



508-510 BOOKER ALLEY – NARRATIVE

Requesting final approval to construct a two and a half story house with a two story detached garage on a vacant lot.

The project will include a 10ft wide concrete driveway, and a walkway connecting the house to the street. The existing privacy fence will remain during construction and be removed after construction is complete.

There are no other lots that front Booker Alley on this block. The only structures that surround this property are a one story non-historic ADU to the east and a two story historic home to the west, that faces N Cherry St. It is also important to note that there is an approximately 4ft grade drop between the historic house at the corner and N Cherry St, which makes the house appear taller than it already is. The proposed design will not be more than one story taller than its historic neighbors and due to the significant grade difference along N Cherry St, will not overwhelm the historic house, complying with historic design guidelines.

Since there is no curb, the estimated location of the property line was used to estimate existing front setbacks. It appears the adjacent historic house does not have a side setback (sits on the side property line). The historic house at the corner of Booker Alley and Mesquite (which faces Mesquite) has an approximate 8" side setback. It is also important to note that Booker Alley has a slight curve to the south as it approaches the middle of the block which creates a greater setback between the two historic corner houses and the proposed project. The proposed front setback is behind the adjacent historic homes and in line with the adjacent non-historic ADU.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other houses on the block. Existing foundation heights along Booker Alley range from approximately 12in to 18in. The proposed design will have a 12in foundation height at the front and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small contemporary front porch with a standing seam metal roof. The rest of the house will have a standing seam metal roof with stucco siding in a smooth finish. The proposed structures will have aluminum clad-wood frame windows with simulated divided lights.

The proposed design maintains appropriate size, massing and proportions while using a modern interpretation of materials and architectural details at the front porch.

The design also incorporates modern window types with historic window proportions and recess distances. All rectangular windows were designed to follow similar proportions. When a lower sill was necessary to maximize wall space inside or to provide privacy in bathrooms, a square window (which is half the length of the rectangular windows on the same façade) was used. This is a typical approach on



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

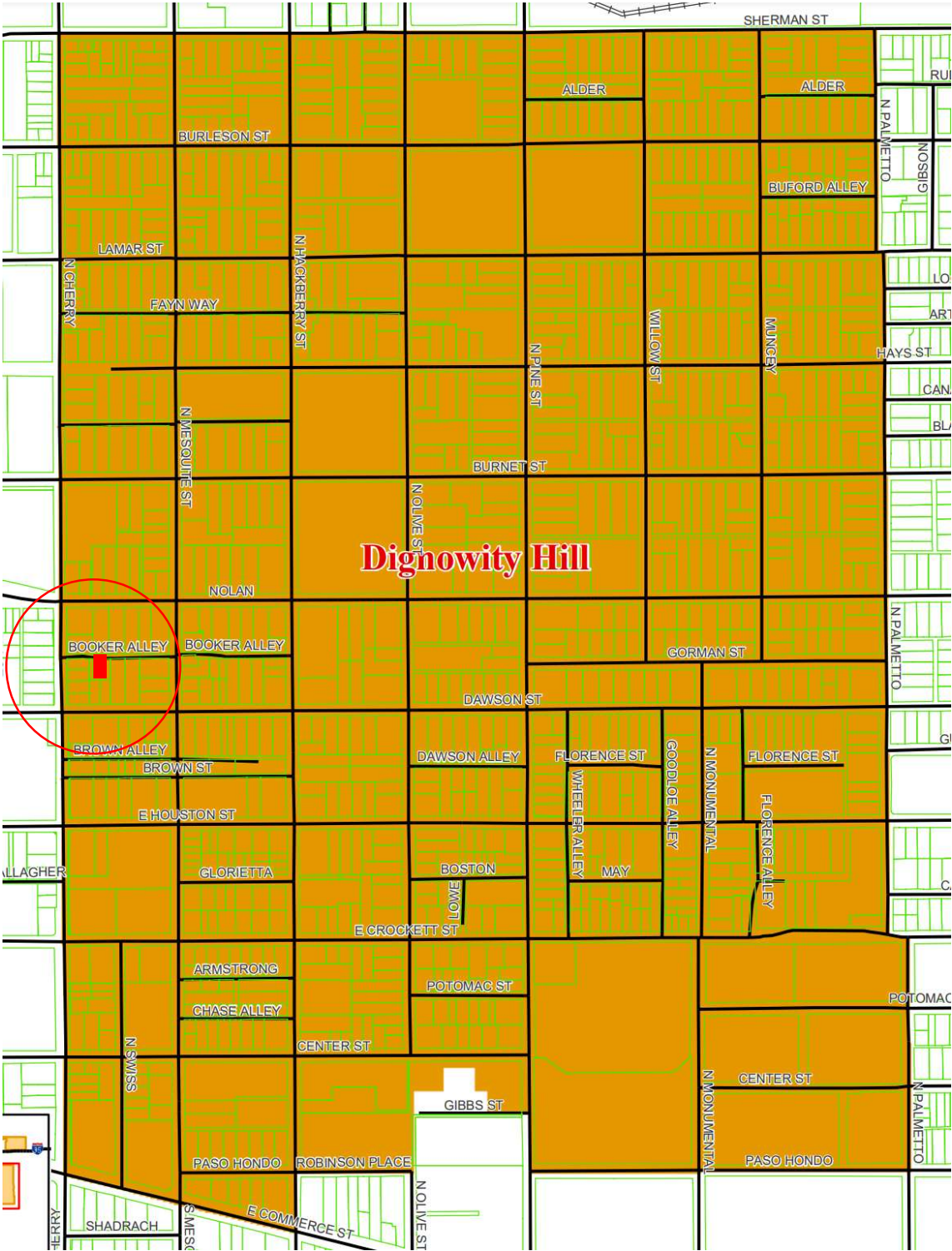
craftsman houses where they needed to maintain wall space inside. This approach was commonly used historically using fixed windows either flanking a fireplace so that built-ins could be built under the windows, or above other built-in pieces such as china cabinets or buffets. Square window proportions with double hung windows were also common over kitchen sinks. This allows for the design to be clearly identified as contemporary, but at the same time, compatible with its historic context in material, size, scale, and proportion.

