



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
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Phone: (503) 823-7300  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 24, 2015  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 14-242862 HR – WINDOWS & DOOR**

#### **GENERAL INFORMATION**

**Applicant:** Marc Tedesco  
1920 SE 35th Place / Portland OR 97214

**Owners:** Herbert Prichard & Kristin Swanson  
2029 SE Cypress Ave / Portland OR 97214-5407

**Site Address:** 2029 SE CYPRESS AVE

**Legal Description:** BLOCK 25 LOT 17, LADDS ADD  
**Tax Account No.:** R463305600  
**State ID No.:** 1S1E02DC 01300  
**Quarter Section:** 3232  
**Neighborhood:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.  
**Business District:** Division-Clinton Business Association, contact Darice Robinson at 503-233-1888.  
**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.  
**Plan District:** None  
**Other Designations:** Contributing resource in Ladd's Addition Historic District  
**Zoning:** R5 – Single-Dwelling Residential with Historic Resource overlay  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

#### **Proposal:**

The applicant seeks Historic Resource Review approval for exterior alterations to a 1931 20<sup>th</sup> Century Norman Farmhouse-style home, known as the Cecil Brouse house, listed as a contributing resource in the Ladd's Addition Historic District. The proposed exterior alterations include the following:

- Removing 5 original double-hung wood windows and installing 5 new double-hung wood tilt-pac replacement sashes in existing windows openings on the northwest (side) façade;

- Installing one new wood basement egress window and concrete window well on the northwest (side) façade, behind the existing chimney;
- Removing 2 original double-hung wood windows and installing 2 new double-hung wood tilt-pac replacement sashes in existing window openings on the southwest (rear) façade
- Installing one pair of wood French doors in an existing door opening on the southwest (rear) façade;
- Installing 2 new skylights on the rear southwest roof
- Removing 3 original double-hung wood windows and installing 3 new double-hung wood tilt-pac replacement sashes in existing window openings on the southeast (side) façade;
- The new wood tilt-pac sashes will match the upper sash lite divisions of the original windows; and
- Exterior wood trim will remain in place and be repaired if required.

Historic Resource Review is required for exterior alterations to structures in Historic Districts.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- 33.846 Historic Reviews
- Ladd’s Addition Conservation District Guidelines

## ANALYSIS

**Site and Vicinity:** The site is located on a 5,120 square foot lot in Ladd’s Addition fronting SE Cypress Avenue with additional site access from the rear alley. The site is developed with an existing two-story home originally constructed in 1931 which is listed as a contributing resource in the district.

The surrounding development is all single-family residential houses. Most nearby properties are existing, well-maintained homes of similar early twentieth-century vintage as the subject house. The abutting streets are all improved with paved roadways, on-street parking, curbing, street trees, and paved public sidewalks. SE Cypress Avenue is a designated Local Service Bikeway and Local Service Walkway in the Portland Transportation System Plan.

**Zoning:** The Residential 5,000 (R5) base zone is intended to preserve land for housing, and to provide housing opportunities for individual households. The development standards of the R5 zone seek to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The Ladd’s Addition Historic District designation triggers a Historic Design Review process for most exterior alterations within the district. Historic preservation beautifies the city, enhances the city’s economic health, and protects significant elements of the city’s and region’s heritage.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

Ladd’s Addition is Portland’s oldest planned residential community (1891) and one of the oldest in the western United States. Ladd’s radial street plan marked a dramatic break in Portland’s typical grid street pattern. With a formal symmetry echoing Renaissance cities and gardens, the radial streets converge at five formal gardens, which are the showpieces of the community. Parking strips are lines with mature street trees, green archways of elms and maples. The architectural character of Ladd’s Addition was established in the three decades following the turn of the century. Although the individual structures represent a variety of styles, including

Bungalow, Mission, Tudor and Colonial Revival, they have a continuity of materials, scale, detailing, orientation and setback which creates a sense of architectural uniformity.

**Land Use History:** City records indicate the following prior land use reviews for this site:

- LU 12-128097 HDZ – Historic design review approval to replace one front window and one basement window.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **January 22, 2015**.

The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on January 22, 2015. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Joanne Stainbrook, HAND Historic Resources Subcommittee, February 12, 2015 – Would like the original windows repaired and retained if at all possible. If not, then the upper sash lite divisions should be divided lites with wood on each side of the insulated glass and not faux clip in grids.

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.846.060 - Historic Resource Review

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is located within the Ladd's Addition Historic District and the proposal is for a non-exempt treatment not requiring a new foundation. Therefore Historic Resource Review approval is required. The approval criteria are the *Ladd's Addition Conservation District Design Guidelines – Exterior Rehabilitation*.

*Staff has considered all guidelines and addressed only those applicable to this proposal.*

### Ladd's Addition Conservation District Guidelines – Exterior Rehabilitation

- 1 **Façades Oriented to a Street.** In rehabilitating existing buildings, the architectural integrity of street-oriented façades should be maintained. Additions and structural alterations should be limited to the rear and side yard façades and be minimally visible from the street.

