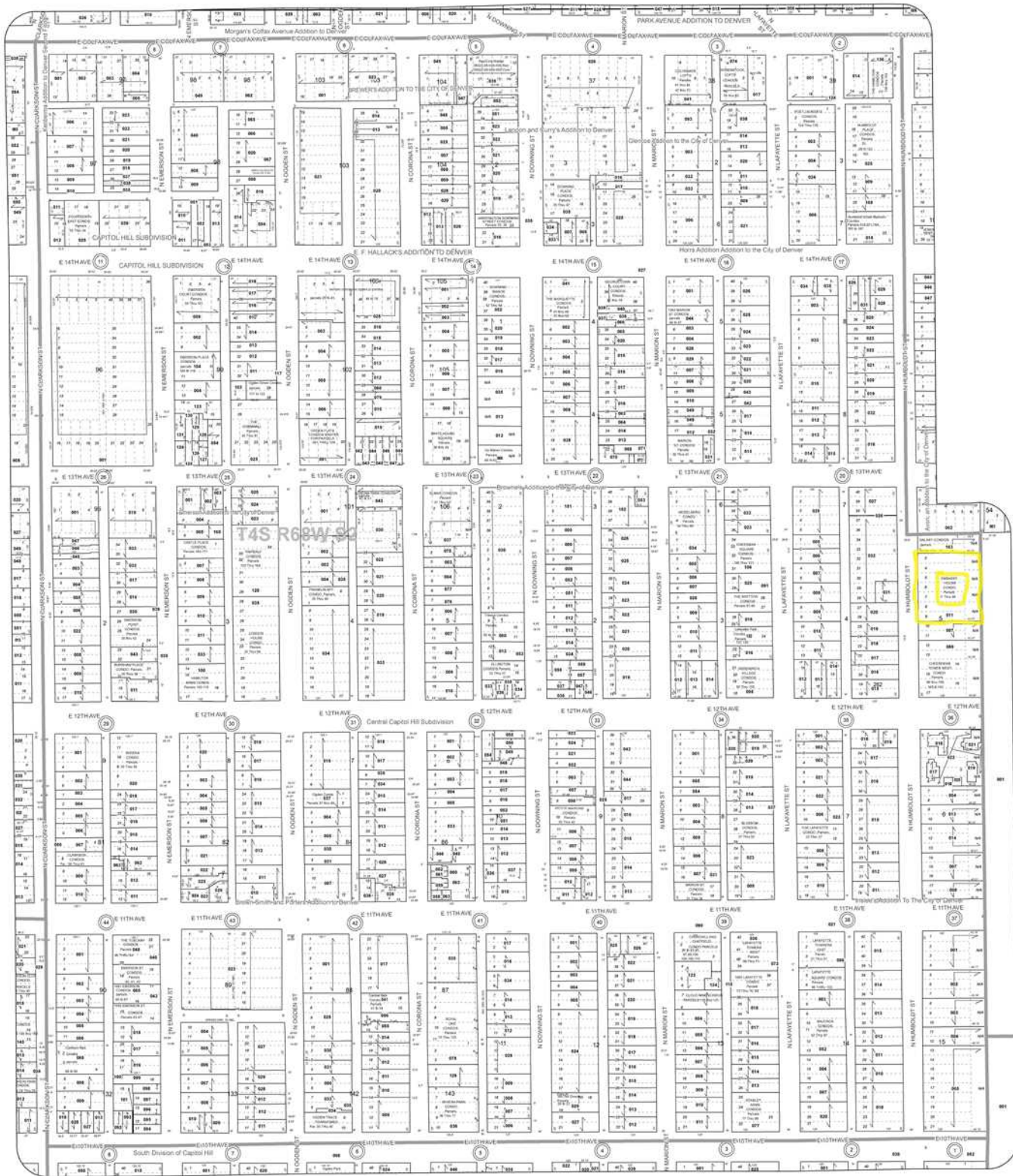
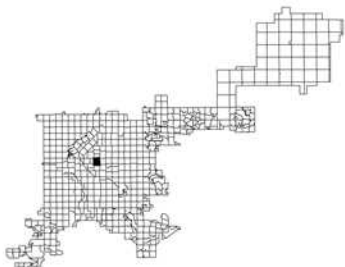




Denver County
Assessor's Map
05022



City and County of Denver
Assessor Map Index

T3S R68W S34 02349	T3S R68W S35 02354	02355
05031	05022	05021
T4S R68W S3	T4S R68W S2	
05038	05023	05024

Surrounding Mapsheets



1 inch = 100 feet
0 200 Feet

Projection: StatePlane
Units: US Survey Feet
Colorado Central Zone 502
Horizontal Datum: NAD83
Vertical Datum: NAVD83
Map Updated: 7/2020

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.



CLIENT
Sierra Evans

PROJECT
Evans Windows

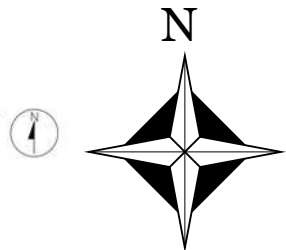
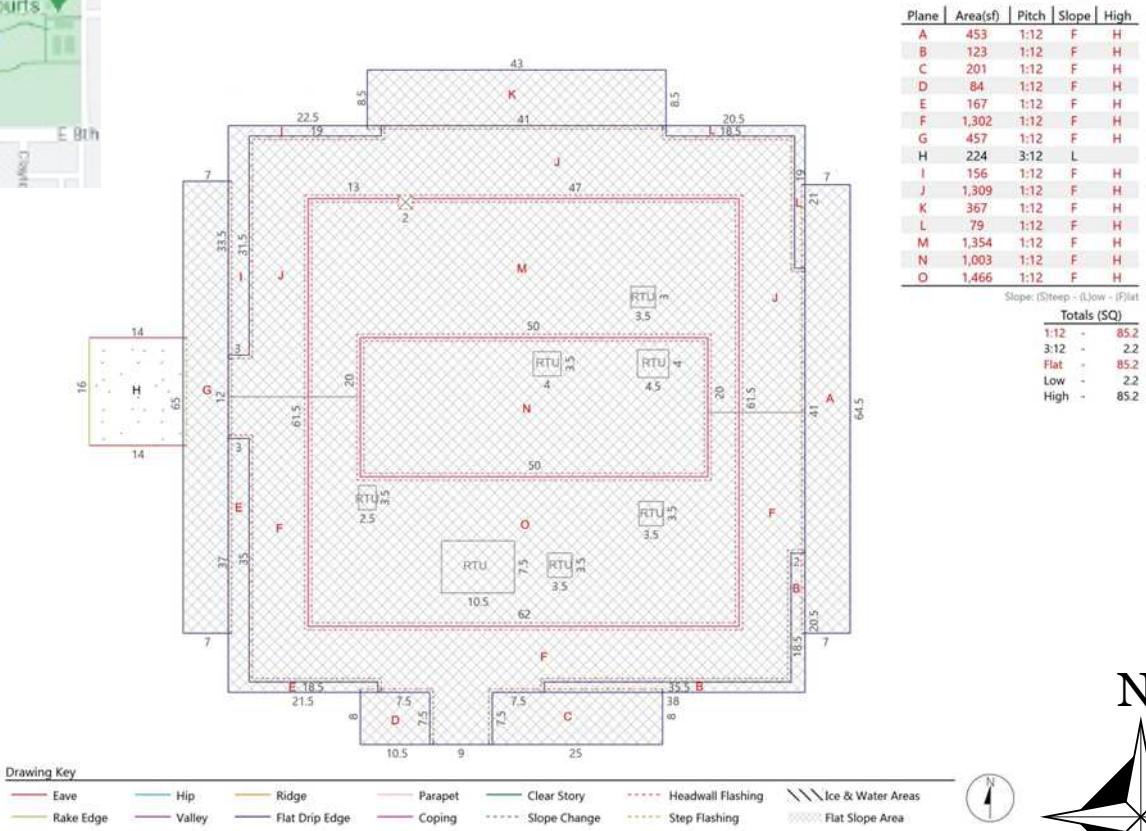
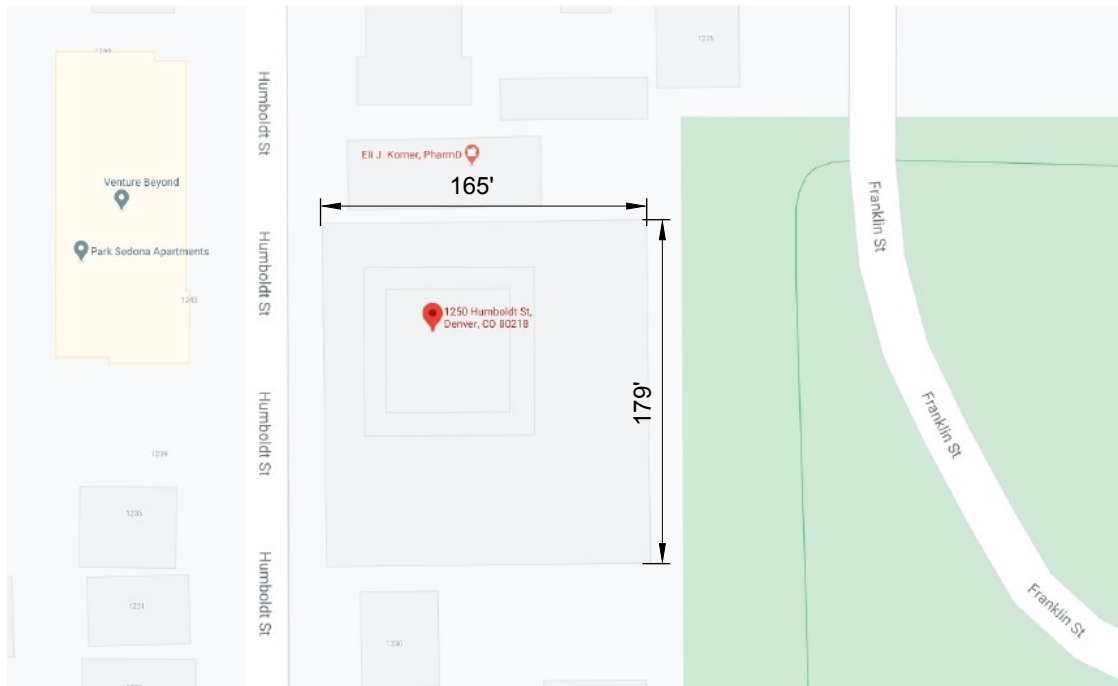
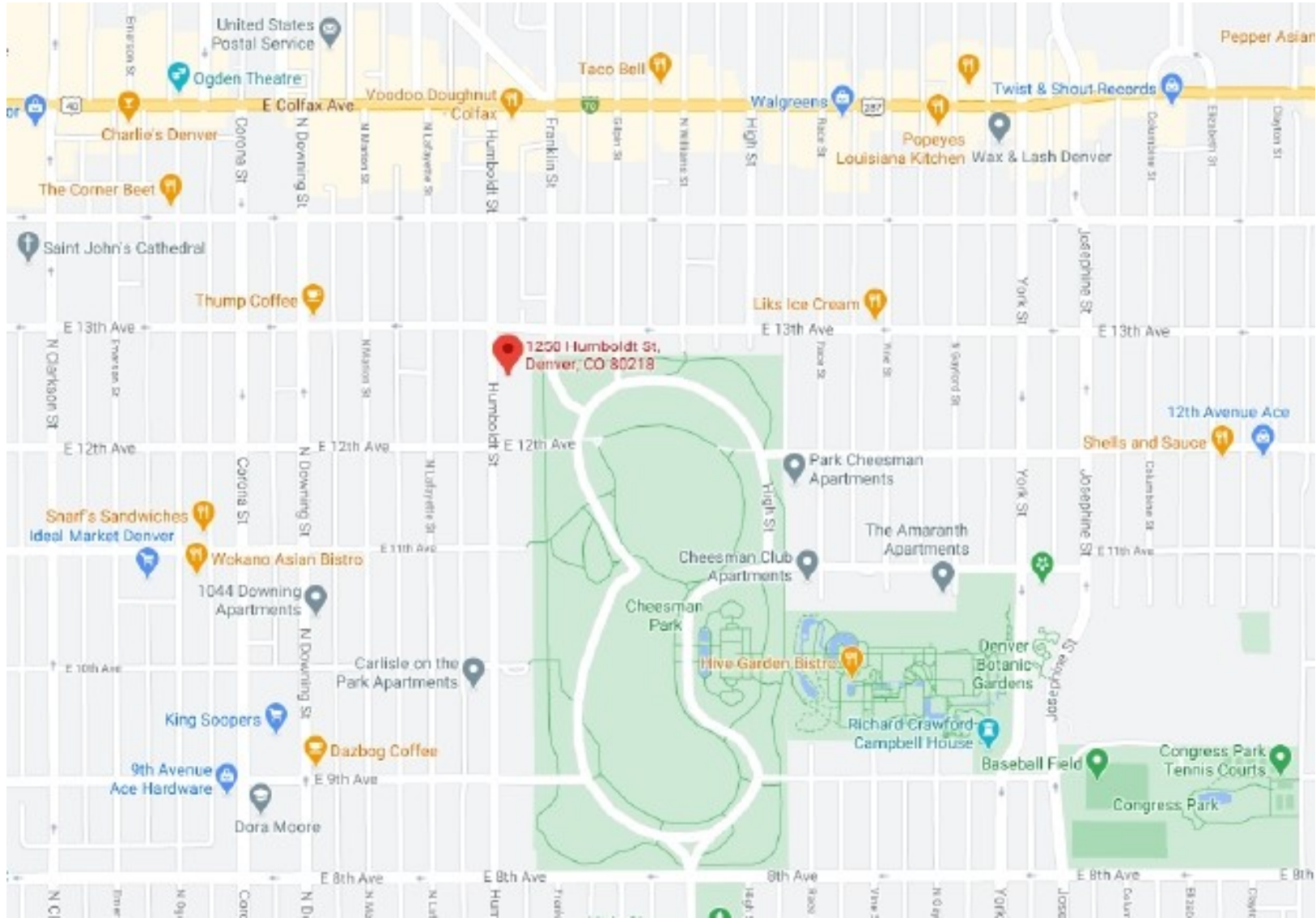
PROJECT NO.
21.05.006

