



Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Principal Planner

Date: December 5, 2019

Re: PLNHLC2017-00722 – Modifications to New Construction Approval

PROPERTY ADDRESS: 613 E. 100 South

PARCEL ID: 16-06-227-015

HISTORIC DISTRICT: Central City

ZONING DISTRICT: RMF-45: Moderate/High Density Multi-Family Residential

MASTER PLAN/DESIGN GUIDELINES: Central Community Master Plan/Historic Apartment and Multi-Family Design Guidelines

REQUEST:

Carl York, developer and property owner, is requesting additional modifications to a certificate of appropriateness for the TAG Row House new construction project located at 613 E. 100 South. This project was originally approved by the Historic Landmark Commission on December 7th, 2017. Initial modifications were approved by the Commission at the August 1st, 2019 meeting and, at this time, the applicant is requesting approval of additional modifications to the windows on the west façade of the building.

RECCOMENDATION:

Based on the information contained in this report, Planning Staff recommends that the Historic Landmark Commission approve the requested modifications to the original certificate of appropriateness for the new construction project at 613 E. 100 South.

ATTACHMENTS:

- A. Vicinity Map and Photos
- B. Updated Proposal
- C. Originally Approved Elevations
- D. Proposed Window Specifications
- E. Analysis of Standards for New Construction
- F. August 1st, 2019 HLC Staff Report

BACKGROUND:

Carl York, developer and property owner, is requesting additional modifications to a certificate of appropriateness for the TAG Row House new construction project located at 613 E. 100 South. This project was originally approved by the Historic Landmark Commission on December 7th, 2017. Initial modifications were approved by the Commission at the August 1st, 2019 meeting including a change in garage door material, changes to the front and back doorway detail on the ground floor of each unit, and changes to the window dimensions and materials on the north (rear) façade of the building ([see August 1st HLC staff report for more detail](#)). All other modifications requested at that meeting were *denied* and the applicant was directed to construct the rest of the building per the original 2017 approval.

At this time, the applicant would like to request additional modifications to the west façade of the building that differ from those requested at the August 1st HLC meeting as follows:

1. The omission of one (1) 8’9” x 3’ and two (2) 9’ x 10” awning windows (one per unit) on the ground floor of the building
2. The addition of six (6) 5’ x 16” aluminum clad wood fixed windows (two per unit) on the second floor of the building.
3. The enlargement three (3) fixed fiberglass windows from 3’ x 3’ to 3’ x 4’ feet (one per unit) on the third floor of each unit.

As explained in the applicant’s updated proposal, they would like to remove the first-floor windows on the west façade as they would open up to a utility room where mechanical equipment has been installed along the west wall. They would like to add the two windows on the second floor as these windows provide much needed light in each of the unit’s kitchens, where previously there was none. And they would like to slightly increase the size of the windows on the third floor to provide more light in each of the unit’s showers.

Below is the proposed west elevation with the changes being requested at this time highlighted in red, and the changes to the back entries that were approved by the HLC on August 1st highlighted in green.

Proposed West Elevation:



Below is the proposed west elevation again without any mark-up and in comparison to the originally approved design.

Proposed West Elevation:



Originally Approved West Elevation:



Described in the August 1st HLC staff report, the row house was built out of conformance with the originally approved COA due to negligence of a contractor who has since been terminated. This is why the project came before the Commission in August for major modifications. As most of those modifications were denied, the rest of the building will be built in conformance with the originally approved plan set. All of the existing vinyl windows, except for three on the north façade, will be replaced with aluminum clad wood or fiberglass windows of the originally approved style and dimensions.

Given the history of the project, these additional modifications to the west façade of the building are coming back to the Historic Landmark Commission for review. The applicant feels that these additional modifications are worthwhile for them to request and remain in line with the historic new construction standards and guidelines.

KEY CONSIDERATIONS:

Because the proposed changes are limited to window placement and dimensions, staff has revisited the following historic new construction standards most applicable to these changes:

2.a Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

The majority of the windows on the west façade of the building are vertically oriented similar to the neighboring historic structures. These historic structures of different eras feature windows in a variety of shapes and sizes, which is what the proposed west elevation will feature.

2.b Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;

A significant amount of glass is proposed on the west building elevation, retaining a similar solid to void ratio as the originally approved design. The amount of window to wall is balanced and similar to surrounding structures. The three windows being removed on the ground floor of the building are not very visible from the public way and their omission should not have a significant impact on the overall solid to void rhythm of the building as a whole.

Overall, the proposed changes to the windows on this west façade do not differ greatly from the originally approved design. Though a contemporary interpretation, the fenestration pattern as proposed works to break up the verticality of the building. The larger picture windows on the second floor of each unit will remain, creating a horizontal line across the entirety of the west façade to break up the larger building mass. The differentiated siding materials that work to define each of the units will also remain. The window materials will be aluminum wood clad or fiberglass, which are both durable windows materials encouraged by the historic design guidelines.

For these reasons, staff asserts that the modified proposal remains in line with the historic new construction standards and guidelines and is recommending approval.



Existing West Elevation – *The three larger windows on the second floor of each of the units pictured along the west façade will be changing back to the windows that were originally approved in 2107.*

NEXT STEPS:

If approved, the applicants may proceed with construction of the building per the modified west elevation plan. If denied, the applicants must revert the design back to the original approval in order to receive final inspection approval.

ATTACHMENT A: VICINITY MAPS AND PHOTOS





Subject Property Facing North



Subject Property Facing Northwest



Front Façade



Front Door



East Elevation



West Elevation



Property to the East



Property to the West

ATTACHMENT B: UPDATED PROPOSAL

Olympus Development LLC
CityMod 100 LLC
1025 E. Mansfield Ave
Salt Lake City, UT 84121

Lauren Parisi
Principal Planner, Salt Lake City Planning Division
451 S. State St. #406
P.O. Box 145480
Salt Lake City, UT 84114

Request for Modification to Certificate of Appropriateness
City Mod 100
613 E. 100 S.
Salt Lake City, UT 84102

Dear Lauren,

As per our conversation last week, we are requesting the following modifications to the Certificate of Appropriateness to our City Mod 100 Project:

- Omit the Utility/Flex room windows (1 -8'9" x 3' per unit) on the first floor of the west side of the building. These windows were left out of the building since those rooms are being used as utility rooms and the Furnaces are sitting against the interior west wall. Additionally, these windows are not very visible from anywhere except from the 5 foot sideyard because there is a fence and parking structure on the adjacent property that abstracts any view from the west.
- Add 2 Aluminum clad wood windows (5' x 16") per kitchen. These windows provide much needed extra natural light in the kitchen/living area of the 2nd floor.
- Change the third floor bathroom windows from 3'x3' to 3'x4'. These windows are located in the shower, and provide more light and are more desirable. It has been recommended to NOT put a clad wood window in the shower since the moisture will potentially rot the wood, so we will use a fiberglass or composite window.

Please reference the updated West Elevation of our plans. We feel these modifications will enhance the overall usability of the structure and space. Thanks for your help in working through this, and we look forward to moving our project to completion.

Thanks,

Carl York
(801) 556-9045

Tate Siemer
(801) 699-4532



WEST ELEVATION 2
 SCALE: 3/16" = 1'-0" A201

**100 SOUTH 613 EAST
 ROW HOUSE**
 SALT LAKE CITY, UT

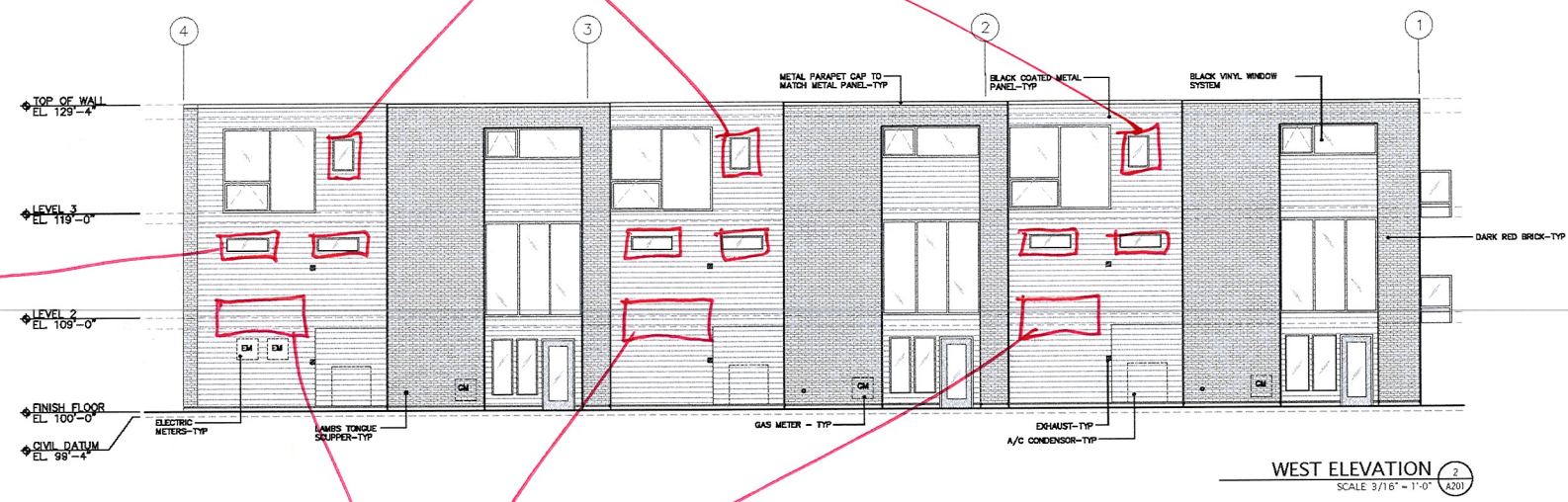
PROPOSED
 11
 11
 2019
 REVISED ELEVATIONS

A201

000000
 ARCHITECTS, INC.
 1100 S. 2000 E. SUITE 200
 SALT LAKE CITY, UT 84143
 www.000000.com

100 SOUTH 613 EAST
 ROW HOUSE
 SALT LAKE CITY, UT

PROPOSED
 11
 13
 2019
 REVISED ELEVATIONS



WEST ELEVATION 2
 SCALE 3/16" = 1'-0" A201

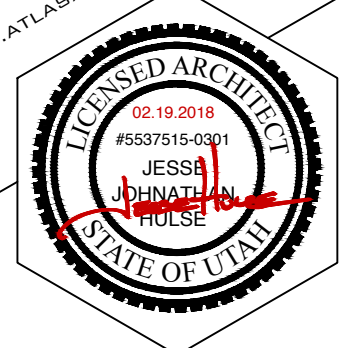
Change size from 3'x3' to 3'x4'

Add 5'x16" Kitchen windows

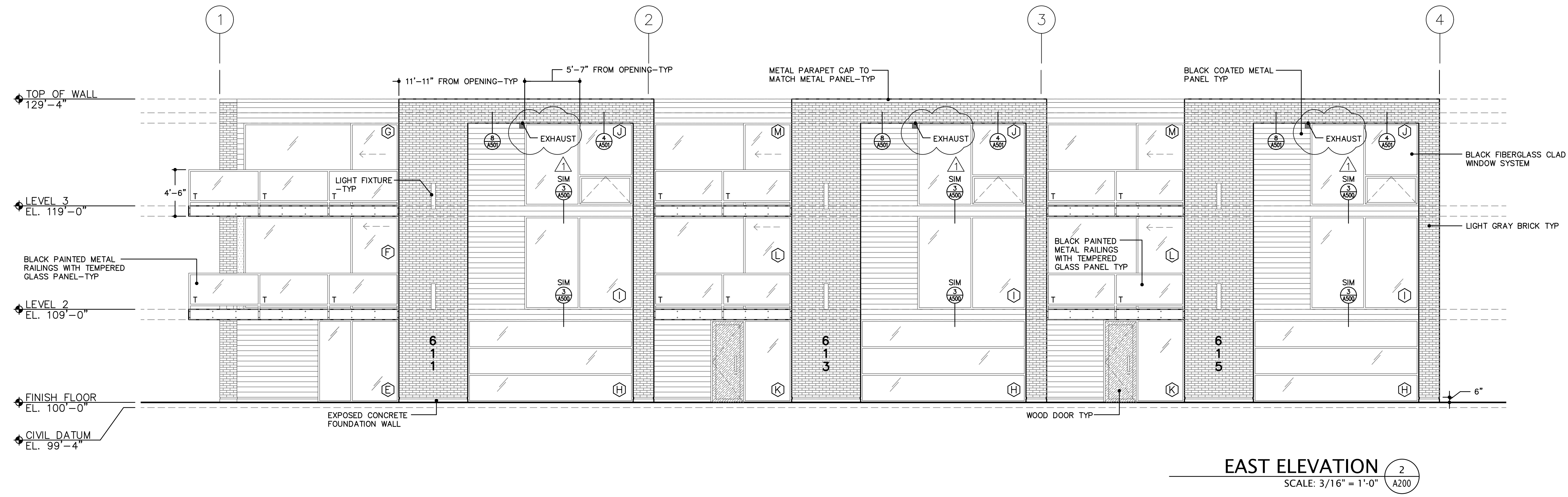
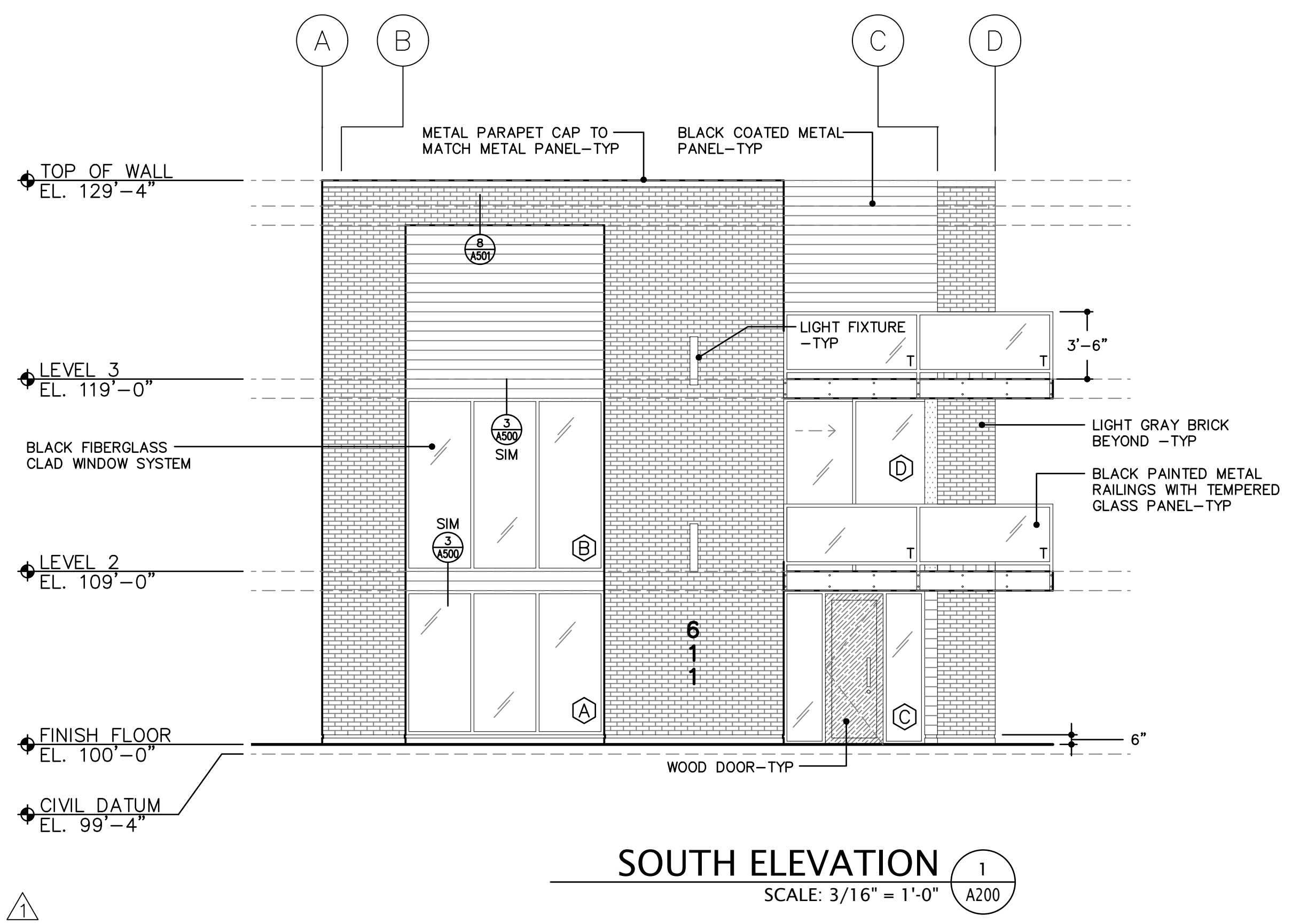
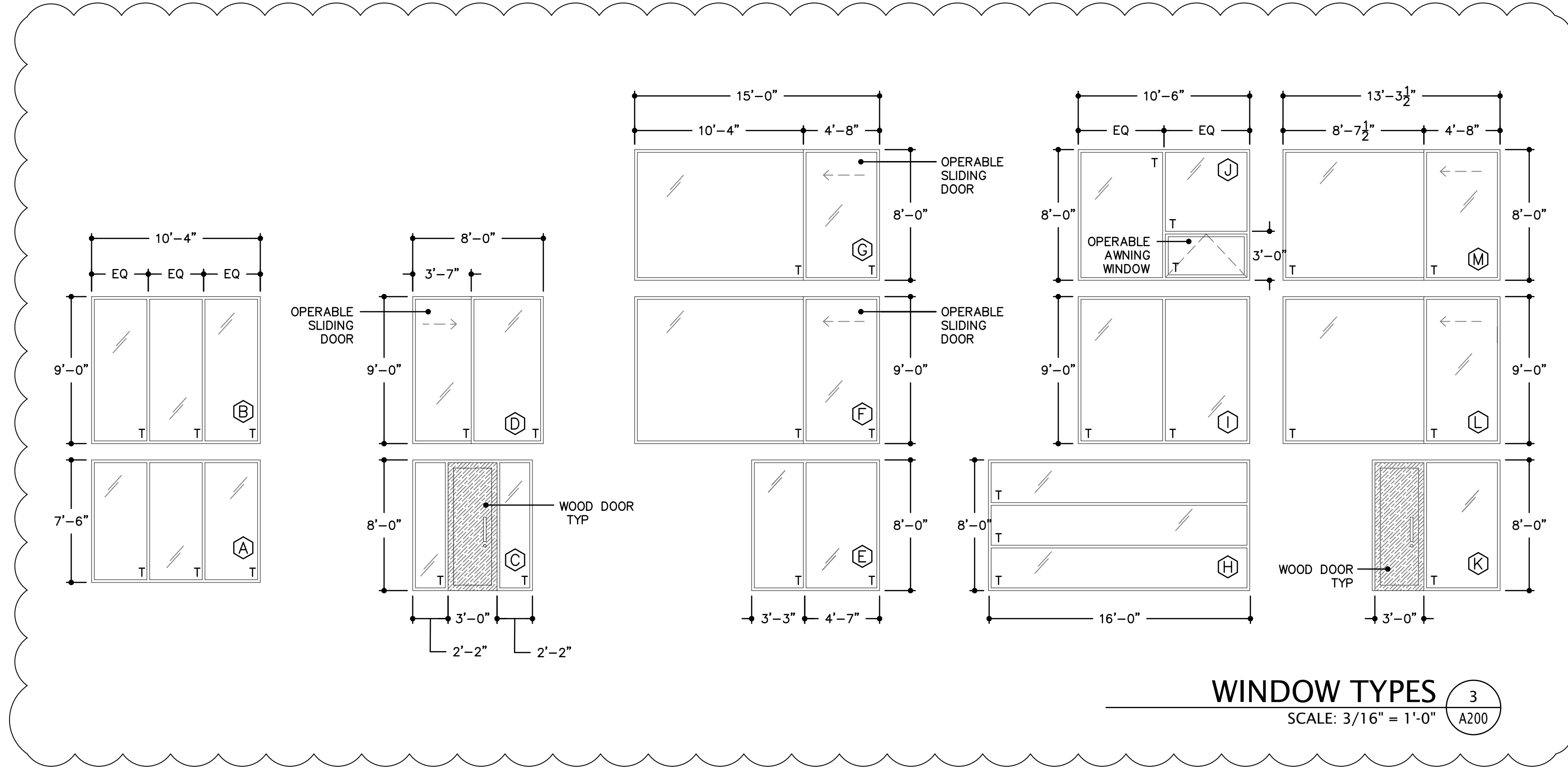
Remove 8'9" x 3' utility / flex room windows