**Findings:** The street-oriented front façade will be maintained. The proposal for new windows, doors, and skylights is limited to the sides and rear of the house. *This guideline is therefore met.*

- 4 **Roof Form.** Repair and alteration of roofs should retain:
  - a. The original roof shape and pitch;
  - b. Original structural and decorative features such as gables , dormers, chimneys, cornices, parapets, pediments, frieze boards , exposed rafters and other ornamental details; and,
  - c. Whenever possible the original type, size, color, and pattern of roofing materials. New roof features including roof additions and new dormers should be compatible in size, scale, materials, and color with the original building. Skylights, solar, mechanical and service equipment, and new roof features should be inconspicuous from the street.

**Findings:** The original roof slope will be retained with the installation of the new skylights. These skylights are located on the rear plane of the roof and will be inconspicuous from the street. *This guideline is therefore met.*

**6 Windows and Doors.** Original windows and doors, including trim, should be retained or restored. If repair is not feasible, new windows or windows on additions should match or be compatible with original windows in form, materials, type, pattern and placement of openings. On residences, the removal of original wood sash windows and replacement with aluminum sash is especially discouraged. Restoration of commercial storefront windows with large fixed glass panes below and smaller glass panes above is especially encouraged.

**Findings:** The proposed new wood windows will match existing original wood windows in profile and installation. The new rear doors will have wood frames, in keeping with the use of wood as a historic material for doors in this district. Original wood trim will remain in place. The new basement egress window and window well will also match an existing window and well on the NW elevation. Matching materials and profiles for the new window and door elements allows these changes to fit into the historic architecture of this contributing resource. *This guideline is therefore met*

**13 Crime Prevention.** Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

**Findings:** No changes are proposed for the existing landscaping, parking areas, entries, walkways, or lighting. The new windows and door will have clear glazing in them that will allow for views of activity happening in the rear and side yard. *This guideline is therefore met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposed window, door, and skylight additions do not negatively impact the style and form of the house as seen from the alley and adjacent streets. By relating to its historic context, the exterior alterations are a well-considered contribution to the historic district. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of Historic Resource Review for exterior alterations to a 1931 20<sup>th</sup> Century Norman Farmhouse-style home, known as the Cecil Brouse house, listed as a contributing resource in the Ladd's Addition Historic District, work to include the following:

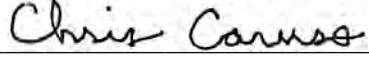
- Removing 5 original double-hung wood windows and installing 5 new double-hung wood tilt-pac replacement sashes in existing windows openings on the northwest (side) façade;
- Installing one new wood basement egress window and concrete window well on the northwest (side) façade, behind the existing chimney;

- Removing 2 original double-hung wood windows and installing 2 new double-hung wood tilt-pac replacement sashes in existing window openings on the southwest (rear) façade
- Installing one pair of wood French doors in an existing door opening on the southwest (rear) façade;
- Installing 2 new skylights on the rear southwest roof
- Removing 3 original double-hung wood windows and installing 3 new double-hung wood tilt-pac replacement sashes in existing window openings on the southeast (side) façade;
- The new wood tilt-pac sashes will match the upper sash lite divisions of the original windows; and
- Exterior wood trim will remain in place and be repaired if required.

Approved, per the approved site plans Exhibits C-1 through C-9 signed and dated February 19, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-242862 HR. No field changes allowed."

**Staff Planner: Chris Caruso**

**Decision rendered by:**  **on February 19, 2015.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: February 24, 2015**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on November 26, 2014, and was determined to be complete on **January 20, 2015**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 26, 2014.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 20, 2015.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project

elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 10, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 11, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the

County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Northwest Elevation (attached)
  - 3. Southwest Elevation (attached)
  - 4. Southeast Elevation (attached)
  - 5. Existing Window Section
  - 6. Marvin Wood Tilt Pac Replacement Sash Section
  - 7. Marvin Wood Ultimate Casement Basement Window Section
  - 8. Marvin Wood Ultimate French Door Section
  - 9. Velux Skylight Sections and Details
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Review Section of BDS
- F. Correspondence:
  - 1. Joanne Stainbrook, HAND Historic Resources Subcommittee, February 12, 2015.
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



Site



This site lies within the:  
**LADD'S ADDITION HISTORIC DISTRICT**

File No.	LU 14-242862 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DC 1300
Exhibit	B (Dec 02, 2014)