DRAWN BY
Bryce Perkins

ISSUE
04/05/2021

1250 Humboldt Street
Denver, CO 80218

1250 Humboldt St, Denver, CO 80218



CONSTRUCTIFY
6145 Broadway
Suite 205
Denver, CO 80216

CLIENT
Sierra Evans
1250 Humboldt Street
Unit #1503
Denver, CO 80218

PROJECT
Evans Windows

ISSUE
04/05/2021

DRAWN BY
Bryce Perkins

PROJECT NO.
21.05.006

SITE PLAN

A.01

LEGAL DISCRPTION

EVANS
RESIDENCE

1250 HUMBOLDT STREET
UNIT # 1503
DENVER, COLORADO 80218

C F WILLIAMS GROUP PC
ARCHITECTURE-INTERIORS-CONSTRUCTION
WWW.CFWILLIAMSARCHITECTURE.COM

EMBASSY HOUSE
CONDOMINIUM ASSOCIATION

EMBASSY HOUSE BOARD OF DIRECTORS

NAME	POSITION	TELEPHONE	EMAIL ADDRESS
Sarah Peasley #502	President	303-707-0561	Presidentembassyhoa@gmail.com
Eric Berkemeyer #1602	Vice-President	303-681-7831	eric.embassyhouse@gmail.com
Patrick Bertch #1301	Secretary	719-331-8912	patrick.embassyhouse@gmail.com
Sharon Devine #301	Treasurer	303-570-5147	sharon.embassyhouse@gmail.com
Michelle Moreno #804	Director At Large	303-881-3241	mmoreno05eh@gmail.com
Susan Kark #1501	Director At Large	303-378-8217	susan.embassyhouse@gmail.com
Elizabeth Stacishin #703	Director At Large	303-668-7176	elizabetha.embassyhouse@gmail.com

A. Remove and replace two existing aluminum framed sliding glass doors and related assemblies with fiberglass framed sliding glass doors and related assemblies.

B. Remove and replace six existing vinyl framed exterior windows and related assemblies with fiberglass framed exterior windows and related assemblies.

C. Otherwise additional interior and exterior alterations WILL NOT be in the scope of work permit.

D. Remove and reset existing electric baseboard heat at interior of sliding glass doors.

E. Otherwise existing plumbing, electrical, mechanical, and structural units, systems, and assemblies WILL NOT be in the scope of work permit.

F. New plumbing, electrical, mechanical, and structural units, systems, and assemblies WILL NOT be in the scope of work permit.

F. Install all doors and windows per manufacturer specifications using manufacturer approved fasteners, sealers, materials, and supplies as noted on pages A.09 - A.11.

G. Add additional prefinished aluminum sill pan, cap flashing, and vertical flashing for further weather protection following manufacturers recommendations.

H. Repair cosmetic damage to interior finishes within plan specified work area as needed.

1250 N Humboldt St #1503, Denver, CO 80218-2466, Denver County

	Beds 3	MLS Sq Ft 1,368	Lot Sq Ft 29,557	MLS Sale Price \$288,500
	MLS Baths 2	Yr Built 1965	Type CONDO	MLS Sale Date 06/03/2015

OWNER INFORMATION			
Owner Name	Evans Sierra A	Mailing ZIP 4	2466
Mailing Address	1250 N Humboldt St #1503	Mailing Carrier Route	C042
Mailing City & State	Denver, CO	Owner Occupied	Yes
Mailing Zip	80218		

LOCATION INFORMATION			
Property Zip	80218	Census Tract	32.01
Property Zip4	2466	Topography	Flat/Level
Property Carrier Route	C042	Neighborhood Code	Cheesman Park-0586
School District	Denver County 1	Neighborhood Name (OnBoard)	Cheesman Park
Elementary School	Dora Moore	Traffic	Local
Middle School	Morey	Township	04S
High School	East	Range	68W
Subdivision	Inslees Add	Section	02
Zoning	G-MU-20	Quarter	NW

TAX INFORMATION			
PIN	5022-19-078	% Improved	96%
Alternate PIN	181079616	Tax District	DENV
Schedule Number	0502219078078		
Legal Description	EMBASSY HOUSE CONDOS U-150 3 PRK-10 STR-35		

ASSESSMENT & TAX				
Assessment Year	2020 - Preliminary	2019	2018	2017
Market Value - Land	\$24,100	\$24,100	\$22,500	\$22,500
Market Value - Improved	\$570,600	\$570,600	\$536,000	\$536,000
Market Value - Total	\$594,700	\$594,700	\$558,500	\$558,500
Assessed Value - Land	\$1,723	\$1,720	\$1,620	\$1,620
Assessed Value - Improved	\$40,797	\$40,800	\$38,590	\$38,590
Assessed Value - Total	\$42,520	\$42,520	\$40,210	\$40,210
YOY Assessed Change (%)	0%	5.74%	0%	
YOY Assessed Change (\$)	\$0	\$2,310	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$3,102		
2018	\$3,111	\$9	0.3%
2019	\$3,066	-\$44	-1.43%

CHARACTERISTICS			
Lot Acres	0.6785	Bedrooms	3
Lot Sq Ft	29,557	Baths - Total	2
Land Use - County	Condominium(Fee Simple)	MLS Total Baths	2
Land Use - CoreLogic	Condominium	Baths - Full	Tax: 2 MLS: 1
Style	Row House	Stories	1
Year Built	1965	Cooling Type	Central
Bldg Sq Ft - Above Ground	1,368	Heat Type	Hot Water
Bldg Sq Ft - Total	1,368	Garage Type	Parking Avail
Bldg Sq Ft - Finished	1,368	Garage Capacity	1
Bldg Sq Ft - 1st Floor	1,368	Exterior	Brick
# Buildings	1	Quality	Average
Total Rooms	6		

Property Details Courtesy of Tom Tymal, REcolorado

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 12/16/20

Page 1/3

FEATURES			
Feature Type	Size/Qty		
Prch-End Unlin	70		
Prch-End Unlin	322		

SELL SCORE			
Rating	Hgh	Value As Of	2020-12-13 23:10:51
Sell Score	808		

ESTIMATED VALUE			
RealAVM™	\$491,200	Confidence Score	59
RealAVM™ Range	\$427,344 - \$555,056	Forecast Standard Deviation	13
Value As Of	12/08/2020		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Id	3246834	MLS Listing Contract Date	05/05/2015
MLS Days On Market	10	MLS Close Date	06/03/2015
MLS Status	Closed	MLS List Office Name	PUBLIC REALTY COMPANY
MLS Status Change Date	06/04/2015	MLS List Agent Full Name	274261-Verne Harris
MLS Current Price	\$289,900	MLS Buyer Agent Full Name	233381-Paula Evans
MLS Original List Price	\$289,900	MLS Buyer Office Name	EVANS REALTY
MLS Close Price	\$288,500		

LAST MARKET SALE & SALES HISTORY			
Sale Date	06/03/2015	Deed Type	Special Warranty Deed
Sale Price	\$288,500	Owner Name	Evans Sierra A
Price per SqFt - Finished	\$210.89	Seller	Federal Natl Mtg Assn Foma
Document Number	76457		

Sale Date	06/03/2015	04/24/2014	04/22/2014
Sale Price	\$288,500		
Nominal		Y	Y
Buyer	Evans Sierra A	Federal Natl Mtg Assn	Green Tree Servicing LLC
Seller	Federal Natl Mtg Assn Foma	Green Tree Servicing LLC	Chief Deputy Public Trustee
Document Number	76457	48830	45397
Document Type	Special Warranty Deed	Special Warranty Deed	Public Trustees Deed
Title Company	Stewart Title	Other	

MORTGAGE HISTORY					
Mortgage Date	03/07/2016	03/16/2007	11/26/2004	06/16/2004	05/26/2004
Mortgage Amount	\$265,000	\$296,000	\$252,000	\$26,250	\$210,400
Mortgage Lender	Nudge Fndg LLC	Countrywide Bk	World Svgs Bk Fsb	National City Bk	Lehman Brothers Bk Fsb
Borrower	Evans Sierra A	Krause David P	Krause David P	Krause David P	Krause David P
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Refi	Resale
Mortgage Int Rate					
Mortgage Int Rate Type			Adjustable Int Rate Loan	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30	30	30	20	30
Mortgage Term	Years	Years	Years	Years	Years
Title Company	Indecomm Global Svcs	Other		Land Title Corp	

Property Details Courtesy of Tom Tymal, REcolorado

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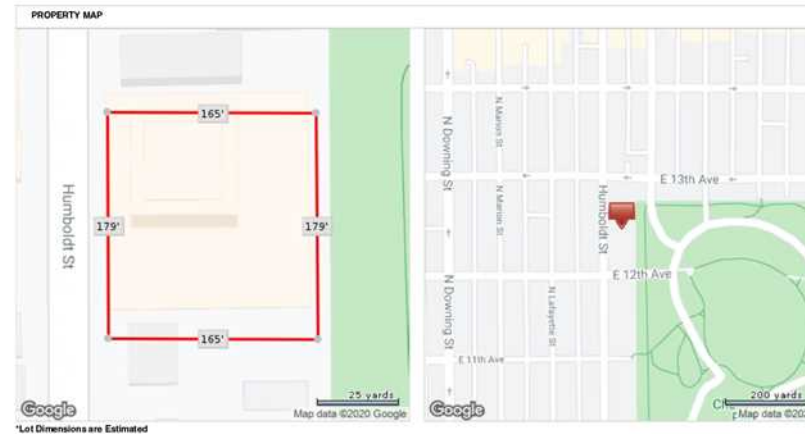
Page 2/3

PROJECT DISCRPTION

Mortgage Date	11/04/2002	05/21/2002	07/23/2001
Mortgage Amount	\$261,609	\$261,609	\$510,000
Mortgage Lender	Pinnacle Mtg Co	First Magnus Fin1 Corp	Denver Public Schools Fcu
Borrower	Mestayer Kent A	Mestayer Kent A	Polena Beverly A
Mortgage Type	Fha	Fha	Conventional
Mortgage Purpose	Refi	Resale	Refi
Mortgage Int Rate		7.25	
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan
Mortgage Term	30	30	30
Mortgage Term	Years	Years	Years
Title Company	First American Heritage Title		

FORECLOSURE HISTORY					
Document Type	Certificate Of Purchase	Notice Of Trustee's Sale	Release Of Lis Pendens/ Notice	Certificate Of Purchase	Release Of Lis Pendens/ Notice
Foreclosure Filing Date		11/21/2013			
Recording Date	04/04/2014	11/29/2013	06/07/2013	03/26/2013	10/26/2012
Document Number	37321	171823	82708	41518	147822
Final Judgment Amount	\$271,035	\$271,035			
Original Doc Date	03/16/2007	03/16/2007	04/11/2012		07/09/2012
Original Document Number	43496	43496	48574		69483
Lien Type					