ATTACHMENT C: ORIGINALLY APPROVED ELEVATIONS

GENERAL NOTES
 CONTRACTOR TO VERIFY WITH ARCHITECT ANY DISCREPANCIES PRIOR TO BID.
 BRICK INSTALLED OVER OPENINGS IS TO COMPLY WITH IRC R703.8.3.2.



ADDENDUM #1
 2/19/2018



NOT FOR CONSTRUCTION - ESTIMATING DOCUMENTS ONLY

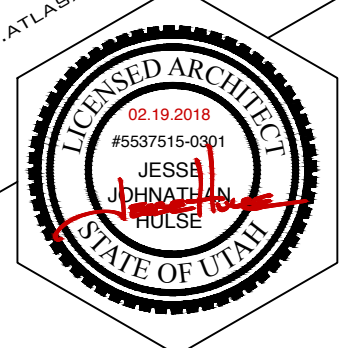
100 SOUTH 613 EAST
ROW HOUSE
 SALT LAKE CITY, UT

C.D.
 02 19 2018
 ELEVATIONS

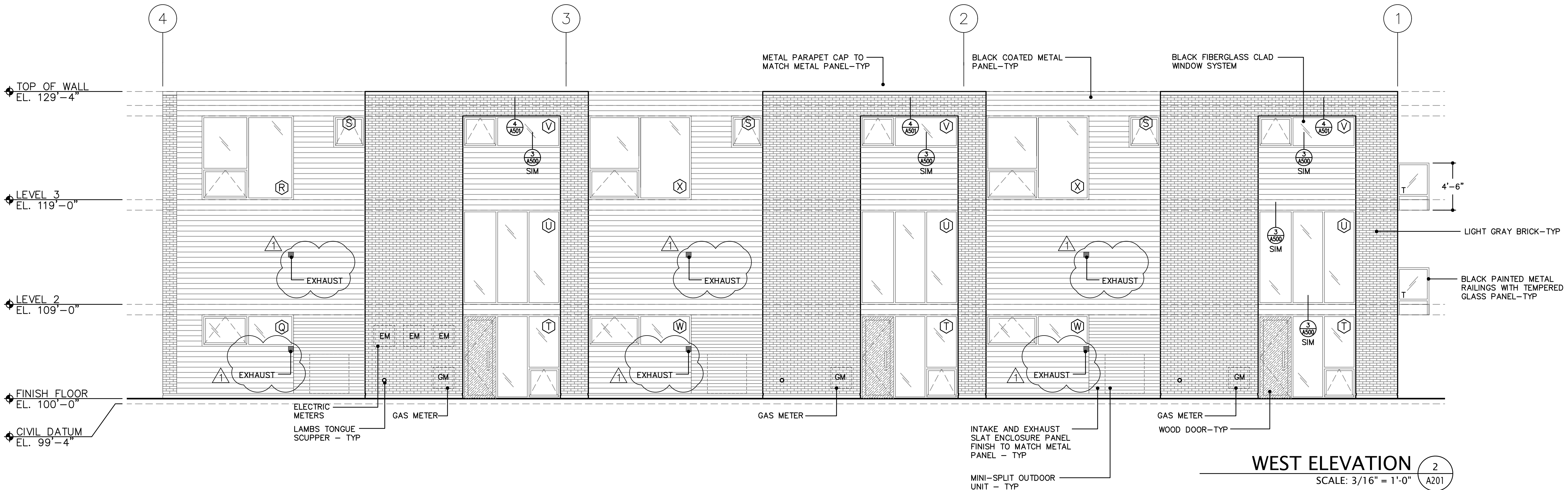
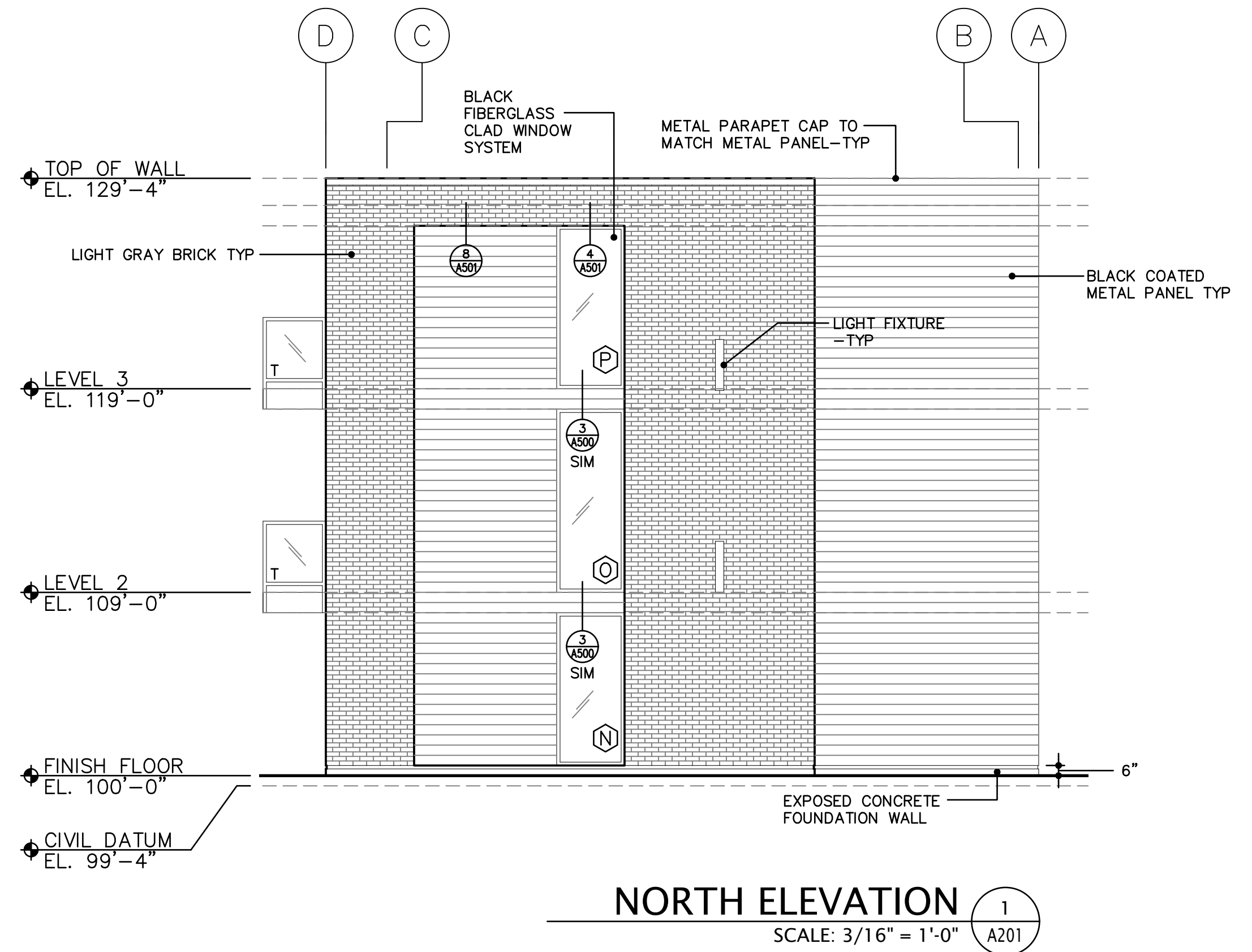
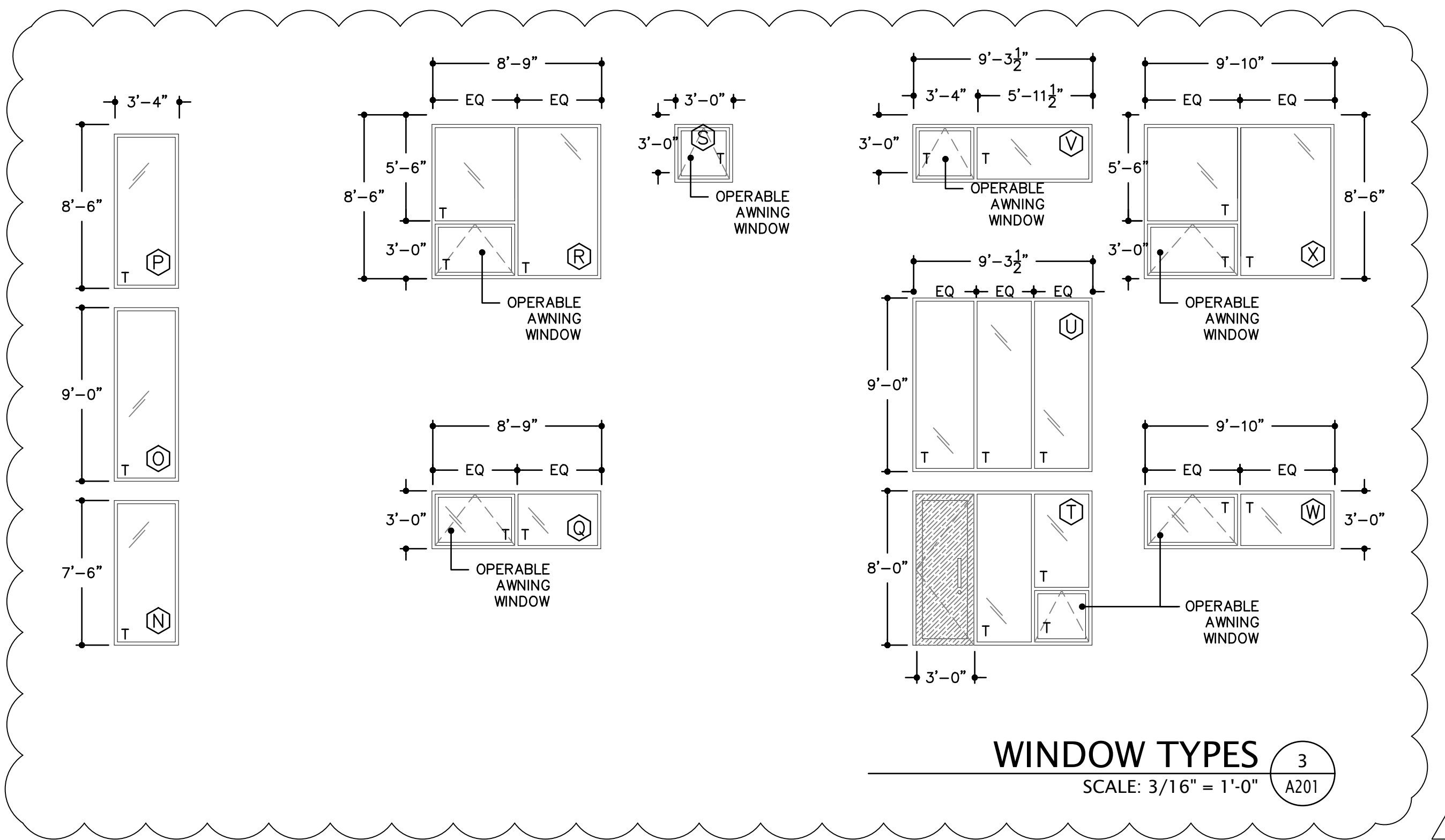


GENERAL NOTES
 CONTRACTOR TO VERIFY WITH ARCHITECT ANY DISCREPANCIES PRIOR TO BID.
 BRICK INSTALLED OVER OPENINGS IS TO COMPLY WITH IRC R703.8.3.2.

000000
ARCHITECTS, INC.
 175 WEST 900 SOUTH BLD. UT 84101
 BO1 1923-2724
 WWW.ATLASARCHITECTS.COM



ADDENDUM #1
 2/19/2018



NOT FOR CONSTRUCTION - ESTIMATING DOCUMENTS ONLY

100 SOUTH 613 EAST
ROW HOUSE
 SALT LAKE CITY, UT

C.D.
 02 19 2018
 ELEVATIONS

A201

**ATTACHMENT D: PROPOSED WINDOW
SPECIFICATIONS**



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Dealer: CWS LLC
3511 SOUTH 300 WEST

SALT LAKE CITY UT 84115-4355
Phone: 801-685-9200 Fax: 1-866-594-4203

**Customer
Quote**

Spec Report

QUOTE #	STATUS	PK#	DATE PRINTED
1715870	None	254	11/19/2019 17:53 PM
CUSTOMER JOB NAME	QUOTE NAME	PROJECT NAME	QUOTE LAST MODIFIED
	100 row house windows & doors 11 19 update	Olympus development-100 south row house	11/19/2019 5:52:59 PM

Line Number: 100

Room ID: E lower foyer

Line Item Qty: 1

Dimensions

Frame Size:	90.25" X 83.5"	Unit Dimension:	90.25" X 83.5"
Rough Opening:	91" X 84"	Masonry Opening:	91" X 84"

Details

(A1) WSET Rectangle - (A2) WSET Rectangle - Standard Mulls

(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: E lower foyer)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 37.5 x 83.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.25)(VT: 0.57)(CR: 55)

(A2)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: E lower foyer)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 52.75 x 83.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)

Performance Information

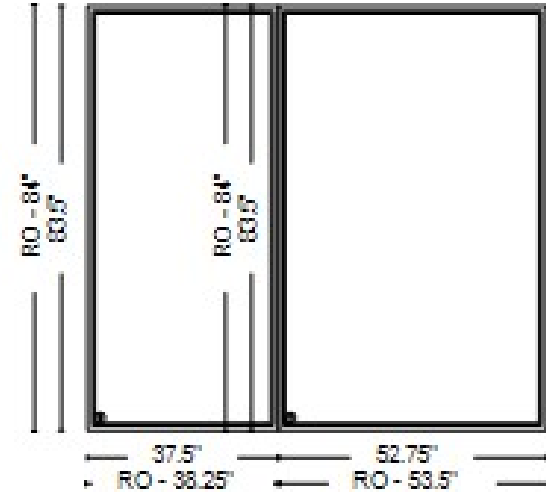
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* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 200

Room ID: lower A bed

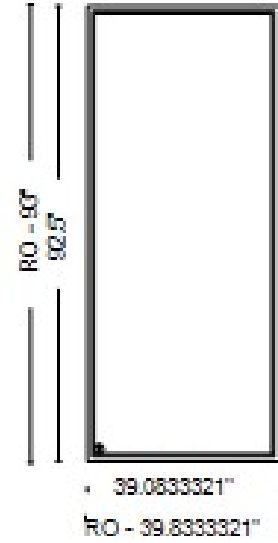
Line Item Qty: 1

Dimensions

Frame Size:	39.08333" X 92.5"	Unit Dimension:	39.08333" X 92.5"
Rough Opening:	39 27/32" X 93"	Masonry Opening:	39 27/32" X 93"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: lower A bed)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 39.08333 x 92.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 300

Room ID: lower A bed

Line Item Qty: 1

Dimensions

Frame Size:	78.16666" X 92.5"	Unit Dimension:	78.16666" X 92.5"
Rough Opening:	78 29/32" X 93"	Masonry Opening:	78 29/32" X 93"

Details

(A1) WSET Rectangle - (A2) WSET Rectangle - Standard Mulls

(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: lower A bed)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 39.08333 x 92.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

(A2)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: lower A bed)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 39.08333 x 92.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