The proposed design also incorporates modern interpretations of historic details, specifically at the front porch. The design proposes flitch beam and columns at all porches and metal railings as contemporary interpretations of traditional details.

Site Photo: 508-510 Booker Alley



Project Location



Context Photos – Booker Alley view to the West



Context Photos – Booker Alley view to the East



Context Photos – N Cherry St view to the North



Context Photos – N Cherry St at the intersection with Booker Alley



Context Photos – N Cherry St view to the South



Adjacent Houses



512 N Cherry St



511 Dawson – ADU (non-historic)



515 N Mesquite



Front Setbacks along Booker Alley



The historic house at 512 N Cherry is located on the side property line. The historic house at 515 N Mesquite has an approx. 8" side setback. The adjacent non-historic ADU has a 10ft setback. The proposed front setback is behind the predominant historic setback on the block.



Foundation heights along Booker Alley



18IN



12IN



12IN

The houses on this block have foundation heights of approximately 12in-18in. The proposed 12in foundation height is consistent with adjacent foundation heights as recommended by the guidelines.



National Park Service Secretary of the Interior Standards for Rehabilitation

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

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

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



Standards for Rehabilitation vii



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details

General Principles

Each of San Antonio's Historic Districts features a distinct set of site characteristics and architectural styles. As such, each new construction project will be reviewed within the context of its individual block and the surrounding historic district, as applicable. The following General Principles for New Construction will be considered during the review of new construction projects, in conjunction with the guidelines contained in this section:

Principle #1: Ensure that Historic Buildings Remain the Central Focus of the District

Carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them.

Principle #2: False Historicism/Conjectural History is Discouraged

Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

Principle #3: Contemporary Interpretations of Traditional Designs and Details May be Considered

When applied to a compatible building form contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.

This



Although much larger overall, the new construction (left) has similar roof form and "steps-down" in height to provide a more gradual transition to existing historic structures.



The scale, massing, and form of the new structures above (top) and (bottom right) are generally consistent with nearby historic homes, helping to maintain a consistent rhythm along the street frontage.

3. Materials and Textures

Why is this Important?

Materials that are dramatically different in scale, texture, and proportion as those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district.



The materials and textures used on these new structures complement those traditionally found in the surrounding historic district.

- ii. **Alternative use of traditional materials**—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.



Architectural Materials Inspiration within Dignowity Hill: Historic Plaster/Stucco on Residential Structures



Architectural Materials Inspiration within Dignowity Hill: New Construction Stucco on Residential Structures