Document Type	Notice Of Trustee's Sale	Lis Pendens	Release Of Lis Pendens/ Notice	Lis Pendens	Notice Of Trustee's Sale
Foreclosure Filing Date	07/03/2012	04/10/2012		10/19/2010	
Recording Date	07/09/2012	04/11/2012	11/12/2010	10/29/2010	10/23/2003
Document Number	69483	48574	131193	125368	222820
Final Judgment Amount	\$277,062				\$260,385
Original Doc Date	03/16/2007		10/29/2010		11/04/2002
Original Document Number	43496		125368		208231
Lien Type		Lien (Hoe)		Lien (Hoe)	



Property Details Courtesy of Tom Tymal, REcolorado

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Generated on: 12/16/20

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CONSTRUCTIFY
6145 Broadway
Suite 205
Denver, CO 80216

CLIENT
Sierra Evans
1250 Humboldt Street
Unit #1503
Denver, CO 80218

PROJECT
Evans Windows
PROJECT NO.
21.05.006

ISSUE
04/05/2021
DRAWN BY
Bryce Perkins

GENERAL
INFORMATION

A.02

CONSTRUCTIFY
6145 Broadway
Suite 205
Denver, CO 80216

CLIENT
Sierra Evans
1250 Humboldt Street
Unit #1503
Denver, CO 80216

PROJECT
Evans Windows

ISSUE
04/05/2021

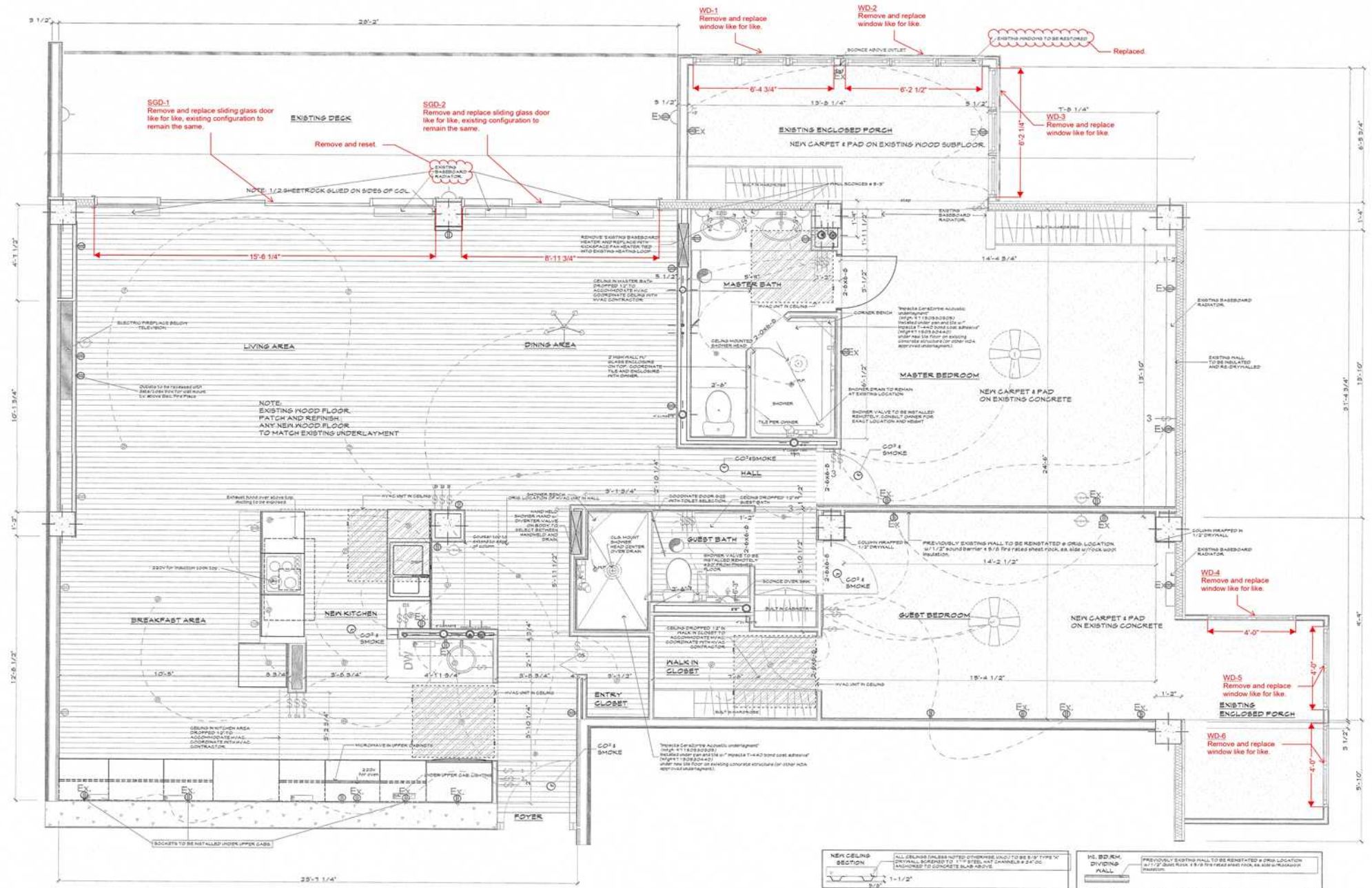
DRAWN BY
Bryce Perkins

FLOOR PLAN

A.03

ELECTRICAL LEGEND

- RECESSED DOWNLIGHT-WATERPROOF
- RECESSED LED DOWNLIGHT
- DUPLEX OUTLET EXISTING
- DUPLEX OUTLET
- SWITCH-THREEWAY
- SWITCH-SINGLE POLE
- SWITCH P.V. DIMMER
- TWO GANG SWITCH BOX
- 220V OUTLET
- HALL SENSITIVE P.V. MOUNTING HEIGHT
- SURFACE MOUNT LIGHT FIXTURE-WATERPROOF
- SURFACE MOUNT FLUORESCENT FIXTURE-UNDER CABINET LIGHT
- EXHAUST FAN
- CILING FAN
- SMOKE & CO2 DETECTOR
- ELECTRIC FURNACE



A3.1
EXISTING WALL DETAIL
TO REMAIN

NEW CEILING SECTION	ALL CEILING TAPELESS UNLESS NOTED OTHERWISE UNLESS TO BE 5' 0" TYPE 'X' DRYWALL, BURNED TO 1 1/2" STEEL W/ 24" OC CHANNELS & 24" OC LATHING TO COMPLETE BLIND NUTS
HL. BDRM. DIVISION HALL	PREVIOUSLY EXISTING HALL TO BE RENOVATED & DRUG LOCATION AT 1/2" DRYWALL, 5/8" 1/2" STEEL W/ 24" OC CHANNELS & 24" OC LATHING TO COMPLETE BLIND NUTS
EXTERIOR PANEL HALL	Exterior pre-cast concrete panel
HL. UNIT DIVISION	5' 0" 1/2" STEEL W/ 24" OC CHANNELS & 24" OC LATHING TO COMPLETE BLIND NUTS
INT. 2ND ST. HALL (STY.)	5' 0" 1/2" STEEL W/ 24" OC CHANNELS & 24" OC LATHING TO COMPLETE BLIND NUTS
MASTER BDRM. BALCONY	2nd & 3rd floor exterior concrete & masonry
PREV. INST. INT. HALL REP.	Blind masonry used for blocking of windows & doors (EXCEPT ON DEMOLITION PLANS WHERE THEY REPRESENT WALLS TO BE REMOVED)

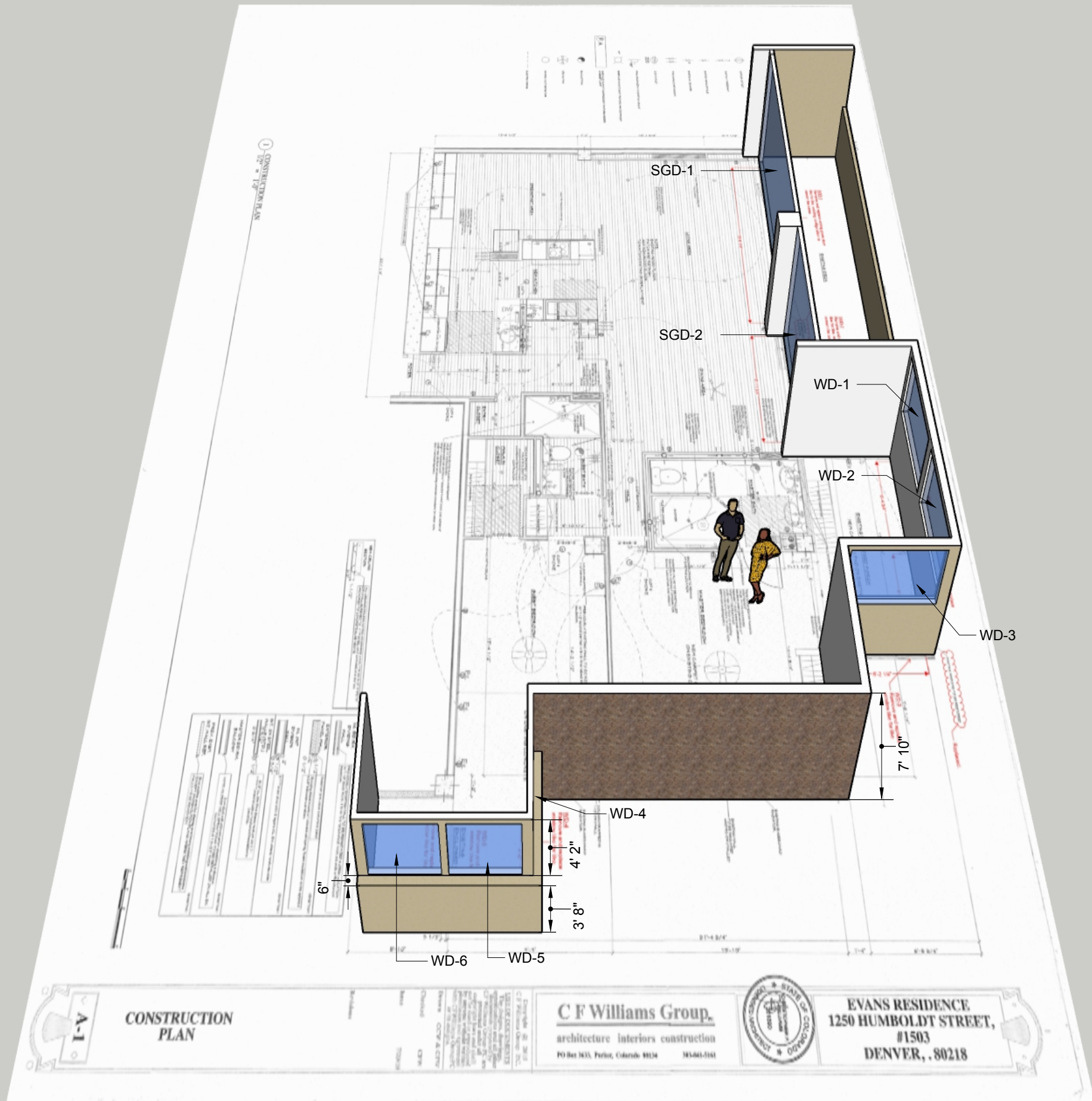
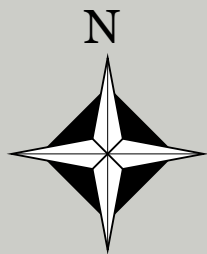
EVANS RESIDENCE
1250 HUMBOLDT STREET,
#1503
DENVER, . 80218

