514	4814
1' 5 3/4" (451) / 1' 5" (432)	2117	2517	2917	3317	3717	4117	4517	4817
2' 1 3/4" (654) / 2' 1" (635)	2125	2525	2925	3325	3725	4125	4525	4825

Vent Units

Height: Opening (mm) / Frame (mm)	Opening 1' 9 3/4" (552) / Frame 1' 9" (533)	Opening 2' 1 3/4" (654) / Frame 2' 1" (635)	Opening 2' 5 3/4" (756) / Frame 2' 5" (737)	Opening 2' 9 3/4" (857) / Frame 2' 9" (838)	Opening 3' 1 3/4" (959) / Frame 3' 1" (940)	Opening 3' 5 3/4" (1 060) / Frame 3' 5" (1 041)	Opening 3' 9 3/4" (1 162) / Frame 3' 9" (1 143)	Opening 4' 0 3/4" (1 238) / Frame 4' 0" (1 219)
2' 11 3/4" (908) / 2' 11" (889)	2135	2535	2935	3335	3735	4135	4535	4835
3' 5 3/4" (1 060) / 3' 5" (1 041)	2141	2541	2941	3341	3741	4141	4541	4841
3' 11 3/4" (1 213) / 3' 11" (1 194)	2147	2547	2947	3347	3747	4147	4547	4847
4' 5 3/4" (1 365) / 4' 5" (1 346)	2153	2553	2953	3353	3753	4153	4553	4853
4' 9 3/4" (1 467) / 4' 9" (1 448)	2157	2557	2957	3357	3757 E1	4157 E	4557 E	4857 E
4' 11 3/4" (1 518) / 4' 11" (1 499)	2159	2559	2959	3359 E1	3759 E	4159 E	4559 E	4859 E
5' 5 3/4" (1 670) / 5' 5" (1 651)	2165	2565	2965	3365 E	3765 E	4165 E	4565 E	4865 E
5' 11 3/4" (1 822) / 5' 11" (1 803)	2171	2571	2971 E1	3371 E	3771 E	4171 E	4571 E	4871 E
6' 5 3/4" (1 975) / 6' 5" (1 956)	2177	2577 E1	2977 E	3377 E	3777 E	4177 E	4577 E	4877 E
7' 0 3/4" (2 153) / 7' 0" (2 134)	2184	2584 E	2984 E	3384 E	3784 E	4184 E	4584 E	4884 E



Springline Arch Head Partial Arch Head

Pella Reserve single-hung windows are available in shapes shown above, and additional custom shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft^2.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft^2.

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Fixed Units

Opening (mm)	Frame (mm)	Opening	Frame	3' 5 3/4" (1 060) / 3' 5" (1 041)	3' 11 3/4" (1 213) / 3' 11" (1 194)	4' 5 3/4" (1 365) / 4' 5" (1 346)	4' 11 3/4" (1 518) / 4' 11" (1 499)
(908)	(889)	2' 11 3/4"	2' 11"	4135	4735	5335	5935
(1 060)	(1 041)	3' 5 3/4"	3' 5"	4141	4741	5341	5941
(1 213)	(1 194)	3' 11 3/4"	3' 11"	4147	4747	5347	5947
(1 365)	(1 346)	4' 5 3/4"	4' 5"	4153	4753	5353	5953
(1 467)	(1 448)	4' 9 3/4"	4' 9"	4157	4757	5357	5957
(1 518)	(1 499)	4' 11 3/4"	4' 11"	4159	4759	5359	5959
(1 670)	(1 651)	5' 5 3/4"	5' 5"	4165	4765	5365	5965
(1 822)	(1 803)	5' 11 3/4"	5' 11"	4171	4771	5371	5971

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Grille patterns will align with companion hung window with equal sash split.

5-lite high grille patterns may be ordered in 5'5" fixed units to match cottage sash vent units.

Grilles are equally-divided on fixed units with odd-number lites high.

VENT UNITS

	Opening	1' 9 3/4" (552)	2' 1 3/4" (654)	2' 5 3/4" (756)	2' 9 3/4" (857)	3' 1 3/4" (959)	3' 5 3/4" (1 060)	3' 9 3/4" (1 162)	4' 0 3/4" (1 238)
Opening	Frame	1' 9" (533)	2' 1" (635)	2' 5" (737)	2' 9" (838)	3' 1" (940)	3' 5" (1 041)	3' 9" (1 143)	4' 0" (1 219)
3' 5 3/4" (1 060)	3' 5" (1 041)	VG2141	VG2541	VG2941	VG3341	VG3741	VG4141	VG4541	VG4841
3' 11 3/4" (1 213)	3' 11" (1 194)	VG2147	VG2547	VG2947	VG3347	VG3747	VG4147	VG4547	VG4847
4' 5 3/4" (1 365)	4' 5" (1 346)	VG2153	VG2553	VG2953	VG3353	VG3753	VG4153	VG4553	VG4853
4' 9 3/4" (1 467)	4' 9" (1 448)	VG2157	VG2557	VG2957	VG3357	VG3757	VG4157	VG4557	VG4857
4' 11 3/4" (1 518)	4' 11" (1 499)	VG2159	VG2559	VG2959	VG3359	VG3759	VG4159	VG4559	VG4859
5' 5 3/4" (1 670)	5' 5" (1 651)	VG2165	VG2565	VG2965	VG3365	VG3765	VG4165	VG4565	VG4865
5' 11 3/4" (1 822)	5' 11" (1 803)	VG2171	VG2571	VG2971	VG3371 E1	VG3771 E	VG4171 E	VG4571 E	VG4871 E
5' 11 3/4" (1 822)	6' 5" (1 803)	VG2177	VG2577	VG297	VG3377 E1	VG3777 E	VG4177 E	VG457 E	VG4877 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Cottage units have unequal sash split. Sash glass ratio is 40% upper sash to 60% Lower sash.

Vent variable units have unequal sash split. Sash glass ratio is determined by checkrail heights. See unit sections for dimension requirements.

Size Tables - Replacement Equal Sash Sizes

Transoms

				(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
			Opening	2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
			Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(375) (356)	1' 2 3/4"	1' 2"		23.5 x 14	27.5 x 14	29.5 x 14	31.5 x 14	35.5 x 14	39.5 x 14	41.5 x 14
(451) (432)	1' 5 3/4"	1' 5"		23.5 x 17	27.5 x 17	29.5 x 17	31.5 x 17	35.5 x 17	39.5 x 17	41.5 x 17
(654) (635)	2' 1 3/4"	2' 1"		23.5 x 25	27.5 x 25	29.5 x 25	31.5 x 25	35.5 x 25	39.5 x 25	41.5 x 25

Vent Units

(921) (902)	3' 0 1/4"	2' 11 1/2"	23.5 x 35.5	27.5 x 35.5	29.5 x 35.5	31.5 x 35.5	35.5 x 35.5	39.5 x 35.5	41.5 x 35.5
(972) (953)	3' 2 1/4"	3' 1 1/2"	23.5 x 37.5	27.5 x 37.5	29.5 x 37.5	31.5 x 37.5	35.5 x 37.5	39.5 x 37.5	41.5 x 37.5
(1 073) (1 054)	3' 6 1/4"	3' 5 1/2"	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175) (1 156)	3' 10 1/4"	3' 9 1/2"	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226) (1 206)	4' 0 1/4"	3' 11 1/2"	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327) (1 308)	4' 4 1/4"	4' 3 1/2"	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378) (1 359)	4' 6 1/4"	4' 5 1/2"	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473) (1 461)	4' 10 1/4"	4' 9 1/2"	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5	35.5 x 57.5 E1	39.5 x 57.5 E	41.5 x 57.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft^2.
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft^2.

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Size Tables - Replacement Sizes

Vent Units

		(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Opening		2' 0 1/4"	2' 4 1/4"	2' 6"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
	Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 530) (1 511) 5' 0 1/4"	4' 11 1/2"	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5 E1	39.5 x 59.5 E	41.5 x 59.5 E
(1 581) (1 562) 5' 2 1/4"	5' 1 1/2"	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5 E1	35.5 x 61.5 E	39.5 x 61.5 E	41.5 x 61.5 E
(1 683) (1 664) 5' 6 1/4"	5' 5 1/2"	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5 E1	35.5 x 65.5 E	39.5 x 65.5 E	41.5 x 65.5 E
(1 835) (1 816) 6' 0 1/4"	5' 11 1/2"	23.5 x 71.5	27.5 x 71.5 E1	29.5 x 71.5 E1	31.5 x 71.5 E	35.5 x 71.5 E	39.5 x 71.5 E	41.5 x 71.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft^2.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft^2.

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Cottage Vent Units

Opening (mm) / Frame (mm) / Opening / Frame	(616) (597) Opening 2' 0 1/4" Frame 1' 11 1/2"	(718) (699) Opening 2' 4 1/4" Frame 2' 3 1/2"	(762) (749) Opening 2' 6 1/4" Frame 2' 5 1/2"	(819) (800) Opening 2' 8 1/4" Frame 2' 7 1/2"	(921) (902) Opening 3' 0 1/4" Frame 2' 11 1/2"	(1 022) (1 003) Opening 3' 4 1/4" Frame 3' 3 1/2"	(1 073) (1 054) Opening 3' 6 1/4" Frame 3' 5 1/2"
(1 073) (1 054) 3' 6 1/4" 3' 5 1/2"	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175) (1 156) 3' 10 1/4" 3' 9 1/2"	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226) (1 206) 4' 0 1/4" 3' 11 1/2"	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327) (1 308) 4' 4 1/4" 4' 3 1/2"	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378) (1 359) 4' 6 1/4" 4' 5 1/2"	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473) (1 461) 4' 10 1/4" 4' 9 1/2"	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5	35.5 x 57.5	39.5 x 57.5	41.5 x 57.5
(1 530) (1 511) 5' 0 1/4" 4' 11 1/2"	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5	39.5 x 59.5	41.5 x 59.5
(1 581) (1 561.5) 5' 2 1/4" 5' 1 1/2"	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5	35.5 x 61.5	39.5 x 61.5	41.5 x 61.5
(1 683) (1 664) 5' 6 1/4" 5' 5 1/2"	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5	35.5 x 65.5	39.5 x 65.5	41.5 x 65.5
(1 835) (1 816) 6' 0 1/4" 5' 11 1/2"	23.5 x 71.5	27.5 x 71.5	29.5 x 71.5	31.5 x 71.5	35.5 x 71.5 E1	39.5 x 71.5 E	41.5 x 71.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft^2.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft^2.

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Fixed Units

			(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
	Opening		3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
		Frame	3' 5"	3' 11"	4' 5"	4' 11"
(921) (902)	3' 0 1/4"	2' 11 1/2"	41 x 35.5	47 x 35.5	53 x 35.5	59 x 35.5
(972) (953)	3' 2 1/4"	3' 1 1/2"	41 x 37.5	47 x 37.5	53 x 37.5	59 x 37.5
(1 073) (1 054)	3' 6 1/4"	3' 5 1/2"	41 x 41.5	47 x 41.5	53 x 41.5	59 x 41.5
(1 175) (1 156)	3' 10 1/4"	3' 9 1/2"	41 X 45.5	47 X 45.5	53 X 45.5	59 X 45.5
(1 226) (1 206)	4' 0 1/4"	3' 11 1/2"	41 X 47.5	47 X 47.5	53 X 47.5	59 X 47.5
(1 327) (1 308)	4' 4 1/4"	4' 3 1/2"	41 x 51.5	47 x 51.5	53 x 51.5	59 x 51.5
(1 378) (1 359)	4' 6 1/4"	4' 5 1/2"	41 x 53.5	47 x 53.5	53 x 53.5	59 x 53.5
(1 473) (1 461)	4' 10 1/4"	4' 9 1/2"	41 x 57.5	47 x 57.5	53 x 57.5	59 x 57.5

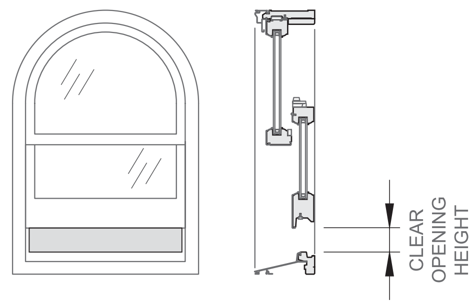
			(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
			3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
			3' 5"	3' 11"	4' 5"	4' 11"
(1 530) (1 511)	5' 0 1/4"	4' 11 1/2"	41 x 59.5	47 x 59.5	53 x 59.5	59 x 59.5
(1 581) (1 562)	5' 2 1/4"	5' 1 1/2"	41 x 61.5	47 x 61.5	53 x 61.5	59 x 61.5
(1 683) (1 664)	5' 6 1/4"	5' 5 1/2"	41 x 65.5	47 x 65.5	53 x 65.5	59 x 65.5
(1 835) (1 816)	6' 0 1/4"	5' 11 1/2"	41 x 71.5	47 x 71.5	53 x 71.5	59 x 71.5

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Special Size Frame Dimensions*

Sash configuration	Vent-Equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	24-3/8" (619)	40-1/4" (1 022)	17" (432)
Tallest Unit Frame Size	96" (2 438)	81" (2 057)	71" (1 803)
Unit Frame Width Range	14" to 48" (356 to 1 219)	14" to 48" (356 to 1 219)	17" to 59" (432 to 1 499)



Shaded portion shows vent area.