Performance Information

(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 400

Room ID: lwr A bed mull parts

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

mulling parts for lower A bed

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 500

Room ID: I main living rm

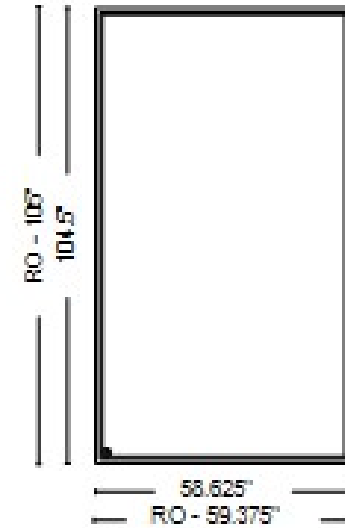
Line Item Qty: 3

Dimensions

Frame Size:	58.625" X 104.5"	Unit Dimension:	58.625" X 104.5"
Rough Opening:	59 3/8" X 105"	Masonry Opening:	59 3/8" X 105"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: I main living rm)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 58.625 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(R-PG50-FW)
 Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 600

Room ID: I main living rm

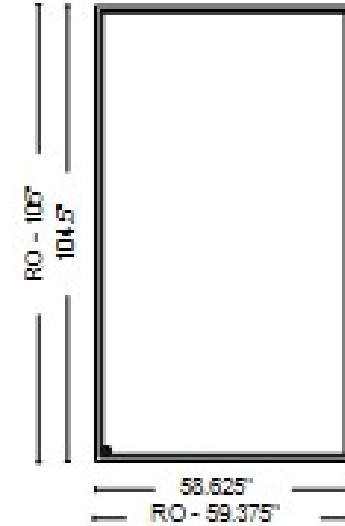
Line Item Qty: 3

Dimensions

Frame Size:	58.625" X 104.5"	Unit Dimension:	58.625" X 104.5"
Rough Opening:	59 3/8" X 105"	Masonry Opening:	59 3/8" X 105"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: I main living rm)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 58.625 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(R-PG50-FW)
 Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 700

Room ID: I mulling parts

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

mulling parts

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 800

Room ID: U main dining

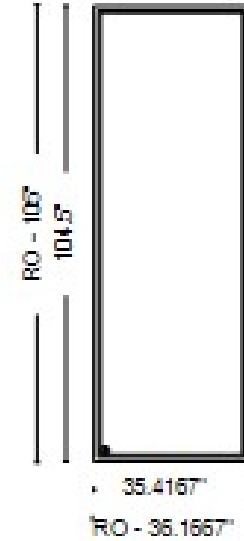
Line Item Qty: 3

Dimensions

Frame Size:	35.4167" X 104.5"	Unit Dimension:	35.4167" X 104.5"
Rough Opening:	36 5/32" X 105"	Masonry Opening:	36 5/32" X 105"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: U main dining)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 35.4167 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-FW)
 Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 900

Room ID: U main dining

Line Item Qty: 3

Dimensions

Frame Size:	70.8334" X 104.5"	Unit Dimension:	70.8334" X 104.5"
Rough Opening:	71 19/32" X 105"	Masonry Opening:	71 19/32" X 105"

Details

(A1) WSET Rectangle - (A2) WSET Rectangle - Standard Mulls

(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: U main dining)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 35.4167 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

(A2)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: U main dining)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 35.4167 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

Performance Information

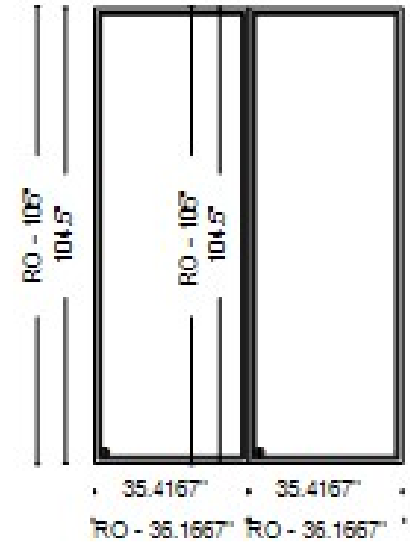
(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 1000

Room ID: U mulling parts

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

U mulling parta

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 1100

Room ID: B main dining

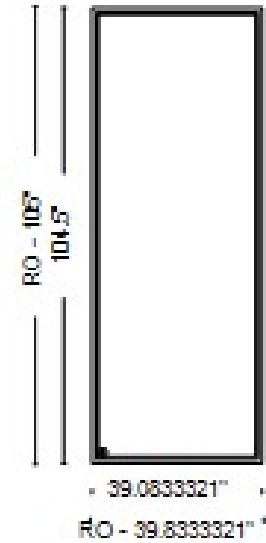
Line Item Qty: 1

Dimensions

Frame Size:	39.08333" X 104.5"	Unit Dimension:	39.08333" X 104.5"
Rough Opening:	39 27/32" X 105"	Masonry Opening:	39 27/32" X 105"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: B main dining)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 39.08333 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 1200

Room ID: B main dining

Line Item Qty: 1

Dimensions

Frame Size:	78.16666" X 104.5"	Unit Dimension:	78.16666" X 104.5"
Rough Opening:	78 29/32" X 105"	Masonry Opening:	78 29/32" X 105"

Details

(A1) WSET Rectangle - (A2) WSET Rectangle - Standard Mulls

(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: B main dining)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 39.08333 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

(A2)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: B main dining)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 39.08333 x 104.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets in NC, SC, S Zones)(R-PG50-FW) Performance Data:(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

Performance Information

(U-Value: 0.29)(SHGC: 0.25)(VT: 0.57)(CR: 54)

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 1300

Room ID: None Assigned

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

B Mulling parts

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 1400

Room ID: J upper bedroom

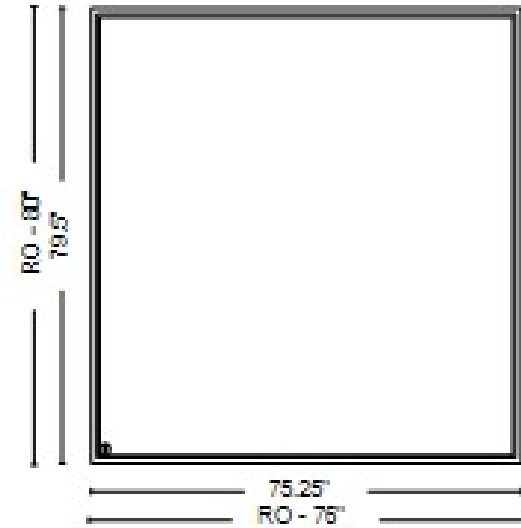
Line Item Qty: 3

Dimensions

Frame Size:	75.25" X 79.5"	Unit Dimension:	75.25" X 79.5"
Rough Opening:	76" X 80"	Masonry Opening:	76" X 80"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: J upper bedroom)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 75.25 x 79.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 1500

Room ID: J upper bedroom

Line Item Qty: 3

Dimensions

Frame Size:	42" X 79.5"	Unit Dimension:	42" X 79.5"
Rough Opening:	42 3/4" X 80"	Masonry Opening:	42 3/4" X 80"

Details

(A1) WSET Rectangle - (B1) DCS 4254 - Standard Mulls

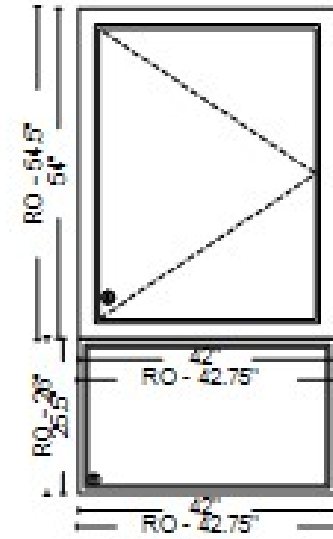
(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: J upper bedroom)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 42 x 25.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

(B1)-Pinnacle Select Black Casement 4254 Complete Unit RH LoE 366 IG 4-9/16 Jamb Ext (Room ID: J upper bedroom)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Crank Out)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(CW-PG40-C) Performance Data:(U-Value: 0.29)(SHGC: 0.18)(VT: 0.41)(CR: 60)

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 1600

Room ID: J mulling parts

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

J mulling parts

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 1700

Room ID: R upper bedroom

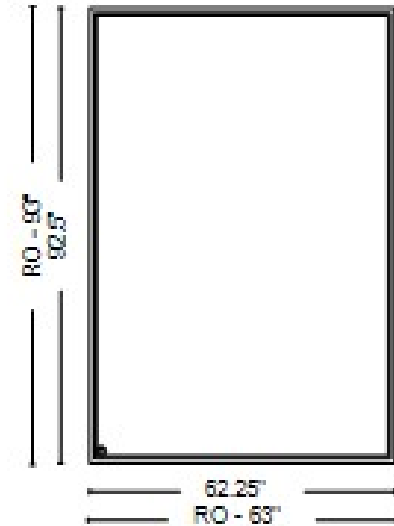
Line Item Qty: 1

Dimensions

Frame Size:	62.25" X 92.5"	Unit Dimension:	62.25" X 92.5"
Rough Opening:	63" X 93"	Masonry Opening:	63" X 93"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: R upper bedroom)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 62.25 x 92.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW)
 Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 1800

Room ID: R upper bedroom

Line Item Qty: 1

Dimensions

Frame Size:	42" X 92.5"	Unit Dimension:	42" X 92.5"
Rough Opening:	42 3/4" X 93"	Masonry Opening:	42 3/4" X 93"

Details

(A1) WSET Rectangle - (B1) DCS 4260 - Standard Mulls

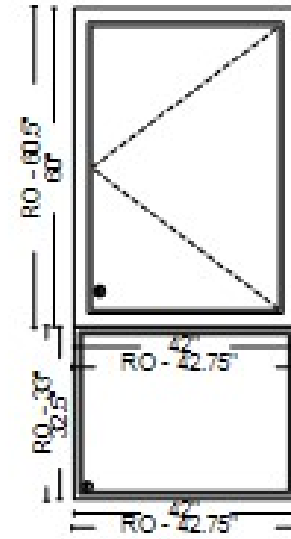
(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: R upper bedroom)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 42 x 32.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

(B1)-Pinnacle Select Black Casement 4260 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: R upper bedroom)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Crank Out)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(CW-PG40-C) Performance Data:(U-Value: 0.29)(SHGC: 0.18)(VT: 0.41)(CR: 60)

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 1900

Room ID: R mulling parts

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

R mulling parts

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 2000

Room ID: V upper master bath

Line Item Qty: 3

Dimensions

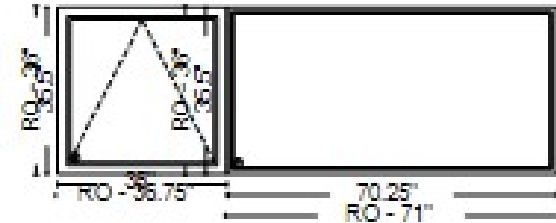
Frame Size:	106.25" X 35.5"	Unit Dimension:	106.25" X 35.5"
Rough Opening:	107" X 36"	Masonry Opening:	107" X 36"

Details

(A1) DAW 32Custom - (A2) WSET Rectangle - Standard Mulls

(A1)-Pinnacle Clad Black Awning XXXX Complete Unit V LoE 366 IG 4-9/16 Jamb Ext (Room ID: V upper master bath)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(FD: 36 x 35.5)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(CW-PG40-AP) Performance Data: (U-Value: 0.29)(SHGC: 0.2)(VT: 0.46)(CR: 58)

(A2)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: V upper master bath)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 70.25 x 35.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.25)(VT: 0.57)(CR: 55)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.29)(SHGC: 0.2)(VT: 0.46)(CR: 58)

- * (SHGC) Solar Heat Gain Coefficient
- * (CR) Condensation Resistance
- * (VT) Visible Transmittance
- * (AL) Air Leakage

Line Number: 2100

Room ID: X upper bedroom

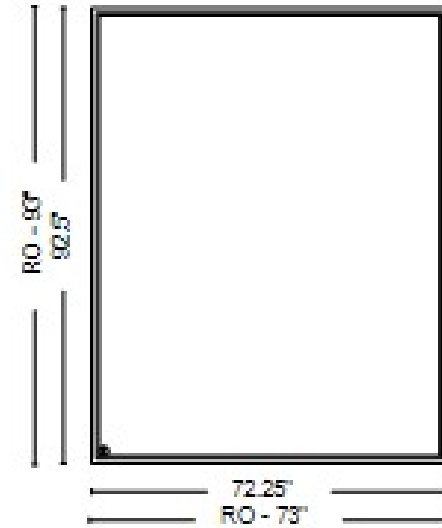
Line Item Qty: 2

Dimensions

Frame Size:	72.25" X 92.5"	Unit Dimension:	72.25" X 92.5"
Rough Opening:	73" X 93"	Masonry Opening:	73" X 93"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: X upper bedroom)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 72.25 x 92.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW)
 Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.56)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 2200

Room ID: X upper bedroom

Line Item Qty: 2

Dimensions

Frame Size:	42" X 92.5"	Unit Dimension:	42" X 92.5"
Rough Opening:	42 3/4" X 93"	Masonry Opening:	42 3/4" X 93"

Details

(A1) WSET Rectangle - (B1) DCS 4260 - Standard Mulls

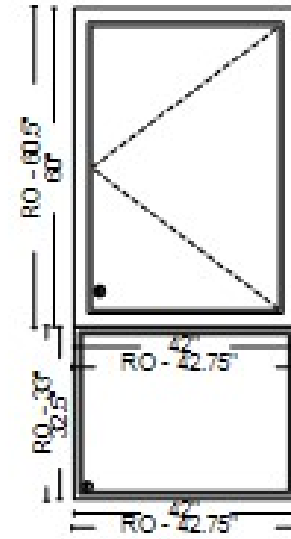
(A1)-Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: X upper bedroom)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 42 x 32.5)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

(B1)-Pinnacle Select Black Casement 4260 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: X upper bedroom)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(Crank Out)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(CW-PG40-C) Performance Data:(U-Value: 0.29)(SHGC: 0.18)(VT: 0.41)(CR: 60)

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

* (SHGC) Solar Heat Gain Coefficient	* (CR) Condensation Resistance
* (VT) Visible Transmittance	* (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 2300

Room ID: X mulling pieces

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

X mulling pieces

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 2400

Room ID: F main dining slider

Line Item Qty: 1

Dimensions

Frame Size:	175.25" X 104.5"	Unit Dimension:	175 1/4" X 104 1/2"
Rough Opening:	176" X 105"	Masonry Opening:	176" X 105"

Details

Pinnacle Clad Black Four Panel French Style XXXX Complete Unit OXOO LoE 366 IG 4-9/16 Jamb Ext (Room ID: F main dining slider)(2604 Powder)(Knocked Down)(Glass Stop Profile: Contemporary)(FD: 175.25 x 104.5)(5 Inch Rail)(Pine Species)(Primer Int. Finish)(Bronze Sill)(Grey Spacer)(Tempered Glass)(Preserve)(Sliding Euro Black Matte Standard Handle Set)(Black Footbolt)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG20-SD) Performance Data:(U-Value: 0.29)(SHGC: 0.21)(VT: 0.48)(CR: 55)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.29)(SHGC: 0.21)(VT: 0.48)(CR: 55)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 2500

Room ID: D main living rm

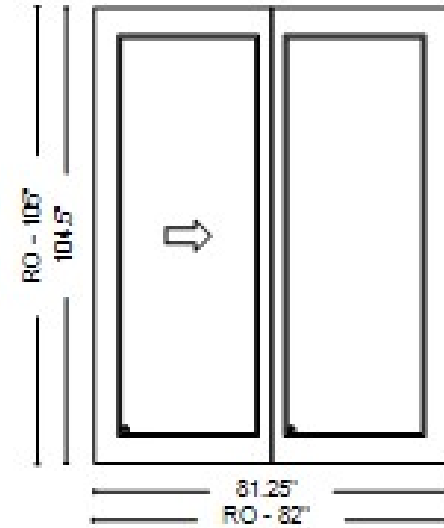
Line Item Qty: 3

Dimensions

Frame Size:	81.25" X 104.5"	Unit Dimension:	81.25" X 104.5"
Rough Opening:	82" X 105"	Masonry Opening:	82" X 105"

Details

Pinnacle Clad Black Two Panel French Style XXXX Complete Unit XO LoE 366 IG 4-9/16 Jamb Ext (Room ID: D main living rm)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(FD: 81.25 x 104.5)(5 Inch Rail)(Pine Species)(Primer Int. Finish)(Bronze Sill)(Grey Spacer)(Tempered Glass)(Preserve)(Sliding Euro Black Matte Standard Handle Set)(Black Footbolt)(No Brickmould)(Rigid Nail Fin)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG25-SD)
 Performance Data:(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 2600

Room ID: L main dining slider

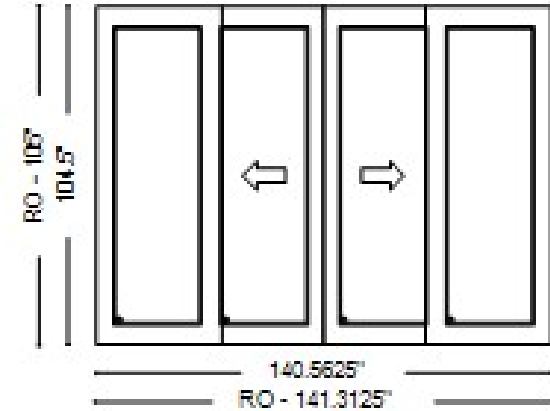
Line Item Qty: 2

Dimensions

Frame Size:	140.5625" X 104.5"	Unit Dimension:	140 9/16" X 104 1/2"
Rough Opening:	141 5/16" X 105"	Masonry Opening:	141 5/16" X 105"

Details

Pinnacle Clad Black Four Panel French Style XXXX Complete Unit OXOO LoE 366 IG 4-9/16 Jamb Ext (Room ID: L main dining slider)(2604 Powder)(Knocked Down)(Glass Stop Profile: Contemporary)(FD: 140.5625 x 104.5)(5 Inch Rail)(Pine Species)(Primer Int. Finish)(Bronze Sill)(Grey Spacer)(Tempered Glass)(Preserve)(Sliding Euro Black Matte Standard Handle Set)(Black Footbolt)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG20-SD) Performance Data:(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 56)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 2700