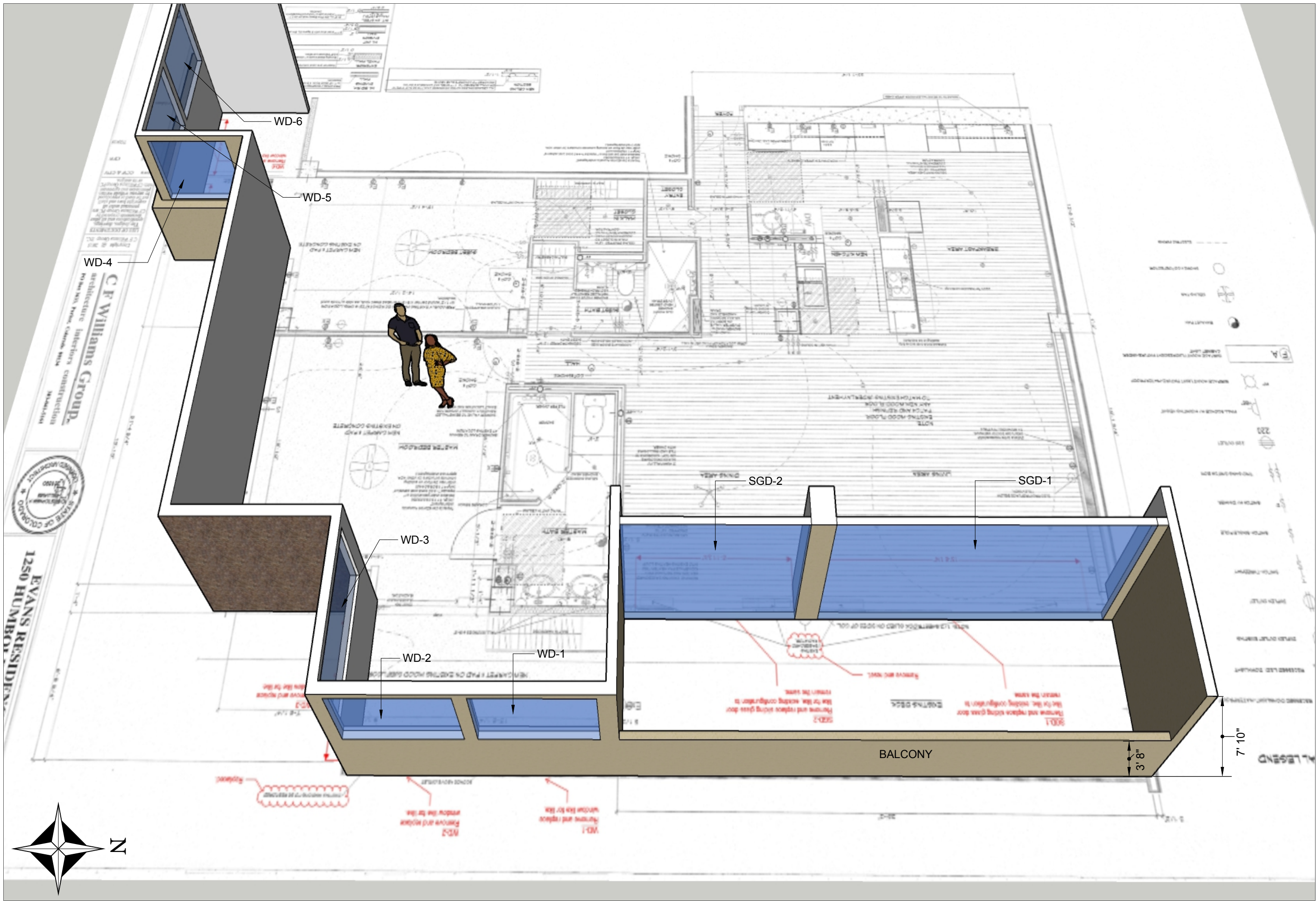
STATE OF COLORADO
REGISTERED ARCHITECT
CHRISTOPHER F. WILLIAMS
#291880

CF Williams Group
architecture interiors construction
PO Box 3833, Parker, Colorado 80134 303.841-5161

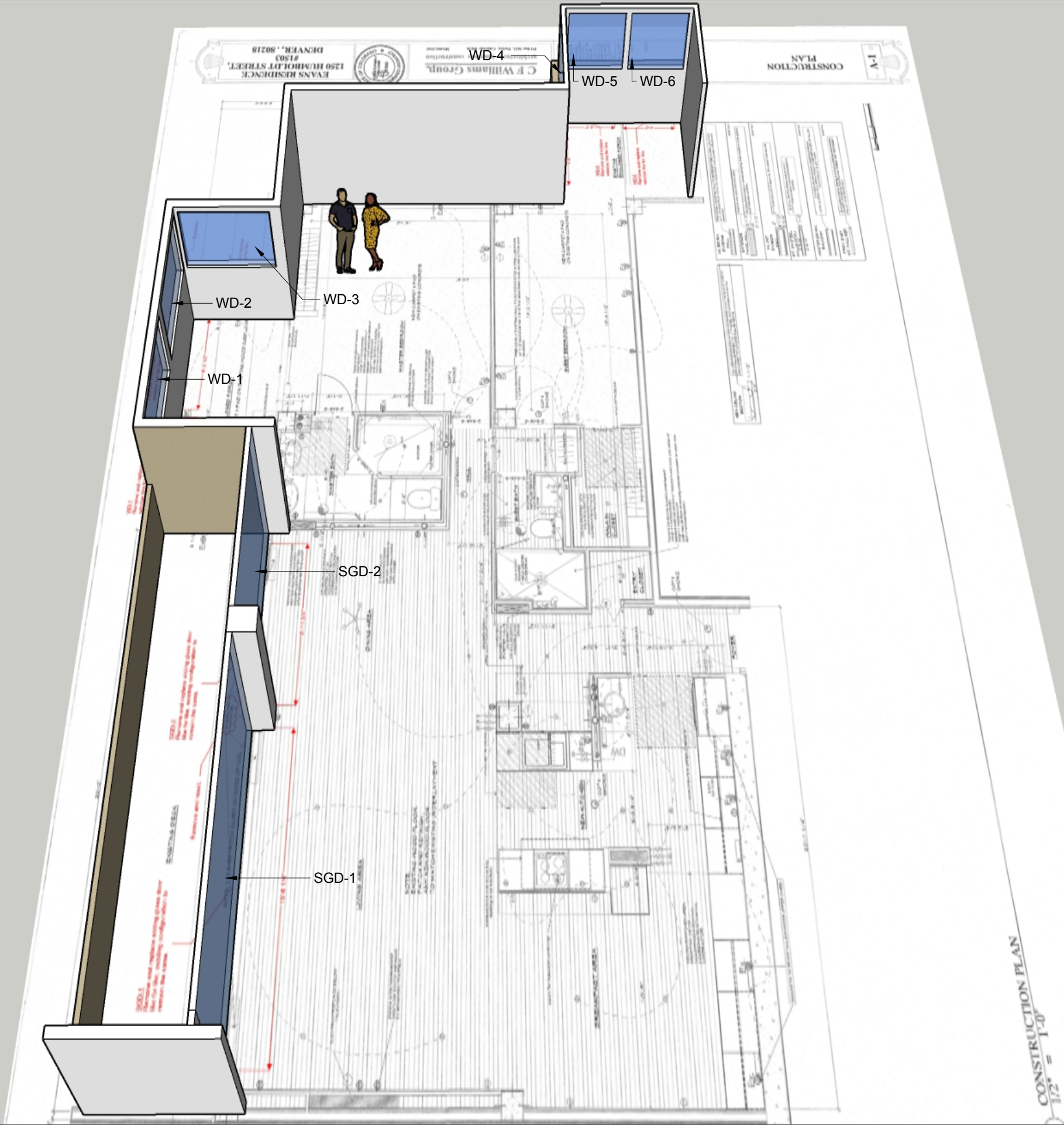
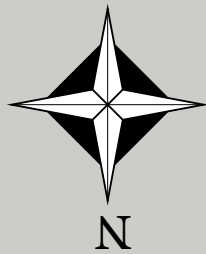
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Drawn CCW & CFW
Checked CFW
Issue 7/23/15
Revisions

CONSTRUCTION PLAN
A-1





A.05



CLIENT
Sierra Evans
1250 Humboldt Street
Unit #1503
Denver, CO 80218

CONSTRUCTIFY
6145 Broadway
Suite 205
Denver, CO 80216

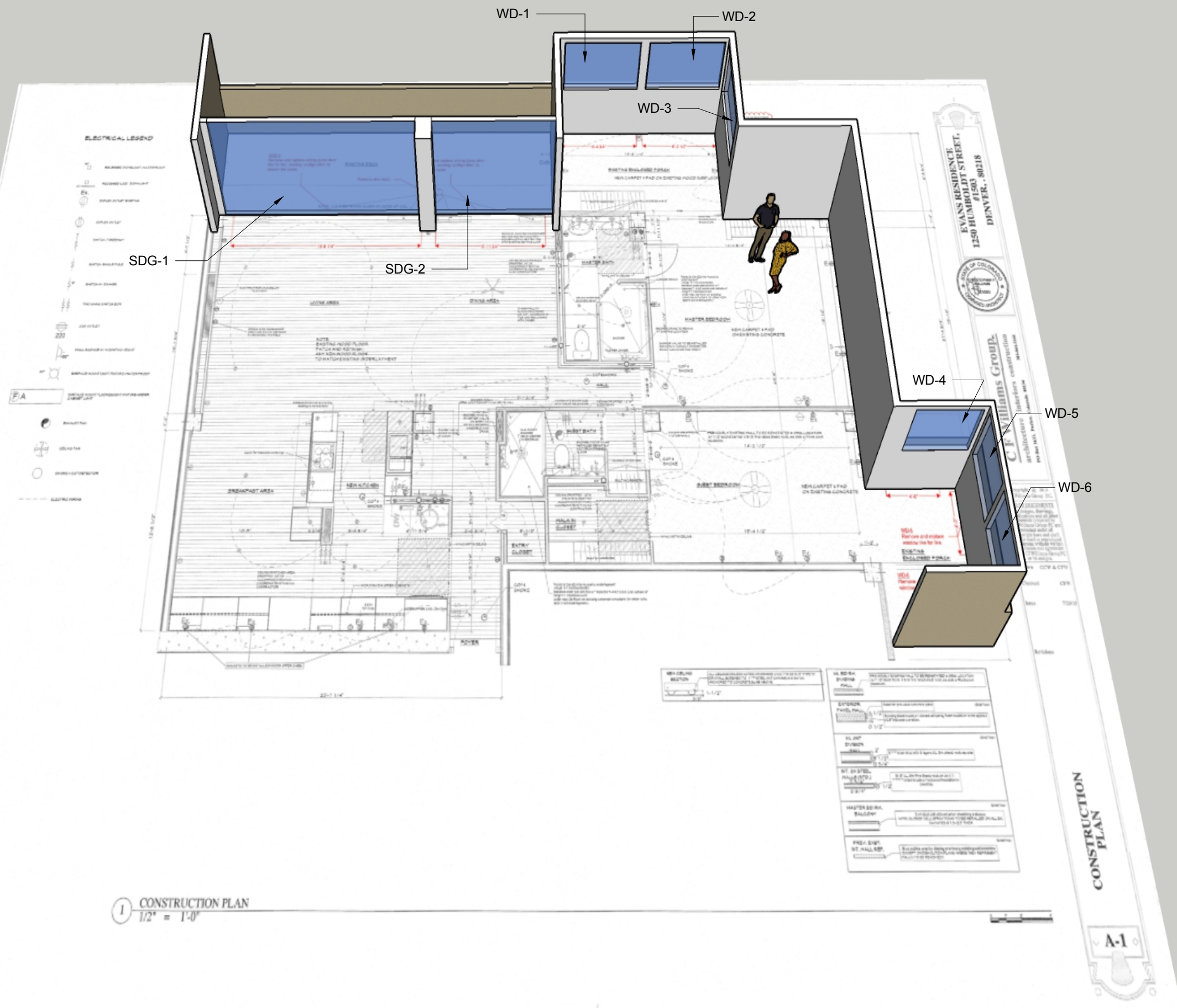
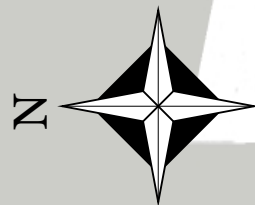
ISSUE
04/05/2021