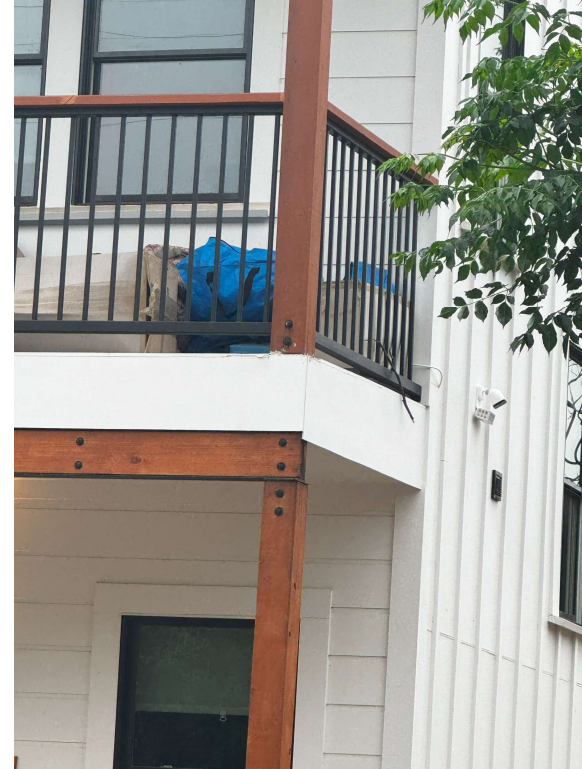
Design Inspiration: Boston Commons



Design Inspiration: 413 N Pine St



Design Inspiration: 126 Potomac

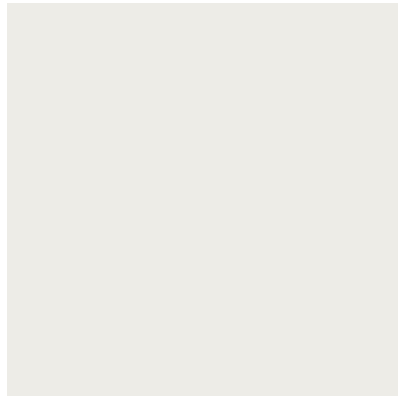


Exterior Material Palette



I-BEAM FLITCH BEAM AND
COLUMN DETAIL

BODY AND TRIM
SW7005 PURE WHITE



JELD-WEN W-2500 ALUMINUM
CLAD WINDOWS - BLACK



CLOPAY AVANTE GARAGE DOOR – BLACK
W/FROSTED GLASS



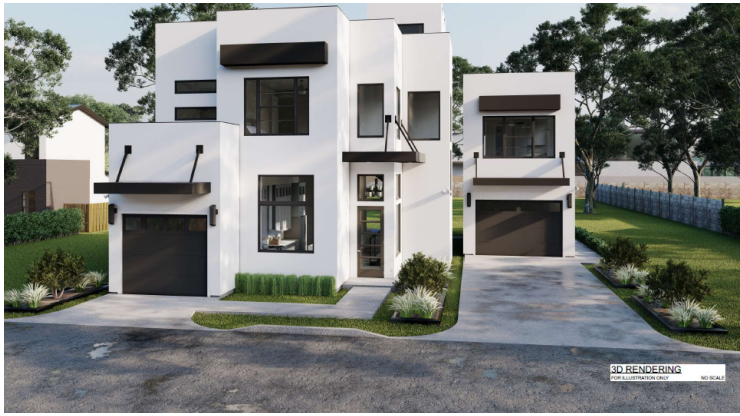
WOOD T&G SOFFITS



STANDING SEAM METAL ROOF
CHARCOAL GREY







Previous design



Proposed design



Responses to previous design staff comments:

- i. That the proposed new construction features a front setback that is equal to or greater than the side setbacks of the two structures that are adjacent to the alley, addressed as 512 N Cherry and 515 N Mesquite, and one that is greater than the new construction that fronts the alley at the rear of the lot addressed as 511 Dawson. The applicant is responsible for submitting a setback diagram to confirm appropriate setbacks. A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials. ***Essentially what this is saying is that the new construction needs to generally fit within the green box shown below. This is drawn for visual reference and doesn't negate side and rear zoning setbacks.***

A setback diagram was added to the exhibits to show the adjacent historic setbacks. The proposed front setback was modified so that the new house is set behind the side setbacks of both historic structures at the corners (512 N Cherry and 515 Mesquite) and in line with the non-historic ADU at 511 Dawson.

- ii. That a foundation height that is consistent with the Guidelines be installed. ***Foundation heights in the immediate vicinity appear to be between 1 and 2 feet in height. Below are a few new construction examples of what this would look like.***

A foundation height exhibit was added to our application. This exhibit shows foundation heights along Booker Alley to be between 12-18in. The proposed 12in is within one foot of the adjacent foundation heights as recommended by the guidelines.

- iii. That roof forms that are found historically within the district be incorporated into the design; primarily gabled or hipped roof forms. ***There are multiple historic structures within the immediate vicinity of the proposed new construction that feature gabled and hipped roofs. Flat roofs are not found historically on this block. The proposed flat roofs are not consistent with the Guidelines, and staff finds that roof forms that are found historically within the district should be incorporated into the design; primarily gabled or hipped roof forms. Below is a photo of adjacent, historic roof forms. I've also provided examples of new construction that have successfully incorporated historic roof forms into their design.***

The proposed flat roof has been modified to a gable roof except for a small portion in the rear of the structure that will serve as a mechanical area.

- iv. That an accurate calculation of both structure's footprints be submitted, and that footprints should not be greater than fifty (50) percent of the total lot area. ***Building footprints, including unconditioned porch, patio, and garage space should be included. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.***

The proposed building footprints have been adjusted to fit within the allowed 50% lot area. Calculations have been added to sheet SP100.