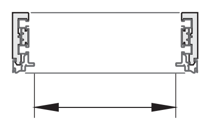
Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

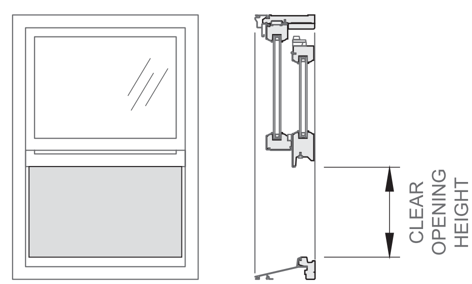
Frame	Rough		Masonry	
Brickmould	**Width**	**Height**	**Width**	**Height**
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.


CLEAR OPENING WIDTH

Equal Sash Rectangular Only

	Vent Units	Fixed and Transom Units
Visible Glass	Width = Frame - 5.647" Height = (Frame - 8.681") ÷ 2	Width = Frame - 5.75" Height = Frame - 5.75"
Actual Glass	Width = Frame - 4.375" Height = (Frame - 5.983") ÷ 2	Width = Frame - 4.375" Height = Frame - 4.375"
Clear Opening*	COW = Frame Width - 3.4375" COH = (Frame Height ÷ 2) - 4.4375"	– –
Vent Area Ft²	(COW x COH) ÷ 144	–



Shaded portion shows vent area.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

* Some units with custom glazing may have limited travel. Integrated Rolscreen® is only available on sizes greater than or equal to 34" tall and 21" wide and less than or equal to 84" tall and 48" wide.

See your local Pella sales representative for specific size information.

Vent Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade (1)	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
2135		17-5/16	13-1/16	1.6	2.8	2.5	3	CW50	CW45
2141		17-5/16	16-1/16	1.9	3.4	2.5	3	CW50	CW45
2147		17-5/16	19-1/16	2.3	4.1	2.5	3	CW50	CW45
2153		17-5/16	22-1/16	2.7	4.7	2.5	3	CW50	CW45
2157		17-5/16	24-1/16	2.9	5.2	2.5	3	CW50	CW45
2159		17-5/16	25-1/16	3.0	5.4	2.5	3	CW50	CW45
2165		17-5/16	28-1/16	3.4	6.0	2.5	3	CW50	CW45
2171		17-5/16	31-1/16	3.7	6.6	2.5	3	CW50	CW45
2177		17-5/16	34-1/16	4.1	7.3	2.5	3	CW50	CW45
2184		17-5/16	37-9/16	4.5	8.0	2.5	3	CW40	CW40
2535		21-5/16	13-1/16	1.9	3.5	2.5	3	CW50	CW45
2541		21-5/16	16-1/16	2.4	4.3	2.5	3	CW50	CW45
2547		21-5/16	19-1/16	2.8	5.1	2.5	3	CW50	CW45
2553		21-5/16	22-1/16	3.3	6.0	2.5	3	CW50	CW45
2557		21-5/16	24-1/16	3.6	6.5	2.5	3	CW50	CW45
2559		21-5/16	25-1/16	3.7	6.8	2.5	3	CW50	CW45
2565		21-5/16	28-1/16	4.2	7.6	2.5	3	CW50	CW45
2571		21-5/16	31-1/16	4.6	8.4	2.5	3	CW50	CW45
2577	E1	21-5/16	34-1/16	5.0	9.2	2.5	3	CW50	CW45
2584	E1	21-5/16	37-9/16	5.6	10.1	2.5	3	CW40	CW40
2935		25-5/16	13-1/16	2.3	4.3	2.5	3	CW50	CW45
2941		25-5/16	16-1/16	2.8	5.2	2.5	3	CW50	CW45
2947		25-5/16	19-1/16	3.4	6.2	2.5	3	CW50	CW45
2953		25-5/16	22-1/16	3.9	7.2	2.5	3	CW50	CW45
2957		25-5/16	24-1/16	4.2	7.8	2.5	3	CW50	CW45
2959		25-5/16	25-1/16	4.4	8.2	2.5	3	CW50	CW45
2965		25-5/16	28-1/16	4.9	9.1	2.5	3	CW50	CW45
2971	E1	25-5/16	31-1/16	5.5	10.1	2.5	3	CW50	CW45
2977	E	25-5/16	34-1/16	6.0	11.1	2.5	3	CW50	CW45
2984	E	25-5/16	37-9/16	6.6	12.2	2.5	3	CW40	CW40
3335		29-5/16	13-1/16	2.7	5.0	2.5	3	CW50	CW45
3341		29-5/16	16-1/16	3.3	6.1	2.5	3	CW50	CW45
3347		29-5/16	19-1/16	3.9	7.3	2.5	3	CW50	CW45
3353		29-5/16	22-1/16	4.5	8.4	2.5	3	CW50	CW45
3357		29-5/16	24-1/16	4.9	9.2	2.5	3	CW50	CW45
3359	E1	29-5/16	25-1/16	5.1	9.6	2.5	3	CW50	CW45
3365	E	29-5/16	28-1/16	5.7	10.7	2.5	3	CW50	CW45
3371	E	29-5/16	31-1/16	6.3	11.8	2.5	3	CW50	CW45
3377	E	29-5/16	34-1/16	6.9	13.0	2.5	3	CW50	CW45
3384	E	29-5/16	37-9/16	7.7	14.3	2.5	3	CW40	CW40

Continued on next page

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum design pressure when glazed with appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Vent Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
3735		33-5/16	13-1/16	3.0	5.7	2.5	3	CW50	CW45
3741		33-5/16	16-1/16	3.7	7.0	2.5	3	CW50	CW45
3747		33-5/16	19-1/16	4.4	8.3	2.5	3	CW50	CW45
3753		33-5/16	22-1/16	5.1	9.6	2.5	3	CW50	CW45
3757	E1	33-5/16	24-1/16	5.6	10.5	2.5	3	CW50	CW45
3759	E	33-5/16	25-1/16	5.8	11.0	2.5	3	CW50	CW45
3765	E	33-5/16	28-1/16	6.5	12.3	2.5	3	CW50	CW45
3771	E	33-5/16	31-1/16	7.2	13.6	2.5	3	CW50	CW45
3777	E	33-5/16	34-1/16	7.9	14.9	2.5	3	CW50	CW45
3784	E	33-5/16	37-9/16	8.7	16.4	2.5	3	CW40	CW40
4135		37-5/16	13-1/16	3.4	6.5	2.5	3	CW50	CW45
4141		37-5/16	16-1/16	4.2	7.9	2.5	3	CW50	CW45
4147		37-5/16	19-1/16	4.9	9.4	2.5	3	CW50	CW45
4153		37-5/16	22-1/16	5.7	10.9	2.5	3	CW50	CW45
4157	E	37-5/16	24-1/16	6.2	11.9	2.5	3	CW50	CW45
4159	E	37-5/16	25-1/16	6.5	12.4	2.5	3	CW50	CW45
4165	E	37-5/16	28-1/16	7.3	13.8	2.5	3	CW50	CW45
4171	E	37-5/16	31-1/16	8.1	15.3	2.5	3	CW50	CW45
4177	E	37-5/16	34-1/16	8.8	16.8	2.5	3	CW45	CW45
4184	E	37-5/16	37-9/16	9.7	18.5	2.5	3	CW40	CW40
4535		41-5/16	13-1/16	3.7	7.2	2.5	3	CW50	CW45
4541		41-5/16	16-1/16	4.6	8.8	2.5	3	CW50	CW45
4547		41-5/16	19-1/16	5.5	10.5	2.5	3	CW50	CW45
4553		41-5/16	22-1/16	6.3	12.1	2.5	3	CW50	CW45
4557	E	41-5/16	24-1/16	6.9	13.2	2.5	3	CW50	CW45
4559	E	41-5/16	25-1/16	7.2	13.7	2.5	3	CW50	CW45
4565	E	41-5/16	28-1/16	8.1	15.4	2.5	3	CW50	CW45
4571	E	41-5/16	31-1/16	8.9	17.0	2.5	3	CW45	CW45
4577	E	41-5/16	34-1/16	9.8	18.7	2.5	3	CW45	CW45
4584	E	41-5/16	37-9/16	10.8	20.6	3	3	CW40	CW40
4835		44-5/16	13-1/16	4.0	7.7	2.5	3	CW50	CW45
4841		44-5/16	16-1/16	4.9	9.5	2.5	3	CW50	CW45
4847		44-5/16	19-1/16	5.9	11.3	2.5	3	CW50	CW45
4853		44-5/16	22-1/16	6.8	13.0	2.5	3	CW50	CW45
4857	E	44-5/16	24-1/16	7.4	14.2	2.5	3	CW50	CW45
4859	E	44-5/16	25-1/16	7.7	14.8	2.5	3	CW50	CW45
4865	E	44-5/16	28-1/16	8.6	16.6	2.5	3	CW45	CW45
4871	E	44-5/16	31-1/16	9.6	18.3	2.5	3	CW45	CW45
4877	E	44-5/16	34-1/16	10.5	20.1	3	3	CW45	CW45
4884	E	44-5/16	37-9/16	11.6	22.2	3	3	CW40	CW40

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Fixed

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
4135	7.2	2.5	3	CW50
4141	8.6	2.5	3	CW50
4147	10.1	3	3	CW50
4153	11.6	3	3	CW50
4157	12.5	3	3	CW50
4165	14.5	3	3	CW50
4171	16.0	3	3	CW45/CW50
4735	8.4	2.5	3	CW50
4741	10.1	3	3	CW50
4747	11.8	3	3	CW50
4753	13.5	3	3	CW50
4757	14.7	3	3	CW50
4759	15.3	3	3	CW50
4765	17.0	3	3	CW45/CW50
4771	18.7	4	4	CW50
5335	9.6	2.5	3	CW45/CW50
5341	11.6	3	3	CW50
5347	13.5	3	3	CW50
5353	15.5	3	4	CW45/CW50
5357	16.8	3	4	CW45/CW50
5359	17.5	3	4	CW40/CW50
5365	19.4	4	4	CW50
5371	21.4	4	4	CW50
5935	10.8	3	3	CW50
5941	13.0	3	3	CW50
5953	17.5	3	4	CW40/CW50
5957	19.0	4	4	CW50
5959	19.7	4	4	CW50
5965	21.9	4	4	CW50
5971	24.1	4	4	CW45/CW50

Transoms

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
2114	0.9	2.5	3	CW50
2514	1.1	2.5	3	CW50
2914	1.3	2.5	3	CW50
3314	1.6	2.5	3	CW50
3714	1.8	2.5	3	CW50
4114	2.0	2.5	3	CW50
4514	2.2	2.5	3	CW50
4814	2.4	2.5	3	CW50
2117	1.2	2.5	3	CW50
2517	1.5	2.5	3	CW50
2917	1.8	2.5	3	CW50
3317	2.1	2.5	3	CW50
3717	2.4	2.5	3	CW50
4117	2.8	2.5	3	CW50
4517	3.1	2.5	3	CW50
4817	3.3	2.5	3	CW50
2125	2.0	2.5	3	CW50
2525	2.6	2.5	3	CW50
2925	3.1	2.5	3	CW50
3325	3.6	2.5	3	CW50
3725	4.2	2.5	3	CW50
4125	4.7	2.5	3	CW50
4525	5.2	2.5	3	CW50
4825	5.6	2.5	3	CW50

(1) Maximum design pressure when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.

Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width	Height			Annealed	Tempered	Clad	Wood
VG2141		17-5/16	12-11/16	1.5	3.4	2.5	3	CW50	CW45
VG2147		17-5/16	15-1/16	1.8	4.1	2.5	3	CW50	CW45
VG2153		17-5/16	17-7/16	2.1	4.7	2.5	3	CW50	CW45
VG2157		17-5/16	19-1/16	2.3	5.2	2.5	3	CW50	CW45
VG2159		17-5/16	19-7/8	2.4	5.4	2.5	3	CW50	CW45
VG2165		17-5/16	22-1/4	2.7	6.0	2.5	3	CW50	CW45
VG2171		17-5/16	24-11/16	3.0	6.6	2.5	3	CW30	CW30
VG2541		21-5/16	12-11/16	1.9	4.3	2.5	3	CW50	CW45
VG2547		21-5/16	15-1/16	2.2	5.1	2.5	3	CW50	CW45
VG2553		21-5/16	17-7/16	2.6	6.0	2.5	3	CW50	CW45
VG2557		21-5/16	19-1/16	2.8	6.5	2.5	3	CW50	CW45
VG2559		21-5/16	19-7/8	2.9	6.8	2.5	3	CW50	CW45
VG2565		21-5/16	22-1/4	3.3	7.6	2.5	3	CW50	CW45
VG2571		21-5/16	24-11/16	3.7	8.4	2.5	3	CW30	CW30
VG2941		25-5/16	12-11/16	2.2	5.2	2.5	3	CW50	CW45
VG2947		25-5/16	15-1/16	2.7	6.2	2.5	3	CW50	CW45
VG2953		25-5/16	17-7/16	3.1	7.2	2.5	3	CW50	CW45
VG2957		25-5/16	19-1/16	3.4	7.8	2.5	3	CW50	CW45
VG2959		25-5/16	19-7/8	3.5	8.2	2.5	3	CW50	CW45
VG2965		25-5/16	22-1/4	3.9	9.1	2.5	3	CW50	CW45
VG2971		25-5/16	24-11/16	4.3	10.1	2.5	3	CW30	CW30
VG3341		29-5/16	12-11/16	2.6	6.1	2.5	3	CW50	CW45
VG3347		29-5/16	15-1/16	3.1	7.3	2.5	3	CW50	CW45
VG3353		29-5/16	17-7/16	3.6	8.4	2.5	3	CW50	CW45
VG3357		29-5/16	19-1/16	3.9	9.2	2.5	3	CW50	CW45
VG3359		29-5/16	19-7/8	4.1	9.6	2.5	3	CW50	CW45
VG3365		29-5/16	22-1/4	4.5	10.7	2.5	3	CW50	CW45
VG3371	E1	29-5/16	24-11/16	5.0	11.8	2.5	3	CW30	CW30

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Egress Notes:

Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width	Height			Annealed	Tempered	Clad	Wood
VG3741		33-5/16	12-11/16	2.9	7.0	2.5	3	CW50	CW45
VG3747		33-5/16	15-1/16	3.5	8.3	2.5	3	CW50	CW45
VG3753		33-5/16	17-7/16	4.0	9.6	2.5	3	CW50	CW45
VG3757		33-5/16	19-1/16	4.4	10.5	2.5	3	CW50	CW45
VG3759		33-5/16	19-7/8	4.6	11.0	2.5	3	CW50	CW45
VG3765		33-5/16	22-1/4	5.2	12.3	2.5	3	CW50	CW45
VG3771	E	33-5/16	24-11/16	5.7	13.6	2.5	3	CW30	CW30
VG4141		37-5/16	12-11/16	3.3	7.9	2.5	3	CW50	CW45
VG4147		37-5/16	15-1/16	3.9	9.4	2.5	3	CW50	CW45
VG4153		37-5/16	17-7/16	4.5	10.9	2.5	3	CW50	CW45
VG4157		37-5/16	19-1/16	4.9	11.9	2.5	3	CW50	CW45
VG4159		37-5/16	19-7/8	5.2	12.4	2.5	3	CW50	CW45
VG4165		37-5/16	22-1/4	5.8	13.8	2.5	3	CW45	CW45
VG4171	E	37-5/16	24-11/16	6.4	15.3	2.5	3	CW30	CW30
VG4541		41-5/16	12-11/16	3.6	8.8	2.5	3	CW50	CW45
VG4547		41-5/16	15-1/16	4.3	10.5	2.5	3	CW50	CW45
VG4553		41-5/16	17-7/16	5.0	12.1	2.5	3	CW50	CW45
VG4557		41-5/16	19-1/16	5.5	13.2	2.5	3	CW45	CW45
VG4559		41-5/16	19-7/8	5.7	13.8	2.5	3	CW45	CW45
VG4565		41-5/16	22-1/4	6.4	15.4	2.5	3	CW45	CW45
VG4571	E	41-5/16	24-11/16	7.1	17.0	3	3	CW30	CW30
VG4841		44-5/16	12-11/16	3.9	9.5	2.5	3	CW50	CW45
VG4847		44-5/16	15-1/16	4.6	11.3	2.5	3	CW50	CW45
VG4853		44-5/16	17-7/16	5.4	13.0	2.5	3	CW45	CW45
VG4857		44-5/16	19-1/16	5.9	14.2	2.5	3	CW45	CW45
VG4859		44-5/16	19-7/8	6.1	14.8	2.5	3	CW45	CW45
VG4865		44-5/16	22-1/4	6.9	16.6	3	3	CW45	CW45
VG4871	E	44-5/16	24-11/16	7.6	18.3	3	3	CW30	CW30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m^2), multiply square feet by 0.0929.

Replacement Equal Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
23.5 x 35.5		19-13/16	13-5/16	1.8	3.3	2.5	3	CW50	CW45
23.5 x 37.5		19-13/16	14-5/16	2.0	3.6	2.5	3	CW50	CW45
23.5 x 41.5		19-13/16	16-5/16	2.2	4.1	2.5	3	CW50	CW45
23.5 x 45.5		19-13/16	18-5/16	2.5	4.6	2.5	3	CW50	CW45
23.5 x 47.5		19-13/16	19-5/16	2.7	4.8	2.5	3	CW50	CW45
23.5 x 51.5		19-13/16	21-5/16	2.9	5.3	2.5	3	CW50	CW45
23.5 x 53.5		19-13/16	22-5/16	3.1	5.6	2.5	3	CW50	CW45
23.5 x 57.5		19-13/16	24-5/16	3.3	6.1	2.5	3	CW50	CW45
23.5 x 59.5		19-13/16	25-5/16	3.5	6.3	2.5	3	CW50	CW45
23.5 x 61.5		19-13/16	26-5/16	3.6	6.5	2.5	3	CW50	CW45
23.5 x 65.5		19-13/16	28-5/16	3.9	7.0	2.5	3	CW50	CW45
23.5 x 71.5		19-13/16	31-5/16	4.3	7.8	2.5	3	CW50	CW45
27.5 x 35.5		23-13/16	13-5/16	2.2	4.1	2.5	3	CW50	CW45
27.5 x 37.5		23-13/16	14-5/16	2.4	4.4	2.5	3	CW50	CW45
27.5 x 41.5		23-13/16	16-5/16	2.7	5.0	2.5	3	CW50	CW45
27.5 x 45.5		23-13/16	18-5/16	3.0	5.6	2.5	3	CW50	CW45
27.5 x 47.5		23-13/16	19-5/16	3.2	5.9	2.5	3	CW50	CW45
27.5 x 51.5		23-13/16	21-5/16	3.5	6.5	2.5	3	CW50	CW45
27.5 x 53.5		23-13/16	22-5/16	3.7	6.8	2.5	3	CW50	CW45
27.5 x 57.5		23-13/16	24-5/16	4.0	7.4	2.5	3	CW50	CW45
27.5 x 59.5		23-13/16	25-5/16	4.2	7.7	2.5	3	CW50	CW45
27.5 x 61.5		23-13/16	26-5/16	4.4	8.0	2.5	3	CW50	CW45
27.5 x 65.5		23-13/16	28-5/16	4.7	8.6	2.5	3	CW50	CW45
27.5 x 71.5	E1	23-13/16	31-5/16	5.2	9.5	2.5	3	CW50	CW45
29.5 x 35.5		25-13/16	13-5/16	2.4	4.4	2.5	3	CW50	CW45
29.5 x 37.5		25-13/16	14-5/16	2.6	4.8	2.5	3	CW50	CW45
29.5 x 41.5		25-13/16	16-5/16	2.9	5.4	2.5	3	CW50	CW45
29.5 x 45.5		25-13/16	18-5/16	3.3	6.1	2.5	3	CW50	CW45
29.5 x 47.5		25-13/16	19-5/16	3.5	6.4	2.5	3	CW50	CW45
29.5 x 51.5		25-13/16	21-5/16	3.8	7.1	2.5	3	CW50	CW45
29.5 x 53.5		25-13/16	22-5/16	4.0	7.4	2.5	3	CW50	CW45
29.5 x 57.5		25-13/16	24-5/16	4.4	8.1	2.5	3	CW50	CW45
29.5 x 59.5		25-13/16	25-5/16	4.5	8.4	2.5	3	CW50	CW45
29.5 x 61.5		25-13/16	26-5/16	4.7	8.7	2.5	3	CW50	CW45
29.5 x 65.5	E1	25-13/16	28-5/16	5.1	9.4	2.5	3	CW50	CW45
29.5 x 71.5	E1	25-13/16	31-5/16	5.6	10.4	2.5	3	CW50	CW45

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Egress Notes:

Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Replacement Equal Sash for Single- and Double-Hung

Unit	Egress	Clear Opening Width (Inches)	Clear Opening Height (Inches)	Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm) Annealed	Standard Glass Thickness (mm) Tempered	Performance Class & Grade [1] Clad	Performance Class & Grade [1] Wood
31.5 x 35.5		27-13/16	13-5/16	2.6	4.8	2.5	3	CW50	CW45
31.5 x 37.5		27-13/16	14-5/16	2.8	5.2	2.5	3	CW50	CW45
31.5 x 41.5		27-13/16	16-5/16	3.2	5.9	2.5	3	CW50	CW45
31.5 x 45.5		27-13/16	18-5/16	3.5	6.6	2.5	3	CW50	CW45
31.5 x 47.5		27-13/16	19-5/16	3.7	7.0	2.5	3	CW50	CW45
31.5 x 51.5		27-13/16	21-5/16	4.1	7.7	2.5	3	CW50	CW45
31.5 x 53.5		27-13/16	22-5/16	4.3	8.0	2.5	3	CW50	CW45
31.5 x 57.5		27-13/16	24-5/16	4.7	8.8	2.5	3	CW50	CW45
31.5 x 59.5		27-13/16	25-5/16	4.9	9.1	2.5	3	CW50	CW45
31.5 x 61.5	E1	27-13/16	26-5/16	5.1	9.5	2.5	3	CW50	CW45
31.5 x 65.5	E1	27-13/16	28-5/16	5.5	10.2	2.5	3	CW50	CW45
31.5 x 71.5	E	27-13/16	31-5/16	6.0	11.3	2.5	3	CW50	CW45
35.5 x 35.5		31-13/16	13-5/16	2.9	5.6	2.5	3	CW50	CW45
35.5 x 37.5		31-13/16	14-5/16	3.2	6.0	2.5	3	CW50	CW45
35.5 x 41.5		31-13/16	16-5/16	3.6	6.8	2.5	3	CW50	CW45
35.5 x 45.5		31-13/16	18-5/16	4.0	7.6	2.5	3	CW50	CW45
35.5 x 47.5		31-13/16	19-5/16	4.3	8.0	2.5	3	CW50	CW45
35.5 x 51.5		31-13/16	21-5/16	4.7	8.9	2.5	3	CW50	CW45
35.5 x 53.5		31-13/16	22-5/16	4.9	9.3	2.5	3	CW50	CW45
35.5 x 57.5	E1	31-13/16	24-5/16	5.4	10.1	2.5	3	CW50	CW45
35.5 x 59.5	E1	31-13/16	25-5/16	5.6	10.5	2.5	3	CW50	CW45
35.5 x 61.5	E	31-13/16	26-5/16	5.8	10.9	2.5	3	CW50	CW45
35.5 x 65.5	E	31-13/16	28-5/16	6.3	11.8	2.5	3	CW50	CW45
35.5 x 71.5	E	31-13/16	31-5/16	6.9	13.0	2.5	3	CW50	CW45
39.5 x 35.5		35-13/16	13-5/16	3.3	6.3	2.5	3	CW50	CW45
39.5 x 37.5		35-13/16	14-5/16	3.6	6.8	2.5	3	CW50	CW45
39.5 x 41.5		35-13/16	16-5/16	4.1	7.7	2.5	3	CW50	CW45
39.5 x 45.5		35-13/16	18-5/16	4.6	8.7	2.5	3	CW50	CW45
39.5 x 47.5		35-13/16	19-5/16	4.8	9.1	2.5	3	CW50	CW45
39.5 x 51.5		35-13/16	21-5/16	5.3	10.1	2.5	3	CW50	CW45
39.5 x 53.5		35-13/16	22-5/16	5.5	10.5	2.5	3	CW50	CW45
39.5 x 57.5	E	35-13/16	24-5/16	6.0	11.5	2.5	3	CW50	CW45
39.5 x 59.5	E	35-13/16	25-5/16	6.3	11.9	2.5	3	CW50	CW45
39.5 x 61.5	E	35-13/16	26-5/16	6.5	12.4	2.5	3	CW50	CW45
39.5 x 65.5	E	35-13/16	28-5/16	7.0	13.4	2.5	3	CW50	CW45
39.5 x 71.5	E	35-13/16	31-5/16	7.8	14.8	2.5	3	CW45	CW45
41.5 x 35.5		37-13/16	13-5/16	3.5	6.7	2.5	3	CW50	CW45
41.5 x 37.5		37-13/16	14-5/16	3.8	7.2	2.5	3	CW50	CW45
41.5 x 41.5		37-13/16	16-5/16	4.3	8.2	2.5	3	CW50	CW45
41.5 x 45.5		37-13/16	18-5/16	4.8	9.2	2.5	3	CW50	CW45
41.5 x 47.5		37-13/16	19-5/16	5.1	9.7	2.5	3	CW50	CW45
41.5 x 51.5		37-13/16	21-5/16	5.6	10.7	2.5	3	CW50	CW45
41.5 x 53.5		37-13/16	22-5/16	5.9	11.2	2.5	3	CW50	CW45
41.5 x 57.5	E	37-13/16	24-5/16	6.4	12.2	2.5	3	CW50	CW45
41.5 x 59.5	E	37-13/16	25-5/16	6.6	12.7	2.5	3	CW50	CW45
41.5 x 61.5	E	37-13/16	26-5/16	6.9	13.1	2.5	3	CW50	CW45
41.5 x 65.5	E	37-13/16	28-5/16	7.4	14.1	2.5	3	CW45	CW45
41.5 x 71.5	E	37-13/16	31-5/16	8.2	15.6	2.5	3	CW45	CW45