DOOR SCHEDULE

NO.	DOOR			REMARKS
	SIZE		RATING	
	W	H		
01	59"	78"	1 3/4"	NEW DOOR IN EXIST'G OPENING
				35

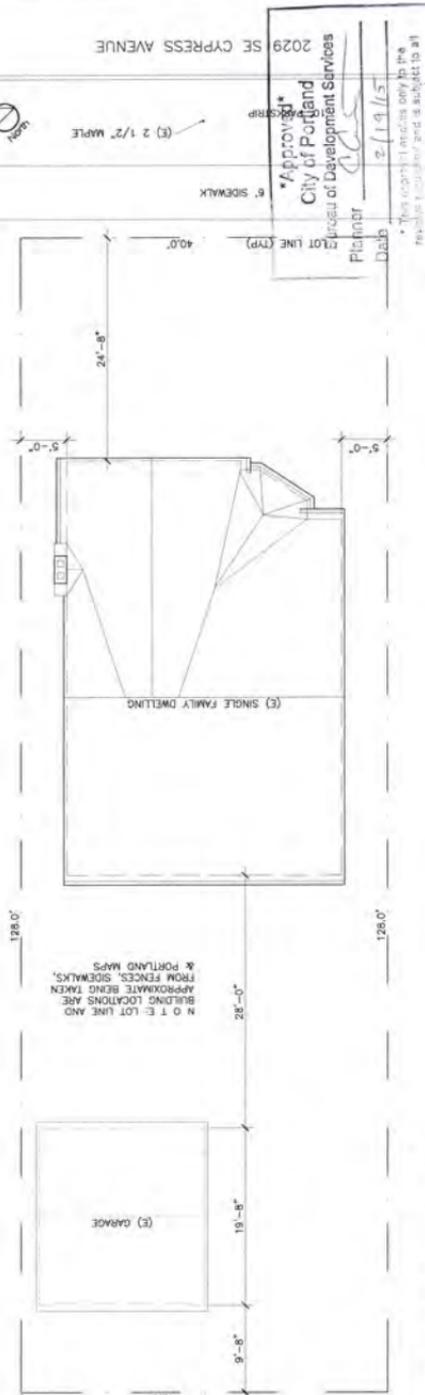
DOOR SCHEDULE GENERAL NOTES:  
 - INSTALL ALL DOORS PER MANUFACTURER'S RECOMMENDATIONS.  
 - VERIFY ROUGH OPENING SIZES BEFORE ORDERING DOORS.  
 - VERIFY DOOR SIZES AND FINISHES FOR ALL EXTERIOR DOORS.  
 - USE 60'x90" DOOR IF THERE IS CLEARANCE IN THE EXISTING ROUGH OPENING.

WINDOW SCHEDULE

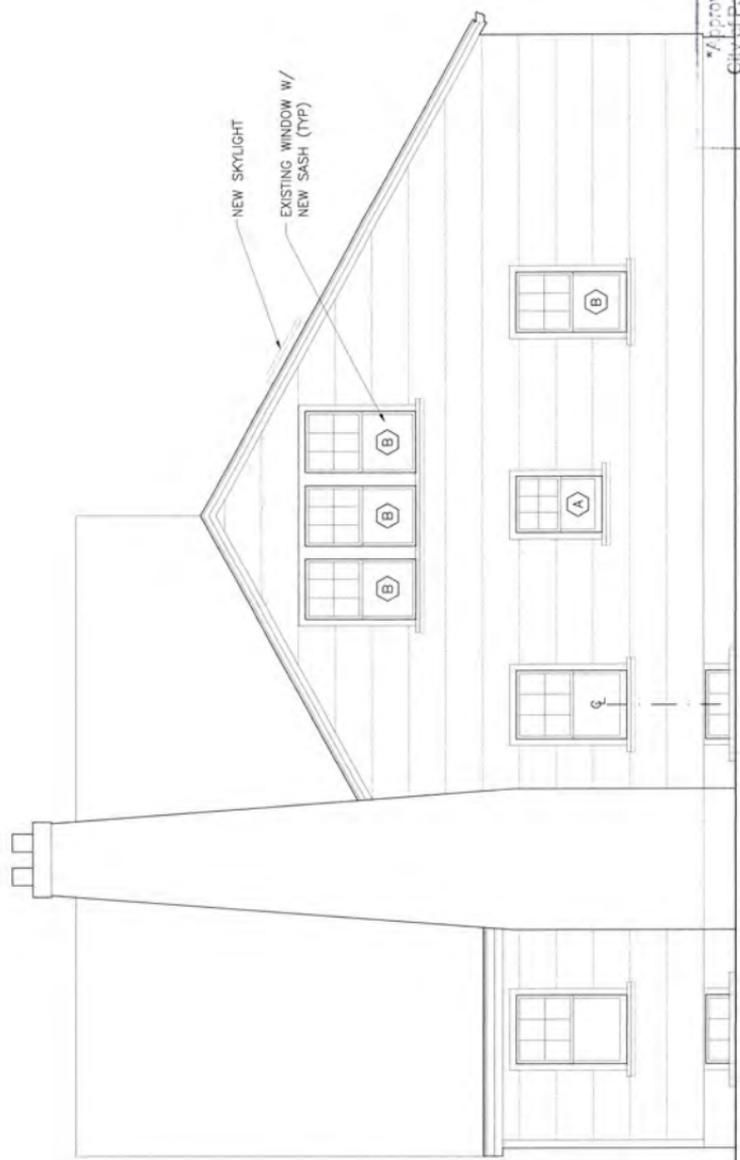
NAME	OPENING (NOM)	NOTES	REMARKS
A	2'-4" x 3'-6"	1	TEMPERED, TRANSLUCENT GLASS 6.1.6
B	2'-6" x 4'-6"	6	6.1.5
C	4'-0" x 3'-2"	1	12.6.1
D	3'-0" x 4'-6"	1	TEMPERED 12.5
E	2'-10 1/2" x 3'-4"	1	VELUX FOR 1430 W/ TEMPERED GLASS 12.1.5
F	1'-2 1/2" x 2'-8 1/2"	2	VELUX FOR 1430 W/ TEMPERED GLASS 4.5