- v. That materials and their profiles and details, should reflect those found historically within the Dignowity Hill Historic District, and should be incorporated into the design. The proposed stacked stone and predominance of stucco should be eliminated. ***Historically, residential structures in the district feature wood siding in a lap profile. At times, board and batten are also appropriate. The proposed stucco should be eliminated for siding (you can use composite siding provided that it does not feature a faux wood grain texture/finish).***

Although the majority of residential structures within the neighborhood have wood siding, there are some examples of historic plaster and new construction using stucco. Both the neighboring ADU and main house at 511 Dawson are stucco. The proposed stucco will have a smooth finish and will be painted so that it is consistent with other stucco/plaster installations found in the district.

- vi. That windows that are consistent with the adopted standards for windows in new construction should be installed. These specifications are noted in the above applicable citations. ***I can provide specific window information again, if needed.***

Fenestration pattern was updated throughout to be more consistent with the guidelines. Specifications for windows and a wall section has also been included in the drawings.

- vii. That both window and door openings that relate to those found historically within the Dignowity Hill Historic District be incorporated into the design. ***Below are a few examples of common window profiles and configurations that are found historically within the district. Window profiles for new construction should reference these; they don't need to match exactly, but it should be apparent that they're of the same general design intent. The last two photos are from new construction showing this accomplished (this can also be seen in the two new construction examples referenced above).***

Same comment as above.

- viii. That the proposed structure's massing be modified to feature traditionally positioned and massed porch elements. ***Below are two photos; the first is of a historic houses' porches and the second is of new construction which comparably incorporates the porch massing into the new construction. The porch should be incorporated into the whole massing and design, not simply a stoop with a canopy or awning.***

The proposed front elevation has been revised to incorporate a front porch.

- ix. That architectural elements that are both consistent with the Guidelines and historic examples found within the district should be incorporated into the design. There are numerous elements of the proposed design that staff finds to be inconsistent with the Guidelines, such as the proposed commercial style canopies and awnings, the lack of a

front porch that is integrated into the massing of the house, and the alternating masses and forms that generally makes the proposed design fall outside of what architecturally would be consistent with historic structures found within the historic district. ***I believe this has been addressed in the various comments above, but if not, please let me know and I can clarify.***

All elevations have been revised throughout to incorporate a more appropriate massing and form, incorporate a front porch and to make it overall consistent with the guidelines.

- x. That a hipped or gabled roof form, traditional materials found within the district, traditionally sized and profiled windows and a metal garage door with true window lites should be incorporated into the proposed secondary structure. ***Below are a few photos of historic structures found within the district that are of similar size to the accessory structure that you are proposing. Please reference the photos below for examples of appropriate design elements.***

The proposed garage exterior has been modified throughout to include a gable roof, an updated fenestration pattern and garage door.

- xi. That the proposed front-loading garage of the primary residential structure be eliminated. Attached parking is not found historically within the footprint of primary residential structures within the Dignowity Hill Historic District. ***Parking should not be incorporated into the massing of the primary residential structure on site, as this is not found historically within the district.***

The attached front-loading garage was eliminated.

- xii. That a detailed landscaping plan be developed and submitted for review and approval. Landscaping should be developed in a manner that is consistent with the Guidelines for Site Elements. ***Please let me know if you'd like an example of an appropriate landscaping plan.***

Landscaping information was added to sheet SP100.

- xiii. That both proposed driveways be reduced in width to no more than ten (10) feet in width. Driveways should be located on either side of the primary structure to allow for on-site parking that is not limited to the front yard. ***Please let me know if you need an example and I will provide one.***

One driveway was eliminated and the remaining driveway along the side of the house was reduced to 10ft.

- xiv. That a straight, continuous walkway leading from the primary entrance to the right of way be installed, consistently with the Guidelines and historic examples found within the district, as walkways are historically found from primary structures to the right of way at which they

are addressed. Walkways should feature between three and four feet in width. ***Please let me know if you need an example and I will provide one.***

A 4ft wide walkway was added to the front yard to connect the front porch with the street.

- xv. That all mechanical equipment be screened from view from the public right of way. ***Please let me know if you need an example and I will provide one.***

All mechanical equipment will be located on the roof and be screened from view.