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m^2), multiply square feet by 0.0929.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft^2.
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft^2.

Replacement Fixed

Unit	Visible Glass Ft²	Standard Glass Thickness (mm) Annealed	Standard Glass Thickness (mm) Tempered	Performance Class & Grade [1]
41 x 35.5	7.3	2.5	3	CW50
41 x 37.5	7.8	2.5	3	CW50
41 x 41.5	8.8	2.5	3	CW50
41 x 45.5	9.7	2.5	3	CW45/CW50
41 x 47.5	10.2	3.0	3	CW50
41 x 51.5	11.2	3.0	3	CW50
41 x 53.5	11.7	3.0	3	CW50
41 x 57.5	12.7	3.0	3	CW50
41 x 59.5	13.2	3.0	3	CW50
41 x 61.5	13.6	3.0	3	CW50
41 x 65.5	14.6	3.0	3	CW50
41 x 71.5	16.1	3.0	3	CW45/CW50
47 x 35.5	8.5	2.5	3	CW50
47 x 37.5	9.1	2.5	3	CW50
47 x 41.5	10.2	3.0	3	CW50
47 x 45.5	11.4	3.0	3	CW50
47 x 47.5	12.0	3.0	3	CW50
47 x 51.5	13.1	3.0	3	CW50
47 x 53.5	13.7	3.0	3	CW50
47 x 57.5	14.8	3.0	3	CW50
47 x 59.5	15.4	3.0	3	CW45/CW50
47 x 61.5	16.0	3.0	3	CW45/CW50
47 x 65.5	17.1	3.0	3	CW45/CW50
47 x 71.5	18.8	4.0	4	CW50
53 x 35.5	9.8	2.5	3	CW45/CW50
53 x 37.5	10.4	3.0	3	CW50
53 x 41.5	11.7	3.0	3	CW50
53 x 45.5	13.0	3.0	3	CW50
53 x 47.5	13.7	3.0	3	CW50
53 x 51.5	15.0	3.0	4	CW50
53 x 53.5	15.7	3.0	4	CW45/CW50
53 x 57.5	17.0	3.0	4	CW45/CW50
53 x 59.5	17.6	4.0	4	CW50
53 x 61.5	18.3	4.0	4	CW50
53 x 65.5	19.6	4.0	4	CW50
53 x 71.5	21.6	4.0	4	CW50
59 x 35.5	11.0	3.0	3	CW50
59 x 37.5	11.7	3.0	3	CW50
59 x 41.5	13.2	3.0	3	CW50
59 x 45.5	14.7	3.0	3	CW50
59 x 47.5	15.4	3.0	3	CW45/CW50
59 x 51.5	16.9	3.0	4	CW45/CW50
59 x 53.5	17.7	4.0	4	CW50
59 x 57.5	19.1	4.0	4	CW50
59 x 59.5	19.9	4.0	4	CW50
59 x 61.5	20.6	4.0	4	CW50
59 x 65.5	22.1	4.0	4	CW50
59 x 71.5	24.3	4.0	4	CW45/CW50

Replacement Transoms

Unit	Visible Glass Ft²	Standard Glass Thickness (mm) Annealed	Standard Glass Thickness (mm) Tempered	Performance Class & Grade [1]
23.5 x 14	1.0	2.5	3	CW50
23.5 x 17	1.4	2.5	3	CW50
23.5 x 25	2.4	2.5	3	CW50
27.5 x 14	1.2	2.5	3	CW50
27.5 x 17	1.7	2.5	3	CW50
27.5 x 25	2.9	2.5	3	CW50
29.5 x 14	1.4	2.5	3	CW50
29.5 x 17	1.9	2.5	3	CW50
29.5 x 25	3.2	2.5	3	CW50
31.5 x 14	1.5	2.5	3	CW50
31.5 x 17	2.0	2.5	3	CW50
31.5 x 25	3.4	2.5	3	CW50
35.5 x 14	1.7	2.5	3	CW50
35.5 x 17	2.3	2.5	3	CW50
35.5 x 25	4.0	2.5	3	CW50
39.5 x 14	1.9	2.5	3	CW50
39.5 x 17	2.6	2.5	3	CW50
39.5 x 25	4.5	2.5	3	CW50
41.5 x 14	2.0	2.5	3	CW50
41.5 x 17	2.8	2.5	3	CW50
41.5 x 25	4.8	2.5	3	CW50

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.

Replacement Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade 1	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
VG23.5 x 41.5		19-13/16	12-7/8	1.8	4.1	2.5	3	CW50	CW45
VG23.5 x 45.5		19-13/16	14-1/2	2.0	4.6	2.5	3	CW50	CW45
VG23.5 x 47.5		19-13/16	15-1/4	2.1	4.8	2.5	3	CW50	CW45
VG23.5 x 51.5		19-13/16	16-7/8	2.3	5.3	2.5	3	CW50	CW45
VG23.5 x 53.5		19-13/16	17-11/16	2.4	5.6	2.5	3	CW50	CW45
VG23.5 x 57.5		19-13/16	19-1/4	2.7	6.1	2.5	3	CW50	CW45
VG23.5 x 59.5		19-13/16	19-15/16	2.8	6.3	2.5	3	CW50	CW45
VG23.5 x 61.5		19-13/16	20-7/8	2.9	6.5	2.5	3	CW50	CW45
VG23.5 x 65.5		19-13/16	22-1/2	3.1	7.0	2.5	3	CW40	CW40
VG23.5 x 71.5		19-13/16	24-7/8	3.4	7.8	2.5	3	CW30	CW30
VG27.5 x 41.5		23-13/16	12-7/8	2.1	5.0	2.5	3	CW50	CW45
VG27.5 x 45.5		23-13/16	14-1/2	2.4	5.6	2.5	3	CW50	CW45
VG27.5 x 47.5		23-13/16	15-1/4	2.5	5.9	2.5	3	CW50	CW45
VG27.5 x 51.5		23-13/16	16-7/8	2.8	6.5	2.5	3	CW50	CW45
VG27.5 x 53.5		23-13/16	17-11/16	2.9	6.8	2.5	3	CW50	CW45
VG27.5 x 57.5		23-13/16	19-1/4	3.2	7.4	2.5	3	CW50	CW45
VG27.5 x 59.5		23-13/16	19-15/16	3.3	7.7	2.5	3	CW50	CW45
VG27.5 x 61.5		23-13/16	20-7/8	3.5	8.0	2.5	3	CW50	CW45
VG27.5 x 65.5		23-13/16	22-1/2	3.7	8.6	2.5	3	CW40	CW40
VG27.5 x 71.5		23-13/16	24-7/8	4.1	9.5	2.5	3	CW30	CW30
VG29.5 x 41.5		25-13/16	12-7/8	2.3	5.4	2.5	3	CW50	CW45
VG29.5 x 45.5		25-13/16	14-1/2	2.6	6.1	2.5	3	CW50	CW45
VG29.5 x 47.5		25-13/16	15-1/4	2.7	6.4	2.5	3	CW50	CW45
VG29.5 x 51.5		25-13/16	16-7/8	3.0	7.1	2.5	3	CW50	CW45
VG29.5 x 53.5		25-13/16	17-11/16	3.2	7.4	2.5	3	CW50	CW45
VG29.5 x 57.5		25-13/16	19-1/4	3.5	8.1	2.5	3	CW50	CW45
VG29.5 x 59.5		25-13/16	19-15/16	3.6	8.4	2.5	3	CW50	CW45
VG29.5 x 61.5		25-13/16	20-7/8	3.7	8.7	2.5	3	CW50	CW45
VG29.5 x 65.5		25-13/16	22-1/2	4.0	9.4	2.5	3	CW40	CW40
VG29.5 x 71.5		25-13/16	24-7/8	4.5	10.4	2.5	3	CW30	CW30
VG31.5 x 41.5		27-13/16	12-7/8	2.5	5.9	2.5	3	CW50	CW45
VG31.5 x 45.5		27-13/16	14-1/2	2.8	6.6	2.5	3	CW50	CW45
VG31.5 x 47.5		27-13/16	15-1/4	3.0	7.0	2.5	3	CW50	CW45
VG31.5 x 51.5		27-13/16	16-7/8	3.3	7.7	2.5	3	CW50	CW45
VG31.5 x 53.5		27-13/16	17-11/16	3.4	8.0	2.5	3	CW50	CW45
VG31.5 x 57.5		27-13/16	19-1/4	3.7	8.8	2.5	3	CW50	CW45
VG31.5 x 59.5		27-13/16	19-15/16	3.9	9.1	2.5	3	CW50	CW45
VG31.5 x 61.5		27-13/16	20-7/8	4.0	9.5	2.5	3	CW50	CW45
VG31.5 x 65.5		27-13/16	22-1/2	4.3	10.2	2.5	3	CW40	CW40
VG31.5 x 71.5		27-13/16	24-7/8	4.8	11.3	2.5	3	CW30	CW30

Continued on next page

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m^2), multiply square feet by 0.0929.