WINDOW SCHEDULE GENERAL NOTES:  
 - SEE ELEVATIONS FOR MUNTIN CONFIGURATION, VELUX - SIZE AND TYPE PER SCHEDULE.  
 - VERIFY WINDOW SIZES AND FINISHES FOR ALL EXTERIOR WINDOWS.  
 - INSTALL ALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.  
 - VERIFY WINDOW OPENING SIZES BEFORE ORDERING WINDOWS.

WINDOW SCHEDULE KEY NOTES:  
 1. METAL CLAD WOOD "TILT PAC", DOUBLE HUNG SASH MANUFACTURED BY MARVIN IN PORTLAND, OREGON 97214  
 2. NEW CASSETT WINDOW IN NEW OPENING.  
 3. NEW SKYLIGHT BETWEEN EXISTING RAFTERS.



PLOT PLAN  
 3/32" = 1'-0"



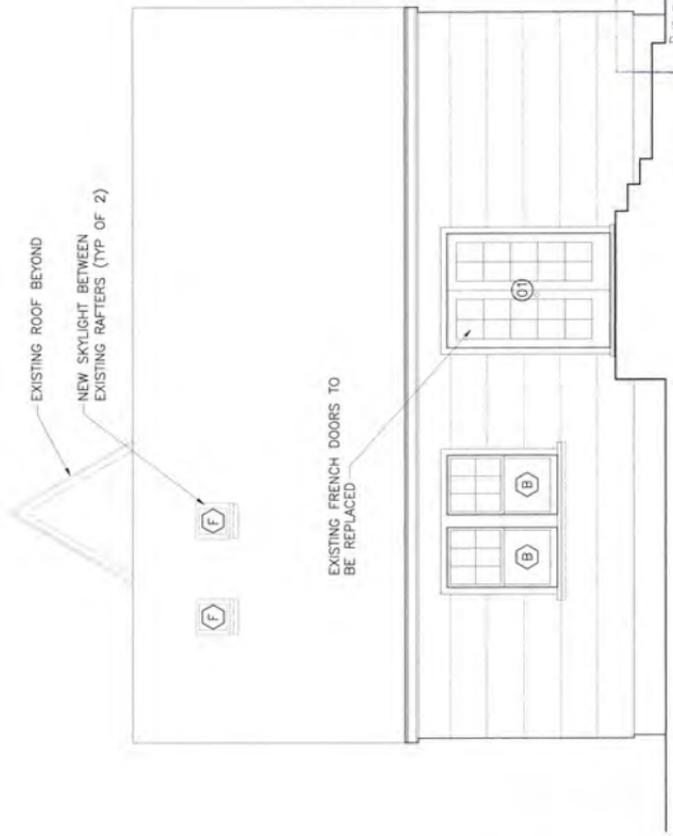
\*7/14/15 Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: *CCS*  
 Date: 2/14/15  
 \* This approval applies only to the revision indicated and is subject to all conditions of approval.  
 Additional zoning requirements may apply.

NEW WINDOW & WELL  
 TO MATCH EXISTING

EXISTING WINDOW &  
 WELL

NORTHWEST ELEVATION

1/4" = 1'-0"