AVANTE[®]

garage doors

ALUMINUM AND GLASS CONSTRUCTION



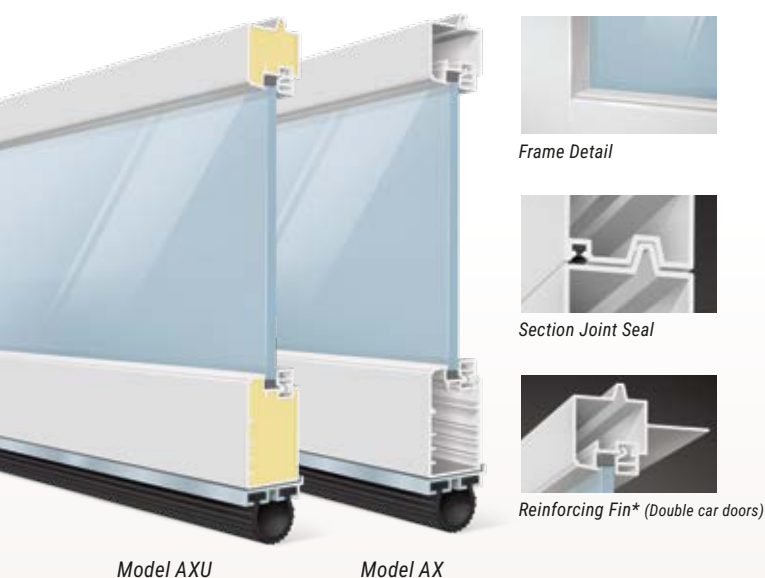
America's Favorite Garage Doors[®]



*Avante[®] / Model AX, Bronze (Anodized) Frame with Frosted Tempered Glass
Photo Credit: Andy Frame Photography*

AVANTE®

The perfect choice to modernize any home, our Avante® garage doors turn an ordinary garage into a stunning architectural focal point. Fitted with tempered glass panels, the door fills the garage with natural light during the day and delivers a dramatic effect when the lights come on at night. The commercial-grade aluminum frame can be insulated and comes in a number of colors to complement your home, while a variety of window options let you bring in as much or as little daylight needed without compromising privacy.



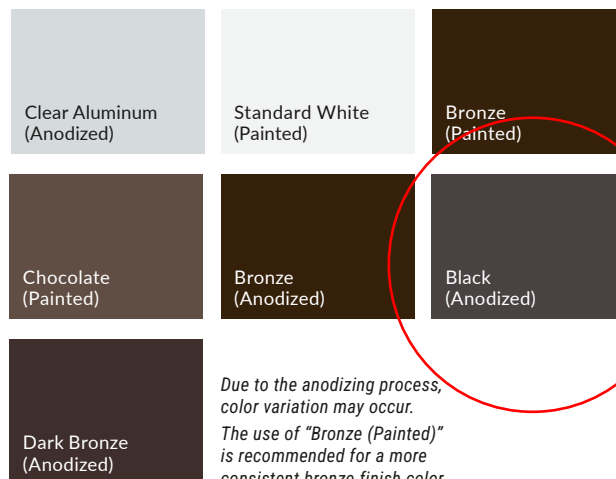
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AXU)
- R-value 3.8/U-factor 0.86. (Model AXU when glazed with clear insulated glass)
- Many glass and panel options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.



FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS

Choose a Color Blast finish or RAL Powder Coating to match your door to your exterior.



Model AXU not available with RAL Powder Coat finish.

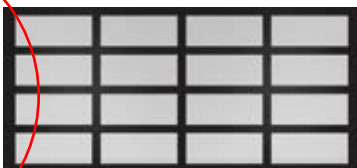


Avante® / Model AX, Black (Anodized) Frame with Frosted Tempered Glass
Photo Credit: Andy Frame Photography

DOOR DESIGNS



AX/AXU
Single car door



AX/AXU
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES



GLASS/PANEL OPTIONS



Clear Glass*



Gray Tinted Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted Glass*



Mirrored Glass*



Obscure Glass*



Clear Laminate
Impact Rated Glass†



White Laminate Glass



Black Laminate Glass



Clear Acrylic



Frosted Glass*
(Satin Etched)



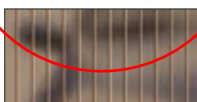
Frosted Acrylic



White Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels.
- Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Scan this code for
more information or
ask your Clopay Dealer.

*Glass is tempered.

† 5/16" clear, white, gray and bronze laminate impact rated glass is available only on AXW8/AXUW8.
Acrylic windows require special cleaning. See care and maintenance manual.



*VertiStack® Avante® / Clear (Anodized) Frame
with Gray Tinted Glass*

COMPACT vertical STACKING door

VERTISTACK® AVANTE®

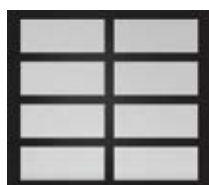
Connect to the outdoors with our VertiStack® Avante® modern aluminum and glass garage door. The unique, compact design stacks sections vertically on the wall above the opening, eliminating the need for exposed hinges, cable or overhead track for a crisp, clean look. Closed, the glass panel door lets in daylight and outdoor views. When opened, the interior footprint extends outside, creating an easy flow during gatherings.