Room ID: M main dining slider

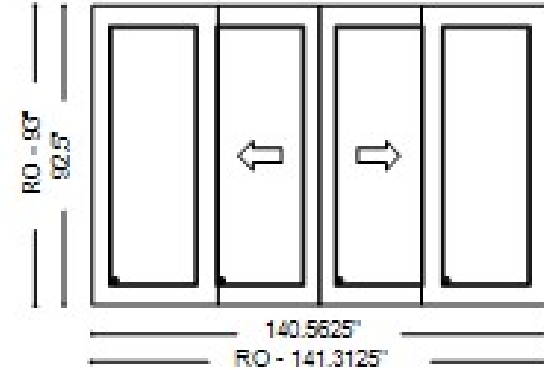
Line Item Qty: 2

Dimensions

Frame Size:	140.5625" X 92.5"	Unit Dimension:	140 9/16" X 92 1/2"
Rough Opening:	141 5/16" X 93"	Masonry Opening:	141 5/16" X 93"

Details

Pinnacle Clad Black Four Panel French Style XXXX Complete Unit OOXO LoE 366 IG 4-9/16 Jamb Ext (Room ID: M main dining slider)(2604 Powder)(Knocked Down)(Glass Stop Profile: Contemporary)(FD: 140.5625 x 92.5)(5 Inch Rail)(Pine Species)(Primer Int. Finish)(Bronze Sill)(Grey Spacer)(Tempered Glass)(Preserve)(Sliding Euro Black Matte Standard Handle Set)(Black Footbolt)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG25-SD) Performance Data:(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 58)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 58)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 2800

Room ID: G upper master bed

Line Item Qty: 1

Dimensions

Frame Size:	172.5" X 92.5"	Unit Dimension:	172 1/2" X 92 1/2"
Rough Opening:	173 1/4" X 93"	Masonry Opening:	173 1/4" X 93"

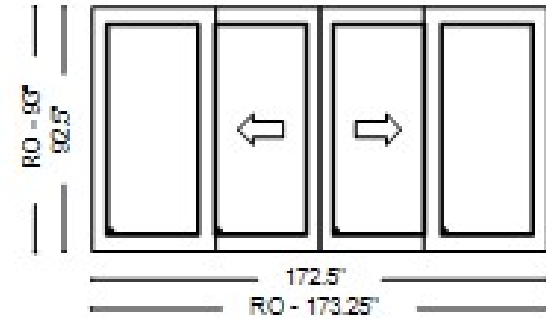
Details

Pinnacle Clad Black Four Panel French Style XXXX Complete Unit OXOO LoE 366 IG 4-9/16 Jamb Ext (Room ID: G upper master bed)(2604 Powder)(Knocked Down)(Glass Stop Profile: Contemporary) (FD: 172.5 x 92.5)(5 Inch Rail)(Pine Species)(Primer Int. Finish)(Bronze Sill)(Grey Spacer)(Tempered Glass)(Preserve)(Sliding Euro Black Matte Standard Handle Set)(Black Footbolt)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG25-SD) Performance Data:(U-Value: 0.28) (SHGC: 0.21)(VT: 0.49)(CR: 56)

Performance Information

(U-Value: 0.28)(SHGC: 0.21)(VT: 0.49)(CR: 56)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage



**** All units are viewed from the exterior.**

Line Number: 2900

Room ID: exterior mull cover

Line Item Qty: 98

Dimensions

Frame Size:

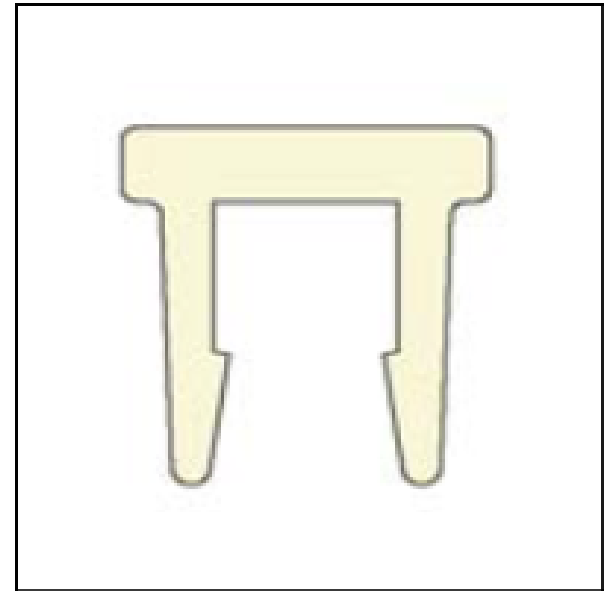
Unit Dimension:

Rough Opening:

Masonry Opening:

Details

480006
Pinnacle Clad Metal & Vinyl Lineal Standard Clad Mullion Cover | 2604 BLACK | 14ft Lineal



**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 3000

Room ID: blk rigid drip cap

Line Item Qty: 112

Dimensions

Frame Size:

Unit Dimension:

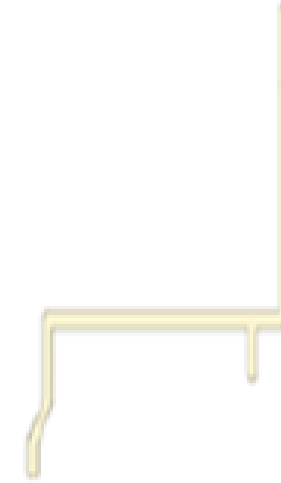
Rough Opening:

Masonry Opening:

Details

483038

Pinnacle Clad Metal & Vinyl Lineal Rigid Drip Cap | 2604 BLACK | 16ft Lineal



**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 3100

Room ID: primed interior mull

Line Item Qty: 84

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

292130

Pinnacle Primed Wood Lineal & Misc Parts DH Inside Mullion Cover | Pine Lineal | 12ft Lineal

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 3200

Room ID: K East Elevation

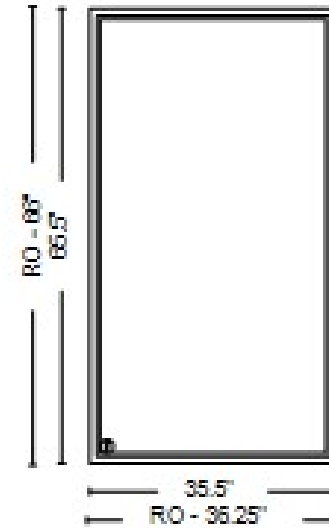
Line Item Qty: 2

Dimensions

Frame Size:	35.5" X 65.5"	Unit Dimension:	35.5" X 65.5"
Rough Opening:	36 1/4" X 66"	Masonry Opening:	36 1/4" X 66"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: K East Elevation)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 35.5 x 65.5) (Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 3300

Room ID: T Right side

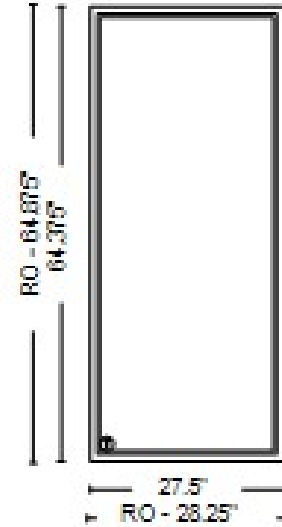
Line Item Qty: 2

Dimensions

Frame Size:	27.5" X 64.375"	Unit Dimension:	27.5" X 64.375"
Rough Opening:	28 1/4" X 64 7/8"	Masonry Opening:	28 1/4" X 64 7/8"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: T Right side)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 27.5 x 64.375) (Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 3400

Room ID: T middle

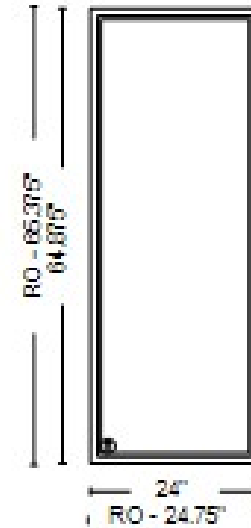
Line Item Qty: 2

Dimensions

Frame Size:	24" X 64.875"	Unit Dimension:	24" X 64.875"
Rough Opening:	24 3/4" X 65 3/8"	Masonry Opening:	24 3/4" X 65 3/8"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: T middle)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 24 x 64.875)(Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould) (Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 3500

Room ID: T left side

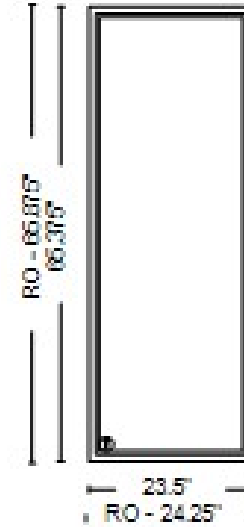
Line Item Qty: 2

Dimensions

Frame Size:	23.5" X 65.375"	Unit Dimension:	23.5" X 65.375"
Rough Opening:	24 1/4" X 65 7/8"	Masonry Opening:	24 1/4" X 65 7/8"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: T left side)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 23.5 x 65.375) (Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 3600

Room ID: S bathroom windows

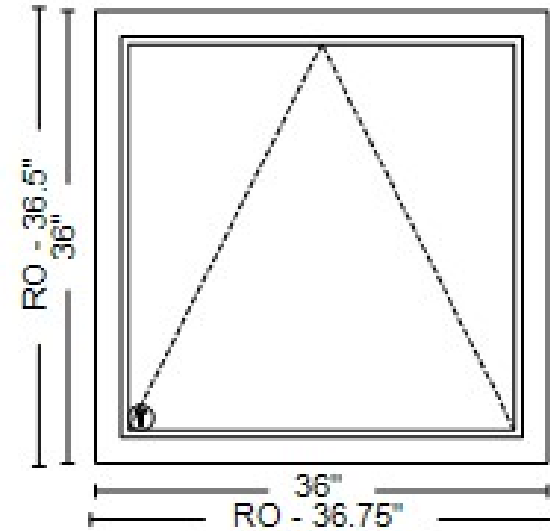
Line Item Qty: 3

Dimensions

Frame Size:	36" X 36"	Unit Dimension:	36" X 36"
Rough Opening:	36 3/4" X 36 1/2"	Masonry Opening:	36 3/4" X 36 1/2"

Details

Pinnacle Clad Black Awning XXXX-1 Complete Unit V LoE 366 IG 4-9/16 Jamb Ext (Room ID: S bathroom windows)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Contemporary)(Interior Stops: Contemporary)(FD: 36 x 36)(Pine Species)(Primer Int. Finish)(Grey Spacer)(Tempered Glass) (Black Matte Hardware)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(CW-PG40-AP) Performance Data:(U-Value: 0.29)(SHGC: 0.2)(VT: 0.46)(CR: 58)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.29)(SHGC: 0.2)(VT: 0.46)(CR: 58)

- * (SHGC) Solar Heat Gain Coefficient
- * (CR) Condensation Resistance
- * (VT) Visible Transmittance
- * (AL) Air Leakage

Line Number: 3700

Room ID: kitchen windows

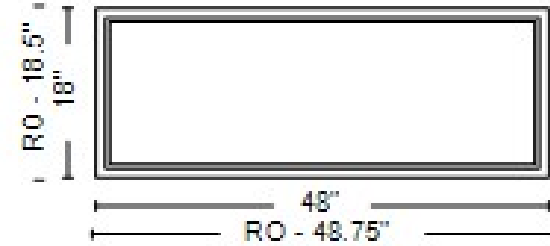
Line Item Qty: 6

Dimensions

Frame Size:	48" X 18"	Unit Dimension:	48" X 18"
Rough Opening:	48 3/4" X 18 1/2"	Masonry Opening:	48 3/4" X 18 1/2"

Details

Pinnacle Clad Black Direct Glaze Rectangle Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: kitchen windows)(2604 Powder)(Setup (Standard))(Inside Stop Profile: Standard Stop)(FD: 48 x 18) (Radius Frame Material)(Pine Species)(Primer Int. Finish)(Grey Spacer)(No Brickmould)(Flexible Nail Fin)(Rigid Drip Cap)(Full Width Jamb)(Energy Star: Meets all US Zones)(CW-PG50-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)



**** All units are viewed from the exterior.**

Performance Information

(U-Value: 0.27)(SHGC: 0.24)(VT: 0.58)(CR: 57)

- * (SHGC) Solar Heat Gain Coefficient
- * (VT) Visible Transmittance
- * (CR) Condensation Resistance
- * (AL) Air Leakage

Line Number: 3800

Room ID: delivery

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

delivery

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

Line Number: 3900

Room ID: primo

Line Item Qty: 1

Dimensions

Frame Size:

Unit Dimension:

Rough Opening:

Masonry Opening:

Details

primo

**** All units are viewed from the exterior.**

Performance Information

* (SHGC) Solar Heat Gain Coefficient

* (CR) Condensation Resistance

* (VT) Visible Transmittance

* (AL) Air Leakage

ATTACHMENT E: STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

STANDARD	ANALYSIS	FINDING
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Height</u> <i>MF NC DG Design Objective – Height: The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i> <i>MF NC DG 12.48, 12.50, 12.51, 12.52</i></p> <p>The proposed height of the row home is 29’4” measured to the top of the parapet cap. Height does vary on this particular block face between 26’ and 40’. The permitted height in this particular zoning district is 45 feet; however, the architect did acknowledge the historic context on the block face in terms of height and limited the height of the row home in response.</p> <p>The Bamburger Mansion immediately to the east measures 35’ tall and the apartment building immediately to the west measures 26’ tall. While the proposed row home is relatively taller than the apartment building, the height is compatible with the buildings to the east. Additionally, some horizontal emphasis is created on the row home’s front façade with wraparound balconies and horizontal metal panels that slightly reduce its perceived height. The proposed height of the building in conjunction with its design is appropriate for the site.</p> <p style="color: red;">This analysis has not changed from original approval.</p> <p><u>Width</u> <i>MF NC DG Design Objective – Width: The design of a new multifamily building should articulate the patterns established by the</i></p>	<p><u>Height</u> Complies</p> <p><u>Width</u> Complies</p>

	<p><i>buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i> <i>MF NC DG 12.53</i></p> <p>The total proposed width of the row home is 32'. However, the proposed width of the front-most building wall alone is 24'. The 8-foot recessed portion of the front façade does work to break up the row home's perceived width. The vertical emphasis of the column-like brick walls also break up the width. While building widths on the block face do vary, the proposed width of the row home is appropriate for the site as well as the historic context of the street.</p> <p>This analysis has not changed from original approval.</p>	
<p>1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p>	<p><u>Façade Proportion</u> <i>MF NC DG Design Objective – Character of the Street Block:</i> <i>The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</i> <i>MF NC DG 12.42, 12.43, 12.45</i></p> <p>As illustrated on sheet A001 of the applicant's plan set, the average width to height ratio (W:H) of the proposed front building façade is similar to the average on the block face and almost the same as the Bamberger Mansion directly to the east – 24:33.5 and 26:35 or .72 and .74. The front entryway itself is recessed and also of similar proportion to the other entryways on the block face.</p> <p>Both larger, more intricate single-family homes and multi-family buildings from different eras are found on this prominent block. The proposed design of the row home's front façade seems to pull from both the heavily modulated façades of the Victorians and Italianates to the east and the more symmetrical façade of the apartment building to the west, transitioning from one style of architecture to another in terms of design and scale.</p>	<p><u>Façade Proportion</u> Complies</p>

	This analysis has not changed from original approval.	
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	<p><i>MF NC DG 12.54, 12.55</i></p> <p><u>Roof Shape</u> All of the structures on this particular block face have pitched roofs; however, there are buildings with flat roofs across the street from the subject property on 100 South. Flat roofs are also commonly found on multi-family buildings in the Central City Local Historic District.</p> <p>While a flat roof tends to add more perceived mass to a structure, the recessed front building wall and variation in quality building materials help to break up this top mass and decrease the row home’s overall scale.</p> <p>This analysis has not changed from original approval.</p>	<p><u>Roof Shape</u></p> <p>Complies</p>
1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape	<p>Building Façade Composition, Proportion & Scale <i>MF NC DG Design Objective – Height</i> <i>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i></p> <p><i>MF NC DG Design Objective – Width:</i> <i>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i> <i>MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55</i></p> <p>The proposed row home is a long building (118’) compared to the other single-family homes on the block face, but it’s also “loaded” towards the back of the lot. Each of the units averages around 3,900 gross square feet. Still, the size and mass of the building’s front façade reads similar to the other buildings on the block and is compatible within the context of the existing streetscape. Again, the actual width to height ratio of its front façade is similar to the average on the block face. Though the design tends to have a vertical emphasis, the perceived scale is decreased with some horizontal</p>	<p><u>Scale of a Structure</u></p> <p>Complies</p>

	<p>detailing including horizontal balconies, panels and windows on the interior facades of the buildings. The side facades are also very well articulated with modulated building walls, a large amount of glass and variety of quality building materials.</p> <p>This analysis has not changed from original approval.</p>	
<p>2. COMPOSITION OF PRINCIPAL FACADES:</p> <p>2.a PROPORTION OF OPENINGS: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Building Character & Scale</u> MF NC DG Design Objective – Solid to Void Ratio, Window Scale & Proportion <i>The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.</i></p> <p>MF NC DG Design Objective – Rhythm & Spacing of Windows & Doors – Fenestration <i>The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve coherence and an affinity with the established historic context.</i> MF NC DG 12.60, 12.61, 12.62, 12.63</p> <p>Analysis of Original 2017 Proposal – Though very much a contemporary design, the proportion of openings and rhythm of solids to voids on the proposed row home are visually compatible with the surrounding structures and streetscape. The vertically-emphasized, slightly asymmetrical window pattern on the row home somewhat mimics that of the Victorians and Italianates to the east. The front façade also features a tripartite window similar to other homes on the block face.</p> <p>The amount of proposed glass and number of window openings in a variety of sizes is also similar to the other homes on the block face. While the apartment building to the west features a more symmetrical fenestration pattern, the varied windows sizes on the proposed structure do retain a sense of balance and uniformity.</p>	<p><u>Proportion of Openings</u></p> <p>Complies</p>