Replacement Cottage Sash for Single- and Double-Hung									
Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade 1	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
VG35.5 x 41.5		31-13/16	12-7/8	2.8	6.8	2.5	3	CW50	CW45
VG35.5 x 45.5		31-13/16	14-1/2	3.2	7.6	2.5	3	CW50	CW45
VG35.5 x 47.5		31-13/16	15-1/4	3.4	8.0	2.5	3	CW50	CW45
VG35.5 x 51.5		31-13/16	16-7/8	3.7	8.9	2.5	3	CW50	CW45
VG35.5 x 53.5		31-13/16	17-11/16	3.9	9.3	2.5	3	CW50	CW45
VG35.5 x 57.5		31-13/16	19-1/4	4.3	10.1	2.5	3	CW50	CW45
VG35.5 x 59.5		31-13/16	19-15/16	4.4	10.5	2.5	3	CW50	CW45
VG35.5 x 61.5		31-13/16	20-7/8	4.6	11.0	2.5	3	CW50	CW45
VG35.5 x 65.5		31-13/16	22-1/2	5.0	11.8	2.5	3	CW40	CW40
VG35.5 x 71.5	E1	31-13/16	24-7/8	5.5	13.0	2.5	3	CW30	CW30
VG39.5 x 41.5		35-13/16	12-7/8	3.2	7.7	2.5	3	CW50	CW45
VG39.5 x 45.5		35-13/16	14-1/2	3.6	8.7	2.5	3	CW50	CW45
VG39.5 x 47.5		35-13/16	15-1/4	3.8	9.1	2.5	3	CW50	CW45
VG39.5 x 51.5		35-13/16	16-7/8	4.2	10.1	2.5	3	CW50	CW45
VG39.5 x 53.5		35-13/16	17-11/16	4.4	10.5	2.5	3	CW50	CW45
VG39.5 x 57.5		35-13/16	19-1/4	4.8	11.5	2.5	3	CW50	CW45
VG39.5 x 59.5		35-13/16	19-15/16	5.0	11.9	2.5	3	CW50	CW45
VG39.5 x 61.5		35-13/16	20-7/8	5.2	12.4	2.5	3	CW45	CW45
VG39.5 x 65.5		35-13/16	22-1/2	5.6	13.4	2.5	3	CW40	CW40
VG39.5 x 71.5	E	35-13/16	24-7/8	6.2	14.8	2.5	3	CW30	CW30
VG41.5 x 41.5		37-13/16	12-7/8	3.4	8.2	2.5	3	CW50	CW45
VG41.5 x 45.5		37-13/16	14-1/2	3.8	9.2	2.5	3	CW50	CW45
VG41.5 x 47.5		37-13/16	15-1/4	4.0	9.7	2.5	3	CW50	CW45
VG41.5 x 51.5		37-13/16	16-7/8	4.4	10.7	2.5	3	CW50	CW45
VG41.5 x 53.5		37-13/16	17-11/16	4.6	11.2	2.5	3	CW50	CW45
VG41.5 x 57.5		37-13/16	19-1/4	5.1	12.2	2.5	3	CW45	CW45
VG41.5 x 59.5		37-13/16	19-15/16	5.3	12.7	2.5	3	CW45	CW45
VG41.5 x 61.5		37-13/16	20-7/8	5.5	13.2	2.5	3	CW45	CW45
VG41.5 x 65.5		37-13/16	22-1/2	5.9	14.1	2.5	3	CW40	CW40
VG41.5 x 71.5	E	37-13/16	24-7/8	6.5	15.6	2.5	3	CW30	CW30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

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.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).
- Vinyl jamb liner with wood / clad inserts.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

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 [clear pine] [mahogany] [douglas fir]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Double-Hung: Upper sash has surface-mounted wash locks for easy tilt-in cleaning] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.

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 dual-pane 11/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] [AdvancedComfort] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] [obscure] [Reflective Bronze].

– or –

- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced] [SunDefense] 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][1].

– 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][1].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain][1]].

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 (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame 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

Sash

- Exterior sash lugs
  - Optional factory applied accessory. Exterior finish is [Standard[1]] [Custom[1]].

Grilles

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain][1]].
  - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] [2" 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[2]
  - 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[3]] [Brown[3]] [Putty[3]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[4] is [standard][1].

Screens

- Integrated Rolscreen® (for rectangular units only)[6]
  - Retractable screen integrated into [lower sash] [both upper and lower sash]. Screen rollers are fixed and concealed within the frame, screen is held to the sash by magnets which release when the bottom sash is tilted for cleaning, and when the upper sash is opened past 18".
  - InView Screen cloth, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201.

– or –

- InView™ screens
  - [Half-Size] [Full-Size[4]] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form] [premium extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Screen frame finish is [standard screen: baked enamel] [premium extruded: 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 factory applied window opening control device. 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) Contact your local Pella sales representative for current designs and color options.

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

(3) 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.

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

(5) Full screens are available on units ≤ 96" height.

(6) Integrated Rolscreen only available on sizes ≥ 34" tall and 21" wide, and ≤ 84" tall and 48" wide.

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] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

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 [clear pine] [mahogany (standard rectangular windows only)]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

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

- [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 [paint] [stain]1].

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 (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame 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 solid [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 [paint] [stain] 1].
  - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile] that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [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 2
  - 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 3] [Brown 3] [Putty 3] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color 5 is [standard] 1.

Screens

- InView™ Screens
  - [Half-Size] [Full-Size 4] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Insect screen frame finish is baked enamel.

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 factory applied window opening control device. 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) Contact your local Pella sales representative for current designs and color options.

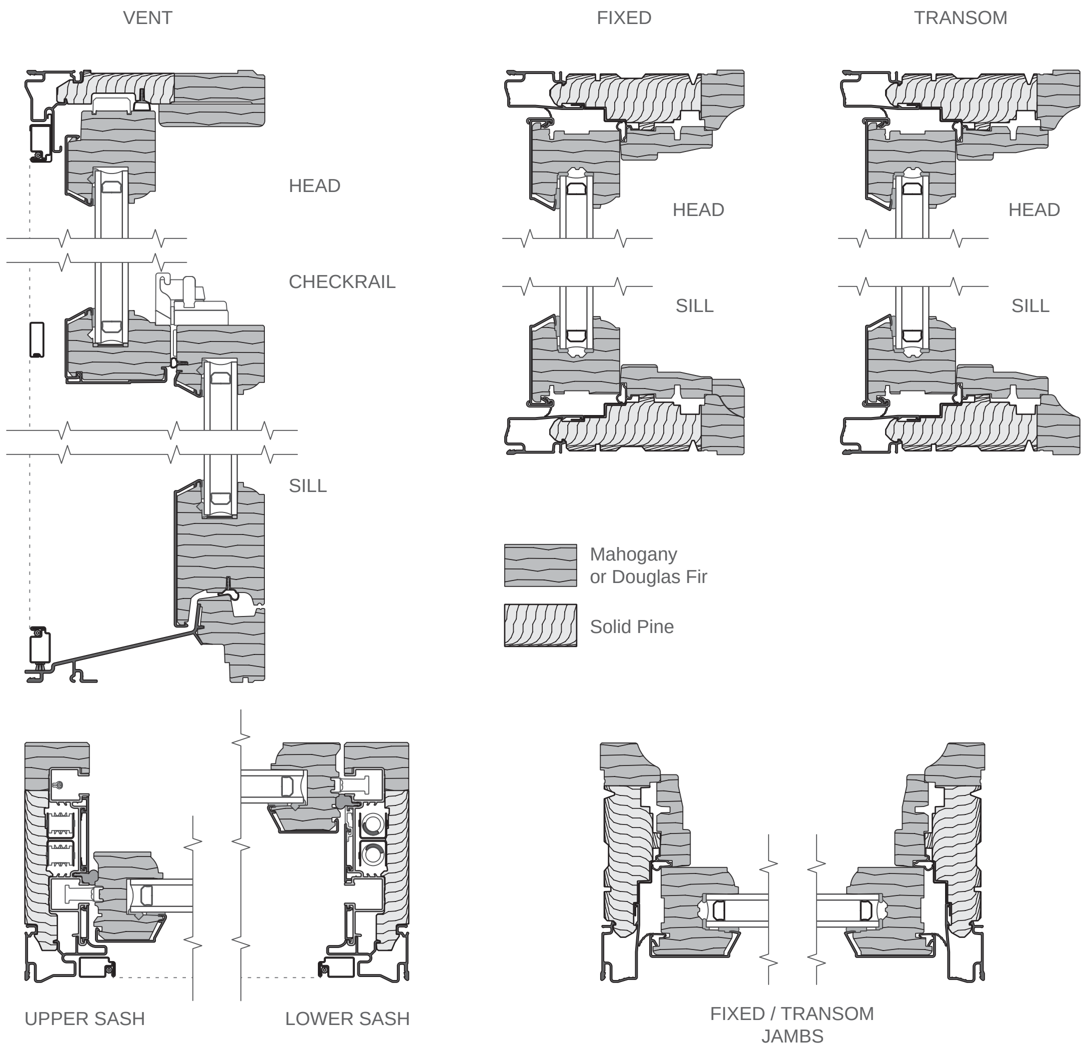
(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) 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.

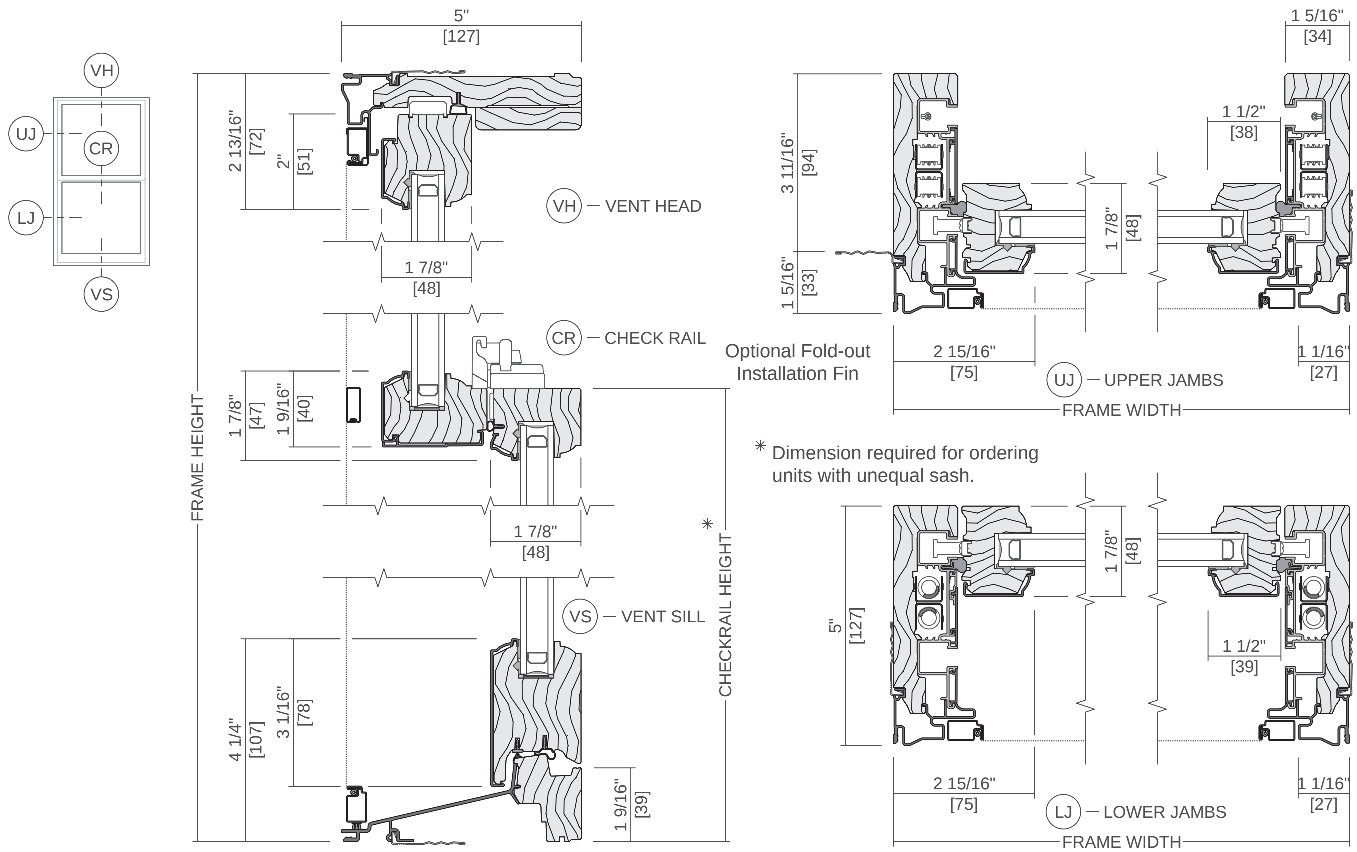
(4) Full screens are available on units ≤ 96" height.