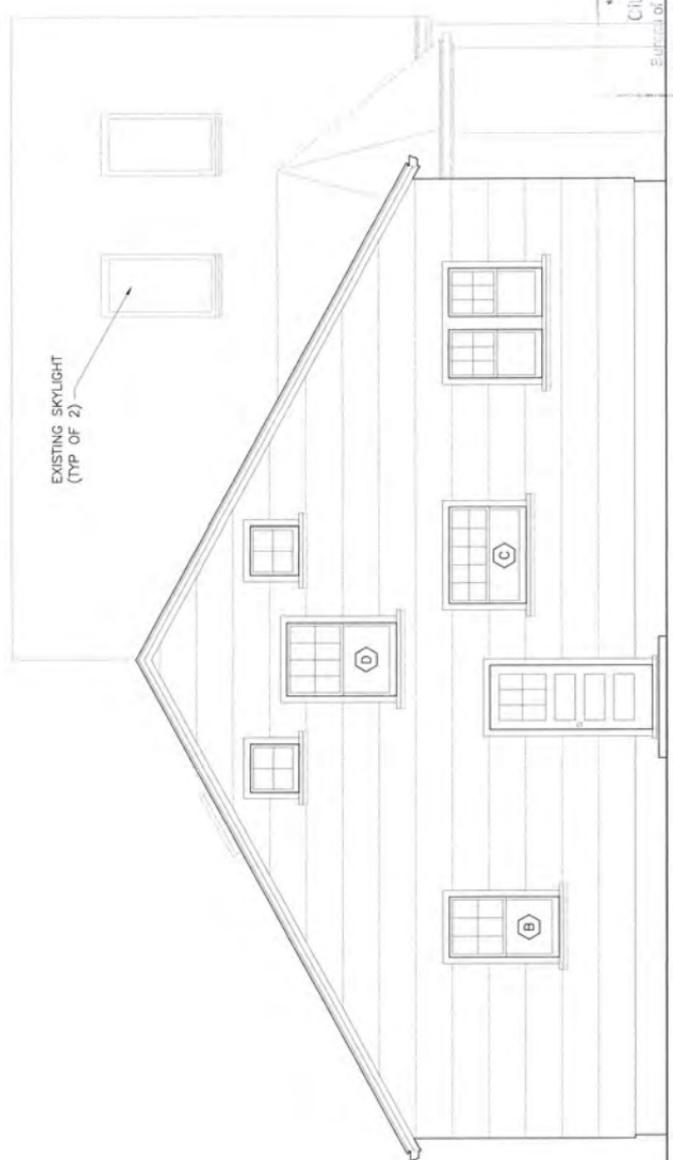


\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *GA*  
 Date *2/11/15*  
 \*This approval is not a warranty, nor is the  
 architect responsible and is subject to all  
 conditions of approval.  
 Additional zoning requirements may apply

SOUTHWEST ELEVATION

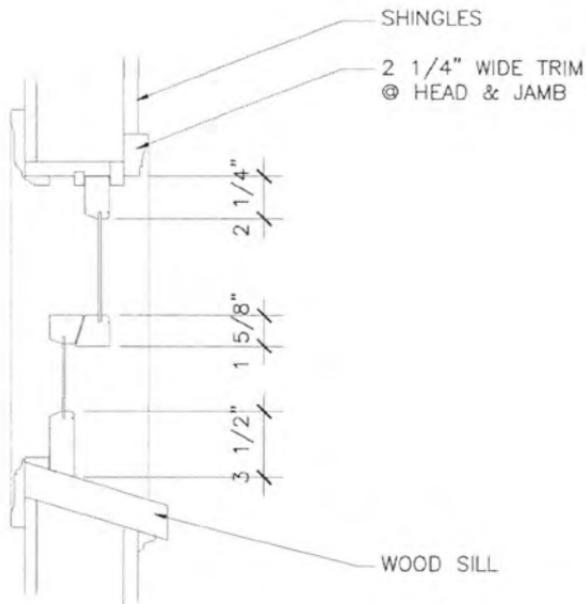
1/4" = 1'-0"





\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 File/Draw: 2/19/15  
 Date: 2/19/15  
 \* This approval applies only to the  
 project as shown and is subject to all  
 applicable codes and regulations.  
 Additional requirements may apply.

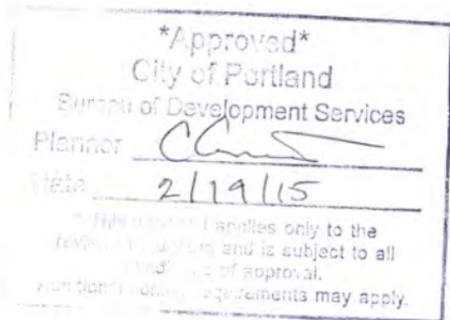
— — SOUTHEAST ELEVATION  
 1/4" = 1'-0"



EXISTING WINDOW SECTION

1 1/2" = 1'-0"