<p>2.b RHYTHM OF SOLIDS TO VOIDS IN FACADES: The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;</p>	<p>Analysis of Updated Proposal (2.a) – The majority of the windows on the west façade of the building are vertically oriented similar to the neighboring historic structures. These historic structures of different eras feature windows in a variety of shapes and sizes, which is what the proposed west elevation will feature.</p> <p>Analysis of Updated Proposal (2.b) – A significant amount of glass is proposed on the west building elevation. The ratio of window to wall is balanced and similar to surrounding structures. The solid to void ratio on the proposed west elevation is also similar that that on the other three elevations of the building.</p>	<p><u>Rhythm of Solids to Voids</u></p> <p>Complies</p>
<p>2.c RHYTHM OF ENTRANCE PORCH AND OTHER PROJECTIONS: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Building Character & Scale</u> MF NC DG Design Objective – Façade Articulation, Proportion & Visual Emphasis <i>The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.</i></p> <p>MF NC DG Design Objective – Balconies, Porches & External Escape Stairs <i>The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.</i> <i>MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65</i></p> <p><i>Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context.[12.64]</i></p> <p>Analysis of Original 2017 Proposal – Most all of the other buildings on the block face feature quite prominent entryways. Many of the single-family homes also feature large porches or porticos. The proposed front entry on the row home is recessed from the front building plane and covered by a balcony to create some additional emphasis. The front door is also taller than a standard door and will be a solid cherry wood –</p>	<p><u>Rhythm of Porch & Projections</u></p> <p>Complies</p>

	<p>contrasting with the light-colored brick on the rest of the building.</p> <p>The building is articulated with recessed walls and projecting balconies on the front and east interior façades. All of the balconies project approximately 3 feet from the building's façade. Each units' entrance on the east façade is also recessed by 3 feet. The rhythm of the projecting balconies and recessed walls help to create some dimension and visual interest around the building.</p>	
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<p>2.d RELATIONSHIP OF MATERIALS: The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.</p>	<p><u>Building Materials, Windows, Elements & Detailing</u> MF NC DG Design Objective – Materials <i>The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</i> MF NC DG 12.67, 12.68, 12.69, 12.70</p> <p>MF NC DG Design Objective – Windows <i>The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining proportion and character of the building and its contribution to the historic context.</i> MF NC DG 12.71, 12.72, 12.73, 12.74</p> <p>MF NC DG Design Objective – Architectural Elements & Details <i>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</i> MF NC DG 12.75, 12.76, 12.77</p> <p>Analysis of Original 2017 Proposal – Materials & Detailing The majority of the building’s façade will be a light-colored brick veneer. Brick is a common building material on the block face and in the Central City Local Historic District. Sawn cherry wood doors with a smooth satin finish will be installed at each units’ entryway and back patio area. The soffit underneath the projecting balconies will also be sawn cherry wood with recessed can lighting. Metal-framed glass balconies are featured on both the front and east interior facades. Dark metal panels are being utilized around the entirety of the building as a more contemporary building material to create some visual interest. The east façade will also feature contemporary glass garage doors.</p> <p><u>Windows</u> All of the windows as well as the sliding patio doors on the building will be black fiberglass. Window detail from Pella is included in the</p>	<p><u>Relationship of Materials</u> Complies</p> <p><u>Windows</u> Complies</p>
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application materials. Some of the windows will be operable awnings and some will be fixed as labeled on the elevations. The large window on front façade will be recessed approximately 2 feet. The window systems on the north, east and west facades will also be slightly recessed from the brick exterior as illustrated on the floor plans.

Analysis of Updated Proposal –

All new windows will be either aluminum wood clad or fiberglass, which are durable window materials as encouraged by the historic new construction guidelines.

<p>3.RELATIONSHIP TO STREET 3.a WALLS OF CONTINUITY: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective – The Public Realm <i>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</i> MF NC DG 12.6, 12.7, 12.8, 12.9</p> <p>MF NC DG Design Objective – Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15</p> <p>MF NC DG Design Objective – Site Access, Parking & Services <i>The site planning and situation of a new multifamily building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the buildings, the site and the context.</i> MF NC DG 12.17, 12.24, 12.25</p> <p>The proposed row home will be situated on the subject property in a similar manner to the other structures on the block face. The building will be setback 25 feet from the property line measured to the projecting balcony and 28 feet measured to the front building wall – a similar distance as the buildings to the east. The apartment building to the west sits on a corner property and is setback in line with the buildings to the north off of 600 East. A front walkway and front yard landscaping are also being proposed to increase landscape patterns along the block face.</p> <p>This analysis has not changed from original approval.</p>	<p><u>Relationship to the Street – Walls of Continuity</u></p> <p>Complies</p>
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<p>3.b RHYTHM OF SPACING AND STRUCTURES ON STREETS: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;</p>	<p><i>MF NC DG Design Objective – Building Placement, Orientation & Use</i> <i>A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12..10, 12.11, 12.12, 12.13</i></p> <p>While oriented closer to the west side of the property than the east, the proposed row home is almost equidistant from the apartment building to the west and Bamberger Mansion to the east – 36 and 32 feet. The placement of the proposed structure will be compatible with the existing surrounding development.</p> <p>This analysis has not changed from original approval.</p>	<p><u>Rhythm of Spacing & Structures on Streets</u></p> <p>Complies</p>
<p>3.c DIRECTIONAL EXPRESSION OF PRINCIPAL ELEVATION: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and</p>	<p><i>MF NC DG Design Objective – Building Placement, Orientation & Use</i> <i>A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12..10, 12.11, 12.12, 12.13</i></p> <p>The principal entryways for each of the units will be oriented towards the interior of the lot; however, an additional entrance will be located on the southernmost unit or front façade of the building in addition to front balconies. Most of the structures a part of the development at 647 East 100 South are also oriented towards the interior of the lot. Still, this orientation and creating lots without street frontage is not very common in the area and something that the Planning Commission must approve through the Planned Development process. In this case, a prominent front entryway is being provided in addition to the side entryways and side loaded units are seen on row home-style developments.</p> <p>This analysis has not changed from original approval.</p>	<p><u>Directional Expression</u></p> <p>Complies</p>

**3.d STREETSCAPE;
PEDESTRIAN
IMPROVEMENTS:**

Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Settlement Patterns & Neighborhood Character
MF NC DG Design Objective – Block & Street Patterns

The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.

MF NC DG 12.10, 12.11, 12.12

MF NC DG Design Objective – The Public Realm

A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.

MF NC DG 12.6, 12.7, 12.8, 12.9

MF NC DG Design Objective – Building Placement, Orientation & Use

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25

The large park strip and historic grade on the block face will be maintained on the subject site. The east interior side yard does lack some vegetation compared to the other lots on the block face, but the applicant is working with the property owners to the east to install some more shrubs on their lot. Again, additional landscape and an enhanced front walkway will also be installed in front of the building.

This analysis has not changed from original approval.

Streetscape & Pedestrian Improvement

Complies

<p>3. SUBDIVISION OF LOTS: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and any required changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s)</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective - Block & Street Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i> <i>MF NC DG 12.4, 12.5</i></p> <p>The applicant has chosen to create three small lots around the walls of each of the units (as opposed to condominiumizing the units) in order to facilitate financing for the end user. The Planning Commission will need to approve the applicant’s proposed subdivision based on site plan approval from the Historic Landmark Commission. A Final Plat application will also be required to be reviewed administratively.</p> <p>This analysis has not changed from original approval.</p>	<p><u>Subdivision of Lots</u></p> <p>Complies</p>
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ATTACHMENT F: AUGUST 1ST, 2019 HLC STAFF REPORT

Find the complete report with all attachments here:

<http://www.slcdocs.com/Planning/HLC/2019/00722.StaffReport.pdf>



PLANNING DIVISION –
COMMUNITY &
NEIGHBORHOODS

Staff Report

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Principal Planner

Date: August 1st, 2019

Re: PLNHLC2017-00722 – Modifications to New Construction Approval

PROPERTY ADDRESS: 613 E. 100 South

PARCEL ID: 16-06-227-015

HISTORIC DISTRICT: Central City

ZONING DISTRICT: RMF-45: Moderate/High Density Multi-Family Residential

MASTER PLAN/DESIGN GUIDELINES: Central Community Master Plan/Historic Apartment and Multi-Family Design Guidelines

REQUEST: Tate Siemer, developer and property owner, is requesting modifications to a certificate of appropriateness for the TAG Row House new construction project located at 613 E. 100 South. This project was originally approved by the Historic Landmark Commission on December 7th, 2017. Since construction started, changes have been made to the approved windows, doors and materials that differ from this original approval and are beyond staff's authority to review administratively. The Historic Landmark Commission is now tasked with either approving or denying these modifications as proposed on the as built drawings (and detailed in the body of this report) in addition to:

1. Modifying the front and back doorway detail on the ground floor of each of the units
2. Replacing the glass panel garage doors with steel panel garage doors

RECOMMENDATIONS: It is Planning Staff's opinion that the majority of the proposal does not meet the standards for a certificate of appropriateness for new construction; however, some portions of the proposal do meet the standards. Therefore, Staff is recommending to deny some portions of the project and approve others as follows:

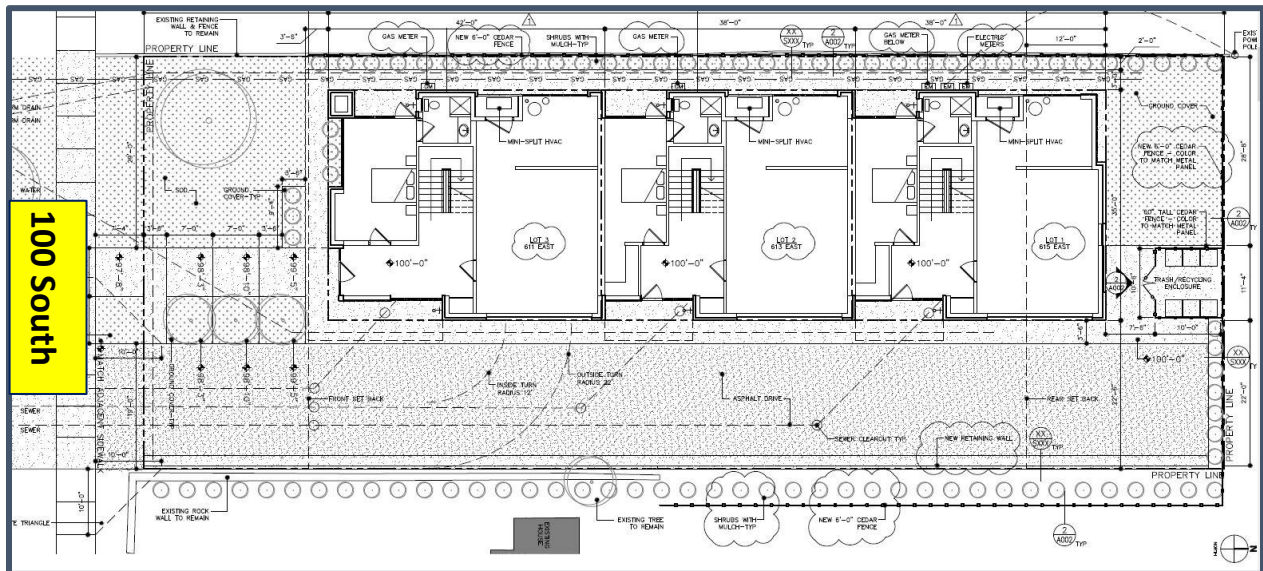
1. Based on the information contained in this report, Planning Staff recommends that the Historic Landmark Commission deny the requested modifications to the original certificate of appropriateness for the new construction project at 613 E. 100 South as proposed on the as built drawings ([Attachment C](#)).
2. Based on the information contained in this report, Planning Staff recommends that the Historic Landmark Commission approve the requested modifications to the original certificate of appropriateness for the new construction project at 613 E. 100 South regarding the change in garage door material, the front and back doorway detail on the ground floor of each unit and all modifications on the rear (north) façade of the row house development as proposed on the as built drawings.

ATTACHMENTS:

- A. Vicinity Map and Photos
- B. Project Narrative/Material Detail
- C. As Built Drawings
- D. Previously Approved Elevations
- E. Analysis of Standards for New Construction
- F. Design Guidelines for New Construction
- G. Original Staff Report

BACKGROUND:

On December 7, 2017, the Historic Landmark Commission approved a certificate of appropriateness for new construction of the subject 3-unit row house at 613 E. 100 South. This project was also approved as a planned development to create lots without public street frontage and to modify the required side yard setback on the west side of the lot from 8 feet to 5 feet and the required rear yard setback from 30 feet to 18 feet. The building, which is currently under construction, is oriented towards the interior or east side of the lot (see site plan below).



Upon the initial submittal for new construction in a local historic district, staff worked with the architect to modify certain design elements on the building to better align with the design standards for new construction (see all standards under [Attachment E](#)). A main concern with the initial design was its larger mass and scale in comparison to the existing structures on the block face, especially as it would be the only flat-roofed structure. In response, the architect worked to reduce the perceived width of the front façade by deepening the front window reveals and recessing the entire right corner of the building – where once the front balconies protruded from the building face, they were now inset. They worked to reduce the perceived height of the front façade by introducing a tripartite window design with a horizontal emphasis to break up the building’s verticality. The front window frames also fell in alignment with the base of the front balconies to create even more of a horizontal emphasis.

In addition to these updates that were made after the initial submittal, the large amounts of glass, large window openings, differentiated building materials and modulated building walls all contributed to the building’s interest and gave it a sense of permeability. Staff concluded that the proposed design met the standards for a certificate of appropriateness for new construction and recommended that the Historic Landmark Commission approve the request.

At the Historic Landmark Commission meeting, the Commission members commented that they were not highly concerned with the planned development requests to modify the side and rear yard setbacks, especially as the alley behind the lot could act as an additional buffer. They also commented on the successful massing of the building and how the proposed articulation and fenestration worked well together to reduce the building's visual impact on the existing streetscape. Much of the conversation focused on the design of the front entryway and how it could better address the street. In the end, the Commission approved the certificate of appropriateness for TAG Row House with the condition that, *"details regarding the front (street-facing) entrance and how it could address the street in a more meaningful way should be explored and delegated to staff."*

In response to this condition, the architect centered the front door between two 9-foot glass window planes and added the street address vertically onto the building's front. Upon working out this front door detail, the final certificate of appropriateness for new construction was issued on February 26, 2018. The building permit was then issued in October of 2018 and construction started soon after. However, during a recent inspection, it was discovered that many changes have been made to the row house that are not in line with what was approved by the certificate of appropriateness including modifications to the windows, doors and building materials. The developers were informed that these modifications would need to be approved by the Historic Landmark Commission in order to receive final inspection approval.

To note, the developers overseeing this project did change hands after the initial certificate of appropriateness was issued. As detailed in the project narrative, the new developer has said that the changes made to the windows, doors and building materials were due to the negligence of a contractor who has since been terminated. The row house is still under construction; however, the applicants would like to resolve these discrepancies before moving forward with the rest of the building's exterior.

DESCRIPTION OF MODIFICATIONS: The following portion of this memo details the changes that have been made to the exterior of the row house since the start of its construction that differ from what the Historic Landmark Commission originally approved. The applicant is requesting approval for what is shown on the as built drawings ([Attachment C](#)) in addition to the changes listed under the “additional modifications requested.” To note, the color of the exterior brick veneer has changed from a light gray to a dark gray (black opal) on all four sides of the building; however, as the historic design standards do not regulate color, this change does not need to be reviewed. Additionally, both the footprint and the height of the building, including the height of each floor, have not changed from the original approval.

1. [Modifications to the South \(Front\) Façade](#)
2. [Modifications to the East \(Interior\) Façade](#)
3. [Modifications to the West \(Interior\) Façade](#)
4. [Modifications to the North \(Rear\) Façade](#)

1. Modifications to the South (Front) Façade

Windows –

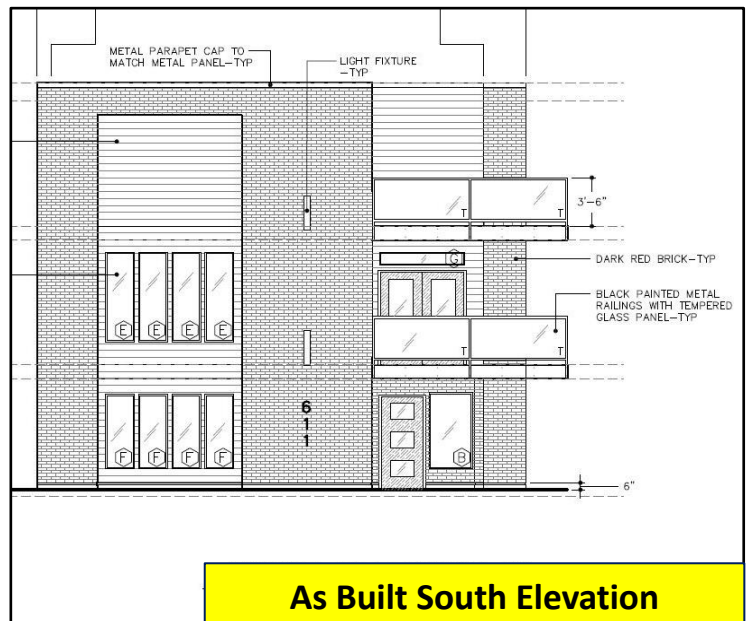
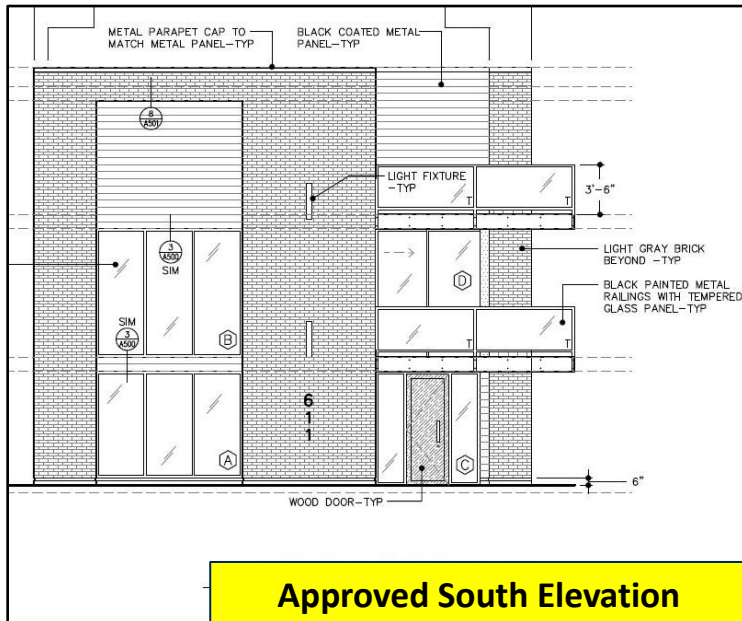
- The two rows of windows on the left building plane have changed in configuration and dimension from a tripartite arrangement (10’4”w x 7’6”- 9’h) to four smaller side-by-side vertically emphasized fixed casement windows (8’6”w x 5’5” - 6’6”h total).
- All of the window material has changed from fiberglass to vinyl

Doors –

- The sliding glass doors to the second-level balcony have changed to fiberglass French doors with a transom above

Additional Modifications Requested –

- Different from the door shown on the as built drawing, the front door is proposed to be replaced from the originally approved 9-foot sawn cherry wood door to a 6’8” solid mahogany door with sidelights (see [Attachment B](#) for proposed door). The applicant has explained that the door cannot be any taller due to mechanical equipment in the ceiling.