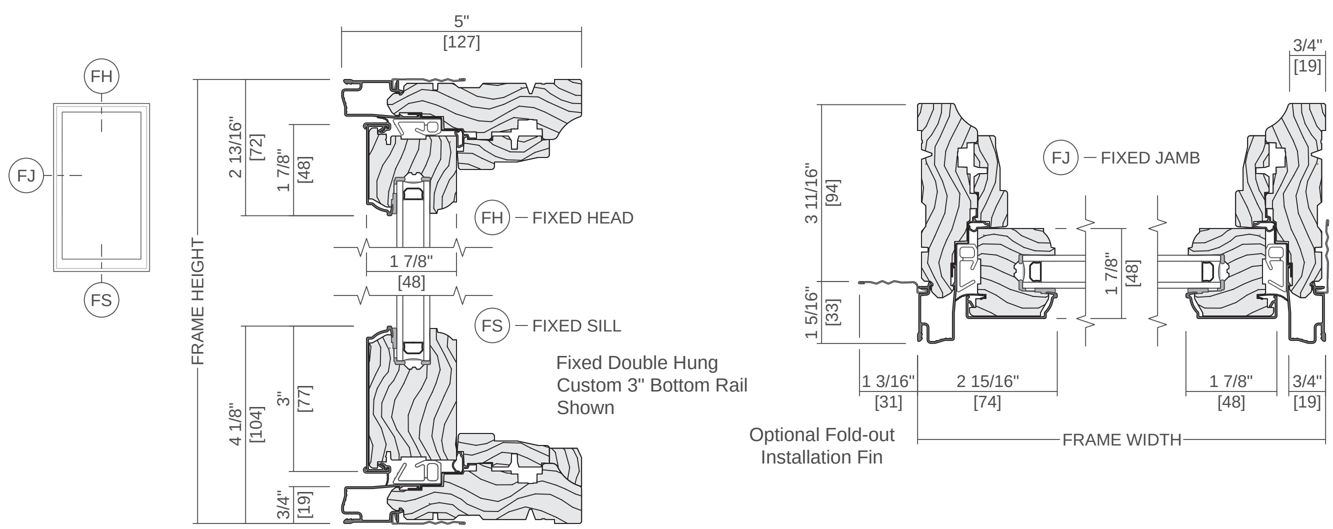
(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Unit Sections – Wood Collection



Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile

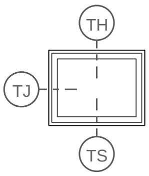


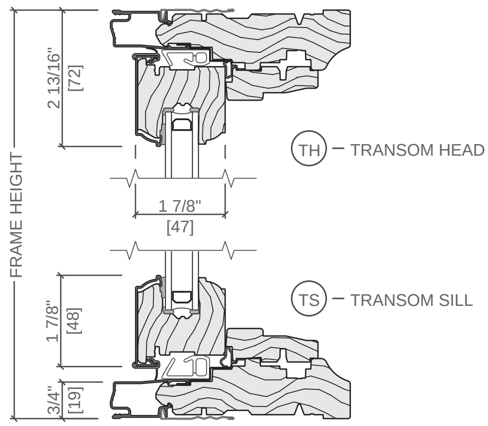


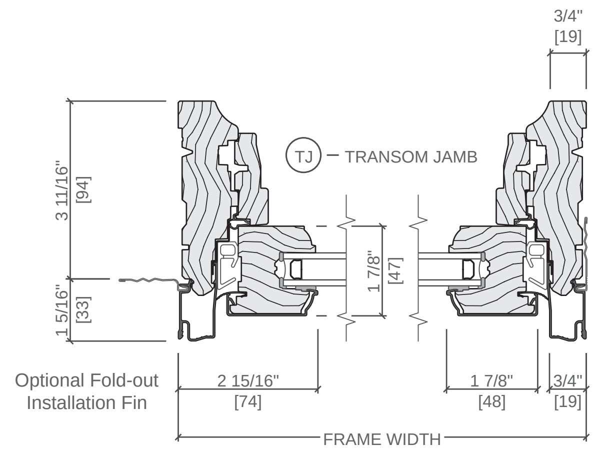
Scale 3" = 1' 0"

All dimensions are approximate.

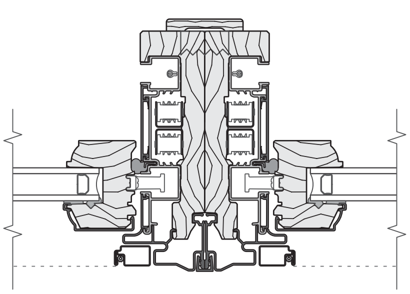
Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



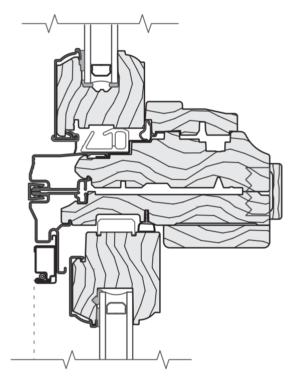




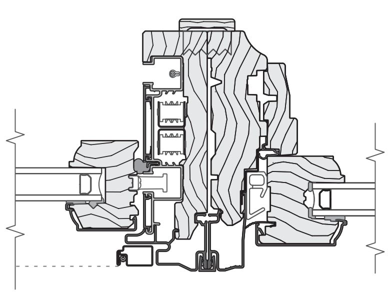
Typical Joining Mullions



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



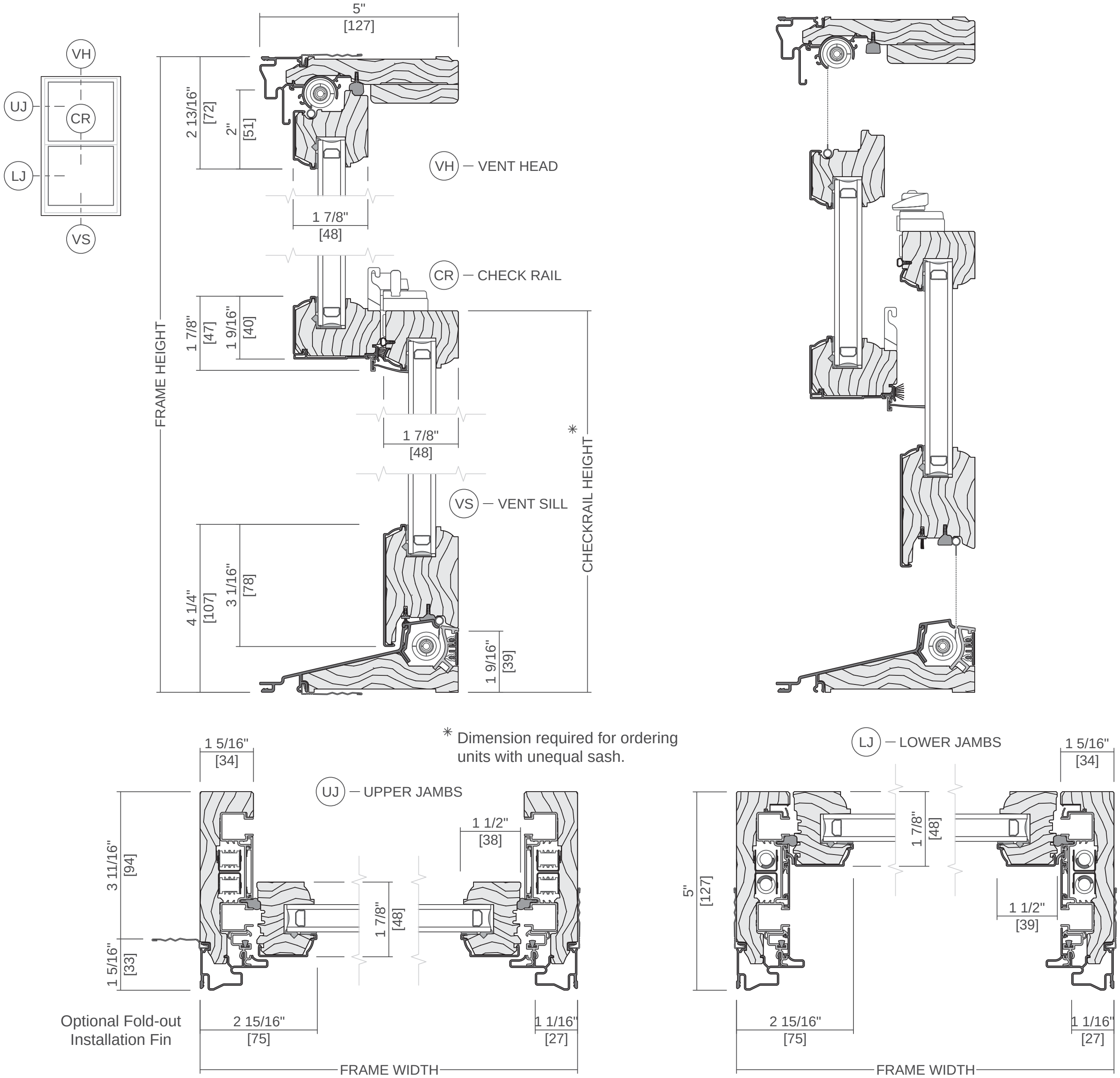
VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile with Integrated Rolscreen®

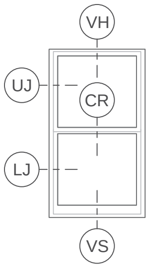


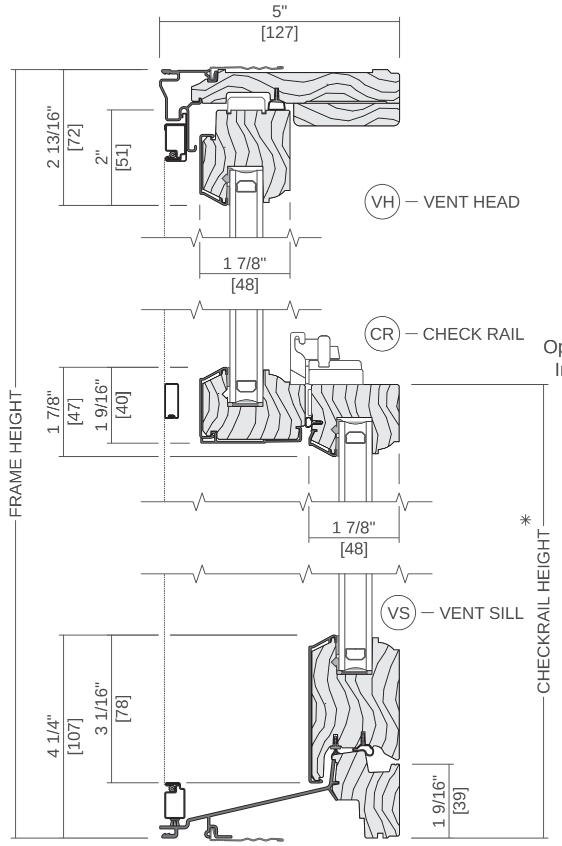
* Dimension required for ordering units with unequal sash.

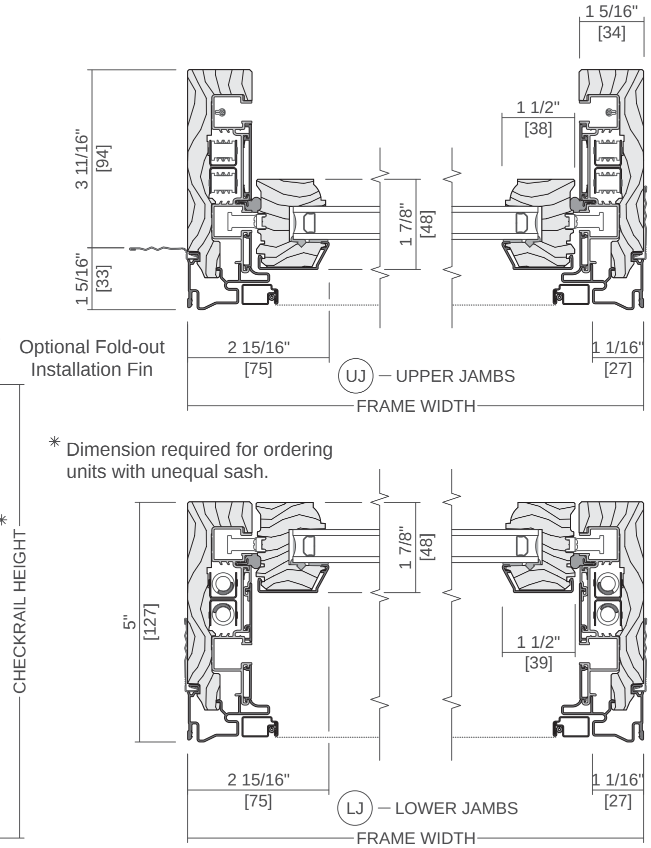
Scale 3" = 1' 0"

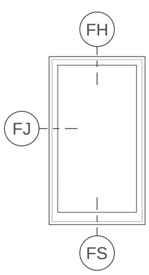
All dimensions are approximate.