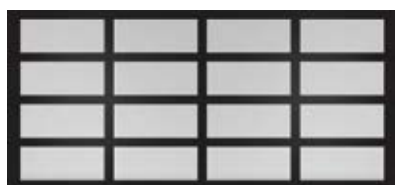
Model VSAXU

Model VSAX

DOOR DESIGNS



VSAX/VSAXU
Single car door



VSAX/VSAXU
Double car door

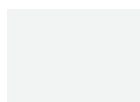
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model VSAXU)
- Section joint seal helps keep out air and water.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum
(Anodized)



Standard White
(Painted)



Bronze
(Painted)



Chocolate
(Painted)



Bronze
(Anodized)



Black
(Anodized)



Dark Bronze
(Anodized)

Due to the anodizing process, color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

Choose a Color Blast® finish or RAL Powder Coating to create the perfect door. Model VSAXU not available with RAL Powder Coat finish.

GLASS/PANEL OPTIONS



Clear Glass*



Gray Tinted
Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted
Glass*



Mirrored Glass*



Obscure Glass*



Clear Laminate
Impact Rated Glass†



White
Laminate Glass



Black
Laminate Glass



Frosted Glass*
(Satin Etched)



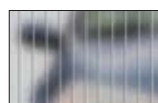
Frosted Acrylic



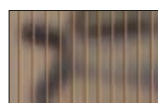
Clear Acrylic



White Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

*Glass is tempered.

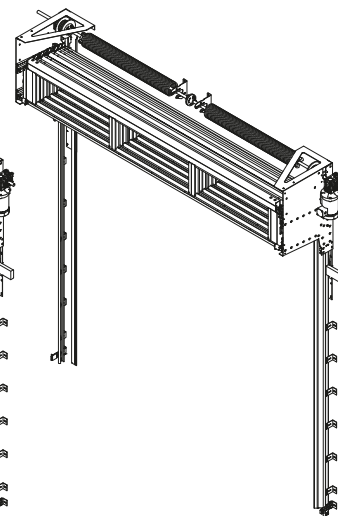
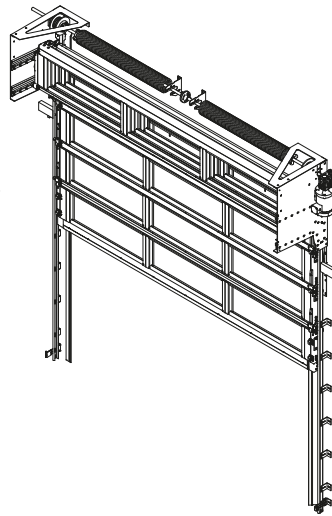
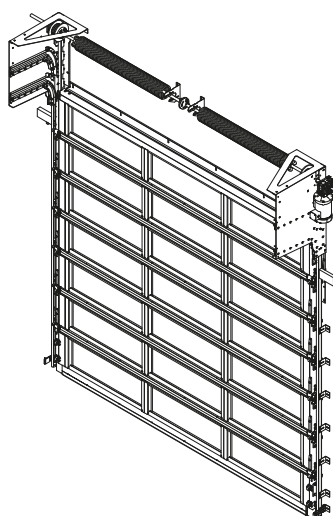
† Impacted rated glass is not available on VSAX/VSAXU models.

Glass available in single pane or insulated (laminated and mirrored glass not available insulated). Panels can be aluminum to match the frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available. Acrylic windows require special cleaning. See care and maintenance manual.

OPEN CONCEPT

The stacked sections require minimal projection off of the wall, so the door doesn't interfere with mechanical, electrical or plumbing fixtures, leaving room for fans, lighting, overhead storage or extended height ceilings. The sections can even be recessed into a ceiling soffit so when the door is open, no one will know it's there.

For residential applications and interior mount only.



AVANTE® SLEEK

A departure from the standard grid-like pattern, the Avante® Sleek has slim horizontal windows and minimal vertical stiles for wide, unobstructed views. If you're in search of a garage door with a minimalist frame design that gives off "panoramic vibes" and lets in plenty of daylight, this is it. Customize the door in a number of painted or anodized finishes and glazing options.



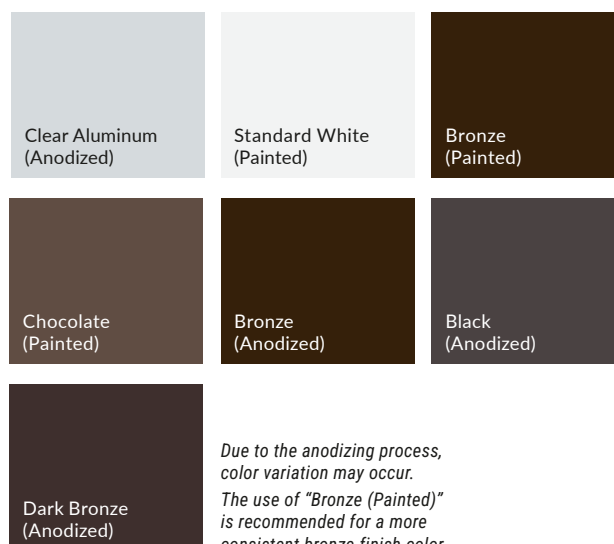
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AZ6U)
- Many glass options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.