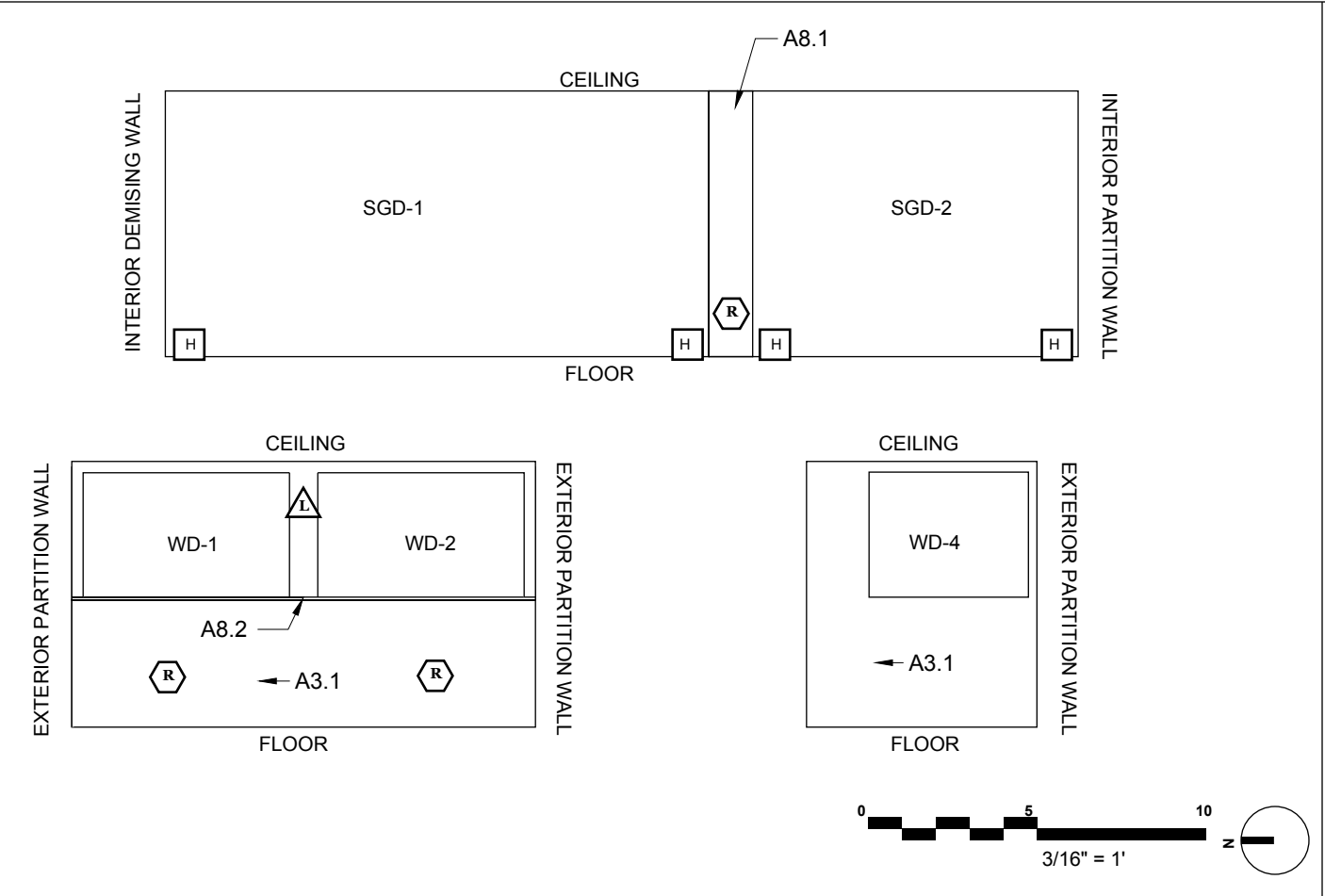
PROJECT
Evans Windows

DRAWN BY
Bryce Perkins

PROJECT NO.
21.05.006

NORTH
ELEVATION





A3.1 - Reference FLOOR PLAN A.03 for wall detail and schedule.

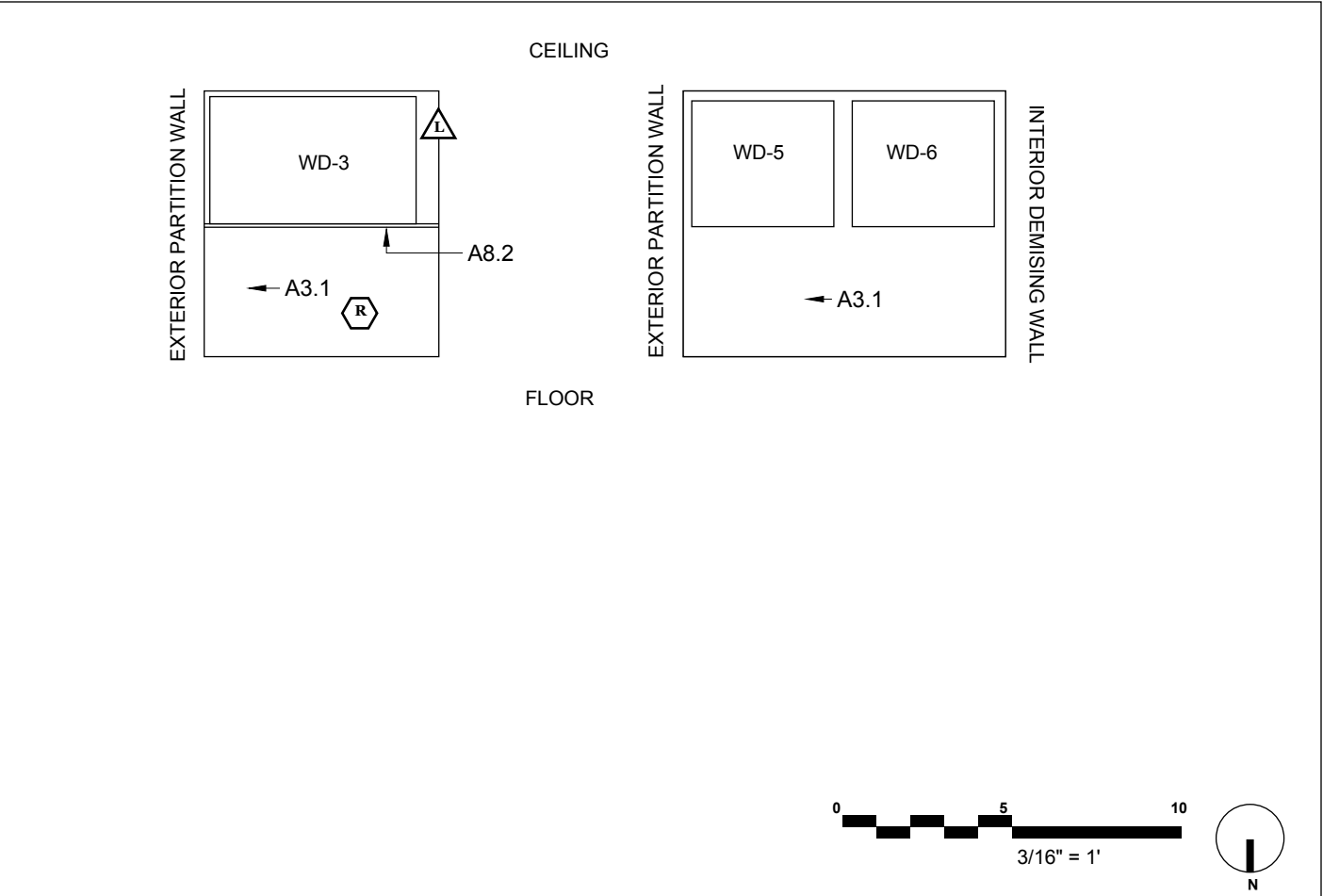
A8.1 - 15.5" x 15.5" furred out and drywall finished concrete and steel structural building column.

A8.2 - 4" deep pocketed interior window sill.

L - Existing wall light fixture to remain undisturbed.

R - Existing power receptacle to remain undisturbed.

H - Existing elctric baseboard heat to be temporarily removed and reset.



Line #	Location:	Attributes	Qty	
10		Impervia, Sliding Window Vent Right / Fixed / Vent Left, 73 X 45, Brown	3	WD-1 WD-2 WD-3
		1: Non-Standard SizeNon-Standard Size Vent Right / Fixed / Vent Left Triple Slider Frame Size: 73 X 45 General Information: Standard, Duracast®, Block, No Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Brown Interior Color / Finish: White, Two Color Glass: Insulated Low-E, AdvancedComfort Low-E Insulating Glass Argon High Altitude Hardware Options: White, No Limited Opening Hardware Screen: Half Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, CPD PEL-11-103-00773-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 236" Venting Width: 1/3 Vent		
		Viewed From Exterior Rough Opening: 73 - 1/2" X 45 - 1/2" Customer Notes: Max width is 71.5 inch with 2 panel sliding window		
Line #	Location:	Attributes	Qty	
50		Impervia, Sliding Window Vent Right / Fixed, 56.375 X 44.25, Brown	1	WD-4
		1: Non-Standard SizeNon-Standard Size Vent Right / Fixed Double Slider Frame Size: 56 3/8 X 44 1/4 General Information: Standard, Duracast®, Block, No Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Brown Interior Color / Finish: White, Two Color Glass: Insulated Low-E, AdvancedComfort Low-E Insulating Glass Argon High Altitude Hardware Options: White, No Limited Opening Hardware Screen: Half Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, CPD PEL-11-103-00773-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 202" Venting Width: Equal		
		Viewed From Exterior Rough Opening: 56 - 7/8" X 44 - 3/4"		
Line #	Location:	Attributes	Qty	
45		Impervia, Sliding Window Vent Right / Fixed, 50.25 X 44.5, Brown	1	WD-5
		1: Non-Standard SizeNon-Standard Size Vent Right / Fixed Double Slider Frame Size: 50 1/4 X 44 1/2 General Information: Standard, Duracast®, Block, No Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Brown Interior Color / Finish: White, Two Color Glass: Insulated Low-E, AdvancedComfort Low-E Insulating Glass Argon High Altitude Hardware Options: White, No Limited Opening Hardware Screen: Half Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, CPD PEL-11-103-00773-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 190" Venting Width: Equal		
		Viewed From Exterior Rough Opening: 50 - 3/4" X 45"		
Line #	Location:	Attributes	Qty	
46		Impervia, Sliding Window Vent Right / Fixed, 50.375 X 44.5, Brown	1	WD-6
		1: Non-Standard SizeNon-Standard Size Vent Right / Fixed Double Slider Frame Size: 50 3/8 X 44 1/2 General Information: Standard, Duracast®, Block, No Foam Insulated, 3", 1 11/16" Exterior Color / Finish: Brown Interior Color / Finish: White, Two Color Glass: Insulated Low-E, AdvancedComfort Low-E Insulating Glass Argon High Altitude Hardware Options: White, No Limited Opening Hardware Screen: Half Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, CPD PEL-11-103-00773-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 190" Venting Width: Equal		
		Viewed From Exterior Rough Opening: 50 - 7/8" X 45"		

WALTER KESKE CONSULTING INC.

Structural Engineer

8550 W. 64th PLACE • ARVADA, CO 80004
PHONE 303-422-1051 • wkg@wkeskeconsulting.com

October 30, 2020

Joseph Lyon
Constructify LTD
6145 Broadway
Denver, CO (Adams County) 80215
Cell: 303 - 905 - 0078

RE: Window and Door Wind Pressures for Framing
Sierra Evans Residence
1250 Humboldt St, Unit #1503
Denver, CO 80218

To Whom It May Concern,

This letter is to certify that Walter G. Keske reviewed wind pressures for windows and door at the residence referenced above. The following is in accord with ASCE7 and the Denver Building Code.

At the elevation of 60' and above, wind pressure does not increase. Based on wind load of 90 mph, exposure C, wind pressures are 29.5 psf at door and 30.8 psf at windows, correlating with the rating DP 30 for windows. The pressure rating for door at DP 60 may be due to the anchorage conditions available at a door, but the pressure appears to corresponds well to the conditions.

Therefore the doors and windows shall be installed with the connectors and spacing/locations specified by the manufacturer for the pressures provided.

Please call if there are questions concerning this letter or if I may be of further service.

Sincerely,

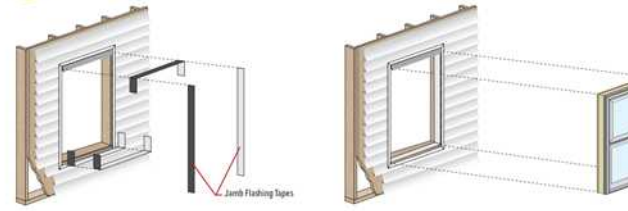
Walter G. Keske
Walter G. Keske, P.E.