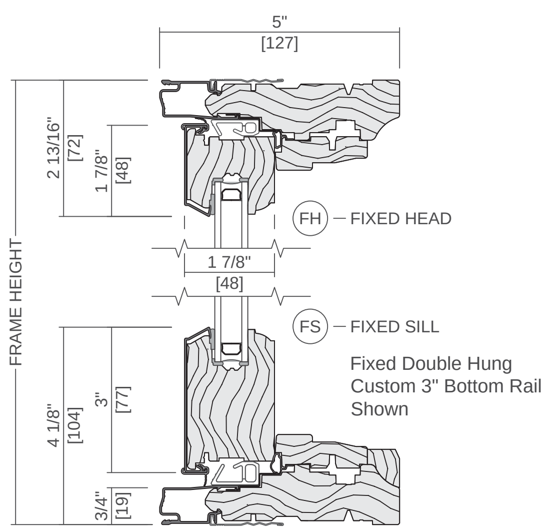
Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile

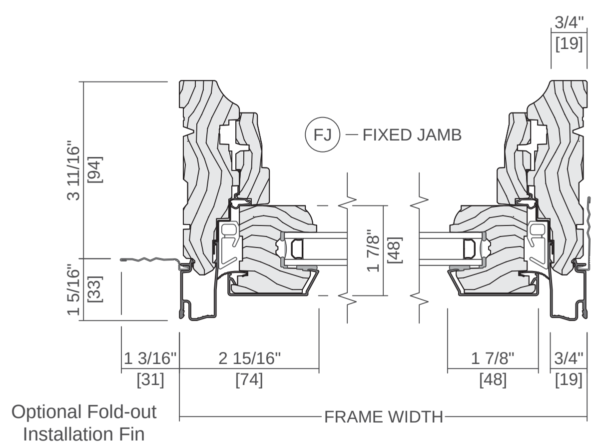








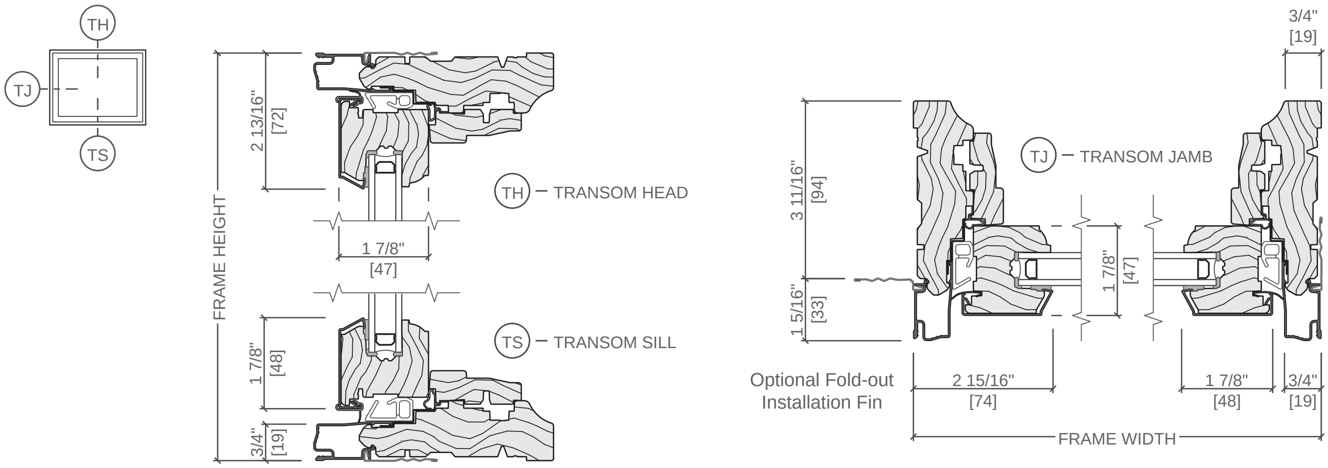




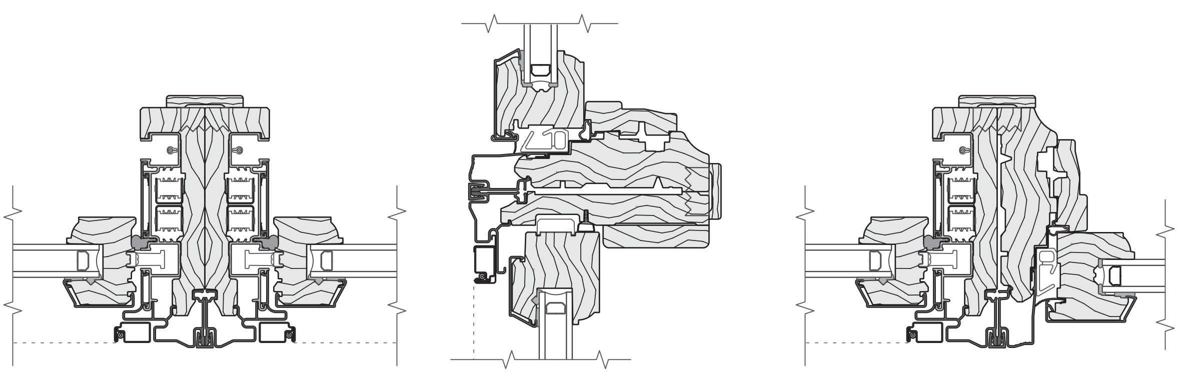
Scale 3" = 1' 0"

All dimensions are approximate.

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



Typical Joining Mullions



VERTICAL JOINING MULLION
LX VENT / LX VENT

HORIZONTAL JOINING MULLION
TRANSOM / VENT

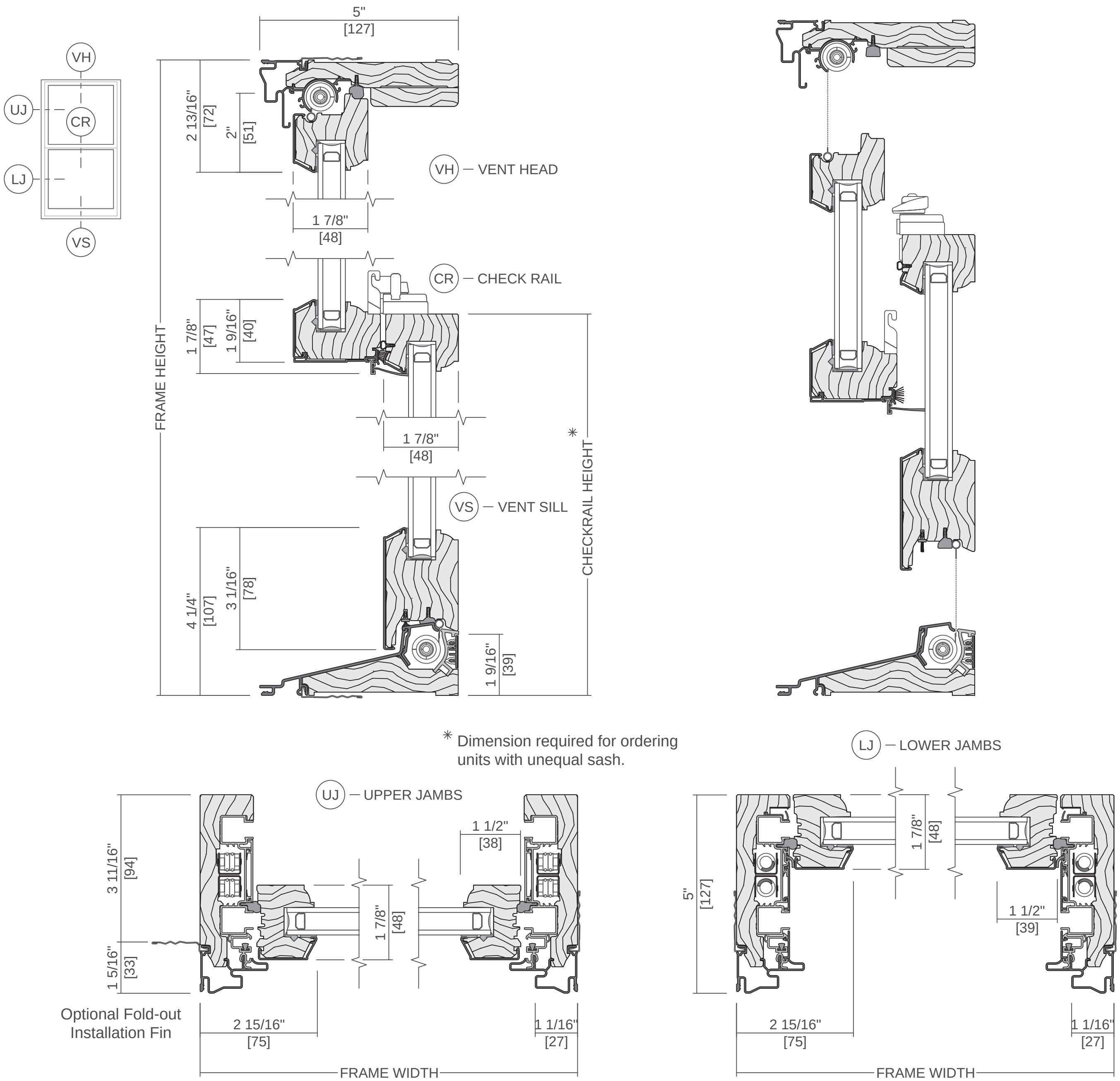
VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile with Integrated Rolscreen®

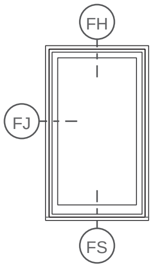


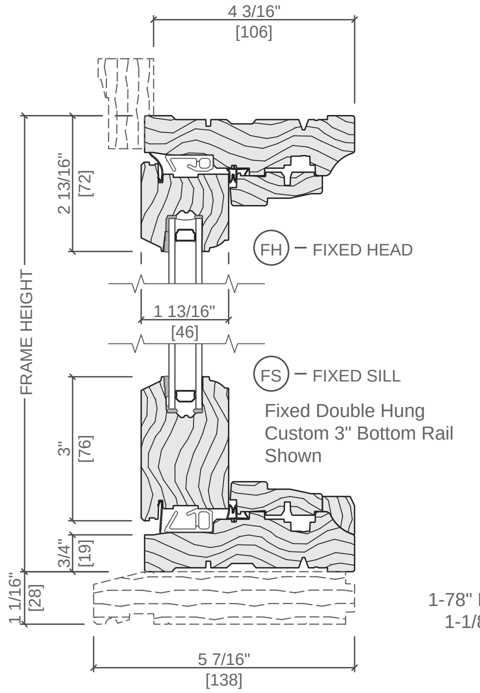
* Dimension required for ordering units with unequal sash.

Scale 3" = 1' 0"

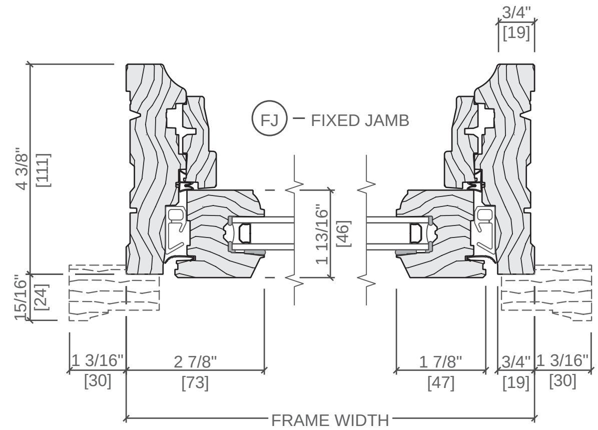
All dimensions are approximate.