Staff Recommendations on the South (Front) Façade

- Deny the request to change the windows and sliding doors on the front façade
- Approve the request to change the front doorway design and material

Key Considerations

The overall mass and scale of the building was something that the architect worked to break up from the initial submittal, especially on the front façade. The addition of the tripartite windows created a horizontal emphasis as one larger window opening, which helped break up the verticality of the building. The top and bottom of the window frames were also in direct alignment with the base of the balconies, further emphasizing these horizontal lines to reduce the building's perceived height and overall mass. This is something specifically encouraged by the historic design guidelines which state, *"12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade."* This same effect is not accomplished with the four side-by-side vertically oriented front windows that are no longer in alignment with the base of the front balconies. Moreover, the original tripartite window design was intended to mimic the same design seen on the front of other structures on the block face. This element of compatibility is lost with the updated front window design.

The reduction in glass and smaller window openings on the front façade of the row house creates an unbalanced solid to void ratio – or too little window for the amount of wall. The

guidelines state that too much glass can be inappropriate on residential properties; however, in this case the amount of glass installed seems disproportionate to the rest of the building wall, which was not the case with the original design nor the neighboring historic structures. The eight smaller windows are dwarfed by the rest of the building façade, where the two larger windows openings were not. The removal of the glass sliding doors on the second-story reduces the solid to void ratio even further. Because of these reasons, staff recommends denial of the changes to the front windows and balcony door on the front façade of the row house.

Also noted in the background section of this report, the Historic Landmark Commission specifically requested that the front entrance be updated to address the street in a more meaningful way. In response to this condition, the architect centered the front door between two 9-foot glass window planes and added the address vertically onto the building staving:

“The front door has been placed symmetrically on the street facing facade using a tripartite arrangement. This is consistent with the fenestration of the proposed building design and many of the neighboring buildings on 100 South. The front wood door has also been re-designed to have a raised center panel with an accentuated door pull and lock. The door is now framed by equal panes of glass on either side and will be made of stained cherry wood to match the exterior soffit.

After studying the precedent images provided we noticed that naming the building or using a street address number provides a stronger identity to the street facing building facade. We have chosen to integrate a street address number to the front facade as an indicator to the building entry. The numbers will be made of metal and finished to match the metal panel and coping of the proposed design.

The wood front door is framed by a canopy and by vegetation. We are extending the front entryway to the sidewalk through a strong axis of flowing steps and a series of columnar trees. By being elevated above the street level this allows the front entry to gain prominence and visual emphasis from its scale and stature. The existing historic stepping stone will be relocated at the base of the carriage steps in order to maintain the historic integrity of the property.



Modified Front Door that Received COA.



Updated Front Door Design for HLC's Consideration

The applicant has indicated that the door and glass panes cannot be raised to 9' due to existing mechanical equipment in the ceiling. While not as tall, staff finds that the proposed 6'8" solid mahogany door with sidelights pictured above would achieve a similar emphasis as the door that was modified to meet the Historic Landmark Commission's condition. It will remain centered and the wood provides sufficient contrast against the brick. The door will be further emphasized with the address, lighting, wood soffit, landscaping and the front steps that run directly to the entry.

2. Modifications to the East (Interior) Façade

Windows –

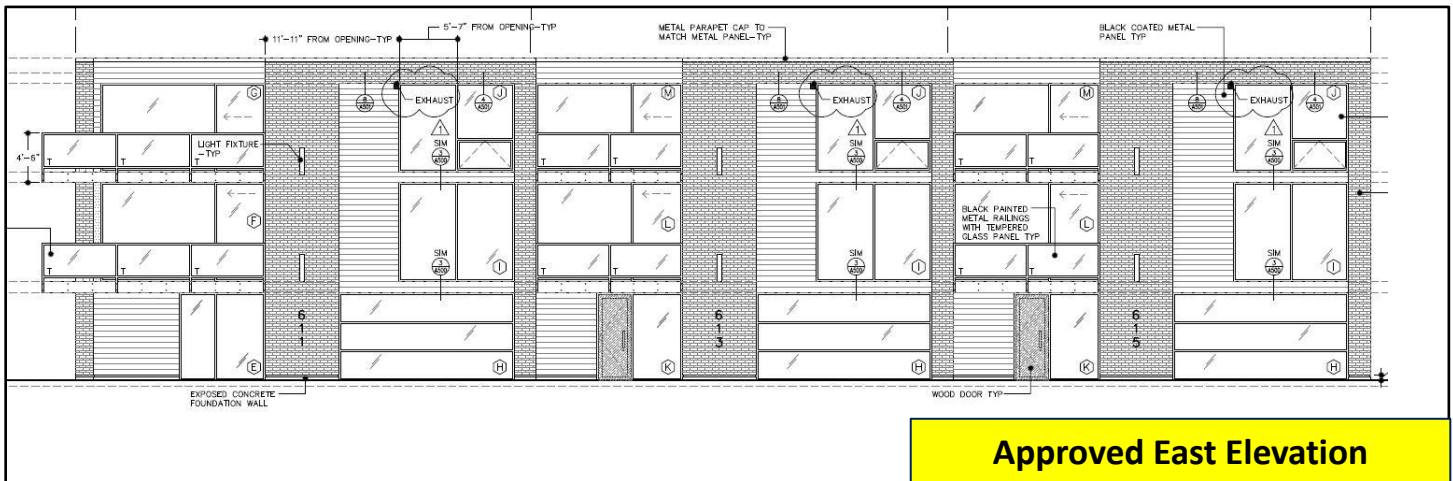
- Recessed building planes - The window/sliding door configuration off of the second and third-level balconies have changed in configuration and dimension to 3-5 side-by-side vertically emphasized casement windows
- Forward building planes - The window arrangements on the three building planes above the garage doors have changed in configuration and dimensions to four side-by-side vertically emphasized casement windows
 - Second level opening changed from 10'6" w x 9' h to 8'6" w x 6'6" h total
 - Third level opening changed from 10'6" w x 8' to 8'6" w x 5'5" total
- The windows beside the two front doors are smaller in height width
- All of the window material has changed from fiberglass to vinyl

Doors –

- The two sliding glass doors off of the second-level balcony have changed to fiberglass French doors with a transom above
- The three sliding doors on the third floor have been replaced with a vinyl door

Additional Modifications Requested –

- Different from the two doors shown on the as built elevation, the 9-foot sawn cherry wood doors are proposed to be replaced with 6'8" mahogany doors
- The glass panel garage doors are proposed to be replaced with black flat panel steel garage doors (see [Attachment B](#) for all material detail)



Approved East Elevation



As Built East Elevation



Staff Recommendations on the East (Interior) Façade

- Deny the request to change the windows and doors on the second and third floor of the east façade
- Approve the request to reconfigure the front doorway design and door material on the ground floor of the middle and rear units
- Approve the request to replace the glass panel garage doors with steel panel garage doors

Key Considerations

Similar to the front, the originally approved windows on the east façade have been broken into smaller, side-by-side vertically emphasized casement windows reducing the amount of window to wall. By reconfiguring the windows into smaller units, the original rhythm and sense of permeability that broke up this longer façade is somewhat lost. Such narrow, side-by-side windows are not seen on surrounding structures. Most all of the structures on the block feature a more organic fenestration pattern with windows of various styles and sizes as opposed to the more uniform rows of windows on the row house. Also similar to the front, the windows are no longer in line with the base of the balconies. Therefore, staff cannot recommend approval to these changes to the windows and doors on the second and third floor of the east façade.

The east façade is, however, still very well articulated. Every other building plane is recessed by three feet, which works to break up this longer building wall. As each ground entry is recessed, the doorways are not very visible from the public way. Therefore, staff concludes that

reconfiguring the front doorway design would not be detrimental to the character of the rest of the building and is recommending approval of this modification as seen on the as built drawings. Similarly, the change in garage door material from glass panel to steel panel would not greatly affect the overall character of the building, which is why staff is also recommending approval of this additional request.

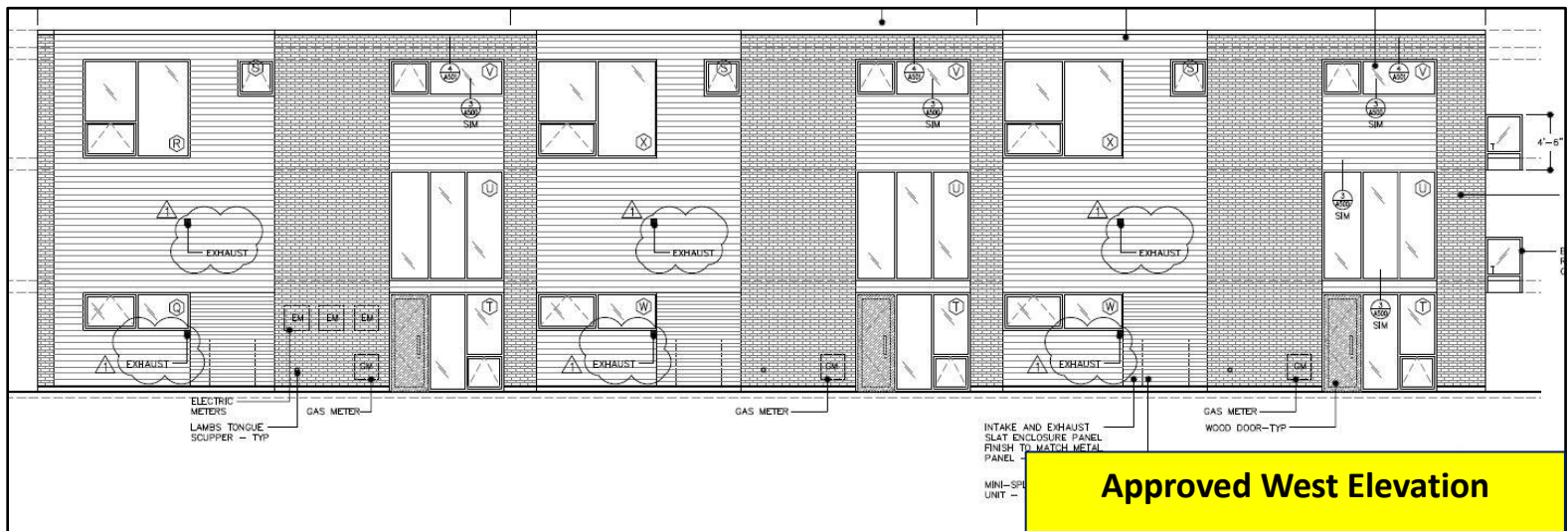
3. Modifications to the West (Interior) Façade

Windows –

- The dimensions of the windows and window openings constructed on the west interior façade are smaller in width and height than what was originally approved (see all window dimensions in [Attachments C and D](#)). The fenestration pattern on this west side in particular is also significantly different than what was originally approved.
- All of the windows that have been installed are vinyl as opposed to the fiberglass material that was originally approved.

Doors –

- The three back patio sawn cherry wood 3'x 8' doors have been replaced with three fiberglass doors.





Staff Recommendations on the West (Interior) Façade

- Deny the request to modify the windows on second and third floor of the west façade
- Approve the request to reconfigure the back doorway design and door material on the ground floor of all three units

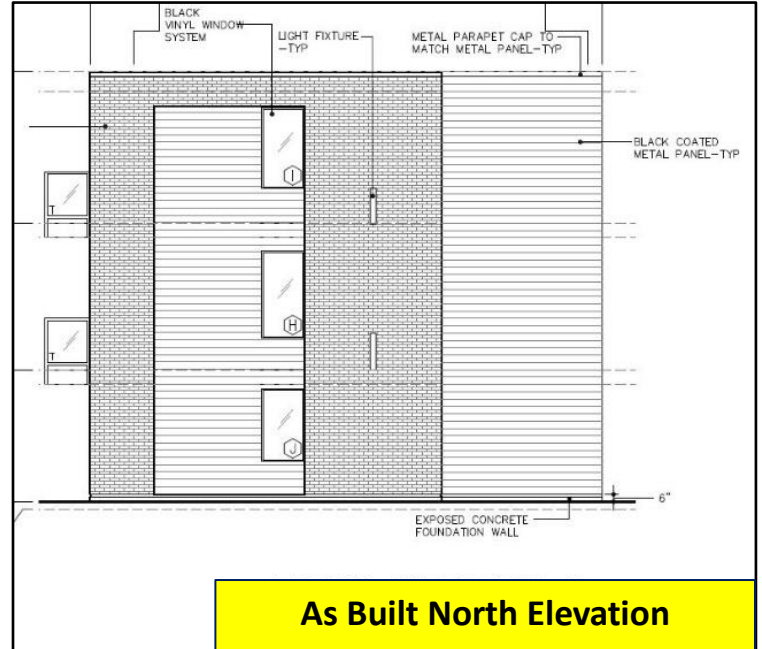
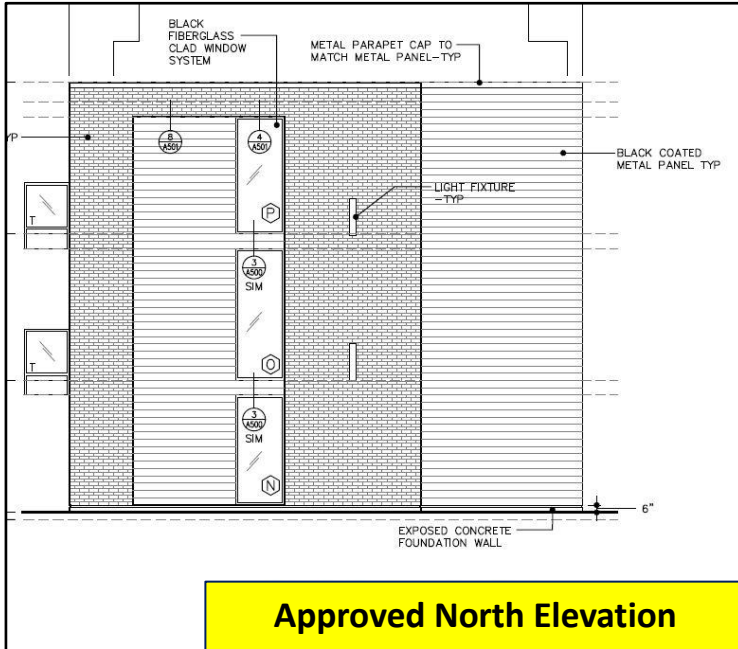
Key Considerations

The amount of glass on this west façade has been significantly reduced from the original proposal creating an unbalanced solid to void ratio. This may be more apparent on this façade as it is not as well articulated as the east. The relationship of the width to the height of the windows is not visually compatible with the surrounding structures on the streetscape, which is something that the historic new construction standards require. Because of these reasons, staff is recommending denial of the request to modify the windows on the second and third floor of the building. However, as the back doorways are recessed and not very visible from the public way, staff concludes that reconfiguring the back doorway design would not be detrimental to the character of the rest of the building and is recommending approval of these modifications as proposed on the as built drawings.

4. Modifications to the North (Rear) Façade

Windows – Though the rear windows retain a similar fenestration to previously approved proposal, they are vinyl as opposed to fiber glass and smaller in width and height as follows:

- Ground Level Window – From 3'4" w x 7'6" h to 2'11.5" w x 4'11.5" h
- Second Level Window – From 3'4" w x 9'0" h to 2'11.5" w x 5'11.5" h
- Third Level Window – From 3'4" w x 8'6" h to 2'11.5" w x 5'6" h



Staff Recommendation on the North (Rear) Façade

Approve the requested modifications on the rear façade

Key Considerations

The fenestration pattern is very similar to what was originally approved. The modulation of the building planes are the same as what was originally approved. The main discrepancy is the window material; however, vinyl windows may be considered appropriate on rear facades of historic projects.

SUMMARY: As discussed in the key considerations sections of this report along with the analysis of standards for new construction (see [Attachment E](#)), staff finds that the modifications made to the windows and doors on the front and interior sides of the row house no longer meet all of the standards for new construction. Specifically, new construction standards:

1.d Scale of a Structure:

The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape; AND

2.a Proportion Of Openings:

The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape; AND

2.b Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape; AND

2.d Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.

Though there is still a significant amount of glass on this building, approving some window changes and not others (for example approving the changes to the interior façades, but not the front) disrupts the design of the building as a whole. Because of these reasons, staff must recommend denial of the modifications made to the windows and doors on second and third levels of the front and interior sides of the building. The historic design guidelines discourage the use of vinyl window material, which the Historic Landmark Commission may also wish to consider.

The request to modify the front and back doorway detail on the ground floor of each of the three units or the rear façade does not disrupt the overall character of the building and does not bring the design out of conformance with the historic standards for new construction. Most of these changes will not be visible from the public way including all of the modifications to the rear façade. Of course, the modifications made to the front doorway detail on the front façade of the row house will be very visible, but the modified door will still address the street in a meaningful way, especially in combination with the recessed building wall and intentional landscape and hardscape details. The modification to the garage door material is also acceptable as it will not change the character of the building and steel is a durable building material. Therefore, staff is recommending approval of the modifications regarding the front and back doorway detail on the ground floor of each unit, the garage door material, and all modifications on the rear façade of the row house.