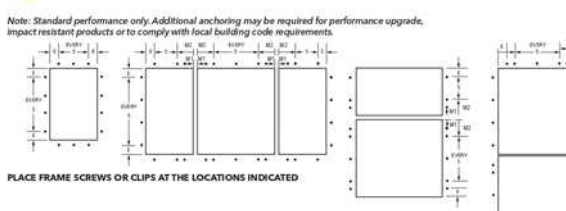
- ### 1 PREPARE THE OPENING
- Refer to the full frame removal instructions at the beginning of this booklet.
- Measure the width and height of the opening in the brick/siding (A). The window must be at least 1/2" smaller in width and height.
 - Measure width and height of the opening in the wood framing or masonry (B). The window must be at least 1/2" smaller in width and height.
 - If the interior trim or return materials have been removed, skip to step 2A.
 - Measure the width and height of the opening in the drywall return/wood (C) (if applicable).
 - Measure the depth from the drywall to the exterior of the siding (if applicable). Compare this to the new window frame depth.
- If the window is larger than the drywall return opening (C) and has a frame depth less than (D), it can typically be installed against the exterior edge of the drywall return. If the frame depth is larger than D, cut the drywall back with a utility knife and straight edge enough to allow the window to fit within the (D) depth. Note: Interior shades/blinds may have to be moved to the interior.
- If the window is smaller than the drywall return opening, add treated blocking to the opening until the opening is approx. 1/2" larger in width and height than the window (see steps 3A-3L).
- ### 2 FLASH THE OPENING (Continued)
- No Building Wrap**
- Prepare head flashing with no up-turned leg by cutting it the same width as the brick/siding opening. The head flashing should not extend past the interior of the window frame.
 - Apply (2) 3/16" beads of sealant. One at the interior edge of the flashing and one along the exterior edge of the sheathing.
 - Apply a 3/16" bead of sealant at each corner connecting the two beads from step 2E.
 - Secure the flashing to the opening over the sealant using roofing nails or corrosion resistant pan head screws at 12" max. spacing.
- Important: The flashing must slope to the exterior.**
- Flashing may be installed before blocking at head (if required).
- "Z" shaped flashing may be appropriate for some applications.

- ### 3 SEAL THE OPENING
- Note: If there is an existing, functioning head flashing or if the opening is directly below a soffit or overhang, skip to step 3.**
- If building wrap exists at the head of the opening follow steps 2A-2C. If no building wrap exists, skip to step 2D.
- Prepare a head flashing with up-turned leg by cutting it the same width as the brick/siding opening.
 - Pry the top (head) channel/siding away from the sheathing enough so the head flashing can be slid under the house wrap.
 - Insert the head flashing behind the brick/siding and behind the house wrap.



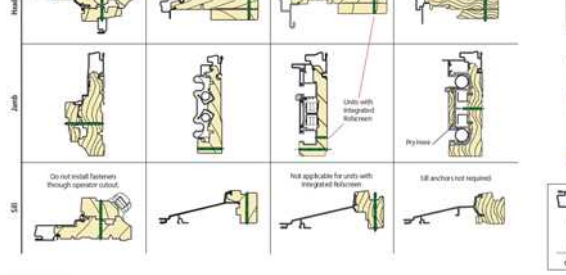
- ### 3 SEAL THE OPENING (Continued)
- Apply flashing tape at the brick/siding if behind the sill or siding onto the surface of the building wrap (if applicable) and up each jamb 6". Apply up the exterior edge of the drywall. Use 2 pieces of flashing tape are required, apply the 2nd so it overlaps the first by 1".
 - For brick, apply low expansion foam at the jamb to seal between the back of the brick and the sheathing.
 - For siding, apply flashing tape at each jamb extending 3" onto the head and sill. Cover the exterior edge of the drywall (if applicable) and extend the tape over the sealant onto the side of the trim or trim.
- NOTE: The jamb flashing tape may also be used on brick. Apply sealant to the brick before application.**

- ### 4 SET AND FASTEN THE WINDOW
- Install and level sill shims. Place 1" wide x 1/4" to 3/8" thick shims 12" from each side. Keep shims back 1/2" from interior and exterior face of window. Place additional shims under each mullion and sliding window interlock.
 - Attach shims to prevent movement after they are level.
 - Drill pilot holes in the window frame (if they are not factory pre-drilled). Refer to the anchor and shim spacing instructions at the end of this booklet.
 - For windows being installed against the exterior of the drywall return, follow steps 4D and E.
 - Secure drywall return installation clips using #12 x 1/2" flat head screws at the jamb so they will align with each pilot hole in the window frame. These clips provide secure attachment when frame screws will not penetrate the framing or treated blocking.
 - Insert the window into the opening on the sill shims. Check to make sure the window rests against the drywall and is making contact with the sealant (if applicable).
 - Cut treated blocking to the width and height (B) dimensions as necessary.
 - Rip the treated blocking to a width less than (D). The width may be reduced to fit behind brick/siding or head flashing (see step 2) or to fit behind a flush-jamb as with Pella® 350 Series.
 - Apply (2) 3/16" beads of sealant. One just to the exterior of the drywall return and one along the exterior edge of the sheathing.
 - Apply a 3/16" bead of sealant at each corner connecting the 2 beads from step 1J.
 - Secure the treated blocking to the opening over the sealant using 2" corrosion resistant screws at 16" max. spacing.



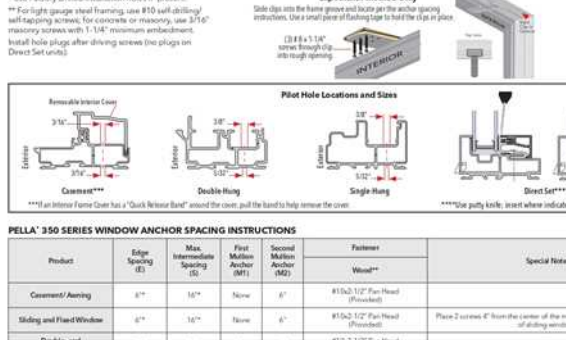
ARCHITECT SERIES® (R50) AND PELLA® LIFESTYLE SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Product	Edge Spacing (E)	Max. Intermediate Spacing (S)	First Mullion Anchor (M1)	Second Mullion Anchor (M2)	Fastener	Special Notes
Casement/Awning	6"	16"	3"	6"	#8-1/2" Finish Screw	For windows with integrated Roll-In® retractable screens, use #10 self-drilling/self-tapping screws. (See the Roll-In® retractable screen instructions for details.)
Double-Hung or Single-Hung	6"	16"	3"	6"	#8-1/2" Finish Screw	For windows with integrated Roll-In® retractable screens, use #10 self-drilling/self-tapping screws. (See the Roll-In® retractable screen instructions for details.)
Fixed Frame	6"	16"	3"	6"	#8-1/2" Finish Screw	For windows with integrated Roll-In® retractable screens, use #10 self-drilling/self-tapping screws. (See the Roll-In® retractable screen instructions for details.)
Monumental DH	6" (Head)	16" (Head)	3"*	6"*	#8 x 2" Screw	For light gauge steel framing, use #10 self-drilling/self-tapping screws. For concrete or masonry, use 3/16" masonry screws with 1-1/4" minimum embedment.



PELLA® IMPERIVA® WINDOW ANCHOR SPACING INSTRUCTIONS

Product	Edge Spacing (E)	Max. Intermediate Spacing (S)	First Mullion Anchor (M1)	Second Mullion Anchor (M2)	Fastener	Special Notes
Casement/Awning	6"	16"	3"	6"	#8 x 2" Flat Head (Provided)	Head and Sill anchors not required when frame width is less than 42".
Single-Hung/Sliding Window	6"	16"	3"	6"	#8 x 2 1/2" Flat Head (Provided)	Sill frame screws are not required.
Double-Hung	6"	16"	3"	6"	#8 x 2 1/2" Flat Head (Provided)	Sill frame screws are not required.
Direct Set	6"	16"	3"	6"	#10 x 2" Flat Head (Provided)	Remove interior frame covers by operating a putty knife as indicated and rotating to slide the cover interior and disengage from the glass unit. Install cover on exterior location. (Refer to 1/2" pilot hole and see for masonry applications pilot hole 3/8" pilot hole through interior wall only. (See illustrations below.)



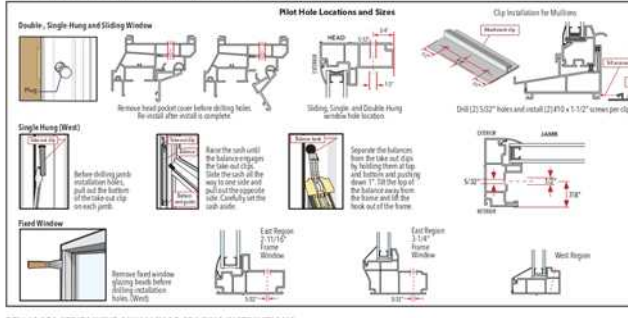
PELLA® 350 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Product	Edge Spacing (E)	Max. Intermediate Spacing (S)	First Mullion Anchor (M1)	Second Mullion Anchor (M2)	Fastener	Special Notes
Casement/Awning	6"	16"	3"	6"	#10 x 1/2" Flat Head (Provided)	Phase 2 screws 4" from the center of the meeting rail at the head and sill of sliding windows.
Sliding and Fixed Window	6"	16"	3"	6"	#10 x 1/2" Flat Head (Provided)	Phase 2 screws 4" from the center of the meeting rail at the head and sill of sliding windows.
Double and Single-Hung	6"	16"	3"	6"	#10 x 1/2" Flat Head (Provided)	Phase 2 screws 4" from the center of the meeting rail at the head and sill of sliding windows.

NOTE: Standard performance only. Additional anchoring may be required for performance upgrade, impact resistant products or to comply with local building code requirements.

ENCOMPASS BY PELLA®/THERMASTAR BY PELLA®/PELLA® 350 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Product	Edge Spacing (E)	Max. Intermediate Spacing (S)	First Mullion Anchor (M1)	Second Mullion Anchor (M2)	Fastener	Special Notes
Sliding Window (Head and Sill)	6"	16"	3"	6"	#8 x 1-1/4" Flat Head (Provided)	Use M1 and M2 spacing for screws at head of meeting rail. (See the 350 Series Installation Instructions for details.)
Single-Hung (Head)	6"	16"	3"	6"	#8 x 1-1/4" Flat Head (Provided)	Use M1 and M2 spacing for screws at head of meeting rail. (See the 350 Series Installation Instructions for details.)
Single and Double-Hung (Head)	6"	16"	3"	6"	#8 x 1-1/4" Flat Head (Provided)	Use M1 and M2 spacing for screws at head of meeting rail. (See the 350 Series Installation Instructions for details.)
Fixed Window	6"	16"	3"	6"	#8 x 1-1/4" Flat Head (Provided)	Use M1 and M2 spacing for screws at head of meeting rail. (See the 350 Series Installation Instructions for details.)



PELLA® 250 SERIES WINDOW ANCHOR SPACING INSTRUCTIONS

Product	Edge Spacing (E)	Max. Intermediate Spacing (S)	First Mullion Anchor (M1)	Second Mullion Anchor (M2)	Fastener	Special Notes
DHSH (Single and Double-Hung)	6"	16"	3"	6"	#10 x 2" Flat Head (Provided)	Use self-adhesive anchors at all installation holes for all Pella® 250 Series windows.
DHSH (Fixed)	6"	16"	3"	6"	#10 x 2" Flat Head (Provided)	Use self-adhesive anchors at all installation holes for all Pella® 250 Series windows.
CM-WW	6"	16"	3"	6"	#10 x 2" Flat Head (Provided)	Use self-adhesive anchors at all installation holes for all Pella® 250 Series windows.

Interior Sealant Instructions

CAUTION: Use low pressure polyurethane window and door insulating foams. Follow the directions on the can. Do not use high pressure or latex foams.

- Insert the nozzle or straw between the rough opening and window frame. This can be done from the interior or exterior.
- Place a 1" deep bead of foam approx. 1" from the interior of the frame to allow for expansion. Do not fill the entire depth of the rough opening cavity.
- NOTE: Apply foam between the frame and rough opening. NOT between jamb extensions and the rough opening.
- To ensure a continuous interior seal, apply sealant over the interior surface of any shims or clips that interrupt the foam seal.
- Backer rod (as necessary) and sealant can be used in place of the low expansion foam to create the interior seal. However, foam has greater insulating properties. Fiberglass batt or similar insulation is not recommended as it can absorb water and does not act as an air seal.



For windows set against drywall return or wood interior stops:

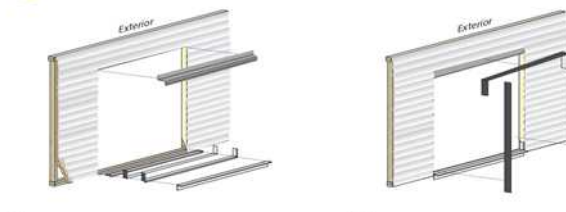
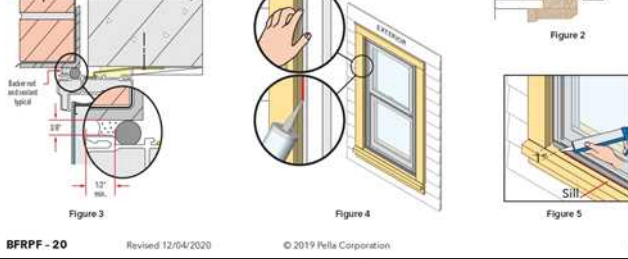
- Apply a corner bead of sealant where the frame and drywall return or stop meet. This sealant covers any gaps and creates a smooth transition between materials. Applying a continuous interior sealant eliminates the need for low expansion foam.
- NOTE: Use a low odor, paintable sealant such as Pella Window and Door Installation Sealant.
- Re-check window operation and remove shipping spacers after foam installation. Excess foam may be removed with a serrated knife after it cures.