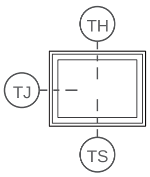
Unit Sections - Wood Exterior Putty Glaze Exterior Profile

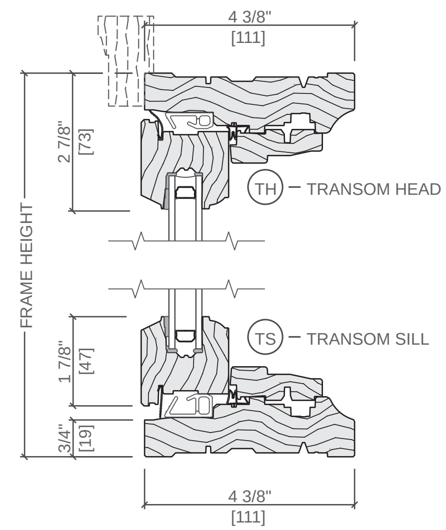


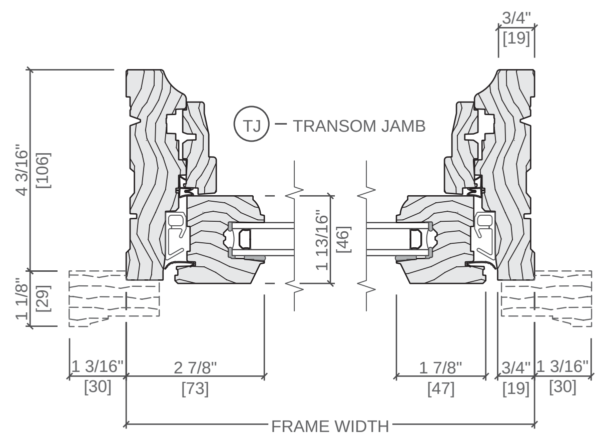


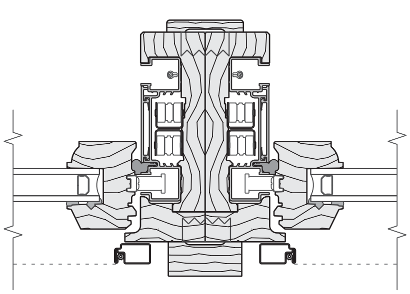
1-78" Brickmould #3443
1-1/8" Subsill #3544
Shown



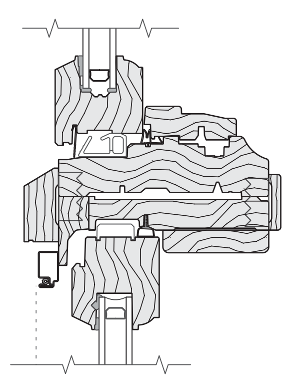




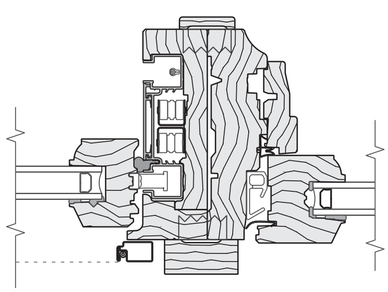




VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



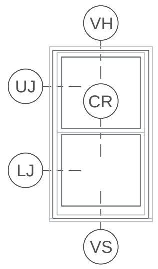
VERTICAL JOINING MULLION
LX VENT / FIXED

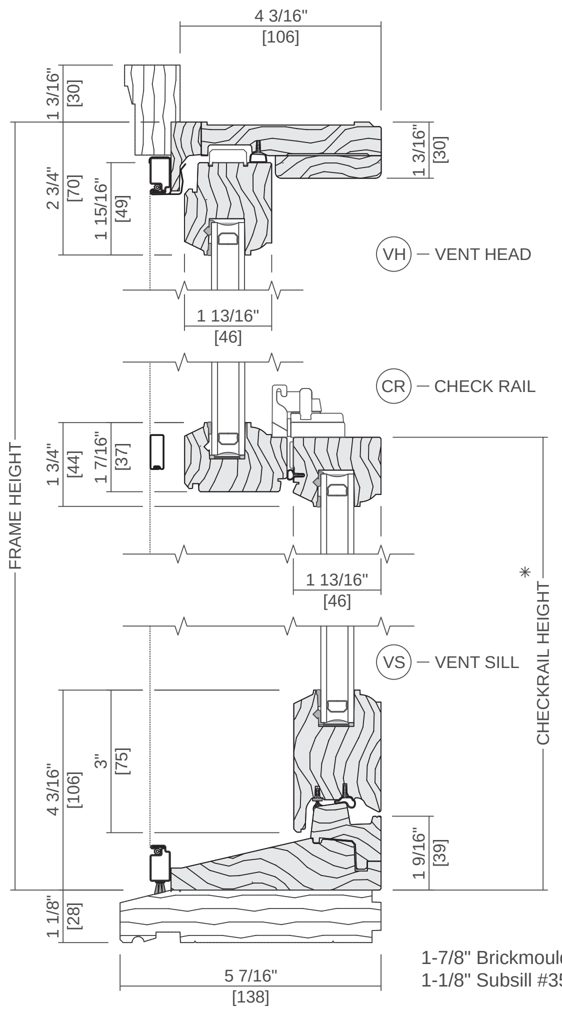
Scale 3" = 1' 0"

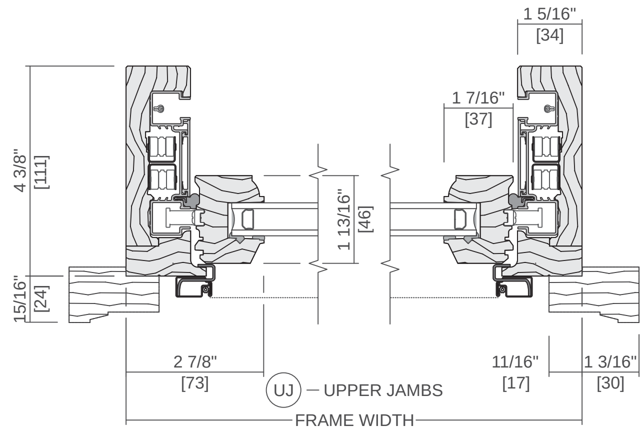
All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

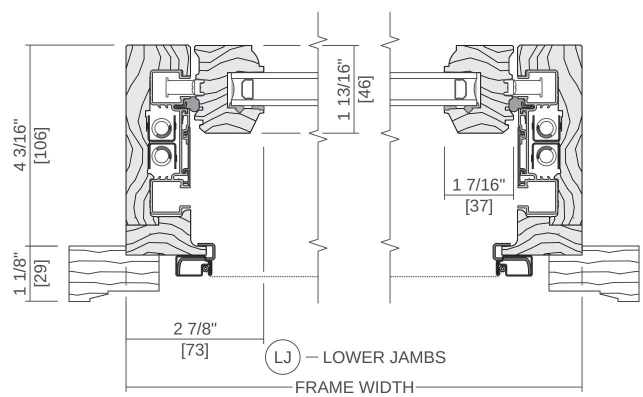
Unit Sections - Wood Exterior Putty Glaze Exterior Profile



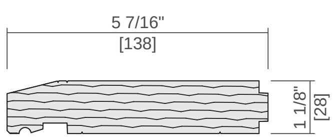




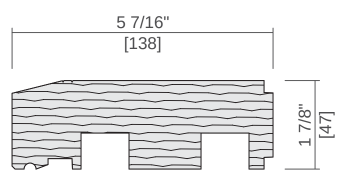
* Dimension required for ordering units with unequal sash.



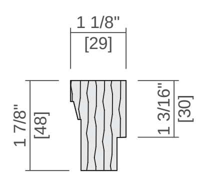
1-7/8" Brickmould #3443
1-1/8" Subsill #3544 Shown



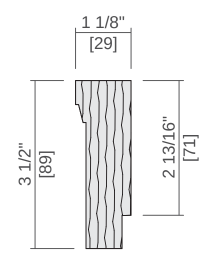
OPTIONAL
1-1/8" SUBSILL



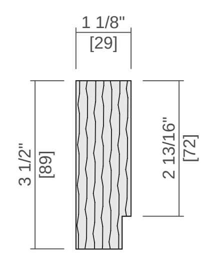
OPTIONAL
1-7/8" SUBSILL



1-7/8"
BRICKMOULD



3-1/2"
BRICKMOULD



3-1/2" FLAT
CASING

Scale 3" = 1' 0"

All dimensions are approximate.

Pella® Reserve™

Traditional Wood & Clad/Wood

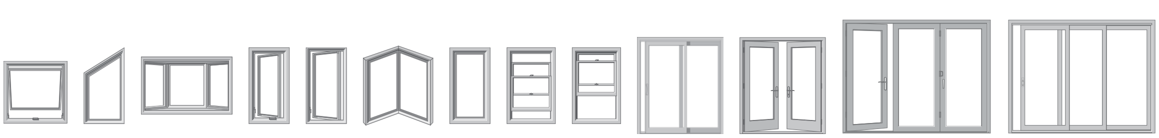
Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior

Double-Hung Exterior

- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help you save time on the jobsite, interior finish options are available in a variety of colors, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:



Special shape windows also available.

[1, 2, 3, 4] See back cover for disclosures.

Product Specifications

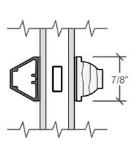
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values: U-Factor	SHGC	STC	Frame / Install
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25[3]	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25[3]	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

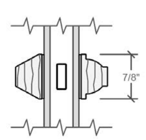
Grilles

Integral Light Technology®

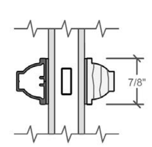
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior[4]
7/8", 1-1/4" or 2"



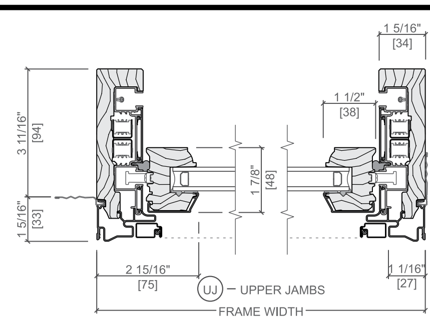
Putty Glaze Exterior with Ogee Interior[4]
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[4]
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

[3,4] See back cover for disclosures.

Window Hardware

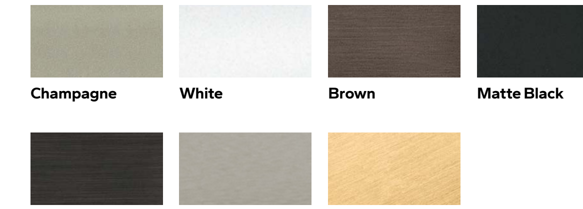
Classic Collection

Get a timeless look with authentic styles in classic finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:



Champagne **White** **Brown** **Matte Black**
Oil-Rubbed Bronze **Satin Nickel** **Satin Brass**

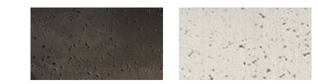
Rustic Collection

Create a distinct and charming look with distressed finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:



Distressed Bronze **Distressed Nickel**

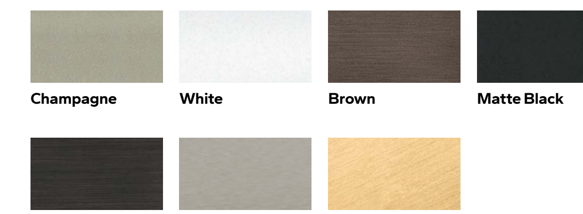
Essential Collection

Select from popular designs and finishes to suit every style.

Fold-away Crank

Cam-Action Lock

Finishes:



Champagne **White** **Brown** **Matte Black**
Oil-Rubbed Bronze **Satin Nickel** **Satin Brass**

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[5,6]

Finishes:

Matte Black **Oil-Rubbed Bronze** **Satin Nickel** **Satin Brass**

Essential Collection

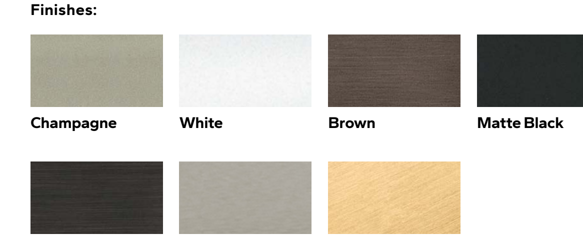
Elevate your style and transform a home with elegant selections.

Hinged & Bifold Patio Door Handle
Standard

Sliding Patio Door Handle
Standard

Multi-Slide Patio Door Handle[5,6]

Finishes:



Champagne **White** **Brown** **Matte Black**
Oil-Rubbed Bronze **Satin Nickel** **Satin Brass**

Additional hardware collections available. Visit PellaADM.com for more information.

[5,6] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Pine

Custom solutions:

Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Natural | Golden Oak | Early American | Provincial | Dark Mahogany

Charcoal | Black

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Pearl Gray

Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage | Frost Blue | Blue Ash

Custom colors are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer*

The TuffScreen® is 2.5x stronger than a standard screen.[8] It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.

The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

1 Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
2 Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
3 Ratings are contingent on product configurations.
4 Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.
5 Flush multi-slide handle is a Pella exclusive design.
6 Flush multi-slide handle is not available in Champagne.
7 EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
8 Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.