FRAME COLOR OPTIONS



CUSTOM PAINT OPTIONS

Choose a Color Blast finish or RAL Powder Coating to match your door to your exterior.



Model AZ6U not available with RAL Powder Coat finish.

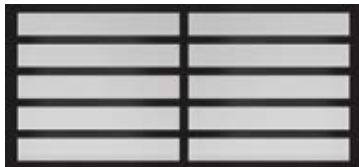


Avante® Sleek / Model AZ6U, Black (Anodized) Frame with Frosted Acrylic

DOOR DESIGNS



AZ6/AZ6U
Single car door



AZ6/AZ6U
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES



GLASS OPTIONS



Clear Glass*



Gray Tinted Glass*



Midnight Gray
Tinted Glass*



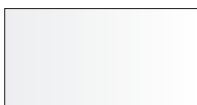
Bronze Tinted Glass*



Mirrored Glass*



Clear Laminated Glass



White Laminated Glass



Gray Laminated Glass



Bronze Laminated Glass



Black Laminated Glass



Clear Acrylic



Frosted Acrylic



White Acrylic



Gray Acrylic



Bronze Acrylic



Black Acrylic

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



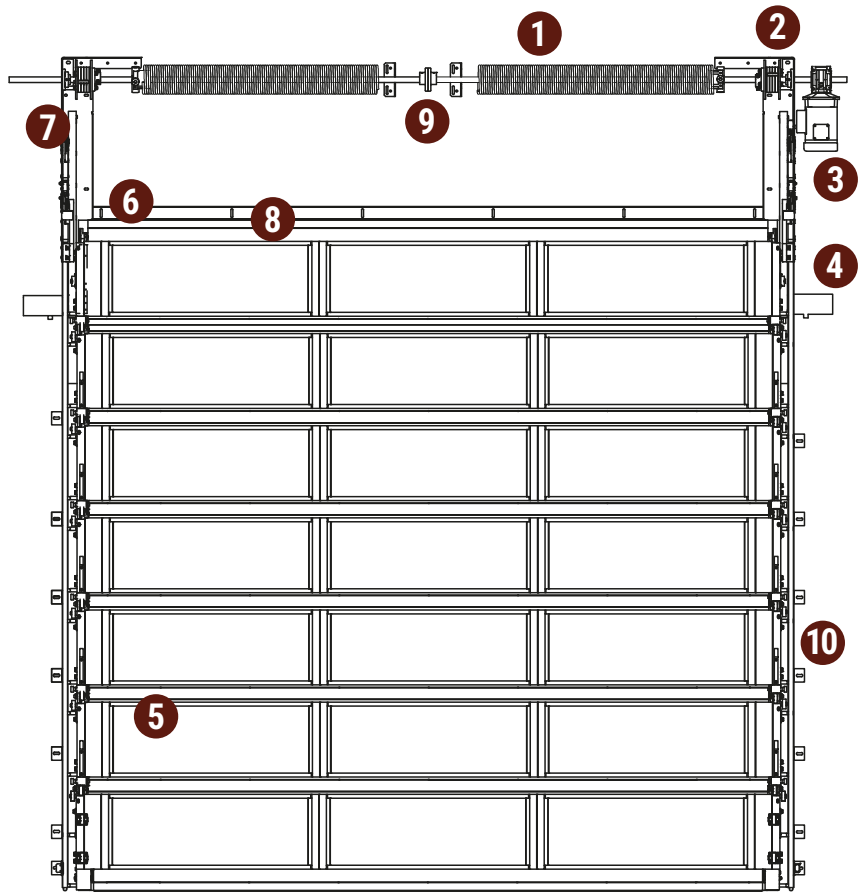
Scan this code for more information or ask your Clopay Dealer.

*Glass is tempered.

Acrylic windows require special cleaning. See care and maintenance manual.

STANDARD COMPONENT MATERIALS AND FINISHES - VSAX/VSAXU

- 1. TORSION SPRINGS**
25,000-cycle springs
- 2. STRAP SPOOL**
2" nylon strap in lieu of cable
- 3. OPERATOR**
Direct Drive (side mount)
- 4. LOCK**
Automatic locks integrated into vertical track
- 5. SECTIONS**
Clear anodized aluminum (standard)
- 6. HEADER CHANNEL**
For top seal contact, cable management and installation tool
- 7. HEAD PLATE ASSEMBLIES**
Powder coated in Matte Black II
- 8. TOP SEAL**
Mounts to top section
- 9. SHAFT COUPLER**
Only available on wider doors
- 10. TRACK**
Standard vertical track with jamb seals



OPERATION AND STRUCTURAL REQUIREMENTS - VSAX/VSAXU

Motor operation required.