E WIND 1407-08



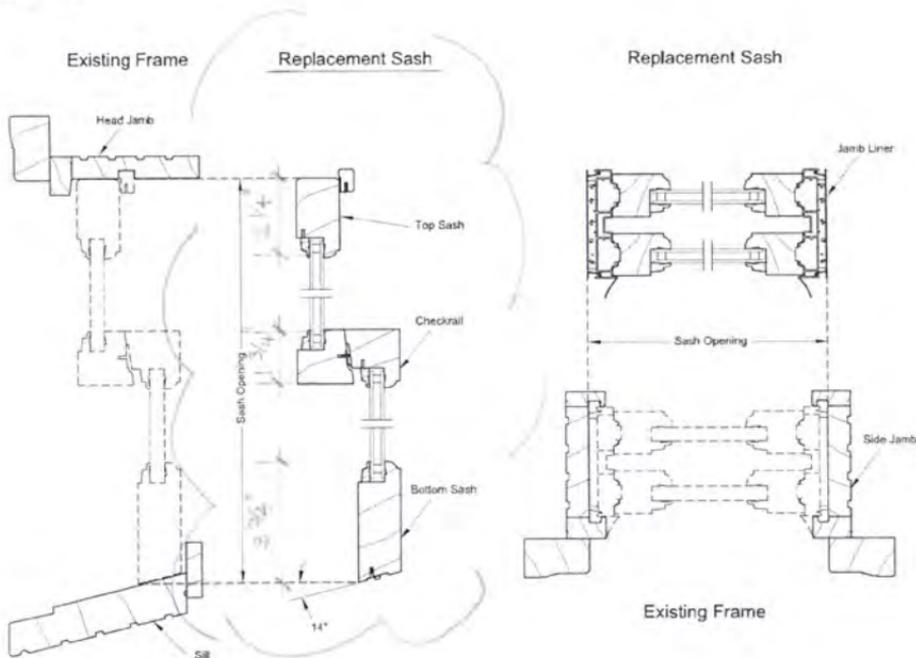
LU 14-242862 HR

EXH.C-5

## Wood Tilt Pacs

### Tilt Pac Measurements

Scale: 3" = 1'0"



#### Instructions:

Follow these steps to measure an opening for Tilt Pac Replacement Sash

- To find the sash opening height:  
If the old window has Wood blocks holding the top sash in place, remove them. Lower the top sash for measuring clearance, then measure the height of the window from where the top sash meets the head jamb to where the bottom sash meets the sill when the bottom sash is fully closed.
- To find the sash opening width:  
Take an inside measurement of the frame from jamb to jamb.
- To find the sill angle:  
Raise the bottom sash and place a carpenter's protractor on the sill, the angle will register. Marvin's standard bottom rail is 14 degrees, other angles must be specified.

**NOTE:** Double Hung sash shown above. Instructions and measuring locations apply to Single Hung, Magnum Double / Single Hung sash.

\*Approved\*

City of Portland  
Bureau of Development Services

Planner CG

Date: 2/19/15

This permit applies only to the conditions shown and is subject to all conditions of approval.  
Additional zoning requirements may apply.

# Basement Window

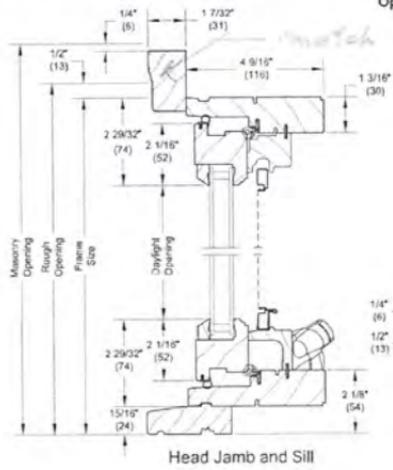
## Wood Ultimate Casement, Awning and Picture



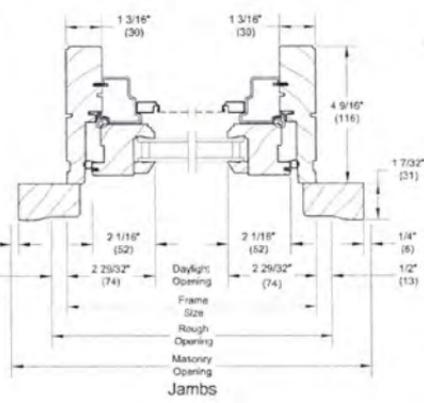
### Section Details: Operating and Stationary / Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

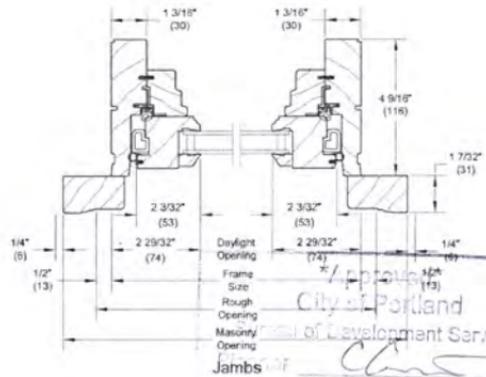
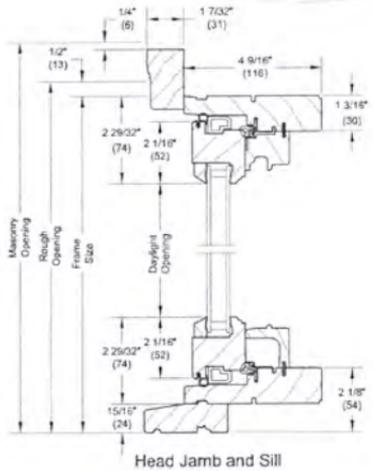
Operating