NEXT STEPS: If approved, the applicants may proceed with construction of the row house as modified per the as built drawings and described in this report. If denied, the applicants must revert the design and building materials back to the original approval in order to receive final inspection approval. The Historic Landmark Commission may also choose to table the proposal and have the applicant return with an updated design.

ATTACHMENT B: PROJECT NARRATIVE/MATERIAL DETAIL

Olympus Development, LLC
CityMOD 100, LLC
1025 E. Mansfield Ave.
SLC, UT 84106

Lauren Parisi
Principal Planner, Salt Lake City Planning Division
451 S. State St. #406
PO Box 145480
Salt Lake City, UT 84114-5480

Project Narrative:
CityMOD 100
613 E. 100 S. Salt Lake City, UT 84102

Dear Lauren,

On July 31, 2018, Olympus Development and Snow Construction entered into a written contract for Snow to perform construction work (the “Contract”), under a cost-plus fee arrangement, for Olympus on a project located at 613 East 100 South, Salt Lake City, UT 84102 (the “Property”). The project consists of a 3-unit multi-family residential building.

Between then and Feb 27th, 2019, Snow managed the excavation, foundation/footings pouring, sub-utilities installation, framing and all associated items. In this construction, many errors and changes were made. For instance, we had a toilet flange that emerged in the bedroom next to the bathroom where it was supposed to be. They neglected the roof during the entire winter, which caused water damage and the need for lumber replacement. They grossly overcharged for extra work such as pickup framing without any signed change orders.

Then, Ken Snow decided to change the layout, sizes, dimensions and materials of the windows and doors without our approval, written or otherwise. In short, he built our building outside of the scope of the plans as approved. As we were and are relatively new to building new buildings (we have renovated existing buildings for 13 years but have little experience in new builds), and are totally new to building in a historic district, we were unaware that this would have implications other than saving some money in the building process. Ken showed us the money that he saved us from our original budget (\$9,533.50), for which he turned around and billed us! He also billed us for the pickup framing required for the new window dimensions, for which was \$41,087.

On Feb 27th, after observing many mistakes, overbillings, and unauthorized changes, we were forced to terminate the contract with Snow Construction. In the aftermath of their poor work, we have determined, with the help of Matrix Construction (our new builder) that the following changes were made:

1. New openings and dimensions for the window openings.
2. New openings and dimensions for the front doors.
3. Vinyl Windows instead of the fiberglass or metal clad. (We will provide materials)
4. Fiberglass entrance doors instead of natural wood entrance doors

When we realized that the building as built was not per the approved plans, and that it might have implications with the city, we immediately went to the planners and the Historic Landmark Commission know about this ASAP. We consulted with our Senior Planner, Lauren Parisi to determine our situation, the implications, and the next steps. We later met with Senior Planner Carl Leith at the site. He determined that the changes made to the building were possibly ok and inconsequential, but that the historic commission would have to determine that.

As far as design standards, the biggest change that we've made is changing the configuration of the windows on the south facade from a 3 pane layout to a 4 pane layout. While there are few examples of either 2 sets of 2 windows of 4 panes, just looking to the east from the front yard at the building next door, this is the view that's seen (notice the 4 panes in symmetry as well as the similar dimensions/scale ratios):



Here are other instances from in and around the historic district of 4 window pane vertical layouts:



This one has the historic plaque on it.



Referring to 12.71-12.77, we feel that the building, as built, still meets the objectives of the Commission in that the windows are still “in scale with those characteristic of the building and the historic setting.” They are vertically oriented, even more so than the plans as drawn, which is encouraged in section 12.71. We have subdivided “a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale”. Again, our vertical configurations contribute even more so to the “appropriate proportions” and orientation called for in the code in section 12.72. “Windows with vertical proportion and emphasis are encouraged” as they create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.” The reveals are consistent with 12.73: reveals should be a characteristic of masonry and most public facades.”:

The front facade of our building reflects “The Cornell’s” front facade and door, and others in the immediate vicinity. The address here is 101 S 600 E., within view of the subject building. Our door to the left of a large window to the right mimics this. We would like to keep this as the proximity is very close and brings variety to the north frontage of 100 S.





In 12.74, “Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.” The above photo illustrates that the building, as built, conforms to that.

Finally, in section 12.77: “Creative interpretations of traditional details are encouraged”, and “new designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.” This building, while maintaining the historic nature of the district through its masonry, traditional scaling, etc., but is a creative, modern interpretation and adds a fresh, new, upscale, urban twist to a historic-influenced design. Also, the windows that were used in our building are a dark brown and reflect a more traditional style homogenous with the surrounding neighborhood.

We are submitting new “as built” elevations, the original plans (will send separately and electronically).

Questions:

1. The plans call for a solid wood door on the front doors. Can it be something other than wood, but still a solid panel that looks like wood?
2. Landscaping-can we xeriscape as we’ve discussed?
3. Garage Doors-are we required to do the “see-through” translucent window panes, or can we do solid?

We are extremely grateful for the help you have provided so far. Obviously, we are hopeful that few if any changes will be necessary to make the commission happy as we feel that this is a beautiful building and wonderfully compliments the neighborhood.

Thanks,

Tate Siemer 801-699-4532

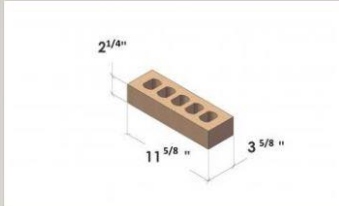
Carl York 801-556-9045

Proposed Material Detail – 613 East 100 South

Brick –

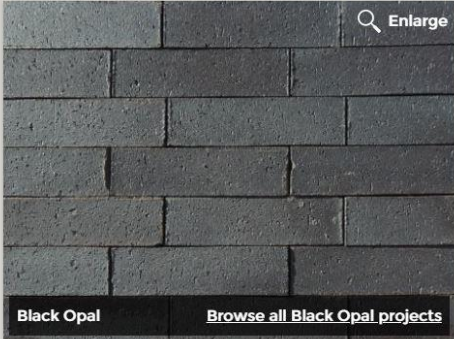
2-1/4" Norman

- Residential
- ▼ Commercial
 - 2-1/4" Modular
 - 3 5/8" Modular
 - 7 5/8" Modular
 - 2-1/4" Norman
 - 3 5/8" Norman
 - 2-1/4" Emperor™
 - 3 5/8" Emperor™
 - 7-5/8" Emperor™
- Structural
- Thin Brick
- Pavers
- Related Products




2.25 Norman – This brick is often selected because of its linear effect in the wall. The longer slender brick draws out the horizontal lines in a building. It has a more elegant look and feel. Designers often accentuate the horizontal mortar joints and compresses the vertical head joints. Often the horizontal mortar joints are installed with a contrasting colored mortar to highlight the linear look.

[Click here for full brick or thin brick specifications.](#)




Black Opal [Browse all Black Opal projects](#)

Garage Doors –



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MODERN TECH – CONTEMPORARY (BLACK SATIN)

Our new Modern Tech™ steel garage door offers the Beauty of Aluminum with the Strength of Steel. A 24 gauge steel face and a 2 inch thick R10.4 expanded polystyrene (EPS) core makes the Modern Tech™ extremely strong and energy efficient. It is built using Northwest Door's time-proven sandwich-type construction method and comes in four simulated anodized finishes: Black Satin, Dark Bronze and Brushed Nickel and Bright White.

MATERIAL: Steel
DOOR FINISH: Black Satin

MODEL: CONTEMPORARY FLUSH

PRINT
 SHARE

Front (South) Door –

Sale > Avalon-1-2



Smooth Flush Solid Mahogany Door with Two Full Lite Sidelites

Brand: [Modern Architectural Doors](#) Item #: 6232

Model: Avalon-1-2

Door Size (WxH)

36"x80" (3'-0"x6'-8")

Sidelite Width

12'

Interior (East) Doors –

> Avalon



Smooth Flush Solid Mahogany Entry Door

Brand: [Modern Architectural Doors](#) Item #: 6227

Model: Avalon

Door Size (WxH)

36"x80" (3'-0"x6'-8")

Pre-Hanging [\[Help \]](#)

No

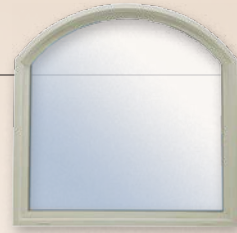
Make Your Home a Masterpiece.®



The Studio Series

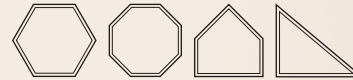
by AMSCO Windows®





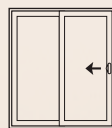
Specialty Shapes

- Round Tops
- Arch Tops
- Octagons
- Full Circles
- Half Circles
- Quarter Circles
- Quarter Angles
- Trapezoids
- Quarter Rectangles
- Eyebrows

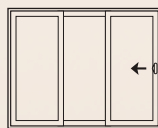


Picture/Fixed Windows

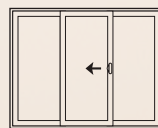
- Direct set, allows for the maximum glass viewing area available.
- These units are available in a retrofit flush fin application.
- Equal site line options.



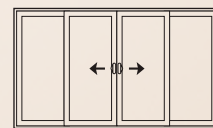
2 PANEL
(OX or XO)



3 PANEL
(OOX or XOO)



3 PANEL
(OXO)



4 PANEL
(OXXO)

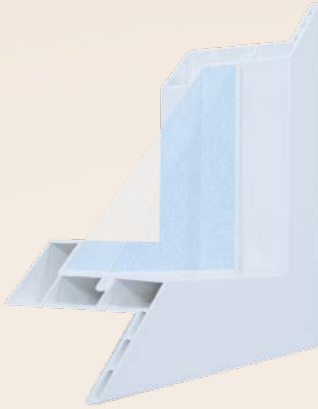
FRAME STYLES

The Studio Series is available in a variety of frame styles designed for any possible need from new construction to retrofit/remodeling applications.



1-3/8 Inch Nail Fin Set-Back

Integral 1-3/8 inch nail fin setback, which is the most common frame style for new construction applications.



Retrofit-Flush Fin

Integral 1-1/2 inch dual wall retrofit flush fin is located on the exterior of the frame. This frame is also called a jump frame. It allows you to install the window in a retrofit application without removing the old window frame. This method does not damage or interrupt the existing water barrier. It can be used in stucco, brick and siding applications.



1 Inch or 1-3/8 Inch Nail Fin/ Stucco Key

This frame has 1 inch or 1-3/8 inch nail fin setback with a stucco key on the outside of the frame. It is primarily used in one coat stucco applications.



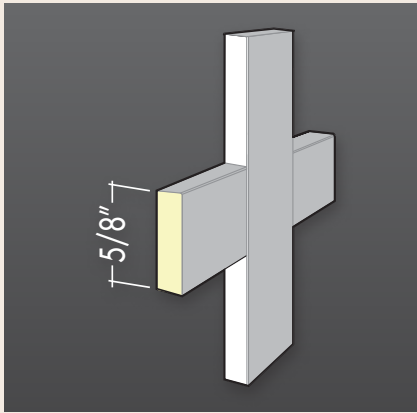
Continuous Frame Option

The continuous frame, or T-Bar, option allows you to join more than one window in a single frame thereby increasing structural integrity.

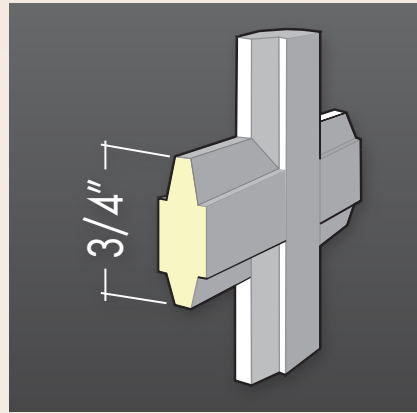


GRID OPTIONS

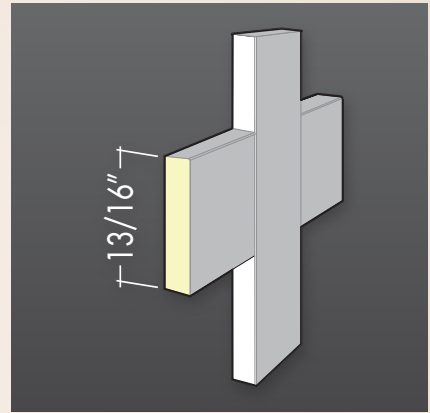
The Studio Series allows several grid options to add architectural interest and design elements both inside and out. Grids are available inside of the insulated unit in 5/8 inch flat, 3/4 inch sculptured and 13/16 inch flat grids. Also available in Simulated Divided Lites (SDL's) which are located on the outside of the glass to give the old world look of divided lite windows



5/8 Inch
Flat Grid



3/4 Inch
Sculptured Grid



13/16 Inch
Flat Grid

SECURE LOCKING OPTIONS

The Studio Series features the most popular window hardware options with two choices in locks. The classic, time-tested cam-action lock is standard on the Studio Series. For a more contemporary look, choose the sleek, easy-to-use positive action lock, available on all operating windows. Both offer secure locking and peace of mind.



Standard Cam Lock

The standard cam lock is a classic, dependable, long lasting and easy to use option and comes standard on the Studio Series.



Optional Positive Action Lock

The positive action lock is a more contemporary lock, which allows for automatic locking of the window when it is closed.

QUALITY VINYL

Not all vinyl is created equal. Lesser quality vinyl can discolor and warp with exposure to sun and harsh UV light. AMSCO's unique, western-climate specific PVC formula is scientifically formulated to withstand even the harshest conditions season after season – all while maintaining its stability and function, without cracking, chipping, flaking or chalking.



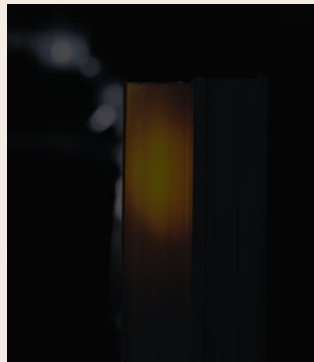
- Will not absorb moisture.
- Color-stabilized vinyl to prevent discoloration.
- Formulated specifically for mountain and southwest climate to maintain stability.
- Protects against damaging effects of UV rays.



Arizona testing facility



Light penetration of competitor's vinyl material



Light penetration of AMSCO's vinyl material

PATENTED VINYL FORMULA

When exposed to identical condition of light intensity, lesser quality vinyl allows more light to pass through. More light means ultraviolet rays can degrade the polymer, leading to deformation and a “dingy” appearance. We add Calcium Carbonate and Titanium Dioxide to boost our patented vinyl formula and deliver superior color retention and stability. So AMSCO windows stay looking like new.

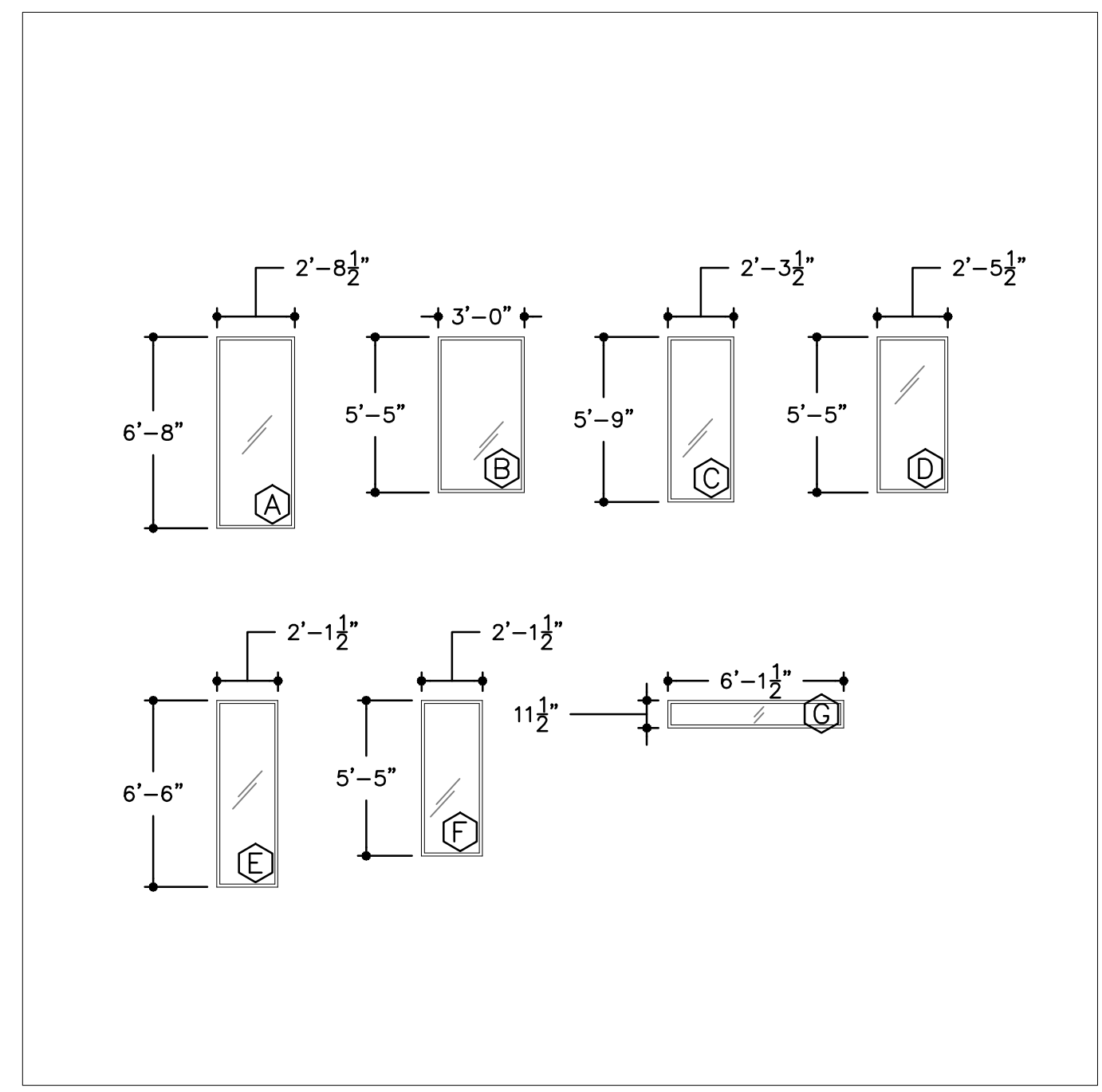
INDEPENDENT DESERT CONDITION TESTS

AMSCO's vinyl is subjected to independent desert condition tests beyond what the industry requires so you can be assured of enjoying your AMSCO windows worry-free for years to come:

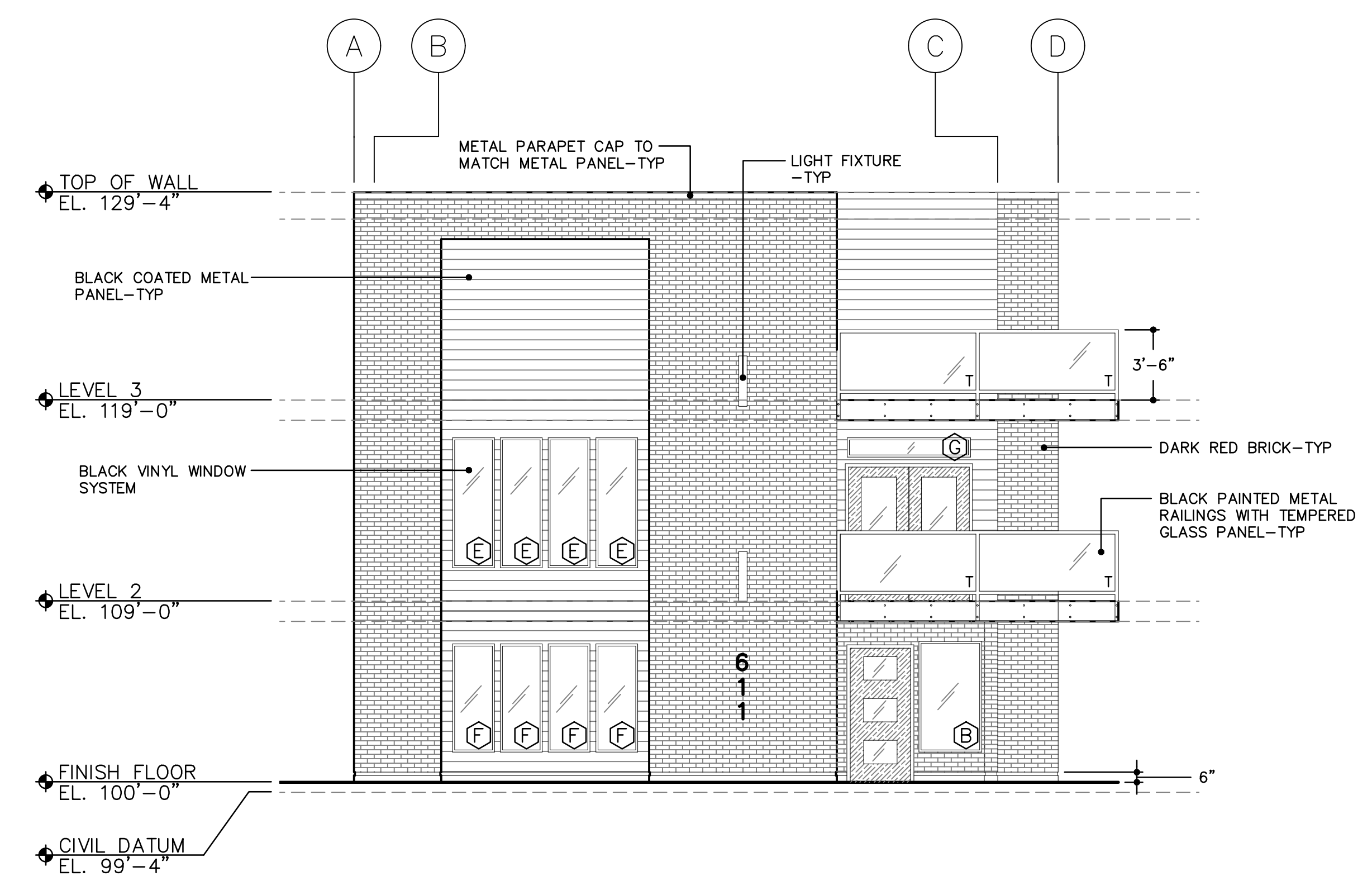
- Heat Resistance
- Weatherability
- Air Infiltration
- Water Resistance
- Dimensional Stability
- Impact Resistance
- Weight Tolerance
- Tensile Strength
- Corner-weld Strength

ATTACHMENT C: AS BUILT DRAWINGS

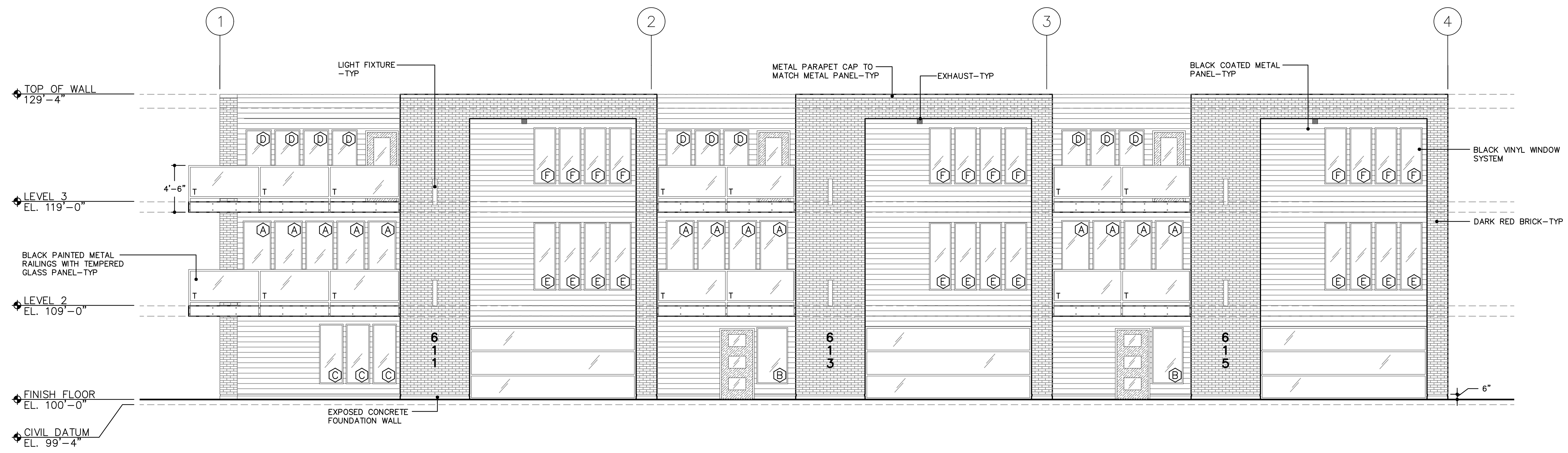
GENERAL NOTES
 CONTRACTOR TO VERIFY WITH ARCHITECT ANY DISCREPANCIES PRIOR TO BID.
 BRICK INSTALLED OVER OPENINGS IS TO COMPLY WITH IRC R703.8.3.2.



WINDOW TYPES 3
 SCALE: 3/16" = 1'-0" A200



SOUTH ELEVATION 1
 SCALE: 3/16" = 1'-0" A200



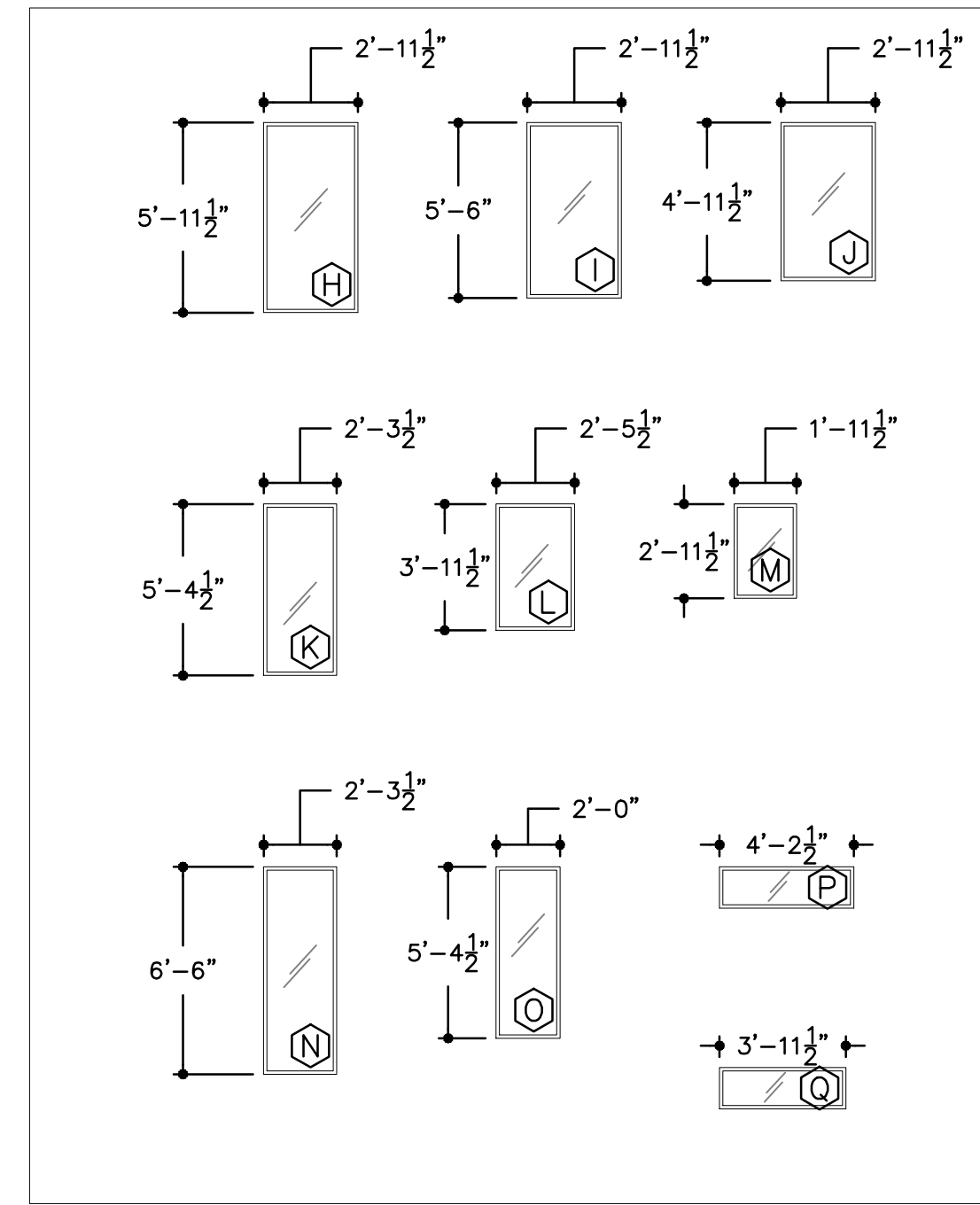
EAST ELEVATION 2
 SCALE: 3/16" = 1'-0" A200

100 SOUTH 613 EAST
 ROW HOUSE
 SALT LAKE CITY, UT

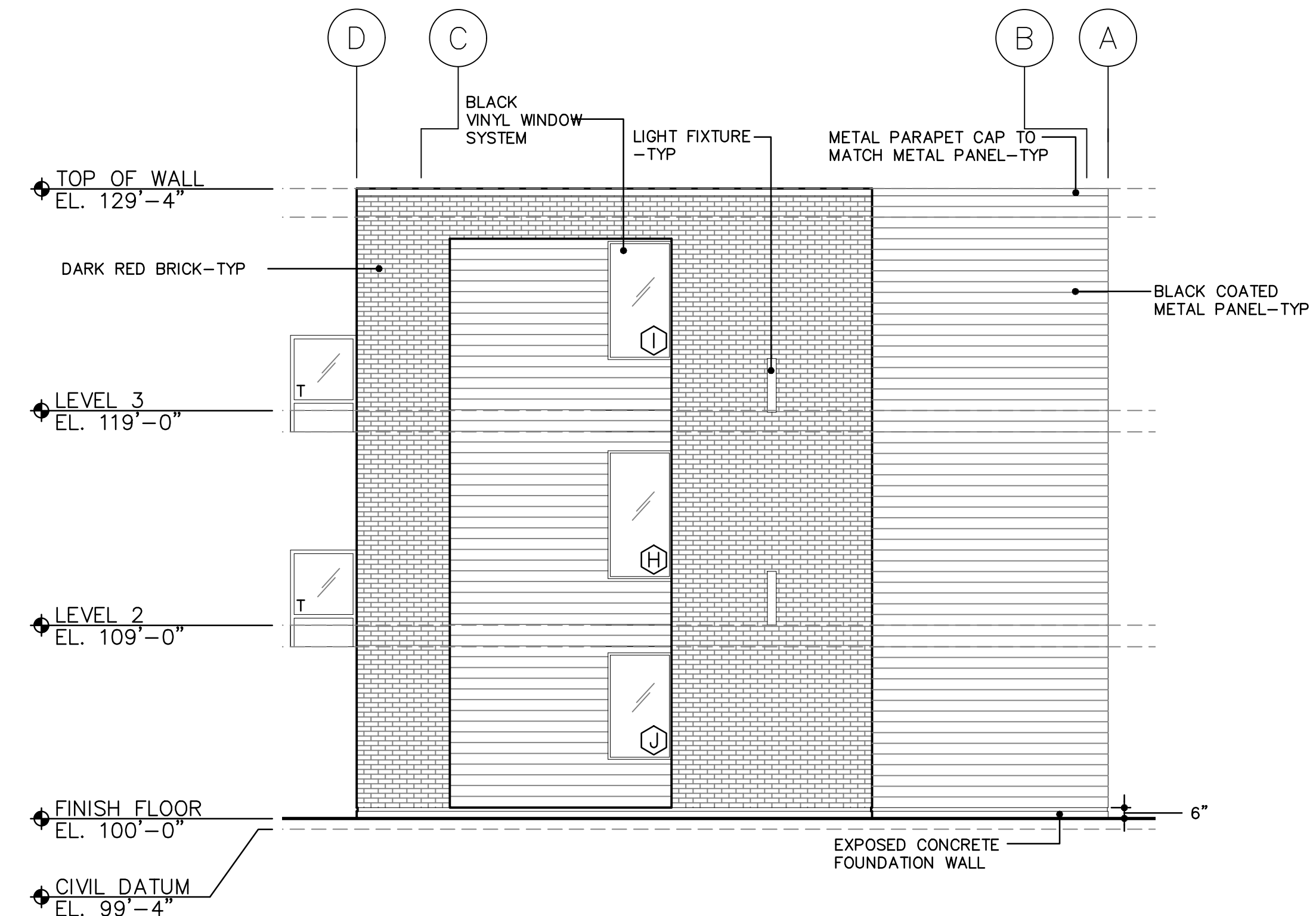
AS BUILT
 06 24 2019
 ELEVATIONS

A200

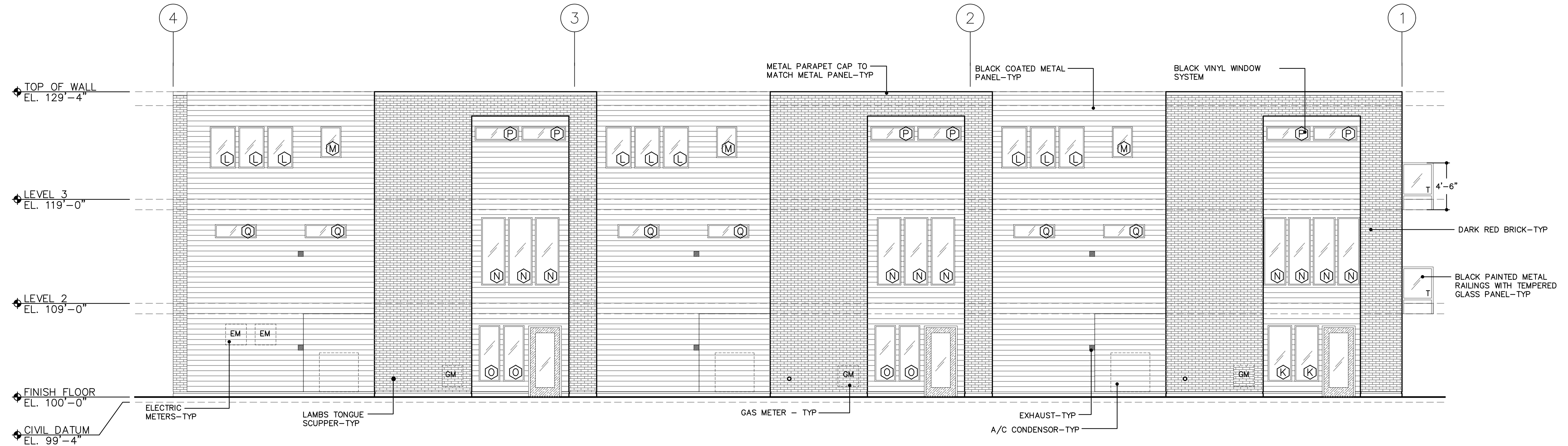
GENERAL NOTES
 CONTRACTOR TO VERIFY WITH ARCHITECT ANY DISCREPANCIES PRIOR TO BID.
 BRICK INSTALLED OVER OPENINGS IS TO COMPLY WITH IRC R703.8.3.2.



WINDOW TYPES 3
 SCALE: 3/16" = 1'-0" A201



NORTH ELEVATION 1
 SCALE: 3/16" = 1'-0" A201



WEST ELEVATION 2
 SCALE: 3/16" = 1'-0" A201

100 SOUTH 613 EAST
 ROW HOUSE
 SALT LAKE CITY, UT

AS BUILT
 06 24 2019
 ELEVATIONS

A201