Exterior Sealant Instructions

CAUTION: Use a high quality, multi-purpose exterior sealant such as Pella Window and Door Installation Sealant. Follow the directions on the can.

- If the space between the new window frame and the opening is greater than 1/4", go to step (B). If less than 1/4" or if the frame does not project past an exterior stop (Figure 1), skip to step (C).
- Insert backer rod 3/8" deep in the space around the window. Backer rod adds shape and controls the depth of the sealant line.
- Apply a continuous bead of sealant where the new frame contacts the exterior stop (Figure 1) or between the frame and the opening (Figures 2, 3 and 4). Continue the seal across the bottom of the sill adapter (if applicable). Do not block weep holes or weep grooves with sealant.

NOTE: For full frame replacement in brick or siding, where the wall is designed to manage water do not leave gaps or weeps in the exterior sealant. For pocket replacement, if weep holes are not present in the sill adapter and the existing sill slopes to the exterior, leave weep gaps in the sealant (Figure 5).



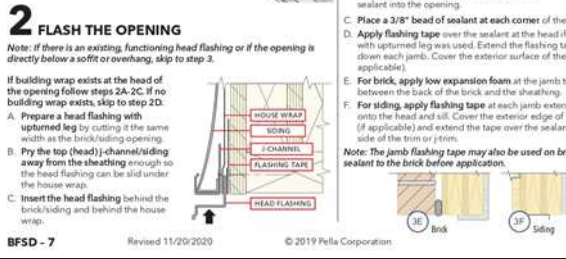
- ### 1 PREPARE THE OPENING
- Clean the opening. Ensure it is dry and free from dirt, oil and debris.
 - Measure the width and height of the opening. The new door must be 1/2" to 3/4" smaller in width and 3/8" to 1/2" smaller in height than this measurement.
 - Confirm the opening is plumb, level and square.
 - Measure and mark the opening where the interior of the new door will be placed. Consider the size of wall cavity (if applicable) and 3/4" minimum overlap onto the brick veneer or finished wall materials for exterior perimeter sealant.

If using an optional sill pan, refer to the sill pan instruction page at the end of this booklet.

If installing on a concrete slab, refer to the instruction page at the end of this booklet.

- Cut 2 pieces of flashing tape 12" longer than opening width.
- Apply self flashing tape #1 at the sill extending 1" to the exterior and 6" up each jamb.
- Cut 1" wide tabs at each corner by tearing the foil 1/2" each way from corner.
- Apply self flashing tape #2 overlapping tape #1 by 1" minimum.

NOTE: Press all tape down firmly.



- ### 2 FLASH THE OPENING (CONTINUED)
- No Building Wrap**
- Prepare head flashing with no up-turned leg by cutting it the same width as the brick/siding opening. The head flashing should not extend past the interior of the window frame.
 - Apply (2) 3/16" beads of sealant. One at the interior edge of the flashing and one along the exterior edge of the sheathing.
 - Apply a 3/16" bead of sealant at each corner connecting the two beads from step 2E.
 - Secure the flashing to the opening over the sealant using roofing nails or corrosion resistant pan head screws at 12" max. spacing.
- Important: The flashing must slope to the exterior.**

Alternatively, it is acceptable to use two #8 x 5/8" screws through the clip with the clip on its back and not engaged in the fin groove.

Pella Imperiva: Slide clips into the T slot starting at the bottom and work your way up the fin.

WARNING: If the panel return is not installed, the door panel can blow the product, possibly causing debris or injury. Apply force in the direction of the panel return.

NOTE: Additional shims are required at screw locations for advanced performance, impact resistant units and combinations and combinations. (See the anchor instructions at the end of this booklet.)

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CLIENT
Sierra Evans
1250 Humboldt Street
Unit #1503
Denver, CO 80218

PROJECT
Evans Windows
PROJECT NO.
21.05.006

ISSUE
04/05/2021

DRAWN BY
Bryce Perkins

WINDOW DETAILS

A.10

ANCHOR INSTRUCTIONS - BLOCK FRAME INSTALLATION METHODS FOR CLAD EXTERIOR ARCHITECT SERIES* AND PELLA® LIFESTYLE SERIES SLIDING PATIO DOORS (INCLUDING ARCHITECT SERIES IMPACT-RESISTANT)

Pella® impact-resistant Products have been tested in accordance with the large missile impact testing requirements of ASTM E 1886 and ASTM E 1996. Pella impact-resistant Products are neither hurricane proof nor are they shatter proof. Severe wind and rain may produce temporary conditions which exceed product performance standards. When these units are subjected to intense storms or extreme conditions, which exceed the intended design pressures, air, water and flying debris infiltration may occur. Advanced performance and impact-resistant require the use of installation clips or screws through the frame. The use of fins or brickmould is optional and will not affect anchorage requirements. Local building codes may have additional anchoring requirements.

Units with Pella Enduracore exterior trim with narrow fins and NO pre-punched holes must be anchored using frame screws or installation clips.

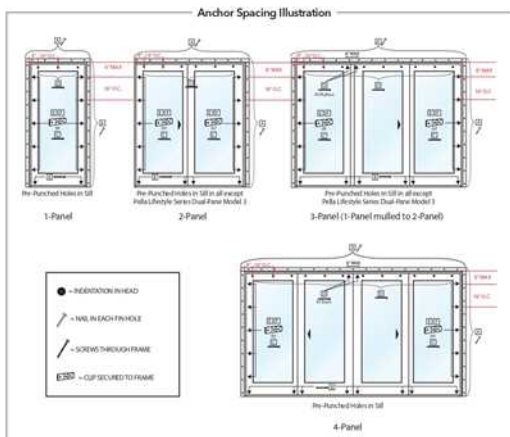
An "X" in the chart below indicates the fastener (row) to be used, under a specific installation method column. All fasteners marked with an "X" in an installation method column are necessary to meet documented performance values.

FASTENER LETTER	INSTALLATION METHOD			OPENING SUBSTRATE TYPE		ILLUSTRATION
	Nail Fin & Screws	Screws Through Frame	Clip & Screws	Wood	Masonry	
A	X			2" 11 Ga. Roof Nail		L, I, IV
B	X	X	X	#8 x 2-1/2"	3/16" x 3-1/2" Masonry Screw	VI, VII
C		X		#10 x 3-1/2"	1/4" x 3-1/2" Masonry Screw	V
D	X	X	X	#8 x 3"	3/16" x 3" Masonry Screw	L, I, VI
E			X	#6 x 3-1/4"	3/16" x 1-1/4" Masonry Screw	II, V

* Architect Series impact-resistant must be installed with either Screw Through Frame or Clip & Screw method, but may also have nail fins.

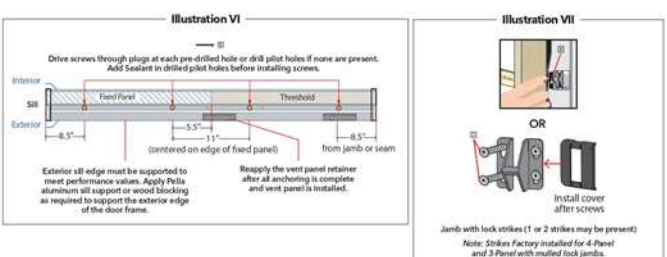
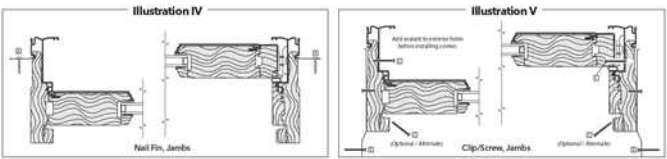
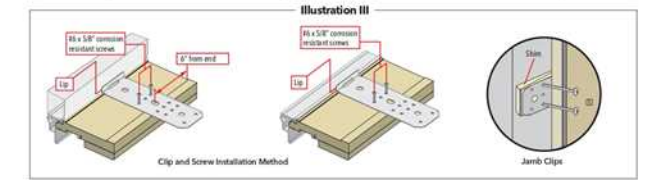
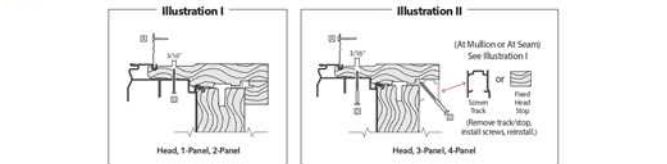
** For light gauge steel flooring, use #10 self-tapping screws.

* Architect Series Impact-resistant must be installed with either Screw Through Frame or Clip & Screw method, but may also have nail fins.
** For light gauge steel framing, use #10 self-tapping screws.



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ANCHOR INSTRUCTIONS - BLOCK FRAME INSTALLATION METHODS FOR CLAD EXTERIOR ARCHITECT SERIES* AND PELLA® LIFESTYLE SERIES SLIDING PATIO DOORS (INCLUDING ARCHITECT SERIES IMPACT-RESISTANT)

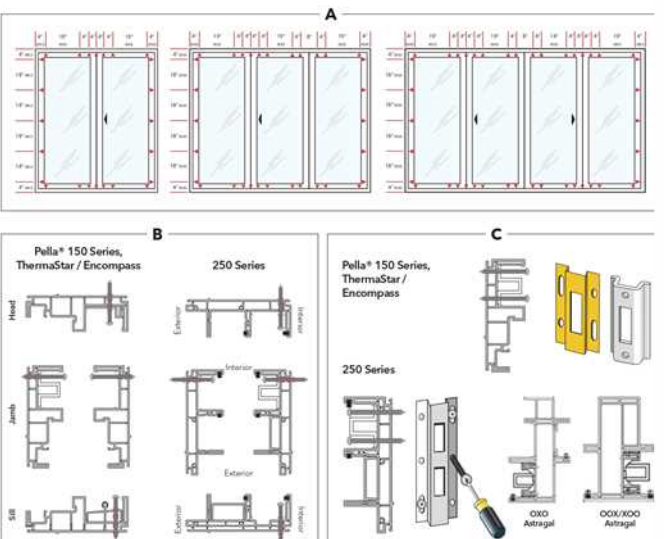


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ANCHOR INSTRUCTIONS - BLOCK FRAME INSTALLATION METHODS FOR PELLA® 250 SERIES, PELLA® 150 SERIES, THERMASTAR® AND ENCOMPASS BY PELLA® SLIDING PATIO DOORS

Note: Standard performance only. Additional anchoring may be required for performance upgrade, impact-resistant products or to comply with local building code requirements.

Product	Location	Anchor Type		Instructions	Illustrations
		Wood	Masonry		
Pella® 150 Series, ThermaStar®/Encompass by Pella	Head / Jamb / Sill Frame Screws	#10 x 2" Corrosion Resistant (provided)	N/A	Pre-drill through both walls with 5/32" pilot hole. Drill through the first wall only with a 3/8" bit. Then drive screws. Refer to the illustrations for location and spacing. Screws through the sill require sealant and self-sealing washers. Pre-drill through both walls with 5/32" pilot hole. Drill through the first wall only with a 3/8" bit. Then drive screws. Refer to the illustrations for location and spacing. Screws through the sill require sealant and self-sealing washers. Refer to installing the keeper instructions on page BFSD-14 and illustrations below.	A, B
	Jamb / Strike / Lock Keeper	#8 x 1-1/2" starter screw and 3" screws (provided)	1/4" x 3-1/2" Masonry Screw	Drive screws at each pre-drilled installation hole. Apply sealant prior to driving screws in the sill.	A, B
	Head / Jamb / Sill Frame Screws	#10 x 2" Corrosion Resistant (provided)	1/4" x 2" Masonry Screw	Drive screws at each pre-drilled installation hole at interlocks. Pre-drill and drive screws on each side of mullions. Refer to the illustrations for location and spacing. Apply sealant prior to driving screws through the sill.	A, B
	Head and Sill Interlocks and Mullions	#10 x 2" Corrosion Resistant (provided)	3/16" x 1-1/2" Masonry Screw	OX / XO / OOK / XOD	C
Pella 250 Series	Jamb Strike / Lock	#8 x 2" (provided)	N/A	Drive screws at each hole in the lock strike (4 total).	C
	Attargal Strike / Lock	#8 x 3/4" (provided)	N/A	OXO / XO/OX	C

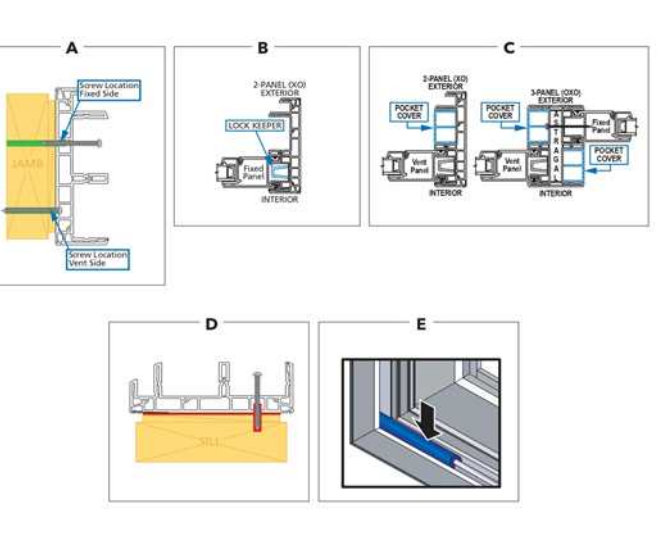


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ANCHOR INSTRUCTIONS - BLOCK FRAME INSTALLATION METHODS FOR PELLA® 350 SERIES SLIDING PATIO DOORS WITH PANELS SHIPPED IN FRAME

Note: Standard performance only. Additional anchoring may be required for performance upgrade, impact-resistant products or to comply with local building code requirements.