*match existing (typ.)*



Stationary



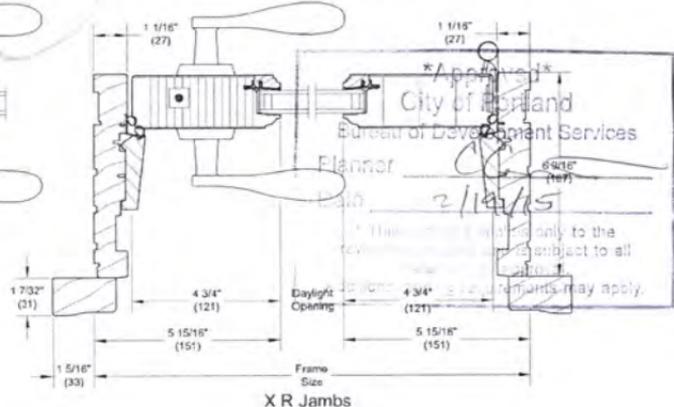
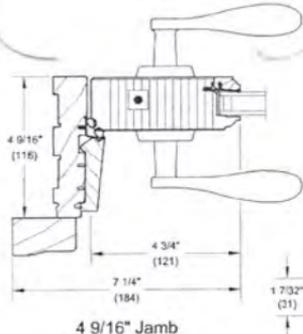
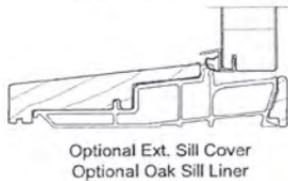
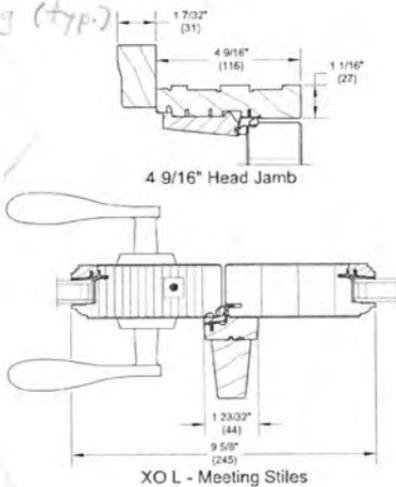
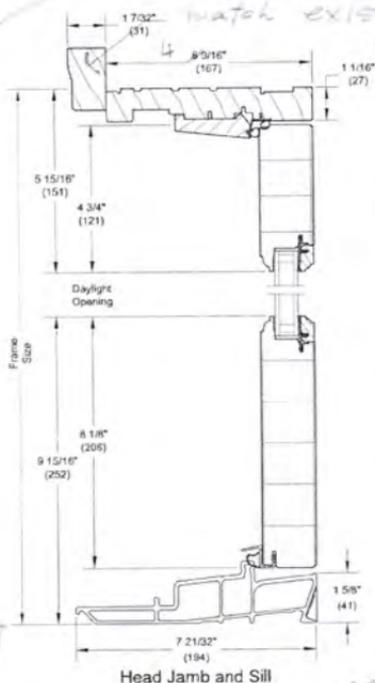
City of Portland  
 Department of Development Services  
 2/19/15  
 Approved by: [Signature]  
 Date: 2/19/15

# French Door Replacement

## 1 3/4" Wood Ultimate Swinging French Doors

### Inswing Section Details: Operating

Scale: 3" = 1' 0"