The standard VertiStack® operator includes a hand crank kit for emergency use only. The door is supported by a guide assembly attached to the jamb construction. Header support is required for mounting the counterbalance system as is required with any standard sectional door. Adding an optional hood to a wider door may require additional supports.

For residential applications and interior mount only.

OPTIONAL GLASS

- A variety of glass and acrylic panels are available, including tempered, insulated, frosted and Low-E options available. Glass thickness available in 1/8", 1/4" and 1/2". Tri-wall polycarbonate thickness available in 5/8".

CERTIFICATIONS AND LISTINGS

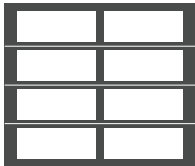
- Meets UL325 Certified requirements



*Model VSAXU / Black (Anodized) Frame
with Frosted Tempered Glass*

PANEL CONFIGURATIONS *(Examples of common sizes shown below)*

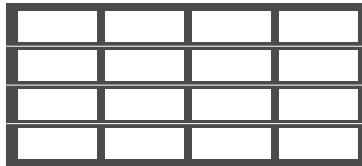
MODELS AX/AXU – 6'6" TO 7'0" HIGH DOORS



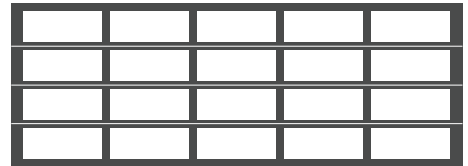
2 Panel
Up to 9'2" Wide



3 Panel
9'3" to 13'2" Wide

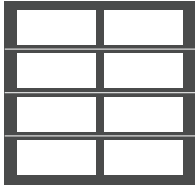


4 Panel
13'3" to 16'2" Wide

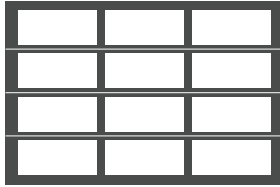


5 Panel
16'3" to 20'2" Wide

MODELS AX/AXU – 7'3" TO 8'0" HIGH DOORS



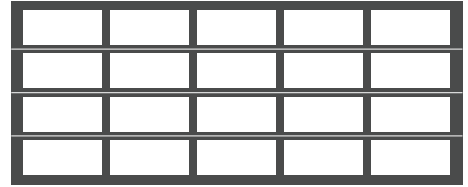
2 Panel
Up to 9'2" Wide



3 Panel
9'3" to 13'2" Wide

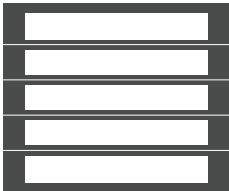


4 Panel
13'3" to 16'2" Wide

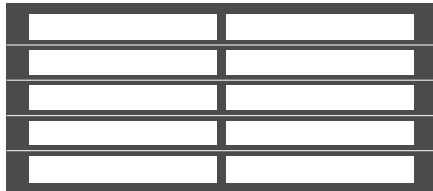


5 Panel
16'3" to 20'2" Wide

MODELS AZ6/AZ6U – 6'3" TO 7'5" HIGH DOORS



1 Panel
Up to 9'0" Wide

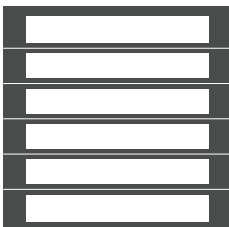


2 Panel
9'1" to 17'2" Wide

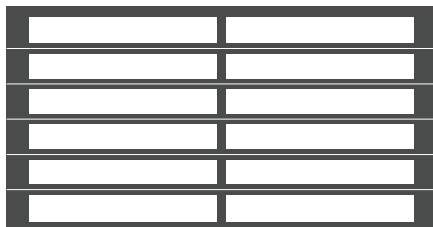


3 Panel
17'3" to 20'2" Wide

MODELS AZ6/AZ6U – 7'6" TO 8'5" HIGH DOORS



1 Panel
Up to 9'0" Wide



2 Panel
9'1" to 17'2" Wide



3 Panel
17'3" to 20'2" Wide



Avante® Sleek / Model AZ6U
Black (Anodized) Frame with Frosted Insulated Glass



EXPAND
your VIEW

MAXIMIZING INDOOR-OUTDOOR CONNECTIONS

Clean lines, broad expanses of glass, and sleek, low-maintenance appeal have made the Avante® garage door a preferred choice among builders, architects and homeowners. Not just for the garage, owners are customizing this modern door in unique sizes and finishes to use as a patio, pool house or party barn door that opens up for gatherings when the weather is nice.



*Avante® / Model AX, Bronze (Anodized) Frame with Clear Insulated Glass
Photo Credit: Andy Frame Photography*



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