Product	Location	Anchor Type		Instructions	Illustration
		Wood	Masonry		
Head	Frame	#10 x 2" Corrosion Resistant (provided)	1/4" x 2" Masonry Screw	Place 1 screw at each pre-drilled installation hole.	A
	Frame	#10 x 2" Corrosion Resistant (provided)	1/4" x 2" Masonry Screw	Place 1 screw at each pre-drilled installation hole.	A
	Strike/Lock Keeper	(3) #10 x 3" screws (provided)		Position the strike/lock keeper over the pre-drilled holes. Insert a shim between the frame and opening.	B
	Pocket Cover			Install 1 jamb pocket cover in the jamb above the bumper and a second pocket cover on the lock jamb.	C
Sill	Frame	#10 x 2" stainless steel (provided)	1/4" x 2" Masonry Screw	Place sealant in each pre-drilled installation screw hole and place a rubber washer on each screw before driving it.	D
	Panel Bumpers			Press the bumper into the sill panel track cap against the jamb of the fixed panel.	E

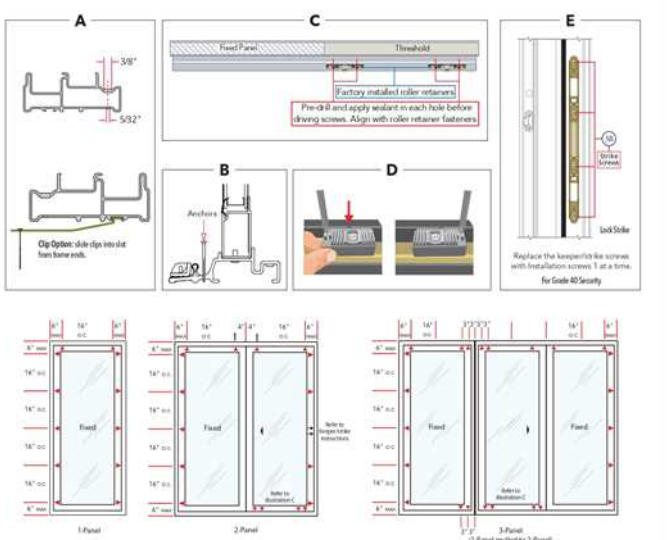


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ANCHOR INSTRUCTIONS - BLOCK FRAME INSTALLATION METHODS FOR PELLA® IMPERVIA SLIDING PATIO DOORS

Note: Standard performance only. Additional anchoring may be required for performance upgrade, impact-resistant products or to comply with local building code requirements.

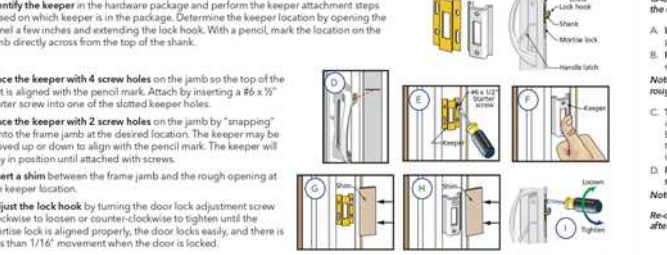
Product	Location	Anchor Type		Instructions	Illustration
		Wood	Masonry		
Head	Head and Sill Vertical Mullions Only	#10 x 1-1/2"	3/16" x 1-3/4" Masonry Screw	Place screws through frame or use clips 3" and 4" each side of mullion (multi-wide door combinations only).	A, B
	Frame Screws	#8 x 3" screws	3/16" x 2-1/2"	Use factory-drilled installation holes if present. When necessary, drill holes through both walls using a 5/32" bit then drill a 3/8" hole through the first wall only. Refer to the illustrations for spacing and location.	A
Jamb	Clips	#8 x 1-1/4" screws	3/16" x 1-1/2"	Refer to the illustrations for spacing and location.	A
	Frame Screws	#8 x 3" screws	3/16" x 2-1/2"	When necessary, drill holes through both walls using a 5/32" bit then drill a 3/8" hole through the first wall only. Refer to the illustrations for spacing and location.	A
	Clips	#8 x 1-1/4" screws	3/16" x 1-1/2"	Refer to the illustrations for spacing and location.	A
	Keeper/Strike	#10 x 3" Flat Head Stainless Steel Screws	N/A	For Grade 40 Security: Replace the keeper screws with installation screws 1 at a time. For Grade 10 Security: No additional installation steps are required.	E
Sill	Foot Bolt	Use screws included with foot bolt package		Refer to instructions and illustrations below.	D
	Near Interlock and Lock Jamb	#10 x 3"	3/16" x 1-3/4"	Pre-drill and apply sealant in each hole before driving screws. Align with roller exterior fasteners.	B



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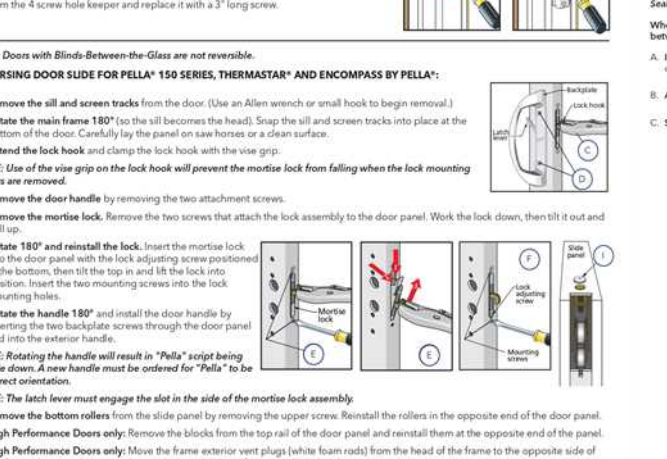
INSTALLING THE KEEPER FOR PELLA® 250 SERIES, PELLA® 150 SERIES, THERMASTAR® AND ENCOMPASS BY PELLA® SLIDING PATIO DOORS AND REVERSING DOOR SLIDE FOR PELLA® 150 SERIES, THERMASTAR® AND ENCOMPASS BY PELLA®

KEEPER INSTALLATION FOR PELLA® 150 SERIES, THERMASTAR® AND ENCOMPASS BY PELLA®:



Note: Doors with Blinds-Between-the-Glass are not reversible.

REVERSING DOOR SLIDE FOR PELLA® 150 SERIES, THERMASTAR® AND ENCOMPASS BY PELLA®:



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INTERIOR AND EXTERIOR SEALANT

Interior Sealant Instructions

CAUTION: Use low pressure polyurethane door and door insulating foams. Follow the directions on the can. Do not use high pressure or latex foams.



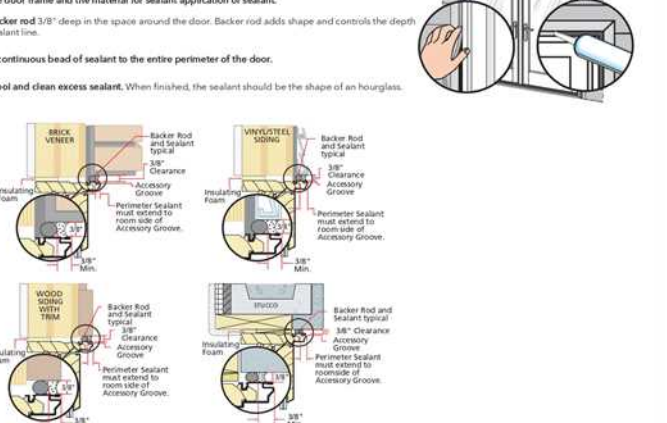
CAUTION: Use a high quality, multi-purpose exterior sealant such as Pella Door and Door Installation Sealant. Follow the directions on the cartridge.

When applying siding, brick veneer, flashing, or other exterior finish materials, leave adequate space between the door frame and the material for sealant application of sealant.

Insert backer rod 3/8" deep in the space around the door. Backer rod adds shape and controls the depth of the sealant line.

Apply a continuous bead of sealant to the entire perimeter of the door.

Shape, tool and clean excess sealant. When finished, the sealant should be the shape of an hourglass.



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OPTIONAL SILL PAN INSTRUCTIONS

A. Cut the sill pan to the width of the rough opening plus 2".

Note: The 2" added onto the rough opening width is for a 1" bend on each end.

B. Make a 1" cut in each fold at both end of the sill pan.

Note: These cuts will allow the edges of the sill pan to be bent.

C. Cut 1" off each end of the interior sill pan lip.

D. Bend each end of the center panel up.

E. Install the sill pan by sliding into place until the exterior sill pan lip is flush with the exterior of the rough opening.

F. Apply sill flashing tape. Cut a piece of flashing tape 2" longer than the opening width. Apply at the bottom of the opening, covering the exterior sill pan lip as shown.

Note: If applicable, apply spray adhesive to building felt prior to applying the flashing tape.

G. Cut a piece of flashing tape to the width of the opening. Install tape to the sill pan and overlap the flashing tape from step 1F by 1". If needed add a second or third piece of flashing tape until the sill pan is covered to the interior sill pan lip.

Note: The purpose of this tape is to seal the sill screws when installing the door.

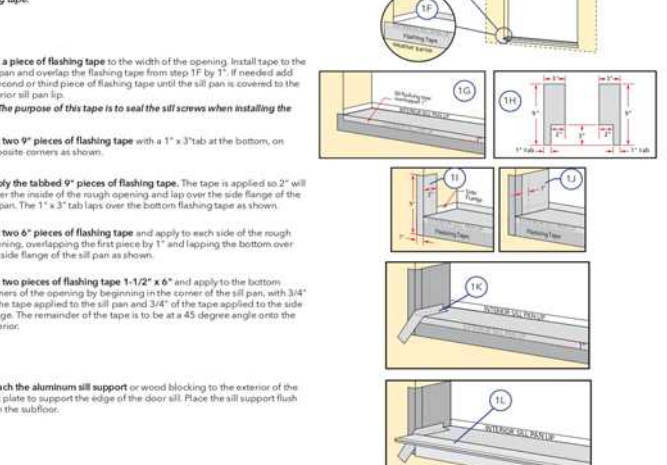
H. Cut two 9" pieces of flashing tape with a 1" x 3" tab at the bottom, on opposite corners as shown.

I. Apply the tabbed 9" pieces of flashing tape. The tape is applied so 2" will cover the inside of the rough opening and lap over the side flange of the sill pan. The 1" x 3" tab laps over the bottom flashing tape as shown.

J. Cut two 6" pieces of flashing tape and apply to each side of the rough opening, overlapping the first piece by 1" and lapping the bottom over the side flange of the sill pan as shown.

K. Cut two pieces of flashing tape 1-1/2" x 6" and apply to the bottom corners of the opening by beginning in the corner of the sill pan, with 3/4" of the tape applied to the sill pan and 3/4" of the tape applied to the side flange. The remainder of the tape is to be at a 45 degree angle onto the exterior.

L. Attach the aluminum sill support or wood blocking to the exterior of the box plate to support the edge of the door sill. Place the sill support flush with the subfloor.



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