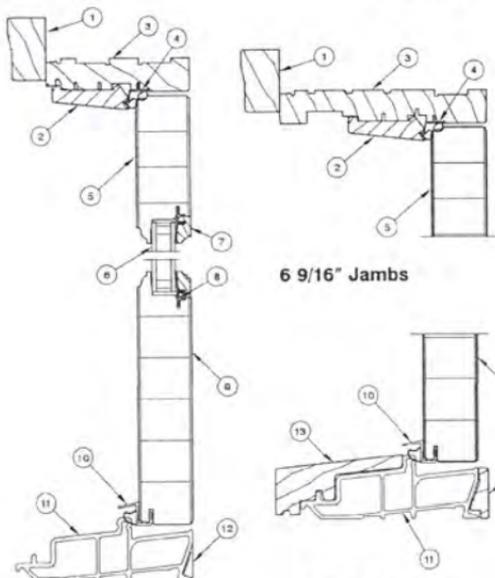
# French Door Replacement

## WOOD ULTIMATE INSWING FRENCH DOOR PART IDENTIFICATION

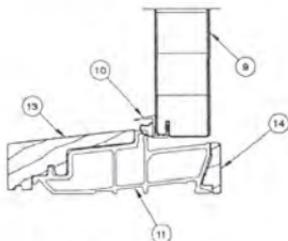
**MARVIN**  
Windows and Doors

Built around you.™

### WUIFD Operator XX



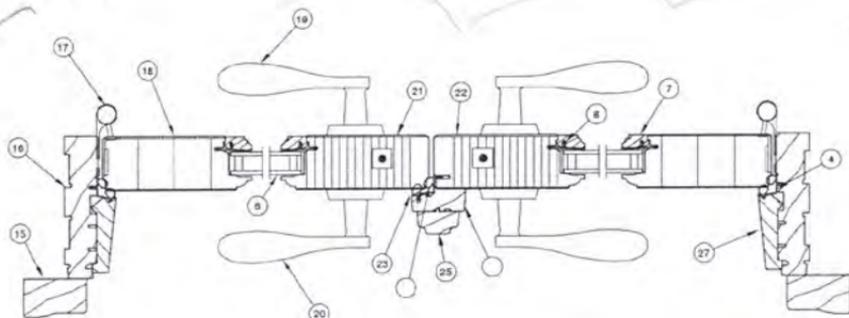
6 9/16" Jamb



1. Head Jamb Brick Mould Casing, W1047
2. Head Jamb Parting Stop, W10652
3. Head Jamb
4. Dual Bulb Weather Strip, V2244
5. Top Rail
6. Insulating Glass
7. Glazing Cap, W12227
8. Glazing Bead, V033
9. Bottom Rail
10. Door Sweep/Drip, V2037
11. Sill
12. Sill Interior Filler Block, V2077
13. Ext. Mahogany Sill Cover-opt., W11083
14. Int. Oak Sill Liner-opt., W10035
15. Side Jamb Brick Mould Casing
16. Side Jamb
17. Butt Hinge
18. Stile
19. Interior Handle Assembly
20. Exterior Handle Assembly
21. Active Panel Locking Stile
22. Inactive Panel Locking Stile
23. Astragal Weather Strip, V706
24. Stile Weather Strip, V780
25. Astragal/Mull Cover, W10861
26. Astragal/Mull Casing Base, W10850
27. Side Jamb Parting Stop
28. Side Jamb Parting Stop Weather Strip

### Sill Options

### Head Jamb and Sill

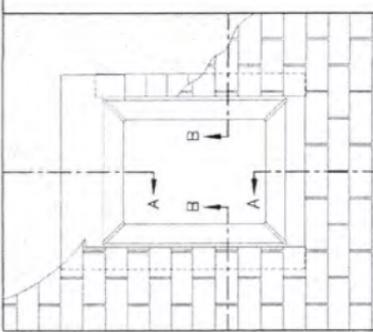


### Jamb XX-L

NOTE: Not to scale. See drawings for details. Form and Fit. Jan 16, 2015, 2:57 pm



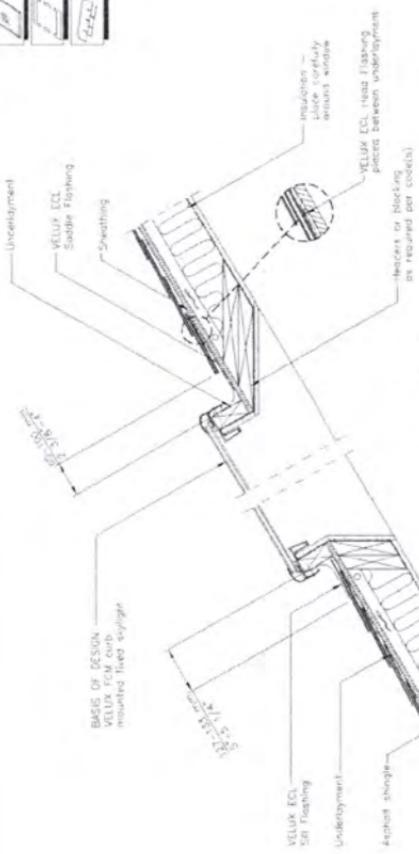
New Skylight



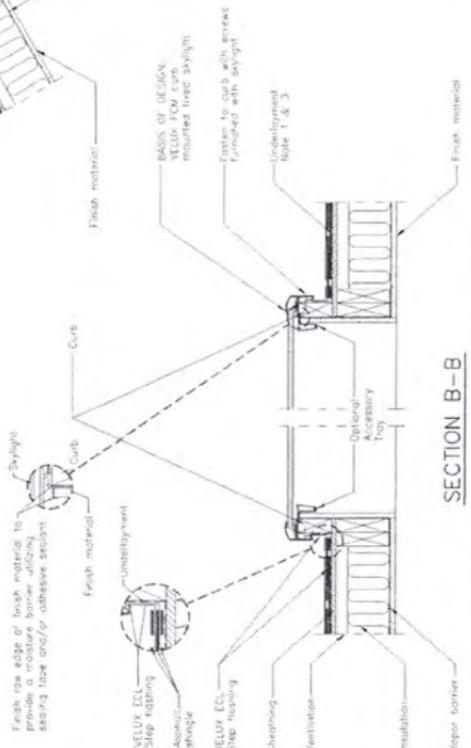
ELEVATION



BASIS OF DESIGN:  
VELUX ECL curb  
insulated face skylight



SECTION A-A



SECTION B-B

**GENERAL NOTES**

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be installed outside.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type Z02 2TB adhesive underlayment.

1418 Evans Road  
Greenville, SC 29615  
www.veluxusa.com

VELUX  
FCM - Residential/Commercial  
Roof Section (Cathedral Ceiling  
with Asphalt Shingles)

Name	Date
Drawn by: JSM	Mar 10
Checked by: WJ	Mar 10
Drawing No:	

FCM-02-0310

This drawing is an instrument of service and is provided for informational use only.